

CVRD Planning c/o Chloe Boyle

Re: MoTI File 202206367, PID 006-831-231

1441 Fisher Road, Cobble Hill Rezoning Application letter.

Sept. 25/2023

Please accept this letter as a supporting document for the rezoning application considering the above noted Cobble Hill Village Core property. We are all very aware of the need for housing in general, and this development creates a more attainable, slightly smaller home and lot, possibly also with secondary suites. Please note below the Village Residential OCP objectives in Cobble Hill;

Village Residential

The Village Residential designation is intended to accommodate a range of housing types in the Cobble Hill Village growth containment boundary. The guiding principles for the Cobble Hill Village area have indicated that Cobble Hill residents wish to have a balanced mix of residential uses to better serve the interests of a diverse population in the future. Future residential development will be achieved through infilling in the existing residential areas. While most of the area will continue to accommodate a single-family dwelling lifestyle, priority will also be placed on providing housing opportunities for working families and for seniors within the village area, through aging in place developments and low-density multiple family housing. Lower residential densities will be encouraged farther from the core village commercial area; therefore, to a large degree residential land use patterns will be influenced by existing land use patterns as well as a slow, steady population growth rate. Additionally, secondary suites and secondary dwelling units will be encouraged within principal single-family dwellings. These diverse housing opportunities will serve to satisfy the needs of residents in terms of affordability, special needs, rentals and seniors' housing.

Lot Sizing:

This 2.07 acre property is currently within the Village Residential 3 area, having roughly a dozen lots within 500 feet, that are similar or smaller in size to those requested in this application. Our submission suggests the use of the North Cowichan R3-S zone as an example, although the lot sizes we are planning are well above that minimum size. Our lot plans average 6000 s.f., smallest 4200 s.f., and the frontage average is 60', narrowest at 40'. Well over R3-S minimums. We are keeping the existing home on an oversized lot.

Development Placement:

The Cobble Hill Village core has a range of housing styles and also a range of property sizes. This development is directly across from the Cobble Hill Common and the Cobble Hill Farmer's Institute Hall. It is highly visible and safely accessed. Parking and approach are clear and on 2 of the 3 bordering roads, access is only to a small number of homes. The aesthetic value of this property needs to be considered as it is the most obvious visual when approaching Cobble Hill from the main intersection to the West. It needs to be appealing and be a positive expression of the locale. For future owners, this location is in a quiet residential setting, across from the Cobble Hill Common, close to amenities, bus routes, easy highway access, and wonderful walking at the Quarry Nature Park and dog run at Cobble Hill. The

slightly more dense residential zone allows for more attainable pricing of the end product, and takes best advantage of the lot perimeter and access. The look is appropriate for the village core.

Sewer (CVRD Engineering) and water (CHID) are already approved to access the site.

Aesthetic and Diversity Planning:

We will keep a theme in the structures, textures and colours that reflects the nature of the more historic building styles locally. As well, the homes will be sold as a complete package, landscaping included, which will help keep the theme and give us a tasteful, finished end product. Bruce Muir recently completed 89 similar homes in the Cassino Road area with a pleasing unity, although ours would be larger lots and more varied architecturally.

There are opportunities within the topography of this development to create a somewhat diverse set of building options. Some flatter portions will have 2 storeys and partial below-grade basements, suitable for more mobile families. Roughly half of the lots will have level-entry homes with full walk-out basements suitable for those with the desire to live on a single floor, but with options for others below, perhaps caregivers. This serves the physically challenged senior or special needs situation.

I note in the OCP that this development recognizes and enhances the objectives below:

2.9.13 Village Residential Objectives

1. Provide a sufficient supply of housing to allow for future growth. 2. Provide incentives for developers to construct multi-family dwellings. 3. Enhance the vibrant village centre. 4. Ensure that housing is clustered and scaled to encourage the continued development and enjoyment of greenspace, parks, trails and recreational lands. 5. Maintain the small-scale, rural village character of the community and allows for a slow, steady population growth rate. 6. Design to mitigate conflicts between different densities of residential development arising from height, massing and design.

(I'm curious about the multi-family incentive idea as I would have pursued that- but infrastructure is required first.)

Parks and Amenity Contribution:

It could be argued that my amenity contribution is the expansion of the sewer and water options alongside our development's perimeter, (huge cost) bringing them both closer to other areas, for future use!

My suggestion for the use of this money is to combine our Parks contribution with an amenity contribution to create a boulevard perimeter along Watson adjacent to us, with deciduous trees planted. This would then add to the country view of the homes from the park and core, and also screen appropriately. Our Area Director, Mike Wilson, is aware of this possibility and supports the idea. This project would also need to engage Parks in on-going maintenance, providing water and potentially cutting grass if that was the chosen option. The other option would be trees planted within borders, no grasscutting required, just minor seasonal weeding. They are maintaining across the road weekly, at Cobble Hill Common already. This additional planting would look vibrant and gorgeous, certainly adding to the feel of the village core.

Residential Small Lot Single-Family Zone (R3-S) [BL3196]

Permitted Uses

- 58.1** (1) The permitted uses for the R3-S zone are as follows:
- Single-Family Dwelling
 - Home-based Business

Minimum Lot Size

- (2) The minimum permitted lot size for the R3-S zone is 325 m² (3,498 sq. ft.).
- (3) Despite subsection (2) the minimum lot size for a panhandle lot, excluding the panhandle, is 450 m² (4,844 sq. ft.).
- (4) A Streamside Protection Area, under the *Fish Protection Act*, shall not be included in the calculation of minimum lot area.

Minimum Frontage

- (5) Excepting panhandle lots, the minimum permitted frontage for the R3-S zone is as follows:
 - (a) 11.5 m (37.73') where the lot frontage is on a highway;
 - (b) 8.0 m (26.25') where the lot frontage is on a cul-de-sac.

Density

- (6) The maximum permitted density for the R3-S zone is as follows:
 - (a) The number of residential buildings shall not exceed one;
 - (b) The maximum permitted floor space ratio is 0.5:1.

Maximum Lot Coverage

- (7) The maximum permitted lot coverage of the R3-S zone is 40% of the lot area.

Minimum Setbacks

- (8) The minimum permitted setbacks for the R3-S zone are as follows:
 - (a) Principal Buildings
 - Yard, Front, 4.5 m (14.76')
 - Yard, Side, 1.5 m (4.92')
 - Yard, Side when adjacent to a highway, 3.0 m (9.84')
 - Yard, Rear, 6.0 m (19.68')
 - (b) Accessory Buildings and Structures (Excluding Fences)
 - Yard, Front, 5.0 m (16.4')
 - Yard, Side, 1.0 m (3.28')
 - Yard, Rear, 1.0 m (3.28')
 - (c) The minimum permitted setback from the vehicle entrance of a principal or accessory building to a highway other than a lane is 5.8 m (19.03').

Maximum Building Height

- (9) The maximum permitted building heights for the R3-S zone are as follows:
 - (a) Principal Building, 9.0 m (29.53')
 - (b) Accessory Building, 5.0 m (16.4')

Conditions of Use

- (10) The conditions of use for the R3-S zone are as follows:
 - (a) [Repealed. BL3891]
 - (b) [Repealed. BL3891]
 - (c) [Repealed. BL3891]
 - (d) Where a rear lane is available, vehicular access to the lot is only permitted from the lane;
 - (e) Only one garage or carport shall be allowed per lot.