



Welcome to the Public Information Meeting for the 3225 Second Street Zoning Amendment Application



Purpose of this Zoning Amendment

The Village of Cumberland is working in partnership with Ma'kola Housing and Vancouver Island Health Authority on this proposal. The Village leased the land from Vancouver Island Health Authority for the purpose of building affordable housing.

The property at 3345 Second is zoned RM-4 – Residential Multi-Family Zone.

The purpose of these zoning amendments is to:

- ❖ Increase the number of units from 22 to 34
- ❖ Increase building height from 3 stories to 4 stories
- ❖ Reduce the number of additional parking spaces required for the 4th storey
- ❖ Reduce the rear yard setback for the 4th storey

A larger building will:

- ❖ Provide more needed affordable housing units
- ❖ Improve the potential to receive funding from BC Housing for construction of this building

Proposed Zoning Bylaw Amendments

| | Original Proposal | Current Proposal |
|---|-------------------|------------------|
| UNIT COUNT | 22 units | 34 units |
| DENSITY The RM-4 Zone permits a density of 22 units. The RM-4 Zone density must be amended to permit the additional 12 units. | | |
| UNIT TYPE | | |
| One-bedroom | 0 | 4 |
| Two-bedroom | 4 | 6 |
| Three-bedroom | 15 | 20 |
| Four-bedroom | 3 | 4 |
| BUILDING HEIGHT | 11.3 m (37 ft) | 14 m (46 ft) |
| REAR YARD SETBACK | 2.0 m (6.5 ft) | 2.0 m (6.5 ft) |

Parking

The Zoning Bylaw requires one parking space per unit for a total of 34 parking spaces.

- ❖ 8 parking spaces will be located on the property (south elevation).
- ❖ 14 public parking spaces will be located on Second Street (east elevation).
- ❖ One parking space on Second Street will be dedicated to a car share program.
- ❖ The development has an existing variance permit to allow 14 of the required spaces to be on-street.
- ❖ An additional variance is needed so that no additional parking is required for the increase of 12 units.
- ❖ The Village is exploring the possibility of a shared parking arrangement with the neighbouring Vancouver Island Health (VIHA) property to use some spaces on their lots.

Current Approvals

In 2023, Council rezoned the property from R1-A Infill Residential Zone to RM-4 Multi-Family.

In 2023, a development permit with variances to the rear yard set back and parking was granted for a 3 storey building.

A housing agreement is registered on the title of the property requiring that:

- ❖ Rents for at least 30% of the units must be at less than 80% of the median market rent*
- ❖ The average rental price in the building may be achieved through a combination of affordable near market rental units** and affordable rental units.

The housing agreement also has a provision that the VIHA has a right of first refusal for 4 units for staff.

An access agreement is registered on the title of the property that permits access to the new development on the VIHA drive aisle.

* Median market rent - means the median monthly rents by unit type as determined in the annual fall survey of rents for the prior calendar year published by the Canadian Mortgage and Housing Corporation

**Affordable Near Market Rental Unit means a unit on the Land where the rental price is linked to market conditions in Cumberland or the Courtenay/Comox region and the rental rate is approved by an Affordable Housing Funder.

Elevation Drawings



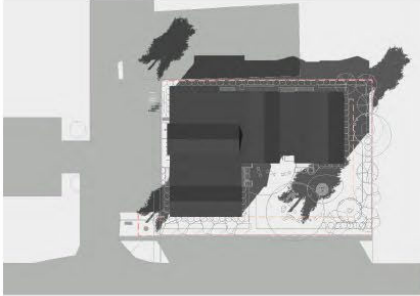
Site Plan



2 2nd and 3rd Floor Plan
Scale: 1:100

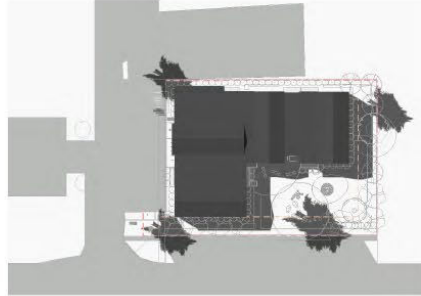
Shade Drawings

10 AM



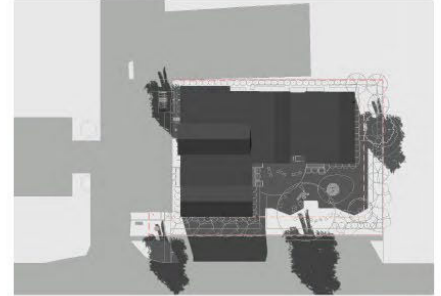
2 June 21st 10 am
Scale: 1:500

1 PM

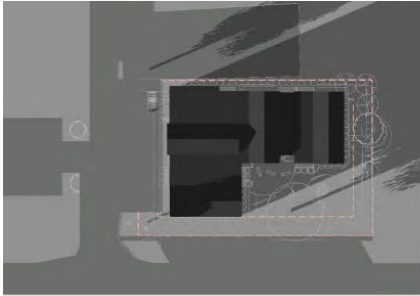


3 June 21st 1pm
Scale: 1:500

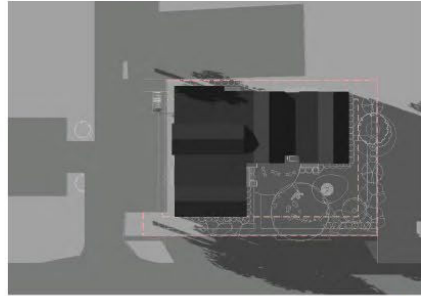
3 PM



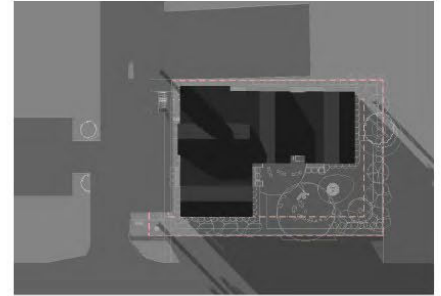
4 June 21st 3pm
Scale: 1:500



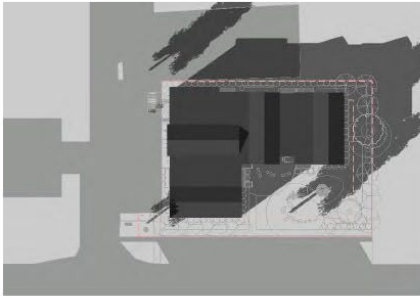
5 December 21st 10 am
Scale: 1:500



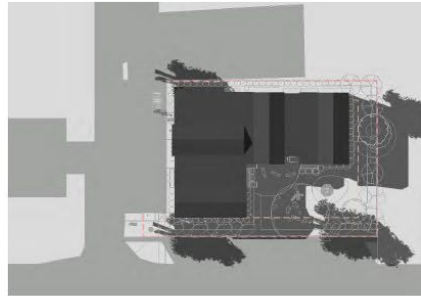
6 December 21st 1pm
Scale: 1:500



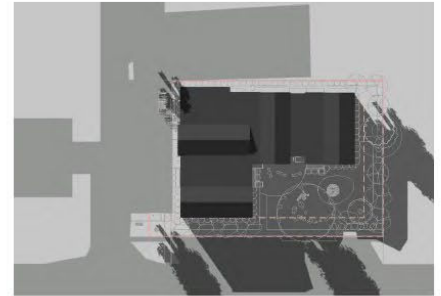
7 December 21st 3pm
Scale: 1:500



8 March 21st 10am
Scale: 1:500



9 March 21st 1pm
Scale: 1:500



10 March 21st 3pm
Scale: 1:500