

August 16, 2023

District of North Cowichan
7030 Trans-Canada Highway
North Cowichan, BC V9L 6A1

Our File: 20-05 Robert Street

Attn: Caroline von Schilling, Planner
Re: **Rezoning Application – 1771 Robert Street**

Dear Caroline,

Further to recent discussions, including the feedback we received from Council when they originally considered first and second reading of the amending bylaws at their July 19, 2023, Regular Council Meeting, my client would like to propose a voluntary increase to his Community Amenity Contribution (CAC). He feels strongly that this project will be very beneficial for the community of Crofton and is committed to taking the necessary steps to gain support from staff and Council for this project, but also must ensure that the project remains viable in order to be able to bring it to market. My client had previously committed to a CAC (cash contribution) of \$2,500 per single family and duplex lot, plus \$5,000 for the proposed multi-family site, which was anticipated to generate a total cash contribution of approximately \$60,000.

My client wishes to revise this proposal to increase his cash contribution to **\$4,000 per unit** (single family, duplex, townhouse) at subdivision (SFD) / building permit (Duplex, MF), with these funds directed towards the municipality's *Affordable Housing Reserve Fund*. Based on the projected unit range (34-38), this would result in a contribution of between \$136,000 and \$152,000. This cash contribution now represents a 6-8X increase over the original request from Staff (approx. \$20,000) in December 2021 and is 2.5X higher than our previous offer. The updated cash contribution is still in addition to the previously committed excess (uncredited) parkland and trail construction requested by staff. The total value of my client's contribution (cash, land, and trail) will now likely exceed \$250,000.

We trust that this updated proposal illustrates my client's commitment to moving forward with this project and his interest in advancing a project that is truly beneficial for the residents of Crofton, the Municipality, and the developer.

Sincere Regards.



Scott W. Mack, M.Arch., B.Sc. (PLAN), MCIP, RPP
Managing Partner | Registered Professional Planner