



V9L 6C5
Phone 250-737-1440
Fax 250-737-1551
cowichanengineering@shaw.ca

June 27, 2024

Our File: 1340-C

Municipality of North Cowichan
PO Box 278
Duncan, BC
V9L 3X4

Attn: Caroline von Schilling – Development Planner

**RE: Lot 1 Section 17 Range 5 Chemainus District Plan 41882 – Artisan Village
Subdivision Application**

Enclosed herewith are the following documents to accompany this letter for purposes of amending the current zoning for the above noted property;

1. Site drawing showing proposed zones
2. Original 3.5 & 4.5 storey building
3. Area 3A mixed use drawing
4. 4 story building drawing
5. 5 story building drawing
6. 4,5 & 6 story building with underground parking drawing
7. 4,5 & 6 story building with parking at grade drawing
8. Example photos of local buildings

Listed below is our revised letter of rationale covering the following;

- Increased density in 2A
- Corrected apartment height in Areas 2 & 3

Land Use:

Currently the subject property is a Comprehensive Development Zone (CD6) with five (5) areas within the zone. Areas 1- 3 are development zones while 4 and 5 are for park and Agricultural Land Reserve (ALR) buffering. Area 1 is built out, while the purpose of this application is to move forward on the development of area's 2 and 3

Zoning Amendment:

As the re-zoning was completed over ten (10) years ago building styles and demand has changed; under this application we're proposing the amendments to area two (2) and three (3) under the following items;



Cowichan Engineering Services LTD.

6468 Norcross Road
Duncan BC
V9L 6C5
Phone 250-737-1440
Fax 250-737-1551
cowichanengineering@shaw.ca

1. Overall Building Heights
2. Amended Usage in Area 3 to include commercial space as per current OCP
3. Area Boundaries
4. Amend Site Coverage and Landscape coverage for Apartments and Commercial
5. Parking Details
6. Railway Setback Requirements
7. Remove Maximum Eave line from document

1.0 Multi Family (Area 2)

- Currently the maximum height is 4.5 storeys with height of 45.93' (14m)
- Unfortunately these numbers in the document do not work under conventional construction. A 4.5 storey building would require an overall height of 54' including elevator shaft. In addition referencing the eave height as the maximum building height is incorrect and does not work
- The additional storey in 2B this would increase the residential area by 3300 sq.m

Proposed

- Increase Apartment site coverage to 65 %
- Reduce Landscaping coverage to 20% for Apartments only
- Amend Area 2 boundary to create Three Sub-Areas as follows.

Area 2A

- Propose a maximum of a six (6) storey building with two (2) height options based on underground or above ground parking
- A six (6) story Building with parking at grade an average height of 19.87m (65.20") is proposed
- A six (6) story with underground parking and average height of 21.50m (70.7") is proposed
- A building with underground parking would only have one (1) side of the building fully exposed

Area 2B

- Propose a maximum of a five (5) storey building with two (2) height options based on underground or above ground parking
- A five (5) story Building with parking at grade an average height of 16.82m (55.20") is proposed
- A five (5) story with underground parking and average height of 18.50m (60.7") is proposed
- A building with underground parking would only have one (1) side of the building fully exposed

Area 2C

- As per current maximum zoning height 14.0m (45.93')

2.0 Multi Family/Commercial(Area 3)

- Currently the maximum height is 3.5 storeys with height of 36.09' (11.0m). The current document height reference do not work for conventional construction of a 3.5 storey building. Under conventional construction a height of 42.66' (13.0m) would be required.

Proposed

- Increase Apartment site coverage to 65 %
- Reduce Landscaping coverage to 20% for Apartments only
- Amend Area 3 boundary to create Two Sub-Areas as follows.

Area 3A

- A commercial building to be four (4) story with parking at grade to an average height of 14.63m (48.00") is proposed.
- All commercial and can be commercial ground floor with residential above.
- Add a minimum commercial use space of 600sq.m to the area

Area 3B



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- Propose a maximum of a four (4) storey building with two (2) height options based on underground or above ground parking
- A four (4) story Building with parking at grade an average height of 13.78m (45.20") is proposed
- A four (4) story with underground parking and average height of 17.56m (56.2") is proposed
- A building with underground parking would only have one (1) side of the building fully exposed
- A commercial building to be four (4) story with parking at grade to an average height of 14.63m (48.00") is proposed.
- All commercial and can be commercial ground floor with residential above.
- No minimum commercial space required

3.0 Parking Details (3)(b)(vii)

- Currently all required parking areas must be grouped in clusters of a maximum of eight (8) spaces with landscaping

Proposed

- We propose an increase to twelve (12) given the density identified in the current bylaw increases the impervious area of the project and would require a larger foot print.

4.0 Railway Setback (Area 2 & 3)

- Currently the setback for primary buildings from the railway is ten (10) meters.

Proposed

- We propose reducing that to six (6) meters to keep consistent with item four (4) of the bylaw. Given the future road (Askew Creek Drive) will form the secondary connection from the highway to Chemainus; this will create further separation between the living area and traffic. In addition it creates accessibility for the non-vehicle user to local amenities via the local trail system



Cowichan Engineering Services LTD.

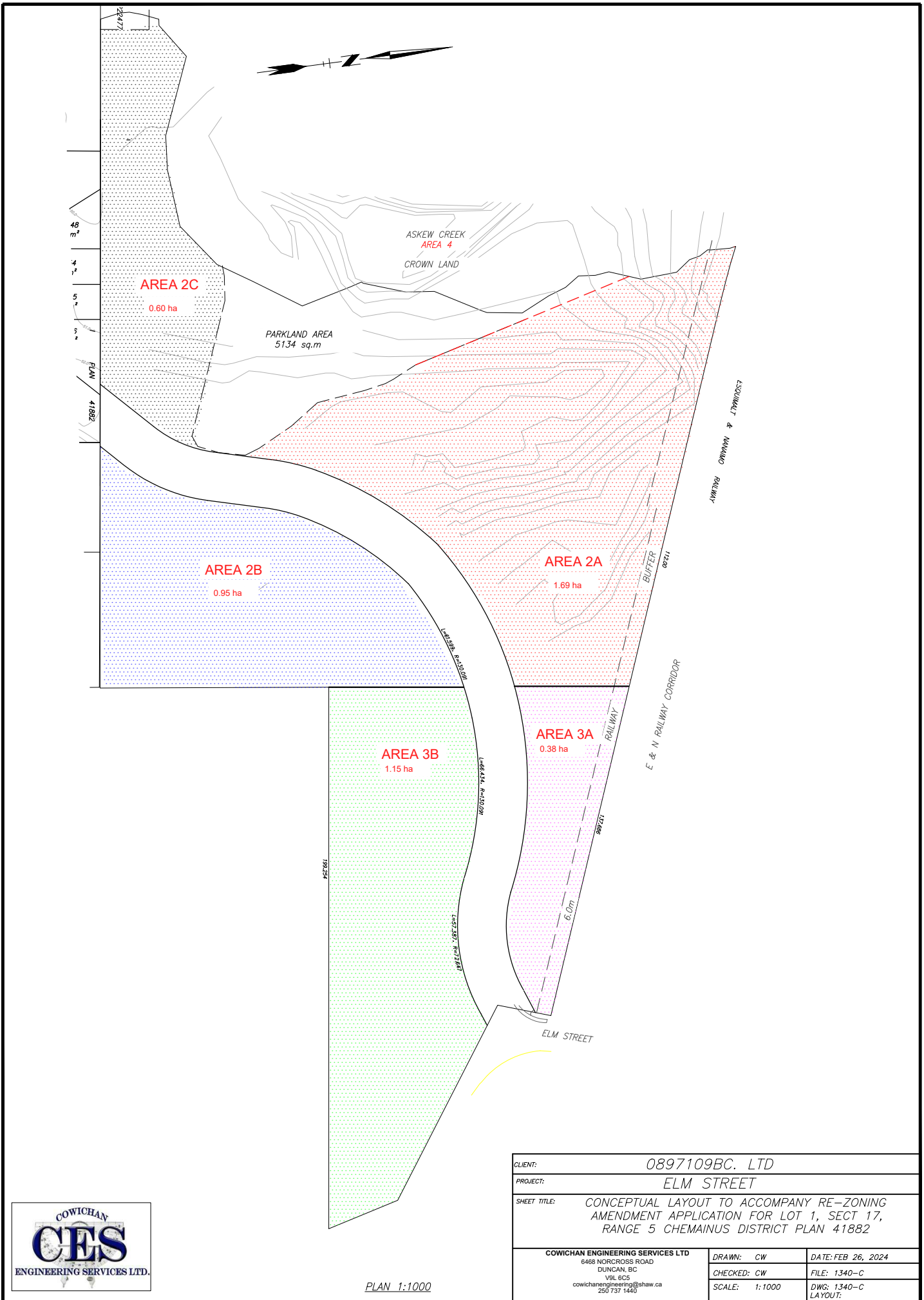
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cowichanengineering@shaw.ca

In summary the main part in the proposed amendment is to amend the numbers and building styles to stay current with new OCP's, changing demands for housing, while reducing our foot print area. Please contact me with any questions you might have as you begin to process this amendment application.

Sincerely,

A handwritten signature in black ink, appearing to be "Cam Williams", written in a cursive style.

Cam Williams, ASCT
Owner, Cowichan Engineering Services Ltd.



PLAN 1:1000

CLIENT:	0897109BC. LTD	
PROJECT:	ELM STREET	
SHEET TITLE:	CONCEPTUAL LAYOUT TO ACCOMPANY RE-ZONING AMENDMENT APPLICATION FOR LOT 1, SECT 17, RANGE 5 CHEMAINUS DISTRICT PLAN 41882	
COWICHAN ENGINEERING SERVICES LTD 6468 NORCROSS ROAD DUNCAN, BC V9L 6C5 cowichanengineering@shaw.ca 250 737 1440	DRAWN: CW	DATE: FEB 26, 2024
	CHECKED: CW	FILE: 1340-C
	SCALE: 1:1000	DWG: 1340-C
		LAYOUT:

47'-8"
29'-8"
10'-0" 9'-0"
9' Ceiling Height 9' Ceiling Height

By-Law Maximum Building Height 14.0M (45.93')

By-Law Maximum Building Eave line Height 11.0M (36.09')



SIDE ELEVATION
3 1/2 STOREY

5 Story 55.2'

52.6'
6'-8 7/8"
15'-0" 9'-0"
9' Ceiling Height 9' Ceiling Height



SIDE ELEVATION
4 1/2 STOREY

NOTE:
This drawing is an indication of service to the property
No warranty is made by the architect as to the accuracy and
reliability of the information upon which this drawing is based
The architect is not responsible for the design of the building
or the construction thereof, and is not responsible for the
structural design of the building or the construction thereof
The architect's responsibility is limited to the design of the
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for the design of the building or the construction thereof

NO	DATE	REVISIONS



D-ARCHITECTURE
6377 ICARUS DRIVE, NANAIMO, BC V9V 1N4
T: 250-933-1991, E: FIRGULZI@SHAW.CA
DARYDUSH FIRGULZI ARCHITECTURE INC.

SCALE

CONSULTANT LOGO

SCALE
1/8" = 1'-0"
DRAWN
CHECKED
DATE
4TH JAN 24

PROJECT
ARTISAN VILLAGE
CHEMAINUS, BC

CLIENT
CHRIS CLEMENT
PROJECT NO. 2071

SHEET TITLE
COMPARING 3 1/2, 4 1/2
9' CEILING
BUILDING ELEVATIONS
AREA 2 APARTMENT

SHEET NO.
A4.1c
REVISION

ESQUIMALT & NANAIMO RAILWAY

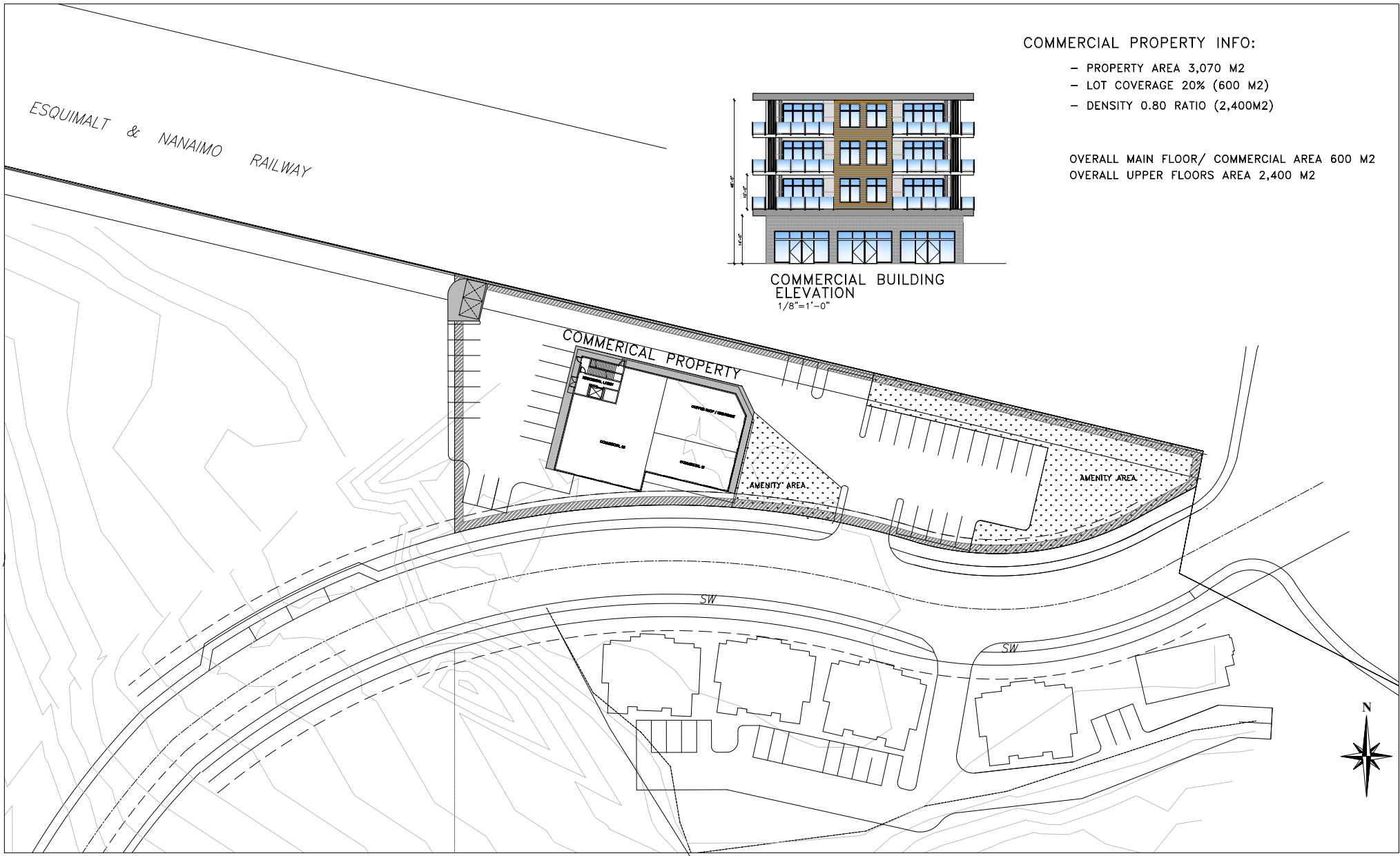
COMMERCIAL PROPERTY INFO:

- PROPERTY AREA 3,070 M2
- LOT COVERAGE 20% (600 M2)
- DENSITY 0.80 RATIO (2,400M2)

OVERALL MAIN FLOOR/ COMMERCIAL AREA 600 M2
 OVERALL UPPER FLOORS AREA 2,400 M2



COMMERCIAL BUILDING ELEVATION
 1/8"=1'-0"



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PROJECT
 ARTISAN VILLAGE
 CHEMAINUS, BC

CLIENT
 CHRIS CLEMENT
 PROJECT NO. 2071

SHEET TITLE
 SITE FLOOR PLAN
 COMMERCIAL BUILDING
 ELEVATION

SHEET NO.
A1.1
 REVISION





By-Law Maximum Building Height 14.0M (45.93')

By-Law Maximum Eave line Height 11.0M (36.09')

36'-1 1/8"

39'-0"
UST

30'-0"
4TH FLOOR

20'-0"
3RD FLOOR

10'-0"
2ND FLOOR

0'-0"
1ST FLOOR

9'-0"
10'-0"
45'-10 1/2"
10'-0"
10'-0"

SIDE ELEVATION 4 STOREY

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PROJECT
**ARTISAN VILLAGE
CHEMAINUS, BC**

CLIENT
CHRIS CLEMENT
PROJECT NO. 2071

SHEET TITLE
**BUILDING ELEVATIONS
AREA 3 APARTMENT**

SHEET NO.
A4.3
REVISION



REAR ELEVATION



SIDE ELEVATION

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SCALE: 1/8" = 1'-0"

DATE: 21 JULY 21

PROJECT: ARTISAN VILLAGE CHEMAINUS, BC

CLIENT: CHRIS CLEMENT

PROJECT NO.: 2071

BUILDING TITLE: BUILDING ELEVATIONS

SHEET NO.: **A4.1**

REVISION: —



REAR ELEVATION



SIDE ELEVATION

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 02 JULY 24

PROJECT
 ARTISAN VILLAGE
 CHEMAINUS, BC

CLIENT
 CHRIS CLEMENT
 PROJECT NO.
 2071

SHEET TITLE
 BUILDING ELEVATIONS

SHEET NO.
A4.4
 REVISION



SIDE ELEVATION
5 STOREY ABOVE SEMI UNDERGROUND PARKING



SIDE ELEVATION
4 STOREY ABOVE SEMI UNDERGROUND PARKING



SIDE ELEVATION
6 STOREY ABOVE SEMI UNDERGROUND PARKING

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PROJECT
ARTISAN VILLAGE
CHEMAINUS, BC

CLIENT
CHRIS CLEMENT
PROJECT NO.
2071

SHEET TITLE
COMPARING 4,5&6 STOREY
9' CEILING
BUILDING ELEVATIONS
AREA 2 APARTMENT

SHEET NO.
A4.1cr
REVISION



SIDE ELEVATION
5 STOREY



SIDE ELEVATION
4 STOREY



SIDE ELEVATION
6 STOREY

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PROJECT
ARTISAN VILLAGE
CHEMAINUS, BC

CLIENT
CHRIS CLEMENT
PROJECT NO.
2071

SHEET TITLE
COMPARING 4,5&6 STOREY
9" CEILING
BUILDING ELEVATIONS
AREA 2 APARTMENT

SHEET NO.
A4.1c
REVISION



5 Story



6 Story