



June 6, 2023

384 12th Street – Development Summary

The subject property is located in a neighbourhood of mostly 1 and 2 story single family dwellings of mixed age and character. Some 2 story multifamily building are adjacent.

The current zoning is R-2 and the property is surrounded by properties zoned the same way. The R-2 zone permits duplex type dwellings. It is part of the “Duplex Development Permit Area”.

The proposed duplex designs will replace the current single-story dwelling and is of a front-back type, taking advantage of frontage on both 12th and 13th St. The front-back models helps maintain the single family appearance from the street while providing some additional density.

The design is a typical contemporary style characterized by bright tones in the cladding, accent cladding in the gables and significant amount of wood trim, a covered porch, and good quality windows and doors.

The façade and roof line is articulated by horizontally stepped areas accentuated by gables.

The size of the building is similar to other two-story dwellings in the neighbourhood.

A front-back duplex provides a great level of privacy between the units. A small number of windows on the sides of the upper stories provide additional daylight and ventilation to the occupants.

There exists no significant trees or protected species on the site and new landscaping will be planted.

Surface parking is provided, each dwelling having private parking access from 12th and 13th respectively.

The landscaping will be done with drought resistant plants and grasses. There will be some lawn for the tenants to utilize, and some gravel and river rock hardscaping.

This project meets the affordable Housing as an infill project that is located close to downtown Courtenay. It is near city bus routes to limit the tenants’ necessity of a motor vehicle. The square footage of the units is compact which will allow for more cost effective monthly rental prices.

The units will be built to a built green gold standard and will meet all the latest Step Code requirements to create a healthy, energy efficient environment.