

May 30, 2022

Kyle Young
Manger of Planning
City of Duncan
200 Craig Street
Duncan, BC, V9L 1W3

Dear Kyle,

Please accept this letter as feedback to the draft Official Community Plan for the City of Duncan. Top Down Investments Inc. is currently working on a project that is impacted by the proposed new land use policy. We have reviewed the land use policies relevant to our project and offer the following feedback for your consideration.

Our project on the west side of Price Place is currently zoned Medium Density Residential. The draft OCP proposes changing the zoning to Gateway Commercial. We ask that the City of Duncan consider amending the draft OCP to provide for Multi-Family Residential (6-Storey) at the two subject properties indicated on the enclosed maps.

Rational for the request is as follows:

1. The subject properties do not lay immediately on the Trans-Canada Highway and the existing commercial properties between the highway and proposed site (i.e. Romeos and 160 TCH), offer the transition intended by the new OCP.
2. Building frontage will be along Price Place, making the road solely residential.
3. Gateway Commercial and Multi-Family Residential (6-story) allow for the same building height and the proposed change will not result in a building that is out of context.
4. Gateway Commercial and Multi-Family Residential (6-story) include many of the same objectives in the OCP and the development permit process provides a mechanism to ensure the project meets these objectives.
5. There is not as much demand for office space as housing, as evident by the current listings, likely due to the current trends of working remotely and limited housing availability.
6. Top Down Investments acquired the subject properties considering their residential zoning and is close to submitting a development application for a residential development.

Thank you for the consideration. Please contact me anytime to discuss further.

Sincerely,



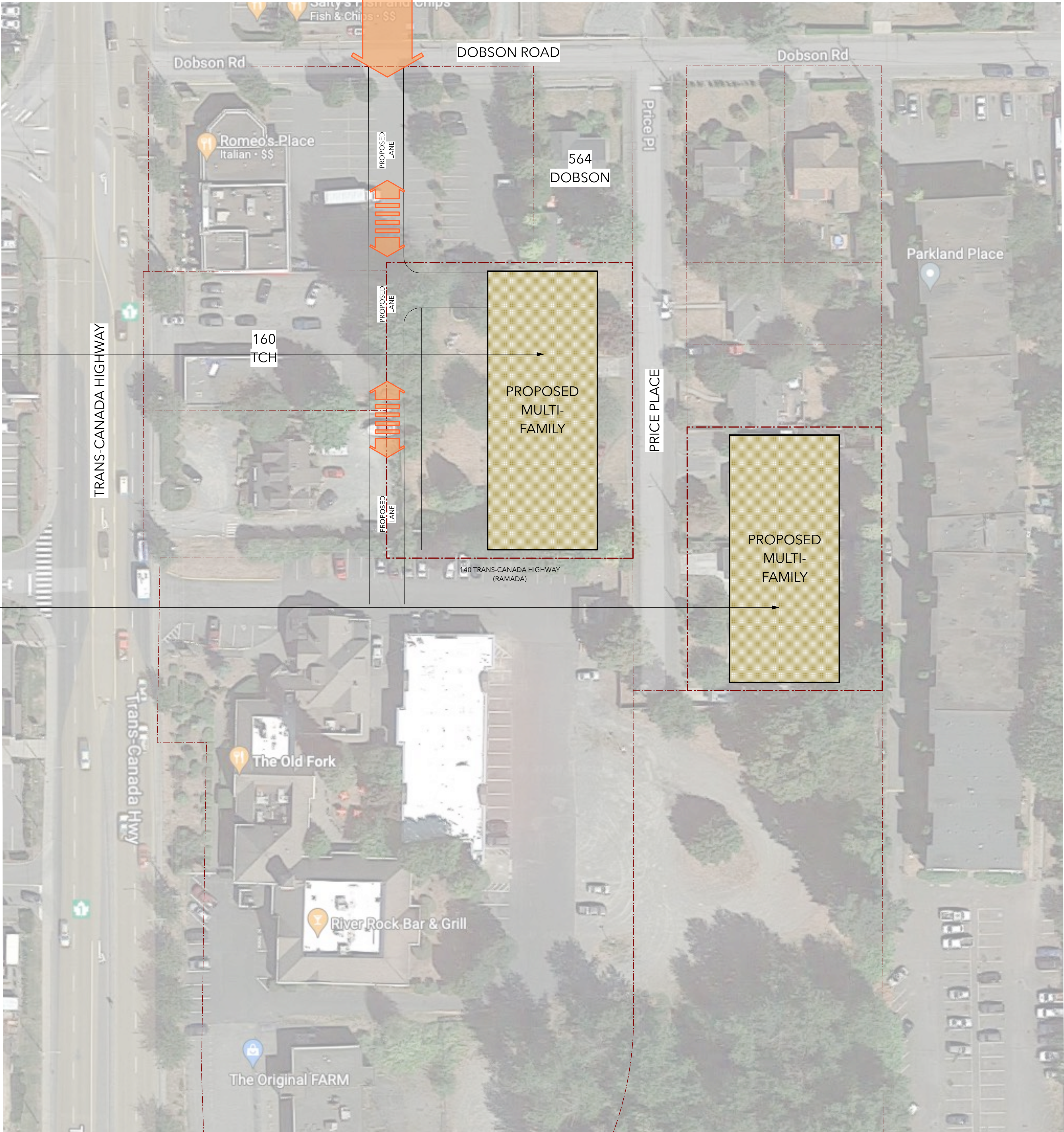
Davin Reid
Project Manager

encl. Project Siting Schematic
Existing Zoning Map with Mark-up
Proposed Zoning Map with Mark-up

Top Down Investments Inc.

**260-22529 Lougheed Hwy, Suite 1116
Maple Ridge, BC, V2X 0T5**

POTENTIAL 6.5m LANE ACCESS FROM DOBSON TO RAMADA



Subject of OCP
Feedback

PROPOSED MULTI-FAMILY
161/171 PRICE PLACE -
REFER TO SK-02

PROPOSED MULTI-FAMILY
140/150/160 PRICE PLACE -
REFER TO SK-03

MGBA
MALLEN GOWING BERZINS
ARCHITECTURE

SUITE 300 - 7 EAST SIXTH AVENUE
VANCOUVER BRITISH COLUMBIA CANADA
604.484.8285 info@mgb.com www.mgba.com

-	2022-05-03	CITY INQUIRY	pg1	pg1
REV	DATE	DESCRIPTION	DRAWN	REV

MALLEN GOWING BERZINS
ARCHITECTURE INC.

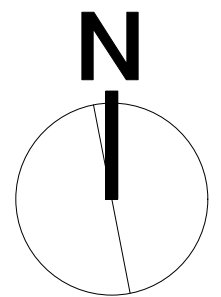
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THIS DRAWING MUST NOT BE SCALED. THE CONTRACTOR IS TO VERIFY ALL DRAWING DIMENSIONS AND DATA NOTED HEREIN WITH CONDITIONS ON THE SITE AND IS HELD RESPONSIBLE FOR REPORTING DISCREPANCIES TO MALLEN GOWING BERZINS ARCHITECTURE. INCORPORATED. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE CONSULTANT.

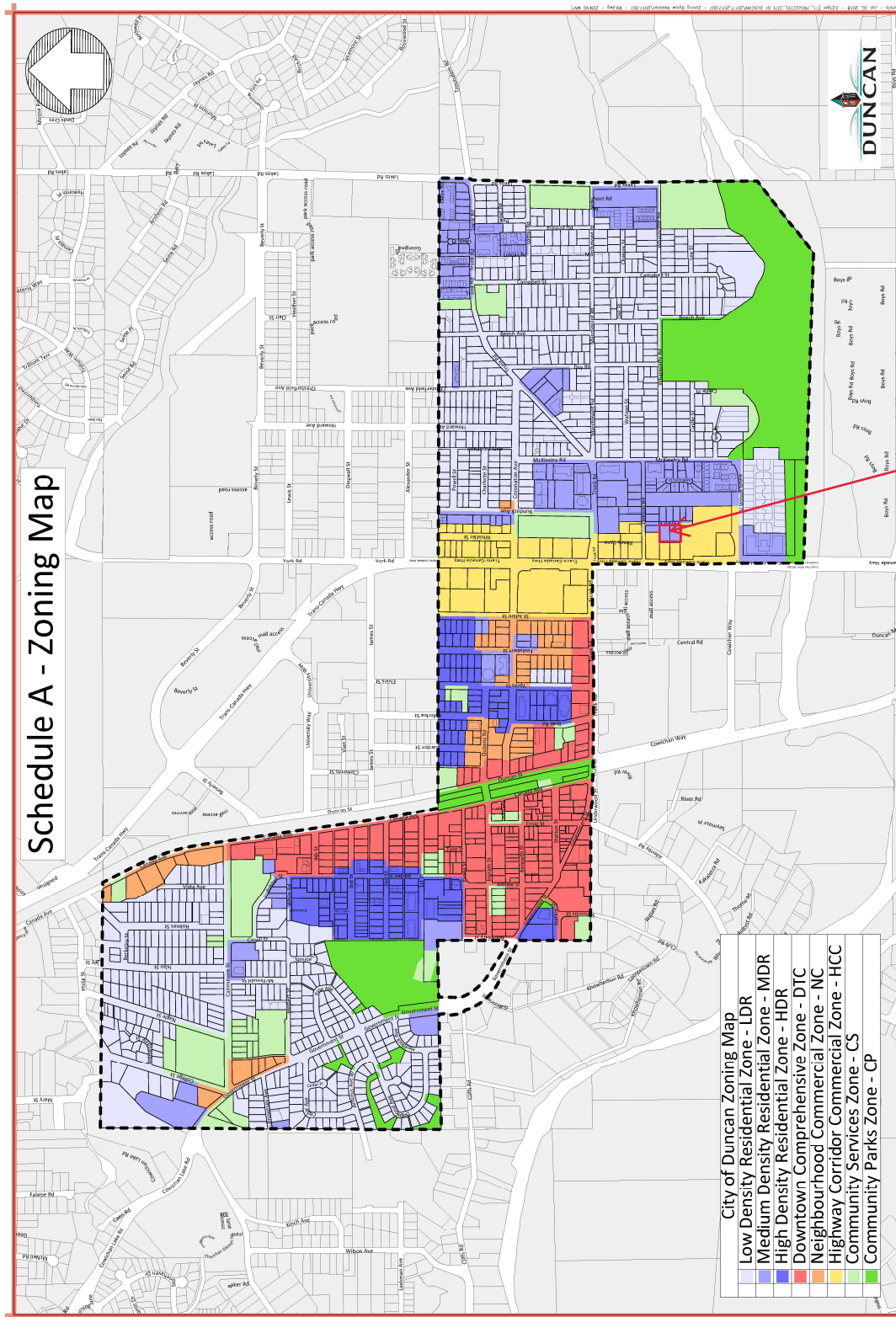
PROJECT:
**MULTI-FAMILY
RESIDENTIAL**
PRICE PLACE,
DUNCAN, BC

SHEET TITLE:
MASTER PLAN

PLOT DATE	MAY 03, 2022	PROJECT NO.	21115
SCALE	AS NOTED	REVISION	-
DRAWING	SK-01		



Schedule A - Zoning Map





City of Duncan Municipal Boundary

Land Use Designation

- Neighbourhood Residential
- Multi-Family Residential (4-Storey)
- Multi-Family Residential (6-Storey)

- Neighbourhood Commercial
- Core Commercial
- Gateway Commercial
- Community
- Parks + Open Space

Kyle Young

From: David and Kelly Slade
Sent: Wednesday, June 1, 2022 7:59 AM
To: Development Services; Duncan; Mayor
Subject: Draft OCP

[EXTERNAL EMAIL] Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mayor and Council.

As a property owner in the City of Duncan, I hope you will give consideration to my concerns.

I have read the new draft OCP and am pleased at the efforts to address the need for climate change adaptation and mitigation, but I feel that you are missing a keystone piece needed, not only in Duncan but in every part of every developed and developing nation.

We need to first reduce and then eliminate our use of fossil fuels to generate heat and energy. Your move to enhance active transportation opportunities and support of electric vehicles goes some way to address this, but you are completely missing the need and opportunity to remove fossil fuel use from the "built" environment.

Fossil fuel use for heating and cooking is the 2nd biggest source of emissions in the region. Many local governments, including the City of Vancouver have moved to ban the use of fossil fuels in most new construction and major renovations. Burning fossil fuels in residential settings greatly increases the risk of catastrophic fire and explosion events, while gases and fine particulates from combustion are proven to increase risk of a number of serious health problems in children and adults, including asthma and COPD.

Replacing fossil fuels for heating and cooking has the "co-benefits" of reducing ghgs while improving air quality and in the case of heat pumps, providing cooling for those extreme heat events like the one we experienced last summer, which are expected to increase in severity and frequency if we do not do use every tool in our tool box to stop burning fossil fuels.

Please give consideration to adding a tight timeline for the banning of fossil fuels for heating and cooking in all new construction and major renovations. Our grandchildren need us to URGENTLY use every tool in our collective tool boxes to salvage a liveable future for them.

Thank You

David Slade

Property owner at 380 McKinstry Rd. Duncan

Kyle Young

From: Adrienne Brown
Sent: Thursday, June 2, 2022 6:11 PM
To: Development Services
Subject: City of Duncan Official Community Plan Submission

Follow Up Flag: Follow up
Flag Status: Flagged

[EXTERNAL EMAIL] Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I applaud the efforts of the city of Duncan to create a sustainable and resilient future for its residents. The proposed Official Community Plan provides a more comprehensive “greener” pathway forward in the built and natural environments.

As the climate emergency deepens and escalates, **exploring** options to reduce our carbon footprint must be replaced with the **implementation** of known solutions. Current systems that heat and cool with fossil fuels are one of the main sources of greenhouse gas emissions. Heat pumps are efficient, economical, and are recognized as a powerful way to make significant reductions. Cities like Vancouver, North Vancouver and Port Moody have regulated the installation of heat pumps in all new builds in their efforts to reach their goals of adapting to and mitigating the effects of climate change.

Throughout the proposed Official Community Plan, the word “sustainability” comes up over and over. The OCP outlines expected increases in the need for more affordable housing. It takes into account the necessity to replace and expand upon the number of buildings for businesses and agencies that will provide goods and services to Duncan’s growing population. It’s hard to imagine a less sustainable source of heating and cooling these new buildings than one that relies on the use of fossil fuels.

From my reading of the OCP, the costs both to the environment and the pocketbook that come with fossil fuel heating and cooling are not adequately addressed. Although natural gas is seen as an option in BC’s Building Step Code, better alternatives are available now.

We are told that the window to a liveable future is rapidly closing. Decisions made now will have implications for children in the Cowichan Valley as they enter adulthood. The urgency to do all we can to prevent the worst effects of human caused climate change is great.

Mandating sources of green energy for heating and cooling (heat pumps) in new buildings would go a long way to fulfilling the vision statement expressed in the OCP. We wouldn't need to look very far into the future to see a generation that would be grateful not to have to put the word "retrofit" into their OCP.

With hope that the Cowichan Valley will benefit from your foresight and leadership,

Adrienne Brown VOR 1K1

Kyle Young

From: Karen Deck
Sent: Thursday, June 2, 2022 1:10 PM
To: Development Services
Subject: Input to Official Community Plan

[EXTERNAL EMAIL] Do not click links or open attachments unless you recognize the sender and know the content is safe.

May 2, 2022

Dear Mayor and Council,

I applaud the efforts of the city of Duncan to create a sustainable and resilient future for its residents. The proposed Official Community Plan provides a more comprehensive, “greener” pathway forward in the built and natural environments.

As the climate emergency deepens and escalates, **exploring** options to reduce our carbon footprint must be replaced with the **implementation** of known solutions. Current systems that heat and cool with fossil fuels are one of the main sources of greenhouse gas emissions. Heat pumps are efficient, economical, and are recognized as a powerful way to make significant reductions. Cities like Vancouver, North Vancouver and Port Moody have regulated the installation of heat pumps in all new builds in their efforts to reach their goals of adapting to and mitigating the effects of climate change.

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With hope that the Cowichan Valley will benefit from your foresight and leadership,

Karen Deck
10694 Youbou Road
Youbou, BC
VOR 3E1

"Some of the best advice you will ever hear will come from the forest"
Dacha Avelin

Kyle Young

From: Barbara J. Mayfield
Sent: Friday, June 3, 2022 3:49 PM
To: Development Services
Subject: Response to City of Duncan OCP

[EXTERNAL EMAIL] Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council

Thank you for preparing the proposed City of Duncan 2022 Official Community Plan (OCP).

The introduction very aptly identifies the City as "...the cultural, social, and business centre of the region and an important economic driver for much of the surrounding area. ... the City continues to grow its role as a hub for education, innovation, and commerce. ... This Official Community Plan (OCP) represents the vision and aspirations of residents and Council for how the City of Duncan, as a small town with a bright future, can become the most livable small town in Canada."

Critical to succeeding in becoming 'the most livable small town in Canada' are the comprehensive plans to sustain and grow the natural environment – and timing is of the essence. The climate crisis requires immediate actions now – actions that both mitigate and adapt to the warming temperatures and changing weather.

Greenhouse Gas emissions are playing a primary role and while reduction targets are laudable, all of these efforts must result in 'drawdown' of GHG's, not just a 'net-zero' target. With this in mind, I notice that your OCP includes policies addressing "GHG Emissions & Community Energy" and also references updating the Community Energy Emissions Plan. Not specifically mentioned – but of direct and significant importance – is the development of a policy *to end the use of fossil fuel energies as a means to heat all built environments*. CleanBC encourages the immediate shift from fossil fuel energy to heat pumps which provide both heat and cooling with a significantly lower impact on the environment, as well as greater energy efficiency and lower costs to the consumer. A policy which requires non-fossil fuel energy for both new built and retro-fit will greatly contribute to the City of Duncan becoming 'the most livable small town in Canada.' Such a policy will effectively offset the complexities of demand side management of energy consumption, which can continue to validate the use of fossil fuels.

More importantly, by ending the use of fossil fuel energy in the built environment the City of Duncan will be declaring its leadership role in the 'climate change economy' for the Cowichan Valley and the Island; and we must acknowledge that we are all dependent upon these actions for effective change, particularly the younger generations.

The City of Duncan can provide strong leadership and policy impetus that will encourage a 'greener pathway' to the benefit of its residents and the whole of the Cowichan Valley now and into the future.

Sincerely,

Madi Mayfield

4126 St.Catherines Drive

