

# Report

Date July 17, 2024

File: 3360-20 24.10

Subject Early Consideration of Zoning Bylaw Amendment application ZB000236 for 2731 Vian Street

---

## **PURPOSE**

To receive council feedback on the Early Consideration of Zoning Bylaw Amendment application ZB000236 to propose a multi-family development incorporating subsidized units and market rate units at 2731 Vian Street.

## **BACKGROUND**

### Property Details

The subject property is located at 2731 Vian Street, is 734.5 m<sup>2</sup> in size and contains a single-family dwelling (Attachments 1 & 2). Located within the Residential Multi-Family Zone (R7) and designated as Village Residential within the Official Community Plan (OCP), the property sits inside the Urban Containment Boundary (UCB) (Attachment 3). The property is also included in the University Village Local Area Plan and is designated Residential Mid-Rise.

The subject property is serviced by Municipal sewer and City of Duncan water and is surrounded by a mixture of residential, commercial, and public use zones.

### Proposal

The applicant is requesting a zoning amendment to permit the construction of a 4-storey, 21-unit apartment building (Attachments 4 & 5). The intent is to include 30% Market Rate rental units, 50% BC Housing Rent Geared to Income units, and 20% Deep Subsidy units within the building. The Rent Geared to Income and Deep Subsidy units will be occupied by adults with developmental disabilities who live independently in the community and are currently supported by the Clements Centre for Families.

The applicant has chosen to pursue an early consideration application to receive Council feedback to gauge support for the project based on the information provided thus far. The assumption is that success in terms of the applicant receiving grants to construct the project will likely be enhanced by Council supporting the zoning.

A shadow study has been conducted and can be found in Attachment 6.

## **DISCUSSION**

Based on the information received from the applicant, staff have determined that the proposal is compliant with the following North Cowichan Bylaws and Policies:

OCP Bylaw 3900

|         |  |
|---------|--|
| 3.2.3   | Village Residential Designation. This designation is where the bulk of North Cowichan's new multifamily housing will be located.   |
| 3.2.4   | Allow building heights typically between 3-5 stories...  |
| 4.1.4 d | Cooperate and collaborate with agencies providing community services, including those working on diversity and inclusion, with children, youth, families, seniors and people with disabilities.  |
| 4.6.2 z | Ensure that parking for bikes and other alternative modes of transportation is provided in public spaces and facilities, and within private development.   |
| 5.1.2 d | Direct residential development as shown on the land use map with the highest densities in the Village Centres, decreasing density in the neighbourhoods with a gradual transition to the low density in the rural areas outside the UCB. |
| 5.1.2 e | Support multi-unit residential development in areas identified as Village Centres on Land Use Maps where full services exist.  |
| 5.1.2 f | Encourage mixed-use development (residential and commercial) in Village Centres, where appropriate.  |
| 5.1.4 a | Work with local housing providers ..., regional and provincial governments to encourage development of a variety of housing types.   |
| 5.2.2 e | Direct affordable housing developments to Village Core and Village Residential areas close to transit, services, and employment opportunities to reduce transportation costs of residents.   |
| 5.2.2 o | Support subsidized housing, supportive housing, homeless shelters, and non-market housing for vulnerable populations such as seniors, low-income families, and people with disabilities.   |

University Village Local Area Plan Bylaw 3582

|      |   |
|------|---|
| 5.16 | PA-6 Low-Rise Residential Neighbourhoods... Preferred Building Typologies... Low Rise Apartments (up to 4 storeys). |
|------|---|

Geotechnical Considerations

Development of adjacent properties has identified ground conditions in the area, which will require further investigation prior to the development of the subject property. Should Council choose to fully consider this application, a geotechnical assessment and summary report prepared by a qualified professional providing recommendations of the site's bearing and soil stability must be included in the package being presented to Council. The final design of the building must accommodate any geotechnical recommendations within the report.

Securing Affordable Housing

Staff will work with the applicant to secure agreements for affordable housing units for adults with disabilities. This could be accomplished by way of housing agreement or density bonusing.

## ANALYSIS & CONCLUSION

This application is largely compliant with OCP policy and addresses the critical need for housing for community members with disabilities. It also contributes to the supply of one-bedroom units, which are identified as deficient in the 2021 Regional Housing Needs Assessment. Staff recommend that Council consider proceeding with a full application (ZB000236).

## OPTIONS

1. **(Recommended Option)** THAT Council agrees to consider the full Zoning Amendment Application ZB000236 for 2731 Vian Street.
2. THAT Council denies Zoning Amendment Application ZB000236 for 2731 Vian Street.

## IMPLICATIONS

If Council are supportive of the initial concept, the application will proceed to a complete zoning amendment application. Required documents for the complete application include but are not limited to:

- Site Plan prepared by a BC Land Surveyor
- Site disclosure statements
- Parking demand management study to support anticipated parking variance request
- Conceptual servicing plan
- Fire flow servicing calculations
- Geotechnical assessment report – bearing and seismic soil stability

The full zoning amendment application package may reveal information currently unknown to North Cowichan. Review of the submitted information will inform staff recommendations to Council.

If the application is denied, the applicant may choose to reapply for a zoning amendment. However, re-application will not be accepted for 6 months immediately following the date of refusal.

## RECOMMENDATION

THAT Council agrees to consider the full Zoning Amendment Application ZB000236 for 2731 Vian Street.

Report prepared by:

*Sarah Foulkes-Watson*

---

Sarah Foulkes-Watson, MCP  
Development Planner

Report reviewed by:



---

Amanda J. Young, RPP, MCIP  
Director, Planning and Building

---

**Approved to be forwarded to Council:**



---

Ted Swabey  
Chief Administrative Officer

Attachments:

- (1) Location Map
- (2) Orthophoto Map
- (3) Zoning Map
- (4) Elevations
- (5) Floor Plans
- (6) Shadow Study