



The Corporation of the City of Courtenay

Staff Report

To: Council

File No.: 3360-20-2105/RZ000058

From: Director of Development Services

Date: June 12, 2024

Subject: Adoption of Zoning Amendment Bylaw No. 3037, 2023 (1590 Piercy Ave)

PURPOSE:

For Council to consider adoption of Zoning Amendment Bylaw No. 3037, 2023 (1590 Piercy Ave) to permit a nine-unit multi-residential development for the property legally described as That Part of Lot 3, Section 41, Comox District, Plan 4764, Shown Outlined in Red on Plan 1402 R.

BACKGROUND:

Council gave Third Reading to Zoning Amendment Bylaw No. 3037, 2023 (1590 Piercy Ave) on July 26, 2023 and passed the following resolution:

That Final Reading of the bylaw be withheld pending:

- a. *Registration of a Section 219 covenant to secure community amenity contributions of \$40,000, to be provided prior to issuance of a building permit; and*
- b. *Registration of an easement to permit drainage from the subject property on to the Island Corridor Foundation lands.*

Zoning Amendment Bylaw No. 3037, 2023 (1590 Piercy Ave) rezones the property from R-2 to CD-39 to allow a multi-unit housing development consisting of nine town house units at the subject property. The proposal is described in further detail in the July 26, 2023 Staff Report (*Attachment No.1*).

DISCUSSION:

The conditions from Council's resolution at the regular meeting held on July 26, 2023 have been met and Council can now consider adoption of the Zoning Amendment Bylaw No. 3037, 2023 (1590 Piercy Ave). The legal documents have been executed and will be registered after adoption of the bylaw by legal consul.

OPTIONS:

1. THAT Council adopt Zoning Amendment Bylaw No. 3037, 2023 (1590 Piercy Ave).
2. THAT Council provide alternative direction to staff through resolution.
3. THAT Council not proceed.

ATTACHMENTS:

1. July 26, 2023 Staff Report at Third Reading
2. Zoning Amendment Bylaw No. 3037

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