

September 12, 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 our recent discussions, and following Council's direction from the August 16, 2023 Council meeting, I have had the opportunity to discuss the Community Amenity Contribution (CAC) proposal with my client. He has concluded that he wishes to continue to maintain his proposed CAC at **\$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*. As previously noted, based on the projected unit range (34-38), this would result in a contribution of up to \$152,000. This cash contribution represents a nearly 8X increase over the original offer (+/- \$20,000, as requested by Staff) in December 2021 and is 2.5X higher than our previous offer of +/- \$60,000 (June 2023).

The cash contribution is still in addition to the previously committed amenities of additional green space (uncredited parkland) and trail construction requested by staff.

In the interests of supporting Council's goals related to increased affordability, density and housing choice, my client is also prepared to add the following commitments, which would be secured as part of the s.219 covenant(s) to be registered as part of the rezoning:

1. That a full subdivision of the parent property will include the necessary servicing and lot areas to accommodate a minimum of five (5) duplex lots.
2. That future building permits for any single-family home shall include the following minimum necessary rough-ins to accommodate a potential / future secondary suite (assuming that a completed secondary suite isn't included in the initial building plans):
 - 220-amp outlets for dryer and range;
 - plumbing rough-in for kitchen, laundry facilities and a full bathroom; and,
 - second exterior entrance.

We look forward to seeing the application proceed to Council for consideration of second reading on September 26, 2023.

Sincere Regards.



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