Pennyfarthing

October 31, 2024

Attention:

Pablo Golab, Manager, Development Planning
Municipality of North Cowichan

Re: Rezoning Proposal for 6740 Bell McKinnon Rd, Duncan, BC V9L 6B7

Pennyfarthing Homes is pleased to submit a rezoning application for 6740 Bell McKinnon Road. Since acquiring this site in March 2023, we have collaborated with Municipal staff, Provincial WSA Staff, neighboring landowners, and EllisDon to address various factors that impact development within the Bell McKinnon Area Plan.

Our goal with this rezoning application is to advance the BMLAP by subdividing four rezoned development lots and create a land dedication for the community transportation infrastructure and Blue Green Network of parks.

Pennyfarthing Homes is a Vancouver based, family run development company that has been in business for over 40 years. Since its inception, Pennyfarthing has built over 4000 homes across the lower mainland, Victoria, Nanaimo, Washington State and California. We believe in building and investing in quality communities.

In 2025, Pennyfarthing will deliver 305 units of rental housing under the CMHC MLI select and RCFI program that will provide affordable rental units both in Vancouver and the City of Langley. Our goal is to advance the first building on Lot A as a rental building under the same CMHC program.

We are excited about this project and the opportunity to partner with Municipality of North Cowichan to bring the Bell McKinnon Plan to reality. We are confident that we will deliver quality housing to support the anticipated growth in this area.

Sincerely,

Kevin Hussey

President, Development and Construction

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