

NEW CONDOMINIUM PROJECT IN COURTENAY READY FOR OCCUPANCY IN AUGUST 2017

BUILDING
LINKS

CLARICE COTY

More and more seniors are seeking a place to transition to, and there are several projects underway to meet the high demand on Vancouver Island.

In this month's column, we give a summary of the types of projects that are being proposed which have current applications in place within their municipalities. There is a total of 345 new seniors' units that will be built within the next

24 - 36 months in this region.

In Courtenay, a public hearing for the proposed seniors housing complex on five properties located near the intersection of Cliffe Avenue and 29th Street in Courtenay will be held in August. Each of the properties fronts onto Cliffe Avenue and have views of the Courtenay Riverway and the ocean. The applicants are proposing to rezone two properties and to add a care facility and complementary uses as a permitted uses in the R-4A zone. The proposed seniors housing complex is comprised of approximately 78 independent living units in a four storey building, and a 76 bed assisted care facility a two storey building.

Also in Courtenay, Phases 1 and 2 of a renovation project for the Westerly Hotel is underway to move forward to convert existing hotel suites into 48 senior's residences for Phase 1. Further enhancements in

Phase II will include the addition of amenities, such as a new dining room and media room. The decommissioning of hotel units is underway now and the renovation of the independent studio and one bedroom units are expected to be completed in Feb. of 2018. Phase 3 is in the planning stages and will include an additional 48 units in a four storey building located alongside the river. Upon completion of this project, which is expected to take 24 months, the hotel will continue to operate alongside the senior's residences.

Port Alberni - Following a public hearing, city council has taken another step in the proposed development to Westporte Park, a seniors development. The proposed development includes 20 units of one-bed housing, which will accommodate either couples or single seniors. If approved, construction is planned to begin in the fall of 2017.

Powell River - The Committee of the Whole has recommended the approval of a development permit for a senior's housing project known as Coastal Winds and a Zoning Bylaw Amendment received first and second reading in April. Inclusion Powell River and Golden Life Management are proposing to build a 75-unit seniors housing complex next to Powell River General Hospital. The intention is to build the project on a 3.5-acre parcel located on Joyce Avenue. The

rezoning application requested a change from R-1 to Comprehensive Development Zone, paving the way for a mixed-use facility that could include businesses on the main level and living units on the upper levels. Once all approvals are in place, this project is expected to begin construction.

Clarice Coty is the editor of Building Links. Contact: clarice@buildinglinks.ca or find Building Links on Facebook at www.facebook.com/BuildingLinks

**Roofing
Peace of Mind
Since 1950**

ROOFING & SHEET METAL LTD.

COMMERCIAL • INDUSTRIAL • RESIDENTIAL

Low Slope Roof Systems All Types • Metal Panel Roof & Wall Systems
Mechanical & HVAC Systems • Asphalt & Cedar Shingles • Custom Sheet Metal & Flashing