

**Municipality of North Cowichan
Regular Council
ADDENDUM AGENDA**

Tuesday, February 2, 2021, 1:30 p.m.
Electronically

Pages

8. REPORTS

8.1. North Cowichan Housing Needs Assessment Report and Presentation

8.1.1. Presentation from Cowichan Housing Association 3 - 21

8.2. Finalizing the Climate Action and Energy Plan (CAEP) Model Update Report and Presentation

8.2.1. Presentation from Sustainability Solutions Group 22 - 31

8.3. Rogers Communications Inc. Cell Tower Proposal Report and Presentation

8.3.1. Presentation from Rogers Communications Inc. 32 - 44

8.4. Development Variance Permit Application No. DVP00057 for 2903 Cypress Street

8.4.1. Staff Presentation 45 - 56

8.5. Development Variance Permit Application No. DVP00064 for Lot 1 Drinkwater Road

8.5.1. Staff Presentation 57 - 64

8.6. Development Variance Application No. DVP00062/20.10 for 9802 Napier Place

8.6.1. Staff Presentation 65 - 74



North Cowichan Housing Needs Assessment

February 2, 2021



ACKNOWLEDGEMENTS

We respectfully acknowledge that this work takes place on the traditional and unceded territories of Cowichan Tribes, Ditidaht First Nation, Halalt First Nation, Lyackson First Nation, Malahat First Nation, Penelakut Tribe, Stz'uminus First Nation, Ts'uubaa-asatx First Nation and Pauquachin First Nation, among others. We express our gratitude to the housing staff from these First Nations who shared their knowledge during this project.

Thank you to the 251 community members who shared their ideas and lived experience and to the stakeholders who participated in interviews or attended one of our Housing Community Cafés including:

- Abbeyfield Houses Society of Canada (Abbeyfield Duncan)
- Brentwood College School
- Broadstreet Developments
- Chemainus and District Chamber of Commerce
- Clements Centre Society
- Community Futures Cowichan
- Cowichan Bay Seniors Centre Association
- Cowichan Division of Family Practice
- Cowichan Housing Association
- Cowichan Intercultural Society
- Cowichan Lake Elder Care Society
- Cowichan Valley Independent Living Resource Centre
- Cowichan Women Against Violence Society
- Cowichan Youth Services
- Discovery Youth and Family Substance Use Services
- Downtown Duncan Business Improvement Association Society
- Duncan Christian School
- Duncan Cowichan Chamber of Commerce
- Duncan Housing Society (Duncan Manor)
- Duncan United Church
- Habitat for Humanity Mid-Vancouver Island
- The Hamlets at Duncan
- Ladysmith Chamber of Commerce
- Ladysmith Resource Centre Association
- M'akola Housing Society
- Merridale Cidery
- Our Cowichan Communities Health Network
- Pemberton Homes
- Randall North Properties
- Rowan Property Management
- Royal LePage
- St. John's Academy Shawnigan Lake
- Tourism Cowichan Society
- Valley Integration to Active Living Society



Presentation Overview

 **Qualitative Findings – Community Engagement**

 **Quantitative Findings – Data, Methodology & Projections**

Community Engagement

- PlaceSpeak Questionnaire
- Virtual Community Cafés
- Stakeholder Interviews
- First Nation Housing Manager Interviews



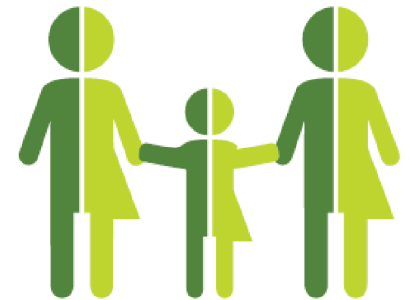
Engagement Key Themes

1. North Cowichan is and will continue to grow
2. Housing sizes are unsuitable for resident needs
3. North Cowichan is home to an aging population
4. Younger generations have housing challenges
5. There is an acute shortage of rental housing



Engagement Key Themes

- 6. Housing costs are misaligned with regional wages
- 7. Housing options are not culturally appropriate for First Nations
- 8. Affordable housing for families is hard to find
- 9. There is a need for more non-market housing options, supportive and emergency housing options



Key Findings by Population

1. Housing for people experiencing homelessness
2. Youth at risk of homelessness
3. Housing for newcomers
4. People with special needs
5. Workforce housing



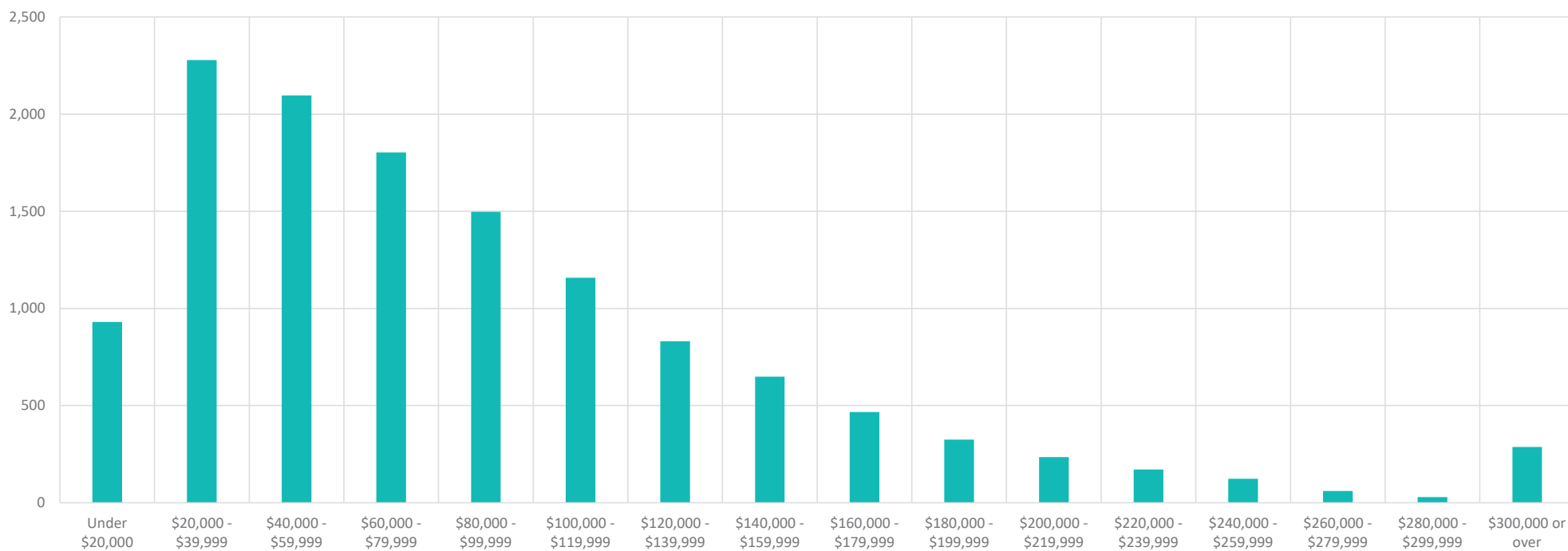


Qualitative Findings – Community Engagement

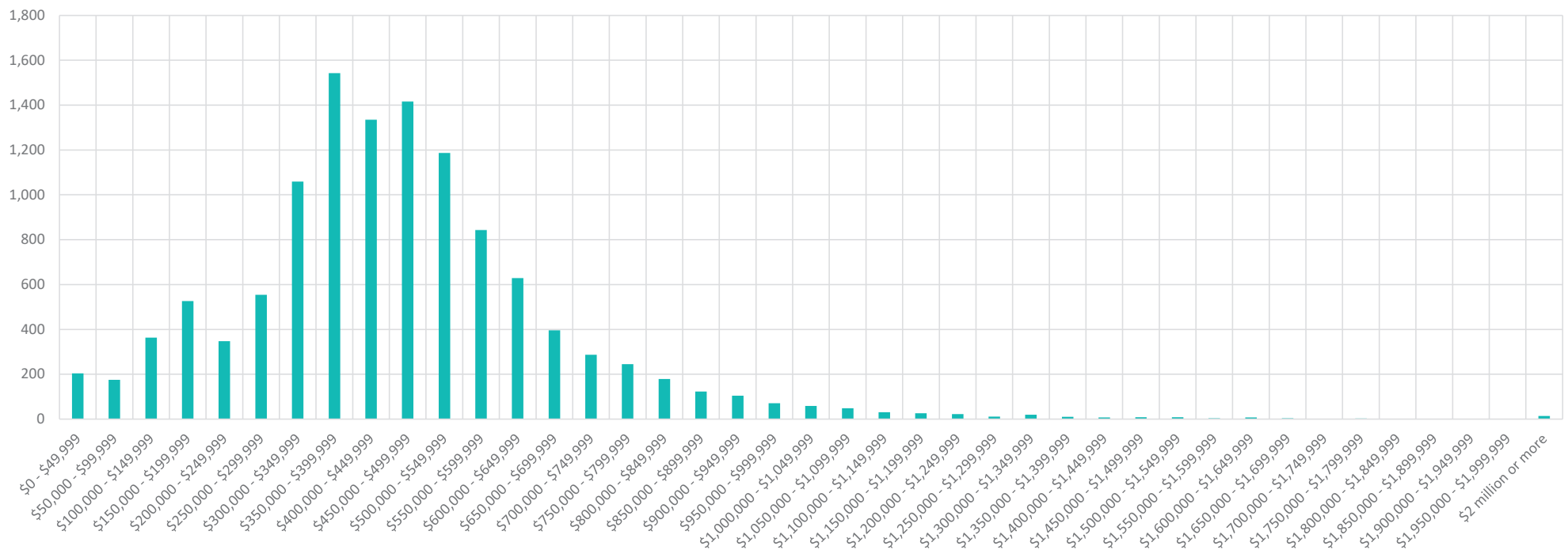


Quantitative Findings – Data, Methodology & Projections

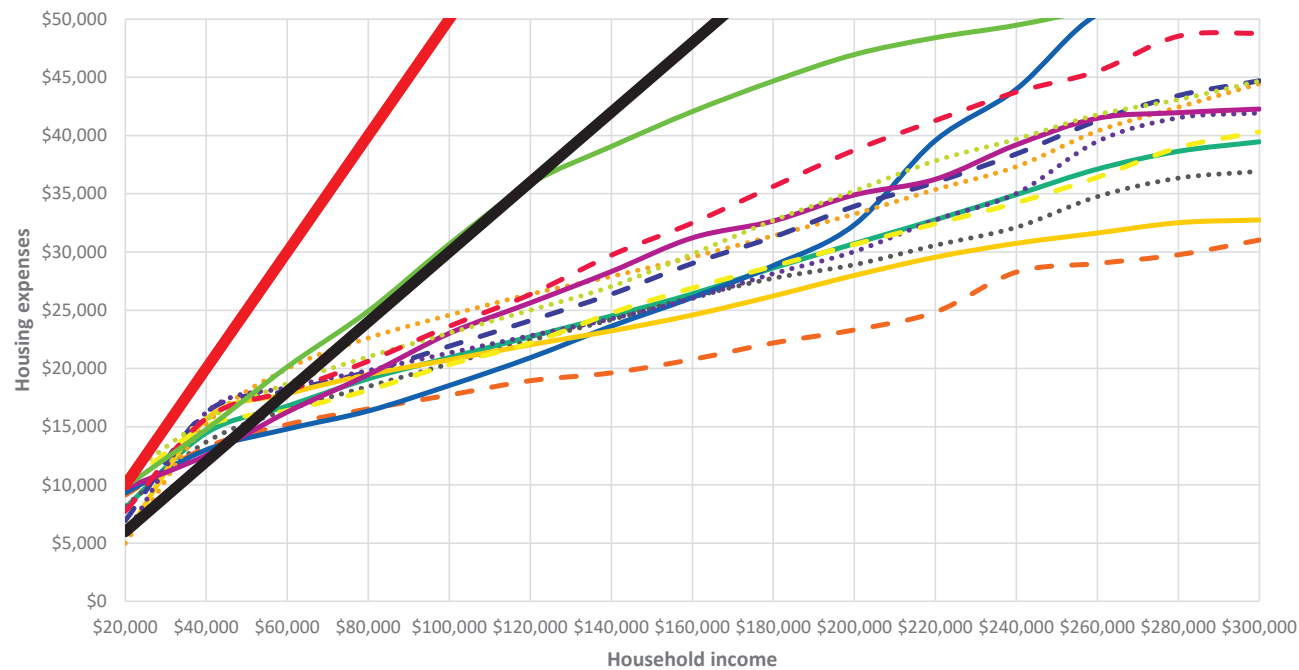
Affordability Today



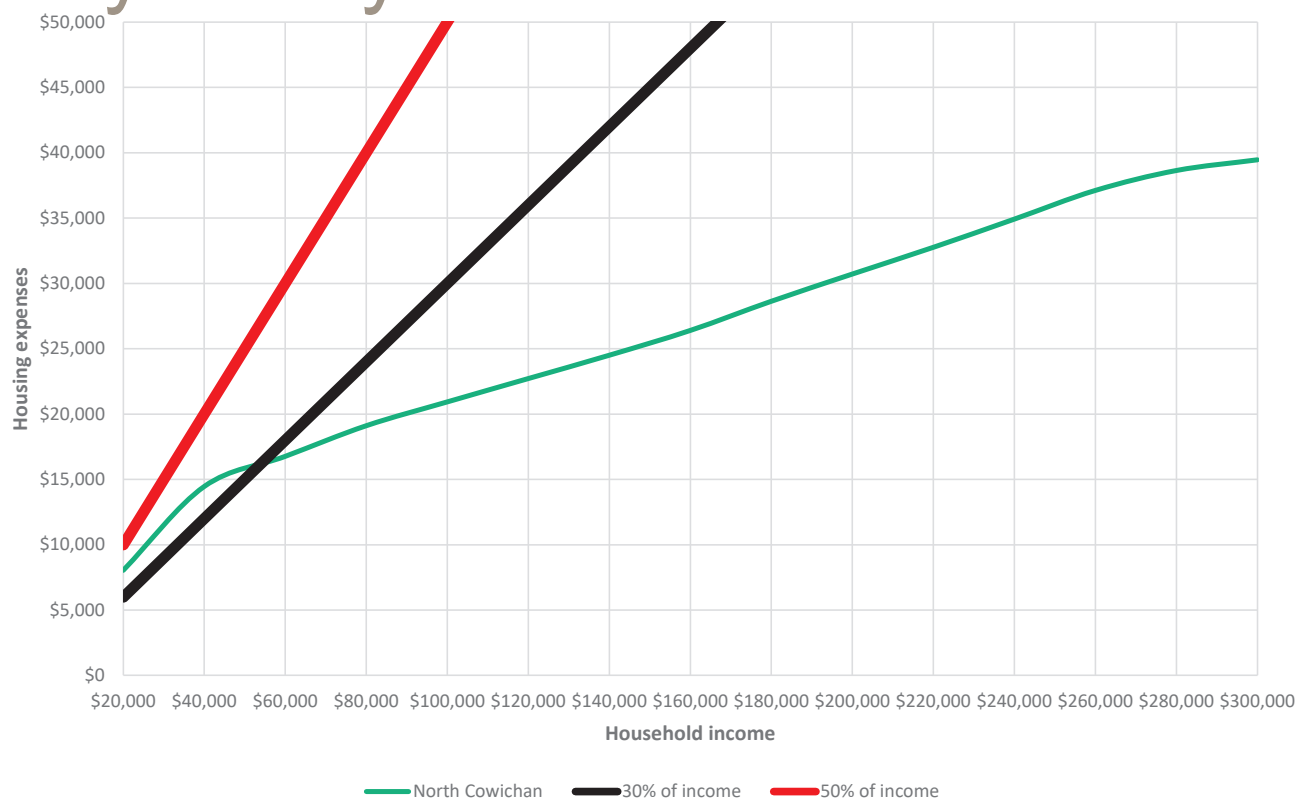
Affordability Today



Affordability Today

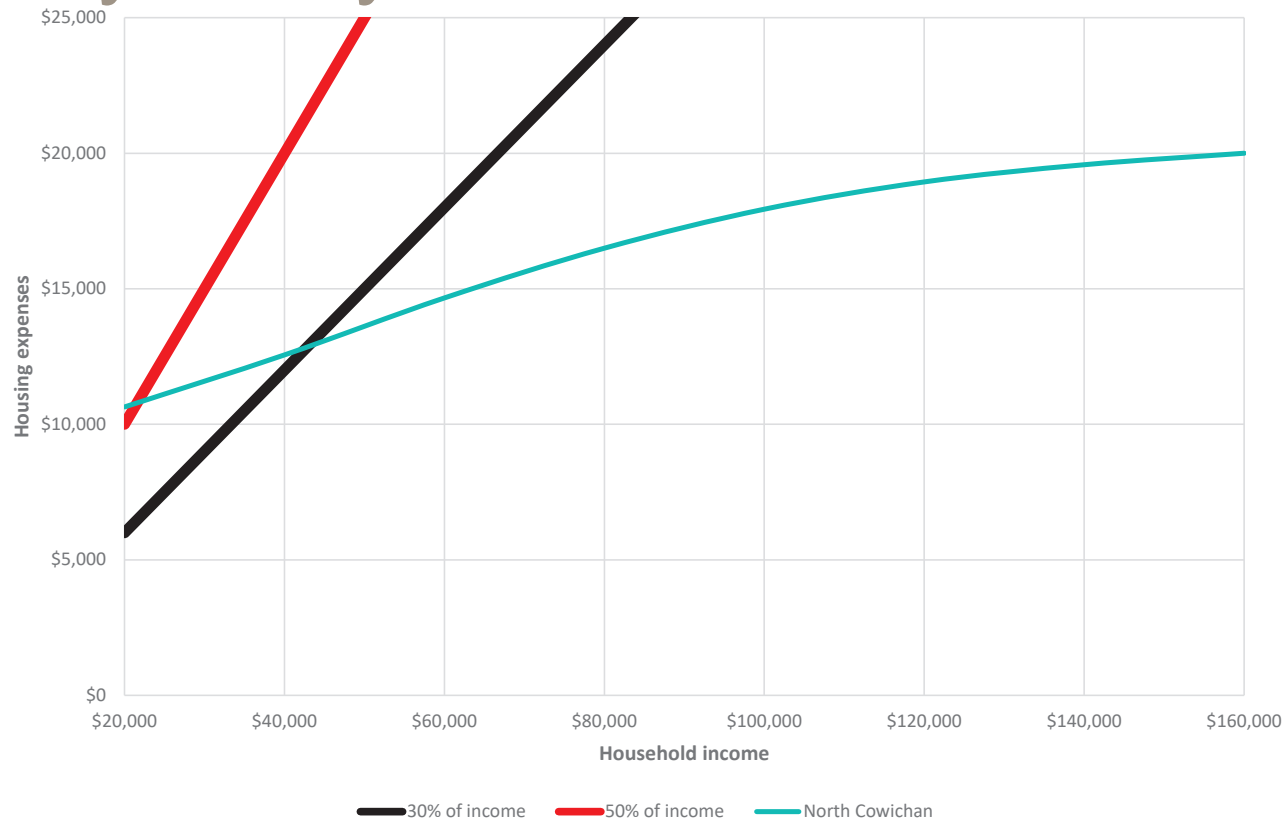


Affordability Today- Owners



Household Income vs. Housing Costs for Owner Households

Affordability Today- Renters

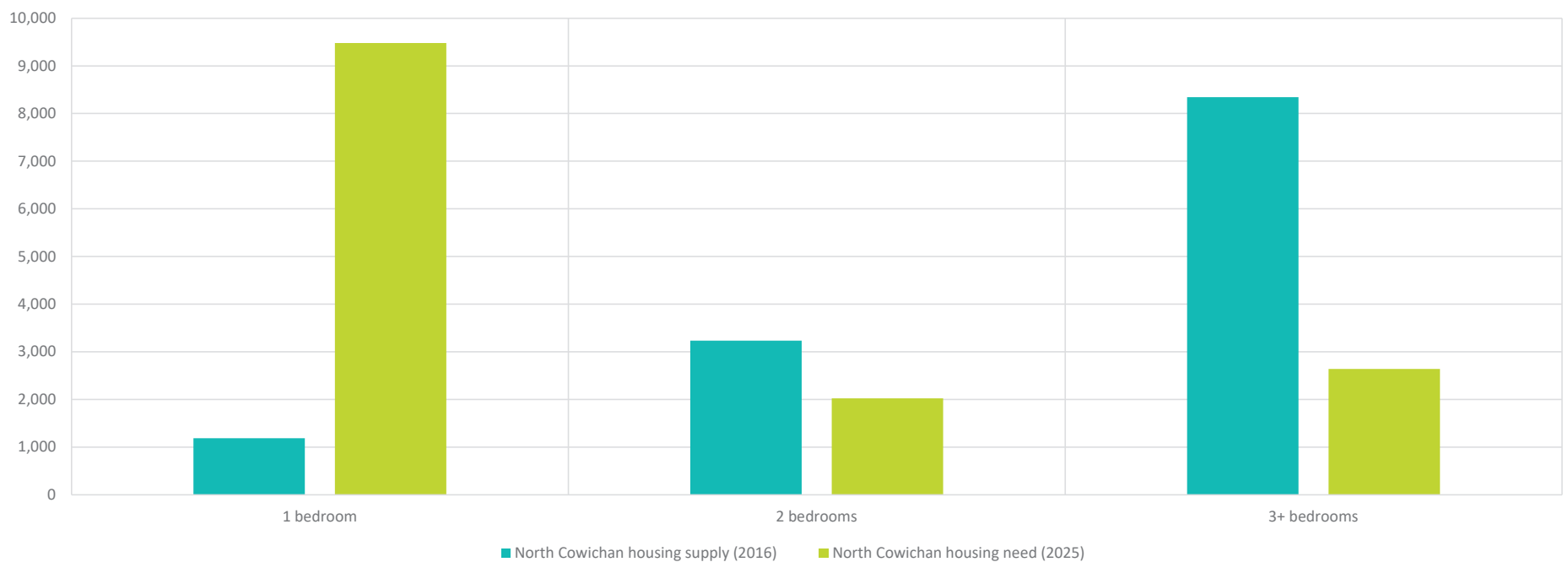


Household Income vs. Housing Costs for Renter Households

Projections | Population and Housing



Housing Need by Number of Bedrooms



Household Income



DISCUSSION & QUESTIONS



Climate Action and Energy Plan Update - Economic Analysis and Actions, Opportunities and Measures

Regular Council Meeting -
February 2, 2021

Presentation Format

- Project status update
- Economic modelling for the purposes of public engagement
- Recap of emissions forecasts
- Actions, opportunities and measures for the purposes of public engagement
- Questions

Project Status

Complete

- Set GHG emission reduction target
- Emissions inventory, modelled emissions to 2050
- Community Engagement (on above work)

Current

- Economic modelling for the purposes of engagement
- Actions, opportunities, and measures for the purposes of engagement

Project Status *(Continued)*

Future

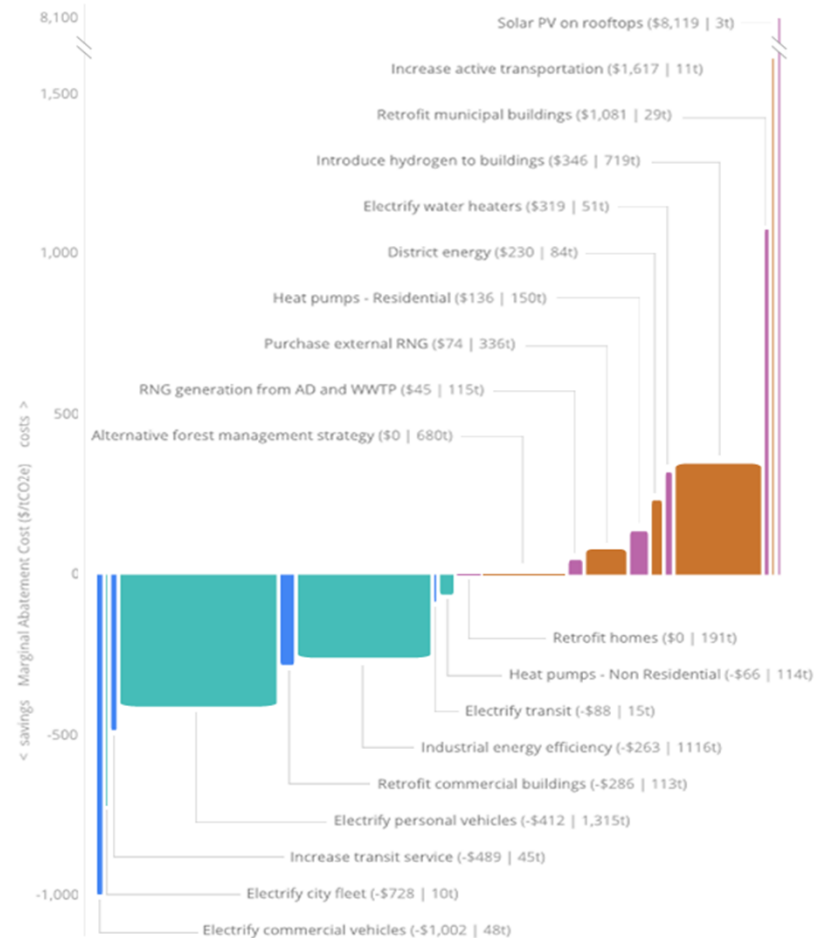
- Present financial modelling to engagement group, EAC and public for comment
- Review financial modelling with EAC
- Provide a “What We Heard” Report to Council
- Finalize implementation strategy (SSG)
- Receive final report
- Deliver final report on CAEP Update to FCM

Marginal Abatement Cost Curve (MACC)

X-Axis is proportion of carbon sequestration for a given action

Y-Axis is cost of a given action per tonne of emissions reduced (Above the bar costs money, below the bar saves money or avoids costs)

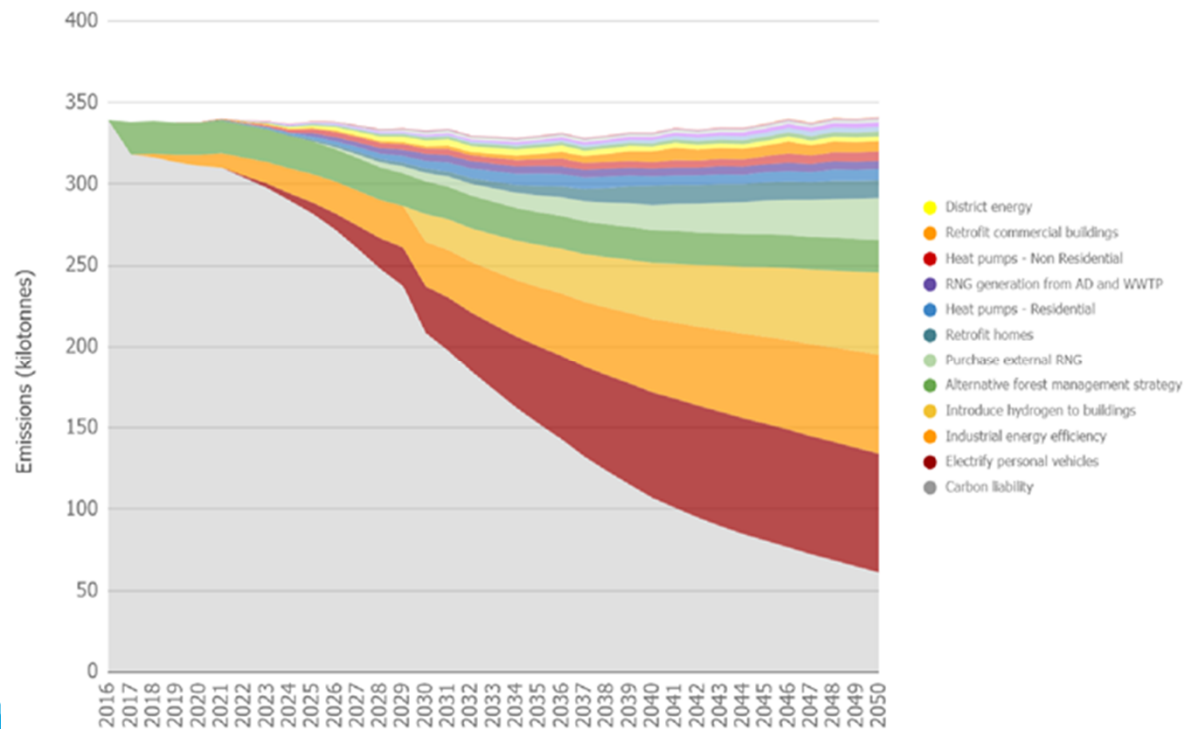
Qualitative co-benefits not captured in graph



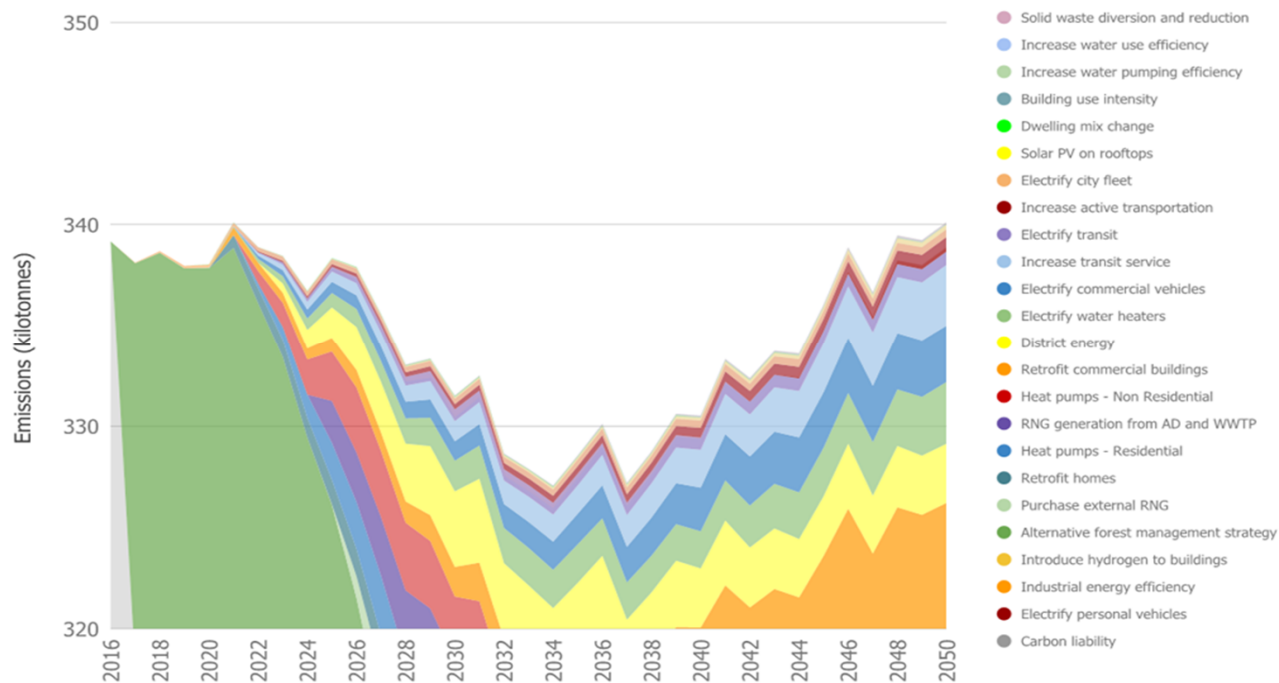
Projected Emission Reductions

Seven emission reduction areas are responsible for 90% of emissions reductions:

- Electric vehicle adoption,
- industrial sector energy efficiency and fuel switching,
- Hydrogen replacement of natural gas,
- Municipal forest management for carbon sequestration,
- Renewable natural gas purchasing to replace natural gas,
- Home energy efficiency retrofits and
- Switching home space and water heating to heat pumps.



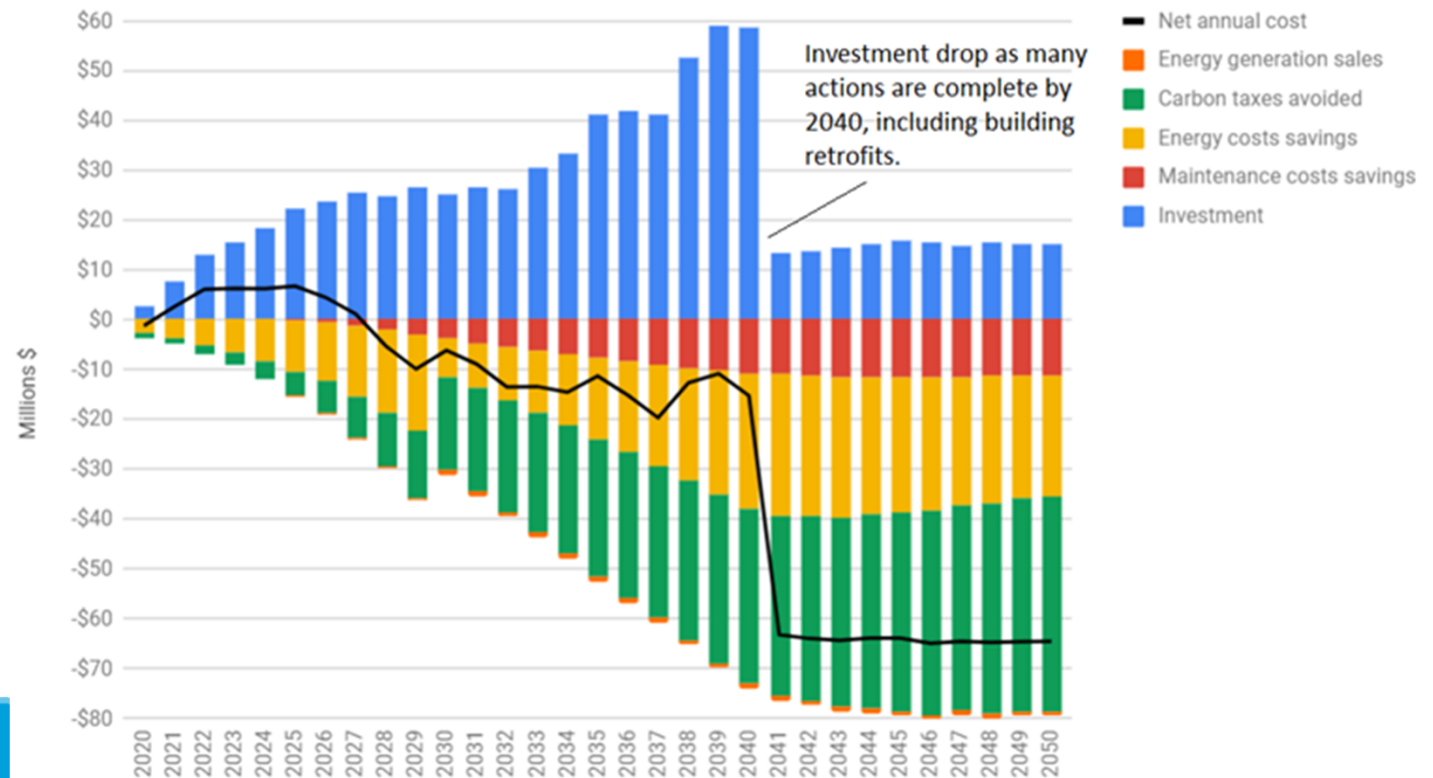
Projected Emission Reductions *(Continued)*



Annual Investment Costs and Benefits From Actions, Measures and Opportunities

* Investment values represent those made collectively by the Municipality, residents, businesses, etc.

* This figure does not incorporate or illustrate the co-benefits associated with the actions



Preliminary Actions Opportunities and Measures

**For public engagement purposes.*

	Emissions Reduction	Net Cost or Benefit
Transportation		
Partnerships on EV charging		
EV charging priority parking		
EV charging at civic facilities		
Municipal light medium EVs by 2030, heavy duty EV by 2040		
Increase transit service		
EV school busses		
Active transportation infrastructure upgrades		
Incentives for active transportation and transit		
Municipal subsidies for e-bike and e-scooters		
Incentivize heavy duty vehicles to use biodiesel.		
Buildings		
Home and business energy efficiency retrofits		
Home and business heat pump installation		
electric water heater retrofits		
Step Code energy efficiency		
Retrofit municipal buildings to net-zero by 2030		
New commercial buildings have >70% living/green roof		
Waste and Wastewater		
Upgrade wastewater treatment to capture methane		
Increase recycling and composting sorting and pick up		
Restricting single use items		
Energy		
Renewable hydrogen generation / storage		
Partner with Fortis BC for renewable natural gas distribution		
Study renewable district energy options for University Village		
Solar panels on new buildings to supply 50% of electricity		
Encouraging building orientations to facilitate solar power		
Regulate new construction to be "solar ready"		
Industry and Agriculture		
Partner local industry Province and Feds to reduce energy use		
Partner local producers and Province to no-till practices		
Partner local producers and Province to reduce livestock emissions		
Land use		
Focus new residential development to existing centres		
Increase trees planted annually		
Ecosystem restoration to sequester carbon and climate change resilience		
New commercial and industrial buildings are low-emissions		
Energy efficient low carbon buildings		



Questions ?

Rogers Proposed Communication Sites on Municipality of North Cowichan Lands



Evans Park and Mount Tzouhalem

Brian Gregg, SitePath Consulting Ltd.

Garth Jones, Rogers Communications Inc.

January 20th, 2021

AGENDA

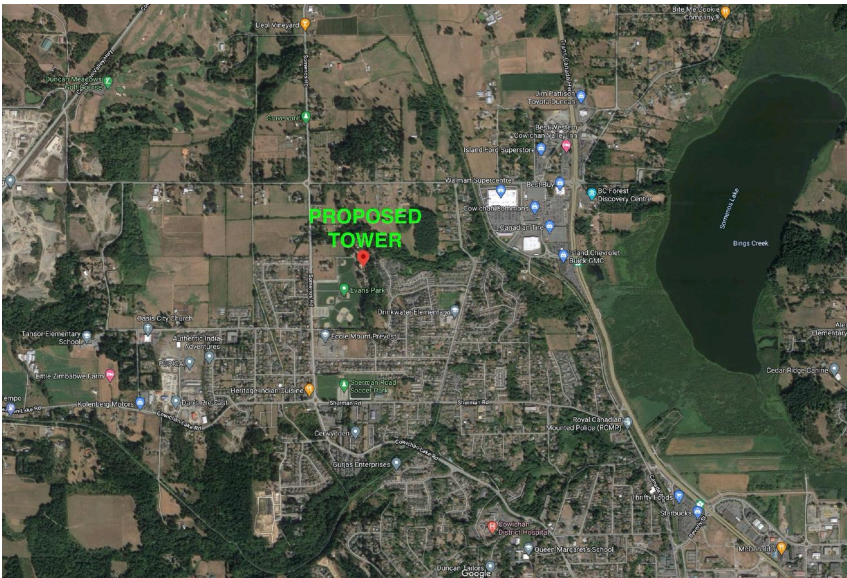
- Objective
- Two Proposed Sites
 - W5723 - Maple Bay West (Mount Tzouhalem)
 - W5724 - Duncan North (Evan's Park)
- Rationale and Design
 - Land Use
 - Photo Simulations
 - Sample Tower Profiles
 - Coverage Maps
- Next Steps
 - Licence Agreement
 - Public Consultation

OBJECTIVE

- Rogers currently does not have dependable wireless service in two target areas within the Municipality of North Cowichan:
 - Maple Bay;
 - North Duncan (Somenos area).
- Rogers continues to receive community requests for enhanced voice and data service in these areas.
- The COVID-19 pandemic is resulting in increased levels of remote working, escalating demand on Rogers' wireless network.
- There is a need to implement supporting infrastructure including two (2) new communication sites in order to meet demand.

TWO PROPOSED SITE LOCATIONS

- Rogers is proposing to install two (2) new communication sites (towers) on Municipality of North Cowichan-owned land.



1. Evan's Park

Rogers File: W5724 – Duncan North



2. Mount Tzouhalem

Rogers File: W5723 – Maple Bay West

RATIONALE AND DESIGN – LAND USE

1. Evan's Park (Rogers File: W5724 - Duncan North)

- Rogers is seeking a location to service escalating demand in this residential area.
- The subject property is a municipal-owned park.
- The park property is a large lot with sports fields and mature trees, enabling substantial visual screening and setbacks from adjacent residences.
- There is an existing silo structure with the Evan's Park logo on it that may partially screen the tower from view.

2. Mount Tzouhalem (Rogers File: W5723 – Maple Bay West)

- Rogers is facing escalating demand in the residential areas in Maple Bay.
- The subject property is the Mount Tzouhalem Municipal Forest Reserve.
- The property has existing access, power and a municipal-owned utility building that we would propose to co-locate nearby mitigating the need to disturb additional undeveloped land.
- The property is on a high elevation point of land, enabling broad service coverage across the adjacent residential areas in Maple Bay.
- The high elevation land will mitigate the need for a taller tower to service the area.
- Mature trees will largely screen the tower from view.
- The location is respectfully setback from adjacent residences as it is a large property.

RATIONALE AND DESIGN – PHOTO SIMULATIONS

1. Evan's Park (Rogers File: W5724 - Duncan North)



View Southeast from Home Plate



View Northeast from Parking Lot

Note: The above photo simulations are for discussion purposes only.

RATIONALE AND DESIGN – PHOTO SIMULATIONS

2. Mount Tzouhalem (Rogers File: W5723 – Maple Bay West)



View Southeast from Kaspia Road



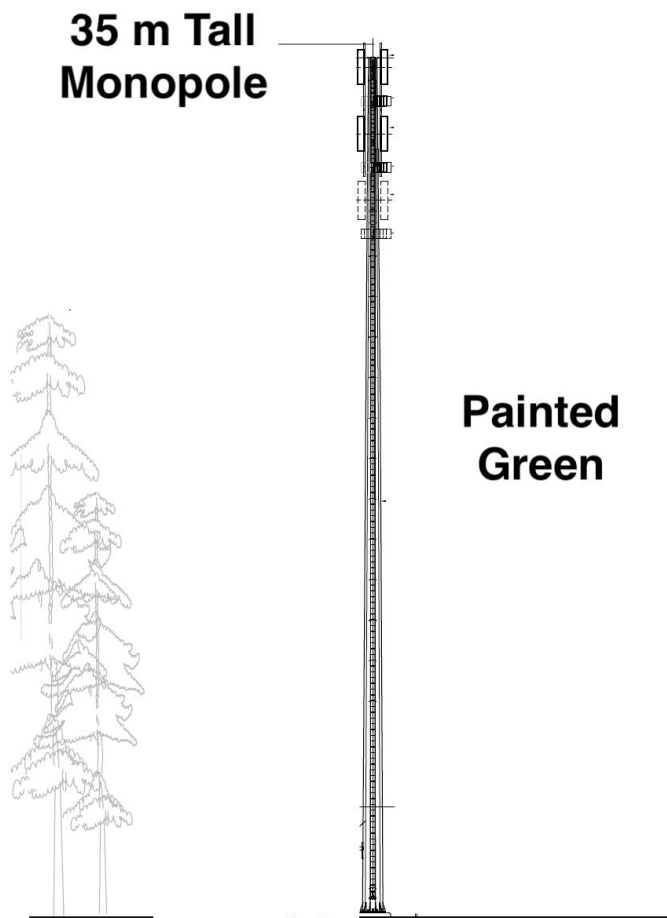
View Southeast from Parking Lot

Note: The above photo simulations are for discussion purposes only.

RATIONALE AND DESIGN – TOWER PROFILE SAMPLES

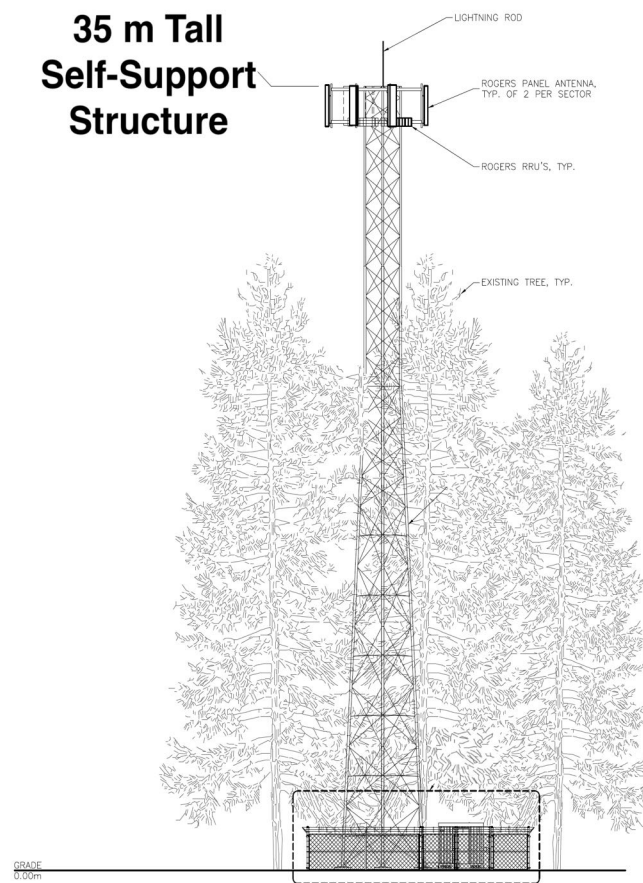
1. Evan's Park

(Rogers File: W5724 - Duncan North)



2. Mount Tzouhalem

(Rogers File: W5723 - Maple Bay West)



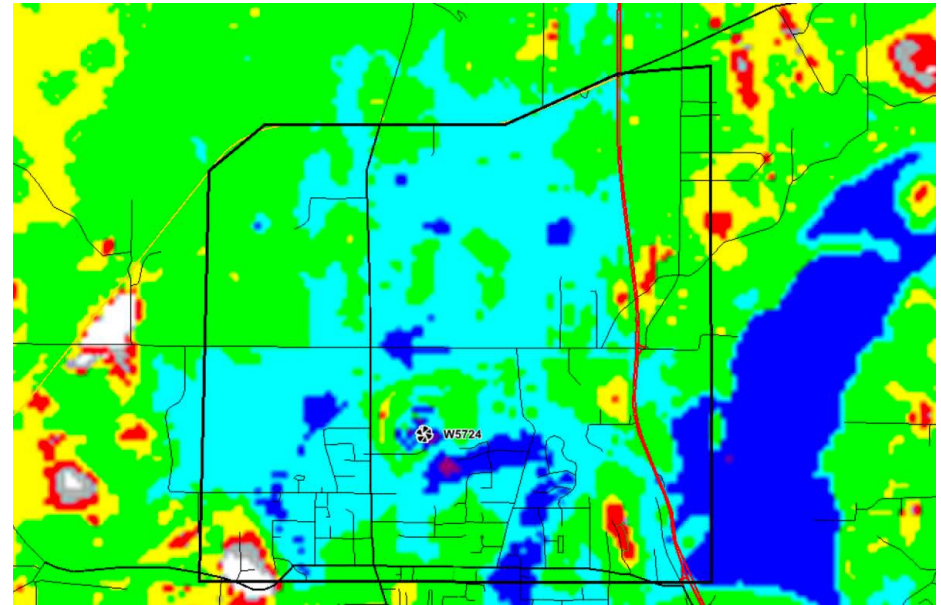
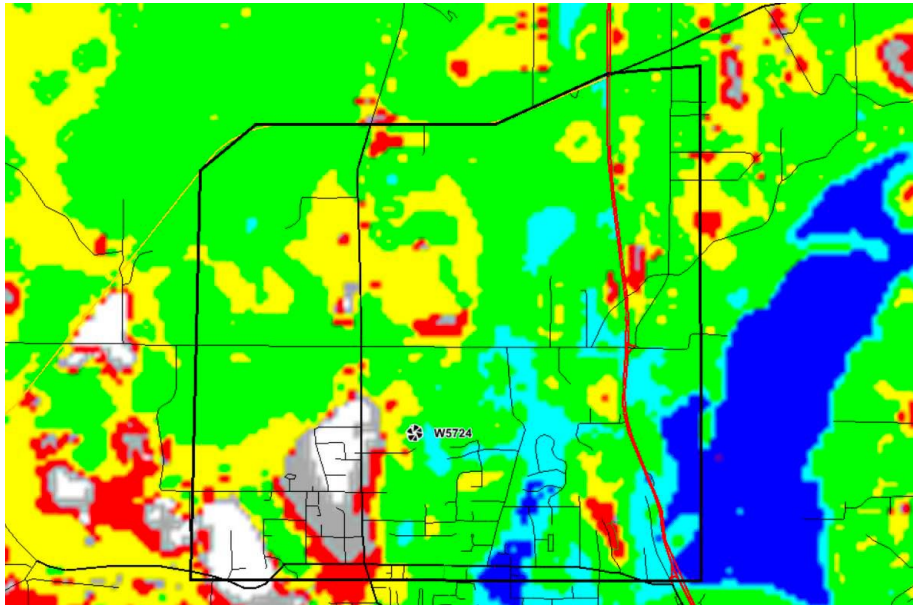
Note: The above designs are preliminary and for discussion purposes only..

RATIONALE AND DESIGN – COVERAGE MAPS

1. Evan's Park (Rogers File: W5724 - Duncan North)

BEFORE

AFTER



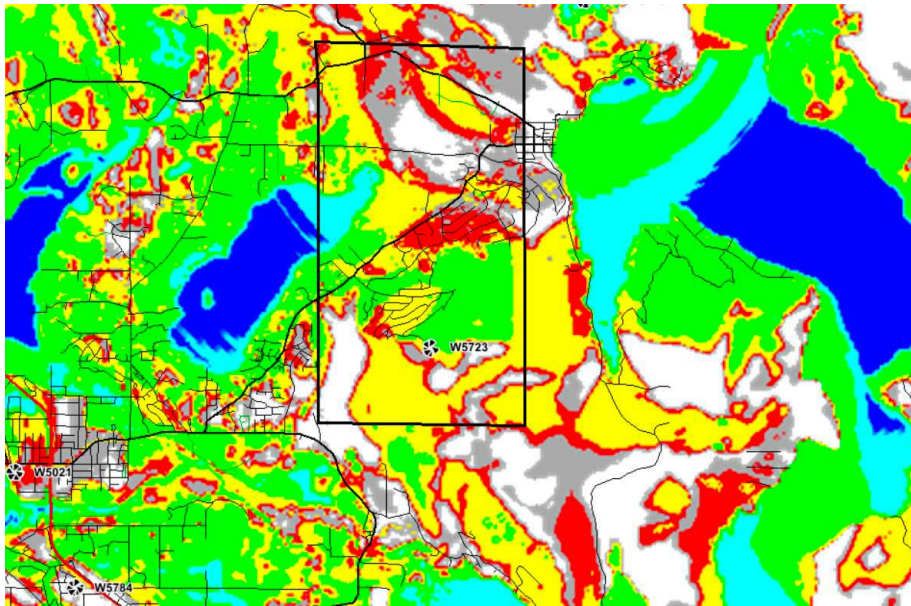
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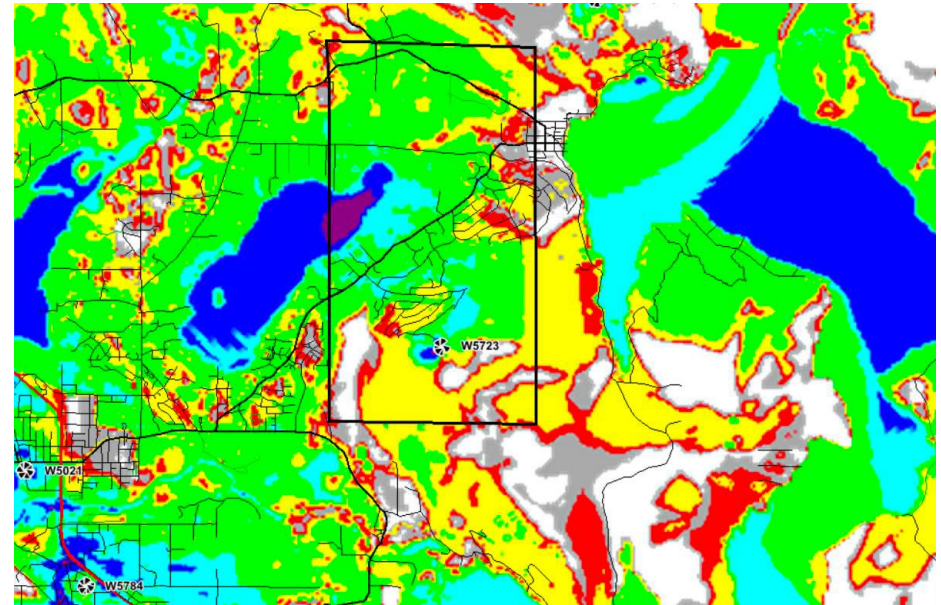
RATIONALE AND DESIGN – COVERAGE MAPS

2. Mount Tzouhalem (Rogers File: W5723 – Maple Bay West)

BEFORE



AFTER



Coverage Legend:



NEXT STEPS – LICENCE AGREEMENT

- Rogers is seeking to enter into a Licence Agreement with the Municipality of North Cowichan to enable the tower installations.
- If desired, one Master Licence Agreement can be considered with each location listed as schedule to ensure consistency of terms.
- Rogers already shared a draft Licence Agreement template with Municipality of North Cowichan Staff for each location.
- Rogers requests either:
 - A signed Licence Agreement prior to commencing public consultation process (*preferred and we kindly note that we cannot proceed with any installations without subsequently receiving “land use concurrence” from Council after the required public consultation*); or
 - Approval of the key terms of the agreement prior to commencing public consultation (fees, duration, etc.) to ensure alignment upfront before we take any proposal forward to the public.

NEXT STEPS – PUBLIC CONSULTATION

- Upon finalizing a Licence Agreement, Rogers will be required to undertake a public consultation process in accordance with Innovation, Science and Economic Development (ISED) Canada requirements.
- The ISED Default Consultation Process Entails the following three (3) general steps:
 1. Area Resident Notification: Rogers will notify all property owners and occupants within a radius of three times the height of each proposed tower.
 2. Newspaper Notice: Rogers will post a notice in a local publication welcoming public comments regarding each proposed tower.
 3. Land Use Concurrence Request: The process will conclude with Rogers requesting a motion or letter of land use concurrence from Municipality of North Cowichan Council for each tower location.
- Rogers respectfully requests Council support to commence the above noted consultation process upon approval of the Licence Agreement terms.

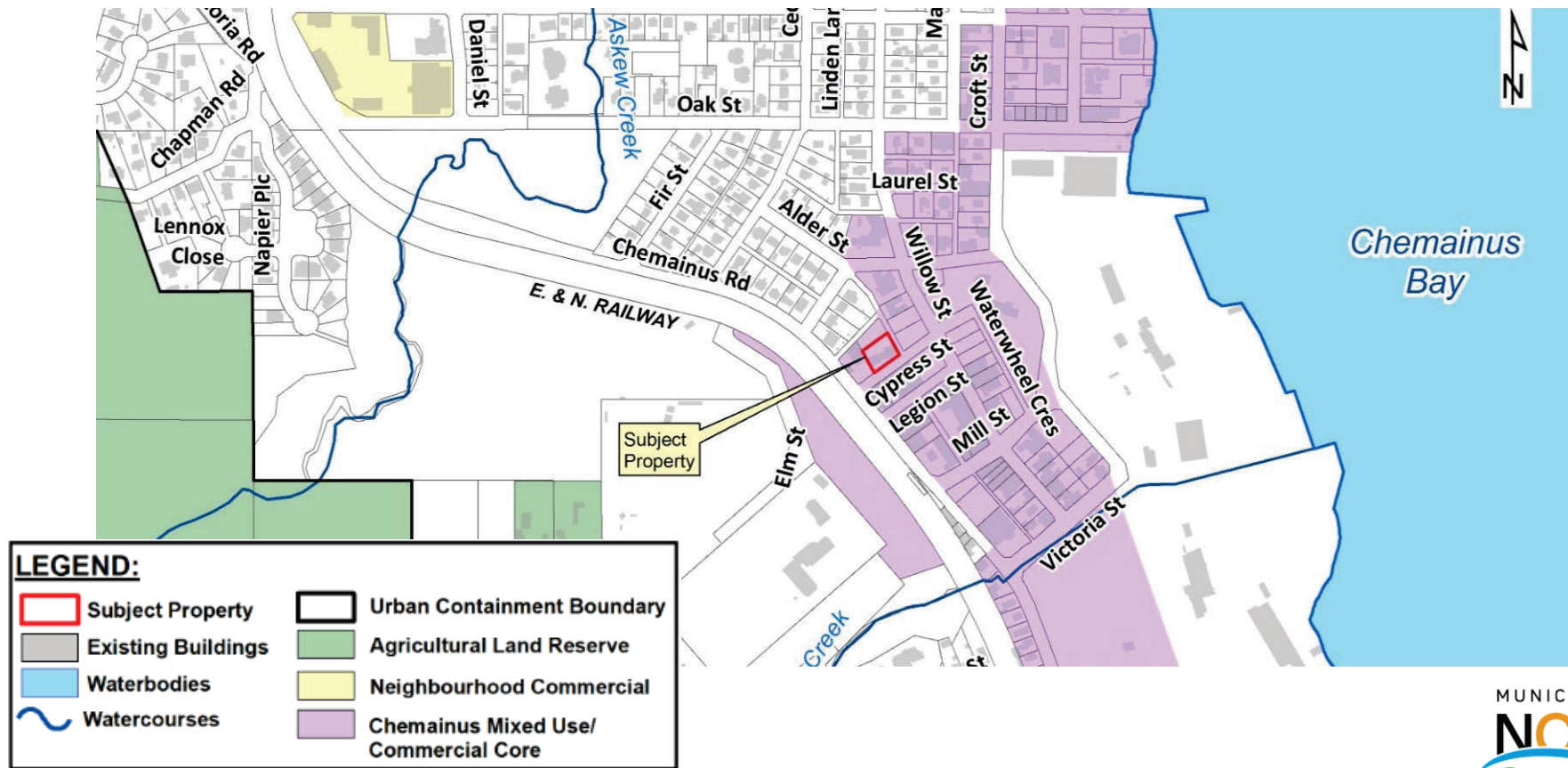
Thank you!

Development Variance Permit Application No. DVP00057

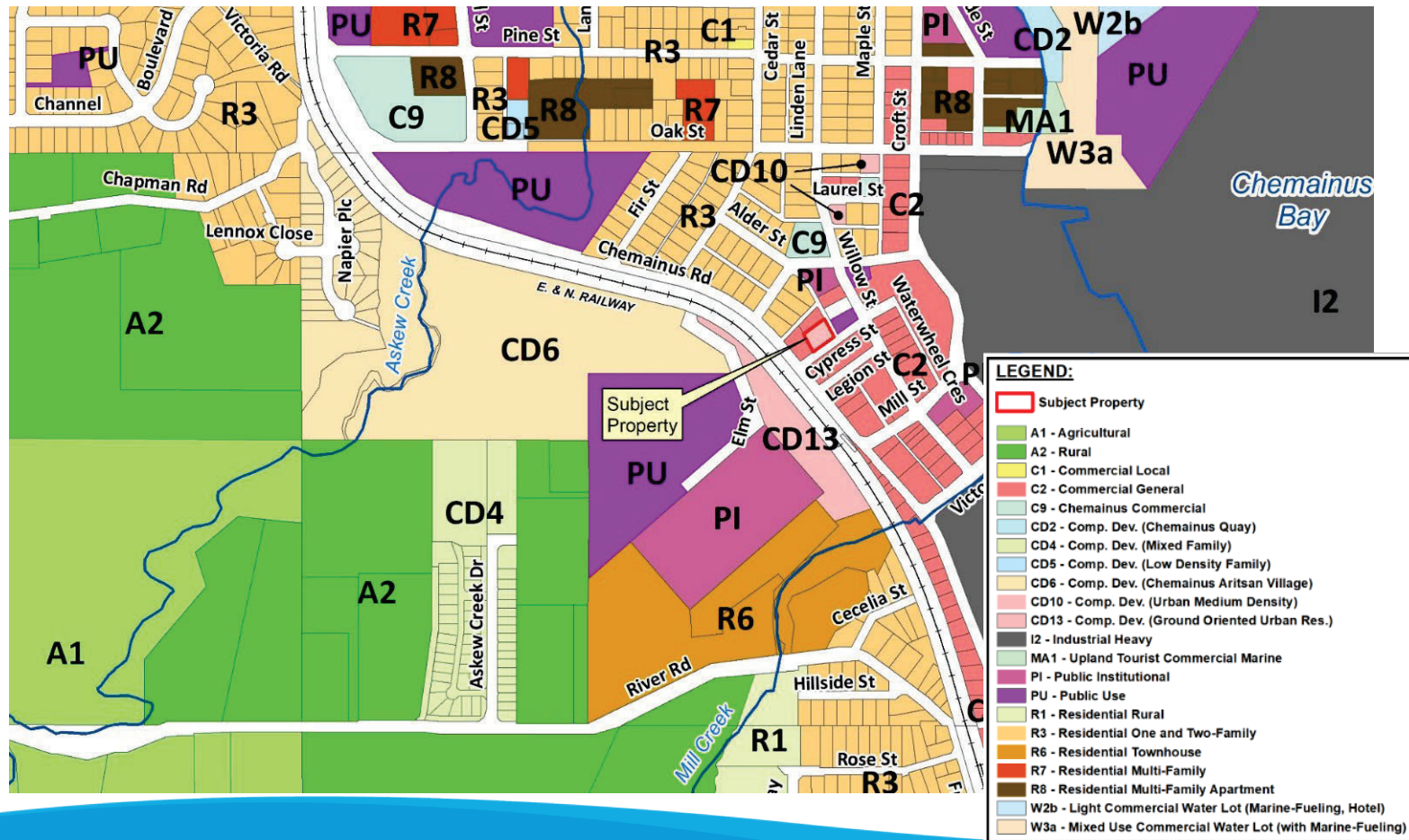
Access, and Parking

Address: 2903 Cypress Street
Applicant: Tim Openshaw

Location Map



Zoning Map



Orthophoto



Proposal

To vary Section 20.1 (small car parking), 80.10 (8) (number of parking stalls) and 80.10 (12) (required individual external access for all ground floor units) of Zoning Bylaw No. 2950 to respectively:

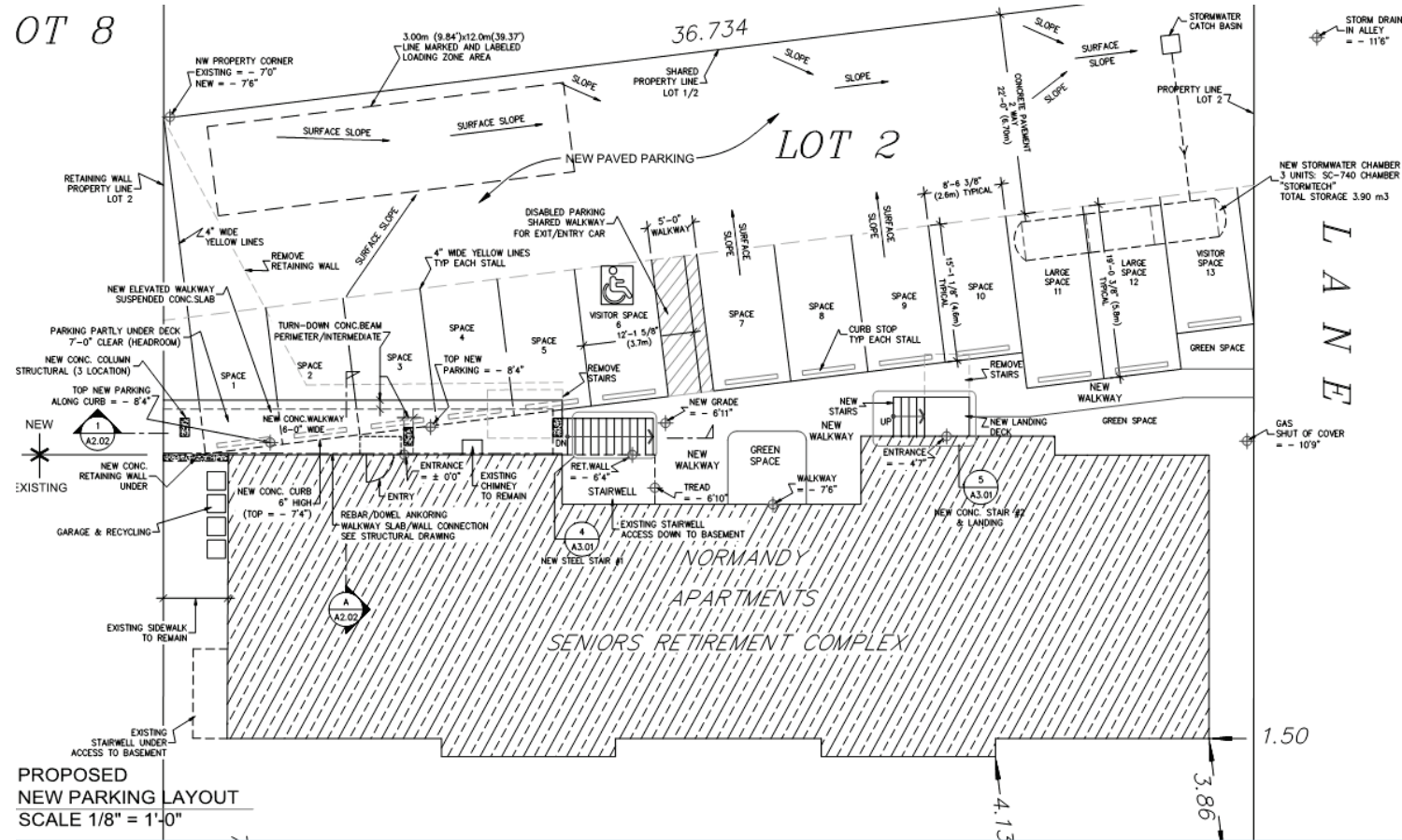
- allow 85% small car parking,
- permit one less parking stall than required and,
- exempt the four proposed new dwelling units from providing individual external access.
- In addition the applicant requests a refund of the application fee for this application.

Analysis

- *The subject property is in close proximity to services and amenities;*
- *The proposed is designed as single occupant dwelling units, to be rented to seniors*
- *Staff recommends that the parking stall relaxation should be addressed through the Cash-in-Lieu of Parking Bylaw.*
- *Without the relaxation of Section 80.12 (requirement for at grade dwelling units to have individual external access), the proposed additional dwellings units would be cost prohibitive and require extensive alterations to the existing building.*
- *The Fees and Charges Bylaw No. 3784 makes no provision to refund fees by request. Should Council wish to consider refunding this application fee, a grant in aid request made by the applicant may be a possible option.*

Site Plan

OT 8



Site Photos



Site Photos



Site Photos



Recommendation

1. That Council vary Section 20.1 of Zoning Bylaw No. 2950, 1997 to increase the percentage of permitted small car parking spaces from 25% to 85% at 2903 Cypress Street.
2. That Council vary Section 80.10 (12) of Zoning Bylaw No. 2950, 1997 to eliminate the requirement for ground floor residential units to have individual exterior entrances at 2903 Cypress Street.
3. That Council deny the request to vary Section 80.10 (8) of Zoning Bylaw No. 2950, 1997 to reduce the required number of parking spaces for four new dwelling units at 2903 Cypress Street from 5 to 4.

Thank You

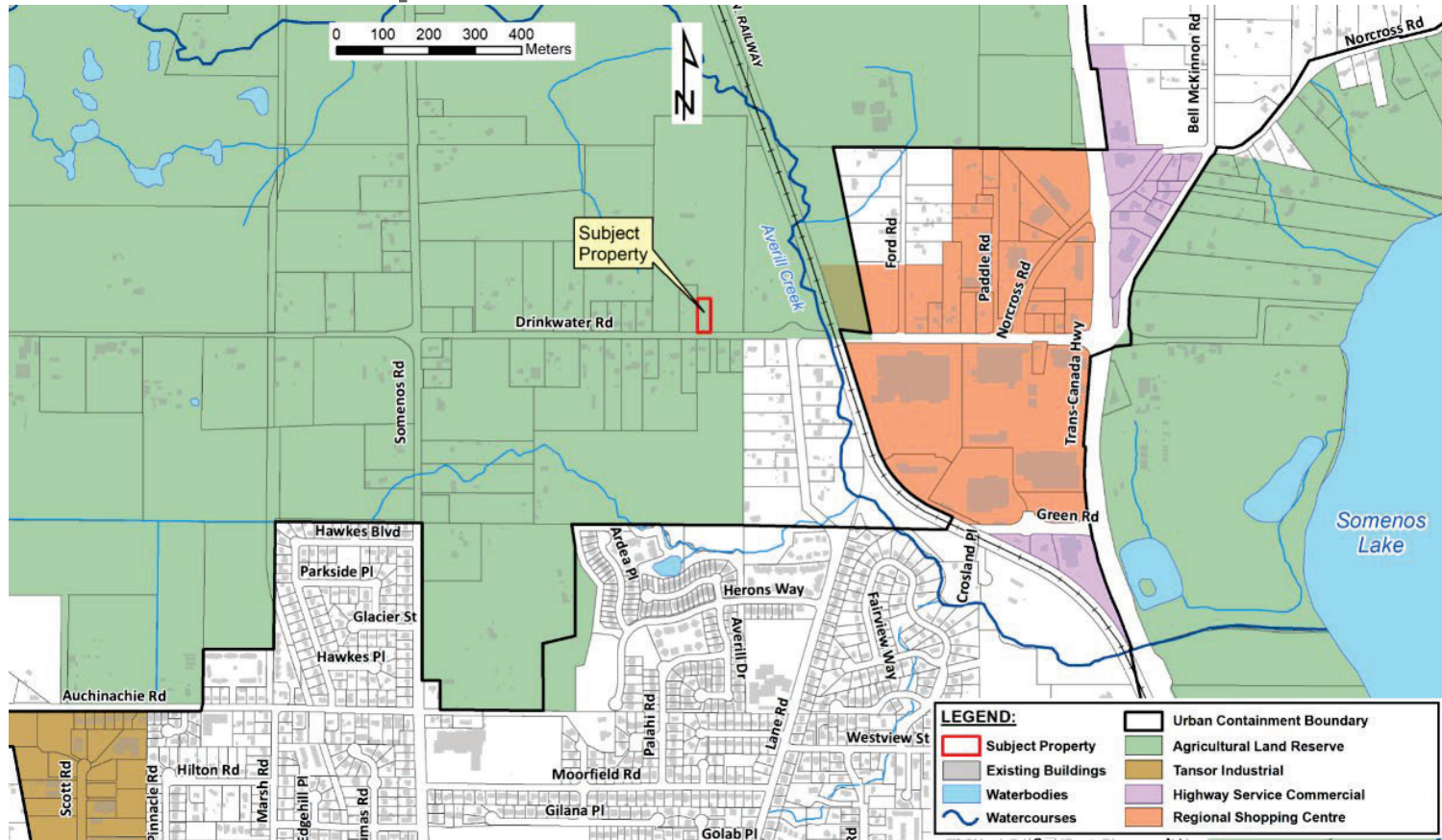
Development Variance Permit Application No. DVP00064

Address: Lot 1, Plan VIP24981 Drinkwater Road
Applicant: John Walker

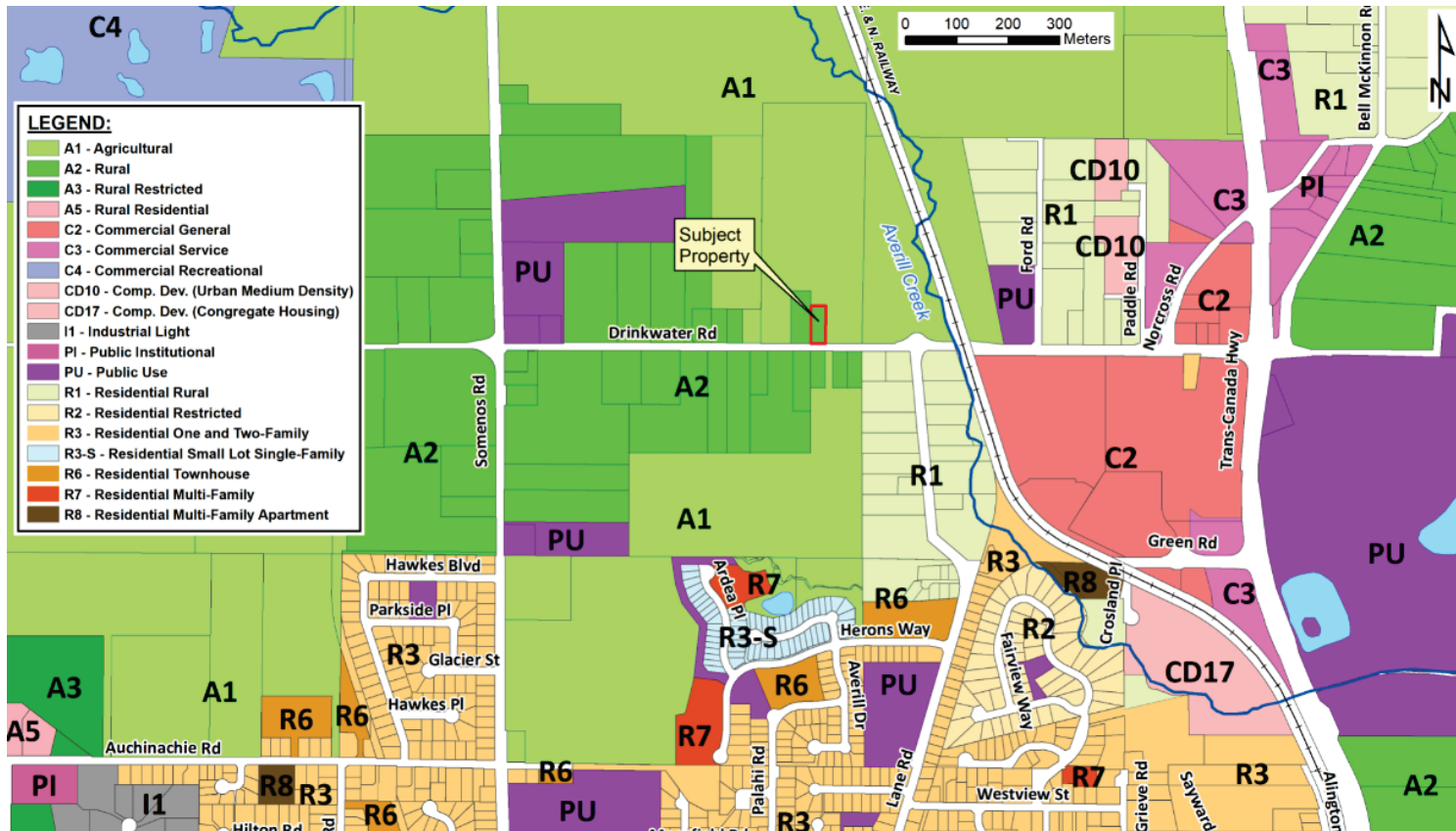
Proposal

To Consider granting a variance to Zoning Bylaw 2950 to increase the permitted lot coverage for Lot 1, Plan VIP24981 – Drinkwater Road from 10% to 20%

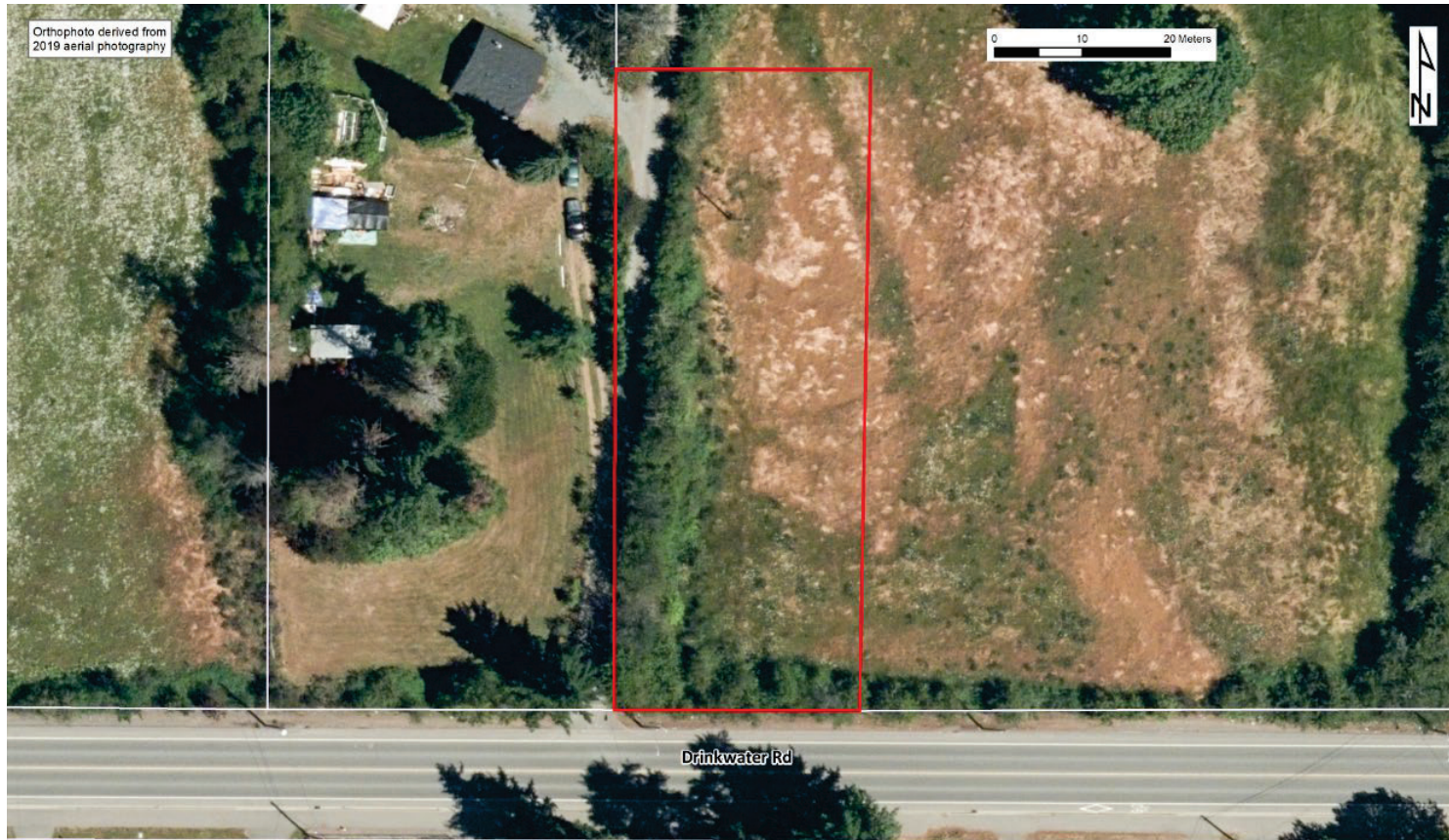
Location Map



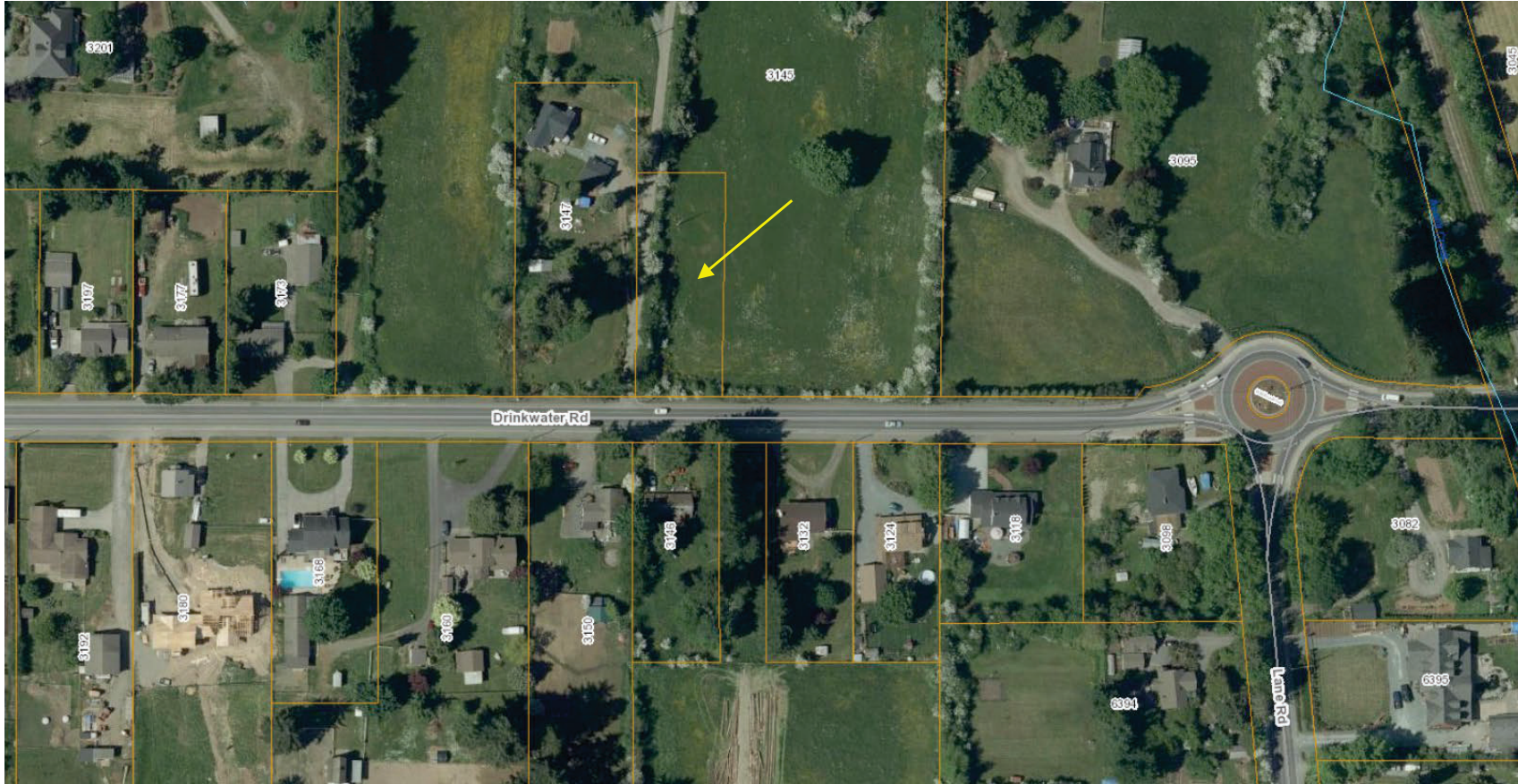
Zoning Map



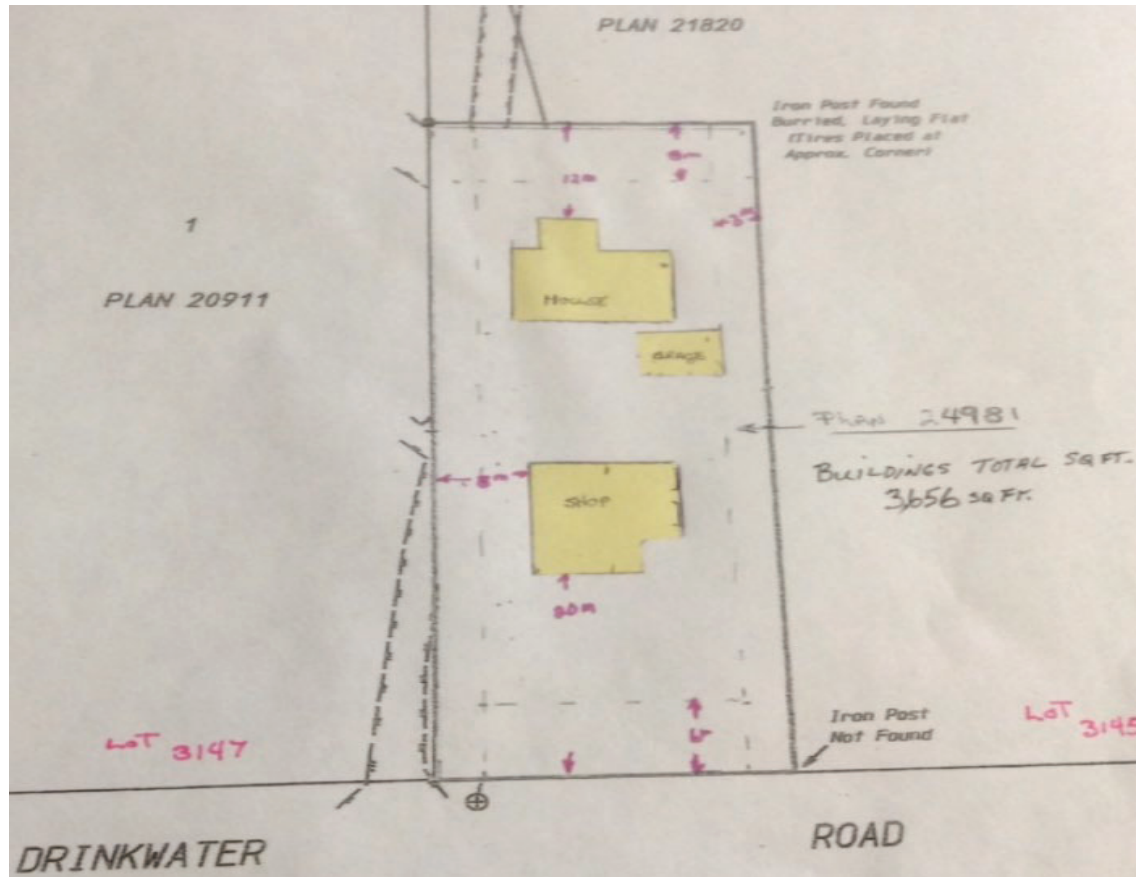
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Subject Property



Proposed Building Arrangement



Recommendation

That Council authorize the issuance of a development variance permit to vary Section 52(5) of Zoning Bylaw 1997, No. 2950 to increase permitted lot coverage from 10% to 20%, in order to accommodate siting of a single family dwelling, shop and garage for Lot 1, Plan VIP24981, Drinkwater Road (PID: 002-851-016).

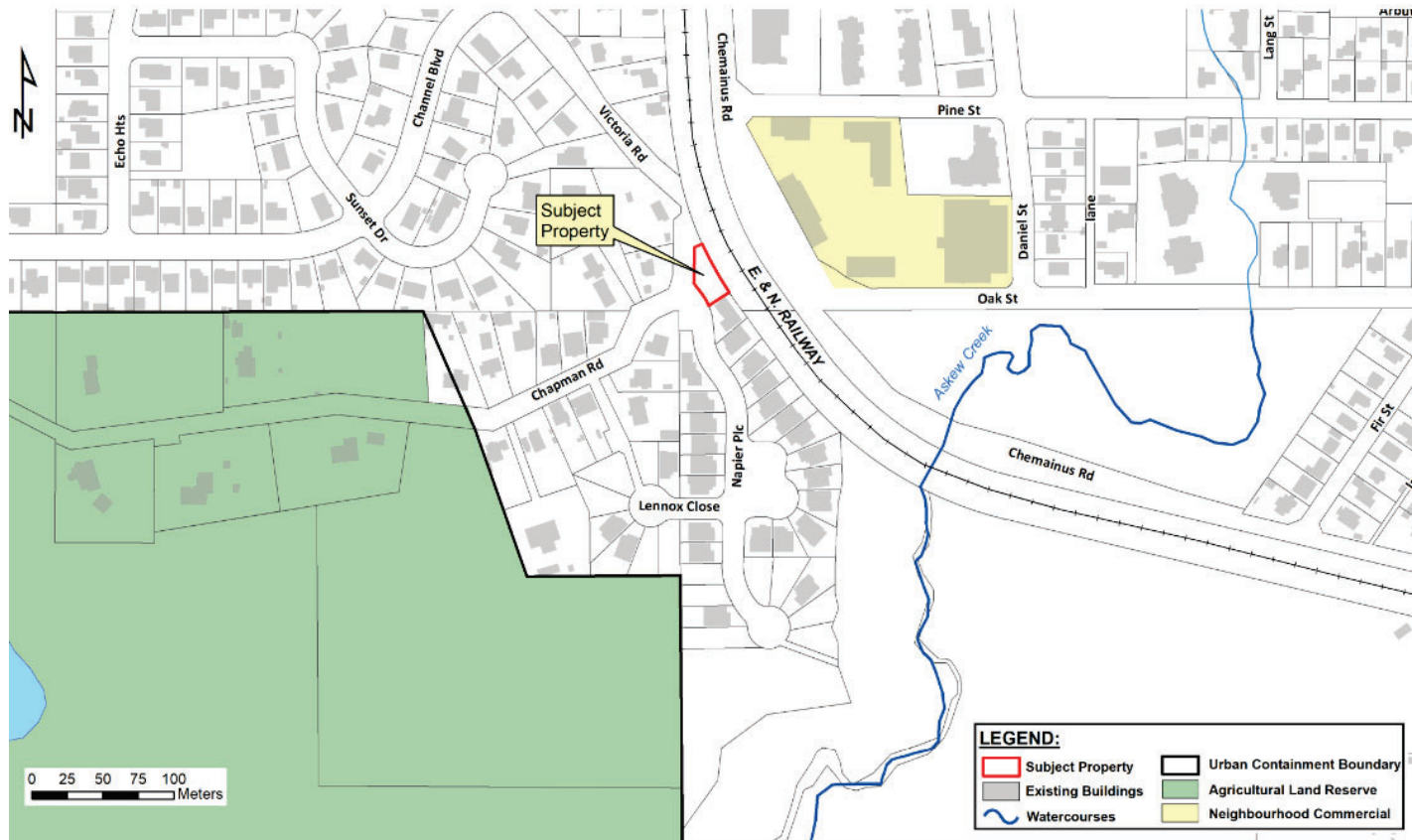
Development Variance Permit Application No. DVP00062

Address: Lot 1, Plan EPP73844, Napier Place
Applicant: Chris Clement

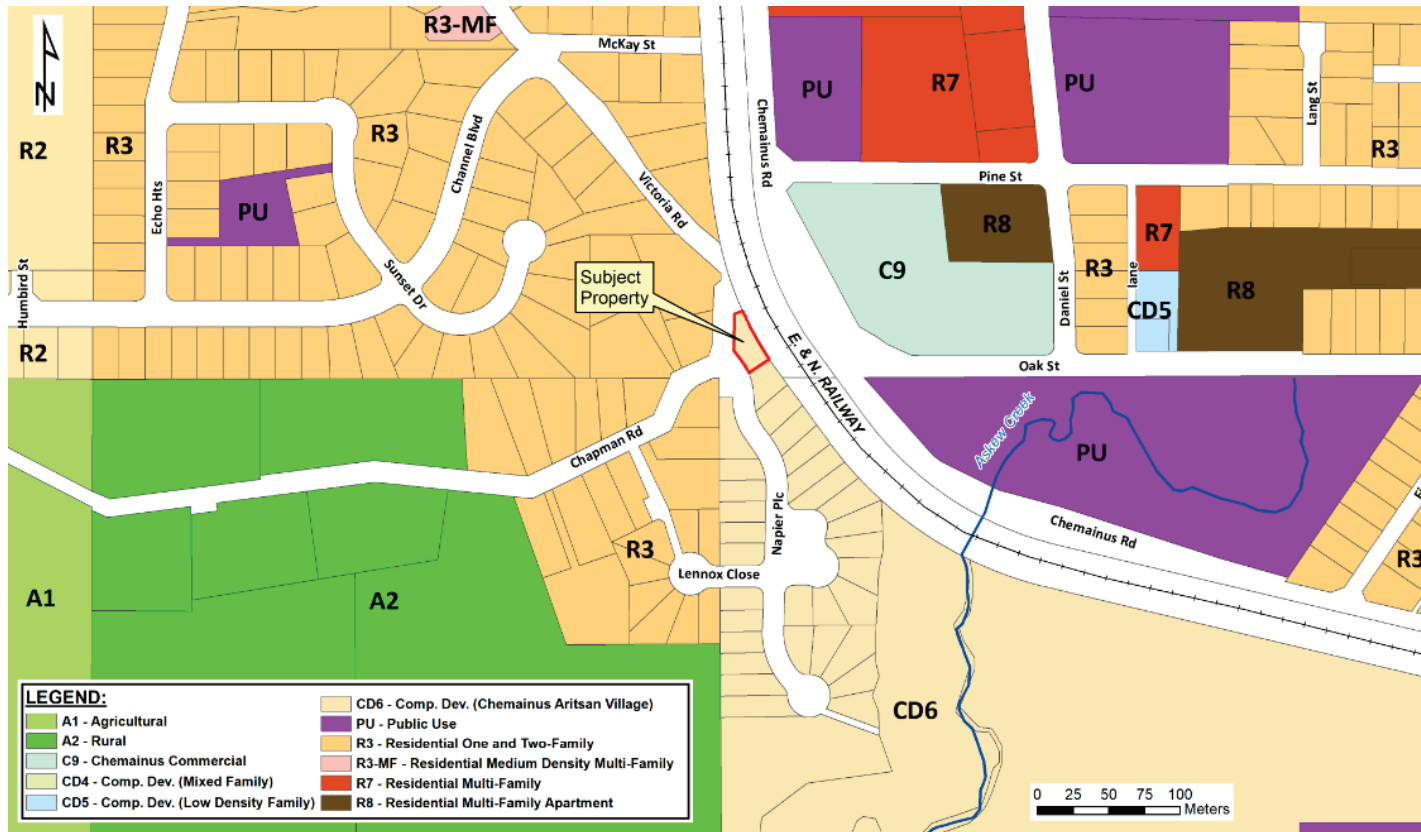
Proposal

To consider granting a variance to Zoning Bylaw No. 2950 to reduce the southern rear yard setback at 9802 Napier Place from 4.0 metres to 2.0 metres.

Location Map



Zoning Map



Orthophoto



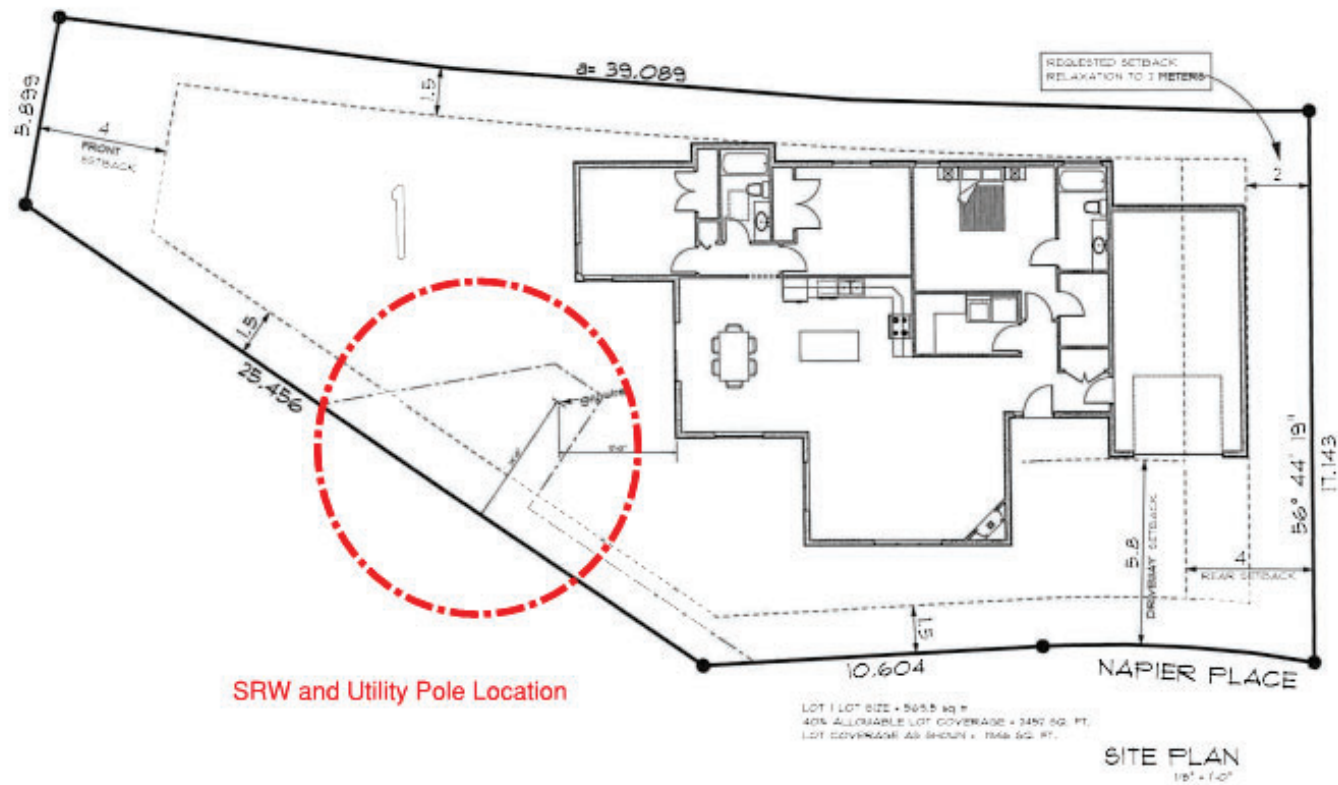
Streetview Photo



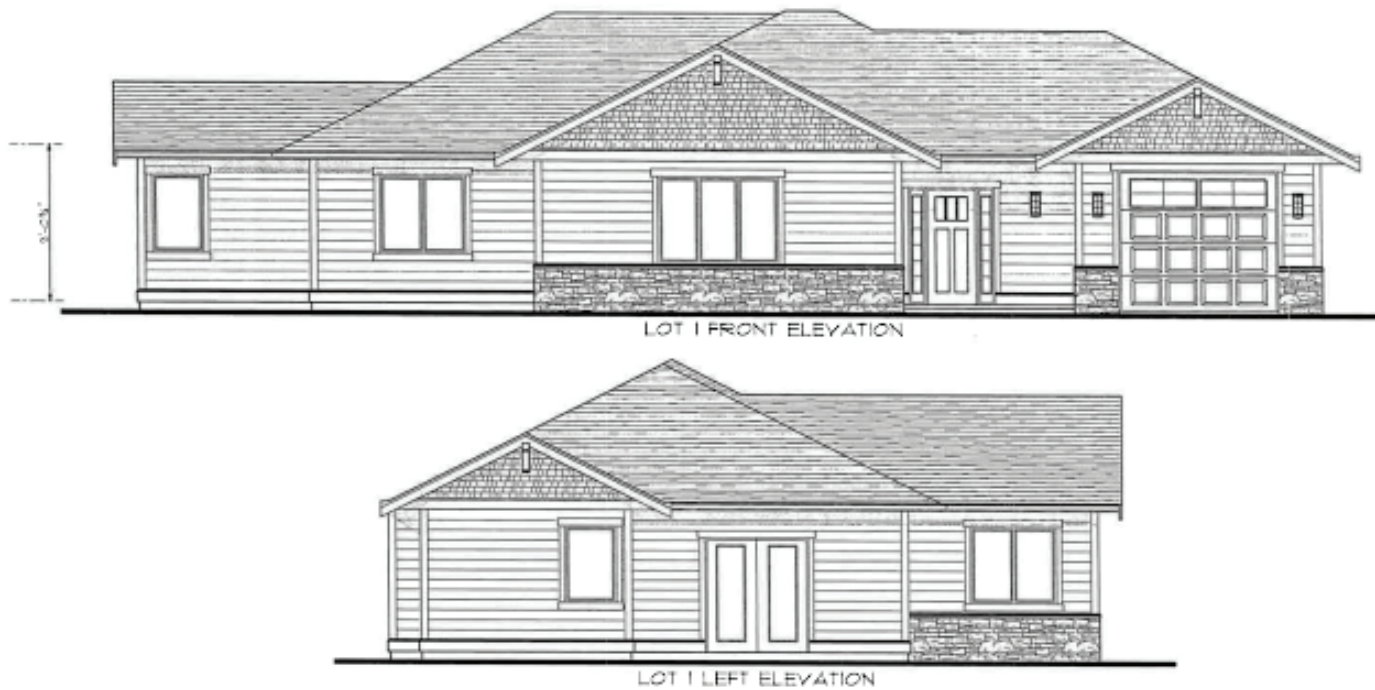
Streetview Photo



Site Plan



Proposed Home



Recommendation

That Council authorize the issuance of a development variance permit to vary Section 80.6 (6)(a) of Zoning Bylaw No. 2950, 1997 to reduce the required rear yard setback for a single family dwelling from 4.0metres to 2.0 metres for 9802 Napier Place (PID: 030-279-500).