



Municipality of North Cowichan Council
7030 Trans-Canada Highway
Duncan, British Columbia V9L 6A1

July 27th, 2022

RE: Rezoning ZB000122 – Paddle Road Development – Community Amenity Contributions Commitment

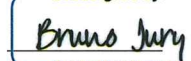
Cowichan Project 168 Ltd is pleased to provide the Municipality of North Cowichan's Council with the list of community amenity contributions proposed for the above-mentioned development. The community amenity contributions proposed are aligned with Council's priorities (2019-2022), specifically related to housing, environment, and community.

1. Financial contribution toward park acquisition and improvement of \$3,300 per residential unit.
2. Minimum street typology standard consistent with the intent of the Bell McKinnon Local Area Plan for Paddle Road and future public east-west connector roadway, including accessible sidewalks, traffic calming & public walkway statutory rights of way where needed.
3. Minimum of 10% of the total number of units to be rental units, with the following affordability breakdown: 7.5% below market rental (10% below market rates); and 2.5% affordable (30% of the average income for the area as per HILS). We commit to build 50% of these units within the first 3 phases.
4. Development to achieve a minimum British Columbia Energy Step Code, Level 3 standard.
5. Two public charging stations above ground and rough-in for EV charging for 25% of the parking stalls for below ground.
6. Tree canopy cover as per Landscape Plans.
7. On-site storm water management green infrastructure, i.e., raingardens, as shown on the Landscape Plans.
8. Unique urban design features and/or public art, to be proposed at DP stage for each phase of the development up to \$100,000.
9. Vegetation Management and Maintenance Plan of 15m vegetated ALR buffer.

Please accept this letter as a formal commitment. Feel free to contact us if you have any questions.

Kind regards,

DocuSigned by:


Bruno Jurek
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Director of Development
Kerkhoff Develop-Build