

May 13, 2026

## **Cascadia Views – Development Permit Design Rationale – Rev 1**

### **Background**

- Proposed 6-storey multifamily development at 1946 and 1950 Comox Ave with 223 residential units across 3 buildings connected by 2 levels of underground parking.

### **Existing Development**

- 22 cabins, some vacant, built circa 1950s.
- Site underutilized given OCP multifamily designation.

### **Previous Development History**

- Site changed ownership; previous rezoning attempt unsuccessful.
- Current application aligns with OCP densification strategy and Housing Needs Assessment targets.

### **Location**

- Prime site within walking distance to downtown Comox shops, services, and amenities.
- Promotes active transportation and reduces car reliance.
- Site topography: Buena Vista side approximately 2 storeys higher than Comox Ave.

### **Land Use**

- Multifamily housing offers a more accessible and cost-effective alternative to single-family homes, with shared amenities that foster community interaction.
- Single-family homes not only come with a high upfront cost but also entail significant maintenance expenses, rendering them unaffordable for many individuals. In contrast, multifamily housing emerges as a more accessible and cost-effective solution, offering built-in community dynamics and shared amenities that foster social interaction and security. Moreover, multifamily projects, align with environmentally conscious practices, boasting a reduced carbon footprint. This comprehensive approach not only addresses immediate

housing needs but also promotes affordability, interaction, and sustainability, contributing to the overall well-being and resilience of the community.

### **Development Mix**

- Condominium and/ or rental residential buildings plus daycare facility with common underground parking.
- Designed for new families and those looking to downsize while remaining in Comox.
- Building A comprises 77 units plus daycare; Building B and C comprise of 73 units each.
- Residential units comprise of studios (8%), 1-bedroom (38%), 1-bedroom + den (10%), 2-bedroom (30%), and 3-bedroom units (8%).
- Unit count refined from 235 to 228 and now to 223 through design development.

### **Site Layout**

- Sloping site terraced on three levels with level access at grade along Comox Ave and Buena Vista Avenue and terraces along Ivy Place Greenway.
- Each terrace accessible from interior stairways/ elevators, and exterior walkway from public streets.
- Common 2 storey underground parkade for vehicles and bikes, administration office, and utility rooms. Out of view from the public.

### **Site Access**

- Traffic study completed; two access points recommended by traffic engineer. 2 storey parkade interconnected between floors and accessible to both access points.
- Ivy Place provides pedestrian/cycling connectivity & garbage collection access
- Garbage collection and access confirmed by Emterra.
- Existing Bus service nearby on Comox Ave and Anderton Road.

### **Vehicle Access and Parking**

- Two parkade access points distribute traffic and reduce congestion: Comox Ave (right-in/right-out) and Buena Vista (full access).
- Connected parkade allows residents to choose exit based on travel destination.
- Underground resident, visitor, and daycare parking provided allowing building setback to be well landscaped.
- Meets Town parking requirement of 1.25 stalls per unit.
- 10% EV-ready stalls, exceeding bylaw requirements.

- Exceeds bicycle parking requirements; some car stalls include attached private bike/storage rooms.

### **Form and Character**

- A 'U' shaped configuration of 3 buildings faces respective public streets, creates a common 2 storey landscaped courtyard, while maximizing ocean views of residential suites, including courtyard.
- Terraced design on Comox Ave presents a 3-storey appearance.
- Buena Vista Ave facade presents 4 storeys from the street; with levels 5 and 6 are setback to minimize views from the street as depicted by a view angle study.
- Ground-level units feature generous private patios and street-level access, reinforcing townhouse character.

### **Material & Colour**

- Contemporary material and neutral colour pallet of neutral whites and greys fiber cement siding/ panels including soffits.
- Retaining walls in smooth concrete and landscaped up and/ or over where possible.
- Balcony guardrails powder coated aluminum with translucent tempered glazing.
- Landscaped podium and potted plants on some balconies.

### **Exterior Lighting**

- Main entrance and Exit canopy lighting. Soffit lighting on balconies. Light poles for the surface parking, and lighting bollards for the pedestrian paths.
- Dark sky friendly.

### **Amenities**

- Daycare (per Council and community input): Located on Buena Vista near park and mature trees, away from traffic. Secure outdoor play area in a natural, quiet setting.
- Community park: Community park which is also dog friendly, meet your friends or go for a walk, designed to promote interaction and community feel
- Terraced courtyards: Landscaped green roofs with trees reaching up to 4 storeys at maturity and ample seating.
- Ivy Place Greenway: Pedestrian and cycling path connecting Buena Vista to Comox Ave, lined with trees on both sides and seating areas. Designed as a welcoming space for walking, cycling, and socializing.

### **Environmental**

- Continuous tree canopy planned along all three street frontages.

- Increased tree protection radius; Building A repositioned further from existing trees.
- Green roofs above parkade contribute to sustainability and visual appeal.

### **Energy Efficiency**

- Optimized energy modeling, selecting high-efficiency energy-saving appliances, quality windows and doors, efficient building envelope design and much more during detailed design phase.

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