



Colliers

For Sale | 2650 Copperfield Road, Courtenay, BC

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The Opportunity

Lot “A” (2650) Copperfield Road, Courtenay BC is a 14.53 acres (5.82 ha) parcel at the Western boundary of Courtenay. The property is well situated on the periphery of single-family neighborhoods and conceptualizes a development of 39 bare land strata lots utilizing 6.17 acres; this composition includes 6 Townhomes, 9 Tri-plex units; 2 Duplex units and 22 single family lots.

Opportunity Attributes

- » Strong diversification potential for housing types would not leave the developer over exposed to a particular housing type
- » Current conceptual plan provides strong allocation to green space
- » In place zoning supportive of envisioned development therefore reducing entitlement costs
- » The City of Courtenay has been issued a Housing Target Order by the Province of British Columbia. This mandate has prompted the City of Courtenay to:
 - Remove the need for Council approval on minor variances
 - Reduced the parking requirements for purpose-built rental and non-market housing
 - Waived development cost charges (DCC's) for non-market housing
 - Allowed secondary suites and accessory units in residential zones
 - Rezoned over 60 percent of properties in the City to allow small-scale, multi-unit housing which permits up to four units
 - Eliminated rezoning requirements for secondary suites and accessory units
 - Approved a series of rezoning applications to permit additional housing supply in the City.



Property Overview

Civic Address:	2650 Copperfield Road, Courtenay, BC, V9N 9J6
Legal Description:	LOT A, PLAN VIP2607, DISTRICT LOT 138, COMOX LAND DISTRICT, EXCEPT PLAN 312R, & EXC PL 14210 & 29833
Total Lot Acreage:	14.53 acres (5.81 ha)
Developable Area:	6.17 acres (2.51 ha)
Proposed Development:	39 bare land strata lots
Development Composition:	6 Townhomes, 9 Tri-Plex Units, 2 Duplex Units, 22 Single Family Lots
Net Density:	6.3 units / acre



Zoning & Land Use Considerations

Intent

The CD-30 Zone is intended to accommodate a strata community on LOT A, DISTRICT LOT 138, COMOX DISTRICT, PLAN 2607 EXCEPT PARTS IN PLANS 312R, 14210 AND 29833. The property shall be developed in accordance with Schedule A which form part of this zone, to a maximum density of 46 units.

CD-30 A - Permitted Uses:

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- A. Dwelling, Single Residential
- B. Accessory Buildings and Structures

CD-30 C - Permitted Uses:

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- A. Dwelling, Duplex
- B. Accessory Buildings and Structures

CD-30 B - Permitted Uses:

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- A. Dwelling, Single Family with or without a Carriage House
- B. Accessory Buildings and Structures

CD-30 D - Permitted Uses:

The following uses are permitted and all other uses are prohibited except as otherwise noted in this bylaw:

- A. Dwelling, Townhouse
- B. Accessory Buildings and Structures

Stipulations regarding Minimum Lot Size, Minimum Lot Frontage, Maximum Lot Coverage, Setbacks, Height can all be found in the City of Courtenay zoning bylaw.

Asking Price: \$4,500,000 (\$309,704 per acre)

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