

Corporation of the Village of Cumberland

2673 Dunsmuir Avenue
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cumberland.ca

File: 2024-02-RZ

November 26, 2024

Re: Public Information Meeting for Zoning Amendment at 3345 Second Street

The Village of Cumberland is proposing to amend the RM-4 - Residential Multi-Family Zone to increase the height from three stories to four stories for an affordable rental apartment building. The primary purpose of the height increase is to strengthen the application to BC Housing to fund the construction.

To accompany this height increase, the RM-4 zone will also be amended to increase the permitted number of units per hectare to allow for approximately 34 units on this lot to reflect the additional units on the fourth floor.

The zone will set a minimum number of 8 onsite parking spaces for this lot. In addition, 14 public parking spaces will be constructed on Second Street for this development. One of these parking spaces will be reserved for a car share vehicle.

The property is currently zoned to permit a three storey multi-family apartment building with 22 units. Most of the mature trees on the site will be retained.

The application also proposes to amend Development Variance Permit 2020-08-DV to allow the reduction to the rear yard setback of 2.0 m for the fourth storey.

For more information on the application, please visit cumberland.ca/current-development/.



APPLICANT PUBLIC INFORMATION MEETING

The Village of Cumberland, in partnership with Ma'kola Housing is hosting a public information meeting held in an open house format on Tuesday December 10th, 2024 from 5:00pm to 7:00pm at the Village Council Chambers, 2675 Dunsmuir Avenue. The public is invited to attend to learn more about the application and ask questions.

NEXT STEPS IN THE APPLICATION REVIEW PROCESS

Meeting dates when the Bylaw will be considered have not been set yet. To stay informed of Council agendas, you can sign up to receive Village email news posts at cumberland.ca.

Council meeting agendas are published the Friday before the meeting at cumberland.ca/meetings. Council meetings are live streamed to the Village's YouTube Channel. The link is available at cumberland.ca/meetings.

COMMENTS

You are receiving this notice as a neighbour to the property and are invited to comment on the proposed Zoning Bylaw amendments. Comments will be accepted at the Public Information Meeting or can be emailed to planning@cumberland.ca, with *3345 Second Street* in the subject line.

Sincerely,

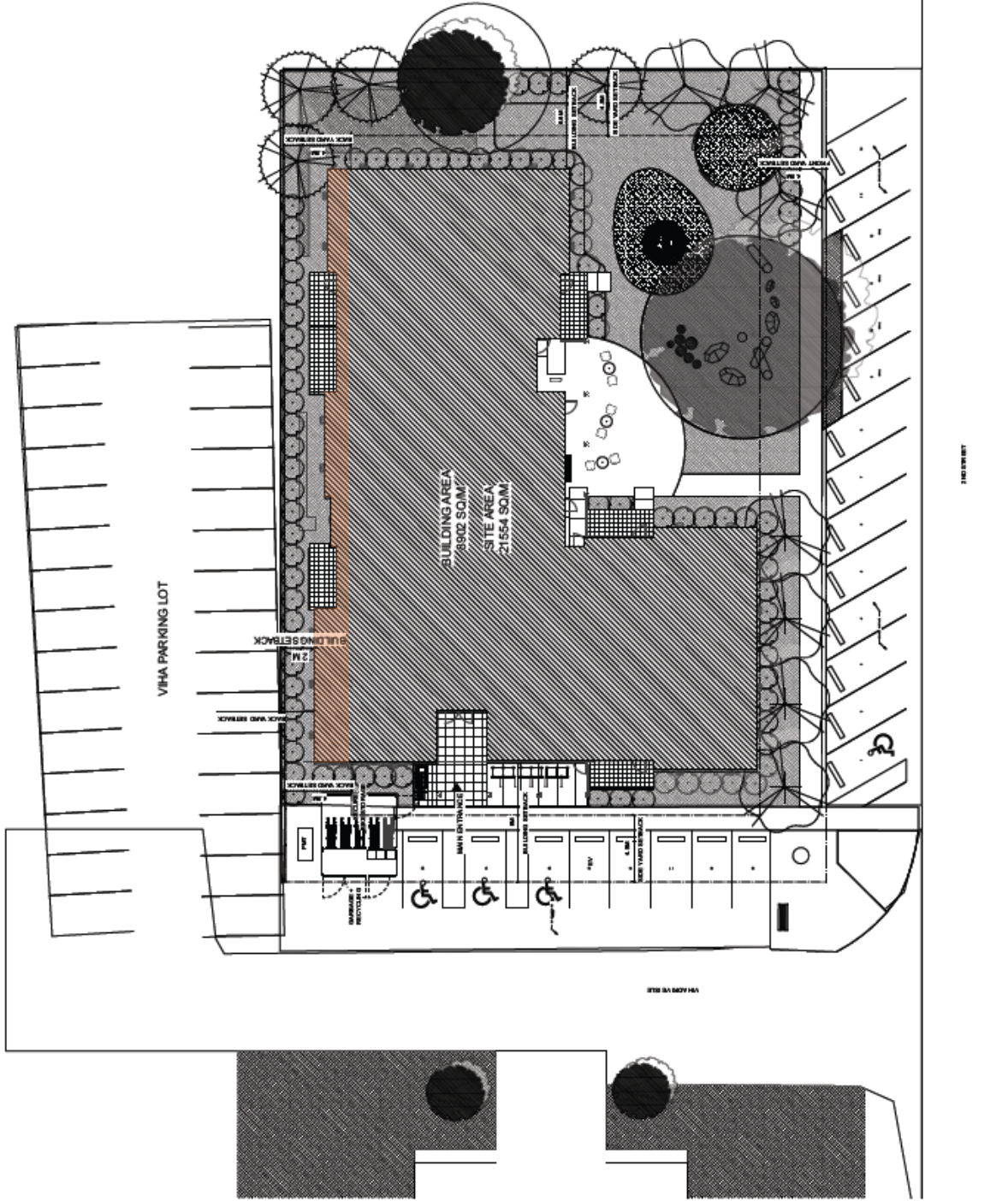
Brigid Reynolds
Planning Consultant

Concept Development Plan

Elevation from Second Street



Site Plan



PROPOSED SITE PLAN