

February 20, 2025

The Municipality of North Cowichan
7030 Trans-Canada Highway
Duncan, BC V9L 6A1

Attention: Mayor Douglas and Council

Reference: **Cowichan Secondary School Site**

Dear Mayor Douglas,

We understand School District 79 has recently made the decision to declare Cowichan Secondary School and lands surplus to their needs.

We believe that this site would make an excellent location to develop homes to meet the extreme need for affordable housing in Duncan.

Located in a key part of the community, occupying a highly visible and accessible location, we believe that the Cowichan Secondary School property ("the Site") could easily accommodate over 700 homes with a properly planned master plan community.

Catalyst has written to the School District expressing our desire to work with them to realize a beneficial redevelopment of the site for the people of Duncan.

Catalyst is a BC-based not-for-profit real estate developer creating vibrant, affordable, and inspiring places for people to live and work in. We do this by working with other non-profit organizations and unlocking the value within real estate assets, reinvesting that value back into BC communities. With an independent Board of Directors, we develop and own below-market rental housing, community program and administration space, and commercial space.

Our team has extensive development experience across BC, from Tofino, to Victoria, Vancouver, Penticton, and more.

We are one of very few non-profits in Canada that have the sophistication to attract social investment capital in addition to Federal and Provincial funds to develop real estate assets for community benefit. We currently have projects with funding from CMHC, BC Builds, BC Housing, Vancity, and a social capital investment fund which affords our partners and ourselves little equity requirements in projects.

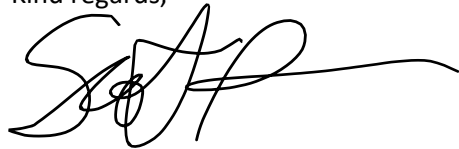
We understand that the School District will likely be following a proscribed process for disposition of the Site, but we believe there are other options available including long-term land leases, a forward sale or joint ventures.

In the spirit of community building and perhaps further conversations, Catalyst would like to propose an informal discussion with the Municipality of North Cowichan about how Catalyst could approach a community directed redevelopment of this important property, and how North Cowichan, the School District and community can all benefit from additional housing and commercial spaces.

Finally, this is a great opportunity to also develop priority housing for medical professionals employed at the new hospital, or teachers and students in the District or at V.I.U.

We would love to discuss this further with yourself and/or Council should you find this option interesting and we're available at any time to meet.

Kind regards,



Scott Dutchak, MBA, MCIP, RPP
President, Catalyst Community Developers Society