

## Summary of project and reason for change of zoning

We are currently in the process of landing a Nickel Bros house on the property at 1544 Dingwall Road. The homeowner has planned to incorporate a legal suite into the basement from day 1, prior to the purchase of the land she consulted the planning department at the City of Courtenay about the feasibility. The added cost of creating a two bedroom suite and the rental income that will be generated has been factored into the financing of this project.

In order to move the house from the Nickel Bros lot on the Dyke Road to the Dingwall lot a permit was taken out for a single family dwelling with an unfinished basement area, however, our intentions to incorporate a legal suite have been made clear and from a building perspective we have made correct steps toward the creation of a legal suite that meets municipal requirements.

We are applying for a zoning change from the current zoning of RR-1 to R-1S, it is our understanding (verified by consultation again with the planning department) that this is a very similar zoning and it will allow for a secondary suite. The house will meet all requirements of the RR-1 zoning and if the change to R-1S is made, it would meet all of the requirements of that zoning as well. With the application we have submitted a 'zoning bylaw compliance' statement that verifies this with numbers and percentages.

When reviewing the Sustainability Evaluation Checklist and the City of Courtenay's Affordable Housing Policy this project meets the noted requirements almost across the board and is a rare case of an economical build that will create comfortable and well thought out living accommodations for two separate groups of people (families of otherwise). Please see the written statement we have attached regarding these two documents for more detail on how the design meets the criteria very well.

If everything goes as planned we will be applying for a separate permit for the addition of the legal suite and hopefully it can all be achieved in a timely manner. It seems like our goals are aligning with those of the City of Courtenay.