



STAFF REPORT TO COMMITTEE

DATE OF REPORT April 25, 2024
MEETING TYPE & DATE Electoral Area Services Committee of May 15, 2024
FROM: Community Planning Division
Land Use Services Department
SUBJECT: Town of Lake Cowichan Rezoning Application Z-2023-03 Referral
FILE: 0400-60 TLC 2024

PURPOSE/INTRODUCTION

The Cowichan Valley Regional District (CVRD) has received a referral request to comment on the rezoning application for PIDs: 006-130-453 and 001-378-635, which border the CVRD Electoral Area F – Cowichan Lake South/Skutz Falls boundary. If this rezoning application is approved, a new subdivision application will be necessary to reconfigure the parcel lines for this proposed development.

RECOMMENDED RESOLUTION

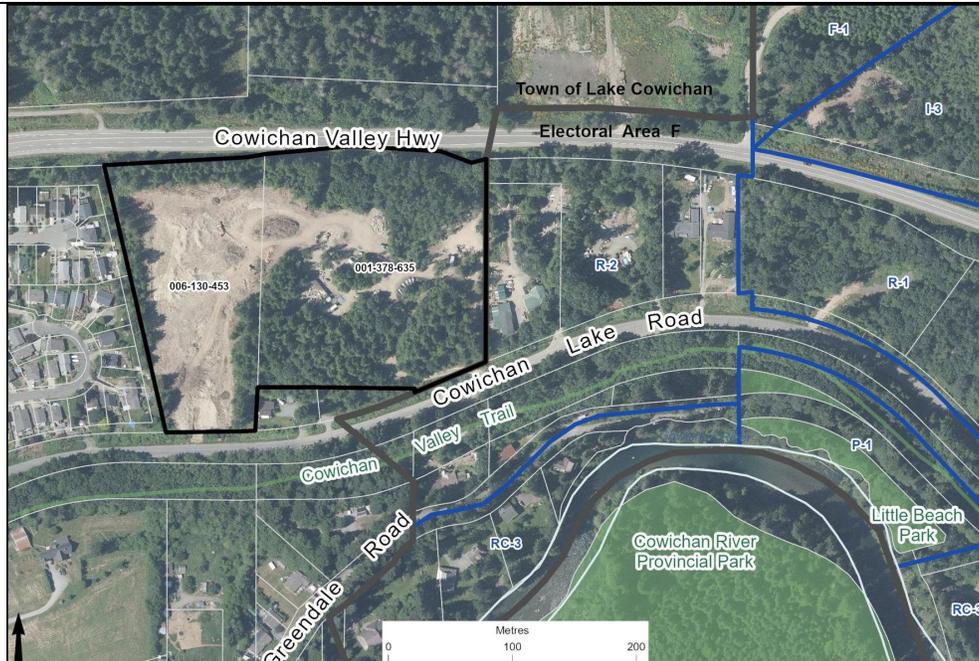
That it be recommended to the Board that the Town of Lake Cowichan be advised that the Cowichan Valley Regional District's interests are unaffected by the Town of Lake Cowichan's rezoning application for PIDs: 006-130-453 and 001-378-635.

BACKGROUND

Surrounding Context

As shown on the map below, the subject parcels abut the Cowichan Valley Highway to the north, Cowichan Lake Road and residential parcels within the Town's boundary to the south, and residential parcels within the Town's boundary to the west.

To the east are two parcels within Electoral Area F which contain existing single detached dwellings and accessory buildings. These parcels are zoned "[R-2 – Suburban Residential 2](#)" within [Electoral Area F – Cowichan Lake South/Skutz Falls Zoning Bylaw No. 2600](#) and are designated Residential within the Official Community Plan (OCP). These parcels also lie within the Country Residential Local Area Plan (LAP) which supports a medium-density residential lifestyle. Please see Attachment A for reference.



Proposed Development

The rezoning application is proposing a new Comprehensive Development (CD) zone with 332 residential dwelling units. As shown in Attachment B, the proposed CD zone splits the parcels into three sub-areas and includes the following range of housing options:

Proposed Area	Proposed Density	Proposed Portion of Site	Proposed Potential Housing Type
Area 1	Low/Medium	69%	Duplexes, townhomes, stacked townhomes, senior-oriented patio homes
Area 2	Medium/High	26%	Townhomes, apartment buildings
Area 3	Neighbourhood Park	5%	Municipal park dedication

Please see attached documents that were submitted with the rezoning referral request for more specific details regarding the proposed development (see Attachment B and C).

ANALYSIS

The parcels within CVRD Electoral Area F to the east of the subject properties are zoned R-2, which permits one single residential dwelling, a detached suite, and accessory buildings. The Town's applicant is proposing the lowest density of the development (low-medium density) within Proposed Area 1, as well as proposing building heights on the eastern portion of the site be limited in order to provide a more sensitive transition between the proposed development and the existing CVRD residential parcels to the east. Currently, there is no further subdivision potential for the adjacent CVRD parcels.

Internal Referrals:

The CVRD Parks & Trails Division has provided the following comments:

- *The proposed amenity contribution of the crosswalk and trail connection could be supported by CVRD Parks & Trails if the crosswalk and trail were to be endorsed and maintained by the Town of Lake Cowichan.*
- *An assessment of the required work and type of trail that would be needed to connect to the CVT at this location (i.e. would it require a staircase?) would be recommended prior to further consideration.*
- *CVRD Parks & Trails would not oversee the crosswalk and proposed light, but may consider incorporating the required trail and maintenance for the trail connection into CVRD Parks & Trails operations if the trail were to be minimal in nature (i.e. flat, gravel pathway).*

CVRD/BC Transit has responded directly to the Town with respect to transit related servicing and infrastructure recommendations. Please see Attachment D for CVRD/BC Transit referral response to the Town.

Final Comments:

As the Town of Lake Cowichan is incorporated, it contains higher density areas compared to the more rural electoral areas within the surrounding CVRD parcels. Incorporated areas are expected to have greater density than unincorporated areas as they typically have the infrastructure to support greater density, such as servicing, road networks, sidewalks, and street lighting. The generalized land use and density pattern being proposed would be similar to the Town's adjacent parcel to the west and is appropriate for an incorporated area.

For these reasons, staff do not anticipate negative impacts to the neighbouring CVRD parcels. It is recognized that the subject properties within the Town's boundary are currently vacant, and that any new construction on the parcels will bring change to the neighbouring parcels.

Option 1 is recommended.

RECOMMENDATION

Option 1 (recommended):

That it be recommended to the Board that the Town of Lake Cowichan be advised that the Cowichan Valley Regional District's interests are unaffected by the Town of Lake Cowichan's rezoning application for PIDs: 006-130-453 and 001-378-635.

Option 2:

That it be recommended to the Board that the Town of Lake Cowichan be advised that the Cowichan Valley Regional District's interests are affected by the rezoning application they have received for reasons identified by the Board. *[state how the CVRD's interests are affected]*.

FINANCIAL CONSIDERATIONS

N/A

COMMUNICATION CONSIDERATIONS

N/A

STRATEGIC/BUSINESS PLAN CONSIDERATIONS

CVRD Corporate Strategic Plan 2023-2026 – 7.3 Collaborate with regional partners to protect existing affordable housing and encourage the development of additional, affordable housing options including those needed to attract workers and for vulnerable populations

Referred to (upon completion):

- Community Services (*Cowichan Community Centre, Cowichan Lake Recreation, South Cowichan Recreation, Arts & Culture, Facilities & Transit*)
- Corporate Services (*Finance, Human Resources, Information Technology, Legislative Services*)
- Operations (*Utilities, Parks & Trails, Recycling & Waste Management*)
- Land Use Services (*Community Planning, Strategic Initiatives, Development Services, Building Inspection & Bylaw Enforcement*)
- Strategic Services (*Communications & Engagement, Economic Development, Emergency Management, Environmental Services*)

Prepared by:



Laura Lajeunesse, BSc
Planner I

Reviewed by:



Mike Tippett, MRM, RPP, MCIP
Manager



Ann Kjerulf, MCP, RPP, MCIP
General Manager

Reviewed for form and content and approved for submission to the Committee:

Resolution:

Corporate Officer

Financial Considerations:

Chief Financial Officer

ATTACHMENTS:

Attachment A – CVRD Maps

Attachment B – Town of Lake Cowichan Application Maps

Attachment C – Town of Lake Cowichan Application Rationale

Attachment D – CVRD BC Transit Referral Response