



The Corporation of the City of Courtenay

Bylaw No. 3154

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. 3154 – 925 Braidwood Rd”.

Amendment

2. “Zoning Bylaw No. 2500, 2007” is amended as follows:
 - a) Inserting the “Part 70 – Comprehensive Development Forty Three Zone (CD-43) 925 Braidwood Road” attached in **Attachment A**, which is attached hereto and forms part of this bylaw, immediately following “Part 69 – Comprehensive Development Forty Two (CD-42)” in Division 8-Classification of Zones”.
 - b) By rezoning from Residential Four A (R-4A) to Comprehensive Development Zone 43 (CD-43) a parcel with the legal description Lot 8, Section 16, Comox District, Plan 6065 Except Part In Plan 1149RW as 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.
 - d) Inserting into Division 3 – Interpretation the following definitions, in alphabetical order:
 - “**purpose-built shelter** means the provision of communal, transitional accommodation, and ancillary uses required to operate such accommodation, sponsored or supervised by a public authority or non-profit agency intended to provide basic lodgings for persons requiring immediate shelter and assistance for a short period of time. This use includes an ancillary supportive housing use if the majority of the gross floor area is used for temporary shelter services.”
 - “**supportive housing** means subsidized housing with on-site supports for people at risk of or experiencing homelessness.”
 - “**Non-Market Housing**” means housing owned by a government agency or corporation, or non-profit society.”
3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this 28th day of August, 2024.

Read a second time this 28th day of August, 2024.

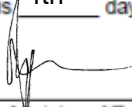
Read a third time this 28th day of August, 2024.

Approved by the Ministry of Transportation and Infrastructure this 4th day of September, 2024.

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

Mayor Bob Wells

Corporate Officer

Approved pursuant to section 52(3)(a) of the *Transportation Act*
this 4th day of September, 2024

Tyler Gaudry,
Sr. Development Officer

for Minister of Transportation & Infrastructure

Part 70 – Comprehensive Development Forty-Three Zone (CD-43) (925 Braidwood Road)

8.61.1 Intent

The CD-43 Zone is intended to accommodate a purpose-built shelter, community services and offices, supportive housing and non-market housing on the property legally described as Lot 8, Section 16, Comox District, Plan 6065, except part in plan 1149RW. This property shall be developed in accordance with Schedule A, which forms part of this zone and which shows the general layout intended for this zone.

8.61.2 Permitted Uses

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

Primary Uses

- (1) *Purpose-built shelter*
- (2) *Supportive housing*
- (3) *Non-market housing*

Secondary Uses

- (4) *Community service*
- (5) *Office*
- (6) *Accessory buildings and structures*

8.61.3 Lot Coverage

The maximum *lot coverage* for *buildings, structures and impermeable surfaces* is 60%.

8.61.4 Floor Area Ratio

The maximum *floor area ratio* shall not exceed 1.4.

8.61.5 Minimum Lot Size

A *lot* shall have an area of not less than 12,000 m².

8.61.6 Minimum Lot Frontage

A *lot* shall have a frontage of not less than 20.0 m.

8.61.7 Setbacks

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

- (1) *Front Yard:* 6.0 m
- (2) *Rear Yard:* 5.0 m
- (3) *Side Yard:* 4.5 m

8.61.8 Height of Building

The *height* of a *building* shall not exceed 21.0 m.

8.61.9 Useable Open Space

Useable open space shall be provided on a *lot* in the amount of 20.0 m² per *dwelling unit* in a *multi-residential dwelling*. For clarity, this requirement does not apply to a *purpose-built shelter* or *supportive housing*.

8.61.10 Accessory Buildings and Accessory Structures

- (1) Shall not exceed 4.5 m in *height*
- (2) Shall have a total *building area* not exceeding 100.0 m²
- (3) Shall be permitted in the side provided they shall conform to all relevant siting regulations of this bylaw
- (4) Shall not be located within 3.0 m from the side and rear *lot line* except where the side or *rear yard* flanks a *street*, excluding a lane, in which case the minimum *yard* distance shall be 4.5 m and whereas *retaining walls* are excluded from these siting requirements.

8.61.11 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:

- for a *purpose-built shelter*, 0.15 vehicle parking stalls shall be provided per shelter bed;
- for *supportive housing*, 0.2 vehicle parking stalls shall be provided per supportive housing unit; and
- for *non-market housing*, 1 vehicle parking stall shall be provided per dwelling unit, with 10% of the required spaces being provided and retained for visitor parking.

8.61.12 Bicycle Parking Spaces

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

- (1) *Purpose-built shelter*: 0.5 secure bicycle lockers per shelter bed
- (2) *Supportive housing*: 0.5 secure bicycle lockers per supportive housing unit
- (3) *Non-market housing*:
 - 1 secure bicycle parking spaces for each studio unit
 - 2 secure bicycle parking spaces for each 1-bed unit
 - 4 secure bicycle parking spaces for each 2 or more-bedroom unit
 - All bicycle parking spaces provided for the use of residents shall be

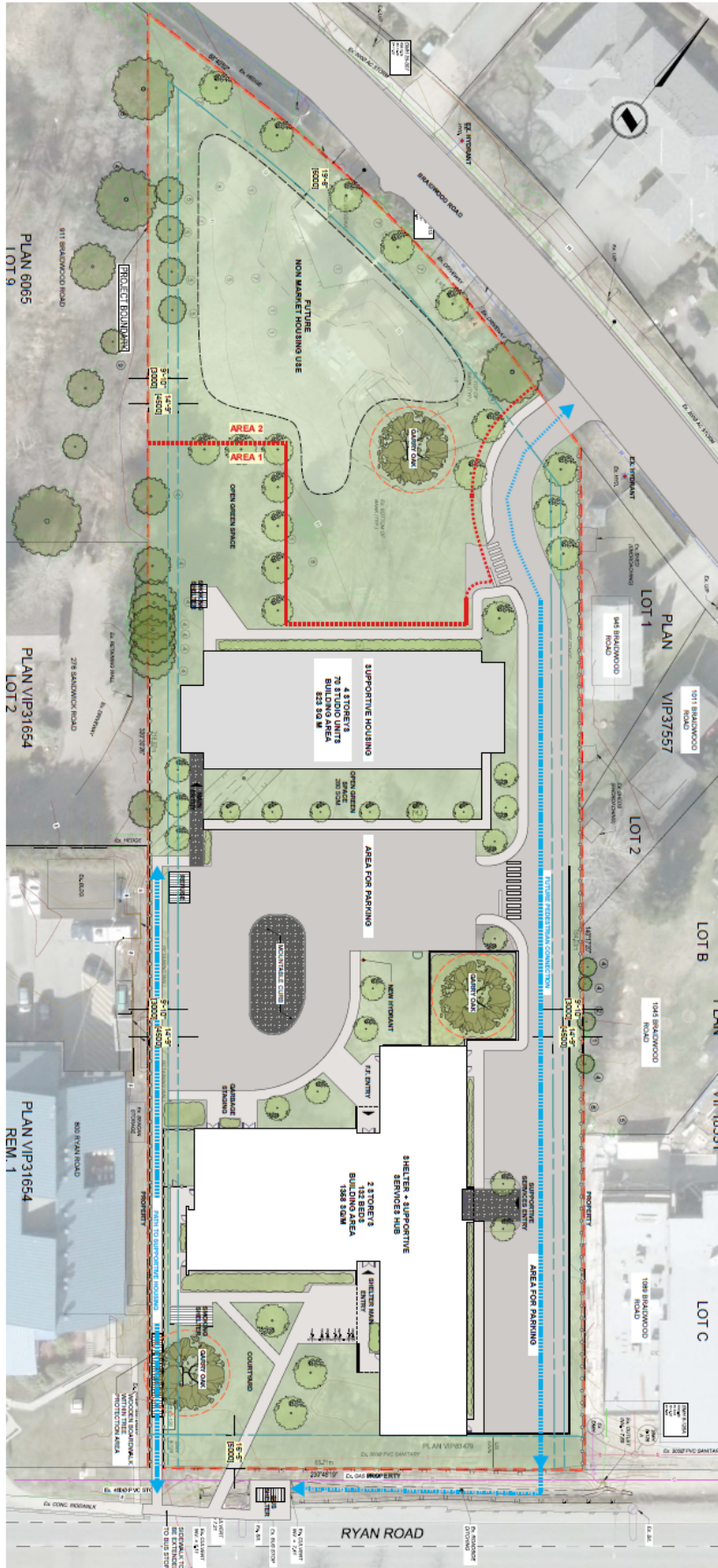
completely enclosed within the principal or an accessory building and must be independently accessible from a rack securely anchored to the ground or wall.

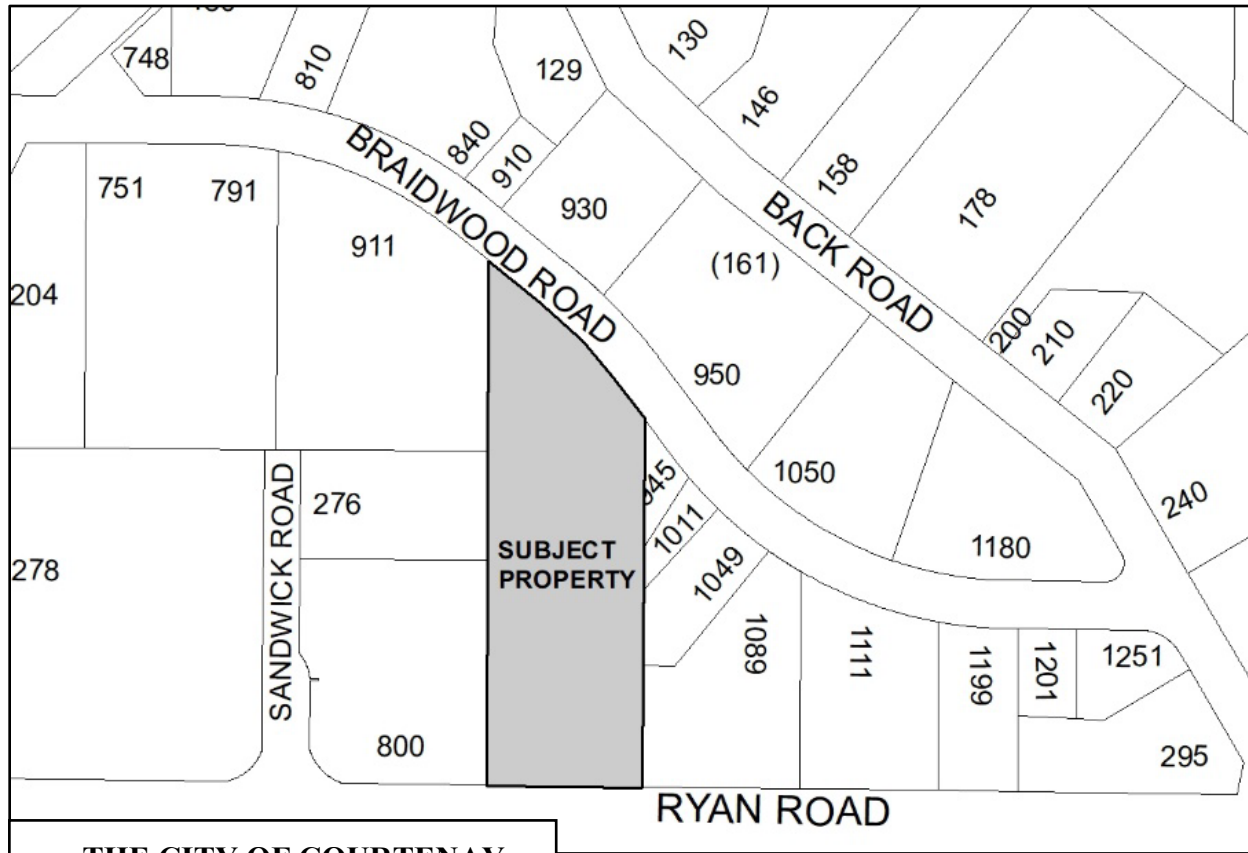
- 10% of minimum required bicycle parking spaces shall be designed for oversized bicycle parking spaces with the following minimum dimensions: 3.0 metres (length) by 0.9 metres (width) by 2.1 metres (height).
- In addition to resident bicycle parking, the number of visitor bicycle parking stalls that must be provided is calculated as 10% of number of resident bicycle parking spaces required

8.61.13 Landscaping and Screening

- (1) Landscaping and screening should be guided by Crime Prevention Through Environmental Design (CPTED) principals and where required variations to landscaping requirements may be accepted, if the variation is supported by CPTED principals.
- (2) A landscaped screen, fence or a combination thereof of not less than 2.0 m of height shall be provided on the side property lines.
- (3) A landscaped screen, fence or a combination thereof of not less than 1.2 m of height and shall be provided on the front and rear property lines.
- (4) A minimum 1.5 m wide illuminated public pedestrian access connecting Braidwood Road and Ryan Road sidewalk shall be provided through the site.
- (5) Loading areas, garbage and recycling containers shall be screened and gated to a minimum height of 2 m by a landscaping screen or solid decorative fence or a combination thereof.

Schedule A





THE CITY OF COURTENAY
ATTACHMENT "B"
Part of Bylaw No. 3154
Amendment to the
Zoning Bylaw No. 2500, 2007