



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) 120<sup>th</sup> 11<sup>th</sup> 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 005-876-681  
  
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.

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 16<sup>th</sup> day of October, 2024

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

\_\_\_\_\_  
Mayor Bob Wells

\_\_\_\_\_  
Corporate Officer

**Part 68 – Comprehensive Development Zone (CD-41) (120 11<sup>th</sup> 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 m<sup>2</sup>.

**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 m<sup>2</sup> 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

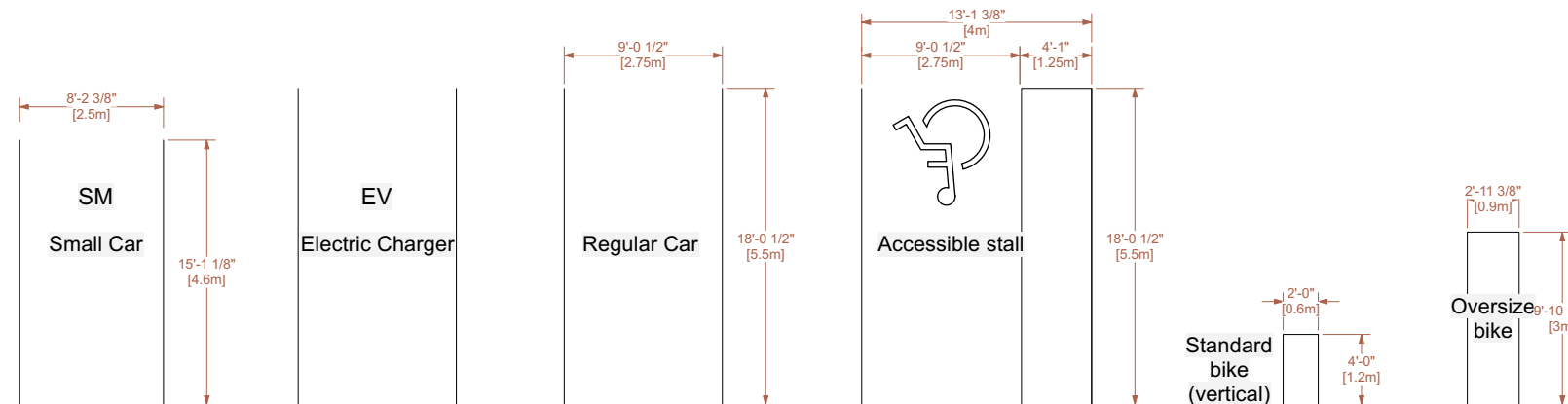


PROJECT INFORMATION FOR 120 11TH ST

**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.

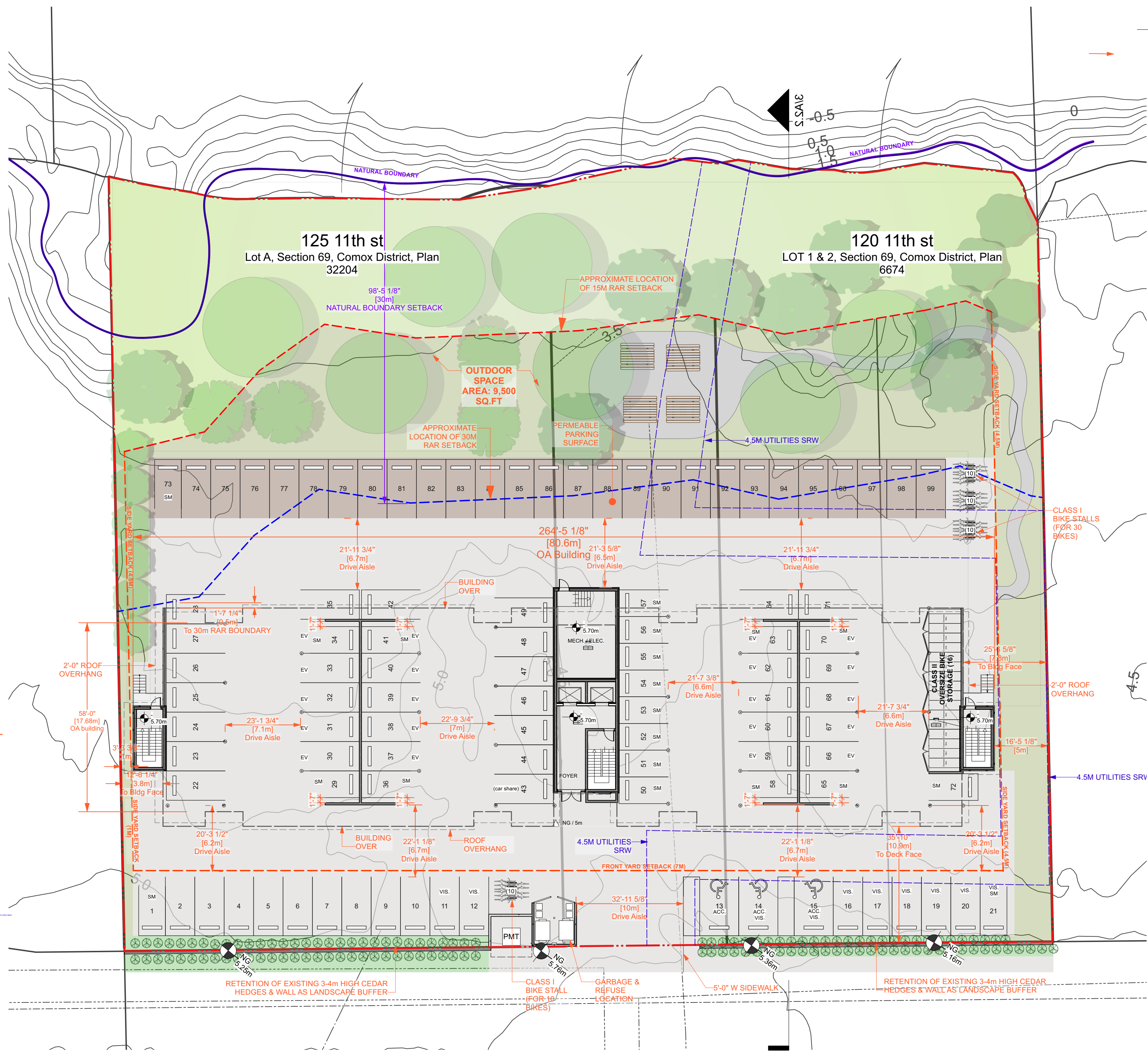
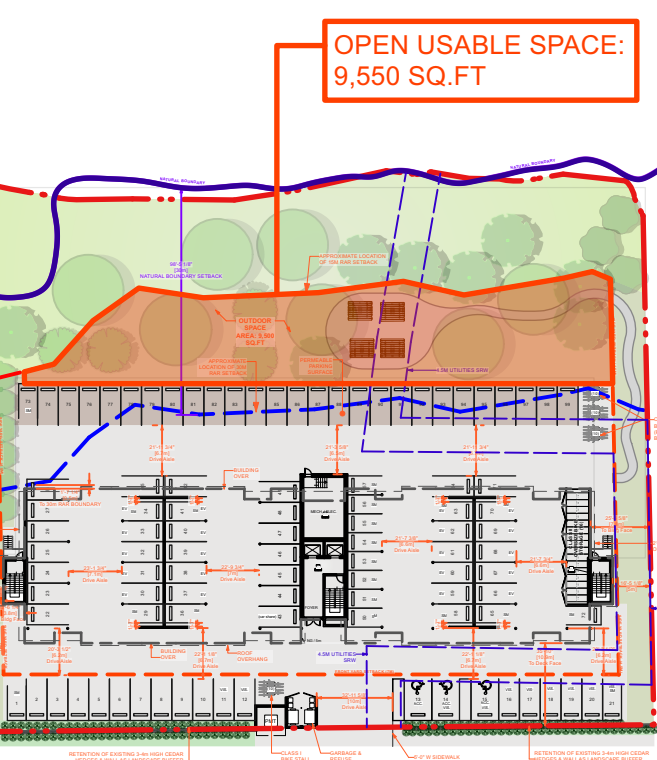
ZONING SUMMARY	MU-2	PERMITTED	PROPOSED
SETBACKS			See Plans
LOT COVERAGE		40%	TOTAL BUILDING AREA 14478.6 sq ft TOTAL LOT AREA 66851.6 sq ft TOTAL LOT COVERAGE 22% TOTAL LOT AREA - RAR SETBACK AREA 52,804.6 sq ft
BUILDING HEIGHT		Max 10M	See Elevations for Building Heights
BUILDING STATISTICS			
FSR		0.88	
Total Gross Floor Area		58,811 Sq/ft	Gross floor area as defined by the city of Courtenay. Interior face of outside walls.
Total Buildable Gross Floor Area		59,602 Sq/ft	
Residential Unit Mix			
	Description	Unit Count	Total Area Sq/ft Total Area Sq/M
	Studio	40	14,842 Sq/ft 1380 Sq/M
	Executive suite	22	9,971 Sq/ft 927 Sq/M
	Executive suite ACC	10	4,532 Sq/ft 421 Sq/M
	One Bedroom	24	13,928 Sq/ft 1295 Sq/M
	Two Bedroom	8	5,939 Sq/ft 552 Sq/M
	Total Residential	104	49,212.00 Sq/ft 4,576.72 Sq/M
Circulation + Service			
	Circulation		7,456 Sq/ft 693.40 Sq/M
	Foyer		330 Sq/ft 30.66 Sq/M
	Electrical + Mechanical		496 Sq/ft 46.13 Sq/M
	Bike Parking		1,134 Sq/ft 105.46 Sq/M
	Refuse		183 Sq/ft 17.02 Sq/M
	Total Circulation and Service		9,598.60 Sq/ft 892.67 Sq/M
Outdoor areas			
	Decks		6,786 Sq/ft 631.10 Sq/M
	Additional open area		9,550 Sq/ft 888.15 Sq/M
	Total Open areas		16,336 Sq/ft 1,519.25 Sq/M
		Required deficit	2,080.00 Sq/M -560.75 Sq/M

OFF STREET PARKING + LOADING	Required	1.2 Per Unit	Provided
		124.8	99
Of Which	Regular	90%	79 (90%)
	Small	10%	20 (20%)
Of Which	EV Charge	n/a	20
	Accessible	3	3
	Visitor	10%	10
	Car Share	n/a	1
	<b>TOTAL PARKING</b>	<b>125</b>	<b>98</b>
BICYCLE PARKING	Required	CLASS II (2 per dwelling unit)	Provided
	208	122	110v access
Of Which	188	90% Standard, wall mount (1.01mX.6m)	108 100%
		In Storage Rooms	36
		In Tenant Units	72
Of Which	20	10% Oversized (3mX.9m)	14 100%
Of Which	21	CLASS I (10% of class II)	42
	19	90% Standard (1.8mX.6m)	40 25%
		Visitor	10
Of Which	2	10% Oversized (3mX.9m)	2 50%
	<b>TOTAL BIKE PARKING</b>	<b>229</b>	<b>164</b>
LANDSCAPE + SCREENING	SEE SITE PLAN		



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

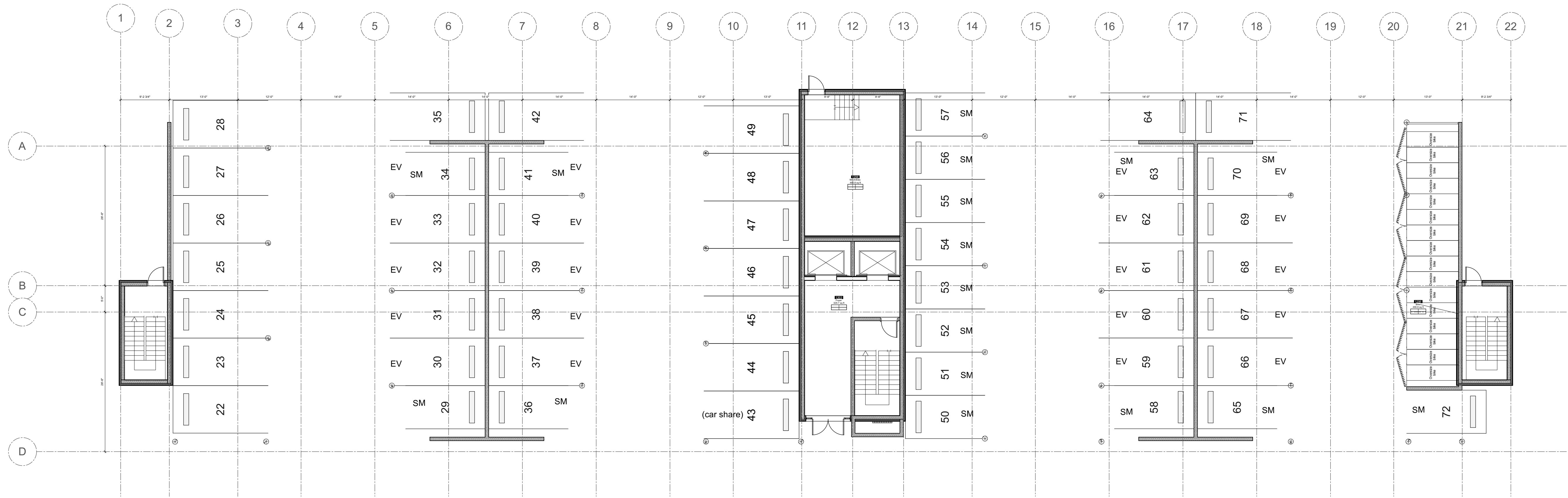
2 USABLE OPEN SPACE PLAN  
Scale: 1:1000



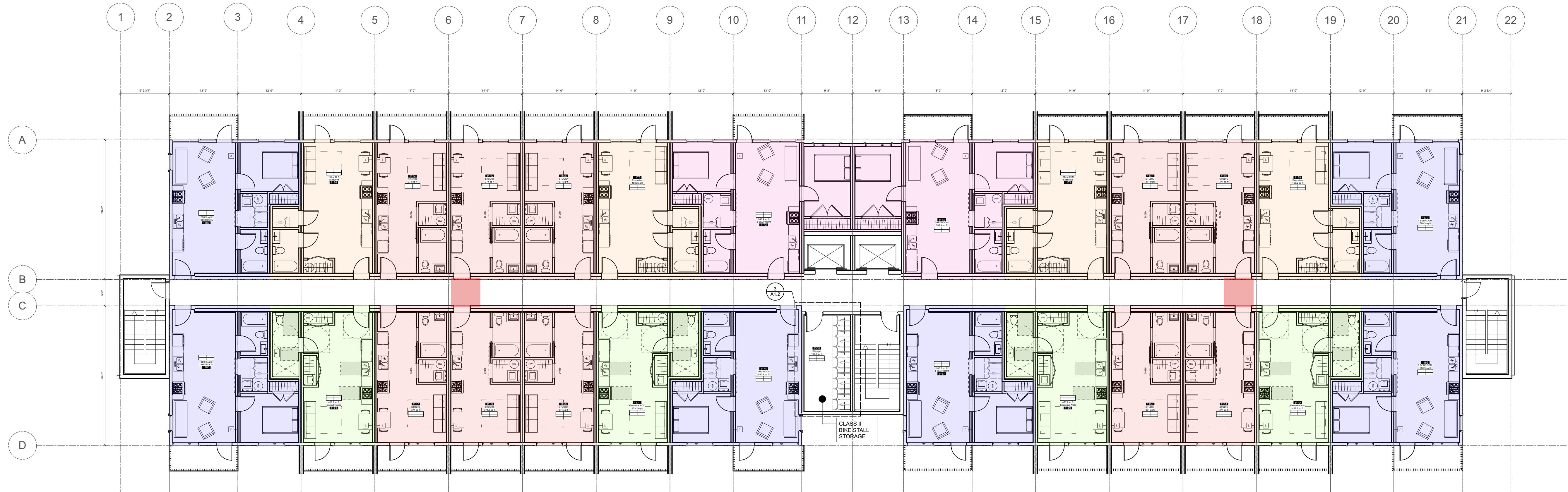
AVERAGE NATURAL GRADE ALONG FRONTAGE = 5.42 M GEO  
FCL 5.7 M GEO

1 SITE PLAN  
Scale: 1:250

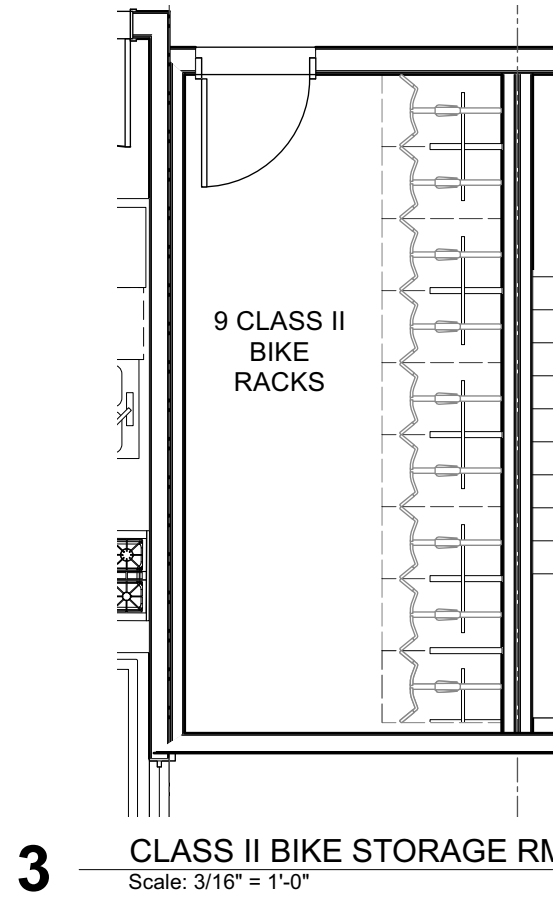




**1** PARKADE PLAN  
Scale: 3/32" = 1'-0"



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



**3** CLASS II BIKE STORAGE RM  
Scale: 3/16" = 1'-0"



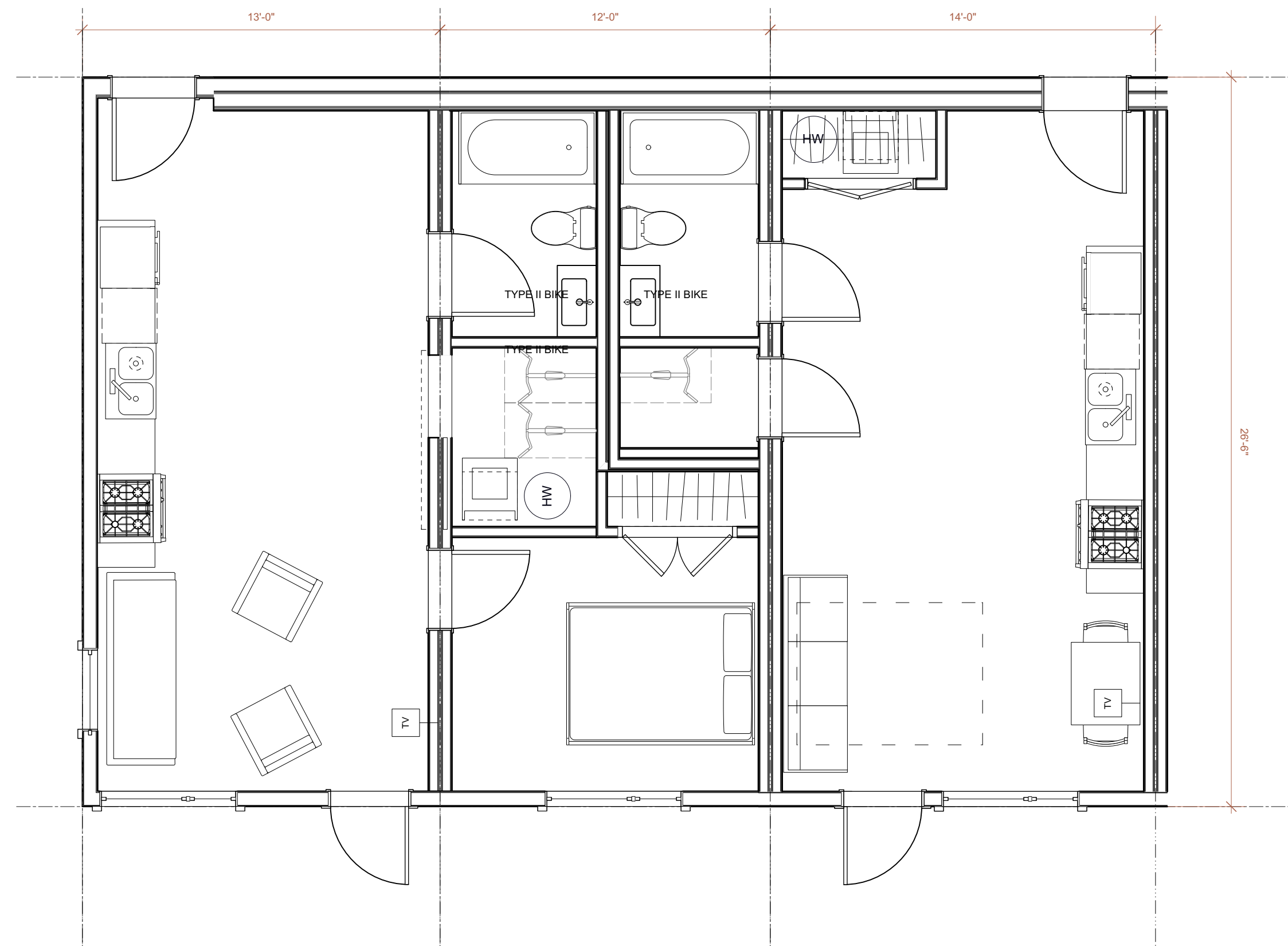
11TH STREET DEVELOPMENT  
COURTENAY BC

G	2024-08-06	Issued for DP R8
C	2023-12-06	Issued for DP R1
B	2023-09-06	Issued for Re-zoning
A	2023-08-06	Issue

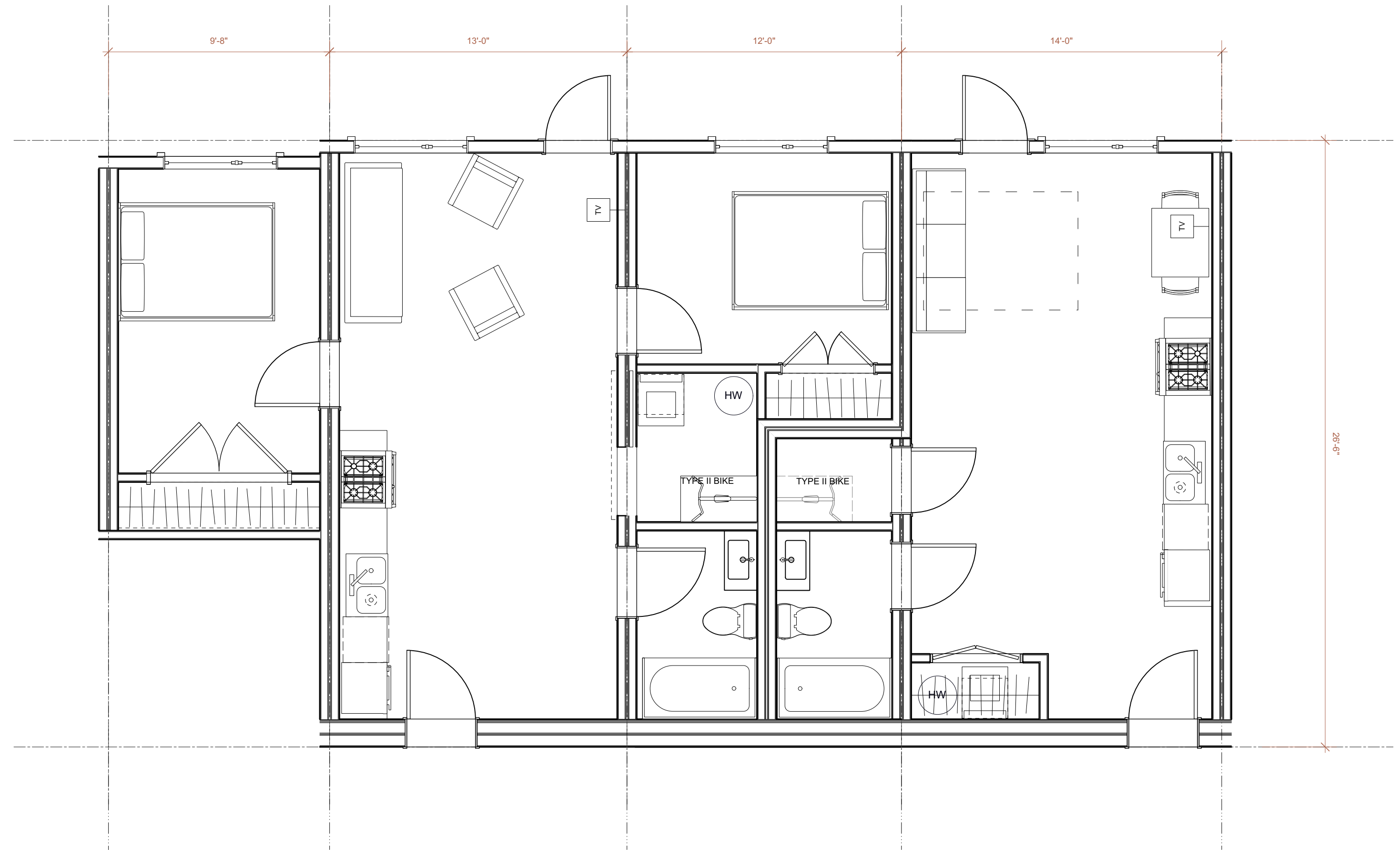
NO.	Y	M	D	ISSUE
1	2023	08	06	Issue

SHEET TITLE  
Parkade & Typical Floor Plans

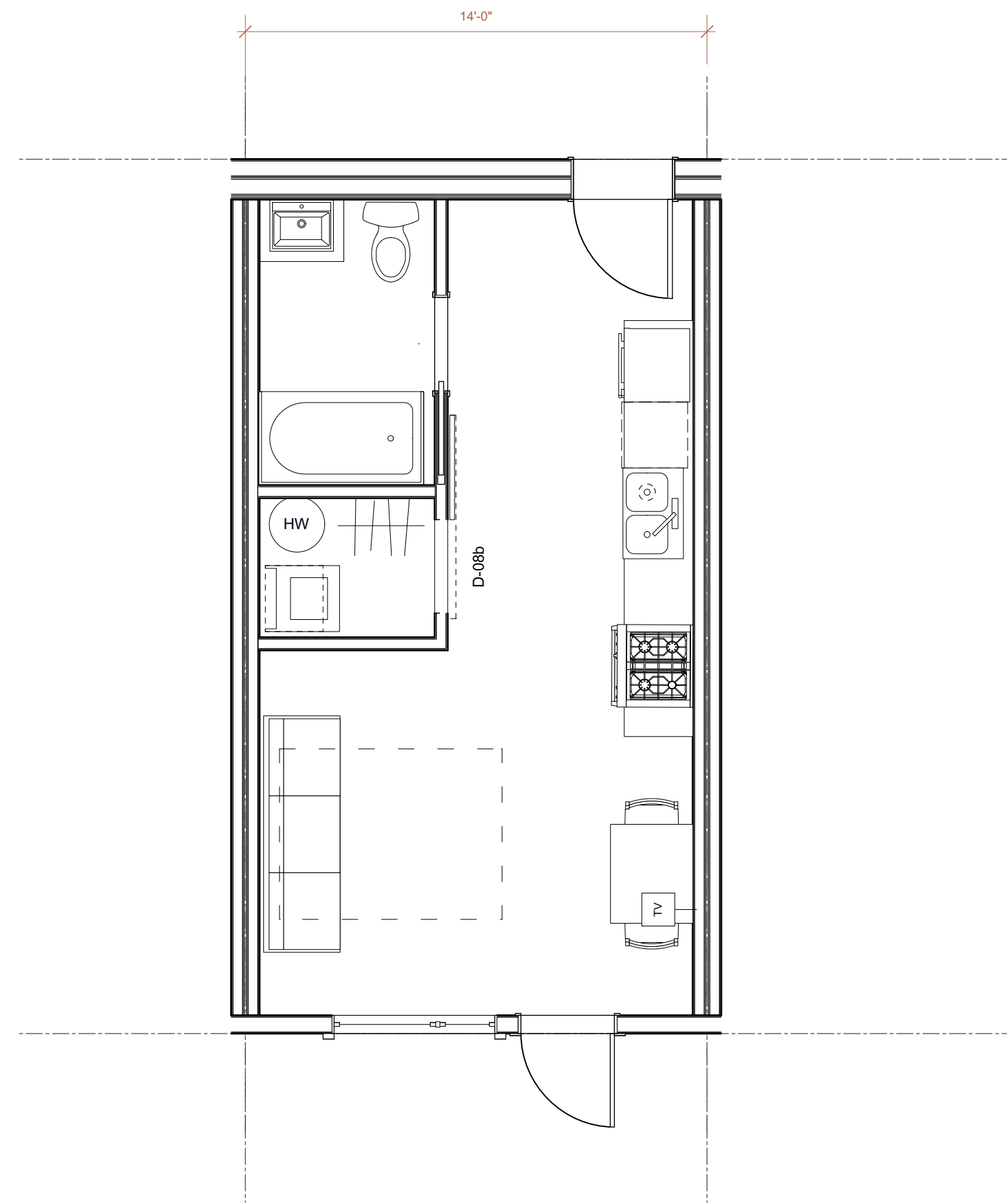
DRAWING NO.  
**A1.2**



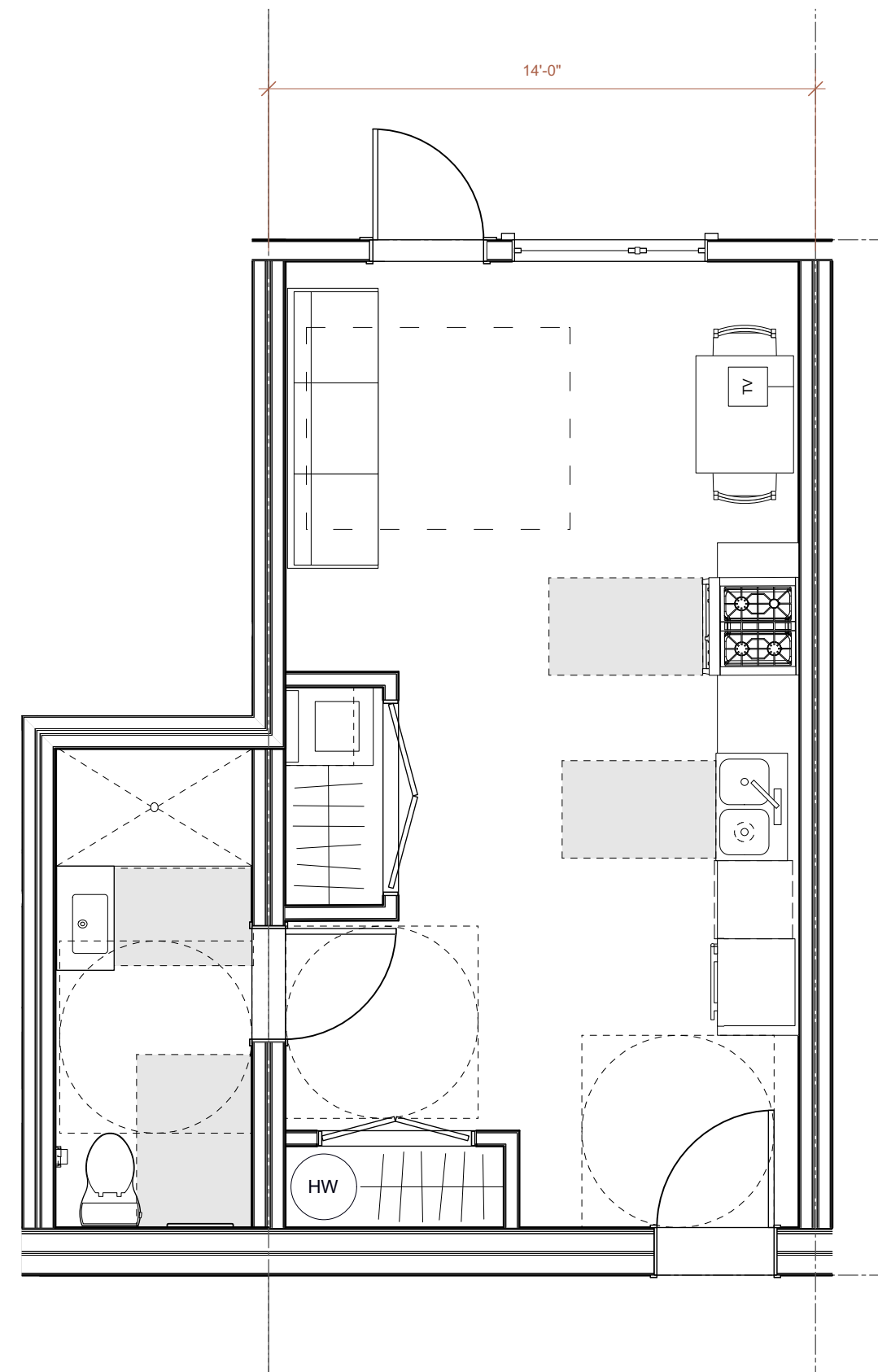
**1** Typical Corner 1 Bedroom and Executive Units  
Scale: 1/4" = 1'-0"



**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"



11TH STREET DEVELOPMENT  
COURTENAY BC

	2024-08-06	Issued for DP R6		
	2023-12-06	Issued for DP R1		
O.	Y	M	D	ISSUE

SUE

N	Y	M	D	ISSUE
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SHEET TITLE  
Detailed Unit Plans

DRAWING NO.

**A1.5**





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



5 East 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



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



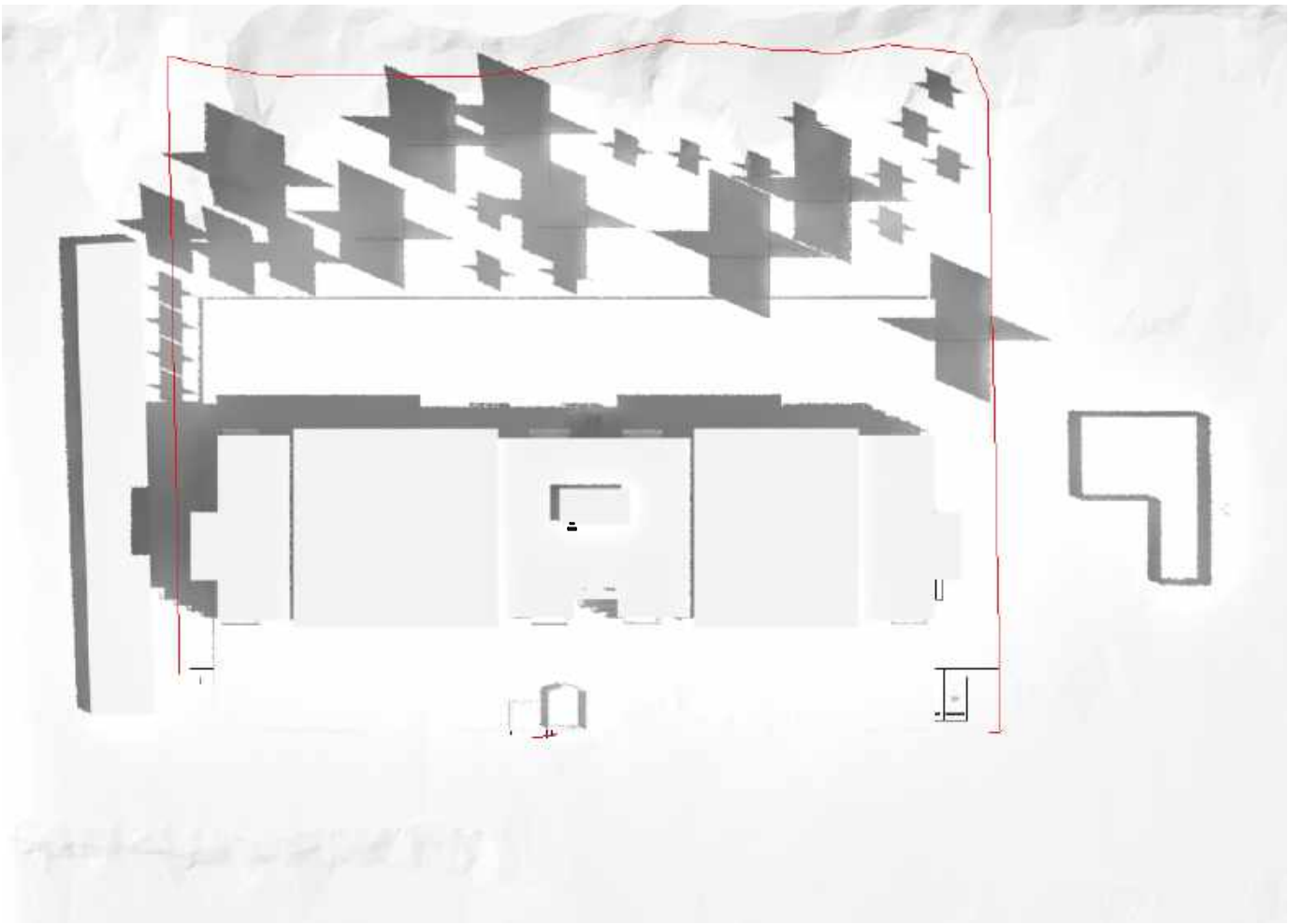
2 SOUTH ELEVATION  
Scale: 3/32" = 1'-0"



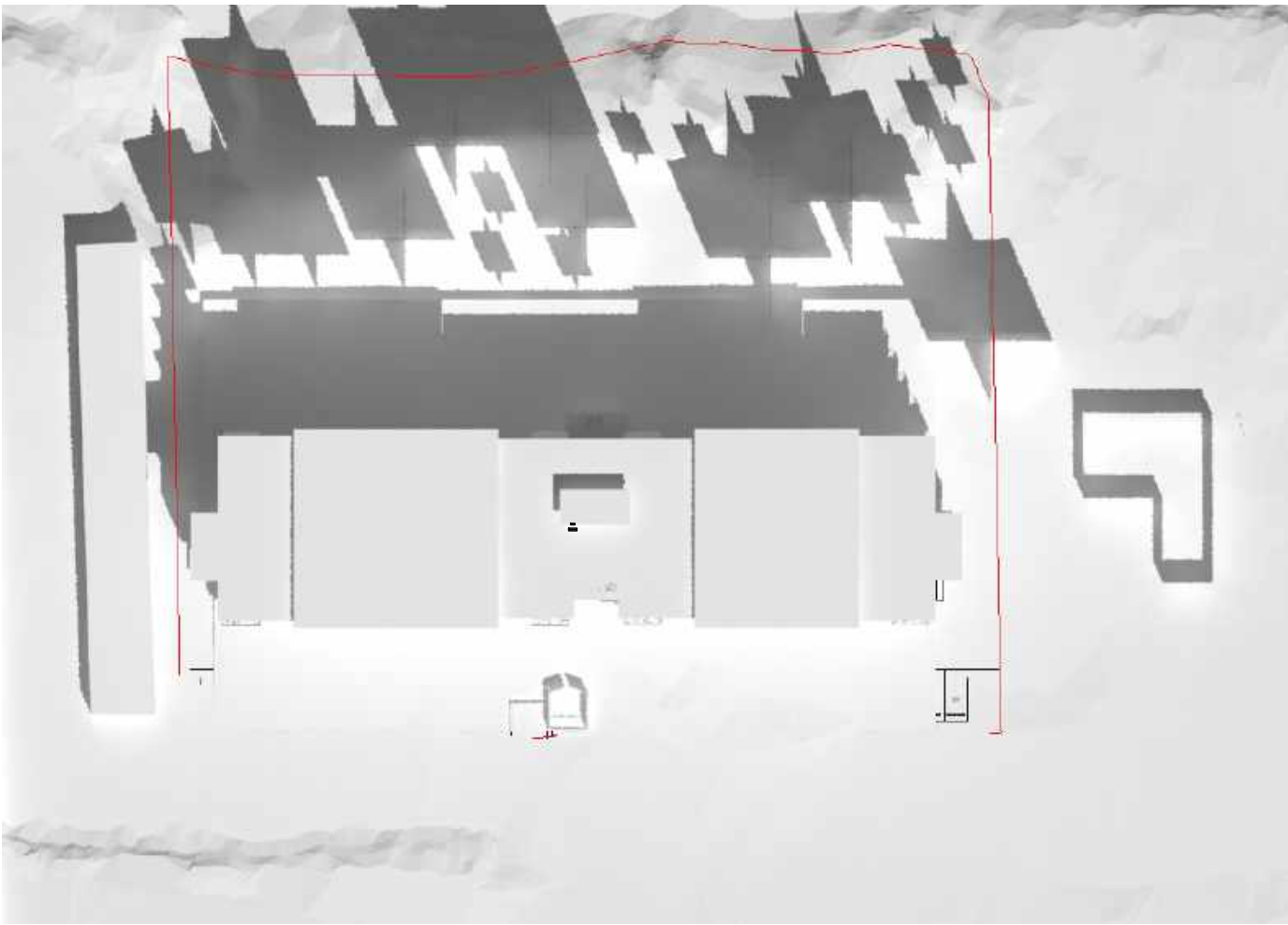
10 AM



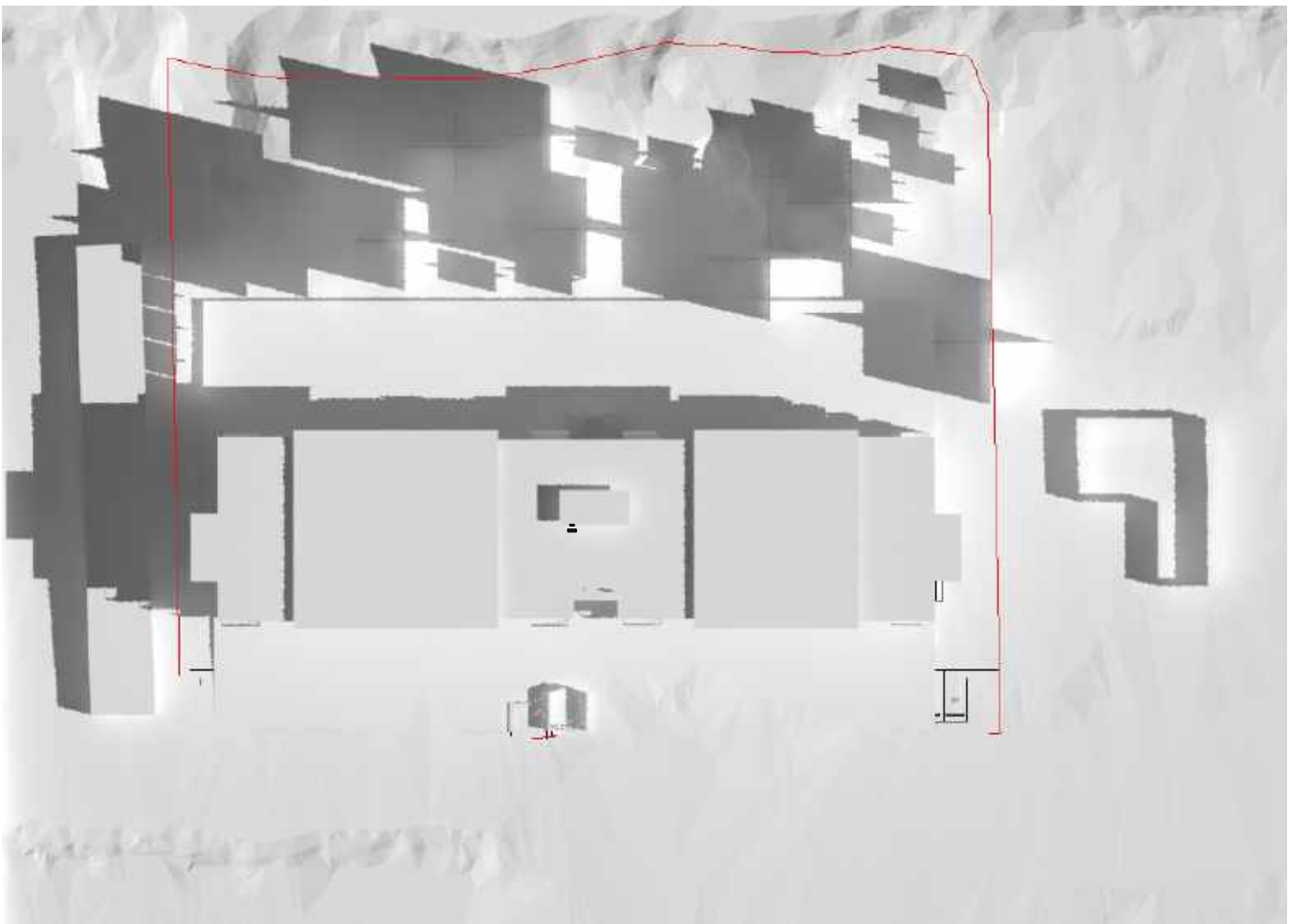
1 PM



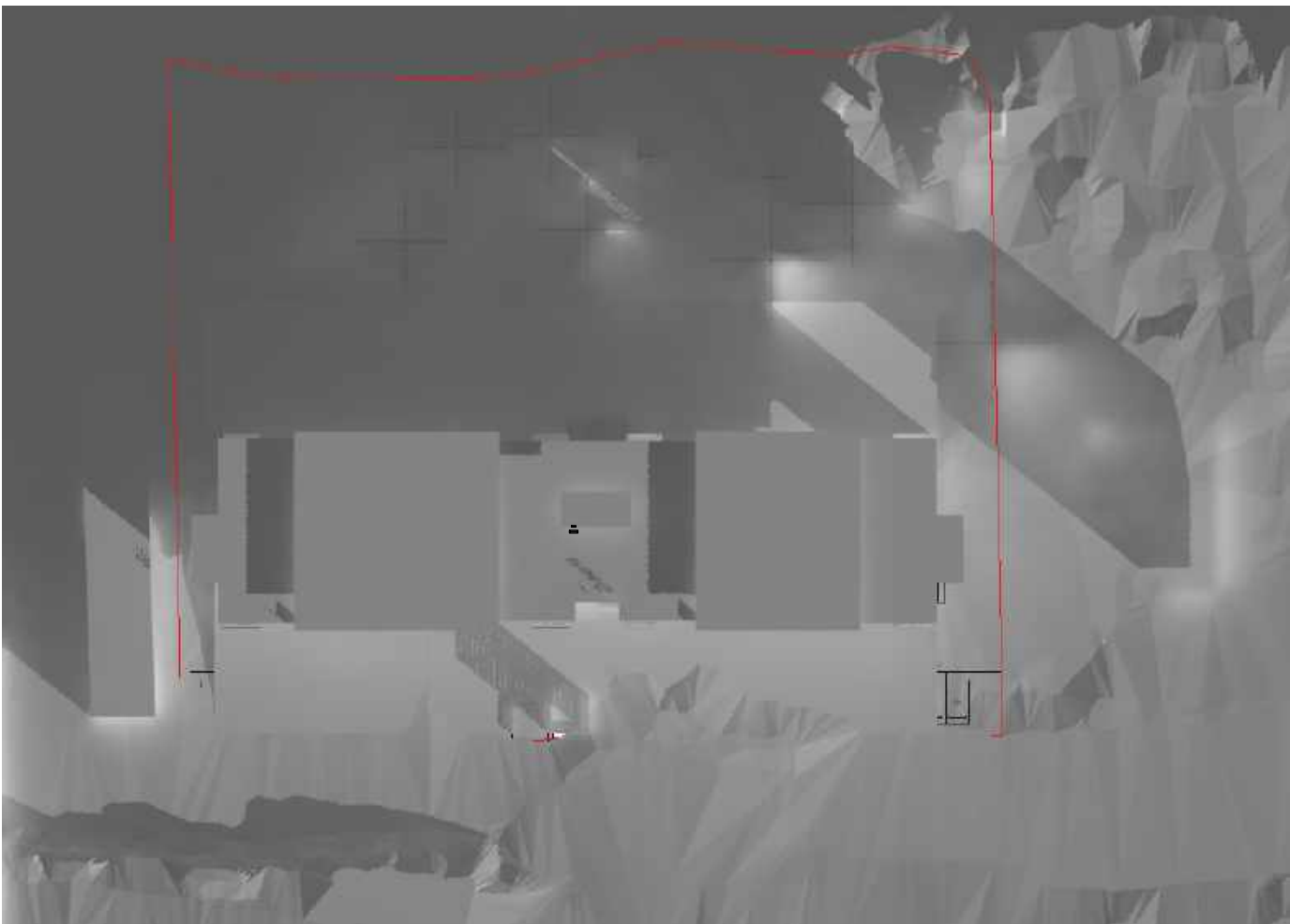
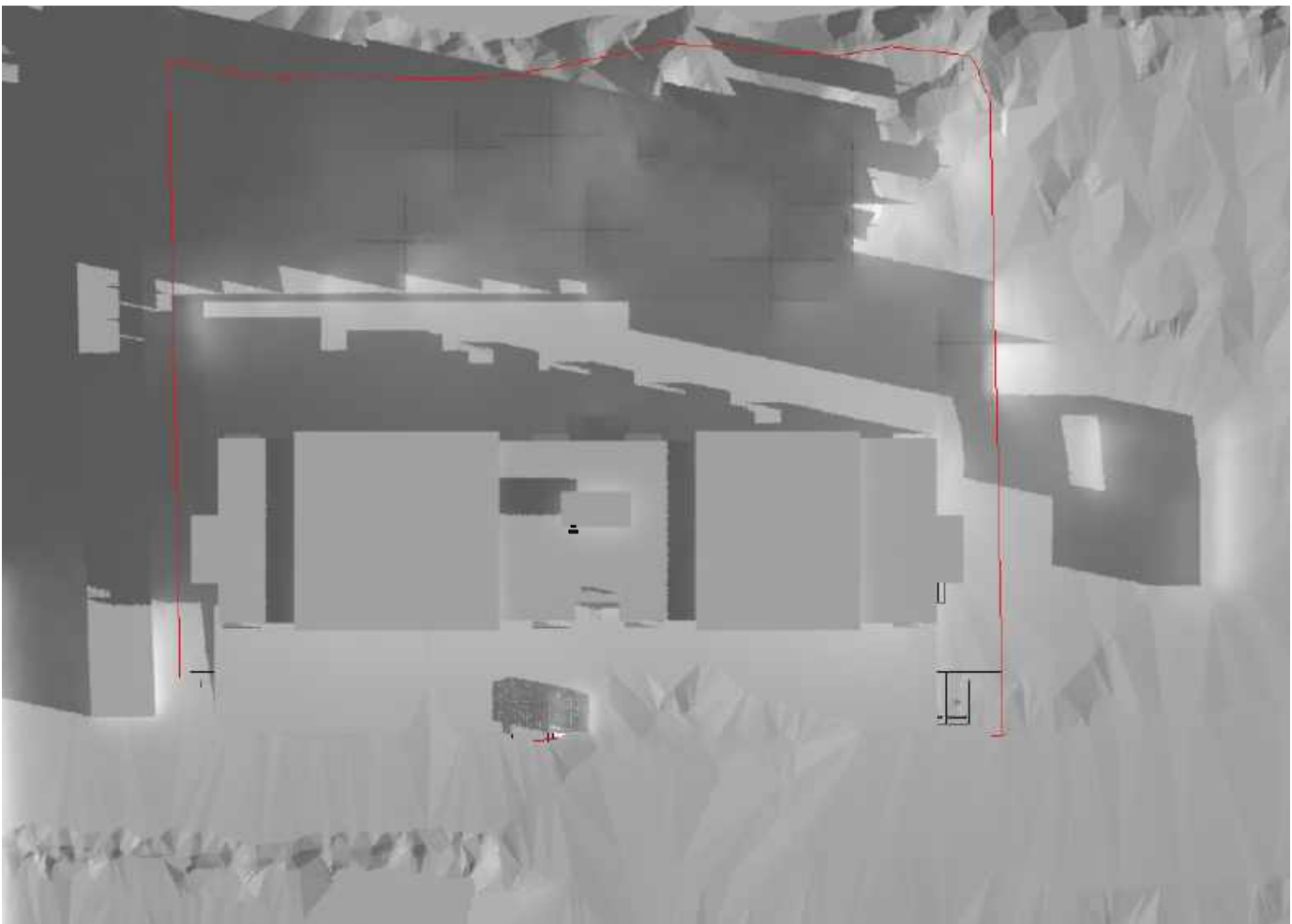
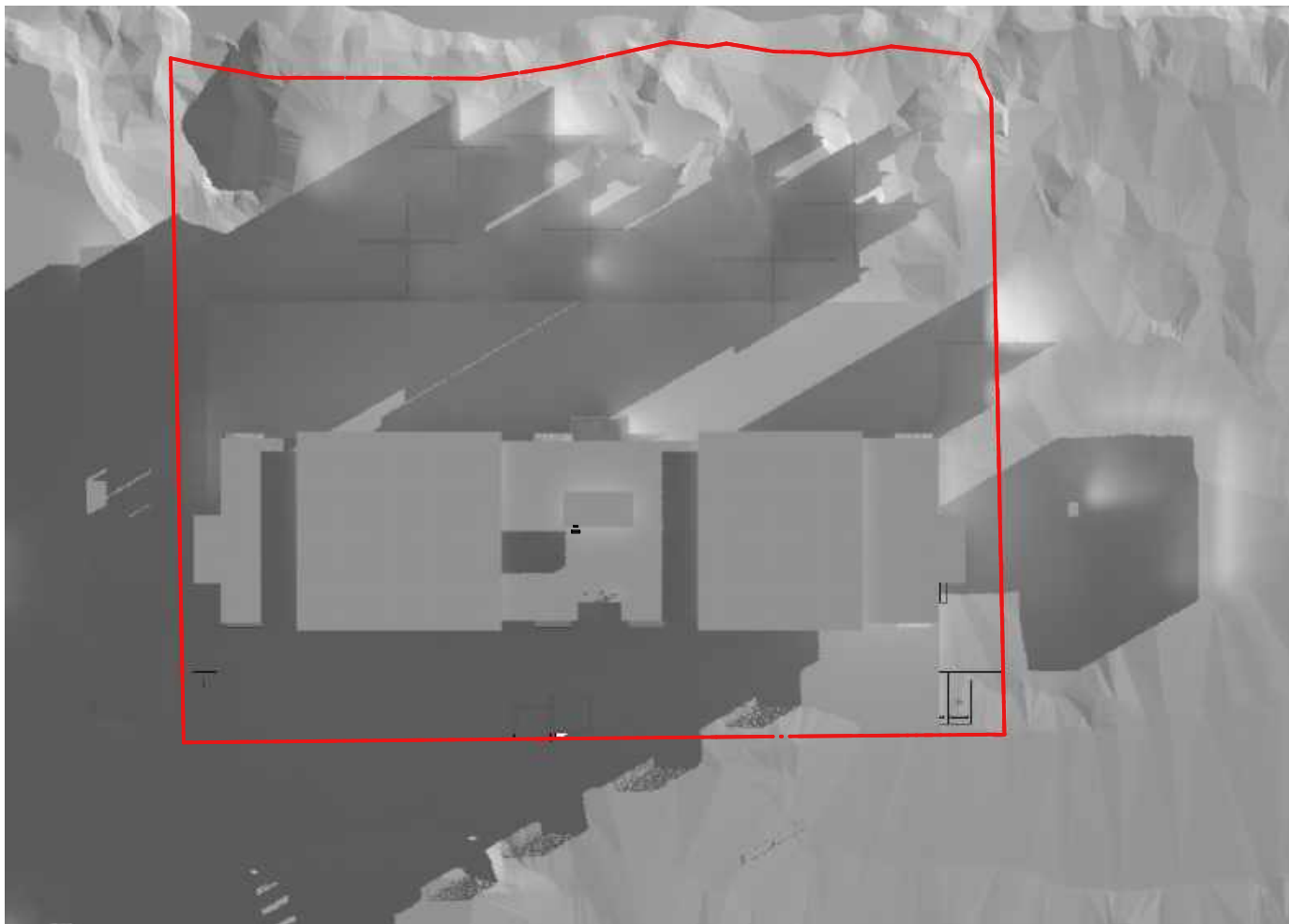
3 PM



JUNE



MARCH/SEPTEMBER



DECEMBER



11TH STREET DEVELOPMENT  
COURTENAY BC

G	2024-08-06	Issued for DP R6		
C	2023-12-06	Issued for DP R1		
A	2023-08-10	Issued for Review		
NO.	Y	M	D	ISSUE

ISSUE

NO.	Y	M	D	ISSUE
REVISION				

SHEET TITLE  
Shadow study



