



Development Referral Response

April 23, 2024

Development Location: Lot B, Plan VIP44661 & Lot B, Plan VIP29595

Local Government: Town of Lake Cowichan

Transit System: Cowichan Valley Regional Transit System

Local Government Referral Number: N/A

Development Proposal

The rezoning application proposes the following:

- To create a new comprehensive development zone to allow for the creation of a residential area with a variety of housing types.

Transit Context

The proposed development is serviced by two routes:

7 Cowichan Lake – This route provides transit service between the Town of Lake Cowichan and Duncan along Cowichan Lake Road. It provides a high level of coverage and local service along its route. There are six daily trips Monday to Thursday, seven daily trips on Friday, five daily trips on Saturday, and three daily trips on Sunday.

7X Cowichan Lake Express – This route provides transit service between the Town of Lake Cowichan and Duncan via Highway 18. It provides a more express service compared to route 7 and also provides access to Cowichan Commons. There are seven daily trips Monday to Friday with no weekend service at this time.

Policy

The [Cowichan Valley Transit Future Action Plan](#) was endorsed by the Cowichan Valley Regional District's board in 2023. This plan outlines the short to medium term priorities for the transit system. Of particular note for this development is the planned improvement to route 7X Cowichan Lake Express; there is a short-term plan to add Saturday service for route 7X.

Transit-Supportive Land Use and Design

BC Transit recommends to following:

- Development of appropriate street treatments along Cowichan Lake Road and all internal roadways, including fully accessible sidewalks
- Provide on-site pathways to connect buildings and uses to public sidewalks
- Increasing allowable density by increasing the proportion of multi-family residential
- Allowing for a mix of residential, commercial, institutional, or recreational uses
- Eliminating or reducing minimum vehicle parking requirements
- Locating on-site parking underground or away from street frontages

- Ensure that vehicle entrances and exits to the property do not interfere with transit operations or create a safety hazard

Transit Infrastructure

Bus Stops and Stations

The nearest bus stops are located on Cowichan Lake Road at Lake Park Road and provide access to route 7. There are no bus stops within 400 metres, which is the recommended maximum distance from transit stops, that provide access to route 7X.

To provide better access to transit services for future residents we would recommend the installation of two new pairs of bus stops, one pair along Cowichan Lake Road to provide access to route 7 and one pair along Highway 18 to provide access to route 7X. The exact location of these stops can be determined through discussion with BC Transit, the CVRD, and the appropriate road authority. At a minimum, these bus stops should include accessibility features such as a level pad with appropriate let downs and may also include customer amenities such as a bench and shelter, waste receptacles, and bike racks. For this location, we would recommend a T2 shelter, particularly for the westbound direction; check out our [shelter program brochure](#) for more information on the shelters.

BC Transit is in the process of finalizing the update to our infrastructure design guidelines, but for more information on the design of bus stop infrastructure or to get a review of designs, please contact streetdesign@bctransit.com.

Discussion and Recommendations

BC Transit's recommendations are as follows:

- That the recommendations listed under the "Transit-Supportive Land Use and Design" section are considered as part of this application.
- That two pairs of bus stops be installed to allow future residents access to transit services along both Cowichan Lake Road and Highway 18 if possible.

BC Transit Level of Support

- BC Transit supports the proposed development subject to the above recommendations.

Thank you for the opportunity to review this proposed development. If you have any questions or would like further comments on this proposal, please contact:

Aaron Thompson
Transit Planner
BC Transit
athompson@bctransit.com