

## MORE RENTAL APARTMENTS ARE BEING BUILT IN CAMPBELL RIVER AND THE COMOX VALLEY



### BUILDING LINKS

#### CLARICE COTY

There has been a trend during the past three years to build new apartment buildings in the areas of the Comox Valley and Campbell River. As soon as the apartments are built, they are occupied very quickly. Both the Comox Valley and the Campbell River areas have extremely low vacancy rates according to the Canadian Mortgage and Housing Corporation, despite the fact that over 300 new apartments have been built during the past few years.

The three projects highlighted below represent an additional 257 rental units that are expected to come into the market in 2017. We are tracking additional rental

**Construction is well underway for the new 71-unit residential building known as Riverstone in Courtenay**

a result of community feedback, the proposed bylaw will go to third reading at the next available council meeting. This rezoning is required because apartments are not a permitted use in the existing commercial five zone.

The applicant is proposing to construct a five-storey apartment building that comprises 97 units and 74 parking stalls located in a parking structure beneath the building. The development also includes 48 surface parking stalls and landscaping of the front and side yards. An application for a major development permit was submitted in conjunction with this application which will be considered by Council should the subject property be rezoned.

■ ■ ■  
**Broadstreet Properties Ltd.** is hoping to submit a development permit and rezoning application in the next month or two for a proposed residential property located on Anderton Road in Comox. The company is proposing to build an 89-unit, 4-storey building on two parcels of vacant property on Anderton Road. The project will include an enclosed pet run, community garden beds, 103 parking stalls and a small park area. The owner

held an open house in October of last year as part of its pre-application consultation and the company is planning to submit comments from the open house to the Town of Comox. Once the project is presented to council for consideration, it is expected that a public hearing date will be set.

■ ■ ■  
Construction is well underway for the new 71-unit residential building known as Riverstone in Courtenay. The building is under construction and is expected to

be completed in June, 2017. The leasing of the rental apartments will likely occur in May. A building permit with a value of \$7.9 million was issued for this project in October of last year. **Traine Construction** is the general contractor for this project.

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

**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

**FREE ESTIMATES**

www.nelsonroofing.com **FCABC**  
 "A Guarantee is Only as Good as the Company Behind It"

**250-336-8088**  
 Comox Valley, Campbell River, Powell River, Vancouver