

Site profile for contaminated sites:

We have no indication of any contamination on our property.

Tree management :

The portion of our lot which borders on Dingwall rd has a number of small conifers planted as a sort of border along the perimeter fence. The eastern border has at least one conifer and a wild cherry but is mostly brush . There are also a couple of old fruit trees nearby but most of the area in question is treeless .

Affordable housing policy/ sustainability evaluation / Summary

This property comprises nearly one acre (.39 hectare) of which the greater portion is under-utilized. It is ideally situated within walking distance of three schools and the college. It's a 15 minute walk to the Courtenay (Lewis) centre and 12 minutes to Ryan rd shopping. Downtown Courtenay is a short bicycle ride or 25 minute walk.

Sustainability :

A rezoning to R-2 with lots of 900 m<sup>2</sup> would allow construction of a duplex on each property therefore increasing density in accordance with the spirit of the OCP.

Neighbouring properties to the east and west have also been subdivided recently.

This land use would allow residences not dissimilar in size and density of neighbouring properties along Dingwall rd.

Summary:

The creation of these new lots could provide space for a range of more affordable housing opportunities . While we don't aim to develop this property ourselves we believe that the rezoning would conform to the increased density and other community goals outlined in the policies of the new OCP.