

**CORPORATION OF THE CITY OF COURTENAY
COUNCIL MEETING AGENDA**

DATE: Monday, August 19, 2013
PLACE: City Hall Council Chambers
TIME: 4:00 p.m.

1.00 ADOPTION OF MINUTES

1. Adopt August 6, 2013 Council meeting minutes

2.00 INTRODUCTION OF LATE ITEMS

3.00 DELEGATIONS

Page #

- 1 1. Barry Weih, AIBC re: Development Permit No. 1304 (see pg#7)
2. Shawn Vincent re: Development Permit No. 1313 (see pg#45)
- 1 3. Brett Box re: “Beanstalk” Junior Skateboard Development
- 5 4. Mel McLachlan re: Modern Roundabouts
5. C.V. Economic Development Society re: Regional Development Strategic Plan

4.00 COMMITTEE/STAFF REPORTS

(a) Development Services

- 7 1. Development Permit No. 1304 – 444 Lerwick Road (Phase 2)
- 45 2. Development Permit NO. 1313 – 1030 Cumberland Road
- 65 3. Update on Sign Bylaw Review

5.00 REPORTS AND CORRESPONDENCE FOR INFORMATION

6.00 REPORTS FROM COUNCIL REPRESENTATIVES

7.00 RESOLUTIONS OF COUNCIL

1. In Camera Meeting

That notice is hereby given that a Special In-Camera meeting closed to the public will be held August 19, 2013 at the conclusion of the Regular Council Meeting pursuant to the following sub-sections of the *Community Charter*:

- 90 (1) (e) The acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

8.00 UNFINISHED BUSINESS

- 95 1. Follow-up – Comox Valley Elected Officials Forum

9.00 NOTICE OF MOTION

10.00 NEW BUSINESS

11.00 BYLAWS

For Final Adoption

- 99 1. “Tax Exemption 2014 Bylaw No. 2764, 2013”
(to provide annual tax exemption for certain not-for-profit organizations)
- 103 2. “Churches Tax Exemption 2014 Bylaw No. 2765, 2013”
(to provide annual tax exemption for churches)

For Third Reading Subject to the Public Hearing at 5:00 p.m.

- 105 1. “Official Community Plan Amendment Bylaw No. 2762, 2013”
(to rezone the lands from CD-1F to a new CD-11)
- 108 2. “Zoning Amendment Bylaw No. 2763, 2013”
(to rezone the lands from CD-1F to a new CD-11)

12.00 COUNCIL MEMBER ROUND TABLE

13.00 ADJOURNMENT

Note: there is a Public Hearing at 5:00 p.m. in relation to Official Community Plan Amendment Bylaw No. 2762 and Zoning Amendment Bylaw No. 2763

Ward, John

From: info@oneareacode.com
Sent: August-02-13 12:25 PM
To: Ward, John
Subject: RE: BeanStalk "Junior Skateboard development".

Delegation

Good afternoon John.

Thank you for your reply. I hope the information provided here is what you are looking for.

Thank you.

Brett.

Specific request to Courtenay Council

BeanStalk "Junior Skateboard Development" seeks to raise \$8,696 per year in Courtenay to cover the total equipment sponsorship, enrolment and monitoring of:

- 2x (C) program Athletes
- 3x (B) program Athletes
- 2x (A) program Athletes
- Mediation of a "Community Connections" social group
- Monitoring of team blogs, social media and success plans
- Shipping and tax

Background information:

BeanStalk is a product of **OneAreaCode Skateboard Corp** now based in Courtenay, and has been running in Vancouver and on Vancouver Island since december 2012 with positive results.

BeanStalk is a Social enterprise coordinated by Brett Box, High School Teacher, Skateboarder and professional Skateboard Photographer. The BeanStalk "Courtenay" project has sponsors:

- Westview Ford
- Rice Toyota
- OneThirtyThree
- Boardwalk
- Insurance Centre
- 3M
- Epic Design
- WRI Supply
- Cap-it
- LineX
- Planet Clean
- Budget Blinds
- Monk Office
- Rhodos Coffee

National Sponsors:

- S&J Sales
- FourStar
- Ultimate Distribution
- Time Bomb trading
- Kitsch Skateboards
- RedStar Skateboards

International Sponsors:

- Black Box Skateboard distribution
- Kayo Corp
- Tummyto
- SkateOne
- Element
- Sole Tech

> I will need your specific request to Courtenay Council along with any
> background documentation by August 13.

>

> Thanks

>

> John

>

> John Ward, CMC

> Director of Legislative Services

> City of Courtenay

> (250) 703-4853

>

>

From: info@oneareacode.com [mailto:info@oneareacode.com]

> Sent: August-01-13 2:22 PM

> To: Ward, John

> Subject: RE: BeanStalk "Junior Skateboard development".

>
>
> Hi John,
>
> Thank you for getting back to me so fast. Below is the generic outline
> going to Councils, community groups and advertising partners. It outlines
> the funding request and breakdown.
>
> Thank you.
>
>
>
> OneAreaCode Skateboarding Corp.
>
> The “BeanStalk” project was developed by skateboard industry people,
> educators, community minded individuals and business owners.
>
> The project supports sustainable positive and productive use of skateboard
> facilities and community investments, while utilizing intrinsic
> motivations and the love of skateboarding to reinforce Learning
> Objectives. Thus helping our influential athletes to be positive leaders
> who lead full and socially contributing lives.
>
> BeanStalk project mission is:
>
> Raise the education, physical and mental wellbeing of the school aged
> skateboarding community.
>
> BeanStalk provides equipment sponsorship and “Success plan” monitoring for
> 5-10 of the most influential school aged skateboarders, in return for
> positive school, home and social behavior.
>
> Teams are aware they are leaders. They do not promote drug use, drinking,
> smoking, violence or criminal activity by action or on social media,
> videos, photographs and published articles. Our teams complete monthly
> “monitored” School, Home and Skateboarding success plans, which are signed
> by Teachers, Parents, Coaches and Team Managers, in exchange for their
> sponsorship.
>
> BeanStalk project has been running since November 2012 with positive
> results with Vancouver, and Vancouver Island teams.
>
> BeanStalk project is nationally available in communities with supporting
> Businesses, individuals and community groups.
>
> BeanStalk seeks to raise \$8,696 per year in Ladysmith. This allows the
> most influential young athletes to represent the project.
>
> \$8,696 covers the total equipment sponsorship, enrolment and monitoring
> of:
>

>>
>>
>
From: info@oneareacode.com<mailto:info@oneareacode.com>
> [mailto:info@oneareacode.com]
>> Sent: August-01-13 1:57 PM
>> To: Ward, John
>> Subject: BeanStalk "Junior Skateboard development".

>>
>>
>>
>>
>> Good afternoon!

>>
>>
>>
>> We would like the opportunity to present the BeanStalk "Junior
>> Skateboard
>> Development" project to Courtenay council ASAP please.

>>
>> BeanStalk is a sustainable/cost effective project designed and tested
>> by
>> educators in partnership with the skateboard industry. BeanStalk
>> harnesses
>> intrinsic motivations and love of skateboarding to develop positive
>> young
>> leaders, and support positive/productive use of youth recreational
>> skate
>> facilities.

>>
>> BeanStalk project is a simple highly effective sponsorship program
>> rewarding positive school, home and social behaviour.

>>
>> We have presented once before and to regional district; the project has
>> developed and refined since and we would like to demonstrate the
>> success
>> It has had in Courtenay, and the positive roll it will play with
>> greater
>> community support.

>>
>> I will ensure to follow this email with a phone call hopefully today or
>> tomorrow.

>>
>> Thank you very much.

>>
>> Brett Box.

>>
>> 778 855 1980.

>>
>>
>>

DELEGATION AUGUST 19

Dear Mayor and Council (city hall)

This petition was signed by over half of the traffic mitigation enthusiasts who attended the May 23rd open house.

Its intent is obvious and we humbly encourage you to recognizing the growing use of modern roundabouts by modern engineers throughout North America as a means to address traffic issues of safety, efficiency and pollution, and to endorse their use where applicable.

Please note that the recent Town of Comox Transportation Study has recommended the use of 4 roundabouts.

The following excerpt is from the City Of Calgary web page and is part of their Complete Streets Policy

POLICY

- The City of Calgary will use roundabouts as the preferred option of traffic control on arterials and collectors in Greenfield areas where a new intersection is planned that warrants or may warrant a future traffic signal or all-way stop.
- In existing developed areas, a roundabout should be examined where a traffic control upgrade is warranted, capital improvements are being considered, or safety or capacity issues have been identified. The use of roundabouts in these circumstances will be at the discretion of the General Manager, Transportation.

Why roundabouts?

- increase traveler safety
- reduce travel delay
- are economical
- reduce unnecessary idling and air pollution
- may improve the appearance of streets and intersections

Roundabouts have fewer conflict points, slower speeds, and are easier to negotiate than other traffic management methods. There are fewer collisions and fewer injuries from collisions when roundabouts are used. Freer flowing traffic allows for reduced travel times and reduced environmental impacts.

Roundabouts are safe and efficient, but they are not the ideal solution for every intersection. The operations and maintenance expense of roundabouts is less than that of traffic signals. As with the decision to install traffic signals and other control devices, numerous factors are evaluated when deciding the best control for an intersection. Life-cycle cost, land requirements, safety, operations and other factors need to be considered.

Thank you.



339-6123

Roundabouts are ---- SAFER ---REDUCE EMISSIONS----and ARE MORE EFFICIENT THAN SIGNALIZED INTERSECTIONS

Please Courtenay City Council

Learn about their superior advantages and make roundabouts the First option at improving or installing new intersections.

PRINT NAME	ADDRESS	SIGNATURE
Wendy Prothro	1905 BEAUFORT Ave Cour	Wendy Prothro
DAVID LOW	698 ASPEN Rd.	David Low
MIKE DUNCAN	2269 NITNAT PL	Mike Duncan
DORA ELLIS	1435 Gait'pin Dr	Dora Ellis
Jim Langridge	2907 Vanier Dr	Jim Langridge
Leshe Langridge	2907 Vanier Dr	Leshe Langridge
DIANE COLLINS	514-2275 Comox ave.	Diane Collins
MIKE FOURNIER	350 1901 ST ANDREWS.	Mike Fournier
Nathalie Jones	698 Aspen Rd.	Nathalie Jones
Marnix Fiddis	17 1/2 Kilpatrick Ave	Marnix Fiddis
BILL HEIDRIK	1830 RIVERSIDE LN.	Bill Heidrik
Kathie Woodley	1830 Riverside Ln	Kathie Woodley
Sue Bennett	125 Duncan Ave. City	Sue Bennett
Glen Christensen	2110 Choquette, City	Glen Christensen
MURRAY LITHE	2269 Wallbran Dr.	Murray Lithe
ED FUDGE	365-3399 CROWN ISLE DR	Ed Fudge
Barb Fudge	365-3399 Crown Isle Dr.	Barb Fudge
John Hurley	1052 3rd St Courtenay	John Hurley
JAMES TAYLOR	1021 KINGSLEY CROS COMOX	James Taylor
Corinne Tynes	4954 Kilmarnock Dr. Victoria Bay	Corinne Tynes
TOM PATER	207 2ND ST CTNY	Tom Pater
W Langdale	503 Butcher Rd. Comox	W Langdale
Don Munroe	203-2502 Lambert Courtenay	Don Munroe
Pam Munroe	-	Pam Munroe
Sheila McDonnell	12313 Joshua Pl City	Sheila McDonnell
Julie Edwards	172-207 31st St City	Julie Edwards
Harvey Chynell	City	Harvey Chynell
Anne Thompson	989 Brown Lake Dr. Courtenay	Anne Thompson
Angela Dawson	142A Malcolm St. Courtenay	Angela Dawson

THE CORPORATION OF THE CITY OF COURTENAY

REPORT TO COUNCIL

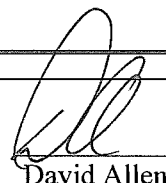
FROM: Development Services Department

FILE #: 3060-20-1304
DATE: July 29, 2013

SUBJECT: Application for Development Permit
444 Lerwick Road (Phase 2- Crown Isle Shopping Centre)
Lot 1, Block 72, Comox District, Plan VIP81206

C.A.O. COMMENTS/RECOMMENDATIONS:

That the recommendation from the Director of Development Services be accepted.



David Allen

RECOMMENDATION:

That Development Permit with Variances No. 1304 is approved with the following variance to the *City of Courtenay Zoning Bylaw No. 2500, 2007*:

- *Section 6.8.2* to increase the maximum fence height from 2.0 metres to 4.0 metres for the sound attenuation fencing as shown in *Attachment No.5*; and

That Development Permit with Variances No. 1304 for phase 2 of an approximately 11,255 m² commercial shopping centre on the property legally described as Lot 1, Block 72, Comox District, Plan VIP81206 (444 Lerwick Road) be issued subject to the following conditions;

- a. Development must be in conformance with the plans and elevations contained in *Attachment No. 3*;
- b. Submission of plans and drawings demonstrating that the sound attenuation fencing is coordinated with the building and landscaping design prior to issuance of building permit and subject to City approval;
- c. To protect the trees on the adjacent undeveloped property, an ISA Certified Arborist must be on-site monitoring the following activities:
 - i. Installation of the temporary tree protection fence setback 2.0 metres from the eastern property line as shown in Attachment No.5;
 - ii. Grading of the site to ensure structural roots are not damaged and the tree protection area remains unaltered;
 - iii. Installation of the fence posts for the 1.8 metre fence located along the east property line to protect the structural roots of trees on the adjacent property;
 - iv. Installation of landscaping along the eastern property line to ensure that topsoil depths do not suffocate existing roots.

At the conclusion of the project and prior to any release of the landscaping security for Phase 2, the Arborist must submit a report to the City which details monitoring activities and outlines the best management practices which were followed.

- d. Submission of landscape security in the amount of (125% x \$217,467.64) \$271,834.55;
- e. Submission of a revised landscaping plan, acceptable to the City, for the area adjacent to Royal Place prior to the issuance of building permit;
- f. Landscaping must be completed within six months of the date of issuance of the occupancy permit by the City;
- g. Issuance of a sign permit in compliance with the *City of Courtenay Sign Bylaw No. 2042*,

1998 or the bylaw in effect at the time of application and the Commercial Shopping Centre Development Permit Guidelines is required for all signage. Signage must not be internally illuminated unless otherwise permitted by the sign bylaw in effect at the time of application. This permit does not approve any signage;

- h. All building, site and sign lighting must be full cut off, flat lens in accordance with the City's Dark Skies Policy. All lighting must be approved by the City prior to installation;
- i. Parking areas must be developed in accordance with Zoning Bylaw No. 2500, 2007, Division 7, Off-Street Parking and Loading Spaces.
- j. That if the permit holder has not substantially commenced any construction to which the permit was issued within twelve (12) months after the date it was issued, the permit lapses.

PURPOSE:

To consider a Development Permit with Variances to allow the development of phase 2 of the Crown Isle Shopping Centre and to increase the maximum height allowed for the proposed sound attenuation fencing.

BACKGROUND:

Development Permit No. 1110 for phase 1 of the Crown Isle Shopping Centre was issued in June 2011 and included the perimeter landscaping adjacent to Lerwick Road and Ryan Road. Development Permit No. 1211 was issued separately for the CIBC building in May 2012. Five of the seven buildings in phase 1 have now been constructed and the associated landscaping has been installed.

This development permit with variance application is for the form and character of phase 2 of the shopping centre which includes retail, restaurant and automotive service uses in approximately 1,771 m² (19,067 sq.ft) of additional commercial floorspace. The proposed development continues the building design and landscaping concepts established in phase 1.

The Crown Isle Shopping Centre directly abuts residential properties to the south and east. In order to minimize land use conflicts between the commercial development and neighbouring residential properties, the applicant has provided noise impact studies for both phase 1 and phase 2. The proposed variance is to accommodate the height of the sound attenuation fencing recommended as part of the noise impact studies.

A map showing the location of the subject property is contained in *Attachment No. 1*. The applicant's project description is included as *Attachment No.2*, drawings and elevations for the proposed development are included as *Attachment No.3* and project renderings are included as *Attachment No.4*. The location of the proposed sound attenuation fencing is indicated in *Attachment No.5* and the applicant's sustainability statement is included as *Attachment No.6*.

DISCUSSION:

The subject property is within the Commercial Shopping Centre Development Permit Area and is zoned Comprehensive Development One F (CD-1F).

Due to their highly visible locations and the scale of development, the architecture and landscaping of commercial shopping centres have a significant impact on the character and attractiveness of streetscapes within Courtenay. The proposed development meets the form and character guidelines and maintains the west coast style established in phase 1 of the shopping centre. The three proposed buildings use a combination of materials including hardi plank siding, metal siding, stone veneer, and the use of cedar accents as posts, braces and trim (Attachment No.3). This variation in materials, the presence of patio areas, canopies and awnings, and the

incorporation of significant amounts of glazing add design interest and address DP guidelines. The building design and general colour scheme is consistent with the first phase of the shopping centre with the exception of small segments of buildings 'J' and 'K' which have elements of corporate branding for franchise establishments.

The landscaping treatment is also consistent with phase 1 of the project incorporating a significant amount of native coastal vegetation. The landscape concept includes landscape beds which soften the street presence and provide screening for adjacent land uses, and extends the bio-swale stormwater infrastructure established in phase 1. The proposal addresses the landscaping, siting and screening DP guidelines with the exception of the width of the landscape area adjacent to Ryan Road. The development permit guidelines require a 10.0 metre landscaped area along the inside of all property lines adjacent to Ryan Road. The proposal is for a landscaped area which varies from about 5.5 metres at the narrowest section adjacent to the proposed drive-through to more than 15 metres. The applicant is proposing to install pavers within the drive-through to maintain permeability where the landscaped area has been reduced. This is consistent with the approach taken in phase 1 as the applicant has outlined in Attachment No. 2. Staff have no objection to the reduced landscaping width as shown on the plan and note that the elevation of the drive-through is set below the sidewalk level as shown on the last page of Attachment No.3. The installation of a hedge, the down slope location, and the presence of a separated boulevard with street trees help to minimize the impact of the drive-through on the streetscape.

Improvements to the walkway leading from Bristol Way through the Shopping Centre are proposed as part of this phase of the development. Improvements include the installation of street trees at the entrance to the walkway, the addition of an arbour feature as shown in Attachment No. 4, enhanced landscaping along the south side of the walkway, and the addition of lighting along the north side. The intent is to create a safe and welcoming pedestrian and cycling connection between the commercial shopping centre and the surrounding residential neighbourhood.

A tree cutting permit was previously issued authorizing tree removal on the subject property. However, the arborist report for the proposed development has identified two trees located on the property line. To protect these trees as well as the trees on the adjacent undeveloped site, the arborist has recommended that a 2.0 m root protection setback from the eastern property line be established to ensure that no grading or construction activity will occur in this area. In addition, staff have listed as a condition of this development permit that an arborist be on site to monitor the installation of the root protection area fencing, grading activities, installation of the fence posts for the 1.8 m high fence along the property line, and installation of the landscaping to ensure that these development activities do not damage the trees and preclude their retention when the adjacent site develops.

As mentioned above, the subject property is zoned CD-1F which allows a variety of commercial uses including the proposed restaurant, retail units and automotive service station. The proposed development meets the building setback, height, floor area and parking requirements of this zone. The applicant is requesting a variance to the *Zoning Bylaw* to accommodate the height of the proposed sound attenuation fencing as shown in Attachment No. 5. *Section 6.8.2* of the *Zoning Bylaw* limits the height of fences to a maximum of 2.0 meters for all non-residential properties. The noise impact studies completed as part of the application process recommended the following:

- installation of 4.0m high sound attenuation fencing adjacent to the loading area of the restaurant
- installation of a 4.0 m high adjacent to the eastern end of the automotive service station
- extension of the 3.5 m high sound attenuation fencing between the shopping centre and

the existing multi-family development to the south

In addition to the sound attenuation fencing, 0.5 m high sound barriers will be installed on the east end of the roof of the restaurant as indicated on the site plan in Attachment No. 3 in order to mitigate noise from the rooftop mechanical systems. Sound attenuation fencing and barriers mitigate what is often a source of conflict between commercial and residential properties. However, staff acknowledge that these features can interrupt connectivity, pose safety concerns and can have a negative visual impact on the streetscape and character of the commercial development. Staff have been working with applicant to soften the look of these structures and to ensure that connectivity is maintained throughout the site.

Public Input

Pursuant to the *Local Government Act*, the proposed variance was circulated to surrounding property owners and tenants. To-date, one email has been received from a resident of the adjacent strata complex. The email indicates support for the proposed variance (Attachment No.7).

FINANCIAL IMPLICATIONS:

N/A

STRATEGIC PLAN REFERENCE:

Goal 3: Advocate high standards of design and community aesthetics including a review of the noise bylaw and development issues around noise.

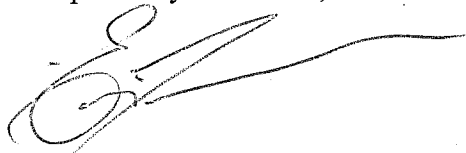
OCP SUSTAINABILITY REFERENCE:

The development proposal is consistent with OCP policy supporting the use of existing commercial areas prior to creating new commercial lands, and the provision of range of existing uses in shopping centres. Many features of the site also support sustainability policies such as utilizing green infrastructure and supporting active transportation. The applicant has prepared a sustainability statement which is included as Attachment No.6.

REGIONAL GROWTH STRATEGY REFERENCE:

The Crown Isle Shopping Centre is located within a Core Settlement Area. As mandated by the Regional Growth Strategy, the majority of growth and development should be concentrated in these areas to provide the efficient use of land, provide alternative transportation choices and to limit encroachment into resource lands and rural areas. The proposed development also supports several of the economic policies including “encouraging the responsible expansion of the economic base of the Comox Valley with the intent of enhancing wealth and employment opportunities”.

Respectfully submitted,



Erin Ferguson, MCP, BSc
Planning Technician



Peter Crawford, MCIP, RPP
Director of Development Services

June 27, 2013

1303 – CROWN ISLE SHOPPING CENTRE – PHASE 2 DESIGN DESCRIPTION AND SUMMARY

The attached Development Permit submission is for site, building, and landscape design for Phase 2. The Development Permit is for form and character for all buildings. The design objective for this phase of the project is to create a high-quality neighbourhood shopping centre, consistent with the design of Phase 1. The goals of the design are:

- ▶ to incorporate a West-coast design expression into the buildings appropriate to the Courtenay area and retail design trends.
- ▶ to create a rich pedestrian experience on the site that encourages a sense of community.
- ▶ to provide a high quality landscape design that integrates with the design of Phase 1, and with the adjacent properties and streets.

In achieving these goals, the project design meets the City of Courtenay Shopping Centre design guidelines. For your use, we provide the following summary.

I. FORM AND CHARACTER

- ▶ The design relates to the pedestrian scale by developing a “ground-oriented” set of building elements that are lower and smaller, and reduce the scale of the buildings. This includes glazing details, canopies and awnings, columns and pilasters, and the use of natural materials (stone and wood) at the lower level.
- ▶ Weather protection has been provided at all focal points, including patios, entrances and major walkways.
- ▶ Roof-top equipment is screened on the buildings by either high parapets or by specific roof-top screening.
- ▶ The composition of the building facades are articulated with a variety of materials and changes in the wall plane, to create visual interest. The parapet lines are stepped, or broken by vertical elements, to create varied roof lines. Wood elements are incorporated at the parapet to enhance the variation in roof lines. Lower wood canopies, articulated in heavy timber with stone columns, are incorporated at focal points.
- ▶ The materials for the buildings are of high quality, and include extended warranty provisions for many of the key components including Hardi Panel and cementitious siding. These materials will provide durability for the shopping centre, while creating a natural “wood-like” appearance. We have added steel wall cladding to accent some areas of the building. The use of heavy-timber cedar and natural stone, create a sense of stability and permanence for the building in its West-coast setting.
- ▶ Glazing and spandrel glass, awnings and/or canopies are incorporated along a minimum of 40% of walls fronting a street. This includes projections of various types (canopies, changes in wall plane and similar), over at least 20% of the façade.

II. SIGNAGE

- ▶ The design intent for fascia signs is to permit halo and front lighting, and does not permit internally illuminated channel letters.
- ▶ All tenant signage shown on the building elevations is for illustration only and does not form part of the application. We will apply for sign permits at a future date. The size and design of the signs will meet Municipal Bylaws or City Approval.
- ▶ The project design incorporates an architectural sign support, which will integrate the sign installations for the separate tenants into the overall building vocabulary.



301 1444 Alberni Street, Vancouver, BC V6G 2Z4
604 685 3529 • www.wensleyarch.com

WENSLEY ARCHITECTURE LTD

III. SITING, LANDSCAPING AND SCREENING

- ▶ The landscape design prepared by PMG Landscape Architects creates a natural setting for the building.
- ▶ The drive-through will have a hedge-type screen to prevent headlights from shining on to Ryan Road.
- ▶ Significant landscaping has been incorporated along the walkway to Bristol Way to soften the sound attenuation fence, and along the rear facades of the Building H and K to screen loading areas.
- ▶ A continuous landscape buffer of 7.5 meters has been incorporated adjacent to all residential zones, as per the guideline.
- ▶ A 10 meter landscape buffer has been incorporated adjacent to Ryan Road to meet the design guideline, except in one specific area where we have encroached into this buffer for a drive-through lane. We propose to use the same approach as was used in Phase 1, namely that the entire drive-through will be constructed using permeable pavers. This ensures there is no increase in impermeable surfaces on the site, and allows for natural water infiltration.

As in our Phase 1 Design Rationale, we note the property line configuration adjacent to Lerwick and Ryan Roads means there is a very wide road dedication our project will landscape, well in excess of 10 meters. In terms of the actual area of landscape and permeable surface provided in our project, the following updated table illustrates that for the entire project our proposal meets or exceeds the 10 meter buffer guideline.

AREA MEASURED (INCLUDES PHASE 1 AND 2)	PERMEABLE AREA (SF)
Maximum possible landscape with 10m buffer	48,641
Proposed landscape area within 10m buffer	42,355
Additional proposed permeable area (Includes permeable pavers on site and additional landscape measured to 1m from sidewalk)	25,960
Total proposed permeable area	68,315

We believe the taken steps justify the minor variation to the landscape buffer as proposed to accommodate the drive-through.

- ▶ All loading and garbage areas are screened by the building, or are located in a decorative, gated garbage enclosure.
- ▶ The project design includes all required street trees and boulevards. Site furniture has been provided including benches, waste receptacles and bike parking. Decorative sidewalk areas feature scored concrete patterns. Outdoor patios are provided at key focal points on the site.
- ▶ The design incorporates extensive pedestrian connectivity throughout the site. All areas of the site are linked by pedestrian pathways and sidewalks with seating areas along the front of Building H. The design includes a trellis feature matching those already on site to mark the start of the pedestrian access from Bristol Way to the site.
- ▶ The storm water design for the project incorporates numerous natural systems. In conjunction with more traditional methods we will meet all Municipal requirements.

IV. LIGHTING

- ▶ All lighting will incorporate night sky principles, and will ensure no glare to neighbours or to the night sky. This includes accent lighting on the buildings.
- ▶ Lighting fixtures will match those used in Phase 1 to create continuity.
- ▶ Pedestrian lighting has been provided along the pathway link to Bristol Way.



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V. PARKING


- ▶ Parking areas are screened from adjacent lands by buildings and by landscape elements.
- ▶ In specific areas, the parking area incorporates a bio-swale or rock garden, which allows for natural storm water infiltration.
- ▶ The site plan allows for all loading required for tenants, and can accommodate a WB-15 vehicle through the site.
- ▶ We have modified the bio-swale design to easily accommodate the proposed parking spaces.

Overall, we believe the project design is fully compliant with the goals and intent of the City Design Guidelines for Shopping Centres. The pedestrian areas, natural materials, comprehensive landscape plan and overall design quality in the project will help to create a strong community focal point that is consistent with the first Phase of the development.

END



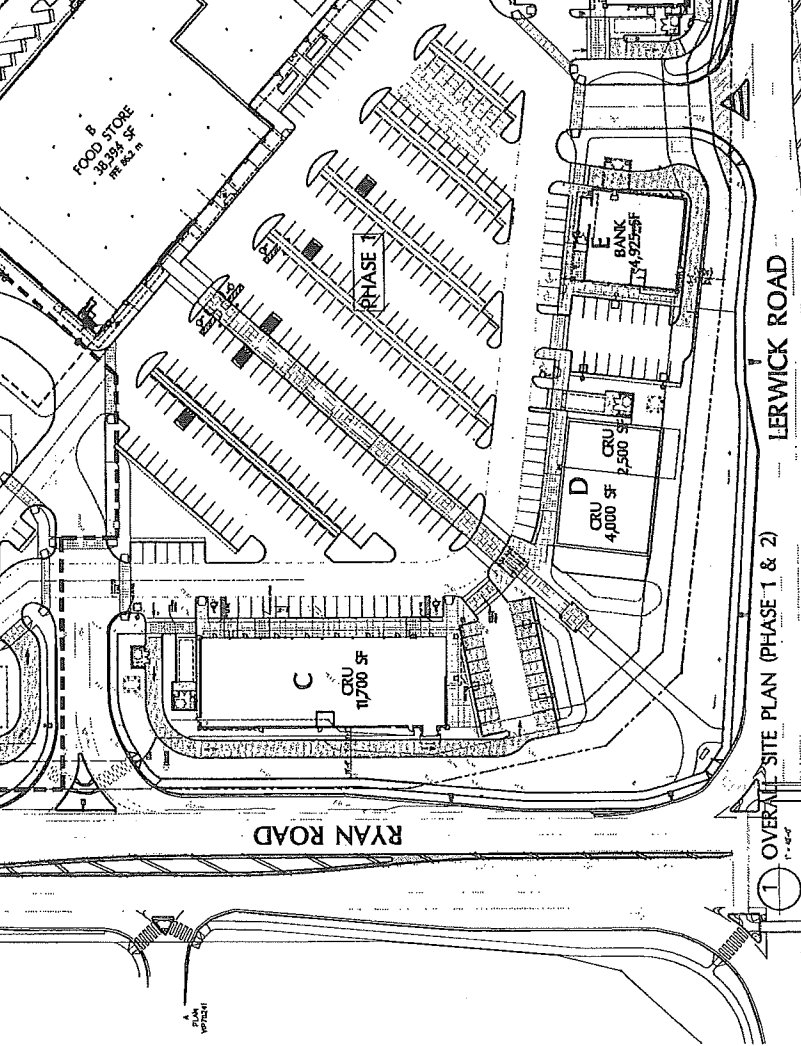
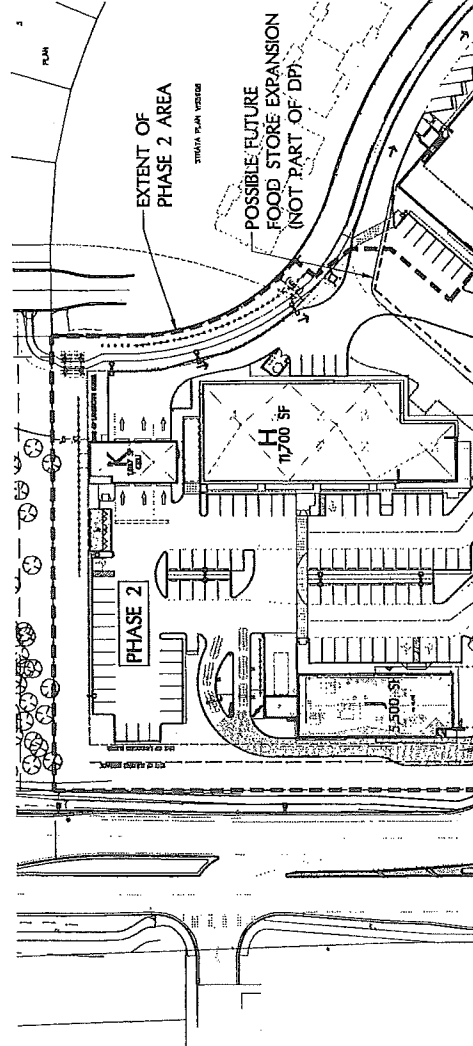
▼ WENSLEY ARCHITECTURE LTD

		JACE HOLDINGS LTD. PROJECT NO. 19-001 DATE: 11/20/2019	CROWN ISLE SHOPPING CENTRE PHASE 2 BLDG. H, J & K 44 LERWICK ROAD, COBBYBAY BC Wensley Architecture Ltd 44 LERWICK ROAD, COBBYBAY BC TEL: 604-681-1111 WWW.WENSLYARCHITECTURE.COM
SUMMARY OF CROSS FLOOR AREA (CFA)			

BLDG.	USE	CROSS FLOOR AREA (CFA) (sq. ft.)	NOTE
BLDG. A	CRU	17,000 SF (1,587 m ²)	
BLDG. B	CRU	3,500 SF (324 m ²)	
BLDG. C	CRU	17,000 SF (1,587 m ²)	
BLDG. D	CRU	4,000 SF (372 m ²)	
BLDG. E	CRU	7,662 SF (709 m ²)	
BLDG. F	CRU	2,500 SF (231 m ²)	
BLDG. G	CRU	4,185 SF (388 m ²)	
BLDG. H	CRU	11,700 SF (1,081 m ²)	
BLDG. I	CRU	5,500 SF (510 m ²)	
BLDG. J	CRU	17,000 SF (1,587 m ²)	
BLDG. K	CRU	17,000 SF (1,587 m ²)	
BLDG. L	CRU	17,000 SF (1,587 m ²)	
BLDG. M	CRU	17,000 SF (1,587 m ²)	
BLDG. N	CRU	17,000 SF (1,587 m ²)	
BLDG. O	CRU	17,000 SF (1,587 m ²)	
BLDG. P	CRU	17,000 SF (1,587 m ²)	
BLDG. Q	CRU	17,000 SF (1,587 m ²)	
BLDG. R	CRU	17,000 SF (1,587 m ²)	
BLDG. S	CRU	17,000 SF (1,587 m ²)	
BLDG. T	CRU	17,000 SF (1,587 m ²)	
BLDG. U	CRU	17,000 SF (1,587 m ²)	
BLDG. V	CRU	17,000 SF (1,587 m ²)	
BLDG. W	CRU	17,000 SF (1,587 m ²)	
BLDG. X	CRU	17,000 SF (1,587 m ²)	
BLDG. Y	CRU	17,000 SF (1,587 m ²)	
BLDG. Z	CRU	17,000 SF (1,587 m ²)	

ZONE	TYPE	REQUIREMENT	PROVIDED
PHASE 1	OFFICE	127.76	127.76
PHASE 2	OFFICE	3,500.00	3,500.00
PHASE 3	OFFICE	11,000.00	11,000.00
PHASE 4	OFFICE	11,000.00	11,000.00
PHASE 5	OFFICE	11,000.00	11,000.00
PHASE 6	OFFICE	11,000.00	11,000.00
PHASE 7	OFFICE	11,000.00	11,000.00
PHASE 8	OFFICE	11,000.00	11,000.00
PHASE 9	OFFICE	11,000.00	11,000.00
PHASE 10	OFFICE	11,000.00	11,000.00
PHASE 11	OFFICE	11,000.00	11,000.00
PHASE 12	OFFICE	11,000.00	11,000.00
PHASE 13	OFFICE	11,000.00	11,000.00
PHASE 14	OFFICE	11,000.00	11,000.00
PHASE 15	OFFICE	11,000.00	11,000.00
PHASE 16	OFFICE	11,000.00	11,000.00
PHASE 17	OFFICE	11,000.00	11,000.00
PHASE 18	OFFICE	11,000.00	11,000.00
PHASE 19	OFFICE	11,000.00	11,000.00
PHASE 20	OFFICE	11,000.00	11,000.00

BLDG.	USE	CROSS FLOOR AREA (CFA) (sq. ft.)	NOTE
BLDG. A	CRU	17,000 SF (1,587 m ²)	
BLDG. B	CRU	3,500 SF (324 m ²)	
BLDG. C	CRU	17,000 SF (1,587 m ²)	
BLDG. D	CRU	4,000 SF (372 m ²)	
BLDG. E	CRU	7,662 SF (709 m ²)	
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BLDG. G	CRU	4,185 SF (388 m ²)	
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BLDG. M	CRU	17,000 SF (1,587 m ²)	
BLDG. N	CRU	17,000 SF (1,587 m ²)	
BLDG. O	CRU	17,000 SF (1,587 m ²)	
BLDG. P	CRU	17,000 SF (1,587 m ²)	
BLDG. Q	CRU	17,000 SF (1,587 m ²)	
BLDG. R	CRU	17,000 SF (1,587 m ²)	
BLDG. S	CRU	17,000 SF (1,587 m ²)	
BLDG. T	CRU	17,000 SF (1,587 m ²)	
BLDG. U	CRU	17,000 SF (1,587 m ²)	
BLDG. V	CRU	17,000 SF (1,587 m ²)	
BLDG. W	CRU	17,000 SF (1,587 m ²)	
BLDG. X	CRU	17,000 SF (1,587 m ²)	
BLDG. Y	CRU	17,000 SF (1,587 m ²)	
BLDG. Z	CRU	17,000 SF (1,587 m ²)	



BLDG.	USE	CROSS FLOOR AREA (CFA) (sq. ft.)	NOTE
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BLDG. J	CRU	17,000 SF (1,587 m ²)	
BLDG. K	CRU	17,000 SF (1,587 m ²)	

PROFESSIONAL DESIGNER'S SEAL AND SIGNATURE REQUIRED FOR ALL DRAWINGS
Architectural, Engineering, and Surveying
Professional Regulation Authority of British Columbia

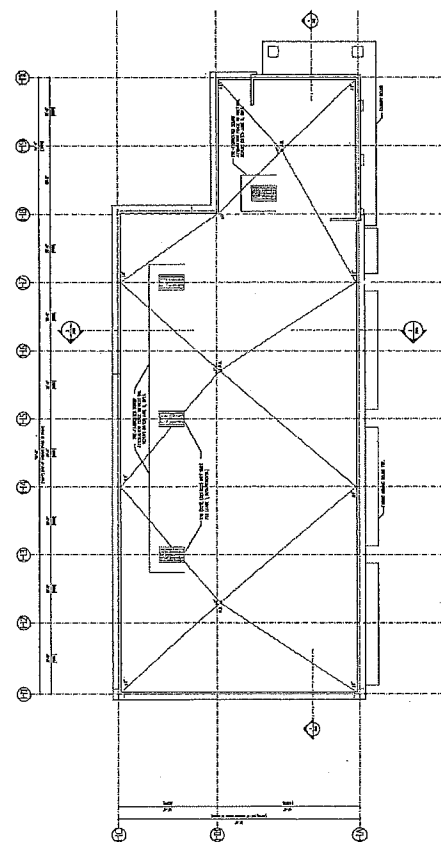
JACE HOLDINGS LTD.

1. OWNER: JACE HOLDINGS LTD.
2. PROJECT: CROWN ISLE SHOPPING CENTRE BUILDING H EXT. ELEVATIONS
3. DRAWING NO: 2023-001
4. DATE: 2023-01-10
5. DRAWN BY: J. SMITH
6. CHECKED BY: M. JONES

PROJECT NAME: CROWN ISLE SHOPPING CENTRE BUILDING H
PROJECT ADDRESS: 444 LERWICK ROAD, COURTESY, BC
ARCHITECT: Merpley Architecture Ltd.
211-1150 BROADVIEW AVENUE, VANCOUVER, BC V6L 3H9
TEL: (604) 271-1150
WWW.MERPLEYARCHITECTURE.COM

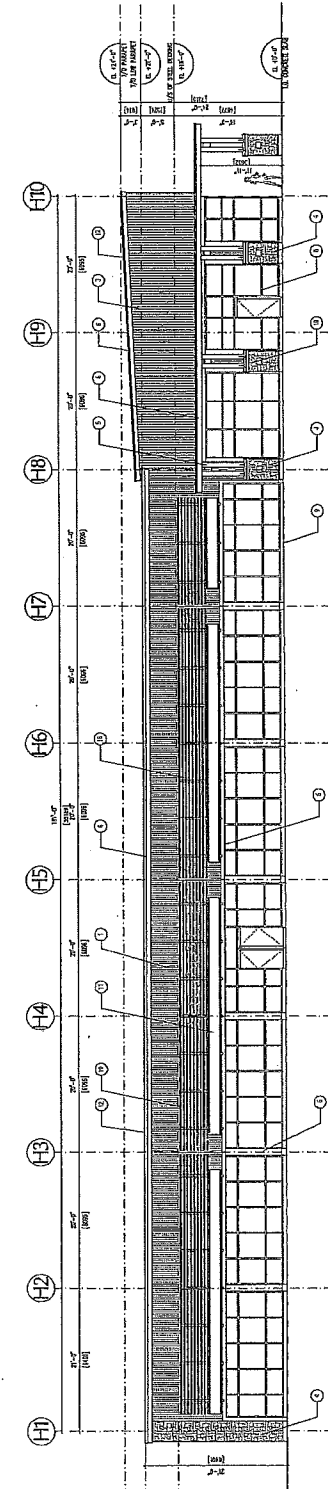
ROOF PLAN & EXT. ELEVATIONS

PROJECT NO: 2023-001
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
DATE: 2023-01-10
SCALE: AS SHOWN

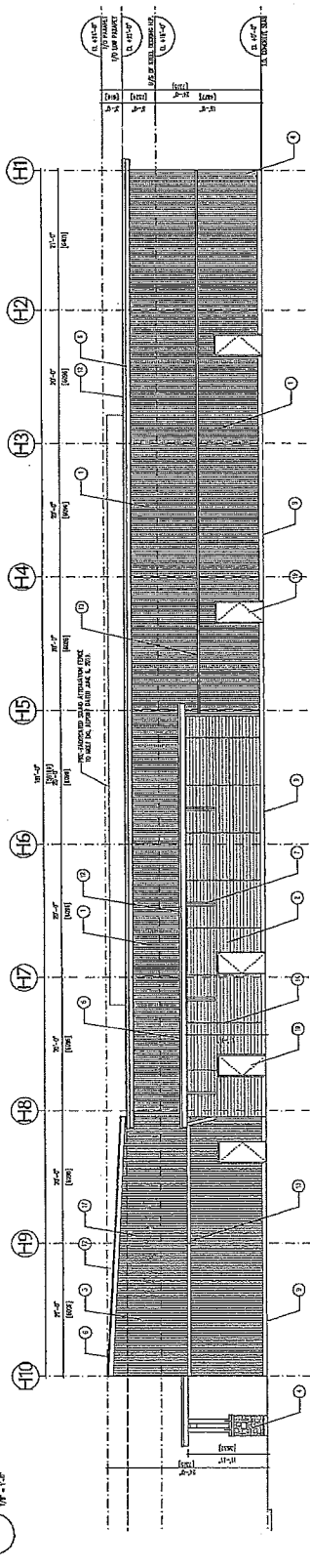


1 ROOF PLAN
1/8" = 1'-0"

- SOURCE NOTE:**
- ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
 - ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.
 - ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 - ALL DIMENSIONS TO SURFACE UNLESS OTHERWISE SPECIFIED.
 - ALL DIMENSIONS TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 - ALL DIMENSIONS TO SURFACE UNLESS OTHERWISE SPECIFIED.
- MATERIAL LEGEND:**
1. ROOF CLAMP - GALVALUME AL-ZINC
 2. ROOF CLAMP - GALVALUME AL-ZINC
 3. ROOF CLAMP - GALVALUME AL-ZINC
 4. ROOF CLAMP - GALVALUME AL-ZINC
 5. ROOF CLAMP - GALVALUME AL-ZINC
 6. ROOF CLAMP - GALVALUME AL-ZINC
 7. ROOF CLAMP - GALVALUME AL-ZINC
 8. ROOF CLAMP - GALVALUME AL-ZINC
 9. ROOF CLAMP - GALVALUME AL-ZINC
 10. ROOF CLAMP - GALVALUME AL-ZINC
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 12. ROOF CLAMP - GALVALUME AL-ZINC
 13. ROOF CLAMP - GALVALUME AL-ZINC
 14. ROOF CLAMP - GALVALUME AL-ZINC
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 18. ROOF CLAMP - GALVALUME AL-ZINC
 19. ROOF CLAMP - GALVALUME AL-ZINC
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 22. ROOF CLAMP - GALVALUME AL-ZINC

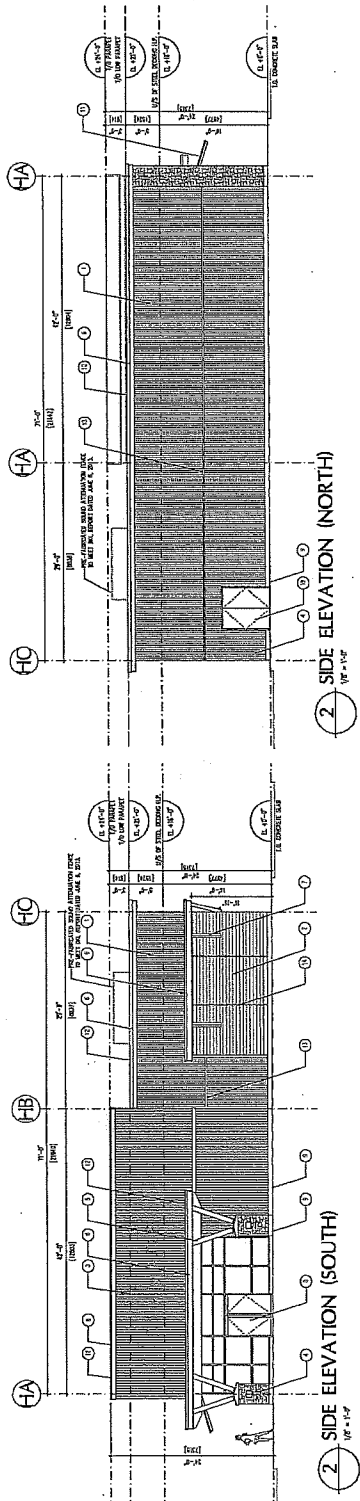


2 FRONT ELEVATION (WEST)
1/8" = 1'-0"



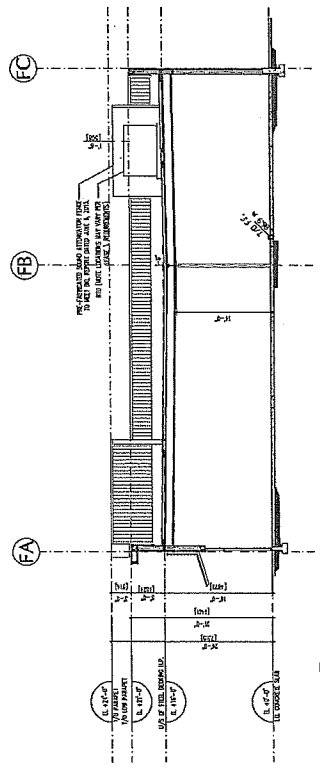
3 REAR ELEVATION (EAST)
1/8" = 1'-0"

<p>CONTRACTOR: JACE HOLDINGS LTD. PROJECT: CROWN ISLE SHOPPING CENTRE BUILDING H PHASE 2 DATE: 10/10/2023 SCALE: AS SHOWN</p>	<p>GENERAL NOTES: 1. REFER TO CONTRACT DRAWINGS FOR ALL DIMENSIONS AND DETAILS. 2. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE TO FACE. 3. MATERIALS AND FINISHES TO BE AS SHOWN ON THE CONTRACT DRAWINGS. 4. ALL WORK TO BE ACCORDING TO THE CANADIAN BUILDRING CODE (CBC) AND ALL APPLICABLE REGULATIONS.</p>	<p>DESIGNER: Wensley Architecture Ltd. PROJECT: CROWN ISLE SHOPPING CENTRE BUILDING H PHASE 2 DATE: 10/10/2023 SCALE: AS SHOWN</p>	<p>OWNER: JACE HOLDINGS LTD. PROJECT: CROWN ISLE SHOPPING CENTRE BUILDING H PHASE 2 DATE: 10/10/2023 SCALE: AS SHOWN</p>	<p>LOCATION: 441 LEWISY ROAD, COUTERWAY, BC PROJECT: CROWN ISLE SHOPPING CENTRE BUILDING H PHASE 2 DATE: 10/10/2023 SCALE: AS SHOWN</p>
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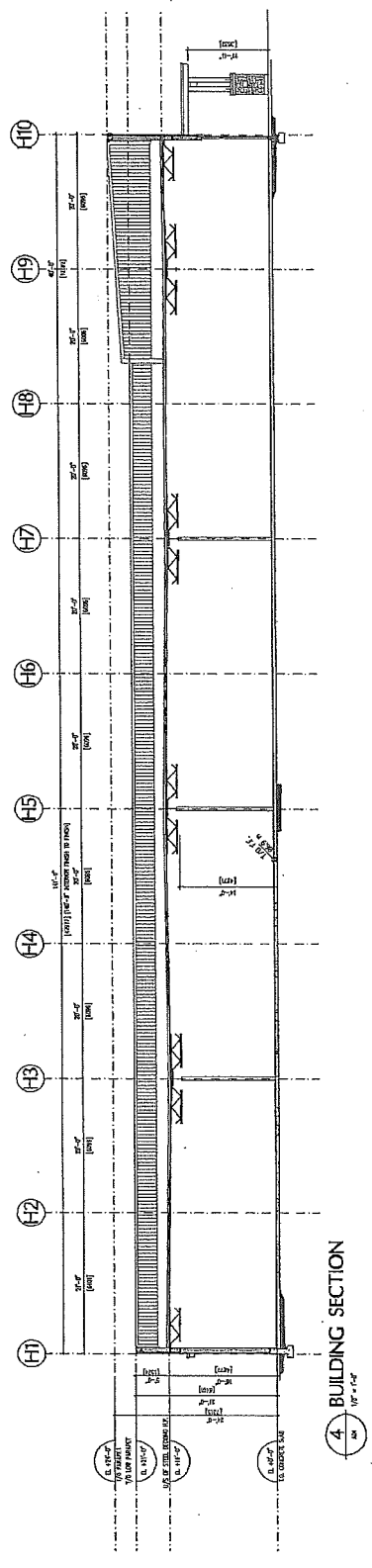


2 SIDE ELEVATION (NORTH)
116'-1 1/2\"/>

- SUBMITTALS:**
1. MATERIALS TO BE SUBMITTED FOR APPROVAL
 2. FINISHES TO BE SUBMITTED FOR APPROVAL
 3. SAMPLES OF MATERIALS TO BE SUBMITTED FOR APPROVAL
 4. CONSTRUCTION DETAILS TO BE SUBMITTED FOR APPROVAL



3 BUILDING SECTION
116'-1 1/2\"/>



4 BUILDING SECTION
116'-1 1/2\"/>

<p>Client: JACE HOLDINGS LTD. Project: CROWN ISLE SHOPPING CENTRE PHASE 2 BLDG. H, J & K Location: 441 LERMOND ROAD COQUITAM, BC</p>	<p>Project Name: CROWN ISLE SHOPPING CENTRE PHASE 2 BLDG. H, J & K Project Number: 2024-01 Drawing Number: 24-01-01</p>	<p>Wensley Architecture Ltd 315 West Georgia Street, Vancouver, BC 403-681-1111 www.wensley.com</p>	<p>DATE: 2024-01-15 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]</p>

SIGNAGE NOTE:

- ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSE ONLY
- FINAL SIGN DESIGN TO BE SUBJECT TO APPLICABLE BY-LAW & MUNICIPAL APPROVAL

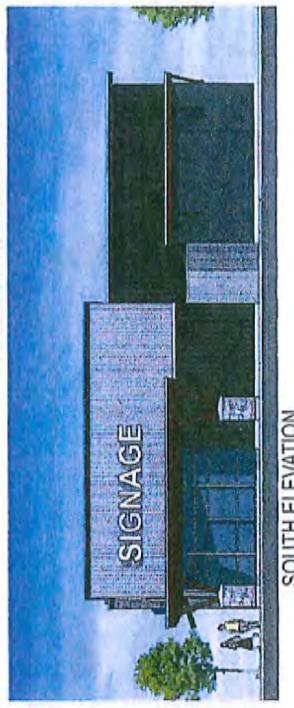
MATERIAL LEGEND

- * STAINED CEDAR POST/FASCIA/LAND BRACES
- * PREF CORRUGATED METL SIDING (MCWEST CLAM - GALVALUME-A2-150)

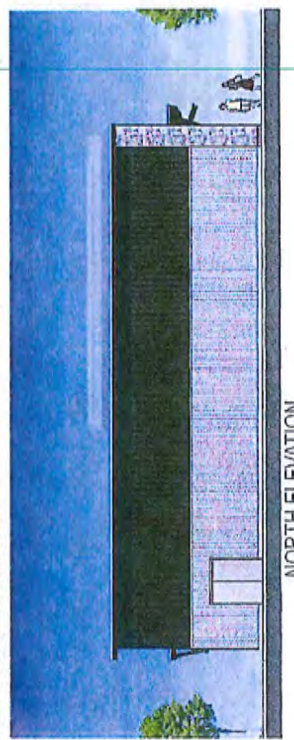
- * STONE VENEER (THIN CUT - BLUE RIVER - VENEER)
- * HARDI PLANK HORIZONTAL LAP SIDING (FROM GRAY)

- * CENTRICIOUS VERTICAL SIDING (CLASSIC WOOD - CHERRY ORCHARD)

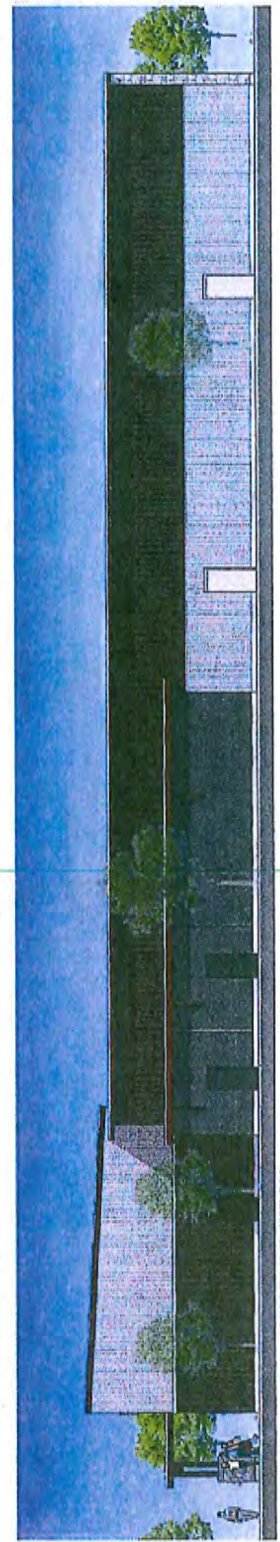
★ DENOTES MATERIALS USED IN OVERALL DESIGN CONCEPT



SOUTH ELEVATION



NORTH ELEVATION




WEST ELEVATION



EAST ELEVATION

1 COLOURED ELEVATIONS - BUILDING H

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LEGEND

- 1. WALL
- 2. WINDOW
- 3. DOOR
- 4. CEILING
- 5. FLOOR
- 6. ROOF
- 7. STRUCTURE
- 8. FINISH
- 9. MECHANICAL
- 10. ELECTRICAL
- 11. PLUMBING
- 12. HEATING
- 13. AIR CONDITIONING
- 14. FIRE
- 15. SAFETY
- 16. LANDSCAPE
- 17. UTILITIES
- 18. SITE
- 19. ADJUSTMENT TO EXISTING
- 20. NEW CONSTRUCTION

JACE HOLDINGS LTD.

CROWN ISLE SHOPPING CENTRE BUILDING J PHASE 2

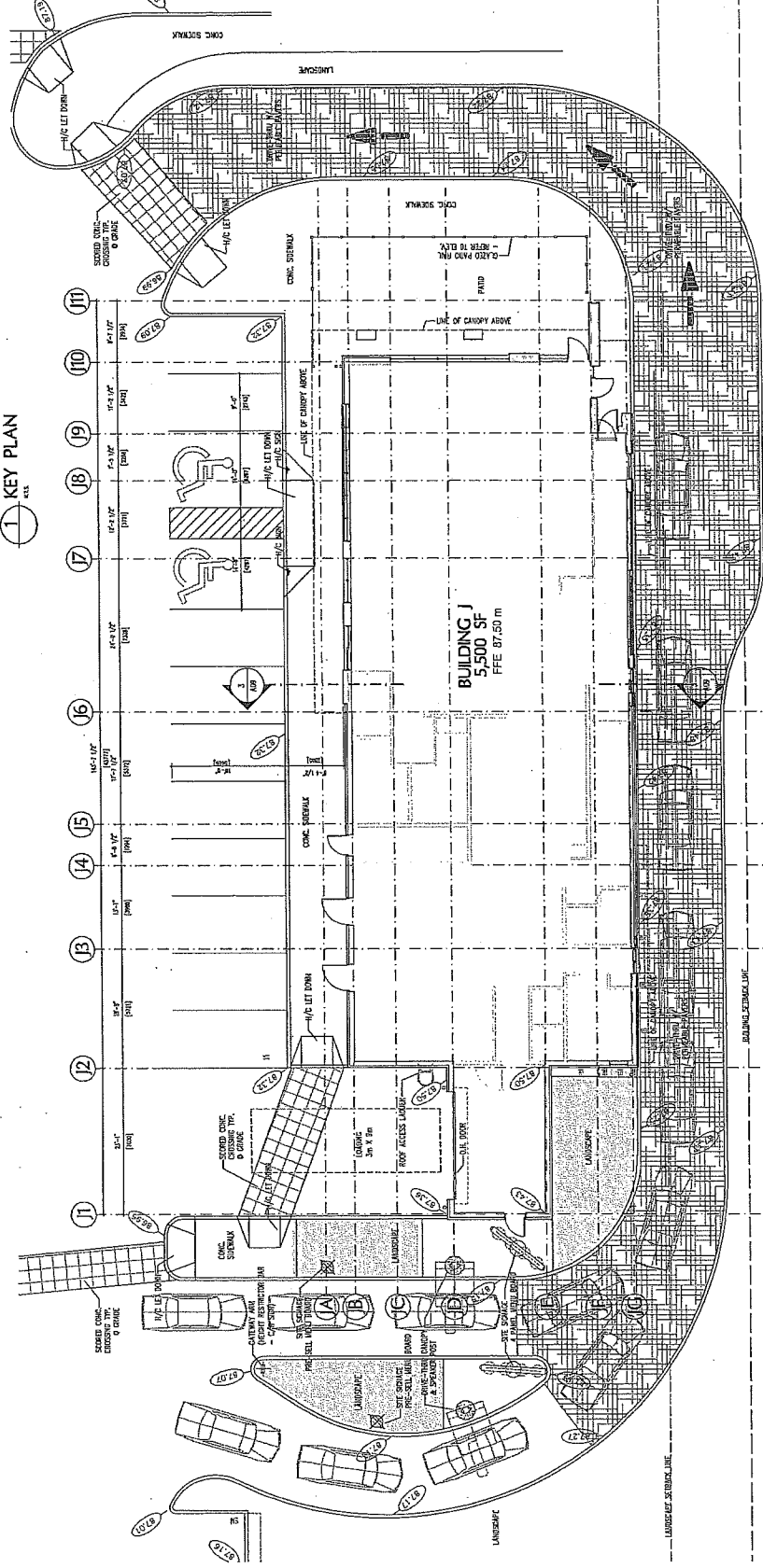
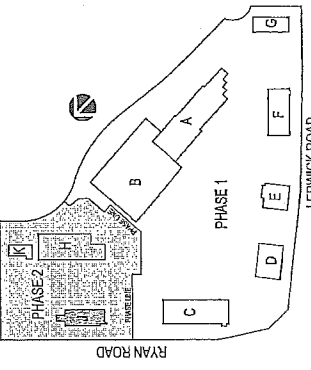
PROJECT ADDRESS: 441 LERWICK RD., COURTBAY, BC

Wensley Architecture Ltd.
305-1000 BRIDGESIDE BLVD., VANCOUVER, BC V6L 2T1
TEL: (604) 681-1111 FAX: (604) 681-1112
WWW.WENSLYARCHITECTURE.COM


DESIGNER: WENSLY ARCHITECTURE
CLIENT: JACE HOLDINGS LTD.
DATE: 2014-08-26
SCALE: AS SHOWN
DRAWING NO: 101-000

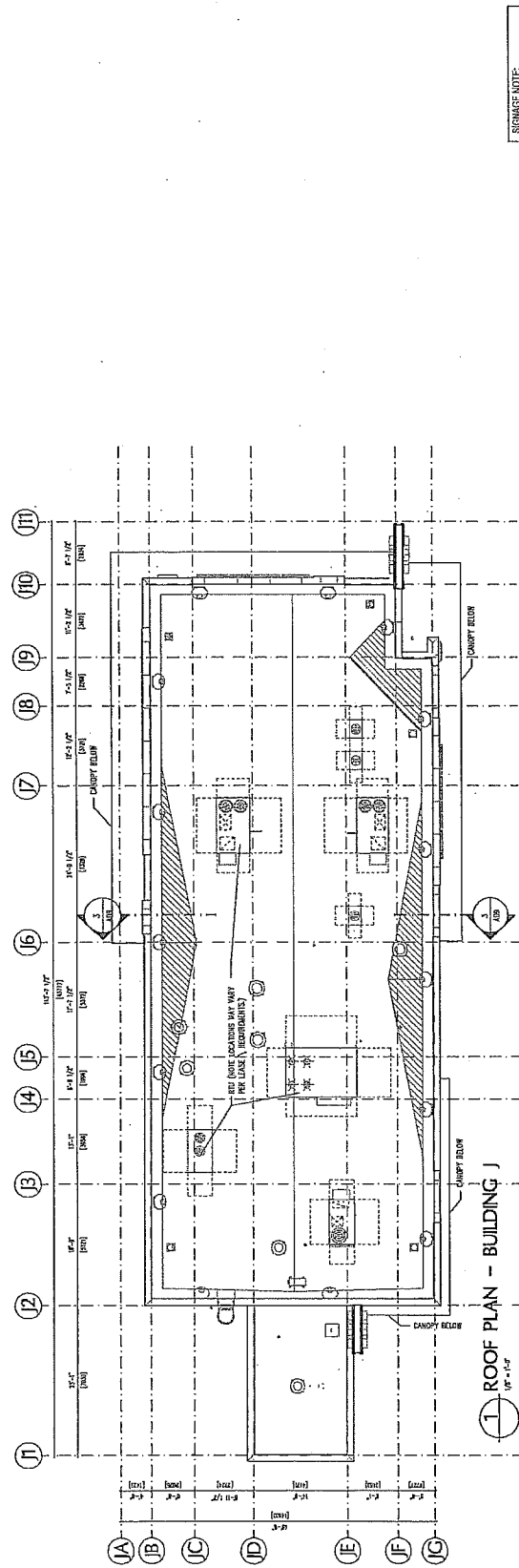
NO.	DATE	BY	CHK	DESCRIPTION
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3	2014-08-26	AUT		ISSUE FOR PERMIT
4	2014-08-26	AUT		ISSUE FOR PERMIT
5	2014-08-26	AUT		ISSUE FOR PERMIT
6	2014-08-26	AUT		ISSUE FOR PERMIT
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18	2014-08-26	AUT		ISSUE FOR PERMIT
19	2014-08-26	AUT		ISSUE FOR PERMIT
20	2014-08-26	AUT		ISSUE FOR PERMIT

NOTE: THESE DRAWINGS ARE DEVELOPMENT FROM A PRELIMINARY DESIGN. ANY CHANGES OR ADDITIONS TO THE CONSTRUCTION SHALL BE REFLECTED ON THE CONSTRUCTION DOCUMENTS. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT. ANY CHANGES TO THESE DRAWINGS MUST BE APPROVED BY THE ARCHITECT.

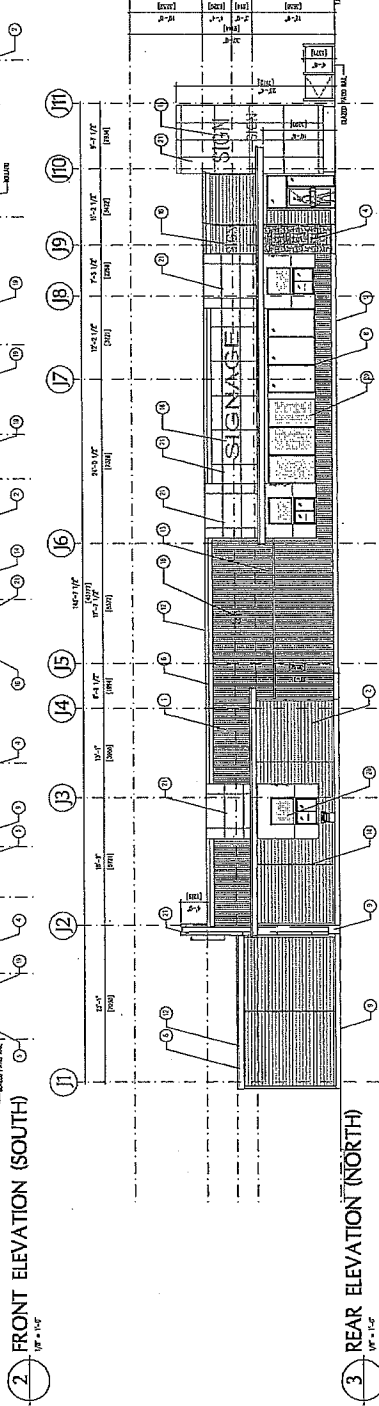
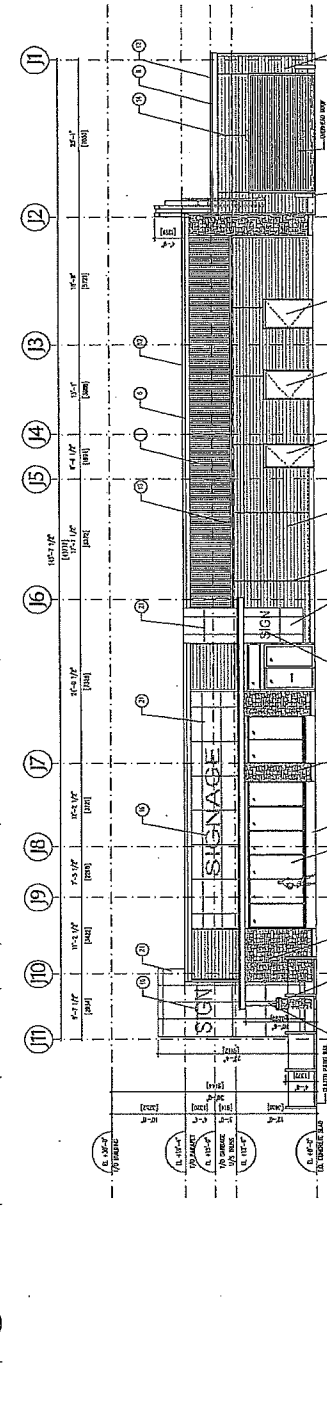


2. FLOOR PLAN - BUILDING J
1/4" = 1'-0"

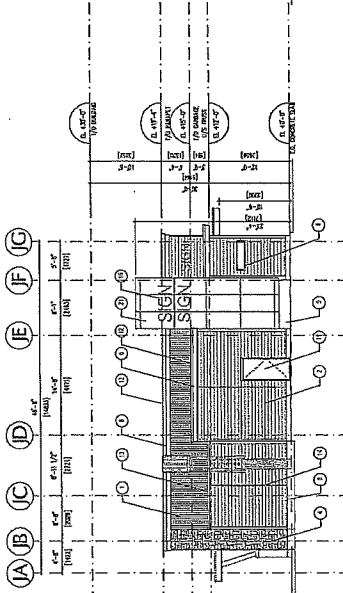
<p>DESIGNED BY: JACE HOLDINGS LTD. PROJECT NO: JACE-2018-001 DATE: 2018-01-15</p>		<p>NOTE: 1. THIS DRAWING IS THE PROPERTY OF JACE HOLDINGS LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JACE HOLDINGS LTD. 2. ANY CHANGES TO THIS DRAWING MUST BE APPROVED BY JACE HOLDINGS LTD. IN WRITING. 3. THIS DRAWING IS THE PROPERTY OF JACE HOLDINGS LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JACE HOLDINGS LTD. 4. DRAWING SCALE: AS SHOWN.</p>	<p>JACE HOLDINGS LTD. 1000 WEST 10TH AVENUE VANCOUVER, BC V6H 1T6 TEL: (604) 271-1111</p>	<p>CROWN ISLE SHOPPING CENTRE BUILDING J PHASE 2</p>	<p>PROJECT NO: JACE-2018-001 444 LEFRANCK RD. COURTENAY, BC V9A 3S1</p>	<p>Wensley Architecture Ltd 110-1140 WEST 10TH AVENUE VANCOUVER, BC V6H 1T6 TEL: (604) 271-1111</p>	<p>ROOF PLAN & EXT. ELEVATIONS</p>
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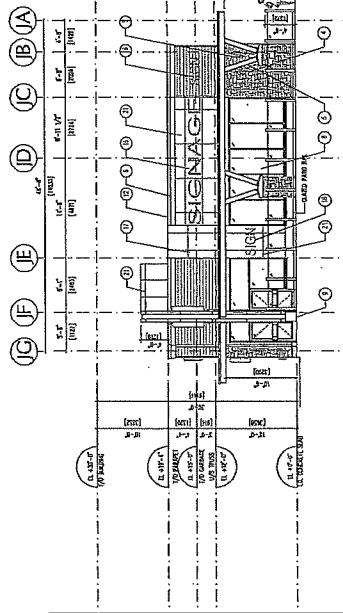
- SIGNAGE NOTE:**
• ALL SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE ACT & REGULATIONS.
- MATERIALS LEGEND:**
1. CORRUGATED ALUMINUM
 2. 1/2" CORRUGATED ALUMINUM
 3. 1/4" CORRUGATED ALUMINUM
 4. 1/8" CORRUGATED ALUMINUM
 5. 1/4" CORRUGATED ALUMINUM
 6. 1/8" CORRUGATED ALUMINUM
 7. 1/4" CORRUGATED ALUMINUM
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 99. 1/4" CORRUGATED ALUMINUM
 100. 1/8" CORRUGATED ALUMINUM



<p>1. SIGNAGE: ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).</p>	<p>2. SIGNAGE: ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).</p>	<p>3. SIGNAGE: ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).</p>
<p>4. SIGNAGE: ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).</p>	<p>5. SIGNAGE: ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).</p>	<p>6. SIGNAGE: ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).</p>
<p>7. SIGNAGE: ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).</p>	<p>8. SIGNAGE: ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).</p>	<p>9. SIGNAGE: ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).</p>
<p>10. SIGNAGE: ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).</p>	<p>11. SIGNAGE: ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).</p>	<p>12. SIGNAGE: ALL SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).</p>

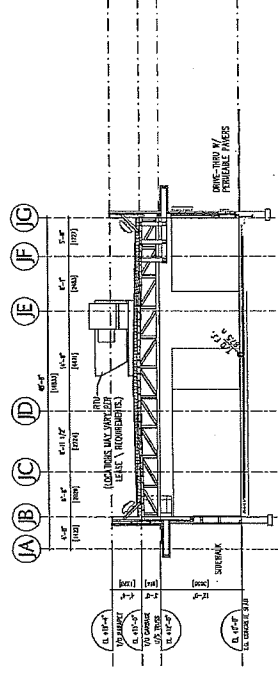


2. SIDE ELEVATION (EAST)
1/8" = 1'-0"



1. SIDE ELEVATION (WEST)
1/8" = 1'-0"

- SIGNAGE NOTE:**
- 1. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).
 - 2. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).
 - 3. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).
 - 4. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).
 - 5. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).
 - 6. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).
 - 7. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).
 - 8. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).
 - 9. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).
 - 10. SIGNAGE SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS, 2012 (S.R.O. 133/2012) AND THE SIGNAGE REGULATIONS, 2017 (S.R.O. 133/2017).
- MATERIALS LEGEND:**
- 1. CONCRETE VERTICAL SLAB
 - 2. CONCRETE HORIZONTAL SLAB
 - 3. PRECAST CONCRETE
 - 4. BRICK
 - 5. GLASS
 - 6. METAL CLADDING
 - 7. STAINLESS STEEL
 - 8. ALUMINUM
 - 9. COPPER
 - 10. CEMENT PLASTER
 - 11. WHITE WASH
 - 12. WHITE WASH
 - 13. WHITE WASH
 - 14. WHITE WASH
 - 15. WHITE WASH
 - 16. WHITE WASH
 - 17. WHITE WASH
 - 18. WHITE WASH
 - 19. WHITE WASH
 - 20. WHITE WASH



3. TYP. BUILDING SECTION
1/8" = 1'-0"

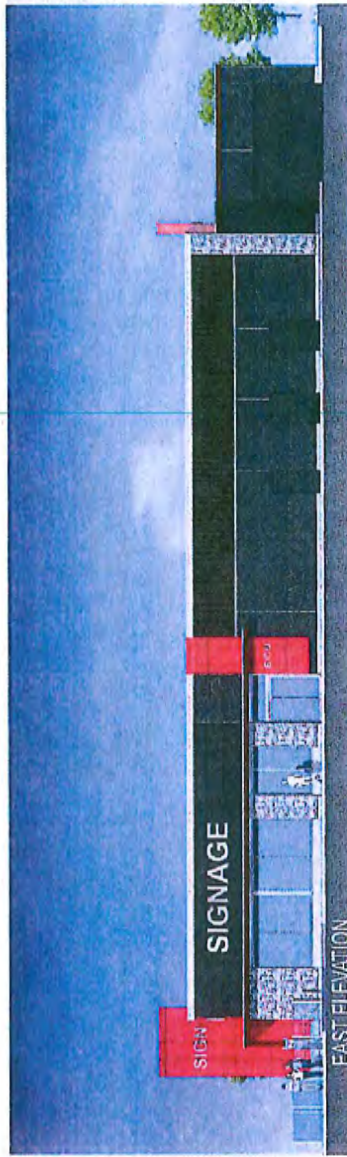
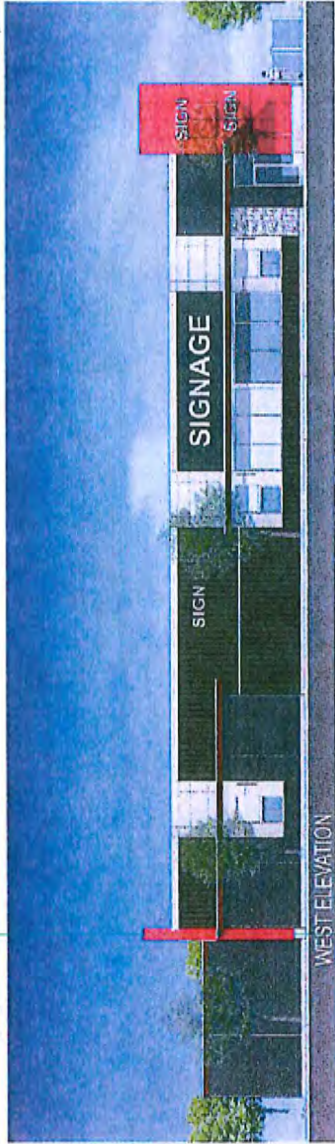
MATERIAL LEGEND

- * CEMENTITIOUS VERTICAL SIDING (CLASSIC WOOD - CHERRY ORCHARD)
- * HARDI PLANK - HORIZONTAL LAP SIDING (IRON GRAY)
- * DENOTES MATERIALS USED IN OVERALL DESIGN CONCEPT

- * STONE VENEER (TAN CUT - BLUE RIVER WEAHALL)
- * ALPOLIC METAL PANEL (RED)
- * VISION GLASS

- * STAINED CEDAR POST&BEAM/JUD BRACES
- * ALPOLIC METAL PANEL (DARK GREY)
- * SPANDREL GLASS

- SIGNAGE NOTE:**
- ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSE ONLY
 - FINAL SIGN DESIGN TO BE SUBJECT TO APPLICABLE BY-LAW & MUNICIPAL APPROVAL



<p>City of Vancouver Department of Planning & Economic Development 1180 West Broadway, Suite 1000 Vancouver, BC V6H 4A5 (604) 681-2222</p>			<p>DATE: 2024-04-15 DRAWN BY: [REDACTED] CHECKED BY: [REDACTED] PROJECT NO.: [REDACTED] SHEET NO.: [REDACTED] SHEET TOTAL: [REDACTED]</p>		
<p>OWNER: JACE HOLDINGS LTD.</p>			<p>PROJECT NAME: CROWN ISLE SHOPPING CENTRE PHASE 2 BLDG. H, J & K</p>		
<p>ARCHITECT: Wensley Architecture Ltd. 1120 WEST BROADWAY, SUITE 1000 VANCOUVER, BC V6H 4A5 (604) 681-2222 www.wensleyarch.com</p>			<p>CLIENT: METRO YVR FOOD COURTYARD INC.</p>		
<p>SCALE: 1:50</p>			<p>DATE: 2024-04-15</p>		
<p>PROJECT NO.: [REDACTED]</p>			<p>SHEET NO.: [REDACTED]</p>		
<p>SCALE: 1:50</p>			<p>DATE: 2024-04-15</p>		

DATE: 11/11/11
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO: [Number]

LEGEND

- [Symbol] CONCRETE
- [Symbol] BRICK
- [Symbol] GLAZING
- [Symbol] METAL CLADDING
- [Symbol] METAL ROOFING
- [Symbol] ASPHALT ROOFING
- [Symbol] INSULATION
- [Symbol] FLOOR FINISH
- [Symbol] WALL FINISH
- [Symbol] CEILING FINISH
- [Symbol] MECHANICAL
- [Symbol] ELECTRICAL
- [Symbol] PLUMBING
- [Symbol] STAIRS
- [Symbol] ELEVATOR
- [Symbol] SIGNAGE

JACE HOLDINGS LTD.

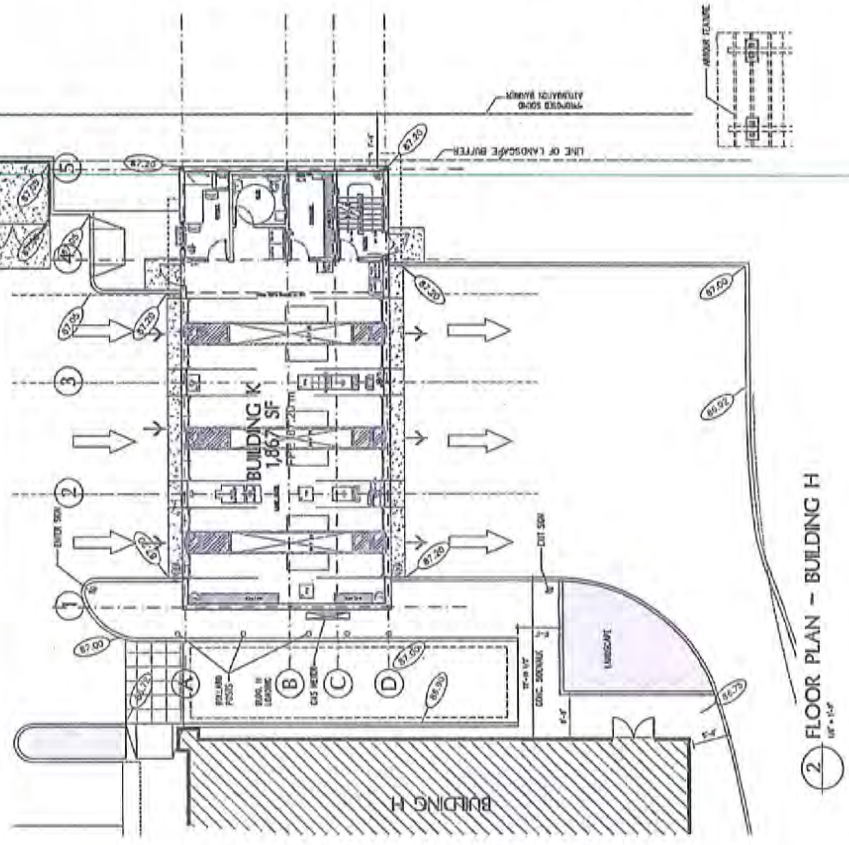
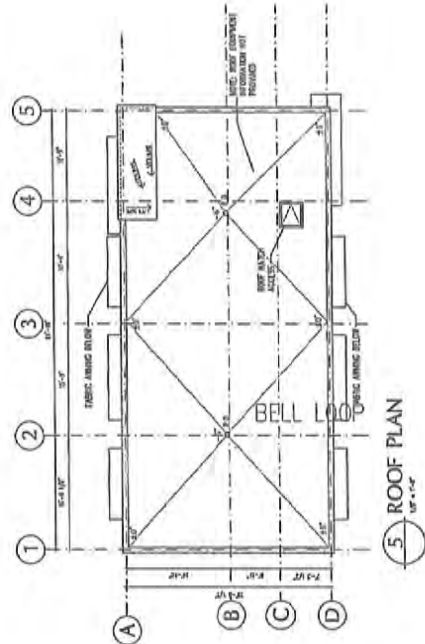
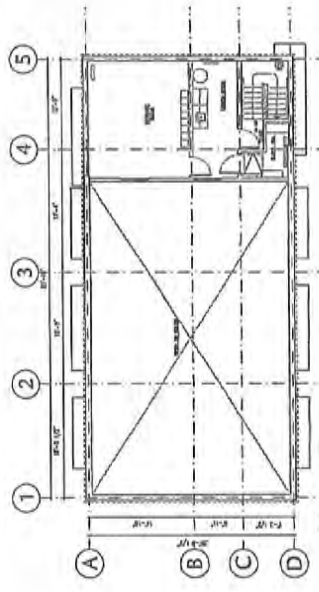
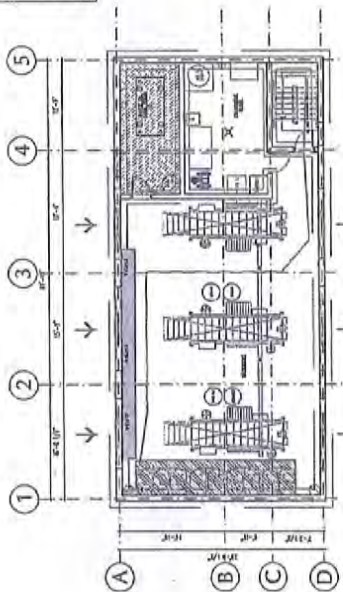
**CROWN ISLE
SHOPPING CENTRE
BUILDING K
PHASE 2**

PROJECT NO: [Number]
DATE: [Date]
DRAWN BY: [Name]
CHECKED BY: [Name]

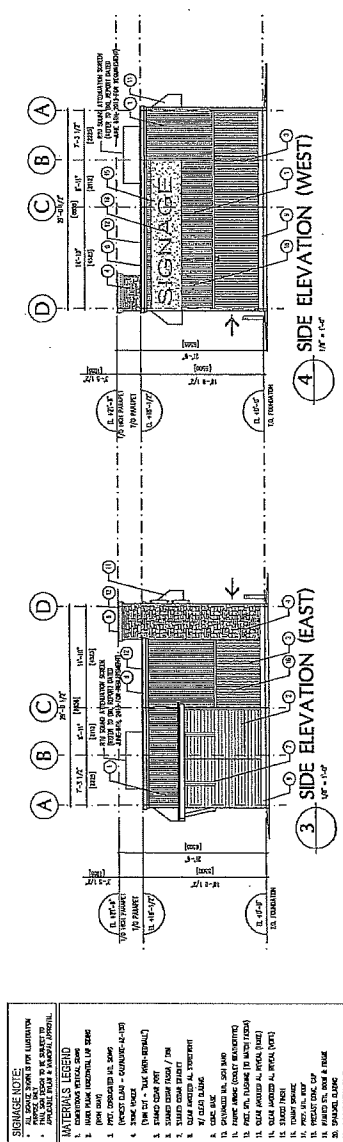
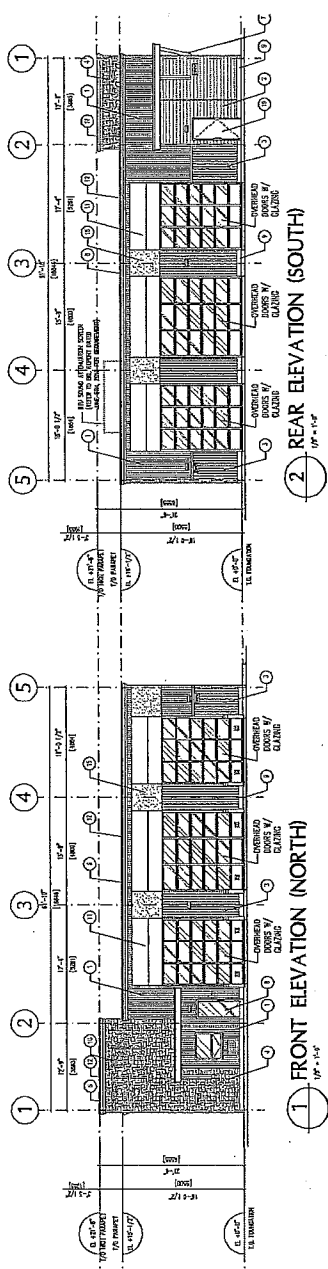
**Wensley
Architecture Ltd**
444 LEWIS ROAD
CANTONARY, BC
V7C 5A8
TEL: (604) 273-1111
WWW.WENSLYARCHITECTURE.COM

**PLANS
BUILDING K**

1. ALL DIMENSIONS ARE IN METERS
2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED
3. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
4. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED
5. DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED



<p>Copyright © 2014 by W. J. McNeley Architecture Ltd. All rights reserved. This drawing is the property of W. J. McNeley Architecture Ltd. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of W. J. McNeley Architecture Ltd.</p>	
<p>DATE: 10/10/2014 1. THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND MATERIALS SHALL BE CONFIRMED BY THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. 2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES. 3. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND OTHER CONSULTANTS. 4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND OTHER CONSULTANTS. 5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION FROM THE CLIENT AND OTHER CONSULTANTS.</p>	
<p>PROJECT: EXT. ELEVATIONS BUILDING K</p>	
<p>CLIENT: JACE HOLDINGS LTD.</p>	
<p>ARCHITECT: W. J. McNeley Architecture Ltd.</p>	
<p>PROJECT ADDRESS: 444 LERWICK ROAD, COUTBERT, BC</p>	
<p>DATE: 10/10/2014</p>	
<p>SCALE: 1/8" = 1'-0"</p>	
<p>PROJECT NO: A11</p>	



SIGNAGE NOTE

- 1. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS.
- 2. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS.
- 3. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE REGULATIONS.

MATERIALS LEGEND

1. BRICK - RED BRICK
2. BRICK - RED BRICK
3. BRICK - RED BRICK
4. BRICK - RED BRICK
5. BRICK - RED BRICK
6. BRICK - RED BRICK
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20. BRICK - RED BRICK

<p>Professional Seal of a Professional Engineer License No. 10023 License Category: Electrical License State: Ontario License Expiry: 2018-12-31</p>					
DATE: 2018-07-17	SCALE: AS SHOWN				
<p>CLIENT: JACE HOLDINGS LTD.</p>					
<p>PROJECT NAME: CROWN ISLE SHOPPING CENTRE PHASE 2 BLDG. H, J & K</p>					
<p>PROJECT NUMBER: 180 LEVING ROAD COUSINSVILLE</p>					
<p>DESIGNER: Wensley Architecture Ltd 100 Wensley Drive Scarborough, Ontario M1V 4P9 Tel: (416) 291-3333 Fax: (416) 291-3334 Email: info@wensleyarch.com</p>					
<p>COLOURED ELEVATIONS</p>					
NO.	DATE	BY	CHKD.	APP'D.	AIS
1					

SIGNAGE NOTE:

- ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSE ONLY
- FINAL SIGN DESIGN TO BE SUBJECT TO APPLICABLE BYLAW & MUNICIPAL APPROVAL

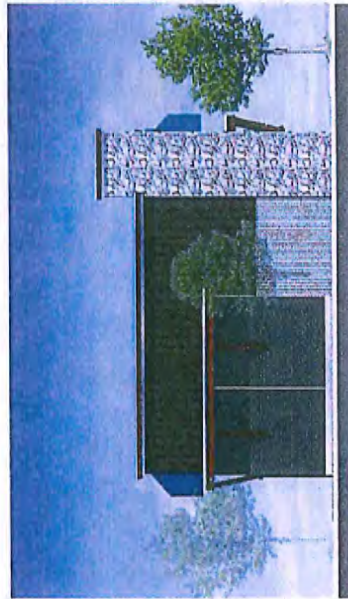
HARDI PLANK HORIZONTAL LAP SIDING (IRON GRAY)
 ACRYLIC STUCCO FINISH (YELLOW)

STAINED CEDAR POST/FASCIA AND BRACES
 LIGHTED FABRIC AWNING

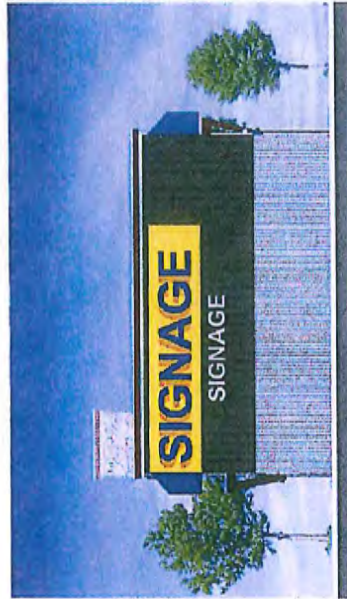
STONE VENEER (THIN CUT - "BLUE RIVER-WERWALL")
 PREF. CORRUGATED MET. SIDING (MIDWEST CL 800 - GALVALUME-A2-150)

CEMENTITIOUS VERTICAL SIDING (CLASSIC WOOD - CHERRY ORCHARD)
 FULLY GLAZED ANODIZED ALUMINUM OVERHEAD DOORS

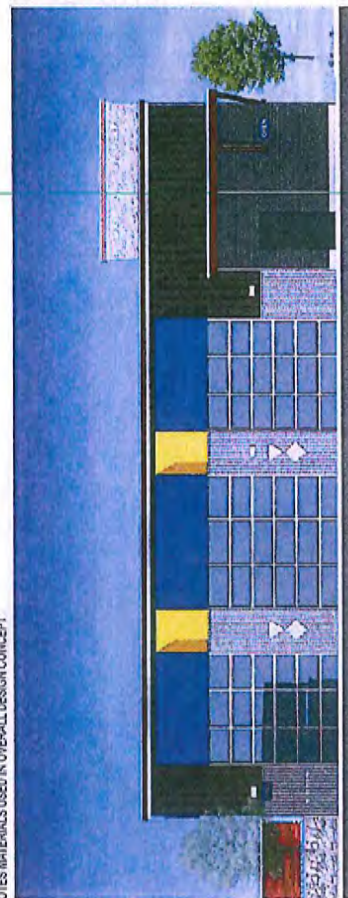
* DENOTES MATERIALS USED IN OVERALL DESIGN CONCEPT



NORTH ELEVATION



SOUTH ELEVATION



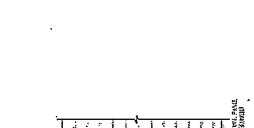
EAST ELEVATION



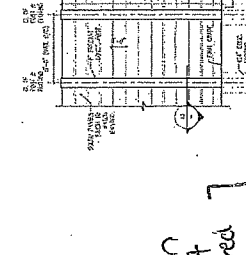
WEST ELEVATION

1 COLOURED ELEVATIONS - BUILDING K

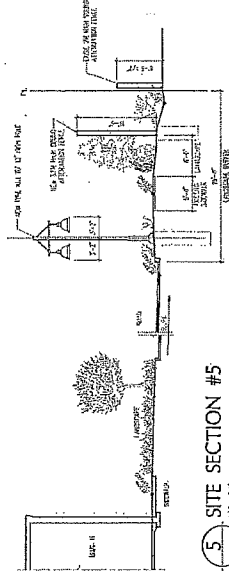
<p>Design provided as per the drawings to be used for construction. The contractor shall be responsible for obtaining all necessary permits and approvals. All dimensions shall be verified by the contractor.</p>	
DATE:	2024.08.15
SCALE:	AS SHOWN
PROJECT NAME:	CROWN ISLE SHOPPING CENTRE PHASE 2
CLIENT:	JACE HOLDINGS LTD.
DESIGNER:	Monteiry Architecture Ltd.
PROJECT ADDRESS:	441 LEWIS ROAD, CARLETON PLACE, VANCOUVER, BC
PROJECT NO.:	2024.08.15
DATE:	2024.08.15
SCALE:	AS SHOWN
PROJECT NAME:	CROWN ISLE SHOPPING CENTRE PHASE 2
CLIENT:	JACE HOLDINGS LTD.
DESIGNER:	Monteiry Architecture Ltd.
PROJECT ADDRESS:	441 LEWIS ROAD, CARLETON PLACE, VANCOUVER, BC
PROJECT NO.:	2024.08.15
DATE:	2024.08.15
SCALE:	AS SHOWN
PROJECT NAME:	CROWN ISLE SHOPPING CENTRE PHASE 2
CLIENT:	JACE HOLDINGS LTD.
DESIGNER:	Monteiry Architecture Ltd.
PROJECT ADDRESS:	441 LEWIS ROAD, CARLETON PLACE, VANCOUVER, BC
PROJECT NO.:	2024.08.15
DATE:	2024.08.15
SCALE:	AS SHOWN



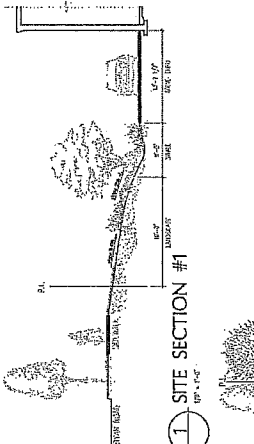
Note:
Design
Not yet
approved



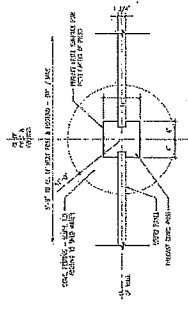
5 SITE SECTION #5
1/4" = 1'-0"



6 TYP. RTU SOUND SCREEN DETAIL
1/4" = 1'-0"

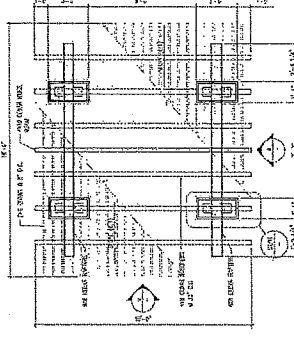


12 SOUND ATTENUATION FENCE
1/4" = 1'-0"

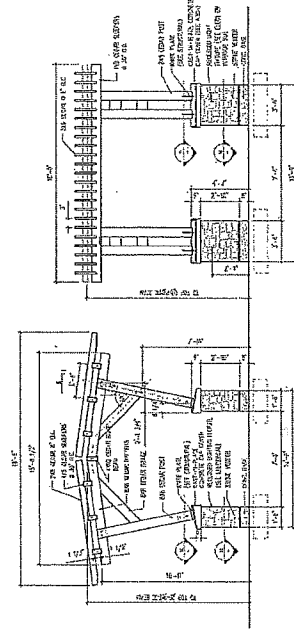


13 FOOTING DETAIL - S.A. FENCE
1/4" = 1'-0"

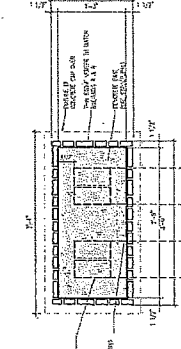
9 ARBOR FEATURE ELEVATION
1/4" = 1'-0"



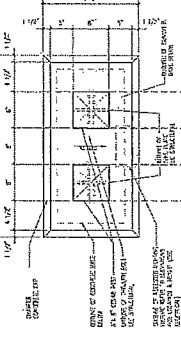
8 ARBOR FEATURE ELEVATION
1/4" = 1'-0"



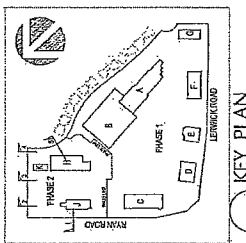
9 ARBOR FEATURE ELEVATION
1/4" = 1'-0"



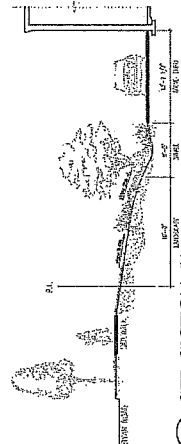
10 PLAN DETAIL
1/4" = 1'-0"



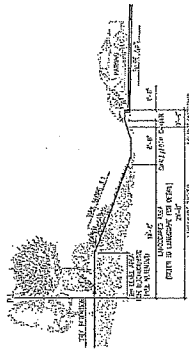
11 PLAN DETAIL
1/4" = 1'-0"



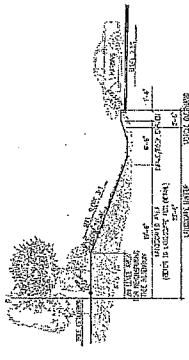
KEY PLAN
1/4" = 1'-0"



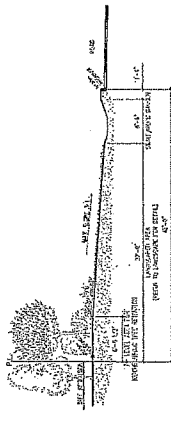
1 SITE SECTION #1
1/4" = 1'-0"



2 SITE SECTION #2
1/4" = 1'-0"



3 SITE SECTION #3
1/4" = 1'-0"



4 SITE SECTION #4
1/4" = 1'-0"

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pmlg
 LANDSCAPE ARCHITECTS
 1000 West Broadway, Suite 200
 Vancouver, British Columbia, V6C 3G8
 P: 604.254.9811 F: 604.254.9822



SCALE

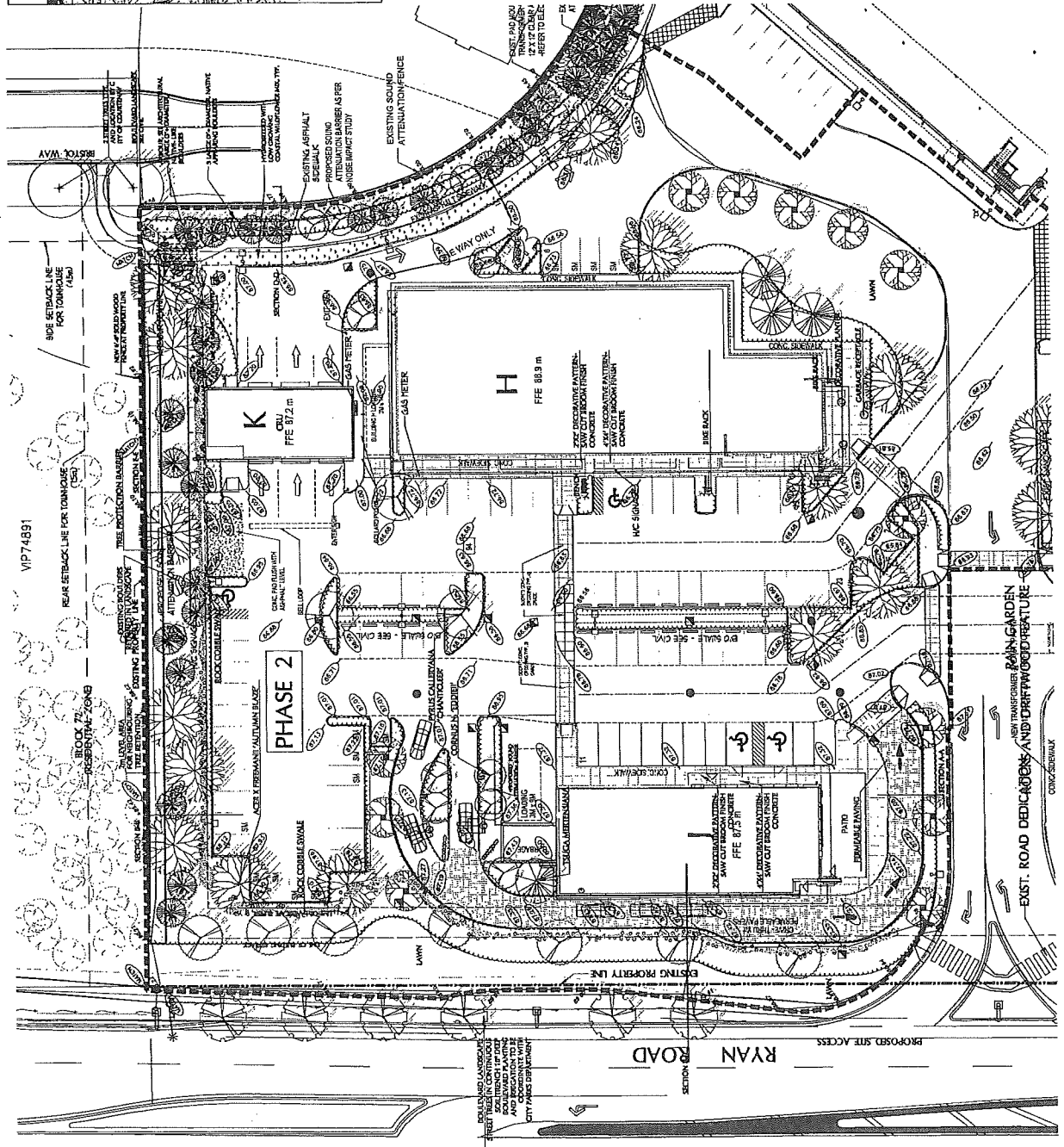
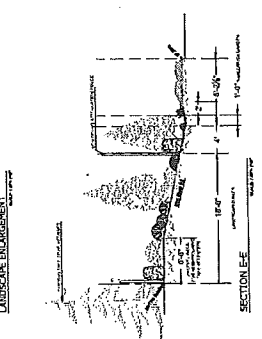
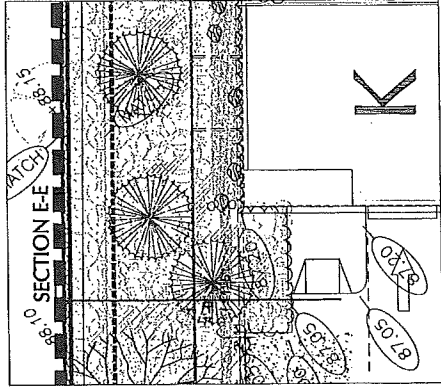
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CLIENT

PROJECT
 1303 CROWN ISLE
 SHOPPING CENTRE
 Phase 2
 COURTESY, B.C.

WENLEY ARCHITECTURE LTD.
 DRAWING TITLE
LANDSCAPE PLAN

DATE: March 27, 2015
 SCALE: 1" = 30'-0"
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATED: [Date]
 PML PROJECT NUMBER: [Number]



L2
 OF 15

DATE: MAR 22, 2015
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 CHECKED BY: [blank]
 PROJECT NUMBER: 13083.27

WESLEY ARCHITECTURE LTD.
 SHRUB PLAN

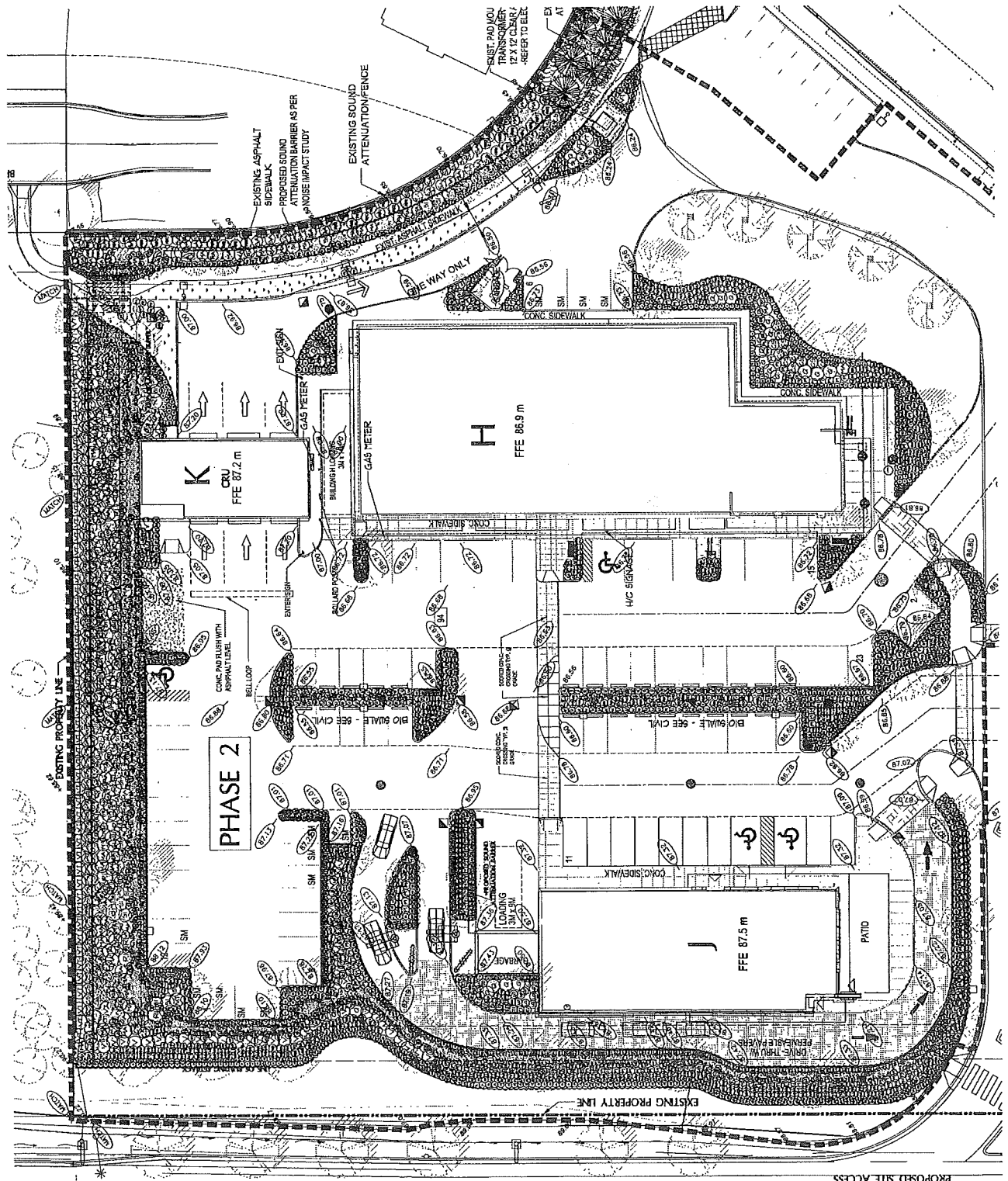
PROJECT: 1303 CROWN ISLE SHOPPING CENTRE Phase 2 COURTENAY, B.C.

NO.	DATE	REVISION/DESCRIPTION	BY
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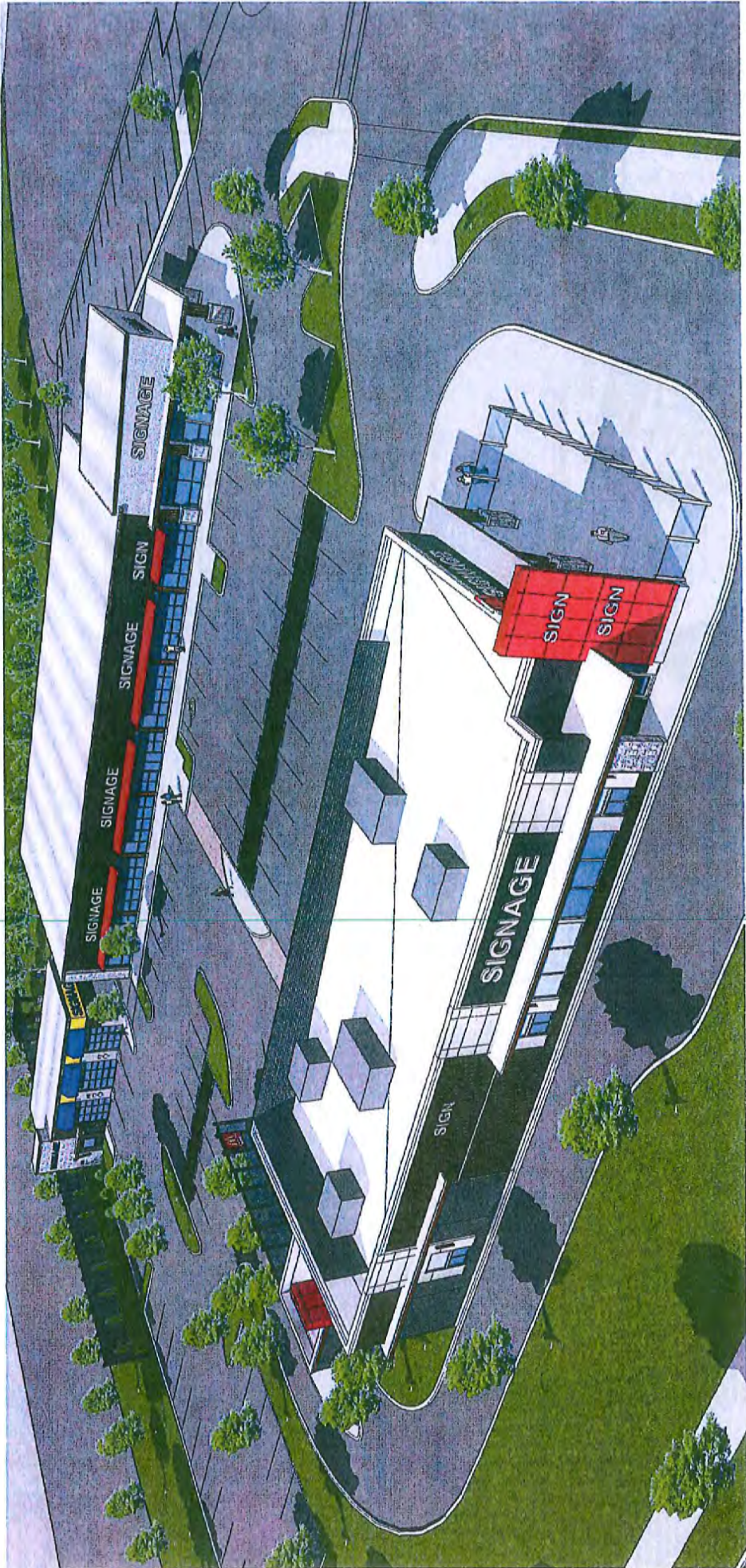
pmg
 PROJECTS
 ASSOCIATES
 INC.
 Suite 2100 - 4180 Grant Street
 Burnaby, British Columbia, V5C 4G8
 P: 604-294-0111 F: 604-294-0222

© Copyright reserved. The drawings and designs in the drawings are the property of PMG Landscape Architects and may not be reproduced or used for other projects without the permission.



RYAN ROAD

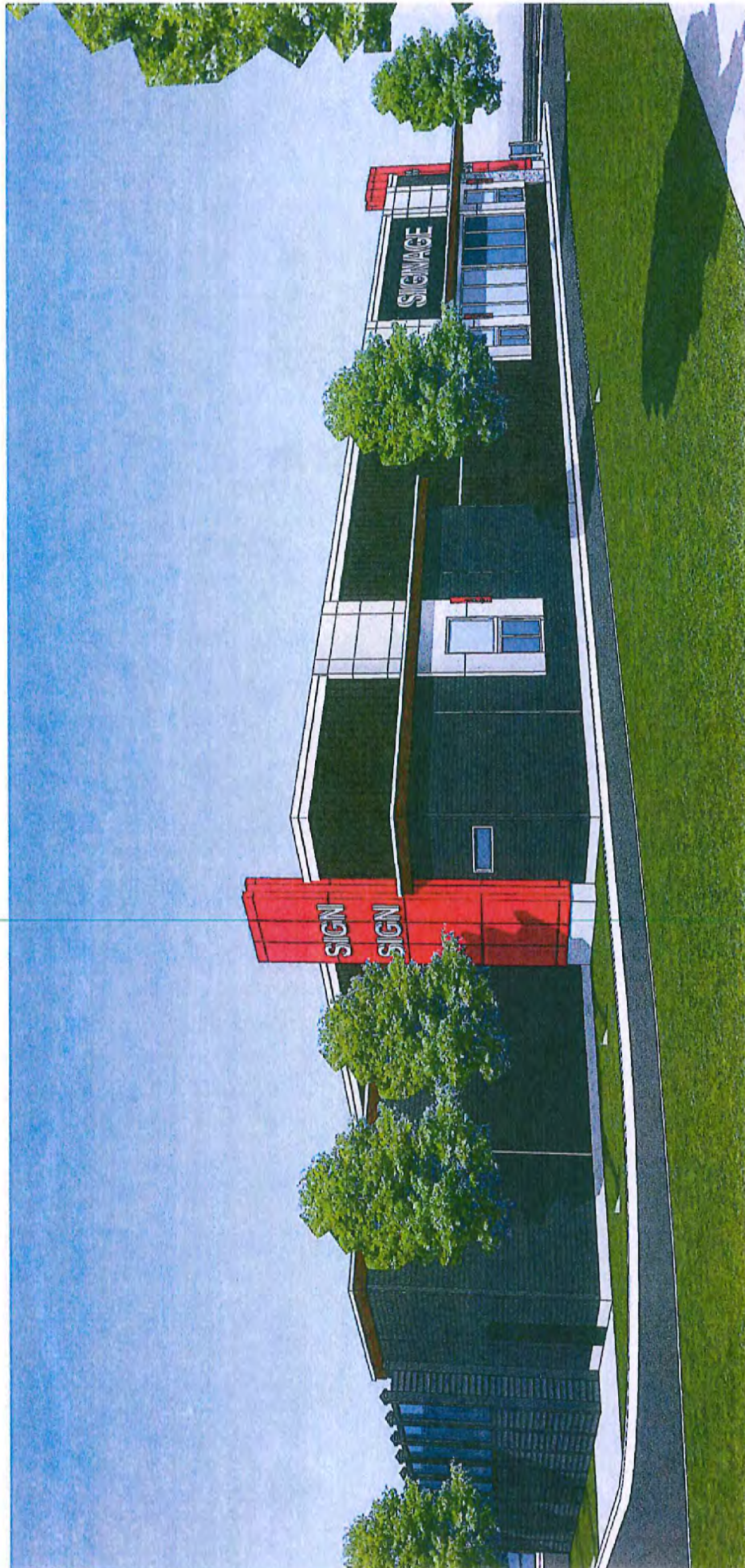
PROPOSED SITE ACCESS











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JACE HOLDINGS LTD.
 444 LEVERING ROAD
 COQUITAMA, BC

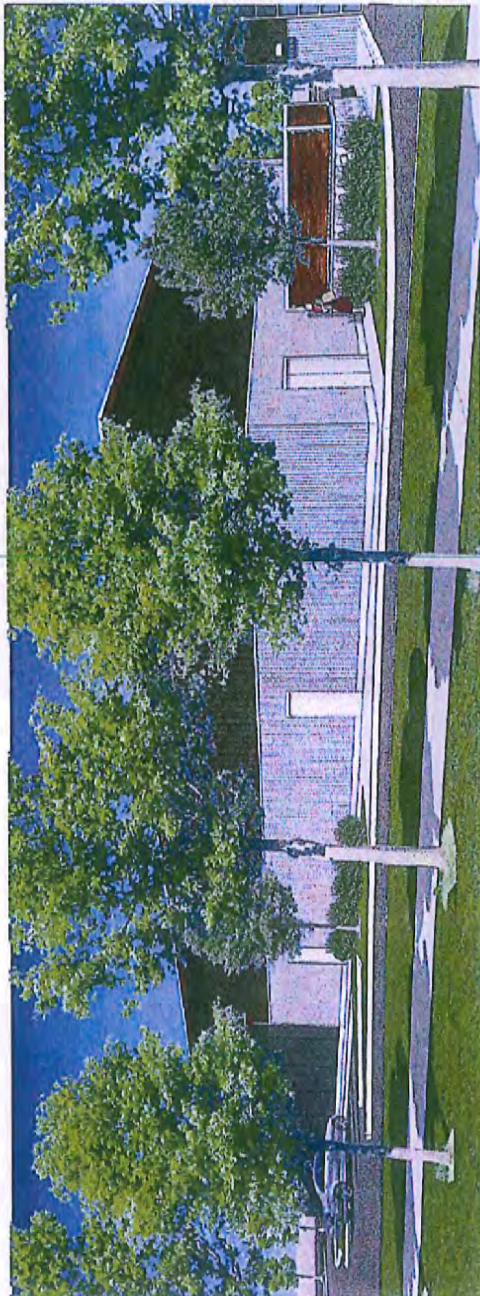
Wensley Architecture Ltd
 204 - 10400 Kingsway
 Surrey, BC

PROJECT NO: 1000
 444 LEVERING ROAD
 COQUITAMA, BC

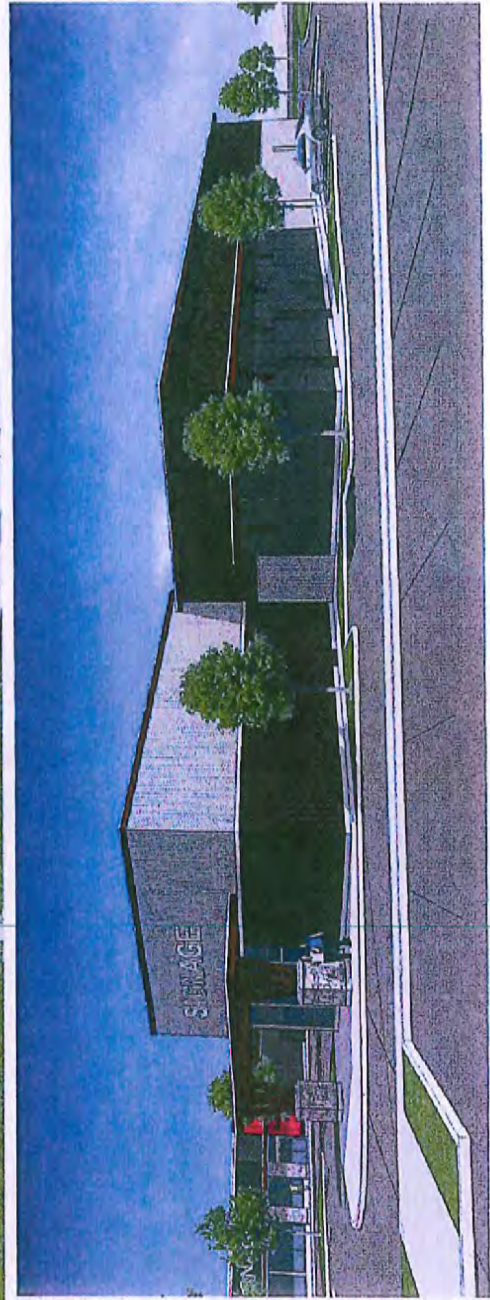
CROWN ISLE SHOPPING CENTRE
 PHASE 2
 BLDG. H, J & K

CONCEPT RENDERINGS

NO.	DATE	DESCRIPTION
1		CONCEPT RENDERINGS

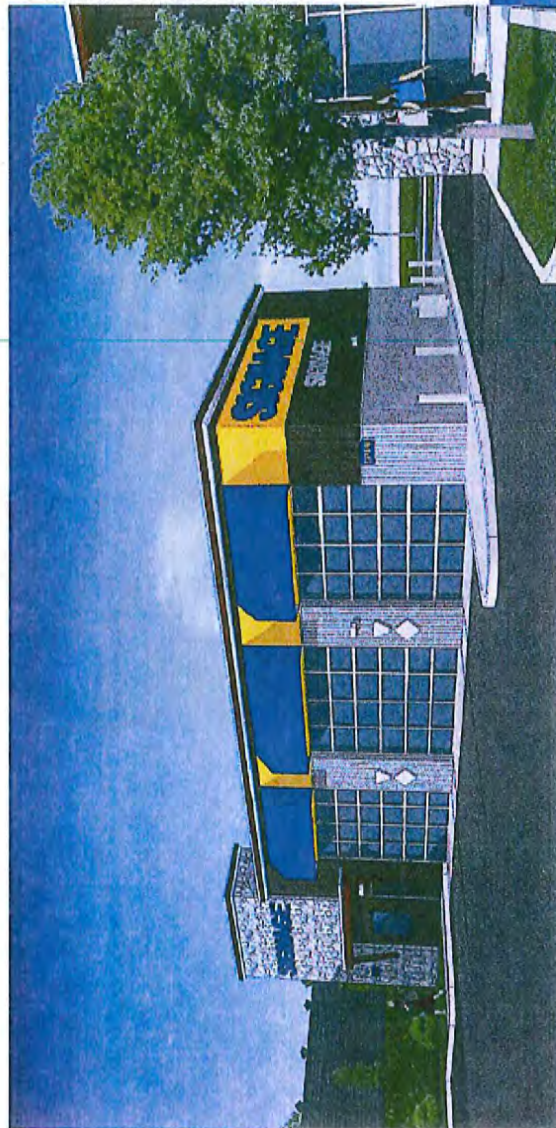


VIEW LOOKING SOUTH-WEST



VIEW LOOKING NORTH-WEST

1 CONCEPT RENDERINGS - BUILDING H



VIEW LOOKING NORTH-EAST

MATERIAL LEGEND

- ★ ACRYLIC STUCCO FINISH (YELLOW)
- ★ FULLY GLAZED ANODIZED ALUMINUM OVERHEAD DOORS
- ★ LIGHTED FABRIC AWNINGS
- ★ CERAMITITIOUS WOODGRAIN VERTICAL SIDING
- ★ STONE VENEER (THIN CUT - BLUE RIVER WEBWALL)
- ★ PREF. CORRUGATED METAL SIDING (VICWEST CL540 - GALVALUME-AZ-150)
- ★ STAINED CEDAR POST/FASCIA AND BRACES
- ★ HARDI PLANK HORIZONTAL LAP SIDING (IRON GRAY)

★ DENOTES MATERIALS USED IN OVERALL DESIGN CONCEPT

SIGNAGE NOTE:

- ALL SIGNAGE SHOWN IS FOR ILLUSTRATION PURPOSE ONLY
- FINAL SIGN DESIGN TO BE SUBJECT TO APPLICABLE BY-LAW & MUNICIPAL APPROVAL

1 CONCEPT RENDERINGS - BUILDING K

VIEW LOOKING SOUTH-WEST



<p>CONTRACTOR: JACE HOLDINGS LTD.</p>		<p>PROJECT NAME: CROWN ISLE SHOPPING CENTRE PHASE 2 BLDG. H, J & K</p>	
<p>CLIENT: JACE HOLDINGS LTD.</p>		<p>ARCHITECT: Wensley Architecture Ltd</p>	
<p>DATE: 2024</p>		<p>SCALE: 1:100</p>	
<p>PROJECT NO: 2024-001</p>		<p>DATE: 2024-08-15</p>	

PROJECT INFORMATION	
CLIENT	JACE HOLDINGS LTD.
PROJECT NAME	CROWN ISLE SHOPPING CENTRE PHASE 2 BLDG. H, J & K
LOCATION	645 LEWIS/COURTNEY RD.
DATE	2024.07.25
SCALE	1:100
DRAWN BY	W. WENDELL
CHECKED BY	J. WENDELL
DATE	2024.07.25
DATE	2024.07.25

PROJECT NUMBER	645 LEWIS/COURTNEY RD.
CLIENT	JACE HOLDINGS LTD.
PROJECT NAME	CROWN ISLE SHOPPING CENTRE PHASE 2 BLDG. H, J & K
LOCATION	645 LEWIS/COURTNEY RD.
DATE	2024.07.25
SCALE	1:100
DRAWN BY	W. WENDELL
CHECKED BY	J. WENDELL
DATE	2024.07.25
DATE	2024.07.25

REVISIONS	
NO.	DESCRIPTION
1	ISSUE FOR PERMITS
2	REVISIONS BASED ON COMMENTS
3	ISSUE FOR PERMITS
4	REVISIONS BASED ON COMMENTS
5	ISSUE FOR PERMITS
6	REVISIONS BASED ON COMMENTS
7	ISSUE FOR PERMITS

Wensley Architecture Ltd ARCHITECTS & INTERIORS 100 WENDENBURG AVENUE SUITE 100 WINDYBUSH, ONTARIO L4R 9N6 CANADA	PHONE: (416) 403-8888 FAX: (416) 403-8889 EMAIL: INFO@WENDELL.COM WEBSITE: WWW.WENDELL.COM

CONCEPT RENDERING		
DATE	DATE	DATE
2024.07.25	2024.07.25	2024.07.25
BY	CHECKED	DATE
W. WENDELL	J. WENDELL	2024.07.25



1 CONCEPT RENDERING - VIEW FROM BRITOL WAY



1 CONCEPT RENDERING - VIEW FROM BRITOL WAY

<p>For Allotment 1 Plans, Plans, Specifications, and Reports all documents are available for viewing at the Office of the Planning Director, 441 Levesque Road, Courtenay, BC V9M 5G1.</p>		<p>DATE: 12/12/2012</p>		<p>PROJECT: JACE HOLDINGS LTD.</p>		<p>PROJECT NUMBER: 12/12/12-0001</p>		<p>PROJECT NAME: CROWN ISLE SHOPPING CENTRE PHASE 2 BLDG. H, J & K</p>		<p>PROJECT ADDRESS: 441 LEVESQUE ROAD, COURTENAY, BC</p>		<p>PROJECT ARCHITECT: Wensley Architecture Ltd.</p>		<p>PROJECT DATE: 12/12/2012</p>		<p>PROJECT SHEET: CONCEPT RENDERING</p>		<p>PROJECT TOTAL SHEETS: 10</p>		<p>PROJECT DATE: 12/12/2012</p>		<p>PROJECT SHEET: CONCEPT RENDERING</p>	
<p>DATE: 12/12/2012</p>		<p>PROJECT: JACE HOLDINGS LTD.</p>		<p>PROJECT NUMBER: 12/12/12-0001</p>		<p>PROJECT NAME: CROWN ISLE SHOPPING CENTRE PHASE 2 BLDG. H, J & K</p>		<p>PROJECT ADDRESS: 441 LEVESQUE ROAD, COURTENAY, BC</p>		<p>PROJECT ARCHITECT: Wensley Architecture Ltd.</p>		<p>PROJECT DATE: 12/12/2012</p>		<p>PROJECT SHEET: CONCEPT RENDERING</p>		<p>PROJECT TOTAL SHEETS: 10</p>		<p>PROJECT DATE: 12/12/2012</p>		<p>PROJECT SHEET: CONCEPT RENDERING</p>			



VIEW LOOKING EAST

June 27, 2013

1303 – CROWN ISLE SHOPPING CENTRE – PHASE 2 STATEMENT OF SUSTAINABILITY INITIATIVES

Crown Isle Shopping Centre – Phase 2 has been designed with sustainability in mind. The following outlines the main sustainability initiatives that apply to the overall project.

I. SUSTAINABLE SITES

i. Alternative Transportation

- ▶ Public Transportation Access: The Development is located with access to main bus routes on Lerwick and Ryan Roads.
- ▶ Bicycle Storage: Bicycle parking facilities are provided on site.

ii. Site Development – Protect and Restore Habitat

- ▶ The site will have significant areas of landscaping consistent with Development Permit Guidelines. Removal of several existing trees along the East PL will be done so as to protect existing trees on the adjacent property.

II. STORM WATER MANAGEMENT USING NATURAL SYSTEMS

- ▶ Steps have been made to use natural systems to collect, clean and drain storm water from the site. The storm water management system will reduce flow from the site into the municipal system, and will minimize downstream impact.
- ▶ Bio-swales are located within and at the edges of the parking lot. These natural filters will clean run-off from parking areas and allow it to recharge ground water by percolating into the soil. These natural storm water management systems have been designed by the Landscape and Civil Consultants to be both attractive and effective.
- ▶ Parking areas not serviced by a bio-swale or rain garden will be treated with an oil separator to cleanse the run-off.
- ▶ All of the site drainage will be flow controlled using orifices and detention storage. The methods of storage used include bio-swales and underground chambers. All of these methods not only provide storage, but provide opportunities for ground water recharge.
- ▶ Permeable pavers have been used in drive-through roadways adjacent to Ryan Road. The introduction of permeable pavers provides an alternative paving option that is not only a quality attractive treatment of the project edges, but reduces the amount of impermeable surfaces on the site, which in turn reduces run-off into the municipal system by allowing water to infiltrate into the ground.

III. LANDSCAPING

- ▶ The significant number of proposed trees speaks to the quality of the shopping area, but also contributes shade to the commercial centre.
- ▶ Plantings are proposed as a mix of native and drought tolerant shrubs, grasses and groundcovers. The planting mix will respect CPTED issues for pedestrian movement through the commercial centre.

IV. REDUCTION OF LIGHT POLLUTION

- ▶ All exterior lighting will be designed using full night-sky cut off.
- ▶ Exterior Lighting will be LED, where feasible.



301 1444 Alberni Street, Vancouver, BC V6G 2Z4
604 685 3529 • www.wensleyarch.com

WENSLEY ARCHITECTURE LTD

V. WATER EFFICIENCY

- i. Water Efficient Landscaping
 - ▶ Automatic Irrigation of landscape areas will be managed to reduce potable water use (50% of a standard system.)
- ii. Water Use Reduction
 - ▶ We will encourage all new tenants to incorporate low flow toilets and aerated showers and faucets within their store design specification.

VI. ENERGY AND ATMOSPHERE

- i. Enhance Energy Performance
 - ▶ The project is currently reviewing options for high efficiency HVAC systems that would best suit the retail use, which could include economizers.
- ii. Other measures to improve energy efficiency
 - ▶ Low-e glazing in all window areas.
 - ▶ Compliance with Part 10 of the BCBC to enhance wall insulation.

VII. MATERIALS AND RESOURCES

- i. Storage and Collection of Recyclables
 - ▶ All garbage areas have been sized to allow for additional storage bins for recycling materials.
- ii. Construction Waste Management Plan
 - ▶ The project specification will include wording that instructs the Contractor to divert at minimum 50% of construction waste from landfill sites.
- iii. Recycled Content

The materials that have been specified for the project contain a significant level of recycled materials. We will provide the relevant specifications for each of the main products as requested.

 - ▶ Hardie Plank
 - ▶ Ceraclad Cementitious Cladding
 - ▶ Preformed Steel Cladding
- iv. Regional and Renewable Materials

We will emphasize the use of local and renewable materials including:

 - ▶ Exterior Wood Cladding (Cedar sourced from local producers.)
 - ▶ Exterior Stone Veneer (stone quarried and manufactured on Vancouver Island.)

VIII. INDOOR ENVIRONMENTAL QUALITY

- i. Low Emitting Adhesives, Paints, Flooring Systems, and Composite Wood
 - ▶ The project specifications will require the use of low VOC emitting products to improve indoor air quality.

Overall, we believe that the sustainability proposal for this project meets the objectives of the City in its OCP to create sustainable buildings for the community.

END

Blamire, Susan

From: Bill Lambeth [blambeth@shaw.ca]
Sent: Tuesday, August 06, 2013 12:24 PM
To: PlanningAlias
Subject: File no 3060-20-1304 444 Lerwick Road

Re Phase 2 of Crown Isle Shopping Centre application for variance of sound attenuation fencing.

This is to advise that the owners of 3-737 Royal Place (within strata corp VIS5908) support the application for 3.5M and 4.0M sound attenuation fencing for phase 2 as identified in the documentation recently received by mail. The sound attenuation fencing installed in phase 1 of the shopping centre has been effective in limiting truck noise and heat exchanger noise so far.

Regards,
William Lambeth
Beverley Lambeth

2

THE CORPORATION OF THE CITY OF COURTENAY

REPORT TO COUNCIL

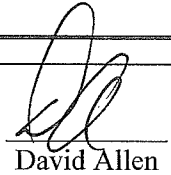
FROM: Development Services Department

FILE #: 3060-20-1313
DATE: August 8, 2013

SUBJECT: Application for Development Permit with Variances
1030 Cumberland Road
Lot 3, District Lot 104, Comox District, Plan 5659

C.A.O. COMMENTS/RECOMMENDATIONS:

That the recommendation from the Director of Development Services be accepted.



David Allen

RECOMMENDATION:

That Development Permit with Variances No. 1313 be approved with the following variance to the *City of Courtenay Zoning Bylaw No. 2500, 2007*:

- *Section 8.2.10* to allow more than 50% of the lane frontage to be used as off-street parking as shown in Attachment No.2; and

That Development Permit with Variances No. 1313 for the development of a duplex on the property legally described as Lot 3, District Lot 104, Comox District, Plan 5659 (1030 Cumberland Road) be issued subject to the following conditions;

- a. Development must be in conformance with the plans and elevations contained in *Attachment No. 2*;
- b. Landscaping shall be in accordance with the plans contained in *Attachment No. 2*;
- c. Installation of temporary snow fencing around the drip-line of the existing cherry tree to support its retention;
- d. Submission of landscape security in the amount of (125% x \$16,685.40) \$20,856.75;
- e. Landscaping must be completed within six months of the date of issuance of the occupancy permit by the City;
- f. That if the permit holder has not substantially commenced any construction to which the permit was issued within twelve (12) months after the date it was issued, the permit lapses.

PURPOSE:

To consider a Development Permit with Variances for the form and character of a duplex development and to allow more than 50% of the lane frontage to be used for off-street parking.

BACKGROUND:

The subject property is approximately 552 m² and contains a single residential dwelling and accessory structure. Vehicle access to the property is currently provided from the rear lane. Surrounding land uses include a vacant residential zoned lot and daycare to the east, multi-residential buildings to the north, single residential and duplex dwellings to the west and single residential dwellings to the south. The applicant is proposing to redevelop the property with a front-to-back duplex. Access to the property and parking will continue to be provided from the lane.

Reference information and a map showing the subject property is included as *Attachment No.1*. Drawings and elevations of the proposed development are contained in *Attachment No.2*. A summary of public input is included as *Attachment No.3*. The applicant's sustainability statement and affordable housing statement are included as *Attachments Nos. 4 and 5*.

DISCUSSION:

The subject property is within the Duplex, Carriage House and Secondary Residence Development Permit Area and is zoned Residential Two (R-2).

The intent of the Duplex, Carriage House and Secondary Residence Development Permit Area is to ensure that new infill development is well integrated into the existing neighbourhood and maintains and enhances the character of the surrounding area. The project proposal is consistent with the development permit guidelines and fits within the character of the surrounding neighbourhood which contains a variety of uses and a diversity of housing types, ages and architectural styles. The existing development pattern of utilizing lanes for vehicular access and leaving front yards intact, often with mature vegetation, has also been maintained.

The proposed two-storey duplex has a front-to-back configuration with one unit facing the rear lane and other facing Cumberland Road. As shown in Attachment No. 2, the duplex has a pitched roof with covered porches at the primary entrances for each unit located at the gable ends. The exterior cladding is fibre cement board and batten on the first level and fibre cement shingles on the upper storey, with wood accents including Douglas Fir knee braces and posts. In addition to the covered porch, an at-grade patio area has been provided for each unit. The remainder of the site will be landscaped with a mix of lawn, landscape beds, and both edible and ornamental trees and plants. The applicant has indicated that the mature cherry tree located in the front yard will be retained.

The proposed duplex also meets the requirements of the R-2 zone with the exception of *Section 8.2.10* which states that "no more than 50% of any yard area or frontage on a street or lane shall be used for off-street parking". The intent of this restriction is to reduce the impact of parking areas such as garages and driveways on the streetscape. The proposed duplex requires four off-street parking spaces which will be surface parking stalls located at the rear of the property and accessed from the adjacent lane. The proposed parking area addresses many of the development permit parking guidelines including encouraging access from the lane, parking in the rear yard, and the use of permeable paving. Landscaped nodes at either side of the parking area assist in screening the parking area from adjacent properties and maintain the residential character of the lane. For these reasons, staff support the proposed variance as an appropriate concept for this site. Staff also note that Cumberland Road is a main transportation corridor in the city therefore preferred access to the property is from the adjacent rear lane.

Public Input

Pursuant to the requirements of the *Local Government Act*, surrounding property owners and tenants were notified of this development permit with variance application prior to Council's consideration. To date, two emails have been received in response to this notification and are included in Attachment No. 3. The applicant also held a public information meeting regarding the proposed development, a summary of which is also included in Attachment No. 3.

FINANCIAL IMPLICATIONS:

N/A

STRATEGIC PLAN REFERENCE:

The proposed development supports the following Council Goals for the 2012-2014 term

outlined in the 2011 Annual Report:

- Provide proactive leadership for growth management
- Advocate high standards of design and community aesthetics

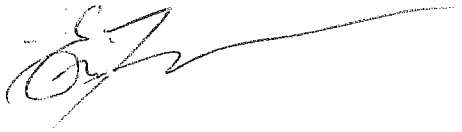
OCP SUSTAINABILITY REFERENCE:

Chapter 10 of the Official Community Plan contains policy to encourage incremental infill development in core and suburban settlement areas.

REGIONAL GROWTH STRATEGY REFERENCE:

Comox Valley Regional Growth Strategy goals include ensuring a diversity of housing options to meet evolving demographics and needs, and encouraging the provision of alternative housing forms that provide housing at lower costs and with lower environmental impacts.

Respectfully submitted,

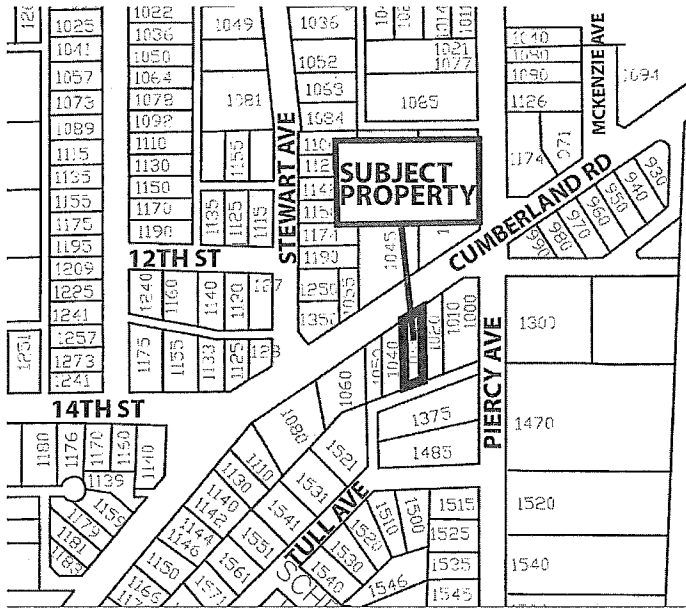


Erin Ferguson, MCP, BSc
Planning Technician



Peter Crawford, MCIP, RPP
Director of Development Services

REFERENCE INFORMATION



Zoning:

Permitted Uses: Single residential, secondary suite, duplex

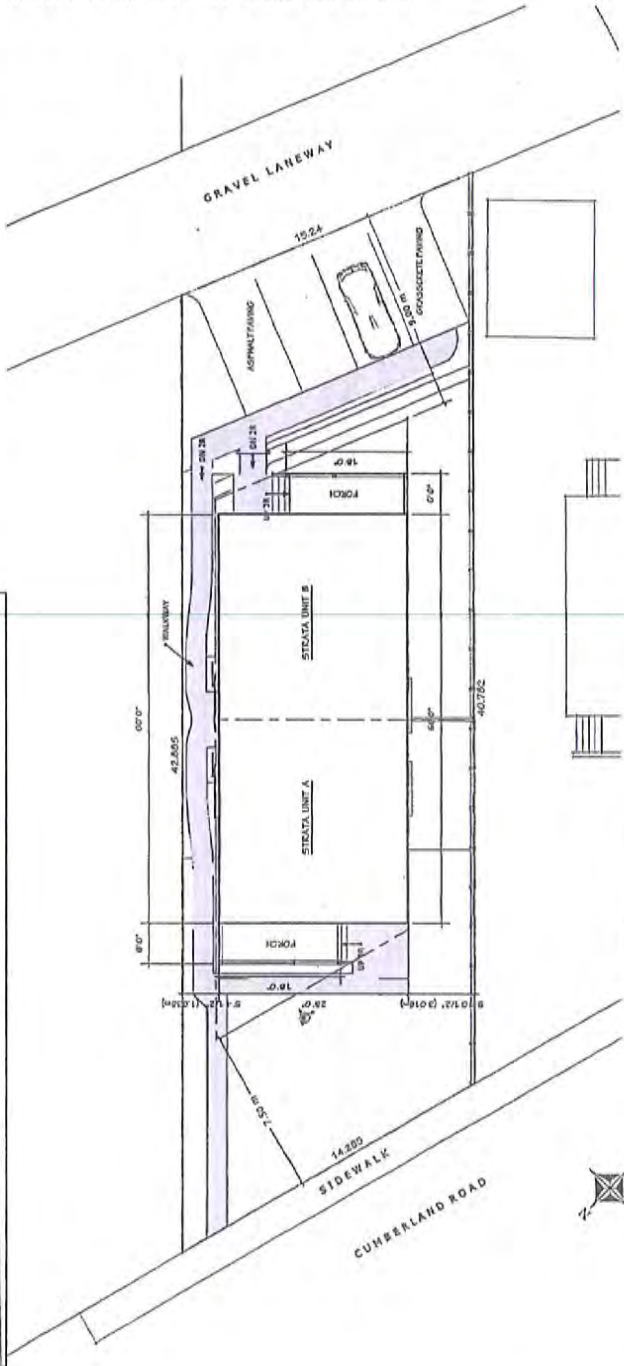
	<u>Required</u>	<u>Proposed</u>
Front Yard Setback	7.5 m	7.5 m
Rear Yard Setback	9.0 m	9.0m
Side Yard Setback	4.5 m total, 1.5 m minimum	4.6 m total, 1.6 m minimum
Max. Height	8.0 m	6.6 m
Max. Lot Coverage	40%	32%



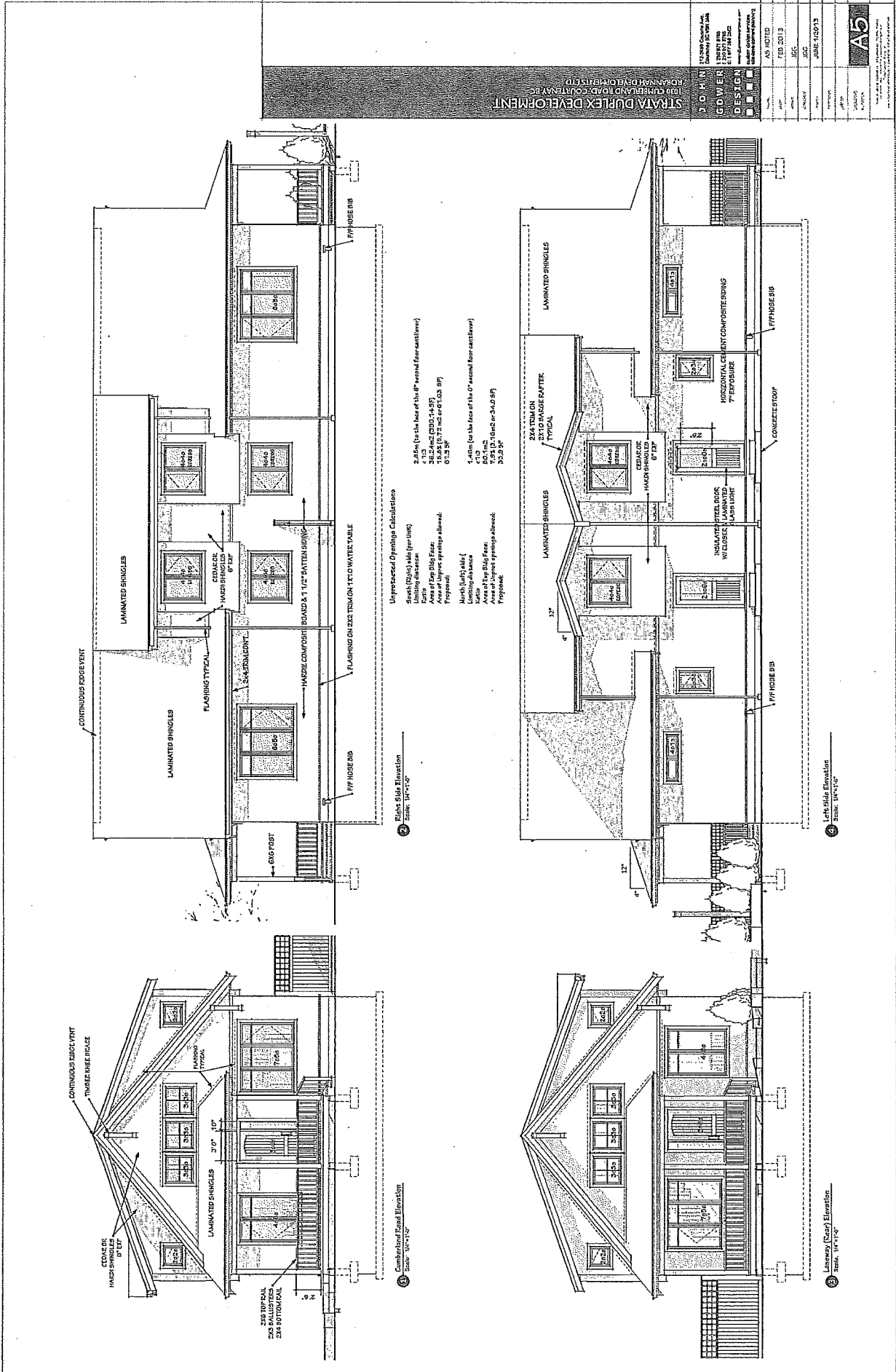
PRODUCT DATA
 SITE LOCATION: 1020 Chestnut Road, Conway SC
 DEVELOPER: Parkway Developments (Show House) 250 688 8324
 LEGAL DESCRIPTION: Lot 3, Bl. 104, Cons. District, Trw 5629 Ptn. 005-597-034
 ZONING: R2
 SITE AREA: 41,534.5 SF (552.3 AC)
 LOT COVERAGE: 1026 SF (176.14 AC) 31.2%
 BUILDING TYPE: STRATA DUPLEX
 PARKING: 4 SPACES
 FLOORING: BATH SEEN 640 SF
 MAIN FLOOR 482 SF
 PORCH 102 SF
 PROJECT TOTAL: 2324 SF + 216 SF PORCHES (234.5 AC) + 20 AC
 BUILDING HEIGHT: 21'0" (6.23M)
 STAIRS: 25'-2" (7.67M)
 FRONT PORCH: 5'-4" (1.63M)
 REAR PORCH: 5'-0" (1.52M)
 TOTAL: 30'-2" (9.20M)
 MECHANICAL AREA: 1800 SF (171.14 AC)
 BALCONIES: 476 SF (12.08 AC)
 FINISH AREA: 772 SF (18.01 AC)
 TOTAL IMPROV: 2324.4 SF (206 AC) 55.4%

CONSTRUCTION NOTES

1. THESE PLANS HAVE BEEN DESIGNED AND DETAILD IN ACCORDANCE WITH THE SOUTH CAROLINA BUILDING CODE AND ALL APPLICABLE REGULATIONS OF THE BUILDING DEPARTMENT AND ALL APPLICABLE REGULATIONS OF THE BUILDING DEPARTMENT AND ALL APPLICABLE REGULATIONS OF THE BUILDING DEPARTMENT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BUILDING DEPARTMENT AND ALL APPLICABLE REGULATIONS OF THE BUILDING DEPARTMENT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE BUILDING DEPARTMENT AND ALL APPLICABLE REGULATIONS OF THE BUILDING DEPARTMENT.
4. INSPECTION AGENCIES SUPERVISION OF CONSTRUCTION IS NOT PROVIDED BY ARCHITECT DESIGN. IT IS THE RESPONSIBILITY OF THE BUILDING OWNER AND BUILDERS TO ENSURE CONSTRUCTION OF THE PROJECT IS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS OF THE BUILDING DEPARTMENT AND ALL APPLICABLE REGULATIONS OF THE BUILDING DEPARTMENT.
5. ALL FOOTINGS TO BE ON FIRM, UNDISTURBED NATIVE SOIL. MINIMUM 457mm (18") BELOW GRADE. ASSURED SOIL BEARING CAPACITY OF 72 KPa (1500 PSF).
6. CONCRETE FOOTINGS AND FOUNDATIONS TO BE MINIMUM 150mm (6") ABOVE FINISH GRADE. MINIMUM 200mm AT 200mm INTERVALS ABOVE FINISH GRADE.
7. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 100mm (4") INSULATION. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 100mm (4") INSULATION. EXTERIOR WALLS SHALL BE CONSTRUCTED WITH 100mm (4") INSULATION.
8. SOLO FLOORING REQUIRED BETWEEN JOISTS AND RAFTERS AT EXPOSED WALLS.
9. CROSS BRACING SHALL BE PROVIDED AND SPAN BETWEEN BALCONY, FLOOR JOISTS WITH SPAN GREATER THAN 3.1m (10') BE PROVIDED FOR SPAN GREATER THAN 4.25m (14'-0").
10. JOISTS AND FOUNDATION WALL PLATES SHALL BE DETAIL TO COMPLY WITH ANCHOR BOLTS OF SIZE AND MINIMUM SPACING SHOWN ON DETAILS.
11. WALLS SCHEDULE FOR FRAMING TO CONFORM TO NATIONAL STANDARDS.
12. 100mm (4") CONCRETE SURFACE TO BE MAINTAINED ABOVE FINISH GRADE. CONCRETE SHALL BE MAINTAINED ABOVE FINISH GRADE. CONCRETE SHALL BE MAINTAINED ABOVE FINISH GRADE.
13. FLOOR CEILING TO HAVE 100mm (4") INSULATION ON BOTH TOP AND BOTTOM.
14. ALL WINDOWS SHALL BE MINIMUM DOUBLE-PANED 4 LOW-E COATED AND OPERABLE BY HAND OR REMOTE CONTROL.
15. EACH WINDOW NOT SERVED BY AN EXTERIOR DOOR TO HAVE AT LEAST ONE EXTERIOR WINDOW OPERABLE FROM THE INTERIOR.
16. ALL EXTERIOR WALLS SHALL BE INSTALLED BY REBAR FRAME TO WITHSTAND ANCHOR BOLTS. IMPACT TO BE INSTALLED WITH 12.7mm (1/2") REINFORCED CONCRETE DETAIL BOARD.
17. EXTERIOR FINISHES, EXTERIOR DOORS, EXTERIOR ETC. ALL TO BE INSTALLED BY THE CONTRACTOR. EXTERIOR FINISHES, EXTERIOR DOORS, EXTERIOR ETC. ALL TO BE INSTALLED BY THE CONTRACTOR.
18. ALL EXTERIOR DOORS SHOULD BE CONNECTED TO THE EXTERIOR FINISHES, EXTERIOR DOORS, EXTERIOR ETC. ALL TO BE INSTALLED BY THE CONTRACTOR.
19. EXTERIOR FINISHES ARE TO FACE OF CONCRETE FOUNDATION OR OUTSIDE OF FINISHING WALL. INTERIOR FINISHES ARE TO FACE OF STUD WALLS.



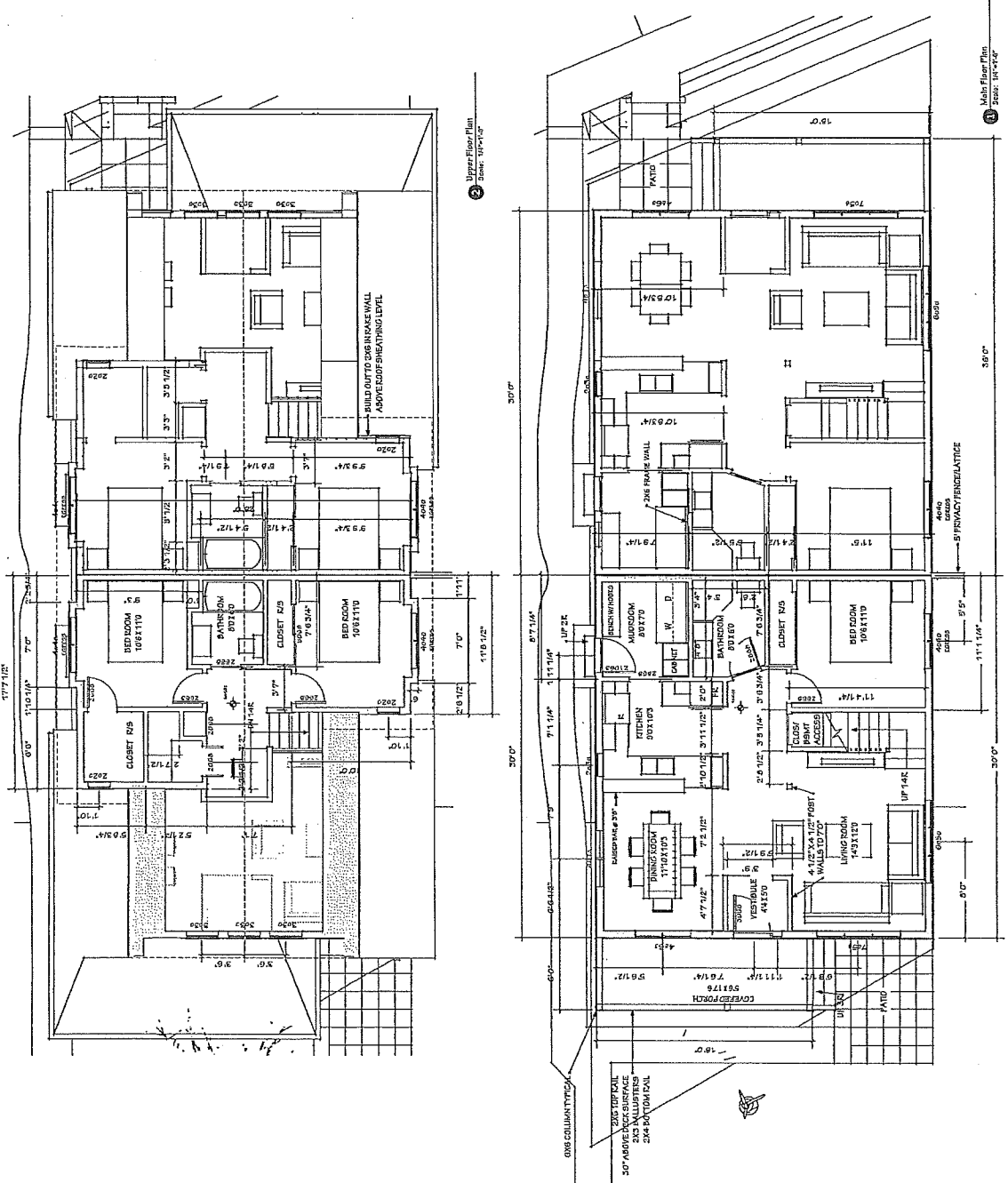
STRATA DUPLEX DEVELOPMENT
 1020 CHESTNUT ROAD, CONWAY SC
 JOHNSON DEVELOPMENT LTD.
 JOHNSON DEVELOPMENT LTD.
 GOWER DESIGN
 DESIGN
 DATE: 07/2013
 BY: JGD
 CHECKED BY: JGD
 APPROVED BY: JGD
 PROJECT NO: 1020 CHESTNUT ROAD, CONWAY SC
 SHEET NO: 1 OF 2
 SCALE: AS SHOWN
 A1

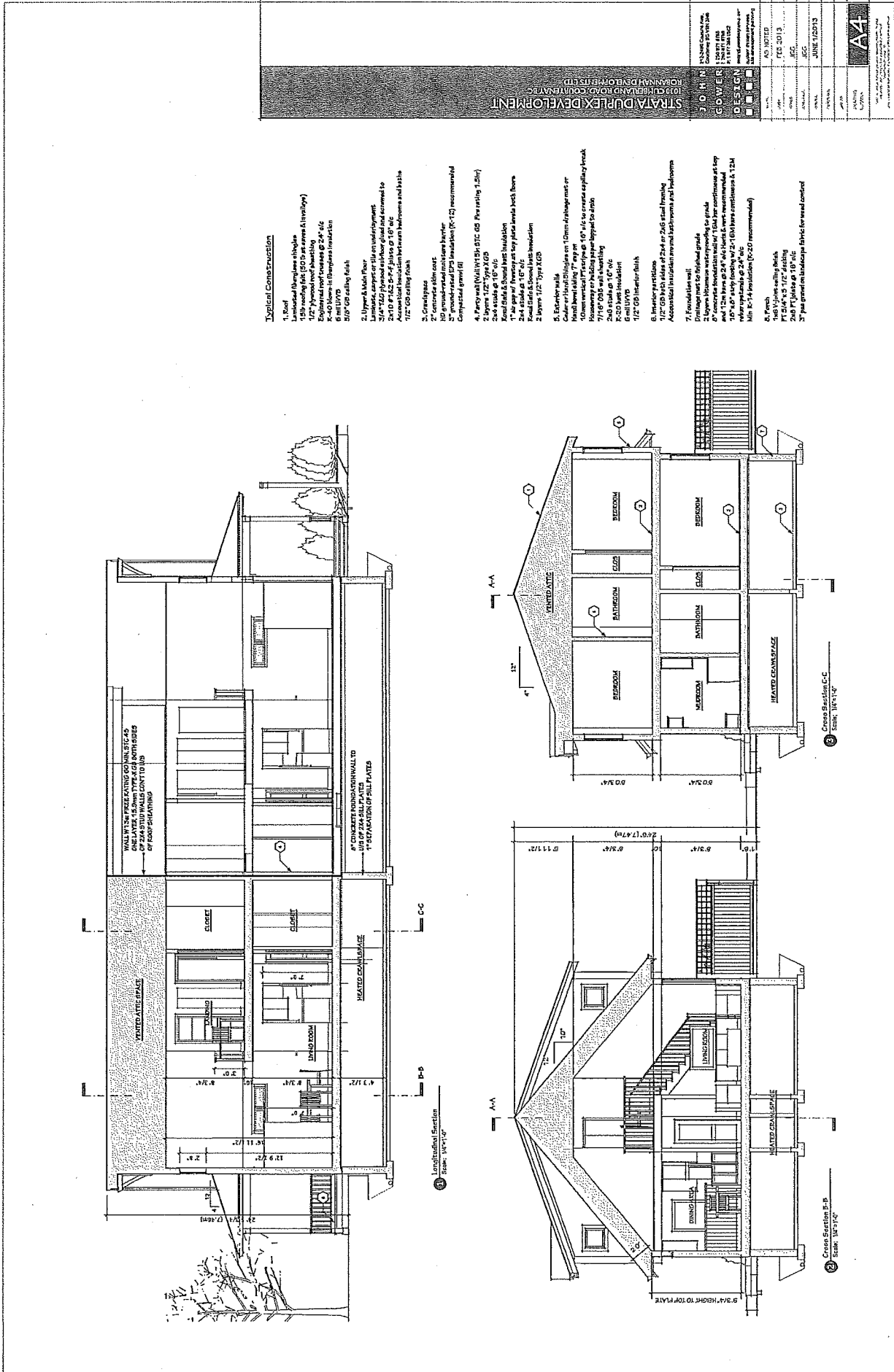


STRATA DUREX DEVELOPMENT
100 CUMBERLAND ROAD, CANTERBURY, VIC
ROBINA DEVELOPMENTS LTD

DESIGNER	JOHN GOWER
DATE	15/01/2011
PROJECT NO.	100 CUMBERLAND
CLIENT	ROBINA DEVELOPMENTS LTD
SCALE	AS SHOWN
DATE OF ISSUE	15/01/2011
DATE OF REVISION	15/01/2011
DATE OF APPROVAL	15/01/2011
DATE OF CANCELLATION	15/01/2011
DATE OF DELETION	15/01/2011
DATE OF ARCHIVE	15/01/2011
DATE OF PURCHASE	15/01/2011
DATE OF SALE	15/01/2011

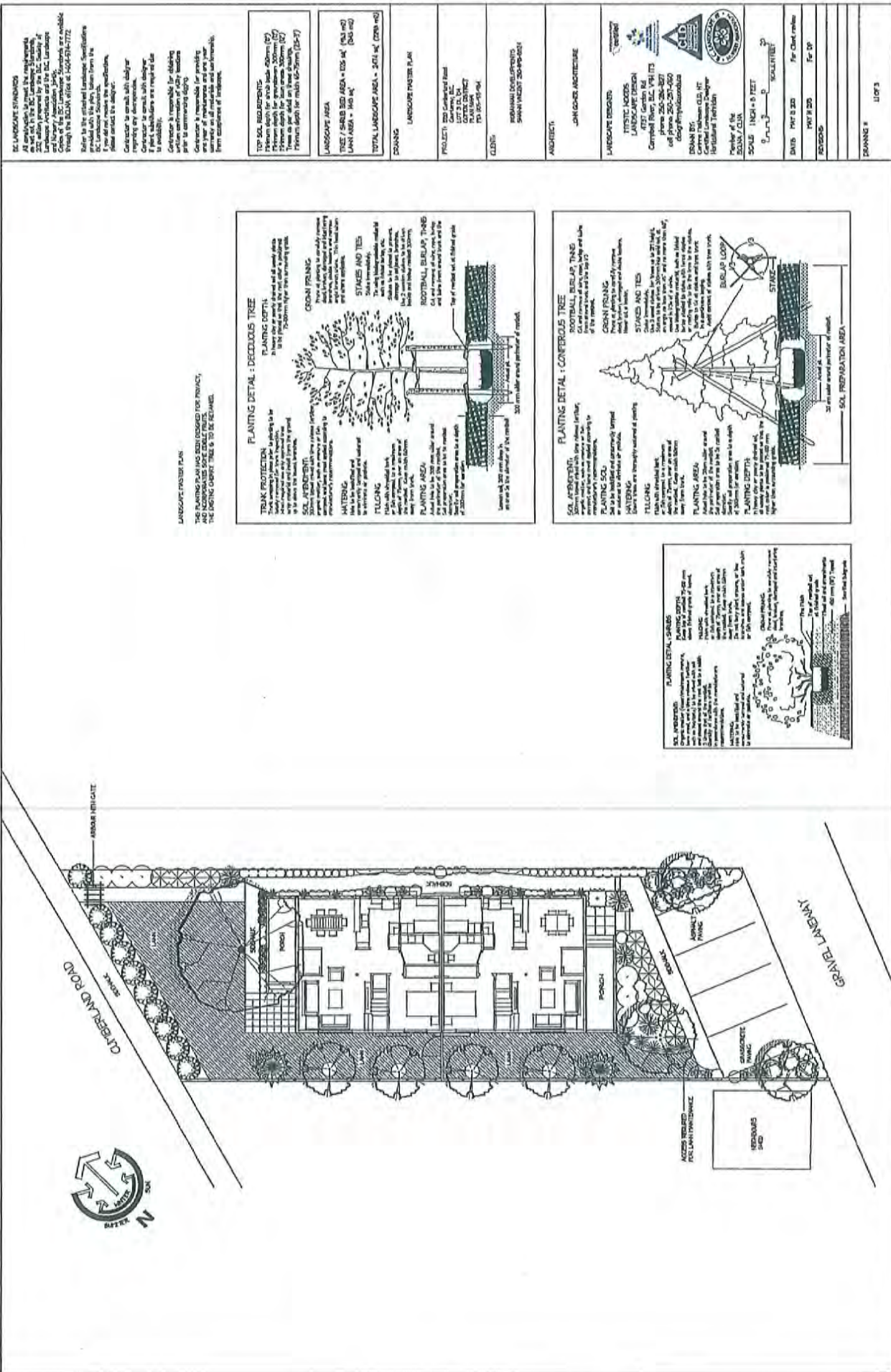
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PROPOSED DUPLEX AT 1030 CUMBERLAND ROAD, COURTENAY BC





1030 Cumberland Road
Public Meeting Summary Report

Robannah Developments hosted a public meeting on site at 1030 Cumberland Road, July 29, 2013 from 5:00 pm – 6:50pm.

Six people attended the meeting along with John Gower from Gower Design Group and Shawn Vincent from Robannah Developments Ltd.

We mailed out 171 notices to everyone identified on the City's list provided to Robannah Developments Ltd on Thursday, July 18, 2013. We confirmed with Erin Ferguson by phone this would be sufficient notice.

Shawn Vincent presented a sign-in sheet to record attendance, comment sheets for anyone present, a site plan with floor plans and elevations, and the landscape plans.

There were general positive comments and no major questions asked. One lady asked if we could tint the windows and commented on the parking being too close to the neighboring garage. She lives two doors down from the site. The lady that runs a daycare wanted notice as to when we would start construction.

This summarizes the input from the meeting. Thank-you for your consideration in the parking variance permit for 1030 Cumberland Road.

Sincerely,

Robannah Developments Ltd.
Shawn Vincent

www.robannah.com

#712 – 3030 Kilpatrick Ave, Courtenay, BC. V9N 8P1
Phone: 250-898-8824 Fax: 250-898-8854 Cell: 250-792-3700



1030 Cumberland Road
Public Meeting Sign In Sheet

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE NUMBER</u>
Dabbe McLaughlin	301-1045 Cumberland Rd	703-327
Kim Reid	Supervisor Lighthouse Early Lrng 1000 Cumberland Road Edm.	338-8511
WENDY ALEXANDER	1050A CUMBERLAND RD	250-338-5544
Sharon Girard	#1081045 Cumb Rd	250-898-0361
MOESQUAIFE	1040 CUMB. RD	250-338-4167
Hilda Keenan	Jonny Bay	250-335-2328

www.robannah.com
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1030 Cumberland Road
Comment Sheet

Name: WENDY ALEXANDER
Email & Residential Address 1050A CUMBERLAND ROAD, wenny@shaw.ca
Phone No. 250-338-5544

RECOMMEND FROSTING OR REFLECTIVE TINTING
ON THE RIGHT (SOUTHWEST) SIDE OF BUILDING TO
GIVE PRIVACY FOR THIS NEW UNIT + THE WHITE
HOUSE BESIDE IT. ALSO "PIANO" WINDOWS (NARROW
HORIZONTAL) WINDOWS ON THAT SIDE WOULD HELP
THIS PROBLEM.

HAPPY THAT THE CHERRY TREE OUT FRONT
WILL BE RETAINED.

CONCERNED ABOUT HOW CLOSE THE PARKING IS
TO THE GARAGE OF 1040 CUMBERLAND.

www.robannah.com
#712 - 3030 Kilpatrick Ave, Courtenay, BC. V9N 8P1
Phone: 250-898-8824 Fax: 250-898-8854 Cell: 250-792-3700

Blamire, Susan

From: Wendy Alexander [nenny1@shaw.ca]
Sent: Tuesday, August 06, 2013 11:40 PM
To: PlanningAlias
Subject: Development Permit with Variances Application: File No 3060-20-1313

Hello,

Last Friday, August 2nd, I received a notice in the mail regarding an application to the City of Courtenay for a Development Permit with Variances for the proposed construction at 1030 Cumberland Road, two properties away from my home. I reside at 1050A Cumberland. The variance for the development is that more than 50% of the lane frontage would be needed for off-street parking. As a 7-year resident whose only off-street parking is accessed via this lane, I have several concerns with this application:

- 1) The lane is too narrow to consider appropriating any of its width for off-street parking. It is not quite two-lanes wide ... perhaps a car-and-a-half. If I am returning home and encounter another vehicle exiting the lane, one vehicle has to pull off to the side to let the other pass. And with fencing all down one side of the lane and on a good portion of the other side, there are only a few places one can accomplish this: 1020, 1030, 1040 and 1050 Cumberland (my lot). If the parking at 1030 extends into the lane frontage, that will only leave three places for vehicles to pull over – my property being one of them. With the downward grade of my paved driveway, it is possible that these vehicles could slide into my car during snowy and icy conditions.
- 2) A related concern is that any “long” vehicles (everyone seems to drive a big truck nowadays) parked at 1030 would protrude too far into the lane, narrowing our access even further. This would be particularly precarious for lane residents in the winter; as a “veteran” of seven winters at this location, I can attest to the fact that the lane turns into a single-lane-only during heavy snow falls. Parked vehicles protruding too far into the lane would also impede access of emergency vehicles, garbage trucks, snow plows, graders, and delivery/moving vans.
- 3) I also oppose the proposed angle of the off-street parking. With the current design, all vehicles leaving 1030 would have to pass my property to exit the lane via Tull. If the parking was redesigned so that vehicles pulled straight into parking stalls, they would be more likely to leave their lot via the lane’s Piercy exit as it is much closer to their property. I am sure that the residents of 1030 would prefer to have the choice as to which end of the lane they want to enter or exit. As their neighbours, we would appreciate the reduced traffic kicking up dust at our end of the dirt lane (keeping our laundry, homes, windows and vehicles free from dust is an ongoing problem from spring until fall).

I want to point out that while at present there are only four lots (1030, 1040 and 1050) whose only access to off-street parking is the lane in question, a surprising amount of traffic moves through it on a daily basis. And unfortunately, some of those vehicles are travelling at a high rate of speed (young drivers especially seem to get a kick out of speeding around the sharp corner). I believe that, other than the allure of kicking up gravel and dirt, the main attraction of the lane to non-residents is that there are no stop signs at either end. This means that drivers can take a “short-cut” from Tull to Cumberland Road via Piercy without having to stop. The reason why I mention this is that no matter what is decided about off-street parking at 1030, visibility for anyone exiting the rear of that lot will be impeded by the garage at 1040. This is a real hazard if something isn’t done to reduce the speed of traffic in the lane. I strongly recommend the addition of Stop signs at both the Tull and Piercy exits and posting 30km (or lower) speed limit signs near both ends of the lane.

A final concern has to do with visitor parking in the lane. While I welcome this new development in my neighbourhood, this increase to the local “population” will translate into more instances of visitors parking in the lane. As previously mentioned, the lane isn’t wide enough for two vehicles, which means that when guests park in the lane it creates a problem for anyone trying to drive past them. I do not know what the bylaws are regarding parking in city lanes, but I

would recommend erecting "No Parking Either Side" signs in the lane to reduce traffic hazards, ensure access for emergency vehicles, and generally keep the peace between neighbours.

Sincerely,

Wendy Alexander

Blamire, Susan

From: Ken Schultz [krschltz@telus.net]
Sent: Wednesday, August 07, 2013 5:05 PM
To: PlanningAlias
Subject: Re: File # 3060-20-1313

Dear Sirs:
Re: 1030 Cumberland Road
Variance for Robhanna Developments.

I have absolutely no issues with the development proposed, in fact, any development on that location would be a significant improvement to the property. As an owner of a neighbouring unit I look forward to the improvement to 1030 Cumberland Rd. and the surrounding neighbourhood.
Please issue the variance and allow this project to proceed as soon as possible.

Thank you.

Ken Schultz

1030 CUMBERLAND ROAD – COURTENAY BC
SUSTAINABILITY STATEMENT
ROBANNAH DEVELOPMENTS LTD.

Introduction

The following sustainability statement has been formatted to correspond with the City of Courtenay's Sustainability Evaluation Check List (each section corresponds to that check list).

Project Description

The proposed development proposal is for a duplex development within an existing residential neighbourhood. The property is within the Residential Two Zone(R-2); the proposed use is permitted within this zone.

1. Land Use

The project consists of a duplex development. Each unit will have a private outdoor space. The building has been designed to complement the adjacent land uses of single family dwellings both in massing and in design. The building site is within easy walking distance to downtown (900 m) and the City of Courtenay Riverway Trail system (1 km)

2. Building Design

The building has been designed to maintain a high standard of quality and appearance and fits well within the existing residential neighbourhood and is in keeping with a pedestrian scale. Articulation of the building has been achieved through variations in the roof line (gables), the use of window trim, timber knee braces at the roof peaks, cedar shingles on roof insets, natural wood accents on the porches and Hardi-plank siding.

3. Transportation

The site is within easy walking distance to daily amenities such as grocery, restaurants, a pharmacy and health services and is adjacent to public transit and a safe pedestrian route on Cumberland Road. The nearby Riverway Trail also provides for a safe cycling route.

4. Infrastructure

The subject property is currently serviced with sewer, water and storm; the new duplex will be serviced to the City of Courtenay standards as required.

5. Character and Identity

The design and materials used for this building are of exceptional quality and include the use of cement siding (HardiePlank) and naturally stained cedar. The colour scheme chosen is as follows:

HardiePlank	Roofing
<i>Board and Batten – Iron Gray</i> <i>Siding - Timber Bark</i> <i>Shake and Trim work – Khaki Brown</i>	<i>Cambridge Architectural Shingles – Charcoal Grey</i> Cedar <i>Naturally stained rough cut posts, knee braces,</i>

6. Environmental Protection and Enhancement

This site is not located within an environmentally sensitive area. However, the existing cherry tree will be maintained and a boxwood hedge added to provide visual interest from Cumberland Road. In addition, the landscaping plans include a mix of trees (Japanese maple, dogwood apple and plum) a number of shrubs (azaleas, blueberry and yew) and several drought and shade tolerant perennials. The lawn is to be seeded with a low maintenance fescue blend grass seed.

Summary

As per the policies set out in the *City of Courtenay Sustainability Evaluation Check List (December 17, 2007)* the proposed development provides benefits to the City by:

- Providing for infill development with a tastefully designed building which complements the existing residential properties (single and multi-residential);
- Taking advantage of existing infrastructure; and,
- Providing an alternative form of residential use (duplex) within walking distance to community, recreation, government and health services and community transportation.

1030 Cumberland Road - Development Permit Application
Affordable Housing Comments
Robannah Developments Ltd.

The proposed development is in keeping with the spirit of the City of Courtenay Affordable Housing Policy (Adopted November 13, 2007) as the development addresses the following policies:

- Provides for “*small lot in fill development* in existing neighbourhoods”;
- *Addresses the policy for* mixed use developments and “increases in densities near or adjacent to major destinations in the City”; and,
- *Aims to meet the City’s policy to work* with the development industry to “explore ways to reduce costs in providing affordable housing”

3

THE CORPORATION OF THE CITY OF COURTENAY

REPORT TO COUNCIL

FILE #: 3900-20

FROM: Development Services Department

DATE: August 13, 2013

SUBJECT: Update on Sign Bylaw Review

C.A.O. COMMENTS/RECOMMENDATIONS:

That the recommendation of the Director of Development Services be accepted.



David Allen

RECOMMENDATION:

That the report from the Director of Development Services regarding the sign bylaw update be received for information.

PURPOSE:

The purpose of this report is to provide Council with an update on the sign bylaw review progress.

BACKGROUND:

One of Council's key goals for the 2012-2014 term was to have the sign bylaw reviewed. This process was initiated by staff in the fall of 2012.

DISCUSSION:

The information below is taken from the City website at www.courtenay.ca/planning/sign-permits/sign-bylaw-update.aspx. It provides a summary of the process history, events to date and next steps. Links are available from this site to a summary of information from the initial stakeholder workshop, background information on various sign formats and the display boards that were presented at the June 19, 2013 public open house. The June 19th open house was a key event in the process where draft bylaw policies were presented for public comment. The event was attended by approximately 25-30 people and the feedback was generally positive. As noted below staff are currently refining the bylaw based on the feedback received at the open house. Additionally, visual materials are being added to the bylaw in an effort to make it more user friendly. Staff anticipate having the draft bylaw to Council for first, second and third readings in September.

Project Overview

The City of Courtenay is reviewing its sign bylaw, which was adopted in 1998. Since that time, sign technology has advanced, new form and character guidelines for commercial development have been adopted by Council, and new types of commercial development have occurred in Courtenay. Updating the sign bylaw will allow the City to respond to these changes and encourage signage that allows businesses and organizations to effectively identify their services and products while supporting community design objectives.

The update will include a review of:

- Size, number, type and location of permitted signs
- Prohibited signage
- Design guidelines
- Permit fees

Process & Timeline

Over the past several years a number of issues have been raised by City staff administering the current sign bylaw, by sign companies designing and manufacturing signage, by local business owners and representatives, and by local citizens and community organizations. Together these concerns framed the research and analysis phase of the project which looked at what the sign bylaw currently allows, how other municipalities are approaching the regulation of signage, guidelines recommended by the sign industry, and related City policy such as the Official Community Plan which contains guidance on the form and character of commercial areas.

In the next phases of the project, a summary of this analysis and potential directions has been presented to stakeholders and the public for their consideration and input. Following these sessions the draft bylaw will be presented to Council for their review prior to adoption of the new sign bylaw. The table below contains a summary of the sign bylaw review process.

Stage/Activity	Approximate Timeframe
Research	November 2012
Analysis	December 2012
Stakeholder Meeting	February 13, 2013
Draft Bylaw	March 2013
Public Open House	June 19, 2013
Refine Bylaw	Summer 2013
Bylaw Considered by Council	Summer 2013

Public Participation

The City held a stakeholder meeting on February 13, 2013. A public open house took place on June 19 2013. The following documents available at www.courtenay.ca/planning/sign-permits/sign-bylaw-update.aspx provide an update on the work done so far:

- **Summary Report** - based on feedback from stakeholder meeting
- **Information Handouts** - on electronic message boards, fascia signage, freestanding signs and portable/temporary signage
- **View the Display Boards** - from June 19, 2013 Public Open House

FINANCIAL IMPLICATIONS:

NA

STRATEGIC PLAN REFERENCE:

NA

OCP SUSTAINABILITY REFERENCE:

NA

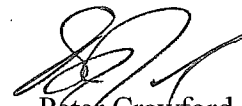
REGIONAL GROWTH STRATEGY REFERENCE:

NA

Respectfully submitted,



Ian Buck, MCIP, RPP
Manager of Planning



Peter Crawford, MCIP, RPP
Director of Planning Services

Attachment:



Sign Bylaw Review Stakeholder Workshop Summary Report

As part of the review of the City of Courtenay Sign Bylaw, a stakeholder workshop was held on February 13, 2013. There were twelve participants representing sign designers and manufacturers, the local business community, community organizations and the school district. City staff presented an overview of the sign bylaw review process and some of the challenges with the current bylaw based on staff's experience in administering the bylaw, conversations with those applying for sign permits and the number of applications for variances to the sign bylaw. The remainder of the workshop involved discussions on specific aspects of the bylaw and proposed changes, and in particular fascia signage, freestanding signs, window signs, portable and temporary signage and electronic signage. The remainder of this document presents a summary of these discussions.

Fascia Signs

- Softer illumination for large format retail is ok
- Like the idea of removing 1 m height restriction
- Support removal of the 3 signs per building face restriction and allowing a business to choose number of signs based on their needs provided it is within the permitted total of 9m²
- Would like to be able to do some neon signage
- No objections to requiring blackout material behind internally illuminated sign cabinets
- No preference indicated for % coverage area requirements or area per linear metre of storefront but some indicated that area of building face was hard to determine
- Allowing larger signs for large format retail was supported but recognition that the size threshold and definition of large format retail needs to be carefully considered with clear parameters (large floor plate vs multi-storey etc)
- Need clear diagrams of what is included in building face area calculations

Freestanding Signs

- Proposed directions are okay

Window Signs

- Seen as a critical part of small business advertising and identification
- Would be nice to allow downtown to keep window displays and signage
- Most felt that the proposed requirement to allow up to 25% of a window to be covered by signage was too restrictive
- Diversity of opinion with some feeling that a business should be able to utilize the entire window as advertising and that this is separate from fascia signage, others felt it should be included in the overall fascia signage calculation of 9 m², others felt that photos and lifestyle signs are appropriate but logos and advertising less so
- Recognition that window signage can enhance and support window displays and aid in business identification especially for businesses in pedestrian areas but it can also detract from appearance and character of commercial areas especially where it is not coordinated with storefront and building design
- Recognition that it can provide privacy (medical clinic etc) or assist in screening interior merchandise where desirable

- Recognition that lifestyle signage can enhance look of a building

Portable & Temporary Signage

- General support for keeping fairly restrictive regulations for portable and temporary signage
- some felt that wavy flag style banners were ok and others did not support them
- support for allowing inflatable devices for community events such as fairs and festivals, parades, runs etc provided it was for short term such as a three day event permit but not for sales or commercial purposes
- enforcement of portable and temporary signs is already an issue
- general support for changing temporary/promotional signage from 30 days per year to maximum of 14 days 4 times per year
- some expressed dislike of larger changeable copy portable signs (wheel types)
- request to slightly increase portable sign size to reflect industry standard sizes
- request to review community banner specifications with engineering department for minimum wind slots on banners (banners hung across road near 5th street bridge)
- Community event signage in highly visible locations is important but could be standardized within one sign structure per location. Organizations could then insert sign of standard size into slots in the sign structure rather than multiple signs of multiple sizes.
- car dealerships shouldn't have special permissions, all commercial businesses should be allowed same types of signage

Digital Signage

- Recognition that not all digital signage is the same. Some have 3 colour technology like TV screen or digital billboard (dike road, highway near Duncan) others are 1 colour digital readers like Quality Foods in Comox
- Prefer message boards (monochromatic) to 3 colour TV style
- Diverse opinions on whether or not digital signs are appropriate for Courtenay. Some support for monochromatic digital message boards for institutions provided there were specific parameters, others felt if institutions are allowed to have digital signage then commercial businesses should be allowed, others felt that digital signage is not needed as manual changeable copy signage works fine, others thought all forms of digital signage are acceptable

Other

- Recognition that stakeholders were only one group and broader community needed to be consulted and there is a general description of community design objectives in development permit areas
- General support for proposed 3 district approach: downtown, large format retail and highway commercial and industrial
- Current sign regulations are too confusing at the moment with different policies applicable in different situations and hard to find the relevant information in the bylaw
- sometimes given inconsistent information when inquiring about sign permit requirements and regulations
- hard for sign companies to understand requirements let alone general public and business owners
- Request to keep imperial units within the bylaw (like it is now) in addition to metric units as many people still use imperial system
- Need to enforce regulations
- Add in requirements specifically permitting open/closed and vacancy signage to be digital or neon

- Support the idea of a visual bylaw with photo examples and illustrations of requirements and definitions
- Need to clarify definition of sign, window sign, lifestyle signs (wording versus graphic)
- Communication at the City Sign Permit counter is important, people are not given enough information from City on what is allowed before going to sign companies
- Should be clear that holiday signage and window painting etc are allowed
- Like the use of natural materials and the direction that is going
- How do we encourage hand-crafted signage in the downtown as it is the most expensive type of signage?

APPENDIX I – SUMMARY OF WRITTEN COMMENTS FROM WORKSHEETS

Fascia Signage

- “natural” signage is least intrusive and most attractive
- Specify what is meant by “other types of lighting” section h on page 1 of worksheets
- Totally disagree with allowing larger signs for stores over 3000 m²
- No illumination other than indirect like a spotlight on signage near residential or environmentally sensitive areas
- Offer incentives to established businesses to change signs to ones like the library eg. \$100.00 credit on taxes in year changes or perhaps a % of cost of sign to a maximum
- You are allowed to use gooseneck lights or flood lights to shine down on a sign, but you cannot use back-lit individual channel letters for a development permit. The gooseneck lights and floodlights give off more lumens (light pollution) than the back-lit illuminated channel letters, thus contradicting the dark sky policy

Freestanding Signage

- If possible set out more aesthetically pleasing/indirect illumination
- Offer incentives for established businesses to change to new style

Portable & Temporary Signage

- No electronic portable signs unless for an event such as day-run/walk/cycling/parade etc for traffic direction
- Sandwich boards ok if on business property only, not on public property, and less than 1m height by 32 inches wide
- Banners at sports fields during games, seasonal only
- Banners from buildings, look at size and quantity, ok if not a hazard and look attractive. Provision for removal if they become damaged or unsafe
- Specify over the street banner sizes, set at one size only and the number of wind holes required if not mesh
- Allow dirigibles of specific size, duration and location through special event permit or exempt them from the bylaw to allow their use for community events.
 - works to attract attention for CVEX
 - not an advertising display
 - directs people to an educational, community building event

Electronic Message Boards

- Support electronic message board for Mark R. Isfeld Secondary and support suggested restrictions so that the sign does not pose a distraction for passing motorists or disrupt nearby residents
- Mark R. Isfeld is a year-round community hub used for sporting events, theatre productions, church services, musical performances and practices, polling stations and blood donor clinics among others. Desire to communicate timely information related to the school and the various community activities taking place and current signage is inadequate for this purpose and is setback from the street too far to be visible. As a result visiting sports teams, drama groups and dignitaries have had trouble locating the school. An electronic message board closer to the street would allow better identification and communicate information about events and activities taking place at the school and can be done in a way to minimize any distraction to drivers as they pass by.
- I wish to strongly endorse the propose revisions to the sign-bylaw. They strike an ideal compromise that meets our needs as a school while still addressing all aspects of electronic message boards that many people find objectionable
- Manual message boards only allow one or two brief messages and are difficult to update. As a result the information is often several weeks out of date.
- Support revisions as presented. Some additional areas for consideration might include:
 - monument style sign is clearly preferable. What is to be done when the monument adversely affects traffic visibility?
 - having a message board that takes up 40% of the sign area makes sense. However, having a larger board (that can fit an entire message) might mean that the message does not have to change as often. A slightly larger and more static sign might meet the interests of the citizenry more than a smaller sign that has to change more often to get the whole message across
 - very low signs are more susceptible to vandalism than higher signs. Surrounding landscaping can help, but are there other alternatives
- I am in support of the proposed amendments and agree to message remaining static for up to 10 seconds, no scrolling or animation, informational message to the community regarding school property only, dimming sign in the evening after an agreed upon time
- No electronic signs in downtown or at malls. Electronic signs are ok at institutions if just words no images or graphics, keep it purely informational
- Support for an electronic message board sign for Mark Isfeld. It is time for the City of Courtenay to update their sign bylaw and allow some institutions to have the electronic message boards as other communities are moving in this direction. Mark Isfeld in not

only a school it is also a gathering place for our community. It would be helpful to have a sign to easily show people where we are and what is going on there.

- We would like to submit support and feedback for the proposed amendments to permit message board signs. In our particular case, we would like to see one for Mark R. Isfeld as the current sign can't be seen from the road. Many community groups use this school for their events and meetings so it for this broader community and students and their families that this sign is needed. Our messages would remain static for up to 10 seconds with no scrolling or animation, we aren't trying to sell anything and are not trying to command the driver's attention, and technology allows the sign to dim to conserve power during the evening. There is precedent in Comox Valley with message signs that already exist and ours would be much more static.
- Use of electronic message centre for government funded facilities such as community centre etc – today's technology allows the signage brightness to be regulated automatically and the simple text messages proved by the message centre provides such a valuable service to the total population that the present sign bylaw does a disservice to the entire community by not allowing them

Other

- Sign bylaw is not clearly laid out for educating the business owner
- Since window vinyl came up during the meeting, add it to the 20% allowed for building face, window signs as part of fascia signs, and you still maintain a measureable guideline
- The "options we are exploring" in the handout all make good sense however with over 4300 hours of darkness per year I think the business owners would object to not being able to illuminate their sign

ELECTRONIC MESSAGE BOARDS

Current Requirements

- electronic message boards are prohibited under the current bylaw

Options That We are Exploring

- a. allow for institutional uses only and with specific parameters
- b. part of monument style sign and electronic message board can be no more than 40% of the sign area
- c. must only advertise uses, events and activities occurring on the property or community information such as time and temperature
- d. control of the message in terms of transitions (no scrolling, fading, flashing or animation), minimum length of time a message must remain in place such as 5 seconds
- e. restrictions where they are surrounded by residential areas

Comments or Suggestions?
please use the attached sheet...

FASCIA SIGNAGE

Current Requirements

- up to 20% of building face to maximum of 9.0m² (97 sq.ft)
- maximum height of 1 metre
- no more than 3 signs (including projecting, hanging and freestanding)
- per business premise frontage
- for stand alone buildings, signs on a maximum of 3 sides
- project no more than 20 cm from vertical surface

Options that we are exploring

Regulation based on zoning (downtown, general commercial and industrial, big box) recognizing the different character, audience, travel patterns and road standards of each.

For downtown:

- a) keeping the 20% and 9m² max size requirements and dropping the number of signs requirement providing it stays within the max total area OR replacing the 20% with a specified area per linear m of business premise face such as
- b) No new internally illuminated sign cabinets within the downtown
- c) encourage hand crafted appearance
- d) dropping the 1 metre height restriction to allow vertical or stylized elements
- e) allow signs to project above rooftop of canopy provided they do not project above the main roofline of the building, are structurally sound and do not block second storey windows, features etc

For general commercial:

- g) illuminated sign cabinets are allowed but must have completely opaque backgrounds, only text and logo may be illuminated
- h) other lighting styles allowed
- i) keeping the 20% and 9m² max size requirements and dropping the number of signs requirement providing it stays within the max total area OR replacing the 20% with a specified
- j) dropping the 1 metre height restriction but restricting copy height to 0.6 metres

For large format retail:

- k) increasing the maximum sign area to 10% to a maximum of 40 m² for stores with floor area greater than 3,000m²
- l) any sign illumination must be indirect (external or halo etc)

General:

- m) fascia signage only where it directly abuts street or internal roadway
- n) restrictions on illumination where sign faces and is adjacent to residential or environmentally sensitive areas

Comments or Suggestions?
please use the attached sheet...



FREESTANDING SIGNS

Current Requirements - Sign Bylaw

- maximum area and height based on parcel size for commercial areas:
 - > 2 ha, 7.0 m² per side, 6.0 m in height
 - < 3000 sq.m 3.0 m² per side, 2.5 m in height
 - other, 4.0 m² per side, 3.5 m in height
- max area of 2.0 m² and 2.0 m in height for institutional uses and for subdivision identification signs
- must have at least 30 m of frontage
- only allowed one per parcel unless parcel > 2 ha, then 2 signs allowed
- where parcels share one access, only 1 sign is allowed per access
- must be located at least 2.0 m back from street and 3 metres from side lot line
- must be located in landscaped areas
- all freestanding signs require a development permit in addition to sign permit

Current Requirements - DP Guidelines

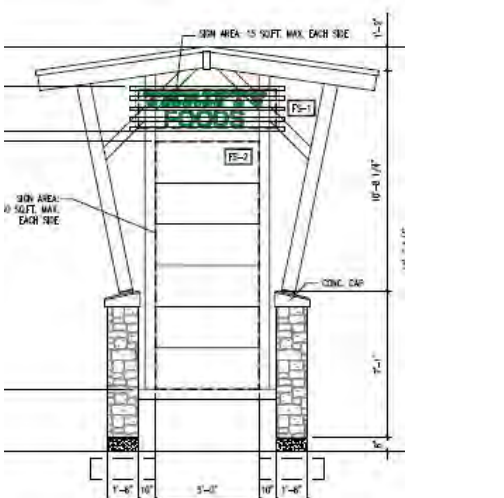
- size, colours, design and placement of signs and their supporting structure and surrounding framework shall be carefully coordinated with architectural elements of the building face, other signs on the parcel and landscaping
- exposed wood and flat stone are strongly encouraged as sign materials and raised or recessed letters or symbols are strongly encouraged to give relief to signs
- use of indirect lighting methods is required
- illumination shall conform to dark skies policy
- all freestanding signs along 29th, Cliffe, Crown Isle, Island Highway, Kilpatrick, Lerwick and Ryan Road shall be ground oriented and no freestanding signs adjacent to any City street shall be supported by a single support

Options That We are Exploring

In general, keeping height and size requirements the same, integrating the DP guidelines into the sign bylaw, and relaxing the number of signs for specific lot configurations and site layouts.

- allow up to two signs where there are multiple entrances provided that signs are at least 30 m apart
- allow one per frontage for corner lots provided adequate setbacks can be achieved
- single support signs are not allowed
- requiring monument style or at minimum requiring coordination of materials with building design and landscaping
- illuminated cabinets must have opaque background with only text and logos illuminated
- grandfathering existing legal signs but any changes including enlargement, rebuilding, relocation or extension of sign amounts to new sign which must conform to current bylaw
- restricting within the downtown (maybe only for public facilities or where they are integrated within public plazas) as downtown is largely pedestrian oriented and freestanding signs are typically designed for vehicular corridors where the buildings are set quite far back from the street
- keeping the size and height requirements the same

Comments or Suggestions?
please use the attached sheet...



PORTABLE & TEMPORARY SIGNAGE

Current Requirements

Portable

- area shall not exceed 0.6m² per face
- maximum height of 1 metre
- only one per business premise or parcel
- must be on same parcel as business it is advertising

Temporary

- area shall not exceed 1.5m²
- banner signs only
- only one per business premise or parcel
- max of 30 days and only for opening new business, change of ownership or temporary advertising

Note: balloons and inflatable devices are currently prohibited, car dealerships are currently the only businesses that are allowed flags and banners

Some of the Issues with Portable & Temporary Signage

- not constructed to same standards as permanent signage
- safety concern due to size or placement such as on sidewalks, near intersections, on boulevards
- can ruin landscaping or obscure permanent signage
- movement, flashing, fluttering etc can be distracting to vehicular traffic
- can result in commercial corridors looking messy, cluttered etc
- difficult to enforce

Options That We are Exploring

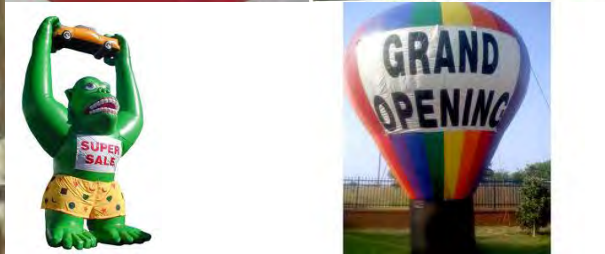
- a. only allowing sandwich boards as permanent portable signage but allowing other types of signage as promotional
- b. allowing temporary signs for a maximum of 14 days 4 times per year
- c. prohibiting flags (with exception of civic, political, philanthropic, educational or religious organizations) streamers pennants, ribbons, spinners and other similar moving or fluttering devices
- d. only allow vertical banners within the downtown and only with special permit showing how they are integrated with the building and architecture (for example Hot Chocolates)
- e. prohibiting all inflatable devices
- f. no changable copy on portable signs with exception of chalkboard sandwich board signs (restaurants, cafe etc)
- g. allow portable signs on public property only where the face of the building directly abuts public sidewalk and provided there is a minimum of 1.8 m wide unobstructed walkway

Comments or Suggestions?
please use the attached sheet...

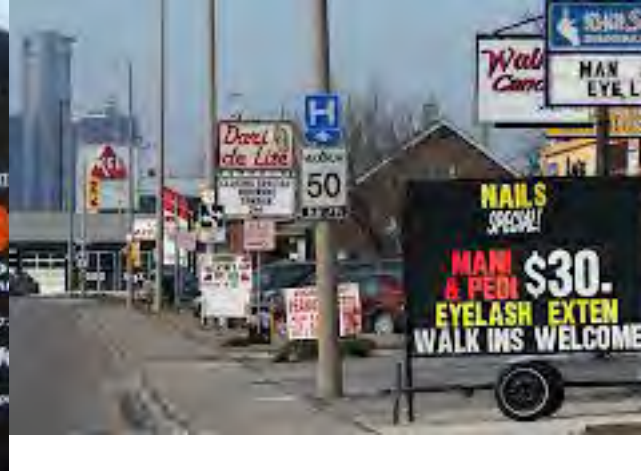
Flags & Banners



Inflatables



Changeable Copy & Stands



Banners



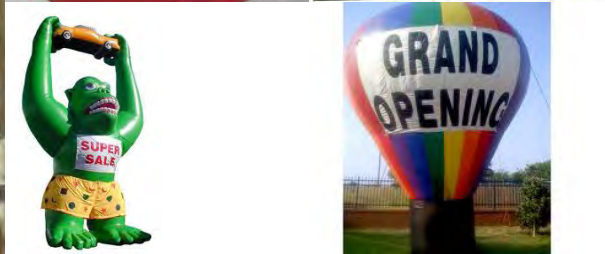
Sandwich Boards & Vehicular



Flags & Banners



Inflatables



Changeable Copy & Stands



Banners



Sandwich Boards & Vehicular



Welcome to the Open House

Sign Bylaw Update

Thank you for coming to the Sign Bylaw Open House. Please share your comments, suggestions, and ideas on the display boards and comments sheets. Comment sheets are available at the sign-in table.

Your input will help refine the draft sign bylaw. The bylaw will be considered by Council later this summer.

At tonight's open house the following information will be presented on a series of boards:

- » *overview of the process & what we have heard so far*
- » *issues & challenges with the current bylaw*
- » *proposed new approach and recommended changes*
- » *types of signs addressed in the bylaw*

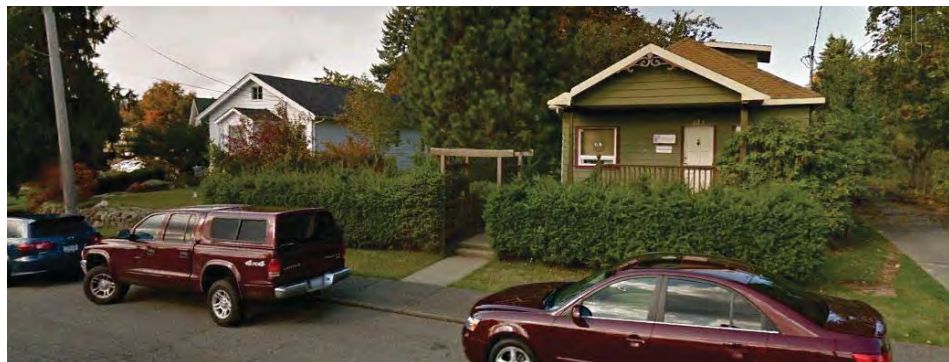
There will also be opportunities to tell us what you like or dislike, what types of signs you would like to see encouraged, what you think of the proposed changes, and any other issues that you would like to see addressed or changes that you would like to see.

Questions?

City staff are happy to answer any questions that you have. Additional information is also available at www.courtenay.ca



We want to hear from you!



Sign Design (1 of 3)

Sign Bylaw Update

What do you think of the following types of signs? Signs are part of the urban landscape. Signs can add an element of playfulness, creativity and excitement to an area and they can reinforce community heritage and identity. Signs can also detract from the look of an area if they are too big and obscure building architecture or that dominant the streetscape. Signs that are placed in poor locations, have inappropriate lighting methods, or that contribute to a cluttered, messy, or unattractive appearance also detract from the character of an area. Let us know what you think of the various types of signs shown below and on the next 2 boards. Do you want to see more or less of a certain type of sign? What is it that you like or dislike about that particular sign or type of sign?

What makes a sign effective?

It's all in the design. While many people think that in order to make a sign have more impact it has to be bigger or brighter, there are many ways to increase the effectiveness of a sign and still enhance the character of an area.

- 1 Simplify the message.** Did you know that the most that a driver can read in a single glance is about 5 or 6 words.
- 2 Use negative space or "white space".**
- 3 Use contrast.** White letters on dark background are more noticeable and easier to read.
- 4 Carefully coordinate colours with building architecture & landscaping schemes.**
- 5 Chose a different font.** Different fonts have different legibility indexes which means some fonts are easier to read at smaller sizes than others.
- 6 Make sign with a distinctive shape or image.** Store with a sign in the shape of a boot likely sells shoes. One with a hammer is likely a hardware store.
- 7 Chose a different type or location.** Hanging signs are easier for people to read walking down a sidewalk whereas monument signs are often read by motorists and can help indicate entrances. For some businesses a vertical pillar sign might work best. Explore alternative types and placement options.



like

Why?

dislike



like

Why?

dislike



like

Why?

dislike



like

Why?

dislike



like

Why?

dislike



like

Why?

dislike

Sign Design (2 of 3)

Sign Bylaw Update



like

dislike

Why?



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dislike

Why?



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Why?



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Why?



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Why?

Freestanding Signs



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Why?



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Why?

Portable Signs



like

dislike

Why?



like

dislike

Why?

Sign Design (3 of 3)

Sign Bylaw Update



like dislike

Why?



like dislike

Why?



like dislike

Why?



like dislike

Why?



like dislike

Why?



like dislike

Why?



like dislike

Why?



like dislike

Why?



like dislike

Why?



like dislike

Why?



Why Are We Updating the Sign Bylaw?

Sign Bylaw Update

ISSUES

- New types of commercial development such as large format retail and food kiosks have different signage needs.
- Sign technology has advanced and some of the changes are not accounted for in the old bylaw.
- Council receives a large number of requests to vary the sign bylaw. Two of the most common are to increase the size of signs for larger stores so that signs are in scale with the building, and to increase the number of signs allowed.
- There are a number of new policies and regulations which affect signage and many policies overlap making it confusing to find out what is allowed
- Many applicants have difficulty determining what the regulations mean and what is required as part of a sign permit application

GOALS

- Allow businesses & organizations to effectively identify their services and products while supporting community design objectives
- One-stop shop so that people can find all the information related to signage requirements in one spot
- Make the bylaw more user-friendly by using photos and illustrations to demonstrate many of the concepts

With this in mind, sign regulations should....

- recognize the needs of different types of businesses or activities
- be sensitive to the impacts on surrounding properties such as residences or natural areas
- strengthen and reinforce community identity and neighbourhood character through the use of natural materials & coordination with building architecture and landscaping
- encourage creative design that adds interest to commercial areas
- ensure safety of pedestrians, cyclists and motorists by ensuring signs are properly located, minimize distraction and do not interfere with traffic control devices
-
-
-
-

Are there others?



What We Have Heard So Far

Sign Bylaw Update

As part of the sign bylaw update process, we have received input from representatives of the local business community, sign companies, community event organizers, schools, and City staff in planning, engineering, parks, community services and bylaw enforcement. These are some of the things they had to say.

removing the restrictions on the number of signs and the 1 m height makes sense as long as the sign or signs are under the total allowable area

current regulations are confusing & difficult to interpret

we need clearer diagrams showing how to calculate building face area and sign area

signs in the road right-of-way add to City maintenance time and can pose safety concerns

I like the use of natural materials and the direction that is going

window signage can overwhelm a building and should be regulated

schools are community hubs - an electronic message board closer to the street would allow better identification & communicate information about events and activities taking place at the school.

the community signs like those near the outdoor pool could be combined into one sign structure that groups could slot their sign into

I would like to do neon signage in some circumstances

when done well, lifestyle signage can make a building more attractive and window signage is a critical part of small business advertising

allow inflatable objects for community events

need better explanations of different lighting styles

offer incentives to encourage more aesthetically pleasing signs as they often cost more

the use of sandwich boards is ok but only on private property

Stakeholder Meeting

Proposed changes were presented to key stakeholders at a meeting in February. A summary of the comments received as well as copies of the materials presented are available at www.courtenay.ca



New Approach & Key Changes

Sign Bylaw Update

- A** *Integrate all the different regulations & policies related to signage into one bylaw.* Currently the type, style, size, and lighting methods are governed by a mix of Development Permit Guidelines, heritage policies, environmental policies and the sign bylaw. This makes it difficult to figure out which rules apply. The new bylaw will combine and integrate this information in one location.
- B** *Different permissions for different types of development.* Under the old bylaw, all businesses are subject to the same regulations. However, context is an important consideration in determining appropriate signage. Commercial strip mall type development is quite different than downtown commercial which may be quite different than signage in a heritage district. The proposed approach in the draft bylaw is to have slightly different regulations for different areas of the city such as downtown, the Old Orchard, and commercial corridors that take into consideration the audience (pedestrian or automobile), how far buildings are set back from the street, width of the street, type of surrounding land use etc.
- C** *More flexibility in permanent signage but keeping restrictions on temporary signage.* The draft bylaw removes some of the restrictions on permanent signage such as wall signs or freestanding signs and will clearly identify which types of temporary signs are permitted or prohibited.

Recommended Changes

OLD BYLAW	NEW BYLAW	like?	dislike?
maximum number of signs per building frontage is 3	no restriction on the number of signs but must combine to a total area of no more than 20% of the building wall or 9m ²	<input type="text"/>	<input type="text"/>
maximum height of fascia signs is 1 m	no maximum height, only maximum area which allows vertical or creatively shaped signs	<input type="text"/>	<input type="text"/>
doesn't address lighting, lighting is covered by Development Permit Guidelines and Dark Skies Policy	restricts neon to downtown, all sign backgrounds must be opaque and larger signs must use indirect illumination	<input type="text"/>	<input type="text"/>
same rules apply to all	different types of development have slightly different rules based on the zone. See "B" above.	<input type="text"/>	<input type="text"/>
Electronic Message Boards are prohibited	Electronic message boards permitted for institutions such as community centres & schools with restrictions	<input type="text"/>	<input type="text"/>
Window signs are not addressed	window signs allowed to cover a maximum of 40% of a window	<input type="text"/>	<input type="text"/>

Sign Areas - Downtown

Sign Bylaw Update

“The Downtown Area is an integral part of the City’s identity and economy. The objective of this designation is to ensure an innovative and creative design and attractive street appearance.”

Development Permit Guidelines for Downtown, City of Courtenay Official Community Plan

- Downtown is a pedestrian oriented shopping district with buildings abutting wide sidewalks. Signage should be designed and located to be viewed by people on foot. Signs placed between sidewalk and bottom of the second storey, and signs which project over the sidewalk are most easily seen by pedestrians on adjacent sidewalks. Wall signs mounted flat against buildings are easy to see from across the street.
- One of the objectives for downtown signage is to encourage creative, playful, interesting one-of-a-kind signage. Downtown is the heart of the Comox Valley – a vibrant, creative, artistic community and the character of the downtown should reflect this.
- There should be opportunities for landmark signage but signage should not dominate the architecture. Downtown has some of the oldest buildings in Courtenay.
- Awnings signs and projecting signs are great for historic buildings as they provide visibility and complement historic building forms

Highlights

- allowed neon
- allowed vertical banners
- can mount signs on canopy roofs
- can have sandwich boards on sidewalks provided 1.8 m unobstructed walkway is maintained

Restrictions

- no new internally illuminated sign cabinets
- much smaller freestanding signs

Physical Characteristics of Downtown that Influence Sign Design

- short blocks
- narrower streets
- on-street parking
- wide sidewalks
- street furnishings
- taller buildings
- multiple storefronts per block
- building fronts at sidewalk edge
- large storefront windows

Which do you prefer?

Some places require sandwich boards to be located next to doorway others on the outside of sidewalk edge.

- doesn't get in the way of car doors
- easier to see along consistent edge
- doesn't get blocked by street furnishings and street signs
- can push pedestrians to outside where there is less weather protection
- can block entrances/exits



- can interfere with car doors
- leaves covered area for pedestrian travel where there are awnings & canopies
- does not block entrances/exits
- can be obscured by lamps, parking signs etc



Sign Areas - Old Orchard

Sign Bylaw Update

- Signage should be sensitive to nearby non-commercial uses as this is primarily a residential neighbourhood
- Signs should respect the smaller scale of buildings and the residential architectural forms
- Hand carved signage and the use of natural materials are required

“This development permit area designation is intended to regulate the visual impact of new developments and significant renovations to ensure that redevelopment of this neighbourhood respects historic patterns of development and contributes positively to the heritage character and strong sense of neighbourhood.”

Old Orchard Development Permit Guidelines, City of Courtenay Official Community Plan

Types of signs encouraged by the Old Orchard Local Area Plan

In addition to the Official Community Plan which covers the entire city, the Old Orchard has a special local area plan to ensure the heritage character of the area is retained. One of the topics covered by the local area plan is signage.



Highlights

- choice of fascia, awning, or freestanding signs
- signs must be handcrafted in appearance to fit with heritage character of the neighbourhood

Restrictions

- only 1 sign permitted per business
- signs cannot be illuminated
- maximum size is smaller than other commercial areas



Sign Areas - General Commercial & Industrial

Sign Bylaw Update

- Commercial and Industrial corridors are automobile dominated areas for the most part so they should be designed and placed with drivers in mind
- These areas are often marked by wide streets with faster travel speeds, large front parking lots, and lower buildings which are set back far from the street therefore signage needs to be sized appropriately
- Identification of the access points is often one important function of signs in these areas
- Many franchises choose to locate in these areas. Corporate standards can be modified to reflect local conditions and styles without sacrificing brand recognition.
- Often lack a cohesive design for the streetscape
- Many commercial and industrial corridors are located at the entrance to the city and generate the first impressions of a community. Improving signage and the general appearance of the street (buildings, street trees, lighting, boulevard landscaping etc) can go a long way towards enhancing the image of the region.

Big Box Stores

one of the most common requests to vary the sign bylaw is for bigger signs for large format retail commonly called “big box” development. The new bylaw is proposing to increase the allowable size of these signs to keep them in scale with the building providing they are subtly illuminated. Neon or internally illuminated letters are not allowed.

Highlights

- currently new or renovated buildings are required to have indirect lighting (halo or external) but other businesses can have any style they choose. New bylaw allows any lighting style other than neon for any building, with the exception of big box stores which must use indirect lighting
- number of signs and height of fascia signs not regulated as long as all signs combined are within the maximum sign area requirements

Restrictions

- no neon lighting and all sign backgrounds must be opaque
- same regulations apply to freestanding signs as in the old bylaw
- many types of portable/temporary signage are prohibited
- only 1 sandwich board is allowed per parcel and must be located fully on private property

Physical Characteristics of Commercial Corridors that Influence Sign Design

- long blocks
- wide streets & fast travel speeds
- no on-street parking
- narrow sidewalks
- few pedestrian connections
- low buildings set back from street
- discontinuous storefronts
- larger landscaping setbacks
- large parking areas in front of buildings

“The Commercial Areas represents significant areas with high visibility throughout the City. It is the objective of the designation to ensure a high quality of architectural design with aesthetically-pleasing landscaping.”

Commercial Development Permit Guidelines, City of Courtenay Official Community Plan



Temporary Signs

Sign Bylaw Update

Commercial Promotional Signage



Commercial promotional signage **must be banner style** and is only allowed for a maximum of 30 days up to 2 times each year. All commercial promotional signage requires a sign permit.



Community Event Signage

On City Property



Do you prefer individual signs like those on left or integration into one sign structure that people slot into similar to cabinet on right?



Community event signs are allowed to be placed on City property but they do require permission from the City, can't be commercial advertisements, and must meet certain specifications

On Private Property



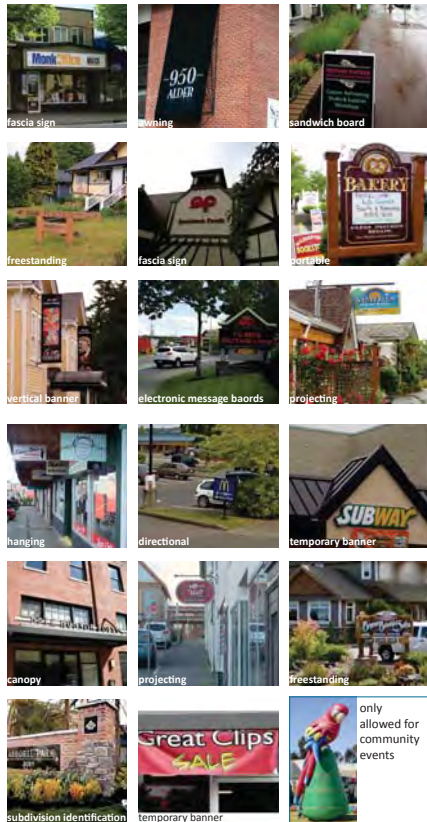
Community event signs on private property require a permit and can be a combination of inflatable signs, sandwich boards, banners, or freestanding signs.



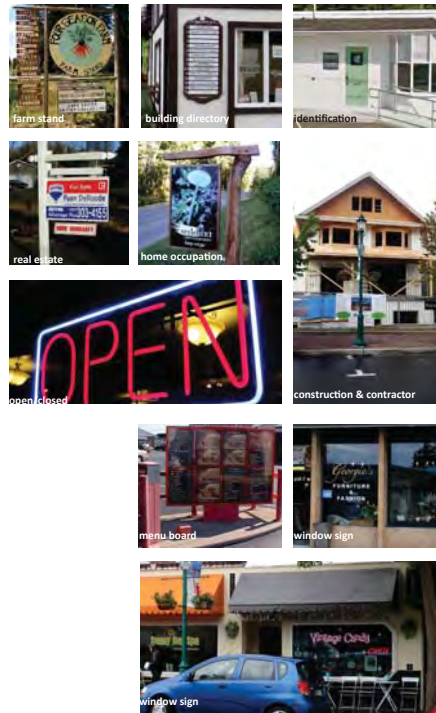
Which signs do I need permission to install?

Sign Bylaw Update

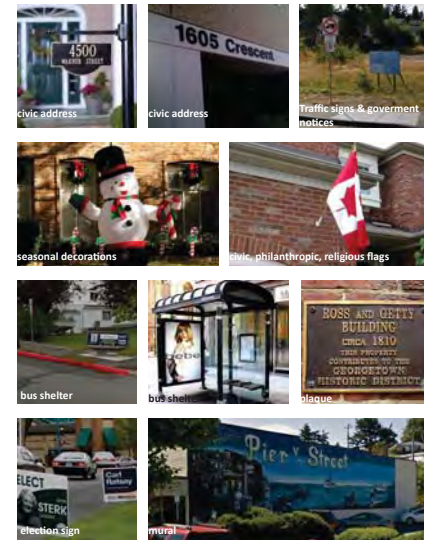
Requires Permit



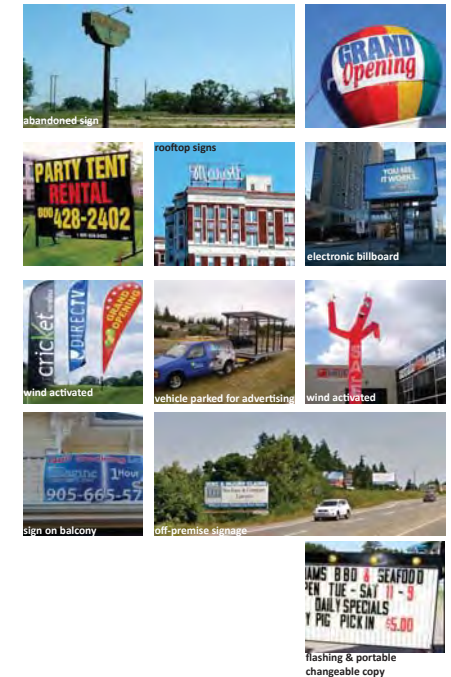
Regulated But Don't Need a Permit



Exempt from the Bylaw



These Signs Are Not Allowed



Process

Sign Bylaw Update

Approaches other municipalities have taken
Feedback at Sign Permit Counter
Requests to Vary Bylaw

Stakeholder workshop
Meetings with City Staff in Parks, Engineering, Bylaw Enforcement Departments



Following stakeholder consultation the recommended options were adjusted based on further research. This forms the framework for the draft bylaw

Following tonight's open house, feedback from the boards and comment sheets will be reviewed and used to refine the draft bylaw.

The refined draft bylaw will then be completed and brought to Council for adoption in late summer or early fall

* A copy of the draft bylaw will be available on the City website



AUG 19/13 UNFINISHED BUSINESS

Ward, John

From: James Warren <jwarren@comoxvalleyrd.ca>
Sent: August-02-13 3:16 PM
To: Ward, John; Shelly Russwurm; Rachel Parker (RParker@cumberland.ca)
Subject: FW: Proposed September 2013 elected officials forum

Hi All,

I would like to begin planning more for the Comox Valley elected officials forum tentatively proposed for Thursday, September 26.

Can you please confirm that staff from each jurisdiction will be presenting at the forum and also confirm the topic of the presentation? Thanks.

James Warren
Corporate Legislative Officer

Phone 250-334-6007
Cell 250-334-7312

From: James Warren
Sent: Tuesday, July 16, 2013 8:53 AM
To: 'Richard Kanigan'; 'David Allen'
Cc: 'Shelly Russwurm'; 'John Ward'; Debra Oakman; Kevin Lorette; Teresa Warnes
Subject: RE: Proposed September 2013 elected officials forum

I'm just following up on this email regarding a September 2013 elected officials forum. Please review the email below and we look forward to hearing from you. Thanks.

James Warren
Corporate Legislative Officer

Phone 250-334-6007
Cell 250-334-7312

From: James Warren
Sent: Thursday, June 27, 2013 4:32 PM
To: STopham@cumberland.ca; Richard Kanigan; David Allen
Cc: Shelly Russwurm; Rachel Parker (RParker@cumberland.ca); John Ward; Debra Oakman; Kevin Lorette; Teresa Warnes
Subject: Proposed September 2013 elected officials forum

Please accept this note on behalf of Debra Oakman, CVRD chief administrative officer.

CVRD Chair Edwin Grieve is interested in hosting a Comox Valley elected officials forum in September 2013. The general concept will be for all local government elected officials to attend a forum, receive presentations from staff from all jurisdictions on a variety of topics and discuss matters of relevance. The meeting would likely convene at 4:00 p.m. and extend for a few hours with a dinner break at some point.

Currently, the chair is proposing an agenda as follows:
Call to order 4:00 p.m.

- Stormwater/rainwater: CVRD reps; Kim Stephens to present on Comox Valley CAVI activities for 2013; and Tanis Gower to present on rainwater management activities for the CVRD electoral areas
- Transportation: presented by City of Courtenay reps (multi-modal; transportation study, etc?) (need to confirm with Courtenay)

Adjourn for nourishment break 5:15 p.m.

Reconvene at 6:00 p.m.

- Update from Town of Comox on composting / organics
- Update from Village of Cumberland on composting / organics
- Topics from K'omoks First Nation?

Debra asked me to present this proposed forum to you and seek your input/commitment to attend and present on your topic area. Are you able to commit to such a presentation? Is there another topic that you would see more appropriate for you to present on at this forum?

And finally, we propose that the forum be held on Thursday, September 26, 2013 beginning at 4:00 p.m.

Please let me know your thoughts on this as soon as possible.

James Warren
Corporate Legislative Officer
Executive Management Branch
Comox Valley Regional District
600 Comox Road
Courtenay, B.C. V9N 3P6
Tel: 250-334-6007; Fax: 250-334-4358
Toll free: 1-800-331-6007



THE CORPORATION OF THE CITY OF COURTENAY

Legislative Services Department
830 Cliffe Avenue
Courtenay, B.C.
V9N 2J7



Phone (250) 334-4441
Fax (250) 334-4241
jward@courtenay.ca

City File No.: 470-20

May 15, 2013

Comox Valley Regional District
600 Comox Road
Courtenay, B.C.
V9N 3P6

Attention: James Warren, Corporate Legislative Officer

Dear James:

Re: CVRD Elected Officials Forum

Please be advised at its regular meeting held May 13, 2013 Council passed the following resolution:

"That the following topics be submitted for the upcoming CVRD Elected Officials Forum:

- *Regional Transportation including the North Connector*
- *Shared meeting/office space*
- *Valley wide approach to carbon offsets*
- *Comox Valley Transit*
- *Multi-Modal Transportation Summary Report*
- *Comox Valley Policing*
- *Funding of City Civic Facilities*
- *Storm Water Management*
- *Fringe area development and clear-cutting."*

I trust the above is satisfactory, and please contact me if you have any questions or concerns.

Yours truly,

A handwritten signature in blue ink, appearing to read 'John Ward', is written over the typed name.

John Ward, CMC
Director of Legislative Services

THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2764

A bylaw to exempt certain lands and improvements from taxation for the year 2014

WHEREAS the Council of the Corporation of the City of Courtenay deems that land and improvements described herein meet the qualifications of Section 224 of the *Community Charter*;

NOW THEREFORE the Council of the Corporation of the City of Courtenay in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Tax Exemption 2014 Bylaw No. 2764, 2013".
2. The following properties are hereby exempt from taxation for land and improvements to the extent indicated for the year 2014:

FOLIO	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	PERCENTAGE EXEMPTION
49.000	LOT 41, SECTION 61, CD, PLAN 311	280 – 4 TH STREET	EUREKA SUPPORT SOCIETY	100%
122.000	LOT 1, PLAN 40587	367 CLIFFE AVENUE	ROYAL CANADIAN LEGION	100%
1650.000	LOT 16, PLAN 5618	101 ISLAND HIGHWAY		
163.000 164.000 165.000	LOTS 14, 17, 18, 21, 22 SECTION 61, CD, PLAN 1517	237 – 3 RD STREET 243 – 3 RD STREET 255 – 3 RD STREET	COMOX VALLEY CHILD DEVELOPMENT ASSOCIATION	100%
348.000	LOT 15, SECTION 61, CD, PLAN 4906	543 – 6 TH STREET	ALANO CLUB OF COURTENAY	100%
513.000	LOT A, DL 127, CD, PLAN 7719	755 HARMSTON AVENUE	OLD CHURCH THEATRE SOCIETY	100%
540.000	LOT 20, DL 127, CD, PLAN 1464	785 – 6 TH STREET	COMOX VALLEY PREGNANCY CARE CENTRE	100%
750.020	LOT 1, DL 127, CD, PLAN VIP62285	641 MENZIES AVENUE	COMOX VALLEY RECOVERY CENTRE SOCIETY	100%
828.000	LOT 12, BLOCK 1, SECTION 69, CD, PLAN 480	367 – 11 TH STREET	COMOX VALLEY BOYS AND GIRLS CLUB	100%
1037.000	LOTS 1 AND 2, SECTION 41, CD, PLAN 3930	1415 CLIFFE AVENUE	COMOX VALLEY FAMILY SERVICES ASSOCIATION	100%

FOLIO	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	PERCENTAGE EXEMPTION
1494.000 1494.010 1494.050	LOT A, SECTION 6 AND 8, CD, PLAN 35008 LOT 1 AND 2, SECTION 6 AND 8, CD, PLAN 2849, EXCEPT PLAN 35008	2450 BACK ROAD 2470 BACK ROAD	GLACIER VIEW LODGE SOCIETY	100%
1960.300	LOT A PLAN 15464	SANDPIPER DRIVE	THE NATURE TRUST OF BRITISH COLUMBIA	100%
2016.007	LOT 7, PLAN 27200		STEPPING STONES RECOVERY HOUSE FOR WOMEN (LEASE)	100%
2091.190	STRATA LOT 1, DL 230, CD, STRATA PLAN VIS6598	2311 ROSEWALL CRESCENT	SALTWATER EDUCATION SOCIETY	100%
2154.012	COMOX LAND DISTRICT, COURTENAY TRAIN STATION AND LAND	899 CUMBERLAND ROAD	ISLAND CORRIDOR FOUNDATION	100%
2200.044	LOT 3, DL 138, CD, PLAN 20288	2564 CUMBERLAND ROAD	COURTENAY & DISTRICT HISTORICAL SOCIETY IN TRUST	100%
3200.072	LOT A, SECTION 18, CD, PLAN 12735	4835 HEADQUARTERS RD	COMOX VALLEY CURLING CLUB	100%
750.100	LOT 1, PLAN VIP 62247	994 – 8 TH ST	ST JOHN THE DEVINE ABBEYFIELD HOUSE SOCIETY	75%
757.000 757.001 758.000	LOT A, BLOCK 2, PLAN 1951 LOT A, BLOCK 2, PLAN 1951 EXCEPT PLAN 4288 & 4941 LOT A&B, PLAN 16907	1051 – 8 TH STREET 1061 – 8 TH STREET 635 PIDCOCK AVE	COMOX VALLEY KIWANIS VILLAGE SOCIETY	75%
1286.045	LOT 8, BLOCK 3, PLAN 16252	534 – 19 TH STREET	L'ARCHE COMOX VALLEY	75%
34.000	LOT 2, SECTION 61, CD, PLAN 20159 PID 003-698-254	231 6 TH STREET	COURTENAY ELKS' LODGE #60 OF THE BENEVOLENT AND PROTECTIVE ORDER OF THE ELKS' OF CANADA	40%

100

FOLIO	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER/LESSEE	PERCENTAGE EXEMPTION
91.000	LOT 92, SECTION 61, CD, PLAN 311 EXCEPT PLAN 66BL&1621R PID 006-037-577	576 ENGLAND AVENUE	COMOX VALLEY TRANSITION SOCIETY (LEASED FROM 0771375 BC LTD)	40% OF THE ASSESSMENT ALLOCATED TO THE SPACE LEASED BY THE LEASEE
166.000	LOT 8 PLAN 2834 PID 003-451-941	267 3 RD STREET	COMOX VALLEY CHILD DEVELOPMENT ASSOCIATION	40%
459.000	LOT B, PLAN 20211 PID 003-519-376	956 GRIEVE AVENUE	UPPER ISLAND WOMEN OF NATIVE ANCESTRY	40%
1464.100	LOT 1, SECTION 14, CD, PLAN VIP55397	550 COMOX ROAD	COMOX VALLEY REGIONAL DISTRICT (LEASED FROM MUTSY HOLDINGS LTD)	40% OF THE ASSESSMENT ALLOCATED TO THE SPACE LEASED BY THE LEASEE
1465.000	LOT A, SECTION 14, CD, PLAN VIP61753	600 COMOX ROAD		
1516.004	LOT 4, SECTION 14, CD, PLAN 30419 PID 000-150-541	464 PUNTLIDGE RD	CANADIAN RED CROSS SOCIETY (LEASED FROM 660511 BC LTD)	40% OF THE ASSESSMENT ALLOCATED TO THE SPACE LEASED BY THE LEASEE
1960.006	LOT C, SECTION 67, CD, PLAN 33851 PID 000-217-158	2966 KILPATRICK AVE	AARON HOUSE MINISTRIES (LEASED FROM NOORT DEVELOPMENT LTD)	40% OF THE ASSESSMENT ALLOCATED TO THE SPACE LEASED BY THE LEASEE
2024.009	LOT 2 PLAN VIP53672 PID 017-650-097	1755 13 TH STREET	HABITAT FOR HUMANITY VANCOUVER ISLAND NORTH SOCIETY	40% OF THE ASSESSMENT ALLOCATED TO THE SPACE USED FOR ADMINISTRATION OFFICES
3200.032	LOT A, SECTION 18, CD, PLAN VIP 75369 PID 025-673-017	4729 HEADQUARTERS RD	YOUTH FOR CHRIST COMOX VALLEY	40% OF THE ASSESSMENT – EXCLUDING CARETAKER RESIDENTIAL SPACE

Read a first time this day of August, 2013

Read a second time this day of August, 2013

Read a third time this day of August, 2013

Finally passed and adopted this day of

Mayor

Director of Legislative Services

THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2765

A bylaw to exempt certain lands and improvements, set apart for public worship, from taxation for the year 2014

WHEREAS the Council of the Corporation of the City of Courtenay deems that land and improvements described herein meet the qualifications of Section 220 of the *Community Charter*;

NOW THEREFORE the Council of the Corporation of the City of Courtenay in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as "**Churches Tax Exemption 2014 Bylaw No. 2765, 2013**".
2. Pursuant to Section 224(2)(a)(f)(g) of the *Community Charter*, the following properties on which a church hall or facility is situated, the land on which such a hall stands, the remaining area of land surrounding the building set apart for public worship, and the remaining area of land surrounding the exempted building, exempted hall, or both, are hereby exempted from taxation for land and improvements to the extent indicated for the year 2014 *except for that portion of the property used for residential or commercial purposes*:

	FOLIO	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER	PERCENTAGE EXEMPTION
1.	143.000	LOT AM 11, SECTION 61, CD, PLAN 33854N	467 – 4 TH STREET	GRACE BAPTIST CHURCH OF THE COMOX VALLEY	100%
2.	313.100	LOT 1, SECTION 62, CD, PLAN VIP 74608	591 – 5 TH STREET	ANGLICAN SYNOD DIOCESE OF B.C.	100%
3.	336.000	LOT 7, SECTION 61, CD, PLAN 4906	505 FITZGERALD AVENUE	CENTRAL EVANGELICAL FREE CHURCH	100%
4.	341.000	AMENDED LOT 1, PLAN 55886N, SECTION 61 CD, PLAN 4906	566 – 5 TH STREET	ELIM GOSPEL CHAPEL TRUSTEES	100%
5.	342.000	LOTS 3 & 4, BLOCK 6, CD, PLAN 472B	576 – 5 TH STREET	ELIM GOSPEL CHAPEL TRUSTEES	50.63% OF THE ASSESSED VALUE OF LAND ONLY
6.	346.000	LOTS 10,11,12, AND 13, SECTION 61, CD, PLAN 4906	505 – 6 TH STREET	ST. GEORGES CHURCH	100%
7.	618.220	LOT 1, DL 118, CD, PLAN VIP 73074	2201 ROBERT LANG DRIVE	CALVARY COMMUNITY CHURCH	100%
8.	1074.050	LOT A, PLAN 54316P, SECTION 41, CD, PLAN 7449	1580 FITZGERALD AVENUE 1590 FITZGERALD AVENUE	GOVERNING COUNCIL SALVATION ARMY CANADA WEST	100%

	FOLIO	LEGAL DESCRIPTION	CIVIC ADDRESS	REGISTERED OWNER	PERCENTAGE EXEMPTION
9.	1166.000	LOT A, PLAN 121193ER, SECTION 41, CD, FORMERLY LOTS 32 & 33, CD, PLAN 10725	771 – 17 TH STREET	TRUSTEES LUTHERAN CHURCH	100%
10.	1211.004	LOT 4, SECTION 68, CD, PLAN 14176	1814 FITZGERALD AVE	VALLEY UNITED PENTACOSTAL CHURCH OF BC	100%
11.	1524.102	LOT B, SECTION 15, CD, PLAN 54793 EXCEPT PLANS 14713, 36414, 51121	1599 TUNNER DRIVE	BISHOP OF VICTORIA, CHRIST THE KING CATHOLIC CHURCH	100%
12.	1594.000	LOT 16, SECTION 16, CD, PLAN 7037 EXCEPT PLAN 44368	1581 DINGWALL RD	TRUSTEES OF THE KINGDOM HALL OF JEHOVAH WITNESS	100%
13.	1691.030	LOT 1, SECTION 17, CD, PLAN VIP 79479	4660 HEADQUARTERS ROAD	SEVENTH DAY ADVENTIST CHURCH	100%
14.	1691.044	LOT 2, SECTION 17, CD, PLAN VIP 61425	4634 ISLAND HWY	ANGLICAN SYNOD DIOCESE OF BC	100%
15.	1691.046	LOT 3, SECTION 17, CD, PLAN VIP 61425	1514 DINGWALL ROAD	ANGLICAN SYNOD DIOCESE OF BC	100%
16.	2005.000	LOT 12, DL 96 & 230, CD, PLAN 1406	1901 – 20 TH STREET	LDS CHURCH	100% EXCEPT THAT PART ASSESSED FOR SCHOOL USE
17.	2017.034	LOT 1, DL 96, CD, PLAN VIP 59504	1640 BURGESS RD	FOURSQUARE GOSPEL CHURCH OF CANADA	100%
18.	2200.088	LOT A, PLAN 27596	2963 LAKE TRAIL ROAD	COURTENAY BAPTIST CHURCH	100%

Read a first time this day of August, 2013

Read a second time this day of August, 2013

Read a third time this day of August, 2013

Finally passed and adopted this day of

Mayor

Director of Legislative Services

THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2762

A bylaw to amend Official Community Plan Bylaw No. 2387, 2005

WHEREAS the Council has adopted an Official Community Plan and a Zoning Bylaw;

AND WHEREAS, pursuant to Section 895 of the *Local Government Act*, the Council shall, by bylaw, establish procedures to amend a plan or bylaw or issue a permit;

NOW THEREFORE the Council of the Corporation of the City of Courtenay in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as “**Official Community Plan Amendment Bylaw No. 2762, 2013**”.
2. That Official Community Plan Bylaw No. 2387, 2005 be amended as follows:
 - a) By changing the land use designation of part of Lot 2, Block 72, Comox District, Plan EPP10850, Except Part in Plan EPP19657 from Commercial and to Mixed Use as shown on Attachment A;
 - b) By changing the land use designation of part of Lot A, Block 72, Comox District, Plan 49168, Except Parts in Plans VIP72302, VIP78220, VIP80915, VIP82077, VIP82902, VIP87389, VIP88342 and EPP10850 from Mixed Use to Commercial as shown on Attachment B; and
 - c) That Map #2, Land Use Plan be amended accordingly;
3. This bylaw shall come into effect upon final adoption hereof.

Read a first time this 6th August, 2013

Read a second time this 6th day of August, 2013

Considered at a Public Hearing this day of , 2013

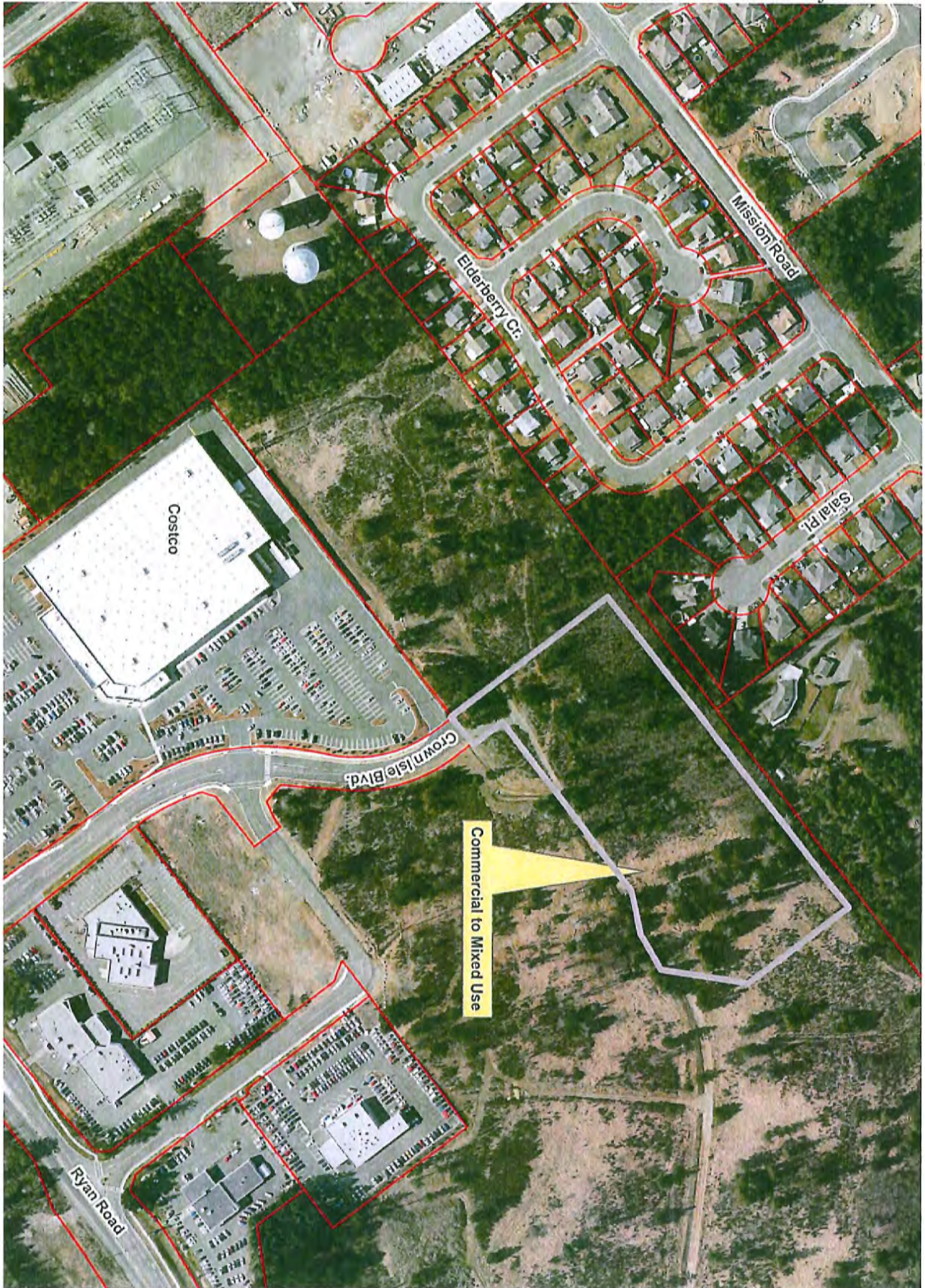
Read a third time this day of , 2013

Finally passed and adopted this day of , 2013

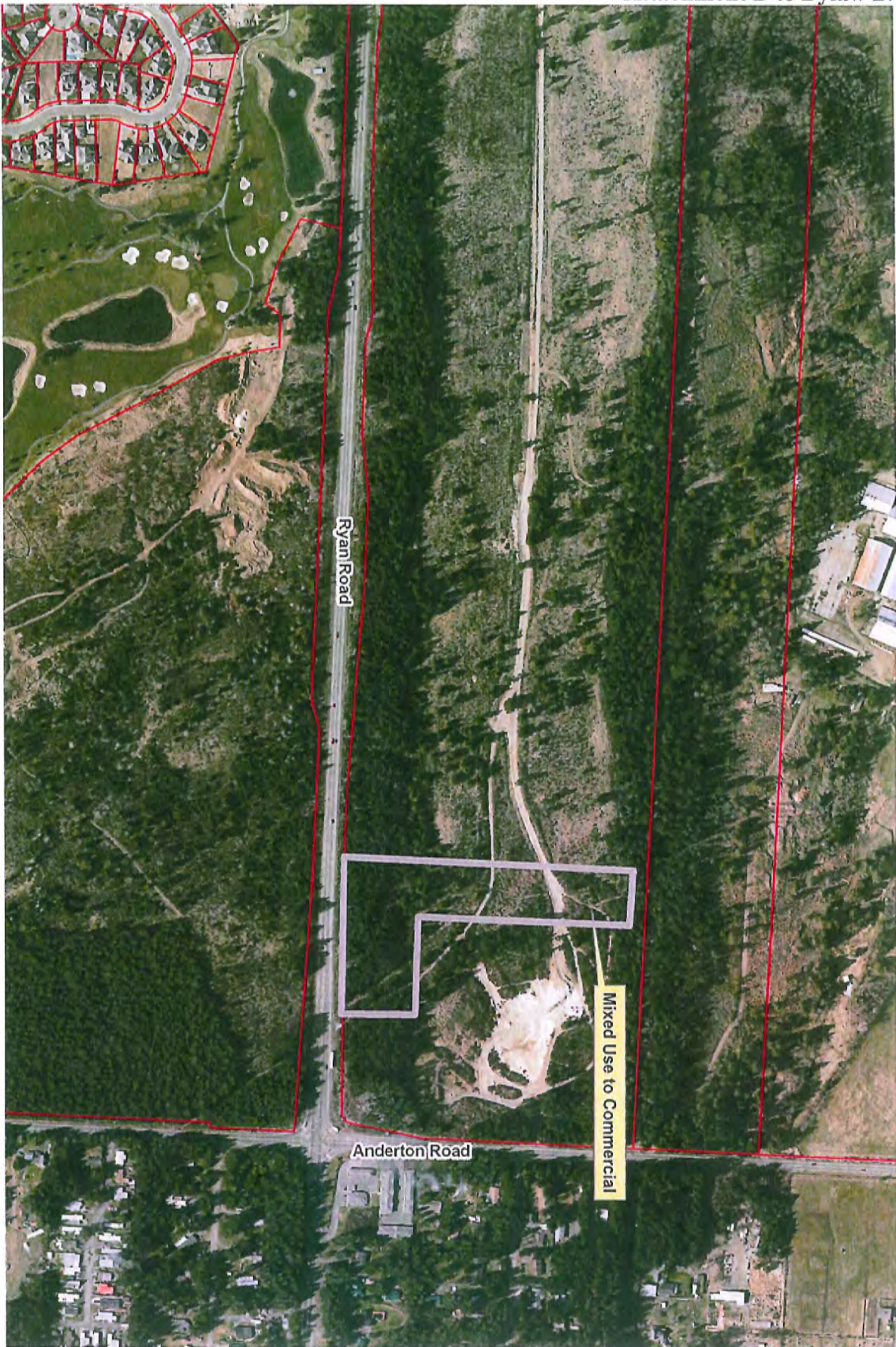
Mayor

Director of Legislative Services

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THE CORPORATION OF THE CITY OF COURTENAY

BYLAW NO. 2763

A bylaw to amend Corporation of the City of Courtenay Zoning Bylaw No. 2500, 2007

WHEREAS the Council has given due regard to the consideration given in Section 903 of the *Local Government Act*;

NOW THEREFORE the Council of the Corporation of the City of Courtenay in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as “**Zoning Amendment Bylaw No. 2763, 2013**”.
2. That Part 31 – Comprehensive Development One Zone (CD-1) of “Zoning Bylaw No. 2500, 2007” be hereby amended as follows:
 - (a) by amending Section 8.32.2 by adding the following:
 - “(7) Within the portion of Block 72 identified as Area I on the CD-1 Zone
 - (a) Single residential dwellings
 - (b) Multi residential dwellings
 - (c) Accessory buildings and structures
 - (d) Boarding
 - (e) Home occupation”;
 - (b) by amending Section 8.32.3 (1)(a) to read “Single residential dwellings: 447 dwelling units within 42.88 hectares”;
 - (c) by amending Section 8.32.3 to add the following:
 - “(7) Within Area I:
 - (a) Approximately 30 single family and multi residential dwellings within 2.43 hectares”;
 - (d) By amending Section 8.32.6 to add the following:
 - “(8) Area I: 465m² for single family residential
1600m² for multi residential”;
 - (e) by replacing the Table in Section 8.32.9 (1) as follows:

<i>Type of Building</i>	Front Yard	Rear Yard	Side Yard	Exterior Side Yard
AREA A				
<i>Single residential lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
<i>Duplex lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
<i>Multi residential</i>	7.5 m	7.5 m	4.5 m	4.5 m
AREAS B - F				
<i>Single residential lot</i>	7.5 m	9.0 m	1.5 m	3.0 m
<i>Duplex lot</i>	6.0 m	9.0 m	1.5 m	3.0 m
<i>Townhouse dwelling</i>	7.5 m	7.5 m	4.5 m	4.5 m
<i>Care facility</i>	7.5 m	10.0 m	4.5 m	4.5 m
<i>Multi residential</i>	7.5 m	10.0 m	4.5 m	4.5 m
<i>Commercial</i>	6.1 m	1.75 m	0	4.5 m
<i>Light industrial</i>	6.0 m	12.0 m	3.0 m	4.5 m
<i>Clubhouse</i>	7.5 m	7.5 m	7.5 m	7.5 m
AREA G				
<i>Single residential lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
<i>Duplex lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
<i>Townhouse dwelling</i>	7.5 m	7.5 m	4.5 m	4.5 m
AREA H-I				
<i>Single residential lot</i>	6.0 m	7.5 m	1.5 m	3.0 m
<i>Multi residential</i>	7.5 m	7.5 m	4.5 m	4.5 m

3. That part of Lot 2, Block 72, Comox District, Plan EPP10850, Except Part in Plan EPP19657 be rezoned from Comprehensive Development One F (CD-1F) zone to Comprehensive Development One I (CD-1I) zone as shown on Attachment A.
4. That part of Lot A, Block 72, Comox District, Plan 49168, Except Parts in Plans VIP72302, VIP78220, VIP80915, VIP82077, VIP82902, VIP87389, VIP88342 and EPP10850 be

rezoned from Comprehensive Development One A (CD-1A) zone to Comprehensive Development One F (CD-1F) zone as shown on Attachment B.

5. That Zoning Bylaw No. 2500, 2007, Schedule No. 8 be amended accordingly
6. This bylaw shall come into effect upon final adoption hereof.

Read a first time this 6th day of August, 2013

Read a second time this 6th day of August, 2013

Considered at a Public Hearing this day of , 2013

Read a third time this day of , 2013

Finally passed and adopted this day of , 2013

Mayor

Director of Legislative Services

Approved under S.52(3)(a) of the *Transportation Act*

Larry Park



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