



Cowichan Engineering Services LTD.

6468 Norcross Road
Duncan BC
V9L 6C5
Phone 250-737-1440
Fax 250-737-1551
cowichanengineering@shaw.ca

May 17, 2022

Our File: 1340-C

Municipality of North Cowichan
PO Box 278
Duncan, BC
V9L 3X4

Attn: Rob Conway, Director of Planning and Building

**RE: Lot 1 Section 17 Range 5 Chemainus District Plan 41882 – Artisan Village
Subdivision Application**

Enclosed herewith is a re-zoning amendment application for the property located at the above noted address, to accompany the submission the following are attached;

1. This Letter outlining proposed land usage and servicing.
2. Re-zoning fee cheque \$2500.00
3. Re-zoning application form
4. Certificate of Title
5. Example new 5 storey building drawing & 4.5 Story Building
6. One (1) PLA Application Plan

Land Use:

Currently the subject property is a Comprehensive Development Zone (CD6) with five (5) areas within the zone. Areas 1- 3 are development zones while 4 and 5 are for park and Agricultural Land Reserve (ALR) buffering. Area 1 is built out, while the purpose of this application is to move forward on the development of area's 2 and 3

Zoning Amendment:

As the re-zoning was completed over ten (10) years ago building styles and demand has changed; under this application we're proposing the amendments to area two (2) and three (3) under the following items;

1. Apartment Height
3. Parking Details
4. Railway Setback Requirements



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1.0 Apartments (Area 2)

- Currently the maximum height is 4.5 storeys with height of 45.93' (14m)
- Unfortunately these numbers in the document do not work under conventional construction. A 4.5 storey building would require an overall height of 54' including elevator shaft. In addition referencing the eave height as the maximum building height is incorrect and does not work

Proposed

- Amend documented height to accommodate conventional construction methodology with an increase to 5 story's based on the enclosed drawing.
- With the adjusted roof line shown the proposed height would be 56' with the elevator shaft; an increase of 2' from the current 4.5 story building height.
- Removal of the Eave height reference in the new zoning document

2.0 Apartments (Area 3)

- Currently the maximum height is 3.5 storeys with height of 36.09' (11.0m). The current document has the height of building and the eave height being the same height which does not work. Roof height is usually higher than the eave height.
- Unfortunately these numbers and references create an overall error to the document and do not work for conventional construction.

Proposed

- Amend documented height to accommodate conventional construction methodology; 3.5 storeys with a total height of 44.5'
- Removal of the eave to height reference and use overall building height in the amended zoning document



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3.0 Parking Details (3)(b)(vii)

- Currently all required parking areas must be grouped in clusters of a maximum of eight (8) spaces with landscaping

Proposed

- We propose an increase to twelve (12) given the density identified in the current bylaw increases the impervious area of the project and would require a larger foot print.

4.0 Railway Setback (Area 2 & 3)

- Currently the setback for primary buildings from the railway is ten (10) meters.

Proposed

- We propose reducing that to six (6) meters to keep consistent with item four (4) of the bylaw. Given the future road (Askew Creek Drive) will form the secondary connection from the highway to Chemainus; this will create further separation between the living area and traffic. In addition it creates accessibility for the non-vehicle user to local amenities via the local trail system

We believe this amendment is consistent with the objectives of the current OCP and future planning objectives. Please contact me with any questions you might have as you begin to process this amendment application.

Sincerely,

A handwritten signature in black ink, appearing to read "Cam Williams", written over a white background.

Cam Williams, ASCT
Owner, Cowichan Engineering Services Ltd.