

PUBLIC HEARING INFORMATION PACKAGE
Zoning Amendment Bylaw
(1234 Viewtop Road), 2022
Bylaw No. 3875

Public Hearing Notice & Bylaw No. 3875

1. Notice of Public Hearing for **August 17, 2022** at **6:00 p.m.**
2. Public Hearing Ad – 1st Notification – Publication Date: August 4, 2022
3. Public Hearing Ad – 2nd Notification – Publication Date: August 11, 2022
4. Bylaw No. 3875
5. Subject Property

Staff Reports

1. Planning Staff Report to July 20, 2022 Regular Council

Minutes

1. Excerpt from July 20, 2022 Regular Council and Public Hearing Minutes – First and Second Reading of Bylaw 3875, and Schedule Public Hearing

Correspondence

1. Letter dated November 18, 2021 to Curtis Stretch re: Application Acknowledgement

Public Comments Received after Public Hearing Notice and Prior to Deadline

No Comments Received To Date



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The Director of Planning and Building gives notice that a Public Hearing will be held at **6:00 p.m.** on **Wednesday, August 17, 2022** to allow Council to receive public input on Bylaw No. 3875 which proposes to amend "Zoning Bylaw 1997," No. 2950. As authorized by the *Local Government Act*, this hearing will be conducted by electronic means and members of the public will be provided an opportunity to be heard verbally or by submitting their comments in writing in advance of the hearing. This hearing will be conducted by video conference using the Cisco Webex platform, and though electronic, is open to the public and anyone wishing to participate may do so in person by attending Council Chambers, or by joining the meeting using a computer, smartphone or tablet. If you wish to participate electronically, please visit www.northcowichan.ca/virtualmeeting for instructions on how you can join this hearing and find the link to join. You may also view the hearing as it is streamed live by going to www.northcowichan.ca/Agendas, and click on the 'View Live Stream' link. A copy of the recording will be made available after the hearing on North Cowichan's website for on-demand viewing.

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The purpose of the proposed bylaw is to allow for two-family dwellings on the subject property outlined in bold on the map.

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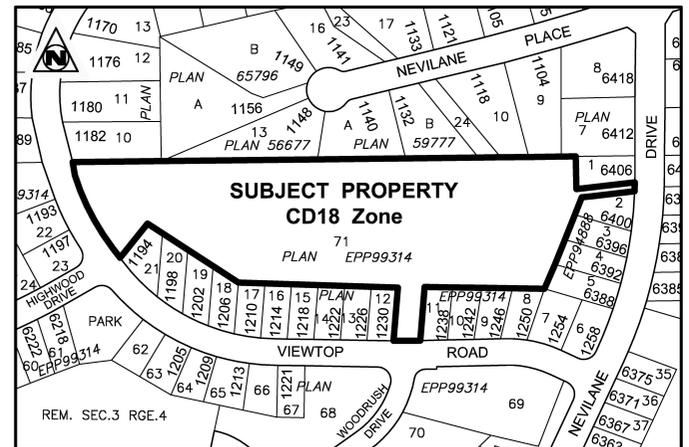
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Rob Conway, Director of Planning and Building



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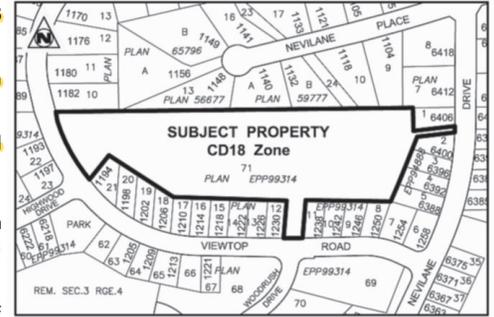
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The purpose of the bylaw is to amend the densities within these zones to accommodate various forms of accessory dwelling units on parcels two hectares or greater.



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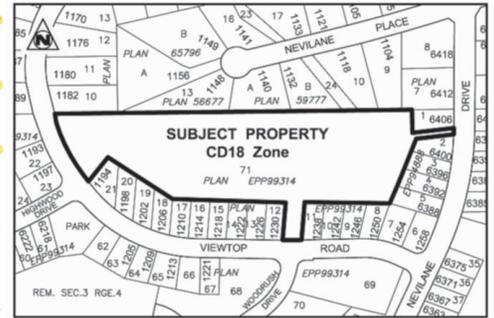
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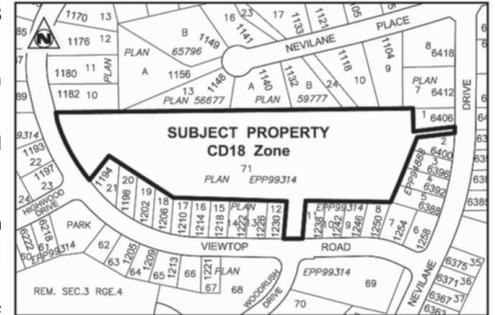
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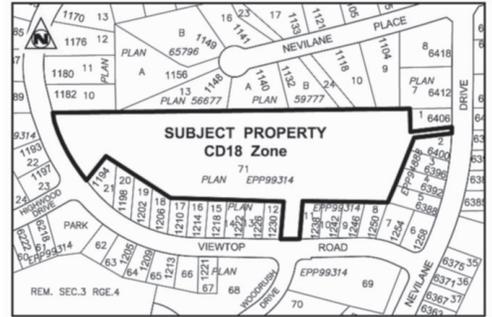
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The Corporation of the District of North Cowichan

Bylaw (1234 Viewtop Road), 2022

Bylaw No. 3875

The Council of The Corporation of The District of North Cowichan enacts in open meeting assembled as follows:

Title

- 1 This Bylaw may be cited as "Zoning Amendment Bylaw No. 3875, 2022".

Amendment

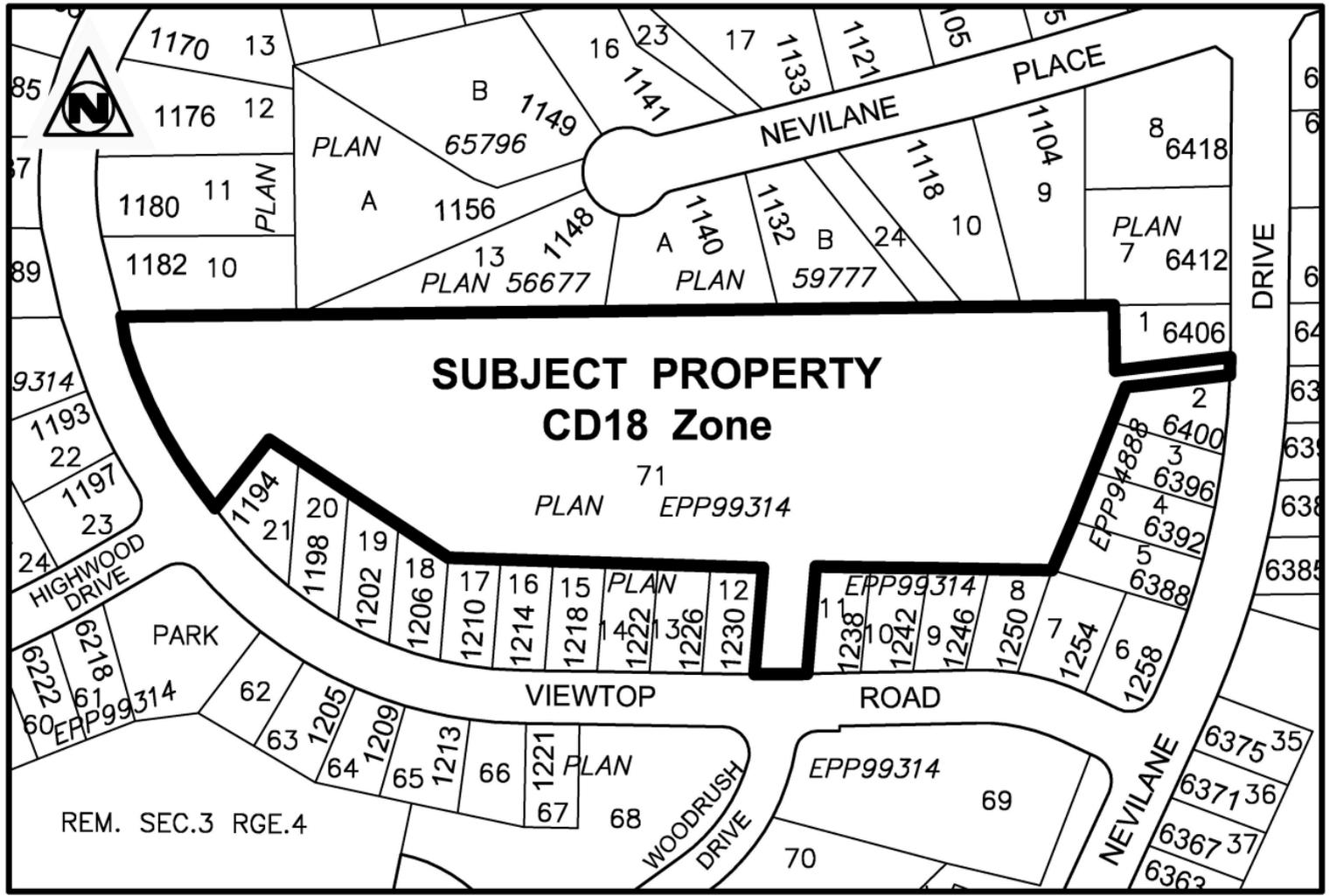
- 2 Section 80.18 [Conditions of Use] of Zoning Bylaw No. 2950 is hereby amended by adding subsection (7.1), as follows:

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READ a first time on July 20, 2022
READ a second time on July 20, 2022
CONSIDERED at a Public Hearing on
READ a third time on
ADOPTED on

CORPORATE OFFICER

PRESIDING MEMBER



SUBJECT PROPERTY
CD18 Zone

71
PLAN EPP99314

VIEWTOP ROAD

ROAD

NEVILANE DRIVE

HIGHWOOD DRIVE

WOODRUSH DRIVE

PARK

REM. SEC.3 RGE.4



1170 13
1176 12
1180 11
1182 10

PLAN A
PLAN B

1156
1148
PLAN 56677

1140
1132
PLAN 59777

PLAN 7
6412

PLAN 4888
EPP94888
6400
6396
6392
6388

PLAN 1
EPP99314
1238
1242
1246
1250

9314
1193 22
1197 23

6218
6222
EPP99314

1194 21
1198 20
1202 19
1206 18
1210 17
1214 16
1218 15
1222 14
1226 13
1230 12

1205
1209
1213
1221
PLAN 67

EPP99314
69
70

6375 35
6371 36
6367 37
6363

STAFF REPORT

Report

Date July 20, 2022

File: ZB000172

Subject Zoning Amendment Bylaw No. 3875 (1234 Viewtop Road)

PURPOSE

To introduce Zoning Amendment Bylaw No. 3875, to permit a maximum of 15% of the total dwelling units to be in the form of a two-family dwelling (duplex) at 1234 Viewtop Road. A staff presentation will be provided at the meeting.

BACKGROUND

Property Details

The 2.64 hectare subject property is located in the “Kingsview” development, on the northwest slope of Mount Tzouhalem (Attachments 1 & 2). The parcel was created in December 2019 and is presently vacant. A development permit was issued for a 43-unit townhouse project on the property in 2021, comprised of 14 buildings with a density of 16.3 units per hectare.

Land Use Context

Surrounding land uses are (Attachment 3):

- North: Rural Residential R1 – single-family and two-family dwellings
- East: Area 1 of CD18, R3 and CD1 – single-family dwellings
- South: Area 1, 3 and 5 of CD18 – single-family dwellings and vacant lands (future neighbourhood commercial mixed-use)
- West: Area 1 and 6 of CD18 – single-family dwellings and parkland

Proposal

The CD18 zone (Attachment 4) is divided into six areas, with different permitted uses and development regulations for each of the areas. Area 3 of the CD18 Zone permitted uses are: “townhouse” and “limited home-based business.” The zoning bylaw defines “townhouse” as follows:

“townhouse” means a building containing at least three, and not more than six dwelling units attached by a party wall, located on 1 lot, with all dwelling units having direct access to the outdoors at grade;
[BL3383]

The applicant is requesting a site-specific zoning amendment to permit a maximum of 15% of the total dwelling units on the subject property to be in the form of a two-family dwelling (duplex).

The applicant has requested the amendment to address site-specific characteristics (topography) to improve the site design and functionality of the subject property while maintaining the same density. The proposed amendment, if successful, will allow for at-grade access for all 43 units, improve parking

arrangements, and minimize the need for retaining walls and geotechnical works. A letter summarizing the applicant's rationale is provided in Attachment 5.

The applicant's site plan (Attachment 6) indicates that 9.5% of the total units (two buildings) are requested to be in the form of two-family dwellings (Attachment 7). If the proposed amendment application is successful, the development will reconfigure the 43 units into a total of 15 buildings, maintaining a density of 16.3 units per hectare.

DISCUSSION

Official Community Plan

The subject property is located within the Growth Centre designation of the Official Community Plan and the Urban Containment Boundary (Map 12, Managing Growth).

The subject property is within phase 1 of the Kingsview Comprehensive Development Plan (Kingsview CDP, Bylaw No. 3629). The Kingsview CDP supplements Official Community Plan policies and includes site-specific policies pertaining to the Environment, Growth Management, Housing, Parks, Climate Action Change, Local Commercial, Public Realm, and Transportation, including:

- Ecosystem Health, biodiversity, critical habitats (Section 2.2.1)
- Adjusting to Climate Change (Section 2.3.1)
- Growth Management (Section 2.5.1)
- Housing (Section 2.5.2)

Kingsview Comprehensive Development Plan (CDP) (Attachment 8)

A Land Use Plan (Section 7, CDP) with land use areas is outlined in the Kingsview CCDP. The land use areas include a mix of housing types and densities and for "... greater flexibility in housing layout and type ..." (p. 13).

'Townhouse development' is an identified core land use of the CDP:

*Comprising the same net unit density as small lot development standards, attached housing (townhouse) has been identified for areas where ground-oriented clustered housing would be a more efficient method of development. **Within the attached lot zoning, either attached or detached dwellings can be developed to provide flexibility.** [bolded by author] ... (CDP, p. 14).*

The Kingsview Land Use Plan (Section 7, CDP) is provided on page 6 of Attachment 8.

CD18 Zone

The land use areas of the Land Use Plan (Section 7, CDP) correspond with the Areas of the CD18 Zone Kingsview Comprehensive Development Zone (Attachment 4).

For example, the land use area of 'Townhouse development' corresponds with Area 3 of the CD18 Zone. However, despite the intent of the Kingsview CDP 'Townhouse development' to allow **attached or detached** dwellings, the CD18 Zone only permits 'townhouse' as defined in the Zoning Bylaw (a building containing at least 3 and not more than 6 dwelling units...).

In order to remain consistent with the zoning bylaw as a whole, the proposed amendment was derived from similar zones such as R6 (Residential Townhouse), R7 (Residential Multi-Family) and R7-A (Residential Ground-Oriented Multi-Family), all of which permit up to 15% of units as two-family dwellings under the conditions of use sections of the zone:

The total number of dwelling units in the form of two-family dwellings shall not exceed 15% of the total number of dwelling units for the whole development.

For the above reasons, the applicant requests Council's consideration for the proposed site-specific amendment to include a maximum of 15% of the total dwelling units to be in the form of a two-family dwelling (duplex).

Density and Landscaped Open Space Targets

The CD18 Zone identifies the maximum density for Area 3 as 22/units per hectare. No change is proposed, and the applicant intends to maintain a density of 16.3 units per hectare.

The 30% landscaped open space provision of the CD18 zone would remain unchanged.

In summary, the proposal to permit a maximum of 15% of the total dwelling units in the form of a two-family dwelling is aligned with the Kingsview CDP to achieve:

- A mix of housing type;
- Ground-oriented clustered housing options;
- Flexibility in housing type and layout to better respond to specific site conditions; and,
- The maximum allowable density targets of Area 3 (22 units/ha) to remain unchanged.

Council and the Kingsview developer entered into a Phased Development Agreement (PDA) to secure services, parklands, infrastructure, and amenities over planned phases of development of the Kingsview CPD as it builds out (Bylaw No. 3691). The PDA was registered on all CD18 zoned properties at that time.

Amenities previously negotiated and documented in the PDA remain unchanged as a result of this zoning amendment application.

Referrals

North Cowichan's Engineering Department does not have concerns with this proposal as there has been no increased demand on infrastructure.

Summary & Conclusion

The applicant is requesting a site-specific amendment to the conditions of use section of the CD18 zone for the subject property to allow a maximum of 15% of the total dwelling units to be in the form of a two-family dwelling (duplex) in order to achieve better site design, at-grade access for all units and overall improved functionality of the subject property.

Staff are in support of this zoning amendment application because it maintains or improves the Kingsview CDP's intent to achieve:

- A mix of housing types;
- Options to include clustered housing;
- Flexibility in housing layout to better respond to specific site conditions; and,
- Maintains the maximum allowable density targets for Area 3 townhouse units (22 units/ha) and does not require a change to the previously negotiated PDA (2017).

Approval of the requested zoning amendment is recommended.

OPTIONS

1. (Recommended Option)

THAT Council:

- (1) Give first and second readings to "Zoning Amendment Bylaw No. 3875, 2022" to permit a maximum of 15% of the total dwelling units to be in the form of a two-family dwelling at 1234 Viewtop Road; and,
- (2) Schedule a Public Hearing for "Zoning Amendment Bylaw No. 3875, 2022" in accordance with the *Local Government Act*.

2. THAT Council deny Zoning Amendment Application ZB000172 to permit the building form of a two-family dwelling at 1234 Viewtop Road.

IMPLICATIONS

If the proposed amendment is approved, the applicant may apply to the Planning and Building Department to amend the active development permit to permit two-family dwelling (duplex) buildings. The intended amendment will reconfigure the 43 units into a total of 15 buildings, maintaining a density of 16.3 units per hectare.

Should Council deny this application, the development of the subject property would be limited to building types with 3 to 6 dwelling units.

RECOMMENDATION

THAT Council:

- (1) Give first and second readings to "Zoning Amendment Bylaw No. 3875, 2022" to permit a maximum of 15% of the total dwelling units to be in the form of a two-family dwelling at 1234 Viewtop Road; and,
- (2) Schedule a Public Hearing for "Zoning Amendment Bylaw No. 3875, 2022" in accordance with the *Local Government Act*.

Report prepared by:

Report reviewed by:



Anthony Price, BURPI
Development Planner

Rob Conway, MCIP, RPP
Director, Planning and Building

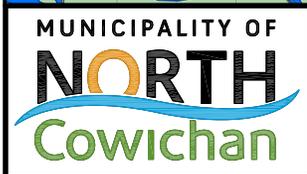
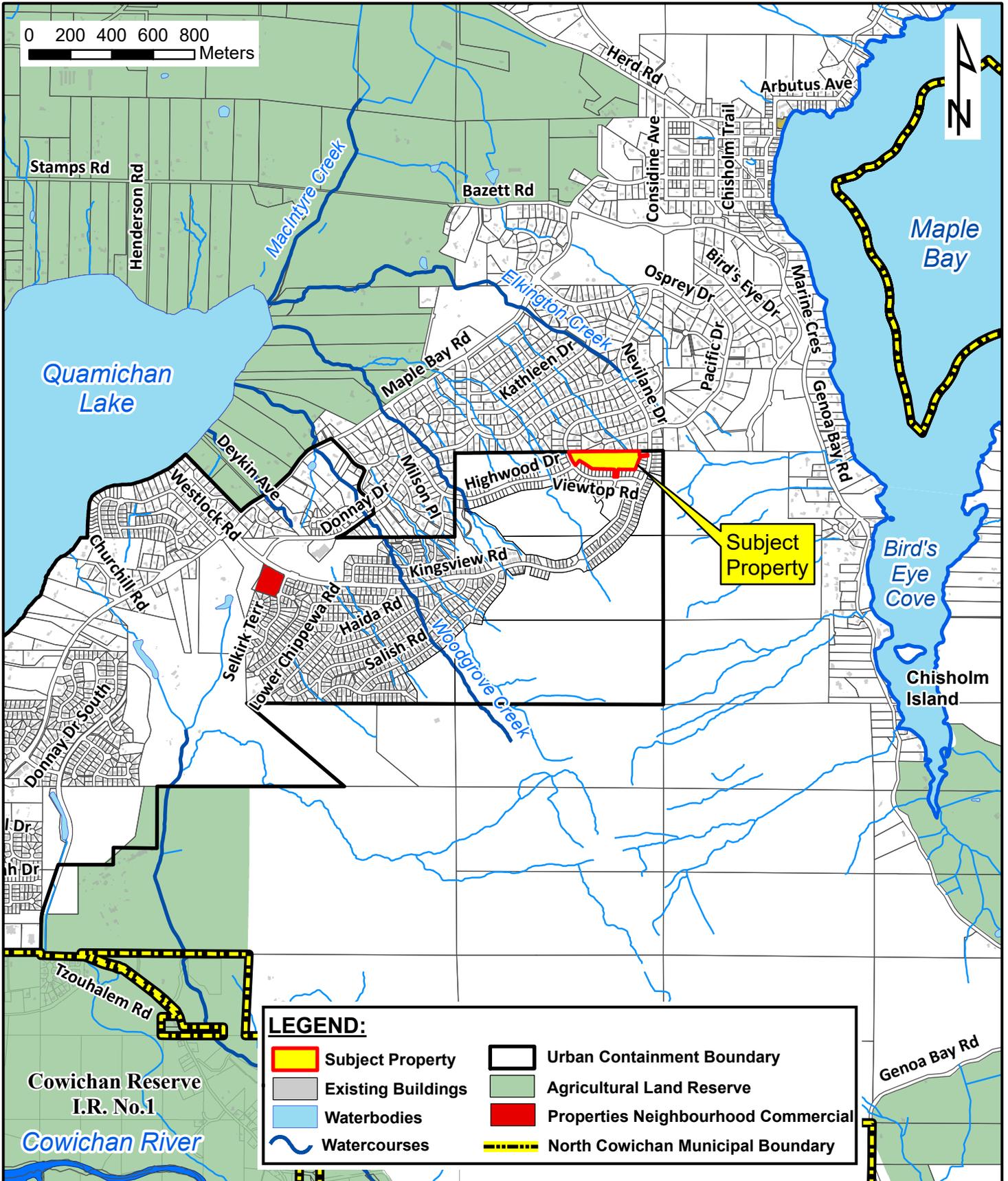
Approved to be forwarded to Council:



Ted Swabey
Chief Administrative Officer

Attachments:

- (1) Location Map
- (2) Orthophoto Map
- (3) Zoning Map
- (4) CD18 Zone, Map
- (5) Letter of Rationale
- (6) Site Plan
- (7) Duplex Building Plans
- (8) Land Use Plan, Excerpt from CDP highlights
- (9) Zoning Amendment Bylaw (1234 Viewtop Road) No. 3875



LOCATION MAP

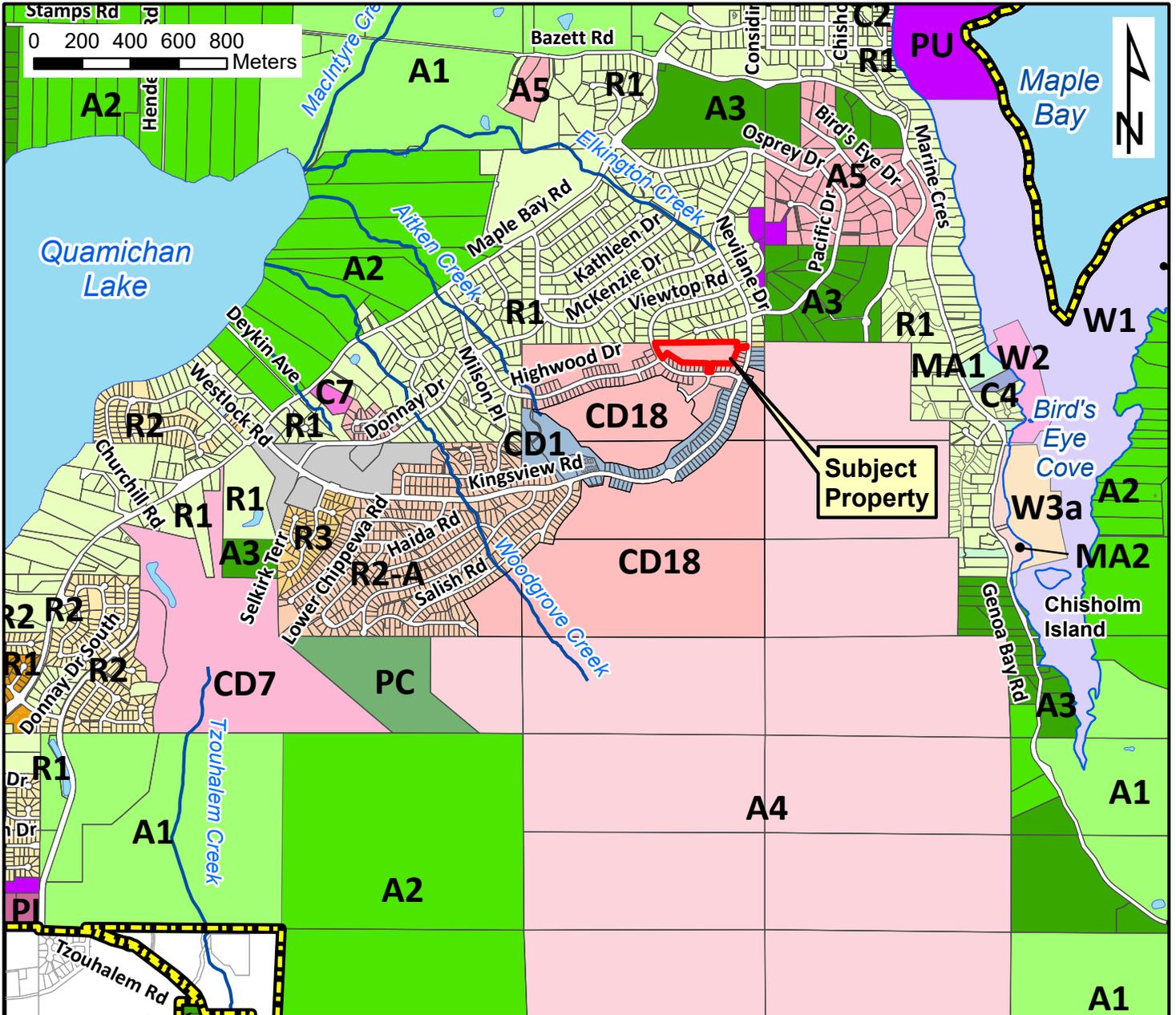
Lot 71 Plan EPP99314
Viewtop Road

DATE:	December 21, 2021
TYPE:	Zoning Amendment
FILE#:	ZB000172



ORTHOPHOTO MAP
 (Orthophoto is from 2019 aerial photography)
 Lot 71 Plan EPP99314 Viewtop Road

DATE:	December 21, 2021
TYPE:	Zoning Amendment
FILE#:	ZB000172



LEGEND:

■ A1 - Agricultural	■ MA1 - Upland Tourist Commercial Marine
■ A2 - Rural	■ MA2 - Upland Tourist Commercial/Residential Marine
■ A2_LUC - Rural LUC	■ PC - Public Conservation
■ A3 - Rural Restricted	■ PI - Public Institutional
■ A4 - Rural Resources	■ PU - Public Use
■ A5 - Rural Residential	■ R1 - Residential Rural
■ C2 - Commercial General	■ R2 - Residential Restricted
■ C4 - Commercial Recreational	■ R2-A - Residential Restricted Properties
■ C7 - Commercial Rural Hospitality	■ R3 - Residential One and Two-Family
■ CD1 - Comp.Dev. (The Cliffs)	■ R3-S - Residential Small Lot Single-Family
■ CD7 - Comp. Dev. (Stonehill)	■ R6 - Residential Townhouse
■ CD12 - Comp. Dev. (Residential Two-Family)	■ W1 - Private Residence Water Lot
■ CD18 - Comp. Dev. (Kingsview)	■ W2 - Light Commercial Water Lot
	■ W3a - Mixed Use Comm. Water Lot (with Marine-Fueling)



ZONING MAP

Lot 71 Plan EPP99314
Viewtop Road

DATE:	December 21, 2021
TYPE:	Zoning Amendment
FILE#:	ZB000172

Kingsview Comprehensive Development Zone (CD18) [BL3631]

Permitted Uses

- 80.18** (1) The permitted uses for Areas 1 to 6 of the CD18 zone, as shown on Schedule "D-2", attached to and forming part of this bylaw, are as follows:
- (a) in Area 1
 - (i) single-family dwelling;
 - (ii) home-based business;
 - (iii) accessory dwelling unit, coach house or secondary suite;
 - (b) in Area 2
 - (i) single-family dwelling;
 - (ii) home-based business;
 - (c) in Area 3
 - (i) townhouse;
 - (ii) limited home-based business;
 - (d) in Area 4
 - (i) multi-family dwellings;
 - (ii) limited home-based business;
 - (e) in Area 5
 - (i) multi-family dwelling;
 - (ii) mixed used building;
 - (iii) limited home-based business;
 - (f) in Area 6
 - (i) parks and open space;
 - (ii) playground and playground equipment;
 - (iii) parking for park users;
 - (iv) identity signs and trailhead shelter/gazebo;
 - (v) community gardens;
 - (vi) detention ponds and associated stormwater infrastructure;
 - (vii) trails;
 - (viii) miscellaneous outdoor recreation equipment.

Regulatory Conditions

(2) The regulatory conditions in the following table apply to the CD18 zone:

Item	Column 1 Description	Column 2 Area	Column 3 Value
1	Minimum lot area	1	650 m ²
		2	325 m ²
		3	1 100 m ²
		4	1 100 m ²
		5	1 100 m ²
2	Maximum lot coverage	1	35%
		2	50%
		3	40%
		4	40%
		5	50%

		1	0.5 Floor Area Ratio
		2	0.6 Floor Area Ratio (30 units/ha)
3	Maximum Density	3	0.75 Floor Area Ratio (22 units/ha)
		4	1.2 Floor Area Ratio (54 units/ha)
		5	1.2 Floor Area Ratio (54 units/ha and 500 m ² commercial)
Principal building minimum setbacks			
4	Front yard	1	5 m
	Rear yard		7 m
	Side yard		1.5 m
	Side yard flanking street		3 m
Principal building minimum setbacks			
5	Front yard	2	5 m
	Rear yard		6 m
	Side yard		1.25 m
	Side yard flanking street		3 m
Principal building minimum setbacks			
6	Front yard	3 & 4	6 m
	Rear yard		8 m
	Side yard		5 m
	Side yard flanking street		5 m
Principal building minimum setbacks			
7	Front yard	5	3 m
	Rear yard		5 m
	Side yard		3 m
	Side yard flanking street		5 m
8	Minimum lot frontage	1	15 m
		2	11 m
		3	30 m
		4	30 m
		5	30 m
9	Maximum building height	1	9 m
		2	9 m
		3	12 m
		4	15 m
		5	15 m

Accessory Buildings

- (3) The maximum height of an accessory building is 6 m.

Landscaped Areas and Impervious Spaces

- (4) Accessory buildings must be located behind the front lot line of the principal building and sited no less than 1 m from the side or rear property line.
- (5) In all areas, a minimum of 30% of the lot must be landscaped or covered with ground absorbing, pervious materials.

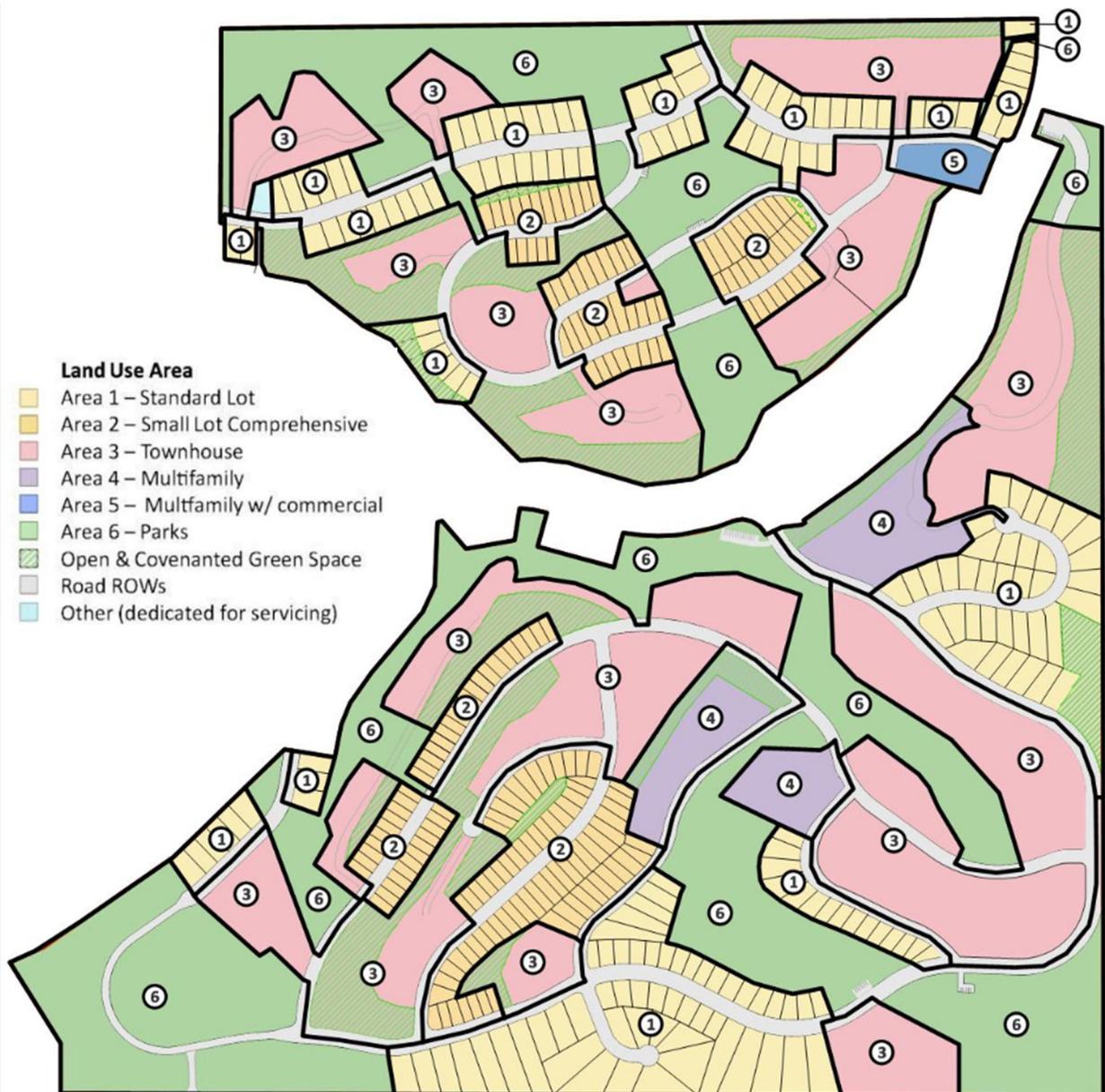
Conditions of Use

- (6) No fences over 1.2 m (4.00') in height are permitted in the required front yards.
- (7) No fences over 2.0 m (6.56') in height are permitted in the required side or rear yards.

General

- (8) In the event of conflict between the provisions of Part 1 to 5 of this Bylaw and the provisions of this zone, the provisions of the CD18 zone prevail.

Kingsview Comprehensive Development Zone Map



Rationale to support construction of two duplex buildings at Lot 71 Viewtop Rd.

The following items are supported by the current Official Community Plan as referenced & benefit the community in the following ways. -

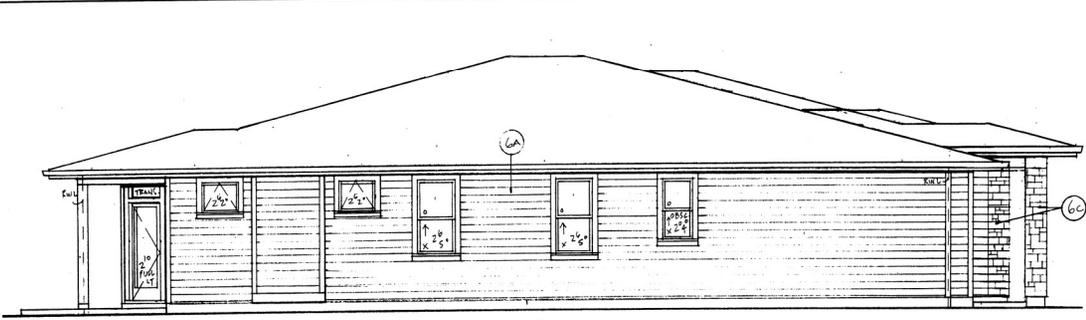
1.34 – Healthy & Safe Community – By removing the proposed stair access units & providing attached garages connected to the level entry, no step dwelling units, increases resident security and reduces slip & fall potential.

1.4.11 – Population – This large site is unique in that it has the buildable area available to provide all dwelling units of one level housing to accommodate an aging population or persons with physical disabilities requiring no stairs, if the buildable area is utilized as proposed.

1.4.13 – Affordable housing – This will add 3 more units of the most affordable one level housing in the area. By reconfiguring the site plan utilizing 2 duplexes, it also maintains the dwelling unit count to its maximum of 43. Dividing the land cost by the maximum allowable amount and maintaining the per unit land cost to the minimum, individual units may be sold at a reasonable cost while maintaining an acceptable profit margin for the project. Two less expensive, level entry, lower condo style units have been provided at the west ends of the site where parking, yard areas & natural light are available to be provided.

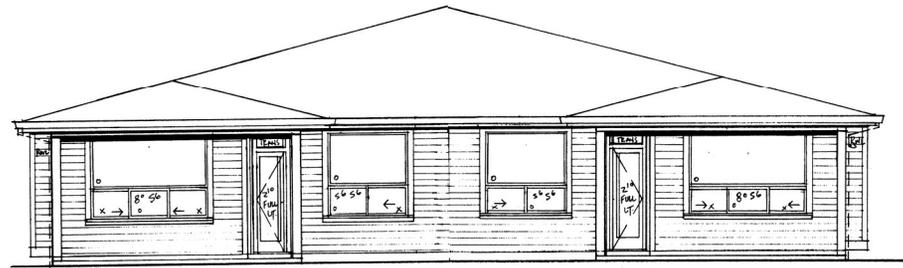
2.1.4.1 – Site Planning & Development - This amendment will allow the buildings to ‘sit more softly on the land’ in that the smaller width duplex style homes will allow the grades to slope in a more natural, visually appealing manner on the most sloped area of the site, also allowing a more natural drainage pattern. To construct a side by side triplex on this more sloped location would require an approximate 5’ vertical jog in the building along with increased height retaining walls which is impractical & visually unappealing. The lower condo units that conform to the current Zoning are less accessible & less appealing with a similar cost to construct. By building these units & the proposed configuration, allows the development of a natural stormwater pond & Garry Oak meadow in place of a conventional triplex.

2.5.2 – Housing - This better helps to fill a need for affordable senior oriented housing which is currently under supplied in the area, allowing area residents to continue to age in their community.

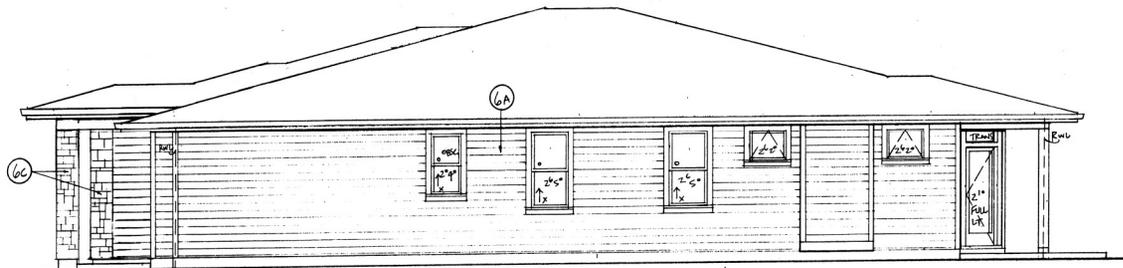


LEFT SIDE ELEVATION

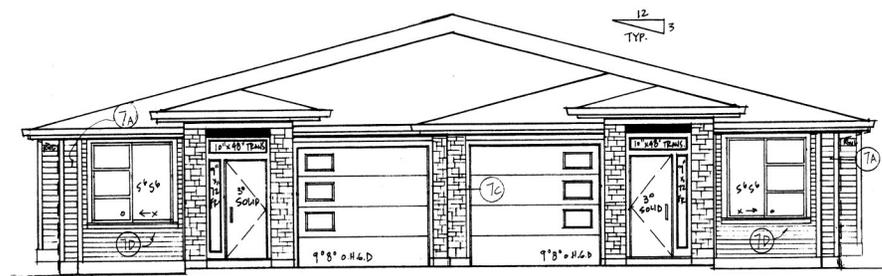
Unprotected Opening Limiting Distance Calculation
 Wall Area 48.46 M² (521.64 sq. ft.) Limiting Distance 2.0 M
 Max. allowed unprotected opening area @ 10% = 4.846 M² (52.164 sq. ft.)
 Actual unprotected opening area = 3.9948 M² (43.0 sq. ft.) = 8.24%



REAR ELEVATION



RIGHT SIDE ELEVATION



UNIT D1 UNIT D2

FRONT ELEVATION

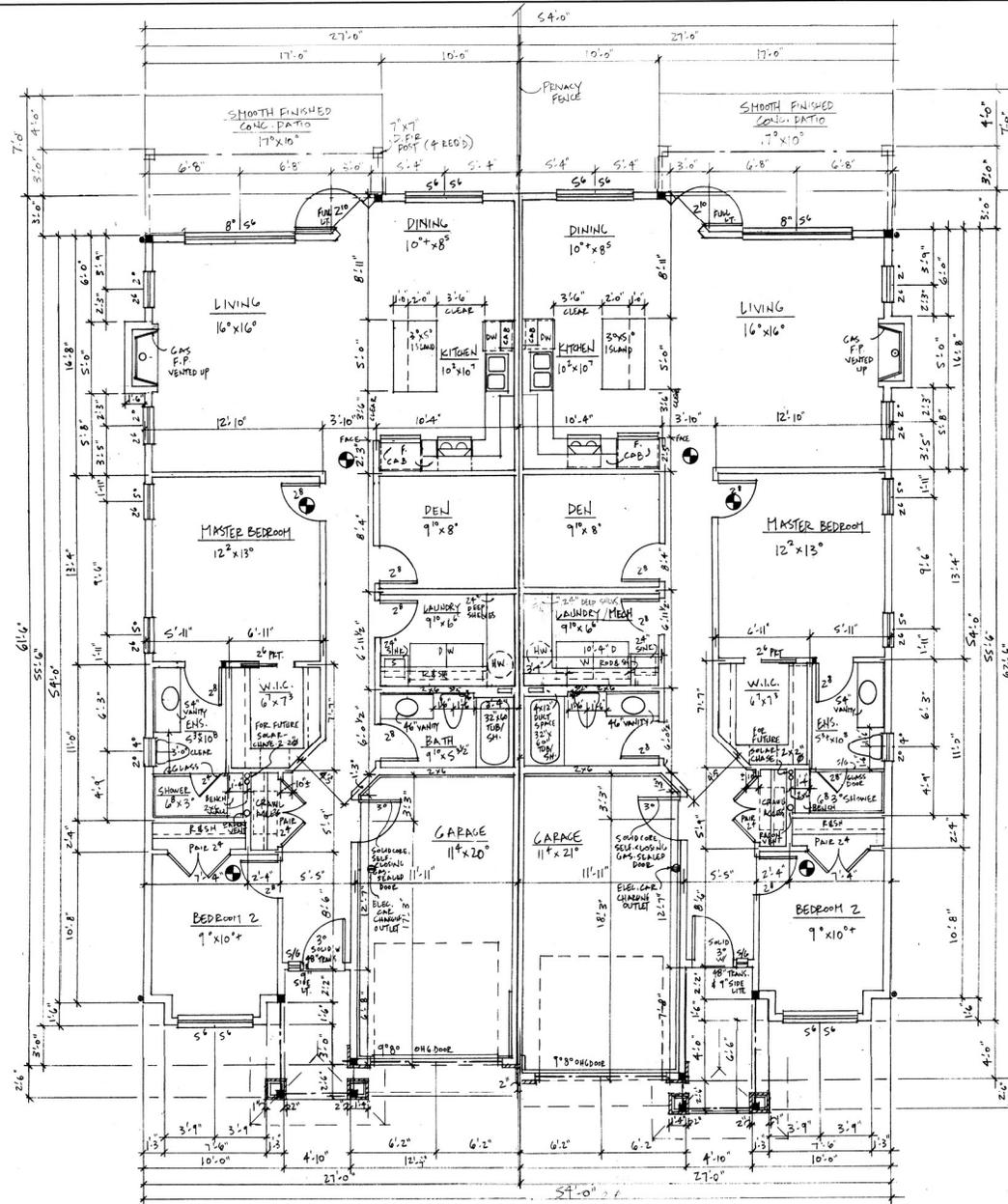
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Proposed Dwellings by
Suncraft Construction Ltd.
 Lot 71 Viewtop Road, Duncan, BC
 Duplex Units D1 & D2

SQUARE 1 DESIGN
 Complete Building Design & Drafting Services
 T 250.748.3333
 E square1design@shaw.ca
 201 - 281 Canada Avenue
 Duncan, BC V9L 1T6

DRAWING:
 ELEVATIONS

DRAWN BY: E.TETT
 DATE: JAN. 2021
 SCALE: 1/4" = 1'-0"
 PROJECT NO: Z33.2020
 DRAWING NO: A-3 OF 6



UNIT D1
 DWELLING # 1,276
 GARAGE # 244

UNIT D2
 DWELLING # 1,276
 GARAGE # 256

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Proposed Dwellings by
Suncraft Construction Ltd.
 Lot 71 Viewtop Road, Duncan, BC
 Duplex Units D1 & D2



1 250 748 3333
 square1design@shaw.ca
 www.square1design.ca
 201-281 Canada Avenue
 Duncan, BC V9L 1T5

DRAWING:
 UNITS D1 & D2
 FLOOR PLAN

DRAWN BY: E.T.E.T
 DATE: DEC. 2020
 SCALE: 1/8" = 1'-0"

PROJECT NO:	DRAWING NO:
233.2020	A.20F6



COPY

The Corporation of the District of North Cowichan
Kingsview Comprehensive Development Plan Bylaw, 2016
Bylaw 3629

The Council of The Corporation of The District of North Cowichan enacts as follows:

- 1 This Bylaw establishes and authorizes the Kingsview at Maple Bay Comprehensive Development Plan set out in schedule attached to and forming part of this Bylaw.

READ a first time on July 20, 2016
READ a second time on September 7, 2016
CONSIDERED at a Public Hearing on November 23, 2016
READ a third time on November 23, 2016
RESCINDED third reading on December 21, 2016
READ a second time, as amended, on December 21, 2016
CONSIDERED at a second Public Hearing on June 29, 2017
READ a third time on June 29, 2017
ADOPTED on July 19, 2017


CORPORATE OFFICER


PRESIDING MEMBER

7. LAND USE PLAN

The centrepiece of the former “Cliffs at Maple Bay” CD zoning was a golf course, with an allowance for 705 housing units, a hotel, and ancillary commercial activities associated with a golf resort facility. Approximately 72 lots were subdivided along Kingsview Road as part of the original plan, and detached residential units have slowly been built on those properties over the past five years.

Kingsview Road physically separates KingsView into two parts: the upper side located south of Kingsview Road, and the lower side located to the north. The lower side comprises approximately 35 ha of land, and the upper side is about 71 ha. The lower side will be developed first, as it has direct access to existing services and utilities – lots can more readily be brought “on-stream”. The upper side will be developed in the future, with timing dependent on market conditions and the absorption rate of the earlier development.

As golf course developments throughout North America have stalled and, in fact, the inventory has significantly declined, the revised plan focuses on providing park and open space, and trails and pathways available to the general public. It is planned that approximately 37% of the land base will be allocated to park and open space functions. The plan shows a series of connecting trailheads, and centrepiece park areas within each of the two main residential districts, north and south of Kingsview Road. To limit the amount of open space under MNC ownership, the revised plan accommodates more private land left in its natural state, and this will contribute to and form part of the overall parks and open space total. All lands incorporating public improvements, such as trails and playgrounds, will be dedicated to MNC, while other lands slated for conservation will be private, and covenanted against development.

An important consideration of the plan is the development of the housing mix and density. Consistent with OCP policies for affordable housing and climate action considerations, the revised plan calls for greater flexibility in housing layout and type with smaller lot development, opportunities for limited secondary suites, and higher densities over less land area.

The revised plan is characterized by more compact, higher density development that will improve the prospects for higher transit ridership. The plan also responds to the topography of the site, For example, individual lots on lesser-sloped lands, and clusters of attached housing located on lands with more complex topography, where placement of buildings closer together can better respond to specific site conditions. Higher density development is located near major roads and pathways, and small neighbourhood commercial focal points.

Targeting a total of 1,190 units, excluding secondary suites – an increase in density from the existing 2005 CD-1 plan, the revised plan limits secondary suites to lots larger than 600 m². Based on the updated plan, 189 secondary units could be developed.

It is important to point out that while the plan calls for a greater number of housing units, the design intention is affordability, and getting the project kick-started to generate development activity. Increased density does not directly translate into higher land lifts in terms of the amenities the project can sustain, in particular at the front end. It is more a matter of “relaunching” the new neighbourhood. A summary of the land uses is shown in the following table.

SUMMARY OF LAND USES BY NUMBER & TYPE				
Description	Lower-Side (North units)	Upper-Side (South units)	Total	Percentage %
Detached	151	230	381	32%
Multi-Family	230	579	809	68%
Subtotal	381	809	1,190	100%
Secondary Suites (potential)			189	
Neighbourhood Commercial	250 m ²	250 m ²	500 m ²	
Total KingsView Plan Area	35.2 ha	71.3 ha	106.5 ha	
Park/Open Space/Covenanted Area	13.2 ha	26.5 ha	39.9 ha	37%

Based on projected absorption rates, KingsView will be developed over a 20-year period. The complete land use plan, with the distribution of housing densities, and the housing mix can be found in Schedule C. Smaller versions of the plan have been inserted for guidance in this section of the report.

Development will start on the lower side of Kingsview Road, where infrastructure and services were previously installed, but not completed. The upper side will be developed as the build-out of the lower side is completed. Because it is expected that the upper side development is at least 10 years away, the final mix of housing could evolve from what is shown to meet changing market conditions, but will remain within the overall approved densities.

The seven core land uses are:

1. **Standard lot detached development:** The minimum lot size is 650 m². This lot size is consistent with the surrounding neighbourhoods primarily developed prior to 2006. Standard lots are found equally on the upper and lower sides.
2. **Small lot development:** Development of affordable housing units is proposed in both the lower and upper phases. The minimum lot size for small lot is 350 m².
3. **Attached (townhouse) lot development:** Comprising the same net unit density as small lot development standards, attached housing (townhouse) has been identified for areas where ground-oriented, clustered housing would be a more effective method of development. Within the attached lot zoning, either attached or detached dwellings can be developed to provide flexibility. The maximum net density under this category is 27 units/ha (11 units/acre)*.
4. **Apartment:** Limited apartment units have been identified potentially above and adjacent to the proposed neighbourhood commercial area at Kingsview and Viewtop Roads. The density proposed for this site is a 74 units/ha (30 units/acre)* and limited to three storeys.
5. **Commercial:** There is one small area identified for neighbourhood commercial. It is limited to a maximum of 500 m² of floor space on the ground floor, and is proposed to encourage a “third place” neighbourhood gathering place. Apartment residential would be permitted above the first floor.

6. **Secondary suites:** To encourage affordability, large lot and standard lot sizes consisting of single detached residential would permit secondary suites. The total estimated number of eligible suites is estimated at 189 units. Homes with secondary suites would have to adhere to all zoning regulations, including parking,
7. **Parks and Trails:** Parks, open space and pathways are fundamental and dominate features of the overall development plan. Separate sections on the *Parks & Open Space Design Strategy* (Section 8) and the *Vegetation Management Plan* (Section 9) are provided in this document.

** Densities are based on “net” land area, meaning the area within a site suitable for development. Areas within a development site that are steep, or have other topographical or environmental characteristics are NOT included in the density calculations.*

KINGSVIEW LOWER SIDE: PLAN HIGHLIGHTS

The lower side of KingsView will see the extension of Viewtop Road and Highwood Drive to connect to Nevilane Drive, similar to the original plan. Detached lots along these two roads will be developed first, anticipating that servicing costs will be lower and building sites can be brought on-stream less expensively. This can build momentum, and be the financial catalyst to carry out the rest of the project, allowing for the amenities to be completed.

The first phase calls for detached housing. A neighbourhood-friendly, internal road will circle this phase along Viewtop Road and Highwood Drive. The main feature of the revised plan is a central open space spine that integrates trails and stormwater management, as well as active and passive park areas. The plan also features conservation of the oak grove in the lower west area of the site.

In the longer term, it is envisaged that the attached units will be developed, as well as the small neighbourhood commercial area, which is envisaged near the intersection of Viewtop and Kingsview Roads, and provides an opportunity for a neighbourhood gathering place outside of home and work.



KingsView Conceptual Plaza, CitySpaces Consulting

About 37% of the lower side is designated for parks, pathways and open space. About 30% of the open space area will consist of private lots, covenanted against development or vegetation removal without a replacement vegetation plan. See Schedule E of this report for a more detailed description of the parks strategy. A central feature is the active natural play area space available for neighbours and the general public. The other key element is inclusion of mature trees and garry oak features at the most northern portion of the site in the *Parks & Open Space Design Strategy*.

KINGSVIEW UPPER SIDE: PLAN HIGHLIGHTS

KingsView's most southern portion is also its highest point, and offers views both north and east, with opportunities for very desirable residential building sites. Along the southern property line, adjoining the municipal lands, land uses are primarily large lot detached or attached housing, accounting for both the need for fire-zone interface measures and topography.

The upper side will be developed later, with timing dependent on market conditions and absorption. The land area is larger than the lower side, and the topography is generally steeper. Because of this, the proposed number of attached units is higher than the lower side in response to more complicated topography. The road network is, in many ways, also pre-determined by the topography.

Key features of the plan include retention the remaining two stands of primarily second growth fir trees found in the southeast and southwest quadrants of the property. Earlier versions of the plan included some development of these lands. The single road that curves through the southwest quadrant will be designed as a rural road – narrower in width, without curbs or gutters – to create a more “country” feel while still accommodating traffic needs. Trails and trail connections to the Municipal forest will be maintained, along with a prominent public lookout.



COUNCIL RECOMMENDATIONS

7.3 Zoning Amendment Bylaw No. 3875 (1234 Viewtop Road) for first and second readings

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Give first and second readings to "Zoning Amendment Bylaw No. 3875, 2022" to permit a maximum of 15% of the total dwelling units to be in the form of a two-family dwelling at 1234 Viewtop Road; and,
- (2) Schedule a Public Hearing for "Zoning Amendment Bylaw No. 3875, 2022" in accordance with the *Local Government Act*.

CARRIED

7.4 Zoning Amendment Bylaw No. 3873 (to Harmonize existing Development Permit Guidelines with Development Permit Areas as proposed in the 2022 Official Community Plan)

IT WAS MOVED AND SECONDED:

THAT Council give first, second and third readings to "Zoning Amendment Bylaw No. 3873".

CARRIED

7.5 Zoning Amendment Bylaw No. 3876, 2022 for first and second readings

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Give first and second readings to Zoning Amendment Bylaw No. 3876, 2022; and,
- (2) Schedule a Public Hearing for Zoning Amendment Bylaw No. 3876, 2022, in accordance with the *Local Government Act*.

CARRIED

IT WAS MOVED AND SECONDED:

THAT the meeting be extended to 8:00 p.m.

CARRIED

8. REPORTS

8.1 Purchase of Land (Lot A River Road) from Artisan Gardens Strata

IT WAS MOVED AND SECONDED:

THAT Council:

- (1) Approve the purchase of Lot A River Road for \$9,000 from the Artisan Gardens Strata Corporation; and,
- (2) Authorize the Mayor and Corporate Officer to sign the Property Purchase Agreement, substantively as set out in the Property Purchase and Sale Agreement attached to the Information Management Officer's July 20, 2022 staff report.

CARRIED

8.2 Updated Estimate for the Parkside Academy Childcare Facility

IT WAS MOVED AND SECONDED:

THAT Council support and authorize staff to submit an application to the Ministry of Education and Childcare - Childcare BC New Spaces Fund, as outlined in the Director, Operations July 20, 2022 report in partnership with the Parkside Academy Childcare Society for the Morton Way facility, for an estimated cost of \$18,000,000.

CARRIED

CORRESPONDENCE

November 18, 2021

Prospero No: ZB000172

Folio No: 08054-071

File No: 3360-20 21.21

Curtis Stretch
Suncraft Construction Ltd.
P.O. Box 584 Stn Main
DUNCAN BC V9L 3X9

Dear Mr. Stretch

Re: Zoning Bylaw Amendment Application for Lot 71, Plan EPP99314 Viewtop Road¹

This letter is to formally acknowledge receipt of your zoning bylaw amendment application for the above-noted property. The application fee in the amount of \$2,500.00 received on November 15, 2021 is also acknowledged.

Anthony Price, Development Planner has been assigned to your application and may be reached by phone at 250-746-3260 or by email to anthony.price@northcowichan.ca. Please contact him directly should you have any questions.

Zoning bylaw amendment applications generally take 6 to 12 months from date of the acknowledgment letter to fully process. Please reference our file number ZB000172 on all future correspondence pertaining to this application.

Sincerely



Chris Osborne, MRTPI, MCIP, RPP
Acting Director of Planning and Building
PLANNING DEPARTMENT

/fb

¹ LOT 71 SECTION 3 RANGE 4 COMIAKEN PLAN EPP99314 - PID: 031-048-382

PUBLIC COMMENTS

(NO COMMENTS RECEIVED TO DATE)