

9634 and 9644 Chemainus Road

Rezoning and Development Permit

Proposal

March 28th, 2024

Municipality of North Cowichan
7030 Trans-Canada Highway,
Duncan, BC. V9L 6A1

Attention:

Contact

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Zoning Bylaw Amendment and Development Permit DPA-1 Application Package

9634 and 9644 Chemainus Road

On behalf of our client, Victoria Stays, we are pleased to apply for Zoning Amendment and Form and Character Development Permit (DPA1) with a variance. We are proposing a site-specific amendment to C2 Zone to permit apartments at 9634 and 9644 Chemainus Road. This, along with a Form & Character for Multi-Unit and Intensive Residential Development Permit with a variance to the parking requirements, will pave the way for the renovation of the existing property into a multi-unit residential rental housing development. We will require a parking variance due to the existing site configuration. Our client's proposal aligns with the priority of the Municipality to increase rental housing by 20% as indicated in the *Municipality of North Cowichan Official Community Plan (OCP) Bylaw 3900*.

As per the development application form and meeting with staffs, the following documents have been attached as separate electronic documents for ease of use and review:

1. **Letter of Intent** (*this document*)
2. **Complete Application Forms**
3. **Completed Site Declaration Form**
4. **A Corporate Summary**
5. **Certificate of Title and a copy of all Rights of Ways, Easements and Covenants**
6. **Site Plan, Coloured Building & Elevation Plans**
7. **Landscaping Plan and General Notes**
8. **Residence Planting Plan**
9. **Civil Engineering Design**
10. **Technical Memo – Sanitary Servicing Loads**
11. **Memorandum – Stormwater Management Plan**
12. **Technical Memo – Water Demands**

We look forward to your review of the application and working with the Municipality on this application. Please do not hesitate to reach out if further information required for this application, we will be happy to assist.

Thank you for considering this proposal.

Sincerely,
McElhanney Ltd.

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Appendices

1. Appendix 1 - Complete Application Forms
2. Appendix 2 - Completed Site Declaration Form
3. Appendix 3 - A Corporate Summary
4. Appendix 4 - Certificate of Title and a copy of all Rights of Ways, Easements and Covenants
5. Appendix 5 - Site Plan, Coloured Building & Elevation Plans
6. Appendix 6 - Landscaping Plan and General Notes
7. Appendix 7 – Residences Planting Plan
8. Appendix 8 - Civil Engineering Design
9. Appendix 9 - Technical Memo – Sanitary Servicing Loads
10. Appendix 10 - Memorandum – Stormwater Management Plan
11. Appendix 11 - Technical Memo – Water Demands



9634 and 9644 Chemainus Road – Rezoning Proposal

LOT A SECTION 15 RANGE 5 CHEMAINUS DISTRICT PLAN VIP81108

Intent of Proposal

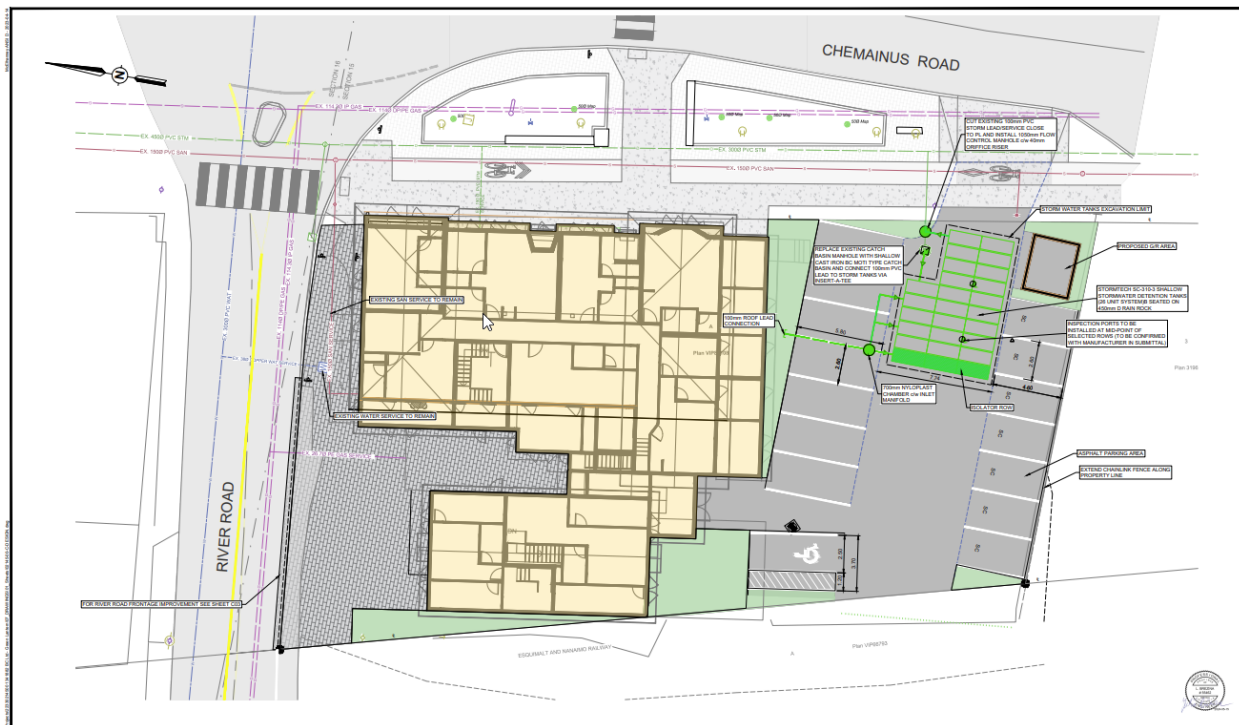
Our client is proposing to amend the zoning provisions of the above noted property to add apartments as a site-specific use under section 62(7) Conditions of Use in the C-2 zone. In addition, we will require a parking variance due to the existing site configuration. This, along with the DP application, will pave way for the renovation of the property on the lot into a 15-unit rental housing comprising six (6) studios, five (5) 1-bed apartments, two (2) 2-bed apartments, one (1) 3-bed and 4-bed apartments respectively.

The proposed rental housing development meets key objectives and policies of the Official Community Plan, including:

- Goal three (3) of the OCP which aims to encourage and enable a diverse mix of housing Types, tenure and levels of affordability to accommodate the needs of the community.
- Increase the number of purpose-built rental units by 20%.

Figure 1, is the site plan showing the location of the building and services.

Figure 1: Site Plan



Context

9634 and 9644 Chemainus Rd. is located at the intersection of Chemainus Road and River Road and is approximately 0.330827 acre in size. The subject property is located within Chemainus Growth Centre which is the focus of several revitalization efforts such as the Chemainus Town Centre Revitalization Plan and the Chemainus Artisan Village Comprehensive Development Plan.

The site fronts Chemainus Road to the east and further eastward, across Chemainus Road, is an industrial site which abuts Chemainus Bay. The property abuts River Road to the North, and the property to the South is zoned Commercial General Zone (C2). To the west is the Southern Railway of Vancouver Island and Front Street, however, properties located further west beyond Front St. are zoned Residential One and Two-family (R3).

Figure 2: Area Context





Rationale

The rationale of the project is to contribute to the supply of purpose-built rental housing within North Cowichan which is in line with the intent of the Official Community Plan.

OCP Alignment

General Policy Framework

The proposed development aligns with goal three (3) of the OCP and the Social Justice and Equity Framework which aim to encourage and enable a diverse mix of housing types, tenure and levels of affordability to accommodate the needs of the community. It will contribute towards meeting the target to:

“Increase the number of purpose-built rental units by 20%.”

Furthermore, the proposed development will address key issues identified in the 2021 Housing Needs Assessment, which are:

“The need for more one-bedroom units, subsidized units for those experiencing homelessness, purpose-built rental units and affordable home ownership options.”

Lastly, the proposed development is in response to the desire of the Municipality to work with developers and landowners to:

“Make the most effective use of land and provide a variety of housing unit sizes and types within development proposals.”

And

“Contribute to improve quality of life in North Cowichan as part of rezoning approval for commercial or higher density residential use (e.g. community amenity contributions as may be beneficial and appropriate).”

And

“Amend the zoning on parcels to provide for additional density for purpose-built rental and affordable housing.”



Land Use Policies

The Municipality's land use policies aim to guide future development mainly within the Growth Centres in to limit environmental impacts, build social connections and resilience to the climate emergency, and provide a diverse and affordable range of housing options. The Municipality has recognized five (5) Growth Centres, these are: Chemainus, Crofton, University Village, Bell McKinnon, and Berkey's Corner.

The Growth Centres are defined by two significant land use designations to provide the right mixture of uses and the residential densities to support them in meeting the Municipality's housing needs. These are the Village Core and Village Residential.

Land Use Designation – Village Residential

The subject property is designated Village Residential. According to the OCP, the 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.”

The OCP further states that:

“A range of residential unit types and sizes is contemplated within the Village Residential land use.”

and it is a land use designation where the OCP:

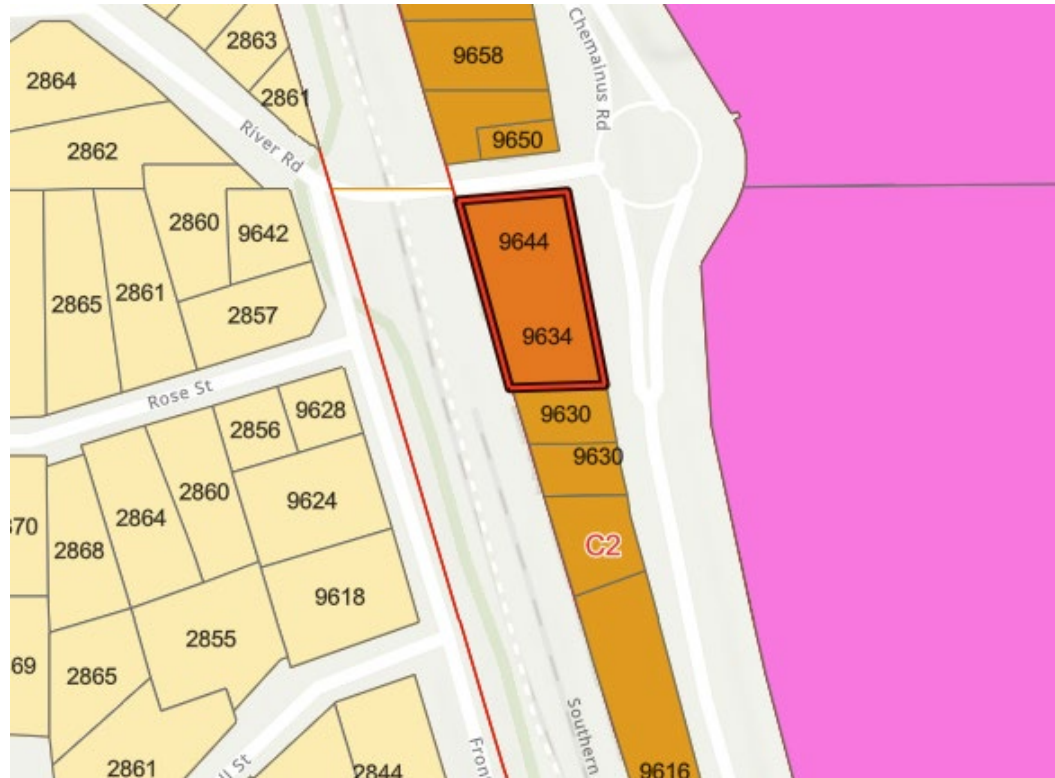
“Encourages further densification.”

The proposed development aligns with all the above intentions of the OCP.

Zoning

The subject property is currently zoned as Commercial General Zone (C2) in the *Municipality of North Cowichan Zoning Bylaw 1997 No. 2950*, as shown on the zoning map below.

Figure 3: Zoning Context



Zoning Compliance Table

Table 1 is the Zoning Compliance Table which shows a comparison between the existing zone and proposed zone. As shown in the table, permissible use and parking requirements are the two areas where the proposed zone differs from the existing zone. We will be applying for a variance as part of the Development Permit application with respect to the parking requirement. These are the reasons we are proposing a Zoning amendment to include a Conditions of Use to permit apartments on the lot. A similar condition of use has been permitted for Lot A, Plan EPP95112, Skinner Road (PID: 030-911-834).

Table 1: Zoning Compliance Table

	Commercial General Zone (C2) (existing)	Site specific amendment for Zoning and variances for DP application (DP with variance)
Permitted uses	Long list of commercial uses including Single-Family Dwelling (subject to the provision of the R3 zone)	include Conditions of Use to permit apartments on the lot (See Below)
Minimum Lot Size	560 m2 (6,028 sq. ft.).	560 m2 (6,028 sq. ft.).
Minimum Frontage	15 m (49.21')	No change to existing
Maximum Lot Coverage	100%	40%
Minimum Setbacks	There are no minimum setbacks for the C2 zone except: (a) where the lot abuts residentially zoned land that yard which abuts the residentially zoned land shall be 3.0 m (9.84') in depth; and (b) where the lot abuts an arterial highway the yard, front, shall be 4.5 m (15') in depth.	No change to existing
Maximum Building Height	(a) Principal Building, 12.0 m (39.37') (b) Accessory Building, 5.0 m (16.4')	(a) Principal Building, 12.0 m (39.37') (b) Accessory Building, 5.0 m (16.4')
Conditions of Use	Despite subsection 69 (1), "apartment" is a permitted use for Lot A, Plan EPP95112, Skinner Road (PID: 030-911-834).	Proposed amendment: Despite subsection 69 (1), "apartment" is a permitted use for for LOT A SECTION 15 RANGE 5 CHEMAINUS DISTRICT PLAN VIP81108, 9634 and 9644 Chemainus Road
Minimum Parking Requirements	Hotel, Motel, Restaurant, Tea Room, Club, Licensed Premises - 1 space per sleeping unit and 1 space per 4 seats	15 Cars (8 Car/ 53% Variance)

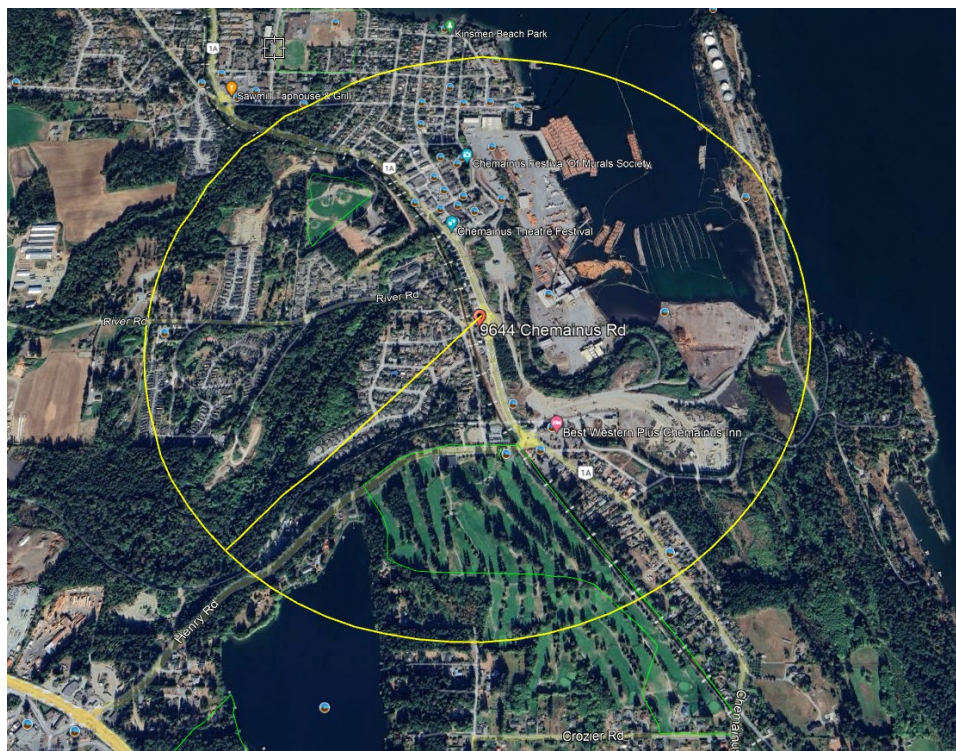
Detailed Neighbourhood Context

The Neighbourhood

The neighbourhood is a mix of commercial, residential and industrial uses. All properties to the north and south of the property are commercial, those to the west are residential and Chemainus Bay is situated to the east and the area is zoned industrial. There are a couple of recreational facilities within a 1 km radius of the property. These include Mount Brenton Golf, Chemainus Ball Fields, Gerry Smith Park, Rotary Park and Fuller Lake.

Accessibility within the neighbourhood is enhanced by the presence of major roads. These include Chemainus Rd and River Rd, which the property abuts, Henry Rd which abuts Chemainus Rd when moving southwards from the property then links to trans Canada Highway westward. The mix of uses and accessibility will contribute to the creation of a vibrant and attractive neighbourhood which is the purpose of DPA-1.

Figure 4: Map showing 1 km radius around the subject property



BC Complete Community Guide considers a reasonable walking distance for an adult to be approximately 1.2 to 1.6 Km. This can be covered in 15- to 20-minutes.



Development Permit Area

The subject property falls within the Multi-Unit and Intensive Residential Development DPA (DPA-1). This DPA applies to several activities including additions to or alteration of existing buildings with one or more new dwelling units that increases the number of dwellings beyond two. This DPA aims to achieve the following objectives:

a. Establish guidelines for multi-unit housing that supports liveability, accessibility and a high quality of life for residents.

And

b. Promote a high standard of building, site, and landscape design.

And

c. Encourage new forms of housing that meet current and emerging housing needs that also integrate sensitively into the surrounding environment.

And

d. Integrate higher density housing into the Village Residential and Village Core designations.

And

e. Recognize and promote the distinctive character of communities and neighbourhoods.

And

f. Promote pedestrian connectivity, alternative transportation modes and transit use. g. Integrate new and creative housing types into existing neighbourhoods and communities.

How the proposed developed addresses the above objectives are detailed in the plans and reports that accompany this letter as appendices. Nonetheless, a concise brief of the site design and circulation, building design and material, and landscape design are provided below. As mentioned earlier, we will be applying for a variance of 53% of the allowed parking stalls due to site constraints that prevent providing additional parking stalls on the property.



Alignment with fundamentals elements of the Form, Character & Performance

Development Permit Guidelines

The following sub-sections on the site design and circulation, building design and material, and landscape design provide a summary of how the proposed development aligns with the five (5) fundamentals elements of the Form, Character & Performance Development Permit Guidelines, i.e.: Site Choice & Efficient Land Use, Mobility, Site Design & Landscaping, Infrastructure & Servicing Impacts, and Building Form & Character.

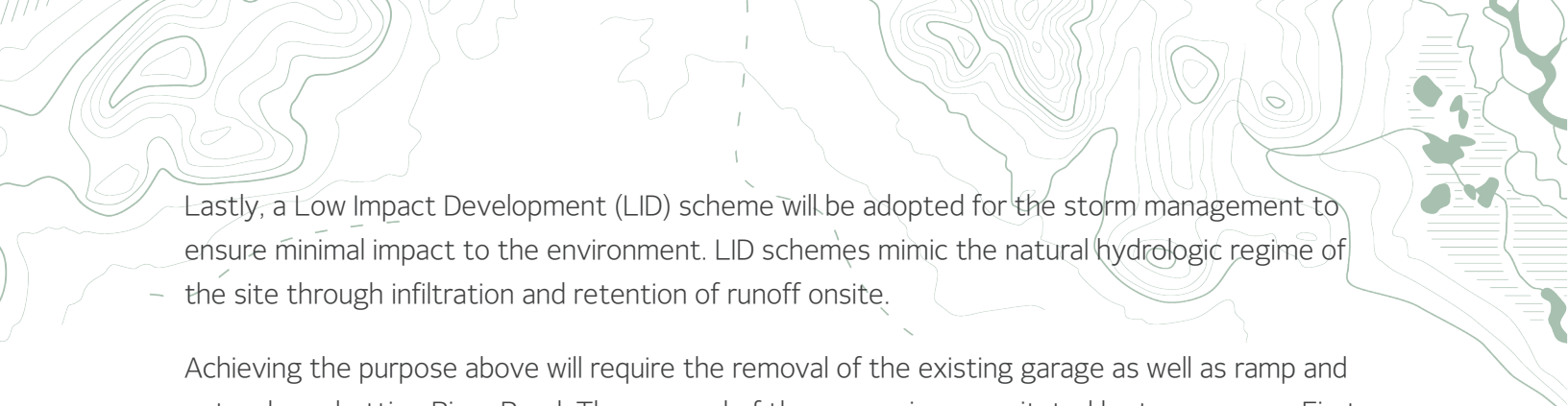
Site design and circulation

The site is designed to enhance safety, accessibility, streetscape while ensuring minimal impact to the environmental. This is achieved by incorporating the concept of Crime Prevention Through Environmental Design (CPTED) principles, accessible design, Low Impact Development (LID) scheme and other concepts, principles and techniques.

The site will consist of two separates, but connected, buildings. Two general entrances are being proposed along with three (3) private unit entrances to the main building and two (2) private unit entrance to the townhome. The main entrance to the building would be through parking lot which would be accessed via Chemainus Road. The secondary entrance would be located at the western side of the main building which would be accessed via River Road. The private unit entrances to the main building will be at the eastern side of the site, abutting Chemainus Road. Two of these already exist and a third will be created. The private unit entrances to the townhome would be through private patios at the northern and southern sides of the building. The access through the northern end already exists, while that through the southern side will be created. These direct private accesses, combined with the proposed concrete sidewalks at the northern side of the site, where the ramp is presently located, and the proposed landscaping will enhance the streetscape and pedestrian experience.

To further enhance the safety and privacy of the residents, the chainlink fence along the southern portion of the property will be extended and a perimeter wood fence would be provided on the western side of the property. The proposed fence will end at the townhouse corner because the planting wedge would be hard to maintain if the fence went all the way to River Road. This will curtail trespassing into the parking lot and property.

The parking stalls will be demarcated for small vehicles, normal vehicles and Disabled Persons. The stall for Disabled Persons will be located close to the main entrance which would also be designed to ensure it is accessible. This will provide convenient parking as well as access and exist for Disabled Persons.



Lastly, a Low Impact Development (LID) scheme will be adopted for the storm management to ensure minimal impact to the environment. LID schemes mimic the natural hydrologic regime of the site through infiltration and retention of runoff onsite.

Achieving the purpose above will require the removal of the existing garage as well as ramp and entry door abutting River Road. The removal of the garage is necessitated by two reasons. First, it is non-conforming as it presently sits on the adjacent property. Second, it would create space for additional parking stalls and landscape area. The removal of the ramp and the provision of a concrete sidewalks in its places will make the area more pedestrian friendly.

Building Design and material

Minimal changes are being made to the building design and material to retain the historical character of the building, and neighbourhood, while providing significant detailing and articulation. The green colour of the building would be retained along with the existing Green Lantern sign located on the exterior of the building, but the design of the sign would be updated. Changes being proposed include a new decorative trim, new black vinyl windows, new wood toned front door, new brick raised planter, and fascia painter. While some doors will be removed, new ones will be provided in other locations to provide direct private access to dwellings. Also, additional windows will be provided to ensure that all rooms have access to natural light.

Landscape design

The landscape is designed to contribute to the neighbourhood's aesthetics and character, increase site permeability, and contribute to GHG reduction as well as energy and water conservation. It will also provide both active and passive open space for dwellers, while enhancing the public realm. It will further be used to buffer areas like the garbage area from the public realm.

The plants to be used include a variety of deciduous trees, hedges and shrubs including native species and drought resistance variants. This will increase the probability of plant survival. Furthermore, an automatic irrigation system which would meet the District of North Cowichan bylaws and Chemainus OCP standards, MMCD and IIABC standards will be used to water the plants.

Project Summary

The proposed 15-Unit rental housing project at 9634 and 9644 Chemainus Rd has been designed to meet the needs of the community and specific objective and target of the Municipality's Official Community Plan. Through our thorough analysis of the Municipality's OCP, Zoning bylaw and Development Permit Guidelines, we believe that a Zoning Amendment to include Conditions of Use to permit apartments on the lot and a DP with a variance will pave the way for the renovation of the existing property into a multi-unit residential rental housing development. This will contribute to the twin goals of the Municipality to encourage and enable a diverse mix of housing types, tenure and levels of affordability to accommodate the needs of the community and increase the number of purpose-built rental units by 20%.

We look forward to working with the Municipality on this project.

Sincerely,

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Thank You

For considering our proposal.

