

Mill Valley

Comprehensive Development Plan



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Mill Valley Comprehensive Development Plan

Executive Summary

The Mill Valley Comprehensive Development zone will create an inclusive neighbourhood that will offer a wide variety of housing types and tenures to help satisfy the housing demands of the region.

This thoughtfully designed neighbourhood complies with North Cowichan's new Official Community Plan for Village Residential uses by efficiently maximizing the available land area while preserving important riparian and agricultural interfaces.

By offering apartments and condominiums, townhomes, 4–6-unit multiplexes, duplexes with suites and micro homes with suites, the project addresses the immediate housing needs identified in the Regional Housing Needs Assessment for the Cowichan Valley. Housing within apartment or secondary suites, duplexes, micro homes, or town homes cater to the workforce, young families and downsizers. Accessibility features and multi modal transportation opportunities make this a welcoming neighbourhood for all. Affordable Housing units will be provided in accordance with North Cowichan policies.

Climate change and the environment figured prominently in the design. Best practices for construction, provision for electric vehicles and multi modal transportation guides the design. Preservation of existing environmentally sensitive areas and enhancing the project area with street trees and robust landscaping features create new habitat and canopy to ensure that the neighbourhood will be resilient in the face of climate change.

Site servicing analysis concludes that stormwater can be appropriately managed on site for the North Cowichan design flows. Modeling of the water and sanitary systems is required to understand system capacity and how any upgrades, if necessary, can be cooperatively performed.

Traffic Impact Assessments indicate that the site can be safely accessed from both Cowichan Lake Road and Skinner Road. This project at build-out has a minor impact on three intersections that can be upgraded within a Development Cost Charge program or other cost share mechanism.

The featured central park will provide a neighbourhood hub for families to gather, play and relax. We look forward to engaging with the community to understand how they will use the park and what sort of amenities might be provided.

Mill Valley will be a family friendly, modern community, where housing will be attainable through its diversity, and will connect people, the environment and the surrounding area in an efficient and responsible way.



1.0 Purpose

This Comprehensive Development Plan (CPD) has been prepared to demonstrate compliance with the 2022 North Cowichan Official Community Plan, which will guide the land development processes for this inclusive, family-friendly, mixed-use residential neighbourhood.

This Plan will:

- Provide a brief history of the lands and context within the Cowichan Valley.
- Describe the proposed housing models and densities and discuss how these will meet current housing needs.
- Demonstrate compliance with the district engineering standards through design briefs.
- Discuss the environmental, social and community benefits of this development.

2. Site Context

Mill Valley is a 7.81 hectare (19.29 acres) property located at 3418 and 3444 Cowichan Lake Road within the District Municipality of North Cowichan, British Columbia.



Area Context



Aerial View of Site



View from Cowichan Lake Road

This “brownfield” property was formerly a municipal gravel pit, housed a water reservoir and contained stockpiles of abandoned municipal infrastructure. The property has been cleared and levelled by the proponent under a Development Permit issued in 2017. Thurber Engineering was retained as an environmental consultant which resulted in a Certificate of Compliance being issued by the Ministry of Environment in July of 2020 for historical industrial uses.

The property is flanked on two sides by Agricultural Land Reserve (ALR) lands on the south and west boundaries and by residential uses on the south and east boundaries. It is currently zoned for single family and duplex residential (R3) and modular housing uses (R4). The proposed increase in density and housing diversity will bring the lands into alignment with the goals of the recently adopted Official Community Plan for North Cowichan, Village Residential designation.

Primary access routes to the site are available via Cowichan Lake Road arterial to the north and Skinner Road to the east.

The site will be fully serviced by municipal sewer and water with underground hydro and telecommunications. Storm drainage will be treated and managed on site with the understanding that there will be no negative impacts to downstream facilities because of this development. The property is within the catchment area for Bings Creek.

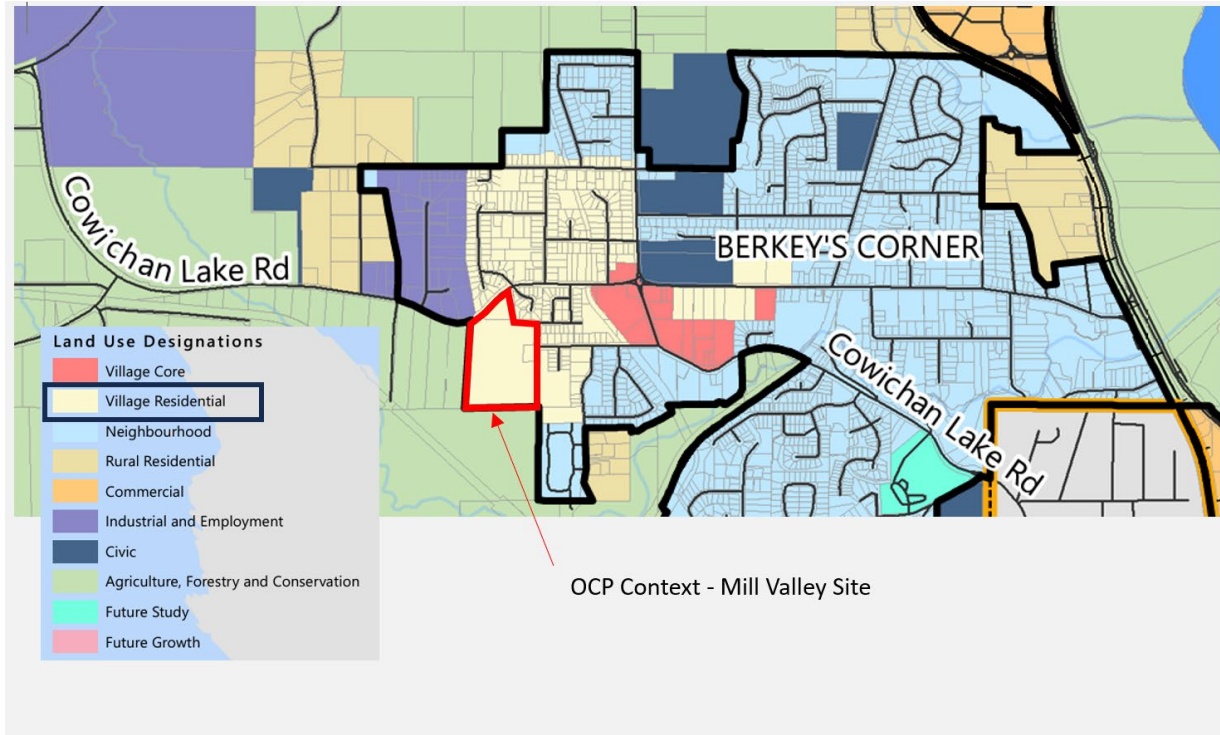
The provincial Riparian Areas Protection Regulation (RAPR) and Water Sustainability Act have been adhered to in the enhancement of the existing riparian area on the site. Additional wetlands restoration work was completed in 2022 under Development Permit #000279/21.42, with the work being deemed compliant and acceptable by MNC Staff on December 9, 2022.

The Agricultural Land Reserve interface will be respected and enhanced to provide the required screening and separation of activities.

Climate targets are assisted by densification, multi modal transportation opportunities, high quality construction to the applicable step codes, reduced GHG use, solar and EV charger availability, and vigorous planting of trees and other drought resistant species within the ALR buffer, the proposed park, municipal boulevards and within private property.

Multi-modal transportation opportunities are available to the future residents. The Berkey’s Corner commercial development offers most day-to-day services within a 10-minute walk from Mill Valley. The Trans Canada cycling trail is less than 5 minutes away by bicycle. While bus service is currently infrequent, service will improve with densification and demand.

3. Official Community Plan



Located within the “Berkey’s Corner” growth area, and inside the Urban Containment Boundary (UCB) the Mill Valley residential development complies with the regional and municipal growth strategies by providing much needed housing for families and individuals within a medium-density, hybrid multifamily and detached housing residential neighbourhood. Opportunities for home ownership and affordable rentals can be realized in a variety of housing forms.

With a new commercial development within a 10-minute walk, there is no need for commercial within the Mill Valley development. Surrounded by existing residential uses, mixed medium density housing types are proposed. Apartments, rowhouses, townhouses, small lots with suites, duplex and 3-4 plexes are contemplated to provide a diversity of housing types to respond to a variety of demographic and social requirements.

Please see Appendix A for the full table of compliance for the OCP “Village Residential” designation.

Development Permit Areas

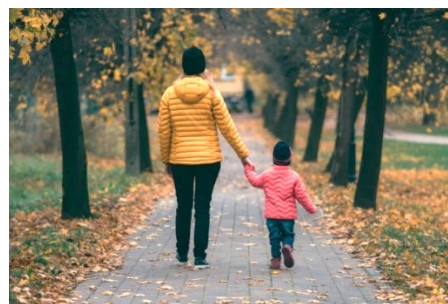
The property lies within several Development Permit areas:

- DPA-1 Multi Unit and Intensive Residential Development
- DPA-3 Natural Environment (Riparian)
- DPA-4 Hazard Lands (Wildfire Interface)
- DPA-5 Farmland Protection (ALR Buffer)
- DPA-6 GHG Reduction, Energy and Water Conservation.

4.0 Development Principles – Site Planning

In determining the highest and best use for the Mill Valley development, the CVRD Housing Needs Assessment (2021) was reviewed, and the following principles were applied.

- Adherence to the OCP for the Village Residential designation.
- Provide a variety of housing types that will suit a variety of demographic needs. Young families, downsizers, students, seniors, employees for regional businesses. A variety of tenures, rentals, ownership.
- In accordance with the Housing Needs Assessment, one-bedroom units are the most in demand. These will be provided within the apartment uses and via secondary suites in townhomes, micro-lots, and duplexes where possible.
- Townhouses and micro lot infills can include secondary suites to further enhance the rental supply and assist families with a mortgage helper.
- Smaller housing units in the form of townhomes and apartments are more affordable for families than single family homes.
- Providing density in this area to improve public transit ridership and demand.
- Trails and neighbourhood connectors promote healthy lifestyles and social interaction between neighbours.
- Embrace “Green Urbanism” by designing roads to include a generous tree canopy as well as multi modal transportation opportunities.
- Site adaptive planning enhances the existing natural features on the site, in this case the riparian area to the southwest.
- CEPTED design principles ensure that everyone feels safe in their neighbourhood. This is achieved through lighting, exposed entrances, thoughtful landscaping and the promotion of “eyes on the street”.



5.0 Site History, Characteristics & Biophysical Assessment

The site was previously home to a municipal gravel pit and storage area, as well as a reservoir atop a small hill to the east of the site. The reservoir has been decommissioned and the site has been cleared and rough graded in accordance with the development permit issued in 2017. The northerly portion of the site had a single-family home with outbuildings. The building has since been removed.

The riparian area in the southwest corner of the site and the ALR buffers on the south and west property boundaries will be restored as part of the overall work plan for this project under the supervision of the project consultant team lead by Project Biologist, Cascadia Biological Services, and ALR Consultant, Danaca Consulting.

The site is flanked by ALR lands to the south and west.

To the north and east lie existing residential single-family development.

The site has been graded under the geotechnical supervision of Thurber Engineering, and the storm drainage facilities installed to facilitate the subdivision to the east have been designed and managed by Civil Engineer Islander Engineering.



Commencement of site prep



Mid-site prep



Approaching completion of site prep



Drone shot of Mill Valley in Sept. 2020

6.0 Site Adaptive Planning

The lands to the east of this property were recently developed in accordance with the existing R3 Zone. Those lands had previously hosted a water reservoir atop a gravel hill. Those materials have been used to infill the previous depressions on these lands, left by historical gravel mining and processing activities. The site has been cleared and graded from north to south under the previously noted development permit. The edge conditions to the south and west will be the revegetated ALR buffer and restored greenspace, with a riparian area and storm water management pond in the southwest corner of the site. The partially dedicated park area is preserved in the middle of the site. There are no steep slopes to be avoided nor rock outcrops or other natural features to be preserved.



Restored and enhanced riparian area (SPEA)

7.0 Land Use Plan



The proposed CD Zone to be developed upon agreement of housing types and density. This will include permitted uses, density, lot sizes, FSR, setbacks, height, parking, driveways for each agreed upon category of development, with a map for inclusion in the bylaw schedules.

The property will be developed as reasonably allowed by development costs, financing costs, market demands and service availability.

Areas and Uses

Mill Valley – Summary of Development Areas										
Parcel	Description	Max Storeys	Ha	Min Units/Ha	Max Units/Ha	Min Units/Parcel	Max Units/Parcel	% Coverage	FSR	% Total Area
A	Townhomes/Plexes/Micro homes	4	0.89	48	63	43	56	50%	2.00	11%
B	Apartments/Townhomes/Plexes	6	0.69	49	211	34	145	65%	3.90	9%
C	Townhomes/Plexes/Micro homes	3	0.69	38	62	26	43	50%	1.50	9%
D	Townhomes/Plexes/Micro homes	3	1.29	38	64	49	82	50%	1.50	17%
E	Townhomes	3	0.16	62	62	10	10	50%	1.50	2%
F	Townhomes/Plexes/Micro homes	3	1.17	38	49	45	58	50%	1.50	15%
G	Apartments/Townhomes/Plexes	6	0.36	49	233	18	85	65%	3.90	5%
H	Single Family w/suites/Plexes	3	0.36	30	58	11	21	50%	1.50	5%
Totals			5.62	42	89	235	500		2.16	72%
	New Park		0.40	<i>Avg</i>	<i>Avg</i>	<i>Total</i>	<i>Total</i>			5%
	ALR Buffer		0.53							7%
	SPEA and Storm Pond		0.65							8%
	Total New Park and Greenspace		1.58							20%
	Public Roads		0.61							8%
	Total Area		7.81							100%

The Summary of Development Area table shows the minimum and maximum units that might be constructed for each area. The developer's assessment is that 500 units would be the likely maximum number of units for the purposes of servicing capacity. The unit count does not include secondary suites, which may be provided in townhomes and micro homes where practical.

Phasing

Area H is already serviced through previous development and will be the first subdivision application for multi "plex" units and single-family homes with suites. This phase will proceed immediately upon approval of the zoning bylaw.

Areas D, E and F will proceed upon completion of the trunk roads and services will consist of townhomes, plexes and micro homes. These will likely be absorbed by the local builders and consumers quickly and will set the stage for the success of the higher density areas A, B and C and G. The developer endeavor to work with multi family housing providers on areas B and/or G.

Areas A and C will proceed upon market demand for high quality family town homes.

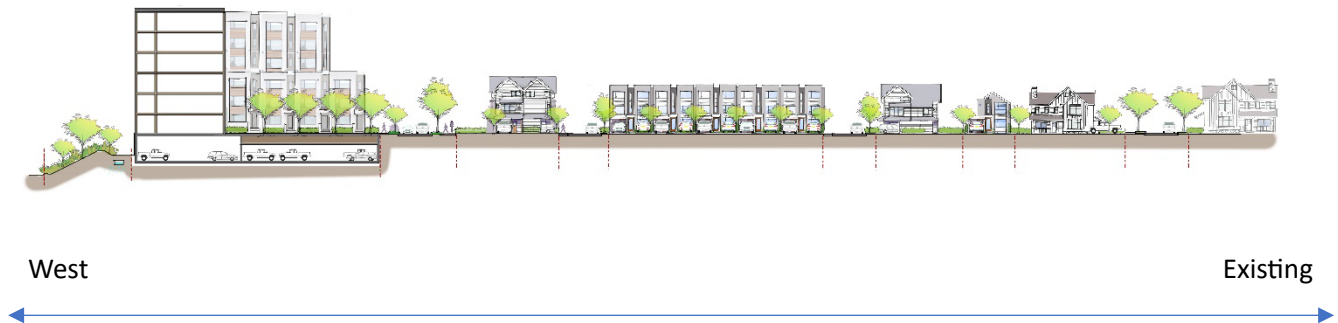


Mill Valley Areas and Uses Plan

Land Use Areas: Parcels A, C, D E, F and existing serviced lots.

These discrete areas provide a transition from the single-family neighbourhoods to the east, to the proposed multi unit housing to the west. The housing typologies will be a mix of traditional town homes, stacked-townhomes, multi “plex” ground level and walk-up suites, and single-family micro lot infill. For the existing serviced lots, owners could take advantage of the SSMUH provision of Bill 44 to create 4-6 plexes or duplexes with secondary suites.

Site planning has considered transition from the existing single family uses to the east and north by gradually increasing densities towards the west and south.



Townhomes

These strata titled three or four storey family homes will be three bedrooms at minimum with an opportunity for secondary suites where appropriate. Parking will be on site in garages and adjacent to the units, with visitor parking provided within each strata. Units with suites will have an additional parking space allocated. These homes will have private open space in the form of patios and decks and group amenity areas will be included in each strata to foster community. Internal roads and utilities will be privately maintained, reducing the maintenance obligations for the municipality. Trails and walkways will connect individual stratas to one another create a larger sense of community.

Parcel E allows for brownstone style homes with rear access and walk out street front homes, creating a neighbourly atmosphere.

Front setbacks at 3- and 5-metres allow the buildings to be closer to the roadways if parking can be accommodated within the home or allow a driveway if necessary. Rear yard setbacks at 5-m provides private open space for each home.

Each townhouse development will be landscaped in accordance with the form and character development permit required for each proposal. Drought resistant and pollinator friendly plantings will be encouraged. Trees will be required in common areas and along the private roads to provide shade and habitat.

The density of the townhome component is approximately 65 units per hectare, with a maximum FSR of 2:1

Multi “Plex” buildings work well on corner lots. These provide ground floor suites as well as “walk-up” on the second and third level. Parking can be surface parked or under building. These are primarily one bedroom, or one bedroom with den. Approximately 49 units per hectare, with an FSR of 1.5:1.

Micro Lot Infill are two or three storey fee simple or bare land strata homes on 200 m² lots or less. These are 3-bedroom homes that can accommodate a secondary suite where parking can be accommodated. These

family homes offer affordability and a mortgage helper with the suite option. While these homes will be created in areas that are not large enough for a townhouse strata or apartment, they provide an important economic component as many of the builders are local contractors who will purchase several lots to construct, as opposed to the larger construction companies who will be building the townhouse and apartment projects.

Existing Serviced Old Mill Road lots – duplexes with suites or carriage houses.

The overall density for these areas is between 38 and 65 units per hectare.

Land Use Areas: Parcels B and G

The housing typology for these parcels will be multi-unit apartment buildings, and there may also be complementary townhomes or micro lots within the development area. These multi unit buildings will be 5-6 storeys, wood frame with parking under building and at the surface.

On the west and south side of the development area, these projects will abut the ALR buffer zone, and further setbacks will be determined at Development Permit stage. These buildings will also back on to the storm pond and riparian areas, offering a park like setting to enjoy. A trail and seating area outside the protected areas will allow wildlife viewing and contemplation.

The BC Building Code will be requiring that multi unit buildings comply with the new accessibility standards, which will apply here.

Common amenity areas can be provided in an exterior common area, perhaps a small playground, as well as common areas within the buildings.

The density here will be approximately 200-275 units per hectare, with a max FSR of 3.9:1.

8.0 Housing Typologies

Multiplexes

UNITS/HA: 49 LOT COVERAGE: 50% FSR: 1.5

Multi "Plex" buildings work well on corner lots. These provide ground floor suites as well as "walk-up" on the second and third level. Parking can be surface parked or under building. These are primarily one bedroom, or one bedroom with den.



Sample Floorplans:



Micro Homes

UNITS/HA: 38 LOT COVERAGE: 50% FSR: 1.5

Micro Lot Infill are two or three storey free simple or bare land strata homes on 200 m² lots or less. These are 3-bedroom homes that can accommodate a secondary suite where parking can be accommodated. These family homes offer affordability and a mortgage helper with the suite option.

While these homes will be created in areas that are not large enough for a townhouse strata or apartment, they provide an important economic component as many of the builders are local contractors who will purchase several lots to construct, as opposed to the larger construction companies who will be building the townhouse and apartment projects.



Sample Floorplans:



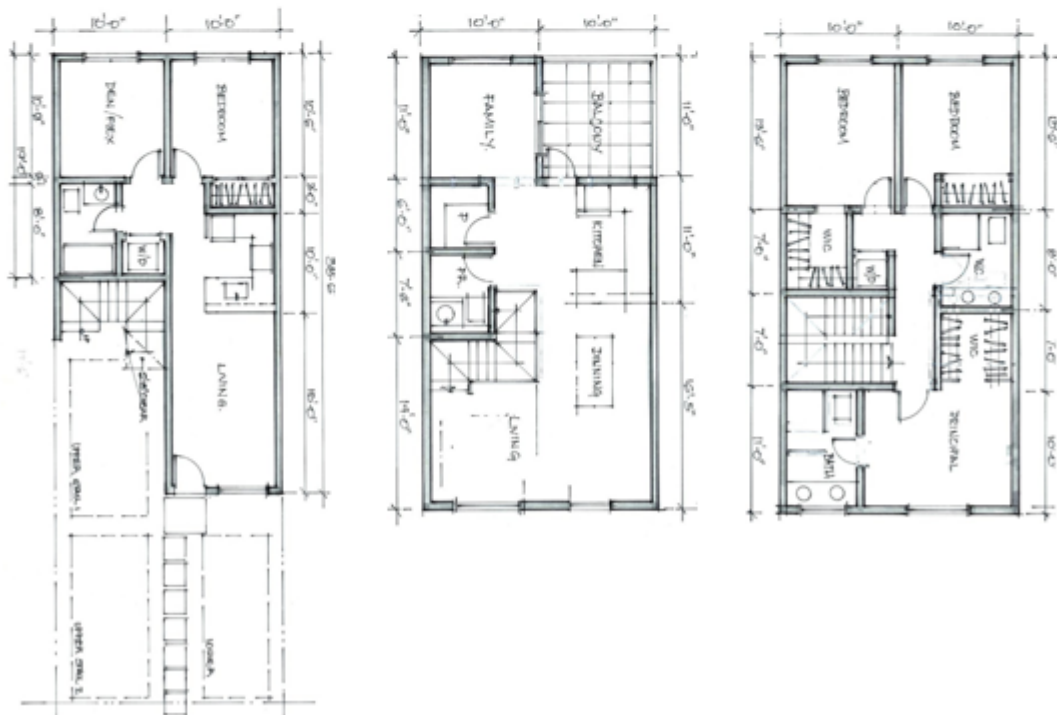
Townhomes

UNITS/HA: 65 LOT COVERAGE: 65% FSR: 1.95

These strata titled three or four storey family homes will be three bedrooms at minimum with an opportunity for secondary suites where appropriate. Parking will be on site in garages and adjacent to the units, with visitor parking provided within each strata. Units with suites will have an additional parking space allocated. These homes will have private open space in the form of patios and decks and group amenity areas will be included in each strata to foster community. Internal roads and utilities will be privately maintained, reducing the maintenance obligations for the municipality. Trails and walkways will connect individual stratas to one another create a larger sense of community.



Sample Floorplans:



Apartments

UNITS/HA: 274 LOT COVERAGE: 65% FSR: 3.90

These multi unit buildings will be 5-6 storeys, wood frame with parking under building and at the surface.

These projects will abut the ALR buffer zone, and further setbacks will be determined at Development Permit stage. These buildings will also back on to the storm pond and riparian areas, offering a park like setting to enjoy.

Common amenity areas can be provided in an exterior common area, perhaps a small playground, as well as common areas within the buildings.



Sample Section:



Detached Homes

UNITS/HA: 30 LOT COVERAGE: 50% FSR: 1.5

Detached homes on the existing serviced lots will be single family or duplex units both with secondary suites or carriage housing. Located directly across the road from existing single family homes, these housing types will blend nicely with the existing neighbourhood.



Sample Elevation:



9.0 Parks & Open Space Design Strategy

The total area of proposed greenspace, buffer, environmental protection areas and public park space equals 1.58 hectares or 20% of the site area.



Mill Valley Landscape and Open Space Plan

Central Park

In accordance with previous discussions with staff, a 0.40-hectare (1.0 acre) park will be dedicated in the centre of the lands, to serve as a significant neighbourhood amenity, play area and gathering space. Park amenity programming options to be developed through public engagement process and discussions with district staff and council. Options might include:

- Passive grassed areas
- Trees, planting, and landscape treatment
- Dog Park
- Gazebo and gathering area with picnic tables
- Benches

The actual monetary park improvement commitment will be a function of costs required to provide infrastructure and any other amenities that may be suggested through the engagement process.





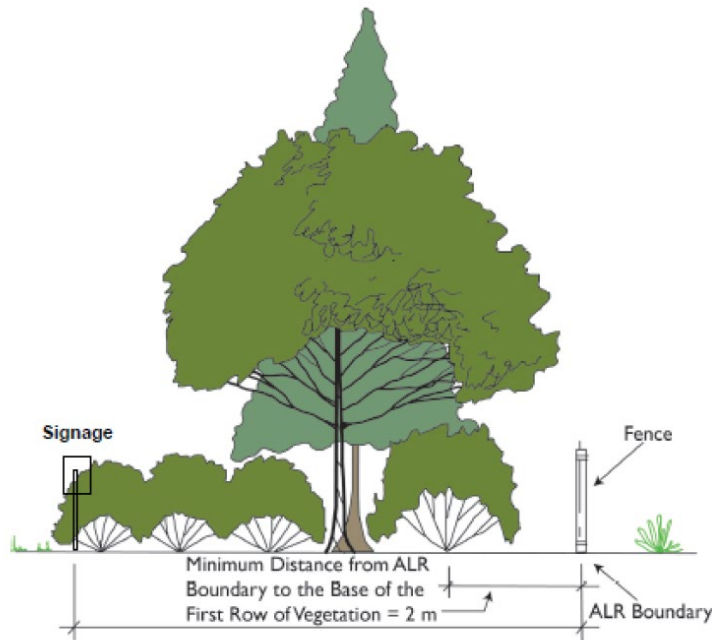
Mill Valley Trails and Walkway Plan



External Cycling and Pedestrian Network (WATT, 2024)

10.0 Agricultural Land Reserve Interface

In accordance with the Agricultural Land Reserve interface guidelines, the ALR buffer zone will provide important greenspace, environmental enhancement, and habitat areas. Appropriate management of this area will fall either to the individual stratas that border the buffer zone or be transferred to the municipality if desired as parkland. Our recommendation is to dedicate the completed ALR buffer zone to the municipality through the eventual subdivision process. A 15.0-m vegetated buffer will be provided directly adjacent to the ALR lands to the south and west, with additional setbacks to the residential uses designed on a project-by-project basis. Please refer to the Danaca Project Report dated September 2023.



11.0 Climate Change & Energy Strategy

The following climate change strategies will be implemented throughout the development.

- Encourage alternative transportation modes – bike and pedestrian friendly.
- All construction to the latest Step Code
- Reduce GHS -encourage electric heatpumps for heating and cooling.
- Drought resistant native plantings on public and private lands
- Small footprint homes with secondary suites.
- EnerGuide 80 or better standards for construction
- Large canopy trees to be selected for boulevards and parks to provide shade in the summer.
- Walkable neighbourhoods with gathering spaces.
- Dark Sky friendly lighting throughout
- EV charger ready in parking areas for all development types.

12.0 Site Servicing

Water

The District has indicated that it is remodelling the water system which will advise the fire flows available to this project.

Sanitary Sewer

Capacity in the sewer system will be confirmed by the District's consulting team. The site has been graded, and road networks designed so that the whole development can be serviced by gravity feed, reducing the need and long-term maintenance for a municipal pump station.

Underground Services

Hydro, telephone, and data will be available to the site, to be installed underground.

Street Lighting

LED "dark sky" street lighting to be used for public roads and on private property. Decorative streetlights are proposed to give the neighbourhood its own look and feel, working cooperatively with North Cowichan operations to ensure long term maintenance is viable.

Construction management

Best practices to protect the environment and be courteous to our neighbours will be implemented by all trades. This includes street cleaning, dust control, noise, and hours of construction restraints, as well as on-site trades parking. No blasting is expected.

13.0 Rainwater Management

In accordance with the *Municipality of North Cowichan Subdivision* (No. 1851), and *Land Development Servicing Bylaw*, and *Storm Water and Rain Water Design Guidelines* (as updated from time to time), whereby any parcel is proposed to be subdivided or developed, any subdivision or development shall have a Stormwater Management Plan (SWMP) prepared by the professional engineer to address all drainage, entering and exiting the existing lots, proposed lots and Common Property, to maintain post development flows to predevelopment levels provided on-site to the satisfaction of the Director of Engineering. The professional engineer, qualified and eligible to practice in the Province of British Columbia, shall certify the SWMP and associated design drawings and certify that the storm water works and services have been designed in accordance the above noted standards, and to meet normal standards of safety for the public and the occupants of the land and surroundings. The storm water facilities as designed and installed must cause no nuisance or increase in flood levels resulting from the lands for the design storm events in the bylaw and referenced documents including consideration for climate change. Overland flow routes for the 1:200-year major event must be accommodated in the design.

Section 219 covenants for the operation and maintenance of storm water management facilities on private property (for example, bare land stratas, apartments and town house sites) may be required for the long-term functionality of the system and protection of downstream properties. The Professional Engineer shall provide an operations and maintenance schedule for inclusion in that document.

14.0 Traffic and Transportation

A Traffic Impact Assessment (TIA) has been prepared by WATT Consulting dated May 8, 2024, based on the proposed land use. The report speaks to the internal road network, access points, road cross sections for a variety of road types and volumes, Traffic Demand Management options and offsite impacts that could be attributed to this development.

Offsite Impacts

WATT makes the following recommendations to the developer of the site:

- Provide cycling and pedestrian facilities along the site's Cowichan Lake Road frontage
- Provide contribution towards intersection upgrades at Cowichan Lake Road /Skinner Road, Cowichan Lake Road / Tansor Road, and Cowichan Lake Road /Sherman Road / Somenos Road. Development-related traffic accounts for a maximum of 10% of the forecasted traffic volume at any of these intersections.

And

- WATT makes the following recommendations to the Municipality of North Cowichan:

Add Cowichan Lake Road / Sherman Road / Somenos Road, Cowichan Lake Road / Tansor Road, Cowichan Lake Road / Government Street / Gibbins Road, Cowichan Lake Road / Stonehaven Drive, and Cowichan Valley Highway /Tansor Road to the list of intersections that are recommended for improvements under the Municipality's DCC program.

Cowichan Lake Road

The proposed Cowichan Lake Road work includes geometric changes to improve sight lines and safety at the new intersection, as well as a buffered multi use pathway from the intersection and to the east.

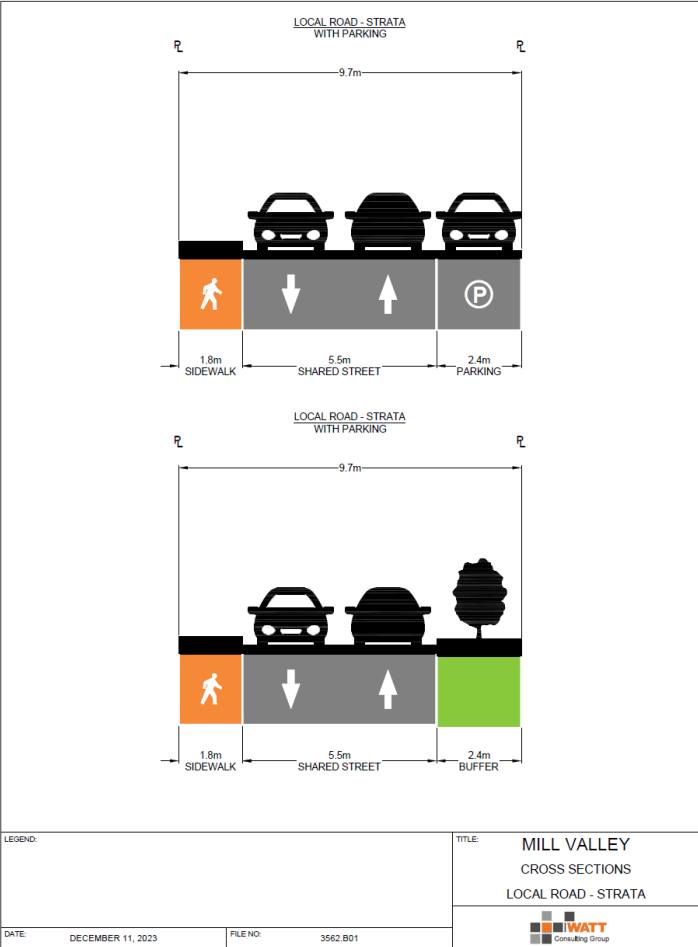
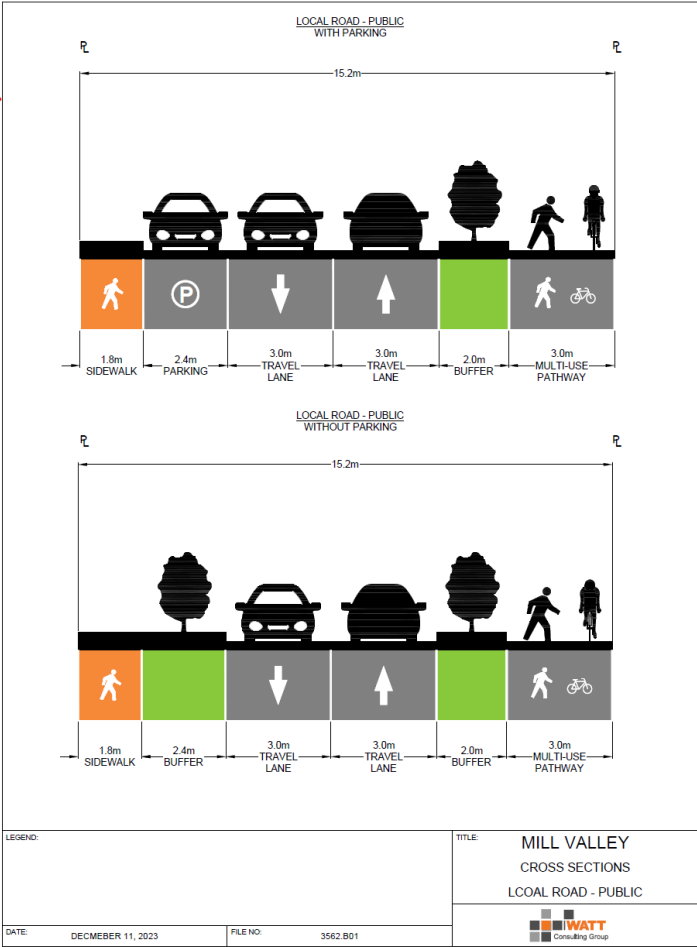
Internal Road Network

The internal local road has been designed to provide connectivity to the existing road network to the east. The indirect connection will provide residents with the option for access but will discourage cut-through traffic.

The cross section includes a buffered 3.0-m multi use pathway, a sidewalk and landscaped boulevard interspersed with street parking on one or both sides.

Internal roadways will be designed to allow firetrucks, garbage and recycling vehicles to navigate safely and efficiently through the neighbourhood.

Multi-use pathways (MUP) are proposed for internal connectivity and park access.



Parking

It is acknowledged that while encouraging multi modal transportation, this area will remain car dependent for the foreseeable future, and adequate parking will be necessary. Parking is intended to be provided in accordance with District Bylaws. Affordable housing or subsidized units may be granted a reduced ratio.

- Accessible parking areas will be included in all multifamily developments.
- Apartments will be parked underbuilding and at grade, utilizing the existing site contours.
- On street parking for visitors will be provided.
- Individual stratas will have parking contained within their boundaries.
- Car share opportunities will be encouraged in multi unit buildings.
- Secure bicycle parking and maintenance facilities will be located at the first parking level of multi family buildings.
- Bike racks for visitors will be provided at each property, and within public spaces.
- EV charger ready for all development types.



15.0 Affordable Housing Strategy

The *North Cowichan Affordable Housing Policy and Implementation Plan* provides several opportunities for land developers to offer housing options.

Per the above noted Policy, “Affordable Housing Unit” means:

- In the case of housing units offered for sale, a dwelling unit for which the purchase price is at least 20% below the Market Value.
- In the case of housing units offered for rent, a dwelling unit for which the rent charged is no more than the market average rent for a dwelling unit with the same number of bedrooms.

The Mill Valley project is committed to providing affordable housing in accordance with district policies. While this will represent 10% of the eventually constructed homes (approximately 49 units) There are many avenues to explore to provide these homes. The multi family apartments would be the ideal location for a housing partnership to secure these homes for the long term.

In the interim, the district may require that 1:10 new homes constructed are available at the required reduced rent or ownership model. By encumbering the lands with a Section 219 covenant, that will allow the district to require these units on a phase-by-phase basis in light of the affordable homes delivered at any point in time, the district can be assured that their targets will be met.

16.0 Accessibility/Adaptability

As of March 10, 2025, new condominium and apartment buildings will require 100% adaptable suites and first floor suites in smaller apartment buildings (not including small condominiums that are more likely to have separate entrances and exits) will need:

- Accessible clearances through doorways and along paths of travel to living space.
- Accessible space in a bedroom, bathroom and kitchen.
- Switches and other controls at accessible heights.
- Reinforcement of bathroom walls to allow future installation of grab bars.

Adaptable dwellings:

- Helps people stay in their home through illness, injury or aging.
- Provides accessible housing options for people living with disabilities.
- Minimizes future retrofitting costs.
- More adaptable dwellings helps increase accessible housing options.

Source www2.gov.bc.ca Building Codes and Standards – Accessibility

17.0 Public Engagement

This section to be updated after public consultation has occurred, and comments gathered.

Once staff are comfortable with the draft CDP, and prior to the project being introduced to Council, the developer will arrange for a public open house in the neighbourhood to introduce the project and answer questions. Comments will be recorded for discussion and action and summarized for staff and Council information.

A project specific email will be created for the public to communicate directly with the developer.

The event will be advertised in the local paper and immediate neighbours will be notified by mail. The developer will create a website and have an email address for ongoing communication with the community.

We will also reach out directly to Quw'utsun (Cowichan) Tribes to introduce the project and to explore avenues for mutual benefit.

Appendices

- Appendix A – Official Community Plan analysis
- Appendix B - Proposed CD Bylaw Draft and Land Use Zoning Plan
- Appendix C - Islander Engineering Design Brief, including:
 - WATT Traffic Impact Assessment (TIA) Report
 - Danaka Consulting - Agricultural Land Reserve Interface Buffer Design Plan
- Appendix D – Cascadia Biological environmental report, riparian area restoration and vegetation management
- Appendix E - Environmental Certificate of Compliance (CoC)

APPENDIX A - OFFICIAL COMMUNITY PLAN ANALYSIS

Village Residential Designation		Project Compliance with OCP Village Residential Designation
	This designation applies to urban areas capable of accommodating significant new housing growth, as well as complementary commercial uses that would cater to local resident needs and serve to increase walkability. These uses will be intermittent and ancillary to the residential function, and may include small cafés or corner stores, shared working spaces, daycares, and neighbourhood pubs. A range of residential unit types and sizes is contemplated, but low-density subdivisions will not be supported. Some areas may be suitable for rowhouse/townhouse complexes, including those in fee-simple tenure.	<p>Located within the Berkey's Corner local area, with a new commercial development within a 10-minute walk, there is no need for commercial within the Mill Valley development.</p> <p>Surrounded by existing residential uses, mixed medium density housing types are proposed. Apartments, rowhouses, townhouse, small lots with suites and 3-4 plexes are contemplated to provide a diversity of housing types to respond to a variety of demographic and social requirements.</p>
3.2.3	This designation is where the bulk of North Cowichan's new multifamily housing will be located. Apartments or condos coexist with townhouses and commercial uses are dotted throughout, making the areas livable and walkable. A high standard of architectural and street design creates a pleasant and welcoming environment, with social gathering in small parks and plazas	<p>Multi-storey buildings up to 6 storeys as well as 3 story town homes, 4-6 plex "walk up" apartments, and micro lot infill are proposed. Proposed densities will vary within the development.</p> <p>The central park creates a gathering area for residents, with multi-modal road networks.</p>
3.2.4	The Municipality will strive to:	
a.	Allow building heights typically between 3-5 stories, although there may be support for development variance applications to allow additional stories in some locations where larger buildings already exist and 6 or more floors would not appear incongruous.	This development, along with others, will partner with the Municipality to perform system upgrades to support development in the Berkey's Corner area. Should adequate services (fire fighting, sanitary sewer capacity, storm drainage attenuation) be available to this development, building heights up to 6 storeys may be achieved.
b.	Allow ground floor residential units in this designation.	The proposed townhomes, rowhouses and infill micro lots are primarily ground oriented.
c.	Not allow low density subdivision and low-density forms of housing.	Low density generally refers to large lot single family at 20 units per hectare. The mix of apartments, townhomes and infill micro lot

		<p>single family in a range of densities from a minimum of 36 homes per hectare to a maximum of 116 units per hectare is achievable here.</p> <p>The reader should note that there are currently 3 large lots serviced on Old Mill Road.</p>
d.	Allow neighbourhood commercial uses such as small retail units, corner stores, cafes, daycares and local pubs, which may also be appropriate to integrate sensitively with residential units.	The commercial component of the neighbourhood is well served by Berkey's Corner.
e.	Implement home-based business zoning regulations and business licensing regulations in these areas to preserve residential function and amenity.	Home based businesses are encouraged where practical.
f.	Orient street and site design to pedestrian-use, cycling and low-speed vehicle travel.	The road network has been designed to discourage cut through traffic and foster multi-modal transportation. Roadside and protected multi-use trails throughout the project will encourage an active lifestyle.
g.	Orient street and site design to pedestrian-use, cycling and low-speed vehicle travel.	The road network has been designed to discourage cut through traffic and foster multi-modal transportation. Roadside and protected multi use trails throughout the project will encourage an active lifestyle.
h.	Local Area Plans (LAPs) may be created or maintained to provide location- specific guidance and additional detail for development within this designation. The Municipality will give priority to developing LAPs for Berkey's Corner and Chemainus.	We would be excited to be part of that plan. Our community engagement will help with that visioning.
3.2.5	Where appropriate the Municipality will ask developers and landowners to:	
a.	Seek to realize a site's full housing potential to conform with OCP policies and local area or secondary plans.	High density multi family development could be served here with adequate available service capacity: water, sanitary, storm and roads. Cost sharing of municipal services will help support the OCP goals.
b.	Incorporate high quality site-adaptive and urban design into new developments that enhance natural ecosystems, human health, and wellness.	As this is a previously impacted "brownfield" site, every effort will be made to restore the ALR buffer area and include native trees and plantings. Internal streets will be tree lined, and native plantings will be a requirement of each development.

OCP Compliance – Relevant Sections		Project Compliance with OCP
2.5.2 .3	Affordable Housing	Small footprint housing options (apartments, suites, micro lots) provide affordable options. The developer will endeavor to work with B.C. Housing (or a different agency) for partnership opportunities on the higher density sites.
4.1.3	Park development	Parks, trails, and open spaces will be provided. Multi use trails within the development will be suitable for cycling, pedestrian, and those with accessibility needs.
4.1.6 & 4.1.7	Consideration for a Day Care/Senior centre	Could be included should a private operator come forward and could therefore be considered in the allowable land uses.
4.4.3	Park amenity and trails, ALR setback area.	A total of 25% of the land area will be park, open space and ALR buffer.
4.6.3	Transit, EV charges, active transportation, EV bikes and bike storage.	EV chargers could be a requirement of building permit for the multi unit buildings.
5.1.3	Where appropriate, the Municipality will ask developers and landowners to:	
a.	Include a mix of unit sizes, including some family-size units (3or 4 bedrooms) in multi-family buildings and that provision is made for common play areas and, ideally, childcare facilities.	Multi family buildings and “Plex” units are traditionally workforce housing, however creative design can add bedrooms in larger units. Townhomes will be 3 or 4 bedroom, and micro homes can be 3 bedrooms with suites.
b.	Provide residents of existing affordable housing with more notice and more compensation than provincial legislation requires, whenever redevelopment of such housing is proposed.	While no viable homes were demolished for this development, a wide range of housing, along with potential partnerships with housing groups will provide affordable options.
c.	Maintain a high standard of building and adaptive site design, ensuring there is proper integration with surrounding uses, providing for landscaping and improving the general visual appearance.	The riparian area and ALR buffer zones provide passive park space between this project and the agricultural uses adjacent. These spaces provide environmental, social and health benefits to the community.
d.	Provide residents of rental housing with property in good condition through proactive property management, maintenance and investment so as to maximize safety and ensure a good quality stock of rental units throughout the community.	There is rental housing potential in the apartment and “plex” units, as well as secondary suites where appropriate.
e.	Provide opportunities for residents with accessibility issues housing designed to meet universal accessibility standards.	Accessibility can be considered on a case-by-case basis at building permit stage as the code and local policies require. Multi use trails and the central park will be accessible to all.
f.	Avoid gated communities.	Any strata roads in new subdivisions will require unimpeded access to and from municipal roads. Registration of a statutory rights of way including provisions for public access will be

		required as a condition of subdivision and/or zoning change. (Source: Page 100, Municipality of North Cowichan Official Community Plan, Bylaw 3900, 2022: Schedule "A")
6.1.3	The Municipality will ask developers and landowners to Protect, connect, and restore ecosystems and mitigate threats to biodiversity	
a.	Protect and restore greenways and degraded natural areas as a condition of development approvals.	The riparian area on the southwest corner of the site has been enhanced and is flourishing. The proposed ALR buffer will add greenspace, habitat and wildlife corridors
b.	Provide appropriate buffers between development and environmentally sensitive areas, including forests, watercourses, the marine foreshore and riparian setbacks, and known wildlife corridors.	Riparian setbacks have been established in accordance with Provincial regulations. (See Appendix E. Agricultural Land Reserve Interface Buffer Design Plan)
c.	Prioritize avoiding negative environmental impacts, followed by minimizing or mitigating impacts, restoration, and compensation as a last resort approach.	All environmental modifications going forward will be positive, in the form of tree and shrub plantings in the ALR setback, landscaped areas, boulevards and the central park.
d.	Consider submitting the spatial data of the location of confirmed species at risk collected as part of the development approval process.	Biologist report will address the sensitive riparian area of the site.
e.	Leave nesting birds undisturbed by development during the nesting season (or as directed by advice from a qualified environmental professional to understand when a nesting bird will finish nesting or how to manage development near bird nests).	On site activities will be scheduled to avoid the nesting season.
f.	Undertake projects that are unavoidably within watercourses only within the recognized periods of low risk for salmonid fish species and with the proper provincial approvals.	All riparian aspects have been considered. See Appendix F, Environmental Report, Riparian Area Restoration and Vegetation Management)
g.	Hire (or fund) qualified environmental professionals to monitor work close to environmentally sensitive areas.	Qualified environmental monitors will be onsite during construction to ensure no impacts to sensitive areas. See Appendix F, Environmental Report, Riparian Area Restoration and Vegetation Management)
h.	Use natural assets such as trees and vegetation through the development process to mitigate the impacts of climate change.	A tree planting schedule will follow the completion of infrastructure and building construction.
i.	Provide performance securities to ensure environmentally sensitive areas and trees are protected and enhance through the development process, including post construction monitoring.	As part of the approvals process for each phase of development, security will be provided for any environmental monitoring and installation trees and landscape features.

6.2.3	The Municipality will ask developers and landowners to:	
a.	Utilize best practices to mitigate surface water run-off entering natural surface and groundwater from projects requiring municipal approval and prohibit discharge of unmanaged rainwater into watercourses. Measures will include the use of green infrastructure.	Post development storm water run off will be managed in accordance with North Cowichan engineering standards and best practices.
6.2.7	The Municipality will ask developers and landowners to manage risk to public health from noise pollution and reduce impact from light pollution.	
a.	Take into consideration the potential for noise pollution posed by an applicant's operation or activity and accept additional requirements to ensure that any potential disturbances are minimized.	All street lighting to be dark sky friendly, LED. Signature streetlights are planned, providing that the Public Works Department is satisfied with maintenance and parts replacement requirements.
b.	Submit lighting plans as part of site design, demonstrating measures to minimize light spill into natural areas or the night sky.	Will be designed by an electrical engineer and submitted at DP stage.
7.2.3	ALR buffer	A 15.0-m buffer is proposed to be planted and fenced to provide screening and noise mitigation. Covenants can be registered on residential land so that new residents cannot complain about farm practices.

APPENDIX B – DRAFT CD BYLAW

DRAFT Mill Valley Village Residential Comprehensive Development Zone (CD__)

Permitted Uses

(1) The Permitted Uses for the CD__ zone are as follows:

- A. Apartment
- B. Townhouse
- C. Row home - Multi Plex 2-6 units
- D. Single-Family Dwelling
- E. Secondary Suites in all the above uses subject to the conditions of this bylaw
- F. Limited Home-based Business
- G. Day Care or Senior Centre

Minimum Lot Size

(2) The minimum permitted lot size for the CD__ zone, per unit, is:

Apartment	
Townhouse	
Row Home/ Multi plex	
Single Family	
Day Care/Seniors	

Minimum Frontage

(3) The minimum frontage required for the CD__ zone is:

Apartment	
Townhouse	
Row Home/ Multi plex	
Single Family	
Day Care/Seniors	

Density

(4) The maximum permitted density (FSR) for the CD__ zone is as follows:

Apartment	
Townhouse	
Row Home/ Multi plex	
Single Family	
Day Care/Seniors	

Maximum Lot Coverage

(5) The maximum permitted lot coverage, including covered parking, for the CD___ zone is:

Apartment	
Townhouse	
Row Home/ Multi plex	
Single Family	
Day Care/Seniors	

Minimum Setbacks

(6) The minimum permitted setbacks for principal buildings, accessory buildings and structures, excluding fences, for the CD___ zone are as follows:

	Front	Rear	Interior Side	Exterior Side
Apartment				
Townhouse				
Row Home Multi plex				
Single Family				
Day Care/Seniors				
Accessory				

Maximum Building Height

(7) The maximum permitted building heights for the CD___ zone are as follows:

Apartment	6 storeys
Townhouse	4 storeys
Row Home/ Multi plex	3 storeys
Single Family	3 storeys
Day Care/Seniors	n/a

Landscaped Open Space

(8) In the CD___ zone, 15% of townhouse lot area must be maintained as landscaped open space.

Conditions of Use

(9) The conditions of use for the CD_____ zone are as follows:

Common garbage receptacles must be enclosed by walls or decorative fencing for the purpose of screening; (e) All dwelling units must have a private, at-grade exterior entrance; (f) Single-family dwellings must have either a flat roof or a pitched roof with a minimum pitch of 12:12; (g) Two-family dwellings and townhouses must have either a flat roof or a pitched roof with a minimum pitch of 5:12.

Example plan for the CD Zone Bylaw



APPENDIX C – ENGINEERING DESIGN BRIEF

APPENDIX D – ENVIRONMENTAL REPORT

APPENDIX E – CERTIFICATE OF COMPLIANCE

