

**From:** [Christina Hovey](#)  
**To:** [Luke Mari](#)  
**Cc:** [Amanda Young](#); [Pablo Golob](#); [George Farkas](#); [Elaine Lichtenwald](#); [John Lichtenwald](#)  
**Subject:** RE: West Vista Terrace  
**Date:** Friday, April 11, 2025 12:44:31 PM  
**Attachments:** [image001.jpg](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Hi Luke,

Thanks for your e-mail and for your patience with this – it's been another busy week!

I have a slightly different perspective here – I don't think we can wait until the rezoning stage or later to do this analysis. Getting a better understanding of the financial impacts of this project is important now since the OCP amendment is the big decision point for Council about whether this is a location where the Municipality wants to see development in the short-term.

I did speak to one of the land economists who you had consulted with and my understanding was that, although it would be a significant amount of work, they thought they could provide information and analysis to help inform the decision from the financial perspective. I'd also point out that the Bell McKinnon Local Area Plan lays out the expected land uses and densities in detail and should provide a reasonable basis for the analysis.

Since we do not agree on whether the requested information should be provided as part of this application, our only option to move forward is to bring the issue to Council for decision.

You are probably aware that Elaine did reach out to Council directly after you sent your last email. We've since let them know to expect this matter to come to them for decision, most likely in June.

If you would like to provide a letter or memo explaining your reasoning for why you don't think this information should be required at this time, I can include it as an attachment to the Council report and/or of course you can provide information directly to Council in the lead up to the meeting.

Let me know if you have any questions or want to set up a time to discuss this further, otherwise I'll keep in touch regarding the timing of the Council meeting.

Thanks so much,

Christina

**Christina Hovey** RPP, MCIP (She/her)

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**From:** Luke Mari <luke@aryze.ca>

**Sent:** Wednesday, April 2, 2025 9:20 AM

**To:** Christina Hovey <Christina.Hovey@northcowichan.ca>

**Cc:** Amanda Young <Amanda.Young@northcowichan.ca>; Pablo Golob <Pablo.Golob@northcowichan.ca>; George Farkas <george.farkas@northcowichan.ca>; Elaine Lichtenwald [REDACTED]; John Lichtenwald [REDACTED]

**Subject:** Re: West Vista Terrace

Hi Christina,

Thanks for the email—and I completely understand the position you're in.

Just to clarify, we're not refusing to provide the supplementary information. We're simply suggesting that now isn't the appropriate time for it. An OCP amendment is a high-level land use change—it's not about site-specific details. At this stage, we don't yet know the density, form, tenure, layout, or specific land uses of the property.

We've consulted with three separate Financial Impact Assessment firms, and all of them concluded that there isn't currently enough information to produce an accurate and meaningful report. Once the OCP amendment is resolved, we'll be in a much better position to submit comprehensive reports as part of a fully developed and clearly understood rezoning application.

With that in mind, we respectfully request that the OCP amendment move forward to Council for bylaw readings. Given that there's no statutory requirement for an FIA at this stage, we don't believe Council direction on that matter is necessary at this time.

Would love to hear your thoughts.

Regards,

Luke

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*Luke Mari*

Managing Principal

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**From:** Christina Hovey <[Christina.Hovey@northcowichan.ca](mailto:Christina.Hovey@northcowichan.ca)>

**Date:** Wednesday, March 26, 2025 at 9:05 AM

**To:** Luke Mari <[luke@aryze.ca](mailto:luke@aryze.ca)>

**Cc:** Amanda Young <[Amanda.Young@northcowichan.ca](mailto:Amanda.Young@northcowichan.ca)>, Pablo Golob

<[Pablo.Golob@northcowichan.ca](mailto:Pablo.Golob@northcowichan.ca)>, George Farkas

<[george.farkas@northcowichan.ca](mailto:george.farkas@northcowichan.ca)>, Elaine Lichtenwald [REDACTED], John Lichtenwald [REDACTED]

**Subject:** RE: West Vista Terrace

Hi Luke,

I appreciate your patience with this, now that the agent authorization has been confirmed we can continue with this conversation.

Thanks for your note about the Financial Impact Assessment, you are correct that section 487 of the Local Government Act does not reference OCP amendment applications.

However, we do maintain that providing a Financial Impact Assessment is necessary information for the proper evaluation of this OCP amendment application and is needed to allow staff to properly advise Council.

If you confirm that you are not willing to provide the requested information at this time, we will bring this information back to Council for direction on how to proceed. Council may be willing to review the application without the requested additional information. They will also have the option to refuse further consideration of the application until the Financial Impact Assessment is provided or even to direct that MNC complete the analysis at the Municipality's expense (however, this last option is very unlikely).

Please let me know how you would like to proceed.

Thanks so much,

Christina

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Project Planner

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**From:** Luke Mari <[luke@aryze.ca](mailto:luke@aryze.ca)>

**Sent:** Monday, March 10, 2025 3:21 PM

**To:** Christina Hovey <[Christina.Hovey@northcowichan.ca](mailto:Christina.Hovey@northcowichan.ca)>

**Cc:** Amanda Young <[Amanda.Young@northcowichan.ca](mailto:Amanda.Young@northcowichan.ca)>; Pablo Golob <[Pablo.Golob@northcowichan.ca](mailto:Pablo.Golob@northcowichan.ca)>; George Farkas <[george.farkas@northcowichan.ca](mailto:george.farkas@northcowichan.ca)>; Elaine Lichtenwald [REDACTED]; John Lichtenwald [REDACTED]

**Subject:** Re: West Vista Terrace

Hi Christina,

I hope you're doing well. We are still underwriting the project but also do not want to hold up the process as we continue to put together a plan for advancement.

We would like to advance the file with the following clarification regarding the Fiscal Impact Assessment for the proposed project. At this stage, we will not be submitting the assessment until the Official Community Plan (OCP) amendment has received adoption.

Additionally, our understanding of Section 487 of the Local Government Act, requests for information under a Development Approval Information (DAI) Bylaw may only be considered for an amendment to a zoning bylaw, a development permit, or a temporary use permit.

Since our application is currently at the OCP amendment stage, a Fiscal Impact Assessment is not a required submission at this time. That said, we are committed to providing more detailed information via the rezoning process that we will be running concurrent to the existing process.

Please let us know if you require any additional information in the meantime in order to

advance the OCP amending bylaw to Council for readings.

Best regards,

Luke

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*Luke Mari*  
Managing Principal

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**From:** Christina Hovey <[Christina.Hovey@northcowichan.ca](mailto:Christina.Hovey@northcowichan.ca)>

**Date:** Thursday, February 6, 2025 at 3:50 PM

**To:** Luke Mari <[luke@aryze.ca](mailto:luke@aryze.ca)>

**Cc:** Amanda Young <[Amanda.Young@northcowichan.ca](mailto:Amanda.Young@northcowichan.ca)>, Pablo Golob  
<[Pablo.Golob@northcowichan.ca](mailto:Pablo.Golob@northcowichan.ca)>

**Subject:** RE: West Vista Terrace

Hi Luke,

Thanks for the meeting today. Here's the background information we discussed (below).

Please do let us know if you have any further questions.

Thank you,

Christina

**November 20<sup>th</sup>, 2024** the OCP application was presented for early consideration (Item 9.3): <https://pub-northcowichan.escribemeetings.com/Meeting.aspx?Id=847d971a-af5d-4e36-9c1b-816b540e458f>

**For further background, on October 8<sup>th</sup>, 2024** we brought a more general report about the Bell McKinnon area to Committee of the Whole (Item 6.1): <https://pub-northcowichan.escribemeetings.com/Meeting.aspx?Id=6a5ccc8d-f66b-4d9f-bee9->

[f8a6d76cc798](https://www.northcowichan.ca/media/1293)

**The Development Approval Information Bylaw is here:**

<https://www.northcowichan.ca/media/1293>

- The relevant sections to this type of file are C.5 Economic and Socio-Economic Impact Report and C.9 Fiscal Impact Assessment, the bylaw also provides a bit more context about what the goal is with asking for this type of information.
- As mentioned in the meeting not every bullet point of information under C.5 and C.9 is relevant to every file and we are willing to provide some support in right-sizing the scope of the study.
- Applicants do have the right under the Local Government Act, to appeal information requests to Council.

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**From:** Luke Mari <[luke@aryze.ca](mailto:luke@aryze.ca)>

**Sent:** Wednesday, February 5, 2025 11:15 AM

**To:** Christina Hovey <[Christina.Hovey@northcowichan.ca](mailto:Christina.Hovey@northcowichan.ca)>

**Cc:** Amanda Young <[Amanda.Young@northcowichan.ca](mailto:Amanda.Young@northcowichan.ca)>

**Subject:** Re: West Vista Terrace

Tomorrow at 3pm works great :)

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*Luke Mari*

Managing Principal

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**From:** Christina Hovey <[Christina.Hovey@northcowichan.ca](mailto:Christina.Hovey@northcowichan.ca)>

**Date:** Wednesday, February 5, 2025 at 10:59 AM

**To:** Luke Mari <[luke@aryze.ca](mailto:luke@aryze.ca)>

# Correspondence - Original Request to Applicant

**From:** [Michael von Hausen](#)  
**To:** [Christina Hovey](#)  
**Cc:** [Pablo Golob](#); [Elaine Lichtenwald](#)  
**Subject:** Re: CONFIRMATION - RE: Bell McKinnon Next Steps from MVH  
**Date:** Thursday, December 19, 2024 11:17:08 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.jpg](#)  
[image004.jpg](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)

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Excellent clarifications Christina: Now to get the work done. Over to you Elaine, how would you like to proceed? Thanks again Christina. Regards, Michael

**Michael von Hausen** FCIP, RPP, CSLA, BCSLA, LEED AP  
President, MVH Urban Planning & Design Inc.  
12601 19A Avenue, Surrey, BC V4A 7M1  
[REDACTED]

On Thu, Dec 19, 2024 at 11:07 AM Christina Hovey <[Christina.Hovey@northcowichan.ca](mailto:Christina.Hovey@northcowichan.ca)> wrote:

Hi Michael,

Thanks for getting back to me. The sooner you can provide the information the better, since the plan is to include the information with the next report to Council (for consideration of 1<sup>st</sup> and 2<sup>nd</sup> reading of the OCP amendment bylaw).

This isn't a type of study that comes up as often (e.g., compared to a traffic impact assessment) so I don't have a draft ToR on hand to provide. This is a study that is required because of the large scale of the development and because it is an OCP amendment. So to answer your second question, this is related to the OCP amendment not something that can wait until the zoning amendment or DP stage.

I think the best thing would be to use the accompanying descriptions and ask your QP to provide a terms of reference. We'd be happy to review the terms of reference to make sure we have a shared understanding of the scope. I'm also not sure what the cost of the study will be, it will be better to talk directly to the consultant(s) about that.

Thanks,

Christina

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**From:** Michael von Hausen [REDACTED]  
**Sent:** Wednesday, December 18, 2024 5:17 PM  
**To:** Christina Hovey <[Christina.Hovey@northcowichan.ca](mailto:Christina.Hovey@northcowichan.ca)>  
**Cc:** Pablo Golob <[Pablo.Golob@northcowichan.ca](mailto:Pablo.Golob@northcowichan.ca)>; Elaine Lichtenwald [REDACTED]  
**Subject:** Re: CONFIRMATION - RE: Bell McKinnon Next Steps from MVH

Hi Christina: Thank you for the additional information request. What is the timing requirement for this initiative to feed into your OCPA process? Do you have a sample TOC or Terms of Reference for a combined study or separate studies. Do we simply use the accompanying descriptions? Do you have an idea of range of costs? I know these are big asks but want to ensure we hire the QP to do the work and properly. Any info would be helpful. Regards Michael

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**From:** Christina Hovey <[Christina.Hovey@northcowichan.ca](mailto:Christina.Hovey@northcowichan.ca)>  
**Date:** Wednesday, December 18, 2024 at 8:41 AM  
**To:** Michael von Hauser [REDACTED]  
**Cc:** Pablo Golob <[Pablo.Golob@northcowichan.ca](mailto:Pablo.Golob@northcowichan.ca)>  
**Subject:** Information Request - RE: Bell McKinnon Next Steps from MVH

Hi Michael,

Sorry for the slight delay in getting back to you.

After taking another close look at the file materials provided and reviewing them with the team, I do have additional information to request at this time to support the processing of your OCP Amendment Application (OCP00031).

Please provide an Economic and Socio-Economic Impact/Fiscal Impact Assessment Report covering the information highlighted below. The text below is an excerpt from the Development Approval Information (DAI) Bylaw, here is the [link](#) to the bylaw if you would like to see the full context including a list of who we would consider “qualified professionals” for this type of study. Note that the DAI Bylaw outlines these as two separate reports, however I think it will be possible to combine them in this case.

Please let me know if you have any questions or would like to discuss. We’re also available to review a terms of reference if requested.

Thank you,

Christina



## C.6 Economic and Socio-Economic Impact Report

If the *District Official* requires information in the form of a report related to the impact of a proposed development or temporary use on economic and socio-economic conditions, the report should:

- (a) analyze economic indicators including market analysis, competition, absorption rates, and build-out timing, along with a project pro forma to assess the development's viability;
- (b) examine socioeconomic indicators such as demographics, housing types and affordability, average housing costs, vacancy rates, and impacts on public amenities and sociocultural issues;

## C.9 Fiscal Impact Assessment Report

If the *District Official* requires information in the form of a report related to the fiscal implications of a proposed development or temporary use, the report should:

- (a) evaluate the projected financial inflows and outflows resulting from the development, including taxes, fees, and other sources of revenue for the local government;
- (b) analyze potential financial burdens or benefits, such as infrastructure maintenance, service provisions, or capital improvements, that might be necessitated by the proposed development;
- (c) provide professional financial recommendations to optimize revenue, manage expenditures, and ensure the long-term fiscal sustainability of the local government in light of the development;
- (d) certify that the proposed development or project aligns with the financial health and objectives of the local government; and
- (e) assess the impact of the development on local employment and economic growth, including both short-term construction and long-term operational jobs.

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Project Planner

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**From:** Christina Hovey <[Christina.Hovey@northcowichan.ca](mailto:Christina.Hovey@northcowichan.ca)>

**Sent:** Tuesday, December 3, 2024 9:47 AM

**To:** Michael von Hausen [REDACTED]

**Subject:** RE: Bell McKinnon Next Steps from MVH

Hi Michael,

I'll answer that question as quickly as I can. I may not be able to say for sure until the referrals are returned but I'll at least update you this week.

Thanks!

Christina

**Christina Hovey** RPP, MCIP (She/her)  
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**From:** Michael von Hausen [REDACTED]  
**Sent:** Tuesday, December 3, 2024 8:38 AM  
**To:** Christina Hovey <[christina.hovey@northcowichan.ca](mailto:christina.hovey@northcowichan.ca)>  
**Cc:** Elaine Lichtenwald [REDACTED]  
**Subject:** Re: Bell McKinnon Next Steps from MVH

Hi Christina: Anything further to do on our end? Do you need further information to proceed with the formal OCP Amendment?  
Thanks in advance, Michael

**Michael von Hausen** FCIP, RPP, CSLA, BCSLA, LEED AP  
President, MVH Urban Planning & Design Inc.  
12601 19A Avenue, Surrey, BC V4A 7M1  
[REDACTED]

On Fri, Nov 29, 2024 at 3:34 PM Michael von Hausen [REDACTED] wrote:

Hi Christina: It was a pleasure meeting you as well. I will consult with Elaine and John to see how they would like to proceed on the rezoning pre-application, if at all at this time. Any further information on the OCP Amendment process and timing would be greatly appreciated. Best Regards, Michael

**Michael von Hausen** FCIP, RPP, CSLA, BCSLA, LEED AP  
President, MVH Urban Planning & Design Inc.  
12601 19A Avenue, Surrey, BC V4A 7M1  
[REDACTED]

On Fri, Nov 29, 2024 at 2:49 PM Christina Hovey <[christina.hovey@northcowichan.ca](mailto:christina.hovey@northcowichan.ca)> wrote:

Hi Michael,