

620 Park Forest Dr. (formerly 620 and 680 Park Forest Dr.)

Subdivision Application

August 13, 2024

City of Campbell River
301 St. Ann's Road
Campbell River, BC, V9W 4C7

Attention: Development Services

Contact

Olusegun Ogunleye
778-647-2513
oogunleye@mcelhanney.com



Subdivision Application

PID 032-097-166

On behalf of our client(s), Park Forest Holdings Ltd., we are pleased to submit a subdivision application supporting the development at 620 Park Forest Dr. (formerly 620 and 680 Park Forest Dr.) at the City of Campbell River. Our client intends to subdivide the parcel into 40-lot bare land strata which will pave the way for a 40-unit mixed housing development project. This aligns with the City of Campbell River's Official Community Plan and Zoning by law and our client intends to comply with the stipulations of the Works and Services bylaw.

As per the subdivision application form and the Pre-Application Review Meeting with City Staff on July 18, 2024, the following documents are provided:

1. Subdivision Application Form
2. Letter of Intent (*this document*)
3. Title along with covenants, easements and statutory rights-of-way registered on title
4. BC Company Summary
5. Site Disclosure Statement
6. Preliminary Lot Layout Plan

These documents are provided as separate documents for ease of use and review.

We look forward to your review of the application. Please do not hesitate to reach out for any further information required for this application, we will be happy to assist.

Thank you for considering this proposal.

Sincerely,
McElhanney Ltd.

Olusegun Ogunleye
oogunleye@mcelhanney.com
D 778-647-2513

Contents

Intent of Proposal	3
Context and Location	3
Rationale	4
Official Community Plan Review	4
General Policy Framework.....	4
Land Use Policies	5
Land Use Designation – Neighbourhood.....	6
Quinsam Heights Neighbourhood.....	6
Housing Policies	6
Zoning Bylaw Review.....	7
The Works and Services Bylaw No. 3948, 2024	10
Project Summary.....	10

Appendices

1. Subdivision Application Form
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PID 032-097-166

LOT A DISTRICT LOT 1407 SAYWARD DISTRICT PLAN EPP132752

Intent of Proposal

Our client is proposing to subdivide the subject property into a 40-lot bare land strata subdivision. This will pave the way for a 40-unit mixed housing development project. This letter of intent addresses the subdivision requirements as contained in the Official Community Plan, Zoning Bylaw and Works and Services Bylaw. Our aim is to achieve full compliance with all the City's bylaws, regulations and policies related to this development.

Context and Location

The subject property which used to be addressed as 620 and 680 Park Forest Drive has been consolidated to one parcel and is now addressed as 620 Park Forest Drive. It is situated within Quinsam Heights Neighborhood and has an area of 3.94 acres. The land is fronted by Park Forest Dr. to the east, an undeveloped land to the north, and it is surrounded by residential buildings and a commercial plot to the west and south.

Former legal description:

The 620 Park Forest Dr property is legally described as:

- PID: 029-191-980
- Legal Description: LOT 2 DISTRICT LOT 1407 SAYWARD DISTRICT PLAN EPP25293

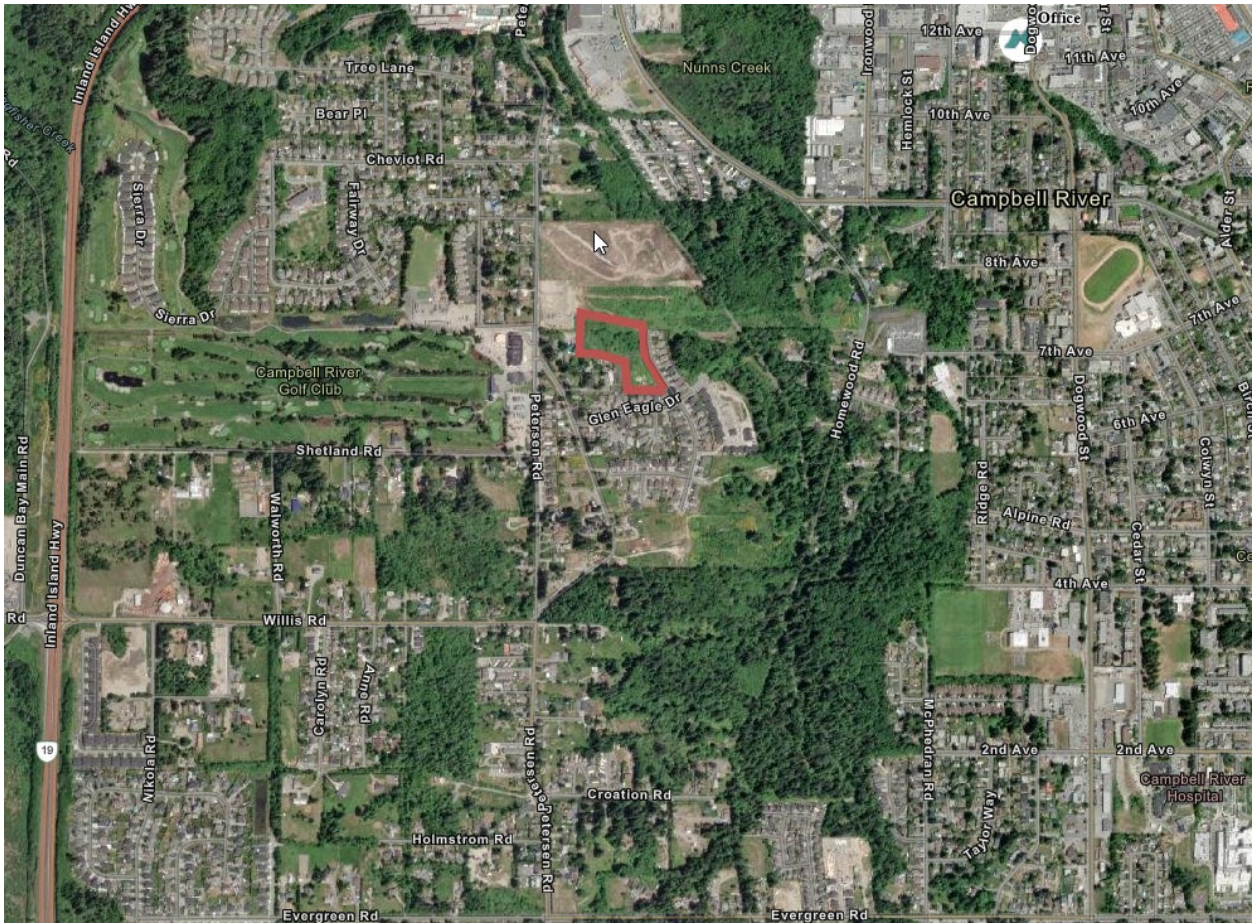
The 680 Park Forest Dr property is legally described as:

- PID: 029-191-971
- Legal Description: LOT 1 DISTRICT LOT 1407 SAYWARD DISTRICT PLAN EPP25293

Current legal description:

- Civic address: 620 Park Forest Drive
- PID: 032-097-166
- Legal Plan Number: LOT A DISTRICT LOT 1407 SAYWARD DISTRICT PLAN EPP132752

Figure 1: Area Context



Rationale

The subdivision will pave the way for a 40-unit mixed-housing development project which will offer more relatively affordable housing units. This will consist of 5 duplexes and 10 triplexes. This is consistent with the established character of the neighbourhood where the Official Community Plan of the City of Campbell River intends to permit small lot sub-division and clustered densification in an effort to increase affordable housing stock.

Official Community Plan Review

General Policy Framework

The City of Campbell River Official Community Plan (SOCP) envisions Campbell River to be a vibrant and lively community that supports and encourages community health, safety, economic prosperity, and recreational opportunities. Furthermore, the SOCP identifies neighbourhood centers as a part of the land use mix to contain most growth and reinforce an easily identifiable character.

Key desired outcomes for land use and development within the OCP that align with this proposal are:

“By 2020 70% of residents will be located in or within a 20-minute walk from a mixed use, compact, well-connected centres.”

And,

“By 2020 Long term residential growth is planned as mixed use, infill or redevelopment sites within existing urban areas.”

And,

“By 2060 50% of residents located within a 10-minute walk and 90% of residents are located in or within a 20-minute walk from a mixed use, compact, well-connected node that include community services and amenities, diverse housing options and transit access.”

And,

“By 2060 New housing trends towards a balance between multi-family and single-family housing.”

Land Use Policies

The City’s land use policies provide a vision for how and where development will occur. The City’s Growth Management and Land Use Strategy identifies three areas for growth management. These are: Intended Growth Area, Integrated Infill Area, and Controlled Development Area.

The subject property falls within the Controlled Development Area and the vision of the SOCP is to permit modest multi-family development. This is where the SOCP intends majority of new single detached and townhouse residential growth to occur.

Relevant objectives and policies that are stated in the SOCP which are directly linked to this application are:

5.26 Permit sensitive infill development and promote walkable destinations within existing neighbourhoods.

And,

5.26.1 Where appropriate, allow a range of housing forms such as secondary dwellings, row housing, live/work units and townhouses that diversify the housing stock.

Furthermore, one of the objectives & policies for managing growth is to *“concentrate the majority of growth into designated areas and/or adjacent to these areas.”* A strategy proposed for achieving this objective is for:

“5.3.1 New residential uses, in particular multi-family residential development, will be encouraged in areas that are accessible to community services and facilities including walkways, schools, transit and recreational areas.”

Land Use Designation – Neighbourhood

The Controlled Development area consists of five (5) land use designations and the subject property falls within the Neighbourhood land use designation. These areas are existing neighbourhoods that are predominately residential. The vision is to maintain the existing character of these neighbourhoods and accommodate modest new growth through sensitive infill and redevelopment of appropriate underdeveloped areas.

Key policy objectives for these areas which the proposed development speaks to are:

“5.26 Permit sensitive infill development and promote walkable destinations within existing neighbourhoods.”

And

“5.26.5 Permit small lot sub-division and clustered densification in established areas in an effort to increase affordable housing stock.”

Quinsam Heights Neighbourhood

The Property is situated in Quinsam Heights Neighbourhood which was incorporated into the City of Campbell River in June 1991 and sanitary sewer service was implemented in 1997. The neighbourhood contains a mix of small and large lots as well as rural areas and pockets of new or planned developed single-family subdivisions. Due to the neighborhood’s complex growth history a Concept Plan was developed for the area. The community’s vision for the area is to retain the unique semi-rural character by preserving areas with larger rural lots and green spaces while sensitively integrating new residential development to provide more housing options. In this regard, the concept plan designated areas within the neighbourhood as either *future development areas* or *estate/minimal change 1+ acres*. The subject property is situated within the future development areas which are areas designated for future residential development.

Housing Policies

The SOCP acknowledges that the provision of diverse, affordable housing options is essential for vibrant communities. In this regard, the City has developed housing policies that demonstrate that through mindful development actionable steps can be taken to support the City’s housing stock. Two intentions of the SOCP regarding housing policies are:

“By 2020 A wide range of housing types support the needs of a diverse, multi-generational community”.

And,

“By 2060 Campbell River is close to the provincial average for housing types such as single-family houses, secondary suites, secondary residences (e.g. coach houses or garage suites) and multi-family dwellings such as apartments, townhouses, and duplexes.”

The proposed development will play a role in meeting these intentions while simultaneously addressing a potential housing stock gap in meeting different housing needs. This would be through the provision of a mix of duplexes and triplexes.

Zoning Bylaw Review

According to the City of Campbell River Zoning Bylaw 3250, 2006, the parcel falls within RM-1 zone. The parcel is surrounded by RM-1 zones to the north, south and east, while the western properties are zoned RM-2 and C-4 zone.

Figure 2: Zoning Map



Bare land Strata Compliance with the Residential Multiple One (RM-1) Zone

The proposed bare land strata subdivision is designed to adhere to the City of Campbell River's Zoning Bylaw 3250, 2006, specifically within the RM-1 zone. The purpose of the RM-1 zone is:

“For the development of low-rise residences in multiple-family complexes within the low or medium density residential designation, typically one and two storey patio homes and townhouses, but may also include lower profile apartment style complexes.”

Figure 3: Proposed Bare Land Strata Plan



As shown in Zoning bylaw compliance table below, the proposed subdivision development and intended use align with the permitted uses and parcel sizes requirements stated in the Zoning Bylaw. Furthermore, as part of the Development Permit application it will be shown that it meets the siting requirements stated in the Zoning Bylaw.

Table 1: Zoning Bylaw Compliance Table

	RM -1	Proposed
Purpose	This zone provides for the development of low-rise residences in multiple-family complexes within the low or medium density residential designation, typically one and two storey patio homes and townhouses, but may also include lower profile apartment style complexes.	In compliance. The proposed development is low-rise residence consisting of a mix of one and two storey duplexes and triplexes.
Permitted Uses	<ul style="list-style-type: none"> - (a) Dwelling unit; - (c) apartment; - (d) community care, or social care facility, or both - (e) bed and breakfast accommodations subject to the provisions of item 5.32.9 below. 	In compliance. The proposed development consists of Dwelling unit.
Lot Area	The minimum lot area for “fee-simple lots” shall be 600 square metres, with a minimum average of 300 square metres per “strata lot”.	In compliance. The lot sizes vary but the average lot area is 307.6 m ² square metres.
Density	The maximum density permitted is 25 dwelling units per hectare or four dwelling units per lot (whichever is greater) prior to density bonus for amenity provision	In compliance. The maximum is three units per lot
Lot Coverage	The maximum lot coverage of all buildings is 50%.	To be provided in DP application
Minimum Dimensions Required for Yards	<p>Yards for fee-simple lots in this zone must have the following minimum dimensions:</p> <p>Front yard: minimum 7.5 metres Rear yard: minimum 7.5 metres Side yard: minimum 3.0 metres Side yard adjoining a local road: minimum 3.5 metres Side yard adjoining a highway, arterial or collector road: minimum 4.5 metres</p> <p>Strata lots A zero (0.0) metre side yard is permitted for attached units on “strata lots”, or Side yard: 1.5 metres minimum side yard to a “strata lot line” for end units or detached units. Front yards: minimum 1.5 metres, provided that parking requirements are met, and rear yards are minimum 5.0 metres.</p>	To be provided in DP application
Building Height	The maximum height of a principal building is 10.0 metres	To be provided in DP application
Parking	2 per dwelling unit plus 1 visitor parking per 8 dwelling units. Total required: 85	To be provided in DP application

The Works and Services Bylaw No. 3948, 2024

The Works and Services bylaw is designed to oversee land subdivision, mandating the inclusion of works and services in the process of land subdivision and development. It also sets the standards for the installation of infrastructure. Our client plans to comply with the stipulations of the Works and Services bylaw, aiming to meet the expectations of the Development Engineering Manager.

Project Summary

The proposed development is a 40-lot bare land strata subdivision to enable a 40-unit mixed housing development project. This aligns with the City's aspiration to promote diverse housing options in Campbell River. Furthermore, the partitioning and intended use are consistent with the provisions of the SOCP and Zoning bylaw. Our client intends to comply with the stipulations of the Works and Services bylaw. It is our view that this proposal will be a great contribution to the city by increasing the housing stock.

We look forward to working with the Municipality to promote diverse housing options and support the ability of the community to benefit from development.

Thank you in advance for considering our proposal.

Sincerely,

Olusegun Ogunleye

Prepared by:



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Reviewed by:



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Thank You

For considering our proposal.



McElhanney



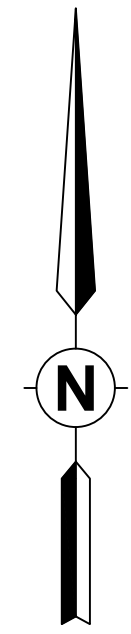
DL 1409
PLAN 1554RW

SRW PLAN
EPP25294
AND EPP1806

EASEMENT
PLAN
EPP25295



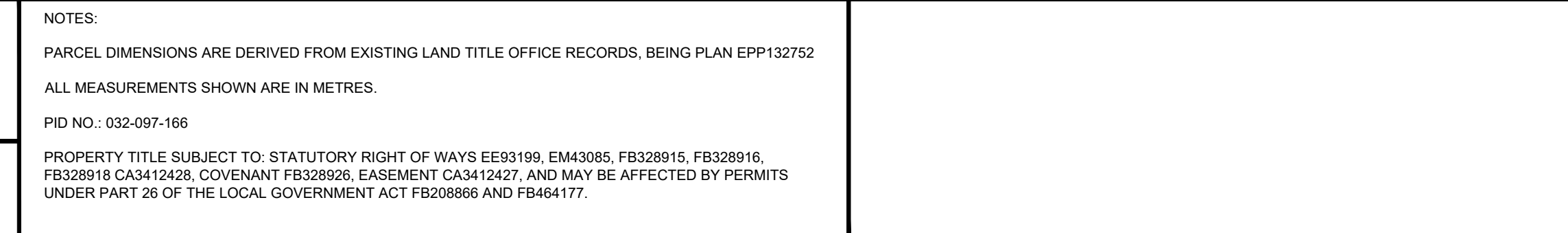
LOT	AREA
1	473.5m ²
2	283.7m ²
3	283.7m ²
4	283.6m ²
5	283.9m ²
6	241.1m ²
7	307.2m ²
8	384.3m ²
9	242.3m ²
10	315.6m ²
11	315.7m ²
12	241.9m ²
13	315.9m ²
14	359.9m ²
15	315.6m ²
16	245.8m ²
17	241.7m ²
18	305.2m ²
19	317.0m ²
20	305.2m ²
21	242.3m ²
22	440.4m ²
23	350.1m ²
24	248.0m ²
25	300.1m ²
26	337.2m ²
27	296.4m ²
28	259.5m ²
29	292.8m ²
30	297.5m ²
31	289.0m ²
32	311.7m ²
33	365.8m ²
34	339.1m ²
35	354.0m ²
36	229.8m ²
37	281.9m ²
38	288.7m ²
39	230.0m ²
40	423.7m ²
TOTAL	1.23ha
AVG.	307.6m ²



**PLAN SHOWING A PROPOSED BARELAND STRATA OVER:
LOT A, DISTRICT LOT 1407, SAYWARD DISTRICT, PLAN EPP132752.**

DATED IN CAMPBELL RIVER ON THIS 7TH DAY OF AUGUST, 2024.
PREPARED FOR: BLACKTAIL CONTRACTING LTD.
CIVIC ADDRESS: 620 PARK FOREST DRIVE, CAMPBELL RIVER, B.C.
PLAN ID: 2221-49546-00 PSR
2024 McELHANNEY ASSOCIATES LAND SURVEYING LTD. ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.
JOSEPH W. NEAVES, BCLS #1055
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

NOTES:
PARCEL DIMENSIONS ARE DERIVED FROM EXISTING LAND TITLE OFFICE RECORDS, BEING PLAN EPP132752
ALL MEASUREMENTS SHOWN ARE IN METRES.
PID NO.: 032-097-166
PROPERTY TITLE SUBJECT TO: STATUTORY RIGHT OF WAYS EE93199, EM43085, FB328915, FB328916, FB328918 CA3412428, COVENANT FB328926, EASEMENT CA3412427, AND MAY BE AFFECTED BY PERMITS UNDER PART 26 OF THE LOCAL GOVERNMENT ACT FB208866 AND FB464177.



THIS PLAN IS PREPARED SOLELY FOR A LIMITED CONTRACTUAL USE BETWEEN McELHANNEY ASSOCIATES AND OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

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