

# THE OLD ORCHARD & AREA



## Where it all began...

Courtenay townsite was created in 1892 with the subdivision of land owned by Joseph McPhee and Reginald Pidcock. Surveyor Richard Drabble was hired to lay out half of the subdivision on McPhee's property and half on Pidcock's - Union Street, now known as 5th Street, was the dividing line.

When lot sales began to slow, McPhee planted an orchard on 10 acres of his property to supply produce to his store. The orchard was later sold and subsequently subdivided into town lots thus giving rise to the name the Old Orchard neighbourhood. Today the Old Orchard refers to an area that extends beyond McPhee's orchard. It is an area that continues to evolve while rooted to its past and remains a desirable place to live with parks, shops, and restaurants just beyond the doorstep and a variety of housing types, architectural styles, gardens and lanes increasing its appeal.



145 Douglas Place



370 1st Street



290 1st Street



307 1st Street



443 4th Street

The Billy Booth House (top) and the Creech House (bottom) are 2 of 21 properties in the City of Courtenay Heritage Register.



254 1st Street



232 2nd Street

Two examples of recent infill development under the Old Orchard Area Development Permit Guidelines

## Preserving the heritage character. The Old Orchard Local Area Plan & Design Guidelines

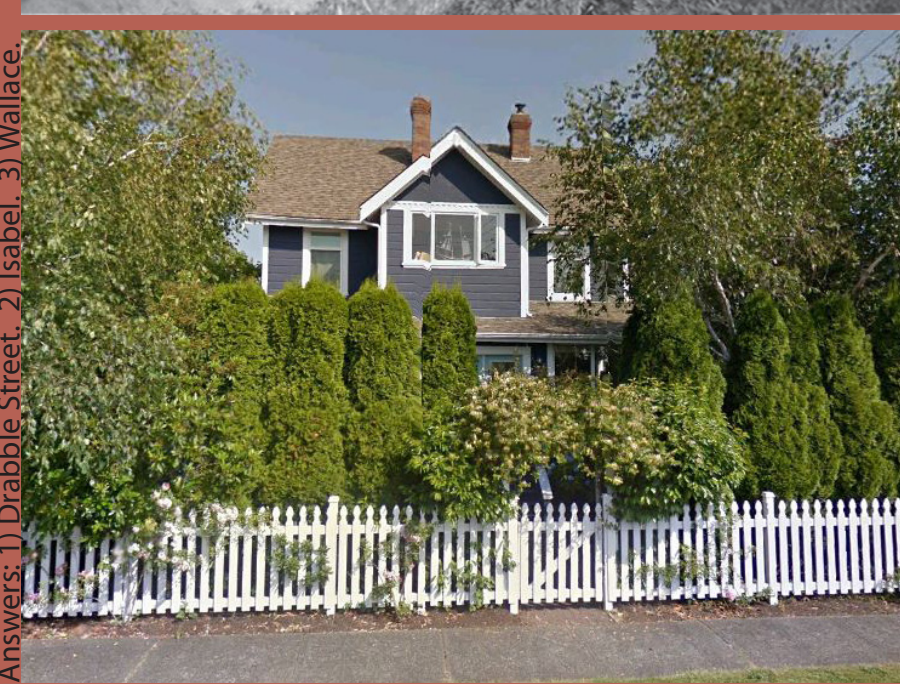
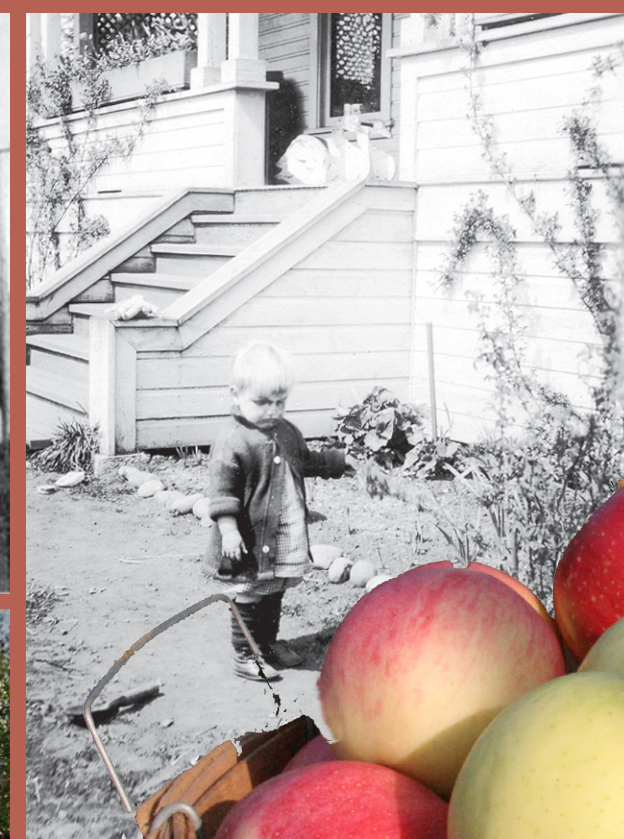
The Old Orchard and Area Local Area Plan was created with the input of more than 100 community members and was adopted by Council in 2008. Through the creation of the LAP, local citizens identified the pedestrian lifestyle and heritage character as important features of the neighbourhood.

### CHANGING STREET NAMES

You might know that 5th Street was once called Union Street. But do you know the original names of:

1. 2nd Street?
2. Cliffe Avenue?
3. England Avenue?

The Old Orchard and Area LAP helps to manage growth and change in a way that maintains the heritage character of the area. One important tool that arose from the Old Orchard LAP is the Old Orchard Development Permit Area Guidelines. Every new building constructed in the Old Orchard Area must comply with the design guidelines which are meant to ensure that redevelopment respects the historic patterns of development and heritage character of the neighbourhood.



615 4th Street