

**Development & Affordable Housing Statement****1026 10th Street, Courtenay, BC****March 15th, 2022**

The proposed development at 1026 10th street involves replacing the current single unit residential structure on the land with a duplex structure.

The development will help improve affordability within the city by increasing the total number of housing units. The property will have an increased density with the new proposed structure while using the same amount of land. The two units will individually have a higher square footage than the current structure on the site thus giving each unit the potential to house more residents of the city.

The property is located within relative close proximity of the downtown core which many residents frequent for essential and leisure services. Improving density and adding housing units on 10th street will promote heavier use of transit on the #8 bus line (Anfield Centre/Downtown Line) which can help reduce the carbon footprint of the city. Residents are also able to walk within 15 minutes or bike within 5 minutes to the downtown core which serves as another reason for increased density in surrounding areas of the downtown core.

**Jatinder Gill**  
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