

FIPPA s. 22(1)

Duncan BC
V9L 4A2

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Dated: Jan 11/2022

Planning Department
Municipality of North Cowichan
7030 Trans-Canada Highway
Duncan BC
V9L 6A1

Your Reference: CIP00921 (ZB000165)
Lot: 3351 Auchinachie Rd, Duncan V9L 4A2

Dear Council and Planning Department Members

This application proposes to rezone lot 3351 Auchinachie Rd from R3 to one R3-S and one CD24 for the purpose of a subdivision.

This property is uniquely positioned in that it sits between two roads and a walking trail. More than 81m of the 119m of lot boundary has no immediate neighbours. The entire south and west side of the property is being used as a walking trail and will not see any development for the foreseeable future.

The location of the existing building leaves a full R3-S lot on the west side with ample access of Auchinachie Rd.

The site plan shows the part of the deck that will be removed. A variance application will be made for the remainder of the deck and boundary setbacks for CD24 zoning for the existing building lot. Very much hoping the deck boundary variance will be approved as the deck is exceptionally well made with metal stairs, vinyl floor covering, glass and metal rails, all round aluminum cladding etc, but it is understood that it may require reduction. The deck can always be made compliant in a future replacement.

The proposal would make best use of the land and existing services. It would be fully compliant with Official Community Plan. The CD24 zone would allow a renovation or rebuild opportunity from its current single family dwelling to a multi-family dwelling with 4+ units. The R3-S lot would initially provide a single family dwelling, but with the possibility of adding a secondary suite, as I'm aware that MNC is actively in the process of considering secondary suites under R3-S zones. In summary, the proposal would go from the current single family dwelling to a density potential of 6+ residential dwelling units.

The hope is to initially build the R3-S single family dwelling with a secondary suite in mind and necessary parking requirements. After this, the plan would be to renovate the non-conforming existing building, under a DVP to allow 4 residential dwelling units in either rental or strata form depending on DVP requirements and costs.

The municipality would gain 34.9m² from the lot front to dedicate to future road widening and sidewalk construction. The proposal would provide affordable homes, construction employment, additional property taxes and add value to the neighbourhood.

All the potential multi-family dwelling units would provide many families with walking access to the towns major retail parks (Drinkwater, Beverly), sports fields, schools and public transport.

Given the low impact and optimization of existing resources, this proposal is a net positive for all parties.

Thank you for your kind consideration.

Yours Faithfully

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R Gill