



The Corporation of the City of Courtenay

Bylaw No. 3059

A bylaw to amend Zoning Bylaw No. 2500, 2007

The Council of the City of Courtenay, in open meeting assembled, enacts as follows:

Citation

1. This Bylaw shall be cited as “Zoning Amendment Bylaw No. 3059 (11th Street)”.

Amendment

2. “Zoning Bylaw No. 2500, 2007” is amended as follows:
 - a) Inserting the “Part 68 – Comprehensive Development Forty One Zone (CD-41) 120th 11th Street” attached in **Attachment A**, immediately following “Part 67- Comprehensive Development Forty Zone (CD-40) in Division 8-Classification of Zones”.
 - b) By rezoning from Multiple Use Two (MU-2), Commercial Two (C-2) and no zone, to Comprehensive Development Forty One Zone (CD-41):
 - Lot A, Section 69, Comox District, Plan 32204, PID 000-762-776
 - That Part of Lot 10, Section 69, Comox District, Plan 3030, Taken For Road Purposes And Containing 0.27 Of An Acre More Or Less, Shown In Red On Plan 284BL, PID 006-318-657
 - Lot 1, Section 69, Comox District, Plan 6674, PID 005-876-672
 - Lot 2, Section 69, Comox District, Plan 6674, PID 005-876-681as shown in bold outlined on **Attachment B**, which is attached hereto and forms part of this bylaw.
 - c) That Schedule No. 8. Zoning Map be amended accordingly.

3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this [day] day of [month], [year]

Read a second time this [day] day of [month], [year]

Read a third time this [day] day of [month], [year]

Approved by the Ministry of Transportation and Infrastructure this [day] day of [month], [year]

Adopted this [day] day of [month], [year]

Mayor Bob Wells

Corporate Officer

Part 68 – Comprehensive Development Zone (CD-41) (120 11th Street)

8.62.1 Intent

The CD-41 Zone is intended to accommodate a *rental apartment* development on the properties legally described as:

- (1) Lot A, Section 69, Comox District, Plan 32204
- (2) Lot 2, Section 69, Comox District, Plan 6674;
- (3) Lot 1, Section 69, Comox District, Plan 6674; and
- (4) That part of Lot 10, Section 69, Comox District, Plan 3030, taken for road purposes and containing .27 of an acre more or less, shown in red on Plan 284 BL

These properties shall be developed in accordance with Schedule A which forms part of this zone.

8.62.2 Permitted Uses

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- (1) *Rental apartment*
- (2) *Accessory structures*

8.62.4 Floor Area Ratio

Provided that all other applicable size, shape and siting conditions are met, the maximum floor area ratio for *rental apartment* shall not exceed 1.0 *floor area ratio*.

8.62.5 Minimum Lot Size

A *lot* shall have an area of not less than 6,000 m².

8.62.6 Setbacks

Except where otherwise specified in this bylaw the following minimum *building setbacks* shall apply:

- (1) Front Yard: 10.5 m
- (2) Rear Yard: 30 m, except at the site's northeast corner where it is 25.0 m in accordance with Schedule A
- (3) Side Yard (SE): 4.5 m
- (4) Side Yard (NW): 0.5 m to the stairwell exit, otherwise 2.5 m

8.62.7 Height of Building

The *height* of a *building* shall not exceed 18.5 m.

8.62.8 Useable Open Space

In this zone, the calculation of *useable open space* may include common outdoor areas and balconies attached to individual rental units and shall be provided in the amount of 13.0 m² per rental unit as shown in Schedule A.

8.62.9 Accessory Structures

Accessory structures shall not be permitted except for structures related to the *useable outdoor space* identified in Schedule A.

8.62.10 Off-Street Parking and Loading

Off-street parking shall be provided and maintained in accordance with the requirements of Division 7 of this bylaw except:

- (1) 99 parking spaces shall be provided, being 79 standard stalls and 20 small car stalls. Of the 99 stalls ten are reserved for visitor parking. 1 stall is to be reserved for a car share and a minimum of 20 stalls shall be outfitted with level 2 electric vehicle charging stations.
- (2) Drive isle width shall be a minimum of 6.2 m.
- (3) The parking area shall have an access to a public thoroughfare and the access shall be configured so that its width is not less than 5.0 m and not more than 10.0 m.
- (4) Where a *parking space* or maneuvering isle abuts a wall or building, the width of the *parking space* or maneuvering aisle as determined by Schedule 7B shall be increased by an additional 0.4 m

8.62.11 Bicycle Parking Spaces

Notwithstanding the requirements of Division 7 of this bylaw, bicycle parking spaces shall be provided and maintained as detailed below:

- (1) 108 secure bicycle parking spaces located in either a dwelling unit or a secure room within the apartment building.
- (2) 16 secure, oversized bicycle parking spaces located at grade and within a separate, enclosed bicycle parking room, 2 of which are intended for visitor parking.
- (3) 40 bicycle parking spaces intended for visitors located at grade, illuminated and in a manner which a bicycle can be securely locked to a fixed rack.

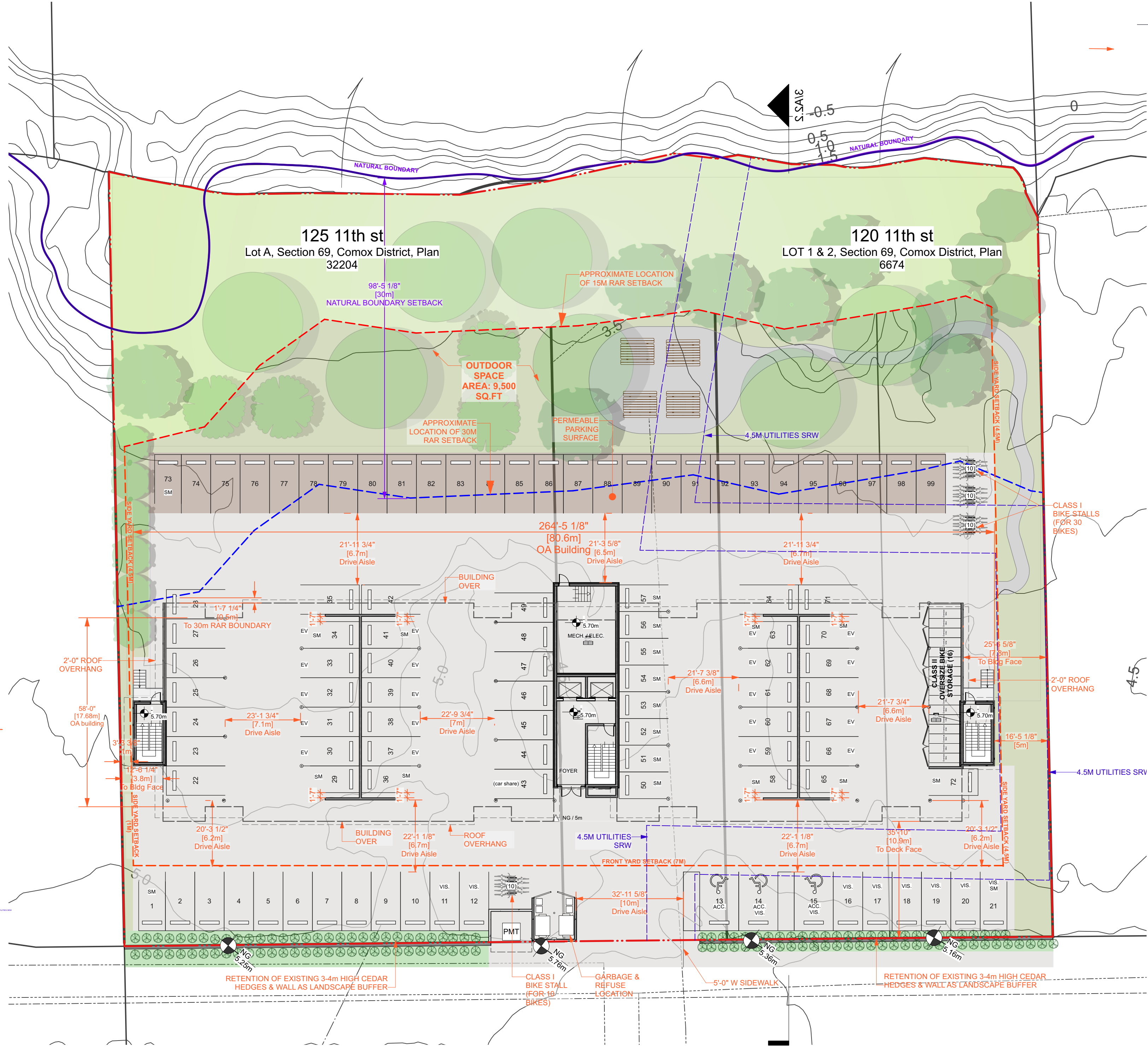
8.62.12 Landscaping and Screening

Notwithstanding the Landscape Requirements identified elsewhere in this bylaw, the following landscape requirements shall be met:

- (1) A landscape buffer of at least 4.5 m shall be provided along the southeast property line, whereas no hardscaping or structures are permitted.
- (2) A landscape buffer of at least 1.0 m shall be provided along the northwest property line, except where a stairwell exists.

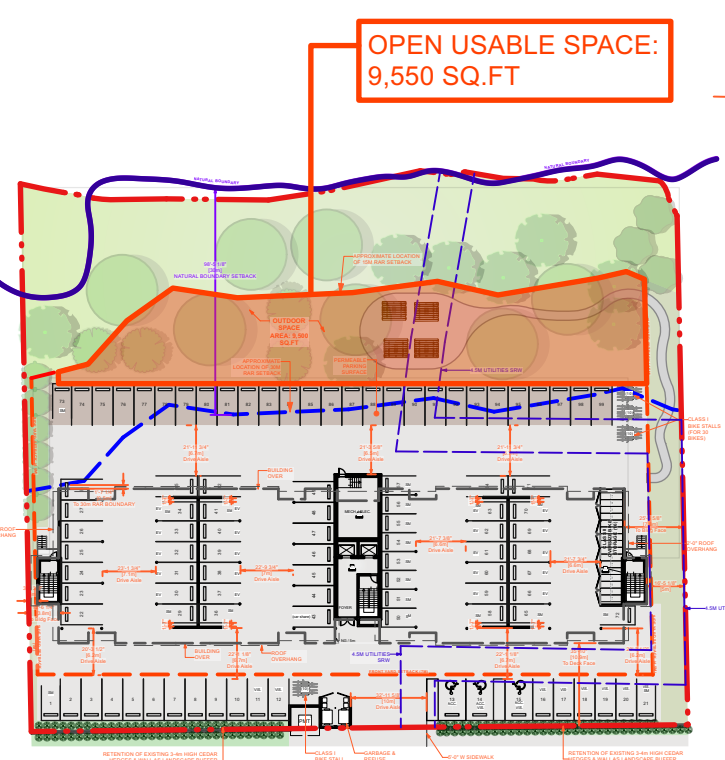
- (3) A continuous buffer of vegetated screening at least 3 m high shall be maintained along the property's frontage.
- (4) Loading areas, garbage and recycling containers shall be screened and gated to a minimum of 2.0 m by a landscaping screen or a solid decorative fence or a combination thereof.

Schedule A



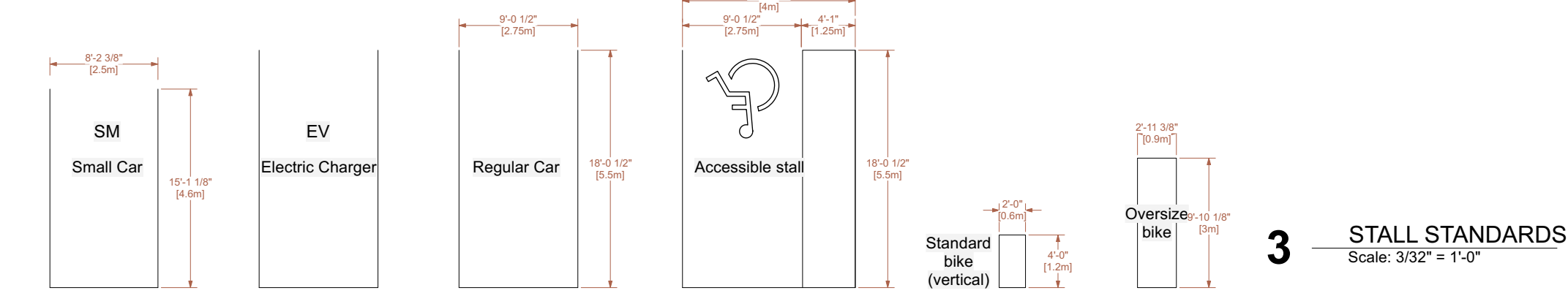
PROJECT INFORMATION FOR 120 11TH ST

Authority	City Of Courtenay		
Street Address	120 11th St		
Legal Description	LOT A, PLAN 32204 and LOT 1 & 2, Section 69, Comox District, Plan 6674		
Property Identification Number	PID:005-876-672 & 005-876-681		
Project Description	The developer is seeking to densify this existing single family lot into a five storey multi unit apartment building.		
ZONING SUMMARY	MU-2	PERMITTED	PROPOSED
SETBACKS	See Plans		
LOT COVERAGE	40%	TOTAL BUILDING AREA	14478.6 sq ft
		TOTAL LOT AREA	66851.6 sq ft
		TOTAL LOT COVERAGE	22%
		TOTAL LOT AREA - RAR	52,804.6 sq ft
BUILDING HEIGHT	Max 10M		
BUILDING STATISTICS	See Elevations for Building Heights		
FSR	0.88		
Total Gross Floor Area	58,811 Sq/ft		
Total Buildable Gross Floor Area	59,602 Sq/ft		
Residential Unit Mix	Description	Unit Count	Total Area Sq/ft
	Studio	40	14,842 Sq/ft
	Executive suite	22	9,971 Sq/ft
	Executive suite ACC	10	4,532 Sq/ft
	One Bedroom	24	13,928 Sq/ft
	Two Bedroom	8	5,939 Sq/ft
	Total Residential	104	49,212.00 Sq/ft
Circulation + Service	Description	Unit Count	Total Area Sq/ft
	Circulation		7,456 Sq/ft
	Foyer		330 Sq/ft
	Electrical + Mechanical		496 Sq/ft
	Bike Parking		1,134 Sq/ft
	Refuse		183 Sq/ft
	Total Circulation and Service		9,598.60 Sq/ft
Outdoor areas	Description	Unit Count	Total Area Sq/ft
	Decks		6,786 Sq/ft
	Additional open area		9,550 Sq/ft
	Total Open areas		16,336 Sq/ft
		Required	2,080.00 Sq/ft
		Provided	-560.75 Sq/ft
OFF STREET PARKING + LOADING	Required	1.2 Per Unit	Provided
	Of Which	Regular	99 (90%)
	Of Which	Small	20 (20%)
	Of Which	EV Charge	n/a
	Of Which	Accessible	3
	Of Which	Visitor	10
	Of Which	Car Share	1
	TOTAL PARKING		98
BICYCLE PARKING	Required	CLASS II (2 per dwelling unit)	Provided
	Of Which	90% Standard, wall mount (1.01mX.6m)	122
	Of Which	In Storage Rooms	108
	Of Which	In Tenant Units	36
	Of Which	10% Oversized (3mX.9m)	72
	Of Which	20	14
	Of Which	CLASS I (10% of class II)	42
	Of Which	90% Standard (1.8mX.6m)	40
	Of Which	Visitor	10
	Of Which	2	2
	Of Which	10% Oversized (3mX.9m)	2
	TOTAL BIKE PARKING		164
LANDSCAPE + SCREENING	SEE SITE PLAN		

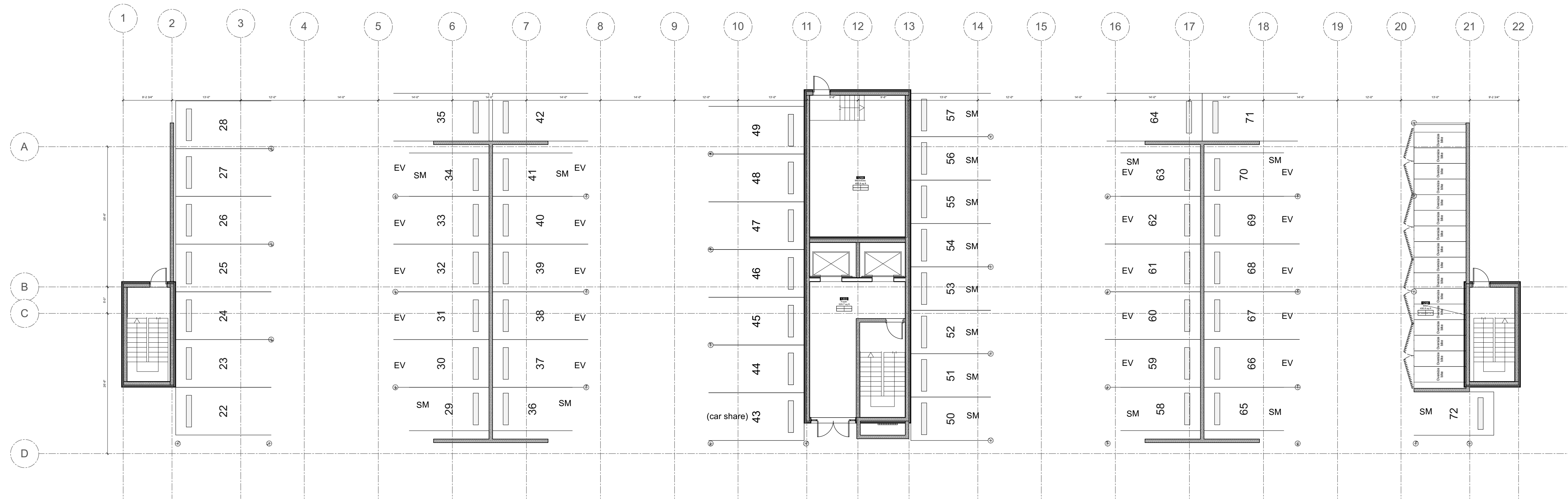


2 USABLE OPEN SPACE PLAN
Scale: 1:1000

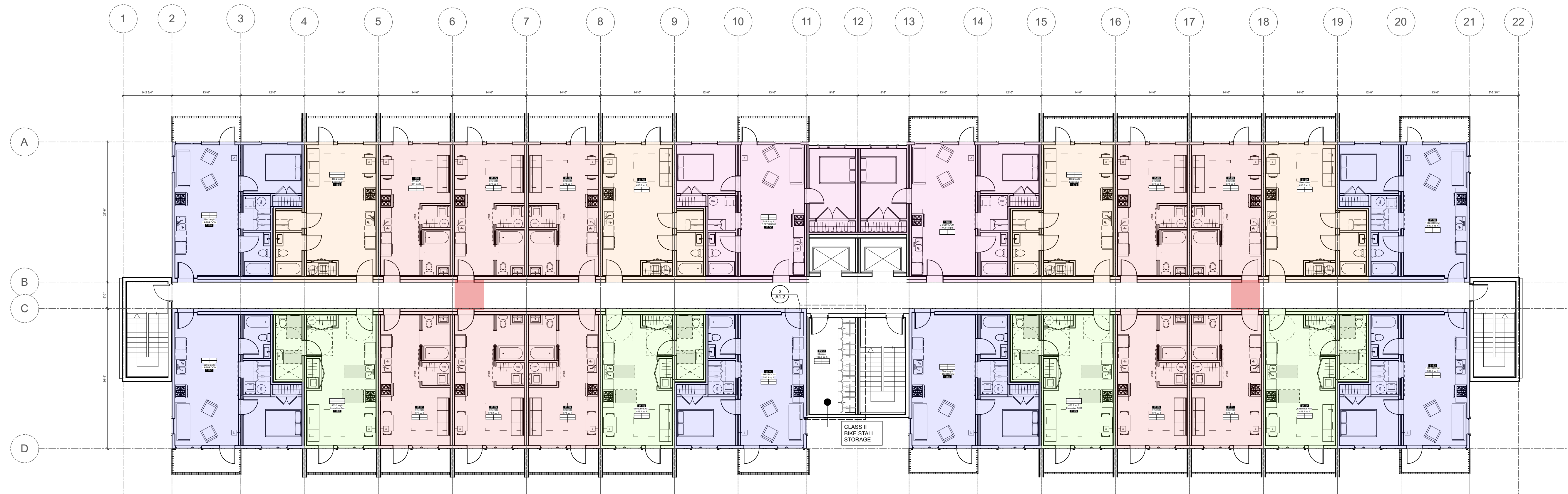
AVERAGE NATURAL GRADE ALONG FRONTAGE = 5.42 M GEO
FCL 5.7 M GEO
1 SITE PLAN
Scale: 1:250



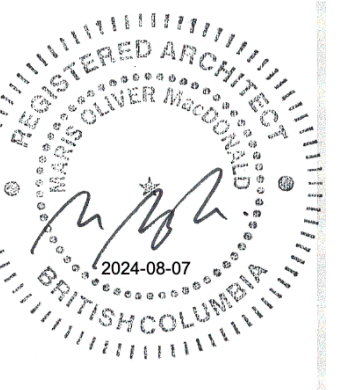
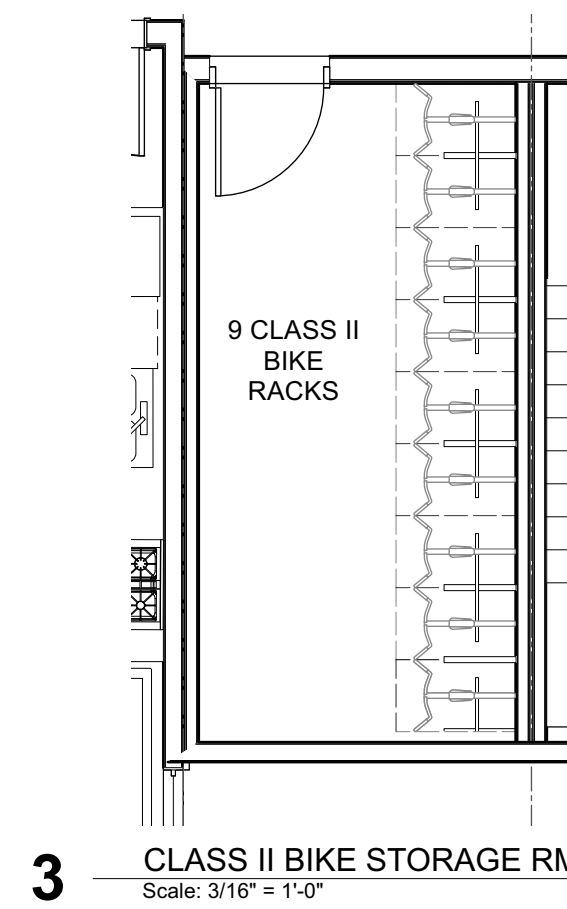
3 STALL STANDARDS
Scale: 3/32" = 1'-0"



1 PARKADE PLAN
Scale: 3/32" = 1'-0"

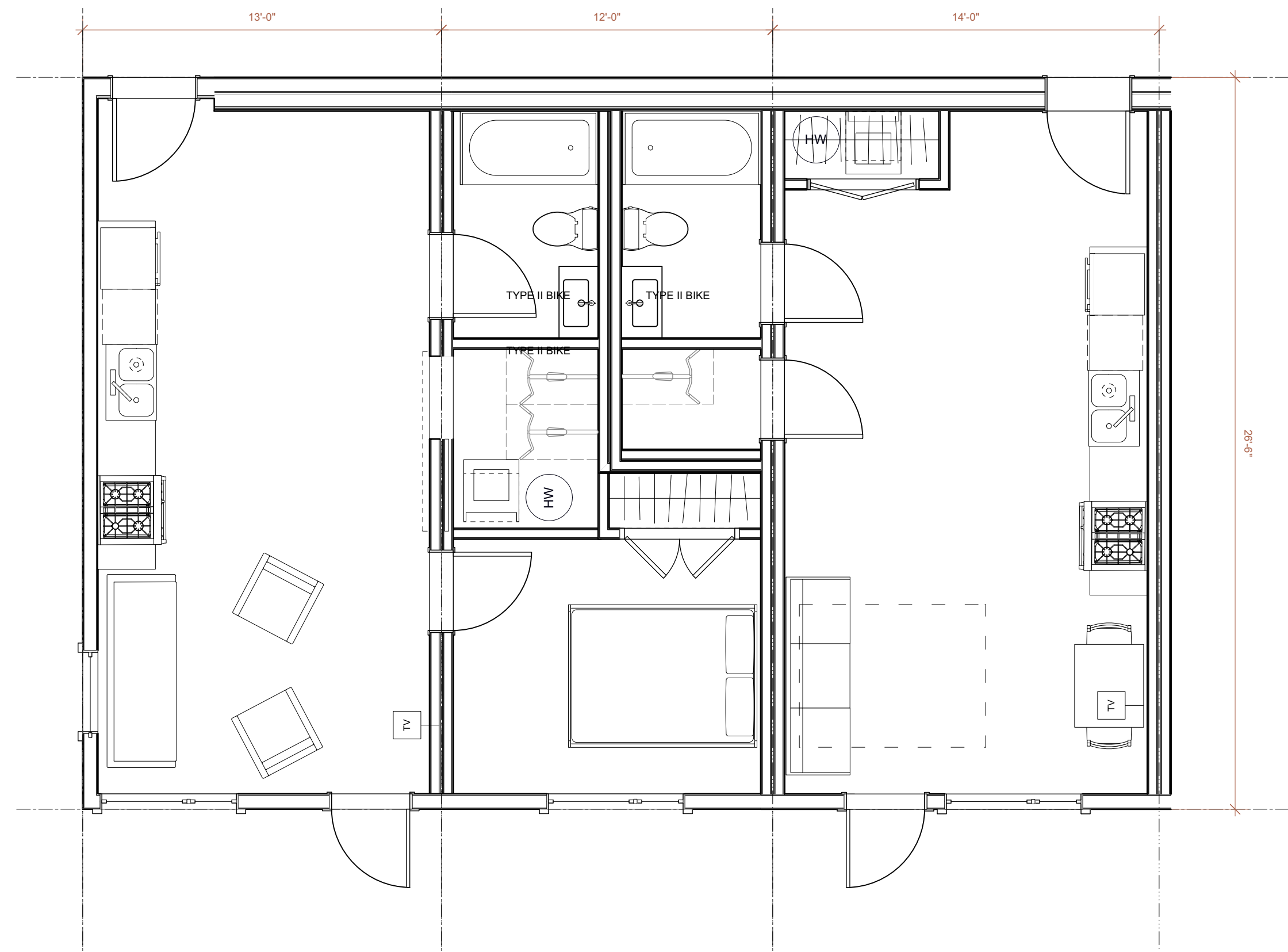


2 TYPICAL FLOOR PLAN
Scale: 3/32" = 1'-0"

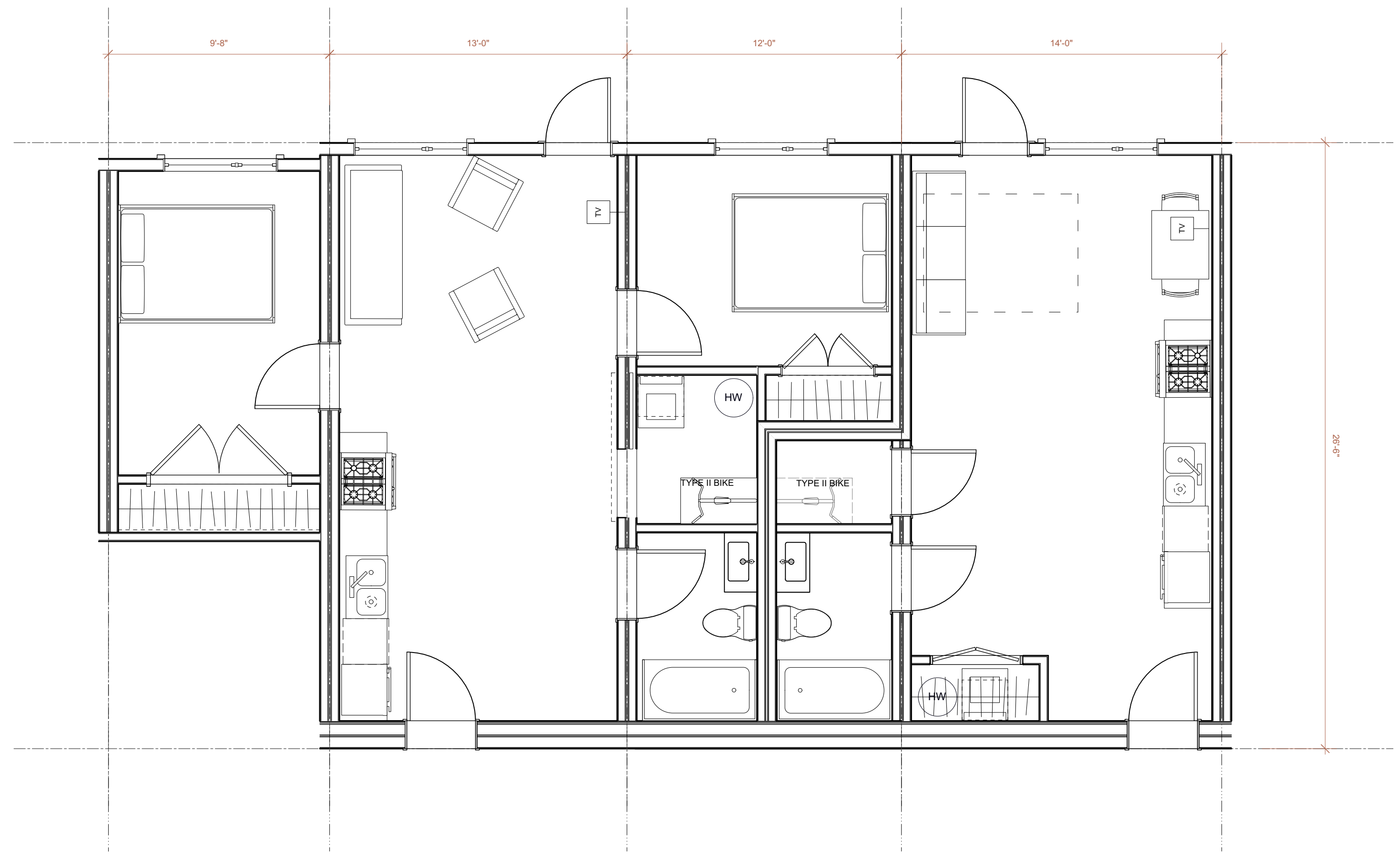


G	2024-06-06	Issued for DP R6
C	2023-12-06	Issued for DP R1
B	2023-09-06	Issued for Re-zoning
A	Y M D	ISSUE

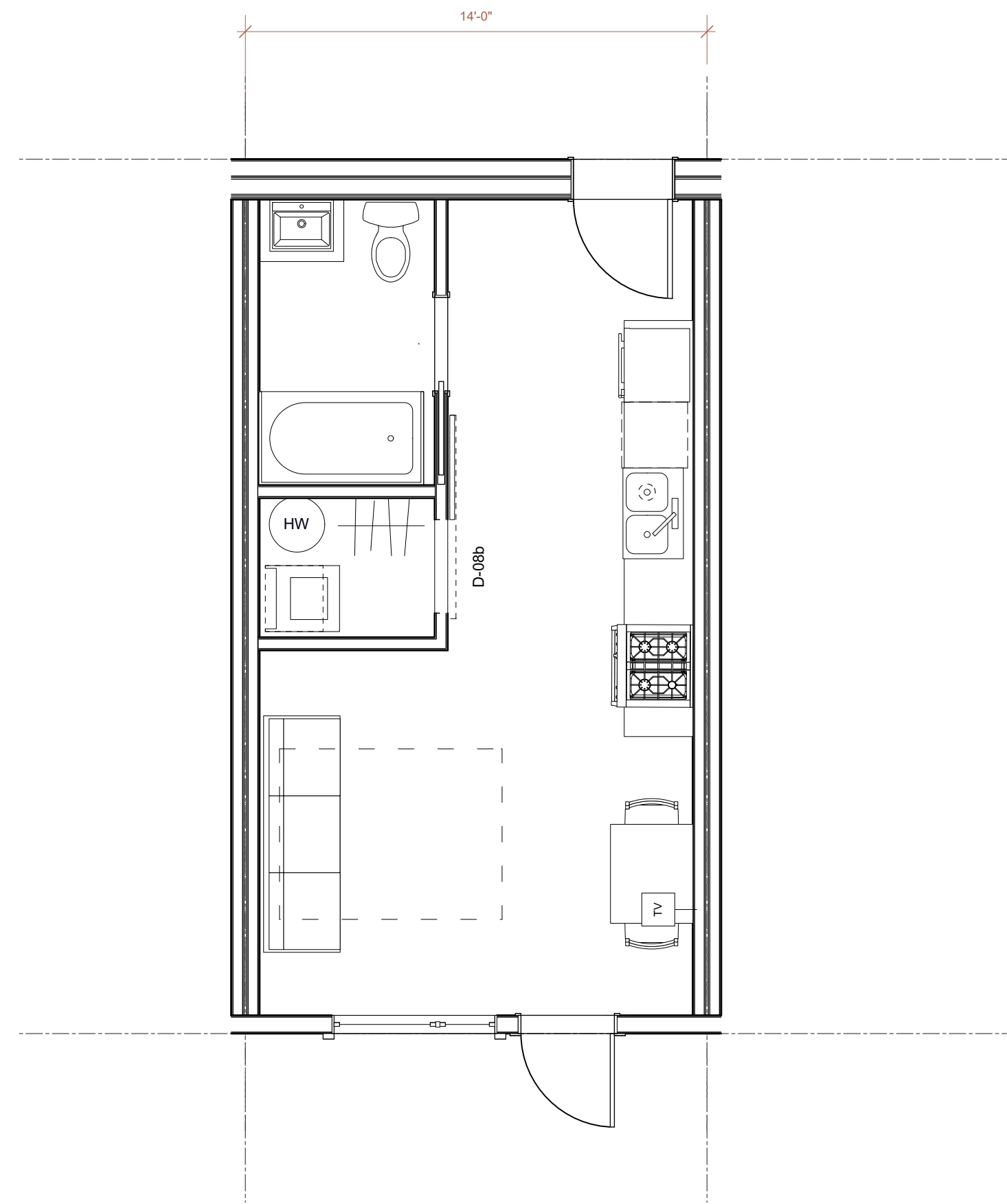
NO.	Y	M	D	ISSUE
REVISION				



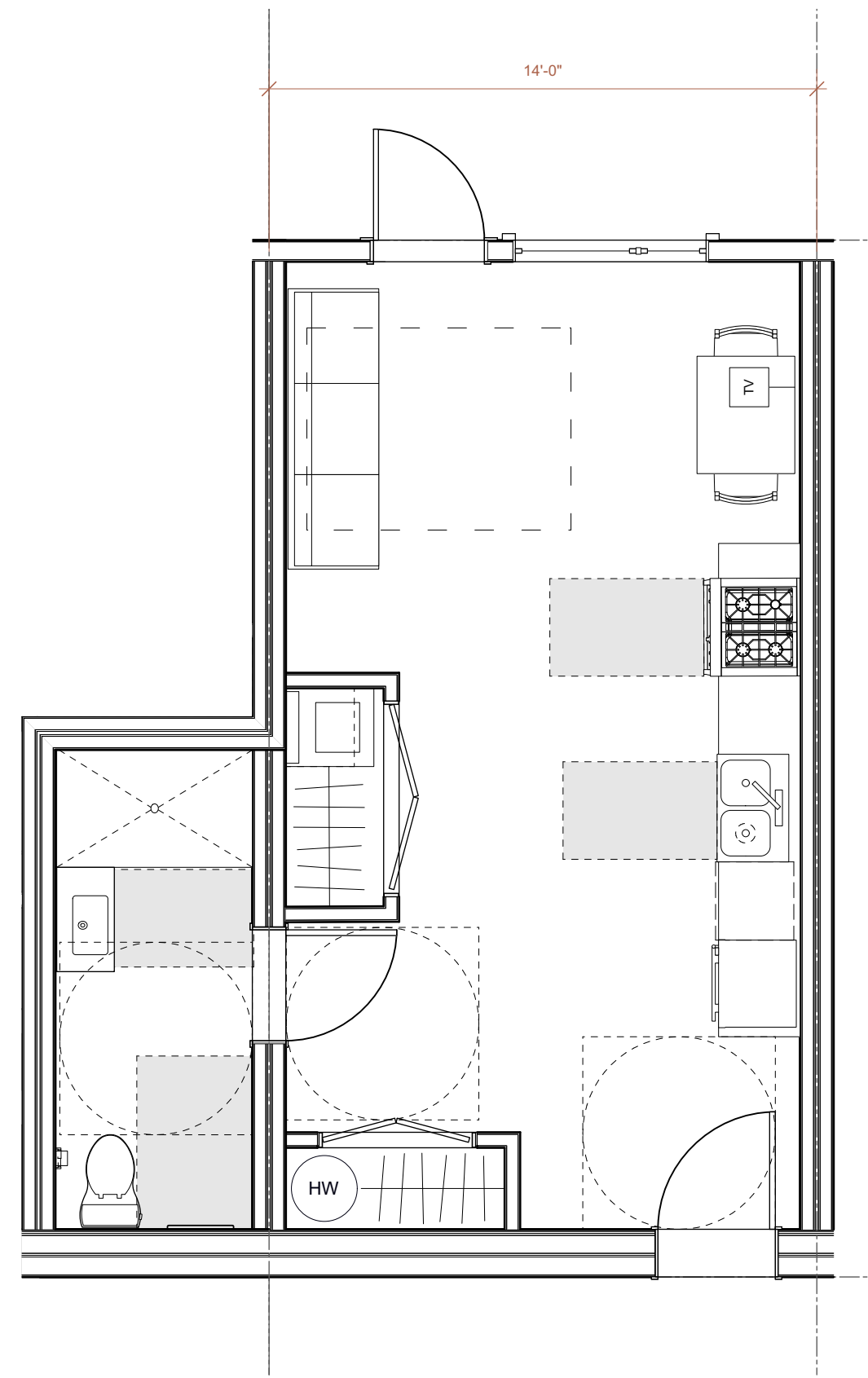
1 Typical Corner 1 Bedroom and Executive Units
Scale: 1/4" = 1'-0"



2 Typical 2 Bedroom and Executive Units
Scale: 1/4" = 1'-0"



3 Typical Studio Unit
Scale: 1/4" = 1'-0"

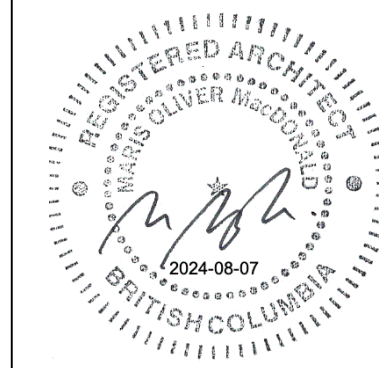


4 Typical Executive Acc. Unit
Scale: 1/4" = 1'-0"



G	2024-06-06	Issued for DP R6
C	2023-12-06	Issued for DP R1
N	Y M D	ISSUE

NO.	Y M D	ISSUE
REVISION		



NO.	Y	M	D	ISSUE
G	2024	06	06	Issued for DP R6
C	2023	12	06	Issued for DP R1
B	2023	09	06	Issued for Re-zoning
N0.				SOLE

NO.	Y	M	D	ISSUE
				REVISION

SHEET TITLE
 Elevations

DRAWING NO.
A2.1



3 West ELEVATION (11TH)
 Scale: 3/32" = 1'-0"



5 East ELEVATION
 Scale: 3/32" = 1'-0"



4 NORTH ELEVATION
 Scale: 3/32" = 1'-0"



2 SOUTH ELEVATION
 Scale: 3/32" = 1'-0"

MATERIALS

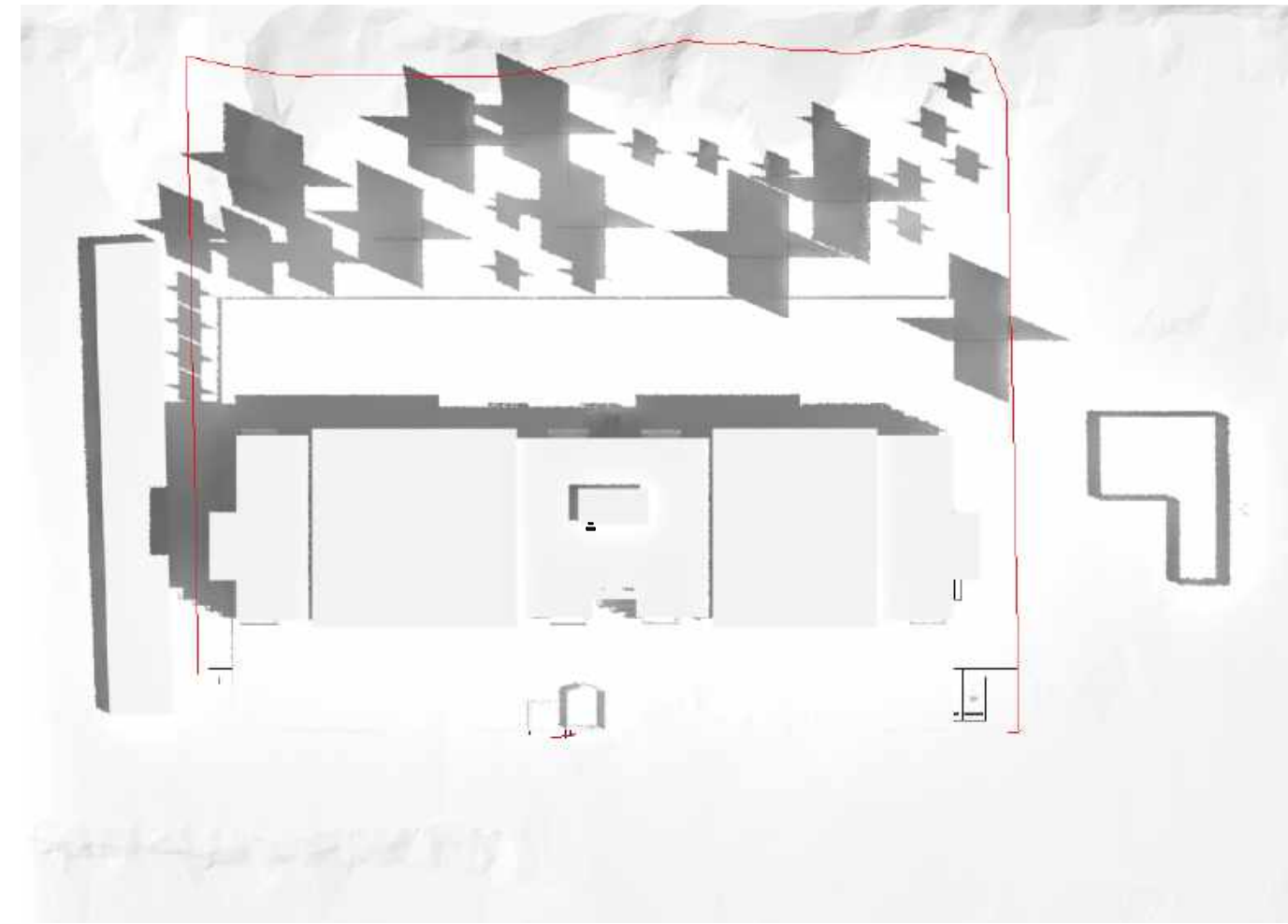
- 1 pressed steel frame door, charcoal
- 2 exposed concrete
- 3 powder coated steel fin, dark sage green
- 4 metal guard, dark sage green
- 5 vinyl windows, white or light
- 6 cementitious panel, white or light
- 7 floor plate band / balcony edge, cementitious panel or flashing, white or light
- 8 roof edge, cementitious panel or flashing, white or light
- 9 balcony divider fin, cementitious panel or flashing, white or light
- 10 vinyl door with glazing, white or light
- 11 metal siding, white or light
- 12 metal siding, wood print
- 13 aluminum storefront or curtain wall doors and glazing, white or silver
- 14 aluminum cables / wire on metal stand offs



10 AM



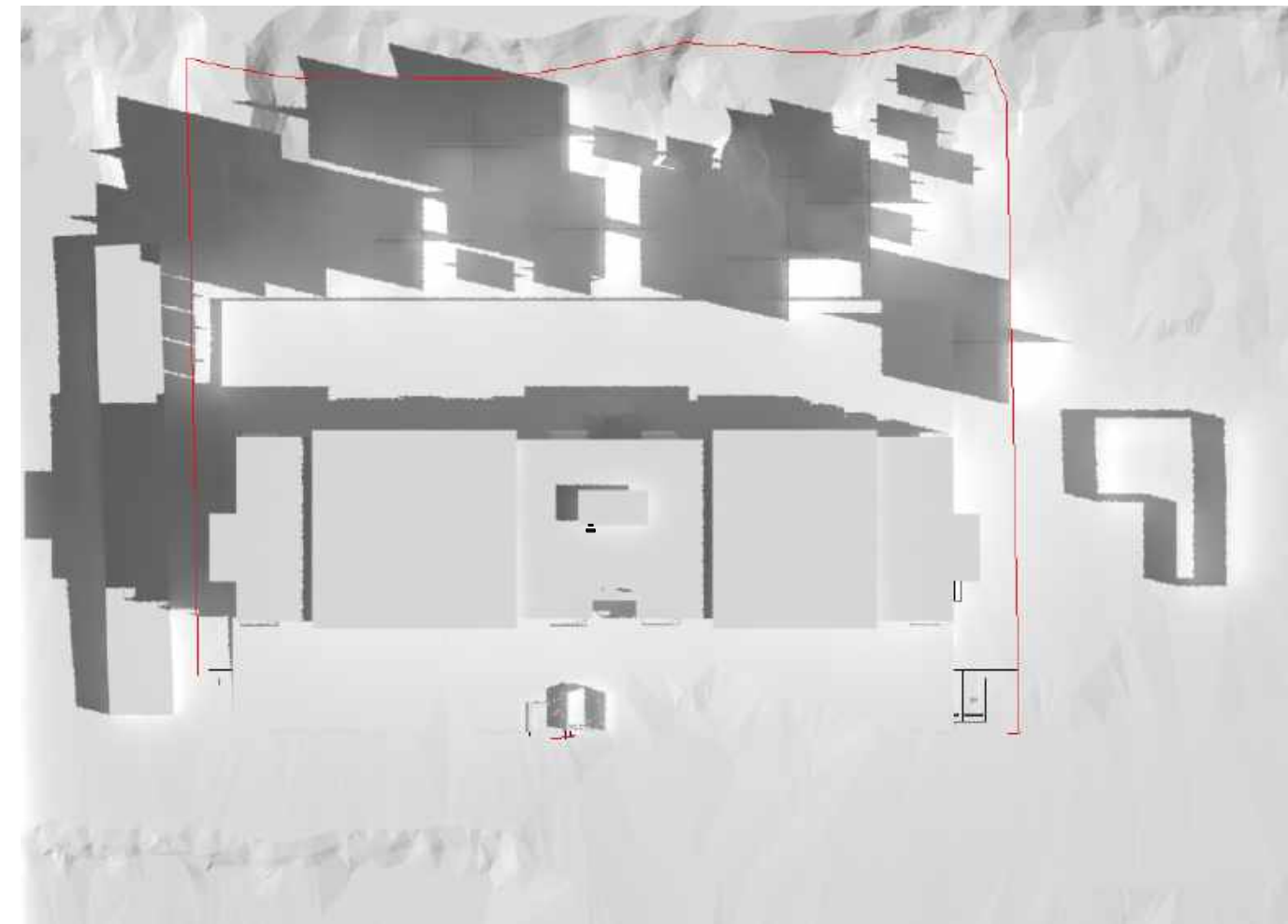
1 PM



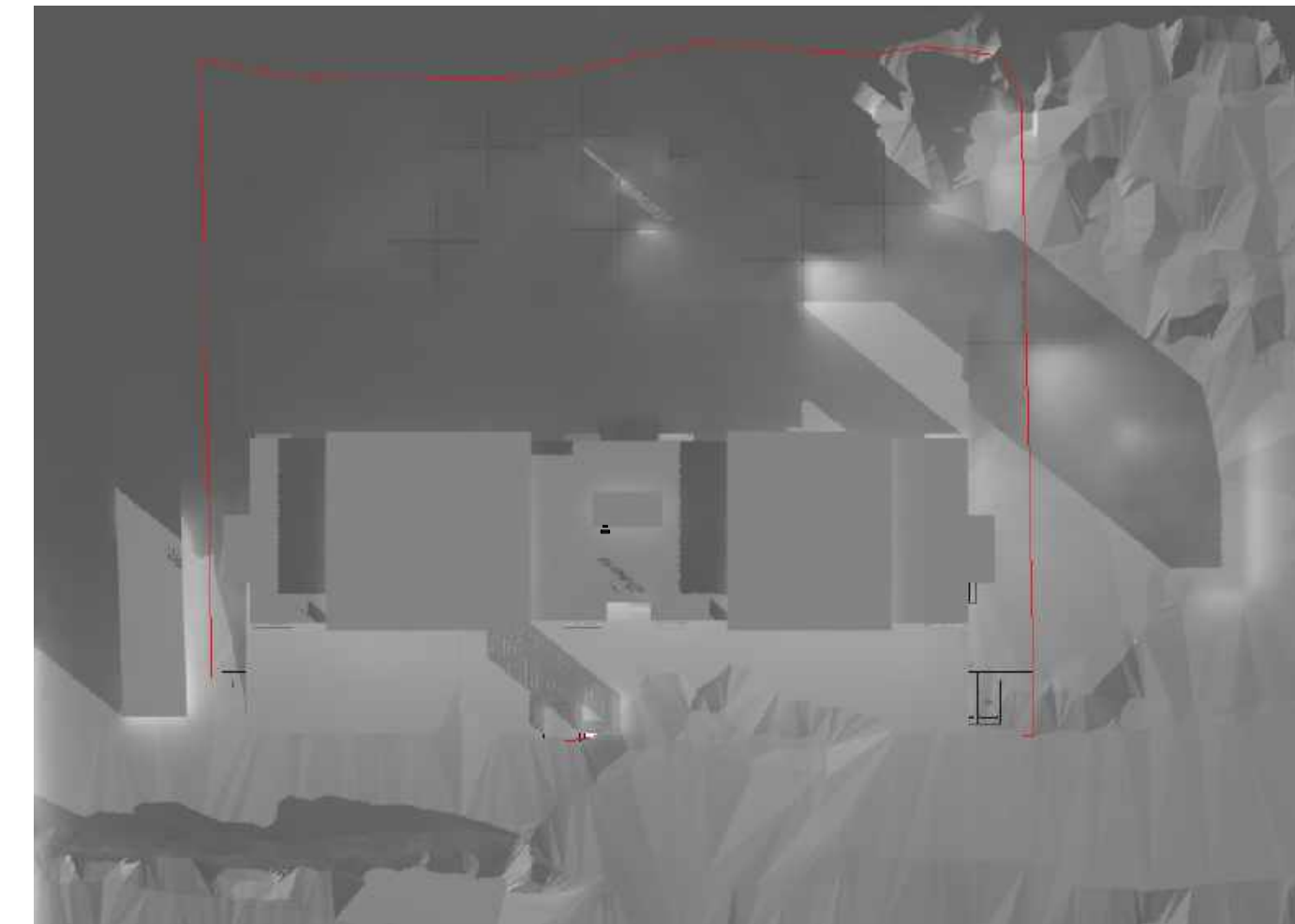
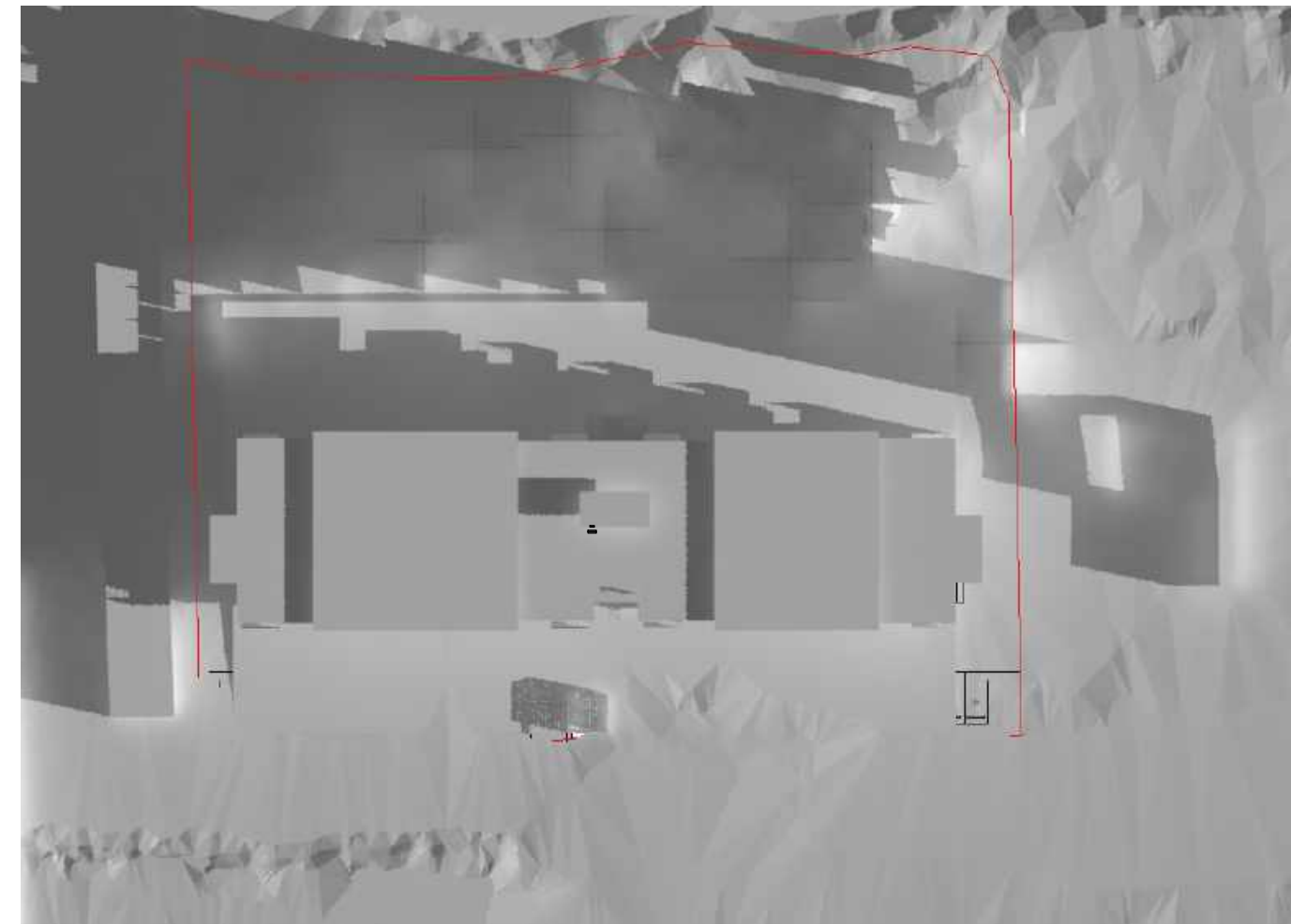
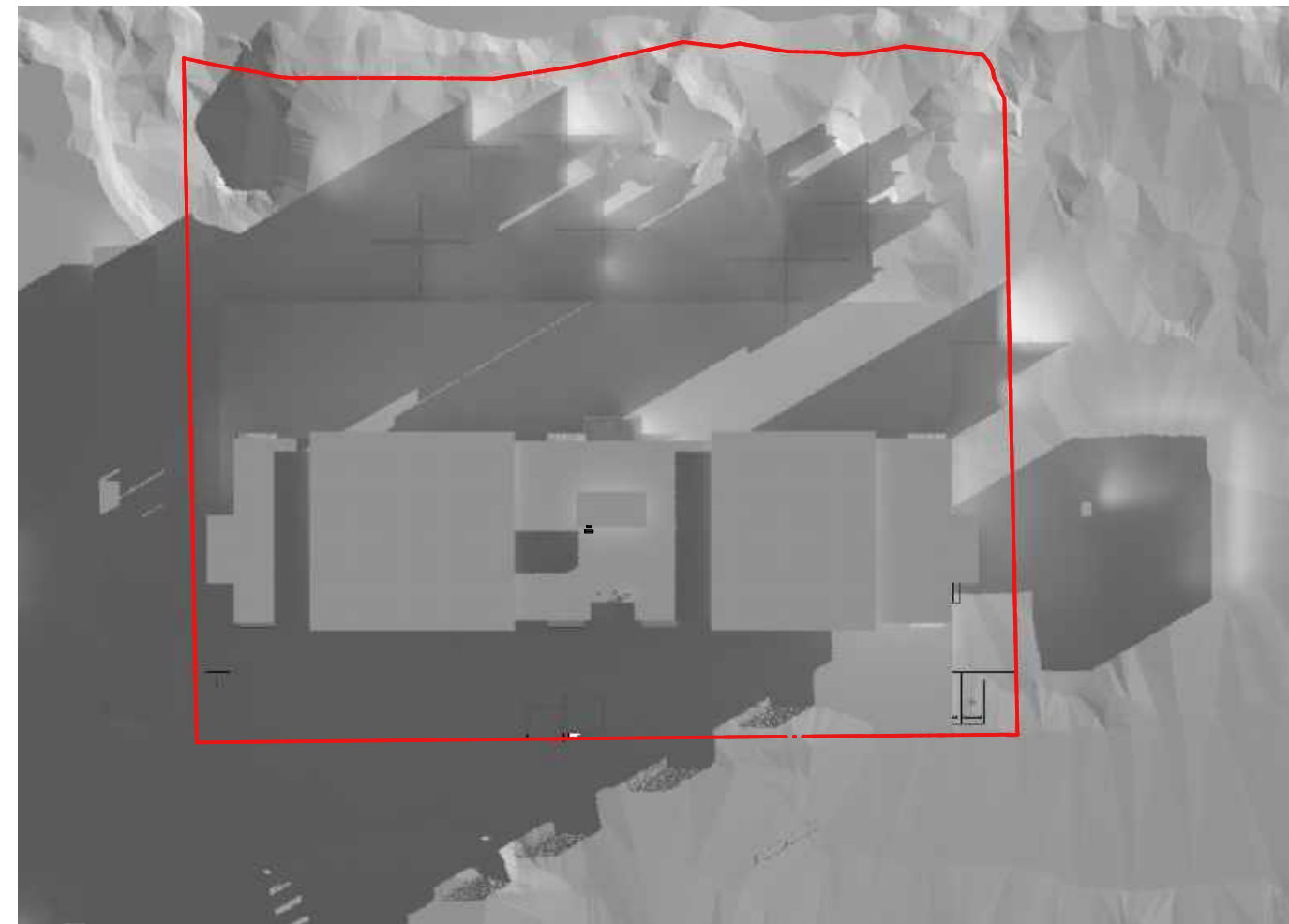
3 PM



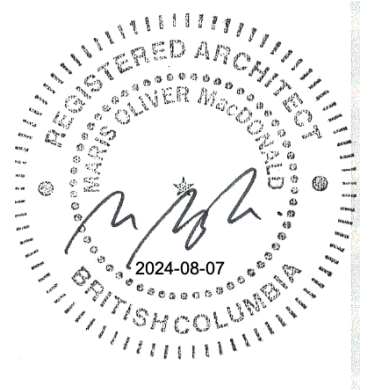
JUNE



MARCH/SEPTEMBER



DECEMBER



11TH STREET DEVELOPMENT
COURTENAY BC

G	2024-06-06	Issued for DP R6
C	2023-12-06	Issued for DP R1
A	2023-08-10	Issued for Review
N0	Y M D	ISSUE

NO.	Y	M	D	ISSUE

SHEET TITLE
Shadow study

DRAWING NO.
A2.3

