



**To:** City of Courtenay - Planning & Development Services  
**From:** Dustin Hilderley – Redwood Coastal Construction Ltd.  
**Subject:** **Development Permit Application for Secondary Dwelling**  
Within the Duplex, Carriage House & Secondary Residential Development Permit Area  
Located at 1830 Piercy Avenue

**SUMMARY OF PROPOSAL:**

The development plan for 1830 Piercy Avenue is to construct a new secondary dwelling unit towards the rear of the lot and in accordance with the City’s DP guidelines for the Duplex, Carriage House & Secondary Residential Development Permit Area.

The dwelling unit will be approximately 45M<sup>2</sup> (20'x24'). It will be a single storey containing one bedroom, one bathroom, laundry closet and an open concept living, dining, kitchen area. The building will be constructed using high quality materials to enhance the character and value of the neighbouring homes. The colour palette and material choices will blend naturally into the treed area to the rear of the property.

The property has well established trees and landscaping. Root protection, to the extent of the canopy, will be in place during construction to ensure the continued long term viability of the existing stand of native trees.

**STATEMENT ON SUSTAINABILITY EVALUATION CHECKLIST:**

The proposed secondary dwelling is a compact and efficient structure. The intent is to use environmentally friendly and durable materials with consideration to the lifecycle cost and embodied energy of components.

The use of helical piles for the foundation will provide suitable long term support, but in the event that the highest and best use of the property changes in the future, the structure can be easily moved and the piles removed and re-used with minimal impact.

The property is located on a bus route and is in close proximity to the Rotary Trail multi use path.

**STATEMENT ON AFFORDABLE HOUSING:**

The proposed secondary dwelling unit will increase availability of rental housing and decrease pressure on existing inventory. It may also act as a “Mortgage Helper” in the event of a future sale.

**ZONING BY-LAW COMPLIANCE:**

The subject property is zoned Residential Two (R-2) and is within the Duplex, Carriage House & Secondary Residential Development Permit Area.

	<b>Zoning Requirement</b>	<b>Proposed</b>
Permitted use	Secondary Dwelling	Secondary Dwelling
Floor Area (Secondary Dwelling)	90.0m <sup>2</sup> (Maximum)	40.6m <sup>2</sup>
Lot Area	1,250m <sup>2</sup> (Minimum)	1,946.54 (Actual Size)
Coverage	40% (Maximum)	10%
Front Yard	7.5m (Minimum)	44.1m
Rear yard	6.0m (Minimum)	29.97m
Side yard	3.0m (Minimum)	7.29m / 9.78m
Height	5.5m (Maximum)	4.83m
Parking (Schedule 7A - Residential)	4 Spaces 2 Per Dwelling Unit	2 by primary residence 2 by Secondary Dwelling