

February 15, 2024

Town of Comox
Development Services Department
1809 Beaufort Avenue
Comox, BC
V9M 1R9

Attention: Regina Bozerocka, Planner II

Re: Rezoning Application for 4.90 Ha (12.1 Ac) Parcel at 2123 Hector Road – Updated Plans to Meet Proposed Zoning Districts (RM 6.1 and RM 7.1)

Dear Ms. Bozerocka

Following up on the rezoning application filed on November 24, 2023, we have made some modifications to our original plans to comply with the new multi-family land use districts that have been proposed. These updated plans meet all the standards and requirements noted in the proposed RM 6.1 Apartments – 6-Storey Height and Rm 7.1 Townhomes – 3-Storey Height.

Development Plan Summary

The 4.90 Ha development parcel will be subdivided into three distinct parcels as noted on Attachment #1 and detailed as follows:

- **South Phase 1 – 2.29 Ha** (Attachment #1): this area will be zoned RM 7.1 Townhouses – 3-Storey Height. This phase consists of 70 townhomes in two and three storey heights that will be developed through a conventional strata configuration and offered for sale. This area also includes a 0.27 Ha area that has been removed from development as well as open space on the east and south of this delineated area that will remain as open space.
- **North Phase 2 – 1.79 Ha** (Attachment #2): this area will be zoned RM 6.1 Apartments – 6-Storey Height. This phase consists of 199 units in two, 4-storey purpose-built rental apartment buildings with a range of 1, 2 and 3-bedroom units.
- **Stormwater Pond – 0.82 Ha** (Attachment #2): this area contains a stormwater management pond that has been designed to provide detention volume that meets the most recent stormwater management guidelines and release rates.

Details of Phases and Compliance with New Land Use Districts

Phase 1 – For Sale Townhomes – 2.29 Ha – RM 7.1 Townhouses – 3-Storey Height (Attachment #1 & #3)

The illustrations of the site plan and renderings of the Phase 1 development are provided in Attachments #1 and #3. The details and compliance with the specific sections of new RM 7.1 Townhouses is as follows:

RM 7.1 Bylaw Section	Details of Plans Meeting the Bylaw Requirement
212.1 Permitted Uses	<ul style="list-style-type: none"> 70 Townhouse dwellings and no accessory buildings
212.2 Conditions of Use	<ul style="list-style-type: none"> 5-unit buildings are the maximum proposed in the plan Permitted uses are all located within a building (i.e. Townhomes) No parking, loading or maneuvering is proposed in setback areas 70 of the 105 required residential parking spaces (67%) are provided in garages. This exceeds the 50% requirement. Townhomes meet the ground floor elevation requirements prescribed in 212.2 (5)(i) Garbage is located in a centralized location (not in a setback area) and will be managed by the strata.
212.3 Density	<ul style="list-style-type: none"> Required: 30 – 50 UPHa - Proposed: 34.4 UPHa
212.4 Parcel Area	<ul style="list-style-type: none"> Minimum Requirement: 2,000 m² – Proposed: 22,986 m²
212.5 Parcel Frontage	<ul style="list-style-type: none"> Minimum Requirement: 30 m – Proposed: 119.7 m
212.6 Parcel Depth	<ul style="list-style-type: none"> Minimum Requirement: 30 m – Proposed: more than 210 m
212.7 Parcel Coverage	<ul style="list-style-type: none"> Maximum: 75% – Proposed: 42%
212.8 Height and Storeys	<ul style="list-style-type: none"> Maximum: 12.0 m / 3-storey – Proposed: 12.0 m/ 3-storey
212.9 Required Setbacks and Storey Differentials	<ul style="list-style-type: none"> Two 9m x 9m setback open spaced provided along frontage Front, rear and interior side yard setbacks meet requirements in bylaw and are noted on plan.
212.11 Accessory Buildings	<ul style="list-style-type: none"> No accessory buildings proposed
212.12 Off-Street Vehicle Parking and Loading	<ul style="list-style-type: none"> Required for Residential Units: 105 spaces (1.5 per unit) - Proposed: 140 spaces (one provided in garage and one on driveway per unit) Required Visitor Spaces: 18 (0.25 per dwelling unit) – Proposed: 20 spaces
212.13 Off-Street Bicycle Parking	<ul style="list-style-type: none"> No bicycle parking requirement for Townhomes defined in Section 7.0 of the Land Use Bylaw
212.14 Screening	<ul style="list-style-type: none"> All screening required for Garbage and Utility Equipment will be screened as per the bylaw requirement.
212.15 Other Requirements	<ul style="list-style-type: none"> No overhead wiring is proposed on site Open spaces will be landscaped. There are no Riparian Area Protection Regulation areas (or watercourses) located on the site and no setbacks are required. The natural area that has been identified will remain in its current state.

Phase 2 – Rental Apartments – 1.79 Ha – RM 6.1 Apartments – 3-Storey Height (Attachment #1 & #3)

The illustrations of the site plan and renderings of the Phase 2 development are provided in Attachments #2 and #3. The details and compliance with the specific sections of new RM 6.1 Apartments is as follows:

RM 6.1 Bylaw Section	Details of Plans Meeting the Bylaw Requirement
211.1 Permitted Uses	<ul style="list-style-type: none"> • 199 Apartment dwellings in a 4-storey building and no accessory buildings
211.2 Conditions of Use	<ul style="list-style-type: none"> • Required: 25% of units 2BR or more – Proposed: 71% 2BR or more • Both 4-storey building designed to meet the ground floor elevation requirements prescribed in 211.2 (3) & (5) • Only apartments are proposed in the buildings, no townhomes proposed. • Garbage is located in a centralized location (not in a setback area) and will be managed as part of the building management. • Buildings exceed the 85-meter lengths (90 meters)
212.3 Density	<ul style="list-style-type: none"> • Required: 55 – 150 UPHa - Proposed: 111.2 UPHa (50% of parking provided in parkade)
211.4 Parcel Area	<ul style="list-style-type: none"> • Minimum Requirement: 3,500 m² – Proposed: 17,908 m²
211.5 Parcel Frontage	<ul style="list-style-type: none"> • Minimum Requirement: 50 m – Proposed: 129.9 m
211.6 Parcel Depth	<ul style="list-style-type: none"> • Minimum Requirement: 50 m – Proposed: more than 204 m
211.7 Parcel Coverage	<ul style="list-style-type: none"> • Maximum: 75% – Proposed: 50%
211.8 Height and Storeys	<ul style="list-style-type: none"> • Maximum: 24.0 m / 6-storey – Proposed: 16.0 m / 4-storey
211.9 Required Setbacks and Storey Differentials	<ul style="list-style-type: none"> • Two 9m x 9m setback open space areas provided along frontage • Front, rear and interior side yard setbacks meet requirements in bylaw and are noted on plan.
211.11 Accessory Buildings	<ul style="list-style-type: none"> • No accessory buildings proposed
211.12 Off-Street Vehicle Parking and Loading	<ul style="list-style-type: none"> • Required for Residential Units: 199 spaces (1.0 per unit) - Proposed: 199 spaces • Required Visitor Spaces: 50 (0.25 per unit) – Proposed: 50 spaces • 249 total parking spaces: 143 underground (58%) and 106 surface (42%)
211.13 Off-Street Bicycle Parking	<ul style="list-style-type: none"> • Class II Spaces Required: 100 (0.5 per unit) - Provided: 100 bicycle parking spaces will be provided in the underground parkade. • Class I Space Required: 50 (0.25 per unit) – Provided: 50 will be provided in surface bike racks.
211.14 Screening	<ul style="list-style-type: none"> • All screening required for Garbage and Utility Equipment will be screened as per the bylaw requirement.
211.15 Other Requirements	<ul style="list-style-type: none"> • No overhead wiring is proposed on site • Open spaces will be landscaped. There are no Riparian Area Protection Regulation areas (or watercourses) located on the site and no setbacks are required.

We trust that the proposed plans meet the proposed zoning districts and are in a position to move forward to Council for a decision. In order to move forward in a more expedient manner, we respectfully request that this zoning application proceed in a manner that is consistent with the new legislation that has been introduced by

the Province of British Columbia such that rezoning applications that are consistent with current OCP plans and land use designations, proceed to council approval without the requirement for a public hearing.

Sincerely,



Trevor Dickie
Vice President of Real Estate Development

Attachments:

- Attachment #1 – Phase 1 - Detailed Site Plans of For-Sale Townhome Development (RM 7.1)
- Attachment #2 – Phase 2 – Detailed Site Plans for Apartment Rental Development (RM 6,1)
- Attachment #3 – Renderings of Phase #1 and #2

Attachment #1

Phase 1 Site Plans



SITE INFORMATION	
PROJECT DESCRIPTION	11 UNITS (16%) @ 3 BED 2 STORY DESIGN 11 UNITS (16%) @ 2 BED 3 STORY DESIGN 48 UNITS (68%) @ TYP 3 BED 3 STORY DESIGN
TOTAL UNITS	70 UNITS
CIVIC ADDRESS	2123 HECTOR ROAD
MUNICIPALITY	CITY OF COMOX
ZONING	RM 7.1
LEGAL DESCRIPTION	LOT 4 DISTRICT, LOT 170 COMOX DISTRICT PLAN VIP 60685
Lot Area	22,985.95 m ²
Lot Area	2.29 Hectares
Frontage of Parcel	119.7 m
Parcel Depth	210 m
Parcel Coverage	9,680.5 (42%) m ²
Delineated Environmental Area	2693.5 m ²
Net Lot Area for Density Calculation in Bylaw	20,292.45 m ²
DENSITY (Net) as Defined in RM7.1	34.49 units per hectare

PHASE 1 TOWNHOUSE DEVELOPMENT		
UNITS TYPES SUMMARY		
2-Storey / 3 Bedroom	11 UNITS	
3-Storey / 2 Bedroom	11 UNITS	
3-Storey / 3 Bedroom	48 UNITS	
TOTAL UNIT COUNT	70 UNITS	
PARKING		
TOWNHOUSE (TOTAL SPACE)	105 spaces (1.5 per dwelling unit)	140 spaces (2.0 per dwelling unit)
TOWNHOUSE (ENCLOSED)	53 enclosed spaces (50% of required)	70 spaces (1.0 per dwelling unit)
VISITOR PARKING	18 spaces (0.25 per dwelling unit)	20 spaces (0.29 per dwelling unit)

PHASE 2



1 SITE PLAN LAYOUT - PHASE I
1 : 350

SITE MAP:

PROJECT STATUS:

ISSUED FOR REVIEW

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR REVIEW	02/01/2024
B	ISSUED FOR REVIEW	02/15/2024

SEAL: **ABELEARCHITECTURE**
THOMAS C. ABELE, ARCHITECT ABC, T. 604.682.6818

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY, FOR CLARIFICATION AND/OR CONFIRMATION. DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:
HECTOR ROAD

PROJECT NUMBER:
VP ----

ADDRESS:
ASPEN ROAD
COMOX BC

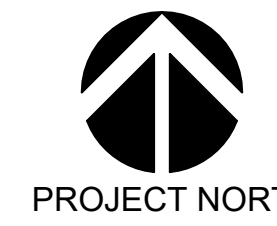
DRAWING TITLE:
SITE PLAN - PHASE I

DRAWN BY: PD
CHECKED BY: TD
DATE: 02/15/2024
SCALE: As indicated

DRAWING #: **A1.1** REV #: **B**

Attachment #2

Phase 2 Site Plans



SITE MAP:

PROJECT STATUS:
ISSUED FOR REVIEW

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR REVIEW	02/01/2024
B	ISSUED FOR REVIEW	02/15/2024

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PROJECT NAME:
HECTOR ROAD

PROJECT NUMBER:
VP ----

ADDRESS:
ASPEN ROAD
COMOX BC

DRAWING TITLE:
SITE PLAN

DRAWN BY: PD
CHECKED BY: TD
DATE: 02/15/2024
SCALE: As indicated

DRAWING #: **A1.0** REV #: **B**

PHASE 2 - SITE INFORMATION	
PROJECT DESCRIPTION	2-MULTIFAMILY RESIDENTIAL APARTMENT (4 STOREY)
TOTAL UNITS	199 UNITS
CIVIC ADDRESS	2123 HECTOR ROAD
MUNICIPALITY	COMOX
ZONING	RM 6.1
LEGAL DESCRIPTION	LOT 4 DISTRICT, LOT 170 COMOX DISTRICT PLAN VIP 60685
Lot Area	17,908.25 m ²
Lot Area	1.79 hectares
Density	111.17 du / hectares

ZONING SUMMARY				
	BYLAW		PROPOSED	
LOT COVERAGE	13,431 m ²	75 %	8,959.24 m ²	50 %
FLOOR AREA RATION (FAR)	N/A		N/A	
BUILDING HEIGHT	6 STOREY		4 STOREY	
FRONT YARD SETBACK	3 m		4 m	
REAR YARD SETBACK	5 m		5 m	
SIDE YARD SETBACK	5 m		5 m	
FRONTAGE OF PARCEL			129.95 m	
PARCEL DEPTH			204 m	

UNIT BREAKDOWN		
	BUILDING A	BUILDING B
TOTAL PER BUILDING	99	100
TOTAL	199 UNITS	
	BUILDING A	BUILDING B
1 BEDROOM / 1 BATH	28 UNITS	29 UNITS
2 BEDROOM / 1 BATH	4 UNITS	4 UNITS
2 BEDROOM / 2 BATH	51 UNITS	51 UNITS
3 BEDROOM / 2 BATH	16 UNITS	16 UNITS
TOTAL	199 UNITS	

PARKING			
	REQUIRED		PROPOSED
RESIDENTIAL			
UNIT	1 PER DU	199	199
VISITORS	0.25 PER DU	50	50
TOTAL VEHICULAR	249		249
PARKING TYPE			
SURFACE			106 SURFACE (42 %)
UNDERGROUND			143 UNDERGROUND (57 %)

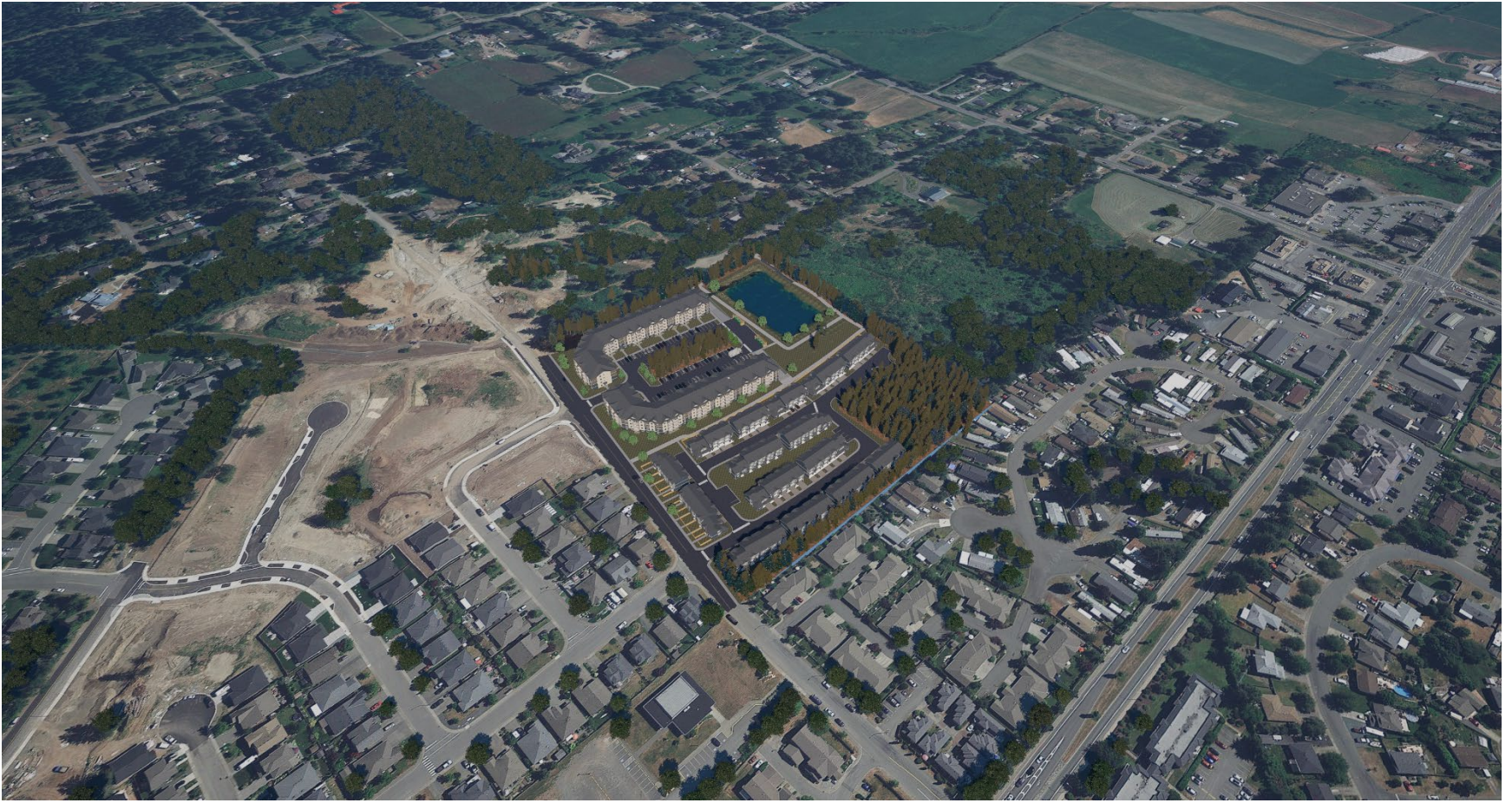


PHASE 2

PHASE 1

Attachment #3

Phase 1 & Phase 2 - Renderings



Site Plan View – Southwest to Northeast



Site Plan View – Southeast to Northwest



Site Plan View – Southwest to Northeast



Storm Pond View – Northeast to Southwest



Townhome View – Units Fronting Aspen Road



Townhome View – Units Fronting Interior Roads



Townhome View – Units Fronting Interior Roads



Townhome View – Units Fronting Interior Roads



4-Storey Apartment Rental Units – Site View from Northwest to Southeast



4-Storey Apartment Rental Units – View of Aspen Road Frontage



4-Storey Apartment Rental Units – View from Aspen Road of Walkway Between 4-Storey Rental Apartments and Townhomes