

The Evans-Myers Family

May 31, 2024

Dear Courtenay Mayor and council members,

We are homeowners within the city of Courtenay and are writing with regard to Building Bylaw Part 11(#3114 dated 2023) formerly Part 12(#3001 dated 2020) both entitled "Building Move".

We welcomed our first child in April 2023 and have been finding our one bedroom home lacking more and more for space as the days pass.

We've considered all options. From moving within Courtenay, building an addition to our aging house, to relocating to a community where we could afford something larger.

We kept coming back to the fact that Courtenay is where we both chose to settle—we met here—and it's where we want to raise our child(ren). Honestly, we love it here.

When we remembered the offerings of Nickel Bros house moving and checked their stock online, we were overjoyed at the options available. We found that the cost to land a well-maintained existing home on our property was within our budget! It seems the average cost to relocate is only \$120 per square foot compared to \$300 and up for new builds. We obtained financing from the bank and were excited with our decision. With the added business case of renting out our existing house, we could feel comfortable spending the money.

Unfortunately, it appears that the bylaw regarding relocated homes was amended last year to only allow the moving of homes which are newer than 15 years old, effectively prohibiting the practice entirely. This is heartbreaking as the decision to land a well-maintained home (aka "adopt a house") in our backyard and rent our smaller existing home felt very good while keeping with the city's goal of densification within the core. We are supportive of the infill planning and rezoning and feel that moving a well-maintained home to one's property is the most efficient way for non-developers like us to support densification and increase the rental pool.

The average home built in Courtenay contains around 70,000kgs of embodied carbon, and requires a carbon payback period of roughly 168 years for its operational emission reductions to balance out the carbon produced by its manufacturing. Meanwhile, each of these

well-maintained and structurally sound existing homes being demolished generates an average of 55 tonnes of waste for our local landfills thereby eliminating reuse and encouraging demolition. This, of course, increases our carbon footprint in Courtenay while recycling is very much an option in many cases. Personally, this is leaving us feeling that we are financially out of options in our goal to stay and raise our family in this community.

This is heartbreaking as the decision to land a well-maintained home (aka “adopt a house”) in our backyard and rent our smaller existing home felt very good while keeping with the city’s goal of densification within the core.

In speaking with Nickel Bros, we’ve learned that the Province recently released a bulletin highlighting relocated homes’ value in Zero Waste planning ([attached](#)), and that the Federal government will soon be bringing this to the table as well. Lighthouse Sustainability Society released bylaw recommendations for relocated homes last year as part of their climate action initiatives ([attached](#)), and Zero Waste BC has submitted multiple requests to the Provincial and Federal governments regarding introducing more supportive legislation for relocated homes ([attached](#)).

Many First Nations in BC have also been [utilizing relocated homes](#) as a low-carbon and affordable option to create much-needed density in their communities.

For your convenience, we have included a report that was requested by and presented to Sechelt Council recently, which contains carbon statistics, affordability comparisons and example bylaws from other BC jurisdictions. ([attached](#)) Sechelt Council voted on May 8 to make their bylaws more supportive of home relocation as a way to increase affordable density without creating further carbon emissions.

We are requesting and would greatly appreciate the opportunity to discuss further changes to this bylaw to allow families like ours to access affordable and low-carbon housing within Courtenay at the council meeting on June 12.

Thank you,

Jessica Evans & Paul Myers

Homeowners, Courtenay