

Corporation of the Village of Cumberland

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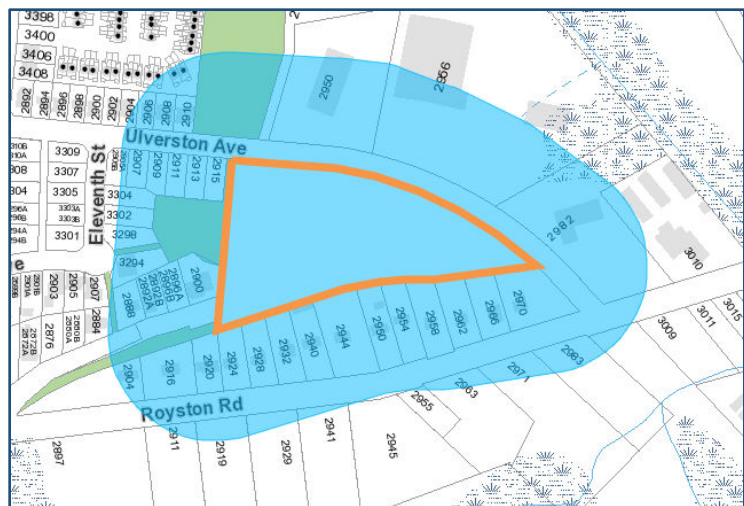
File: 2023-02-RZ

January 23, 2025

**Re: Notice of Public Information Meeting
Application for Zoning Bylaw Amendment at Lot A, Ulverston Avenue**

The applicant for a rezoning of Lot A, on Ulverston Avenue is hosting a public information meeting on their proposed development. You are invited to attend the meeting to ask questions and provide feedback. This is the second public information meeting to present a revised concept from the initial one presented in February 2024.

**Public Information Meeting
Monday, February 3, 2025
4:00 pm to 6:00 pm
Masonic Hall, 2687 Dunsmuir Ave**



Subject Property and Notice Mailing Radius

PROPOSAL SUMMARY

The application is to amend the Zoning Bylaw to change the zone from RU-1 Rural One to a proposed new MU-2 Mixed Use Two zone.

The revised development concept proposes:

- Two 5-storey rental apartment buildings with approx. 128 units (reduced from 180 units)
- 32 townhouse units clustered around the apartment buildings (reduced from 38 units)
- 10 percent of apartments rented below market rent for a period of ten years
- Ground floor commercial space below apartment units
- Main access road from Ulverston Avenue to the commercial units
- Wide pedestrian walkways and landscaping along the access road
- Surface parking in several small blocks of stalls interspersed with landscaping and trees
- Street trees
- Wider park dedication around the creek and wetland and protection of a large number of the mature trees
- Multi-use trail connecting end of Carlisle Lane, Ravenwood Park and Ulverston Avenue

An overview plan of this revised concept, Option B, 2 Multi-family Buildings and Townhouses, is enclosed with this notice.

NEXT STEPS IN THE APPLICATION REVIEW PROCESS

Meeting dates when the Zoning Amendment 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.

MORE INFORMATION

For more information on the development or to provide comments:

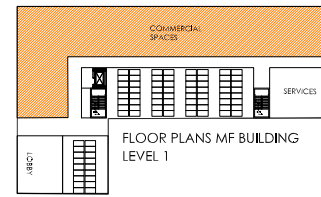
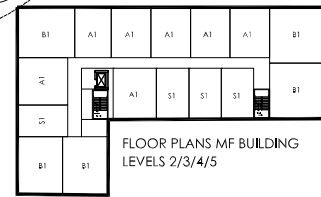
- cumberland.ca/current-development
- planning@cumberland.ca
- 250-336-2291

OPTION B: 2 MULTIFAMILY BUILDINGS + TOWNHOUSES (5 STOREY MF & 3 STOREY TWNH) + COMMERCIAL

ULVERSTON AVE, CUMBERLAND

PROPOSED REZONE

DATA- ULVERSTON AVE, CUMBERLAND	
SITE AREA:	287,252 SF (2.67 HA)
	87,691 SF (DEVELOPABLE AREA)
	199,561 SF
FAR:	0.9 SF
LOT COVERAGE:	25% SF
BUILDING HEIGHT:	17 M (MULTIFAMILY - 5 STOREY) 11 M (TOWNHOUSES - 3 STOREY)
UNITS:	TOTAL UNITS = 162 (MULTIFAMILY - 128 UNITS + 1 Bldg. 2 Bldg & Studio) (TOWNHOUSES - 32 UNITS + 1400 SF each) (COMMERCIAL - 2 UNITS - 5700 SF each)
PARKING: (SURFACE)	203 CARS 128 CARS - MF 1/1 (174-200 CARS - 4 MF BUILDINGS) 44 CARS - TOWNHOUSE 2/1 11 CARS - COMMERCIAL (24-260 CARS - 14 TOWNHOUSE GARAGE)
SETBACKS:	FRONT: 3.0 M REAR: > 4 M SIDE: > 1.5 M
BIKE PARKING:	SHORT TERM: 65 (PROVIDED) LONG TERM: 180 (PROVIDED) (1.5 SPACES/UNIT) <small>(SEE PARALLEL PARKING FOR TOWNHOUSES WALKWAY REQUIRED)</small>



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BRITISH COLUMBIA
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LOT A ULVERSTON AVE REZONE
ULVERSTON AVE, CUMBERLAND

CLIENT: Dreger Holdings Ltd.

REV. DATE	NUMBER	DESCRIPTION
2024-07-05	01	ISSUE REVISED
2024-07-05	01	ISSUE REVISED
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2024-07-05	01	ISSUE REVISED
2024-07-05	01	ISSUE REVISED
2024-07-05	01	ISSUE REVISED
2024-07-05	01	ISSUE REVISED
2024-07-05	01	ISSUE REVISED
2024-07-05	01	ISSUE REVISED

DATE: JULY 05, 2024
SCALE: 1:400
SITE PLAN AND DATA
A100
DRAWN BY: JRT