

Dear Members of the Municipality of North Cowichan Council,

As a third-generation resident of the Cowichan Valley and an active member of our business community, I am writing to express my profound disappointment with your decision on March 6, 2024, to deny the West Vista Terrace development project. This decision overlooks the urgent needs of our community for growth, housing, and economic development.

The West Vista Terrace project promised not just over 850 living units but also a significant boost through property taxes and permit fees, crucial for our community's financial health. Moreover, it would have alleviated the need for future property tax increases, supporting our community in more ways than one.

My grandparents, who have lived here for 80 years, are now considering leaving due to the lack of suitable developments. This situation isn't unique to my family but affects many in our community, underlining the pressing need for projects like West Vista Terrace.

The possibility of the developer selling the land to external parties, thereby removing any control or benefit from MNC and its residents, presents a concerning scenario. Not only would we lose valuable revenue, but we'd also forfeit any say in the development of our own land, imposing additional financial burdens on taxpayers for necessary infrastructure.

It's troubling that this decision seems to stem from a rigid adherence to bureaucratic processes rather than a commitment to the community's wellbeing and growth. The West Vista Terrace project was not just a development; it was an opportunity for responsible and timely growth that directly aligns with the significant investments, like the state-of-the-art hospital, already being made in our area.

The rejection of this project sends a disheartening message about our community's openness to growth and improvement. At a time when housing is increasingly scarce, and our community stands on the cusp of significant economic and social enrichment, it's imperative we embrace rather than reject opportunities for progress.

I respectfully urge you to reconsider this decision, looking beyond bureaucratic constraints to the broader benefits of such a development for the Cowichan Valley. Our community deserves forward-thinking leadership that prioritizes sustainable growth, housing availability, and the economic well-being of its residents.

Thank you for considering my perspective on this matter. I look forward to your response and hope for a reconsideration that aligns with the best interests of our community.

Sincerely,

Will Duggan

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