

November 23, 2023

Vesta Properties (Maple Bay) Ltd.

Rationale for Kingsview Official Community Plan Amendment Application

Purpose of Application:

To include the portion of the Kingsview Comprehensive Development Plan south of Kingsview Road and Nevilane Drive back into the Urban Containment Boundary.

Summary:

Vesta Properties is requesting an Official Community Plan (OCP) amendment to include the Kingsview lands once again within the Urban Containment Boundary (UCB) in order to align the OCP with the Comprehensive Development Plan, that was previously approved by council, and the new housing mandates being imposed by the Provincial Government.

Given that there is an approved Phased Development Agreement for the Comprehensive Development Plan, removing the remaining Kingsview lands from the UCB gives the public an inaccurate view of what has already been approved and is actively being developed.

The Kingsview development will also aid North Cowichan in providing the estimated housing needs for the next 20 years as newly required by the Provincial Government. The Provincial Government also requires that OCP's and Zoning Bylaws be updated every five years to reflect and pre-zone for the 20-year total number of housing units required to meet the anticipated housing needs. Including Kingsview within the UCB a logical step in the right direction to achieving these Provincial goals, especially since the development was previously approved by council and previously included in the UCB.

The development comes with a number of benefits to the community included but not limited to:

- New housing options for the growing community
 - o A substantial number of non-single family housing types. Over 70% of the unit mix is multifamily.
- New park land being dedicated to the municipality.
- Construction of trails to improve the public use, access, and enjoyment of the property.
- Conservation of heavily treed areas.
- Every unit to provide fees for affordable housing contributions and water quality initiatives.
- Revegetation of bare areas left over by the previous golf course development.

The development provides numerous benefits from an environmental enhancement and protection perspective and growth perspective all while completing the remaining portions of the development that have already been completed, and filling in the glaringly obvious 'scar' that is the current development lands after the previously failed golf course development.

A more in-depth rationale will be provided following any initial comments or feedback from staff and prior to the application being presented to council.



Head Office
Suite 101A - 9770 196A Street
Langley, BC, Canada V1M 2X5
Tel: (604) 888-7869
Fax: (604) 888-7895

Alberta Office
Unit 107 - 514 Kingsview Way SE
Airdrie, AB, Canada T4A 0C9
Tel: (403) 945-8151
Fax: (403) 945-8261

VESTAPROPERTIES.COM