Zoning Amendments + Phased Development Agreement

PUBLIC INFORMATION MEETING

This Public Information Meeting presents the current application following RDN review for Comprehensive Development Zones (CD Zones) and an associated Phased Development Agreement (PDA) for the Lakes District and Schooner Cove.

The Public Information Meeting serves to:
> highlight the purpose, structure and content of the CD Zones and PDA;
> provide complete hardcopies of each application for Public review; and,
> cross reference Official Community Plan policies to demonstrate their implementation within the CD Zones and PDA.

We look forward to hearing your comments!
What has been the Planning Process?

Comprehensive Zoning Amendments (ZA), with a Phased Development Agreement (PDA), form the Lakes District and Schooner Cove neighbourhoods and are currently under review by the Regional District of Nanaimo. Submitted in July 2012, the ZAs and PDA are guided by the vision, land use policies and servicing frameworks detailed within the Lakes District and Schooner Cove Neighbourhood Plans of the Nanoose Bay Official Community Plan.

The ZA and PDA seek to align current zoning with the vision reflected in the Neighbourhood Plans and, as such, represent the next technical step in the implementation of the Nanoose Bay OCP and Regional Growth Strategy.

Led by EXISTICS Town Planning, with Kerr Wood Leidal Consulting Engineers, Pottinger Caherty Environmental Consultants, and Clark Wilson LLP, the Zoning Amendments have been prepared by a multi-disciplinary team of professionals, committed to realizing the vision of the Neighbourhood Plans.

Levels of Regulatory Approvals

The RDN’s Regional Growth Strategy sets out the direction of growth in the region, managing change over the long-term.

The Nanoose Bay Official Community Plan (OCP) articulates the community’s vision and anticipated long-term needs to guide growth through general land use and servicing policies.

The Neighbourhood Plans form part of the OCP, further refining the vision and policies of the OCP for implementation within a specific “neighbourhood” area.

The Zoning Bylaw regulates the specific land use, density and development permitted on properties.

Subdivision regulations relate the legal subdivision of land and sets the standards for road alignments and civic infrastructure servicing.

Development Permits regulate development in terms of environmental, geotechnical hazard, commercial and intensive residential form & character.

Design Guidelines for public and private realm can maintain quality standards for neighbourhood form and character in architecture and landscape design.

Building Permits occur following compliance with all of the above RDN and MoTI regulatory requirements.

Phased Development Agreement Bylaw

A Phased Development Agreement (PDA) is noted in the Neighbourhood Plans as the legal tool to support the commitments and terms of the Zoning Amendments. As a master agreement between the Developer and the Local Government, the PDA is designed to facilitate implementation of comprehensive planning for multi-phased development projects with significant up-front expenditures and long time horizons. The Lakes District and Schooner Cove Phased Development Agreement Bylaw will provide confidence that the Neighbourhood Plans will be built out as envisioned, including their public benefits.
LAKES DISTRICT Subject Property Location
What does a “CD Zone” do?

The Comprehensive Zone Amendments for the Lakes District and Schooner Cove will update and align current land use regulation with the vision of the Neighbourhood Plans (part of Nanoose Bay OCP #1400).

Current zoning for the Lakes District only permits low density residential development (RST), while current zoning for Schooner Cove only permits a limited number of commercial and residential uses. In both cases, current zoning is inconsistent with the current vision as detailed within the Official Community Plan.

Comprehensive Development (CD) Zones will regulate future development to ensure that the ultimate build out of the Lakes District and Schooner Cove proceeds according to the Neighbourhood Plans.

CD Zone: “Under the Hood”

A closer look at the CD Zones details the “WHAT and WHERE?” as related to the implementation of the Neighbourhood Plans for the Lakes District and Schooner Cove.

The presentation board titled “A Closer Look at the CD Zone” provides a more detailed overview of the contents of each CD Zone for the Lakes District and Schooner Cove.

The contents of each draft CD Zone are also available for review.
The information presented here represents an overview of the Lakes District Comprehensive Development Zone (CDZ) and highlights the eight zoning areas of the CDZ Zone:

Section 1: PURPOSE + DEFINITIONS
provides a statement of intent, highlighting the purpose of the CDZ Zone, and list of zone areas, along with a complete set of land use definitions to complement the interpretation found within RON #500.

Section 2 | GENERAL REGULATIONS
provides general development regulations specific to the Lakes District, which either supplement or supersede the General Regulations section within RON #500.

Section 3: REGULATIONS BY ZONING AREA
describes the land use regulations for each area within the CDZ Zone, as well as details principal and accessory uses, locations, size, setbacks and height for buildings and accessory structures, and other provisions and/or restrictions within the zone, including the provision of parking.

Section 4: SCHEDULES
includes supporting schedules to illustrate the physical limits of the CDZ Zone, the extent of individual zoning areas and residential lot types and minimums.
SCHOONER COVE
Comprehensive Development Zone 45

A Closer Look at the CD Zone

The information presented here represents an overview of the Schooner Cove Comprehensive Development Zone (CD45) and highlights the three zoning areas of the CD Zone:

Section 1 | PURPOSE & DEFINITIONS
provides a statement of intent for the CD Zone, and lists Zoning Areas. This section also includes a complete set of land use definitions to compliment the interpretation section within RDZ Zoning Bylaw 500.

Section 2 | GENERAL REGULATIONS
provides general development regulations specific to Schooner Cove, which either supplement or supersede the General Regulations section within RDZ Zoning Bylaw 500.

Section 3 | REGULATIONS BY ZONING AREA
describes the land use regulations for each area within the CD Zone, as well as details principal and accessory uses, locations, sizes, setbacks and height for buildings and accessory structures, and other provisions and/or restrictions within the zone, including the provision of parking.

Section 4 | SCHEDULES
includes supporting Schedules to illustrate the extent of the CD Zone, the extent of individual zoning areas and sub-area building height regulations.
What does a “PDA” do?

The Phased Development Agreement for the Lakes District and Schooner Cove provides a legal agreement between the local government (RDN) and the land owner/developer (Fairwinds) to ensure the orderly sequencing, timing and delivery of neighbourhood development, infrastructure and amenities.

Beyond the regulation of land uses and densities within the CD Zones, the PDA regulates specific standards, extents, thresholds, sequencing, roles and responsibilities related to neighbourhood development, provision of public infrastructure (including sanitary sewer, potable water and rainwater management systems, streets and sidewalks), and park dedication and improvements.

The Phased Development Agreement ensures the coordinated implementation of the OCP based on clearly-identified roles and responsibilities.

PDA: “Under the Hood”

A closer look at the Phased Development Agreement details the “WHO does WHAT and WHEN?” as related to the implementation of the Neighbourhood Plans for the Lakes District and Schooner Cove.

The presentation board titled “A Closer Look at the PDA” provides a more detailed overview of the contents of the Phased Development Agreement.

Completed PDA reference documents are available in the provided binders.
The Phased Development Agreement details the "WHO does WHAT and WHEN" as related to the implementation of the Neighbourhood Plans for the Lakes District and Schooner Cove.

The contents noted at right will form part of a PDA legal agreement between Parkwood and the RDKN, stipulating additional detail, timing and responsibilities of land dedication, improvements (works and standards), maintenance and operations as related to:

- **NEIGHBOURHOODS** - land use and zoning-related regulations, including development phasing and parking.
- **PARKS** - phasing of parkland dedication, access, improvements (staging areas, lookouts and trails, waterfront boardwalk and multi-use pathways), management plans and standards, and the establishment of an option to purchase agreement for the "development reserve lands".
- **INFRASTRUCTURE** - rainwater management, potable water (identification and treatment) and sanitary sewer standards, sequencing and phasing, and.
- **COMMUNITY PARKWAY + STREETS** - project specific street standards, multi-use pathways and sidewalks, sequencing and phasing.

The Table of Contents provides a listing of schedules to the Phased Development Agreement. The images at far right reference additional information located which communicate the content and phasing in greater detail.

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Refer to the additional PHASING information located to learn more about the phasing of neighbourhoods (land uses), infrastructure systems (rainwater, potable water, sanitary sewer), parks and trails, along with the community parkways and streets for Schooner Cove and the Lakes District.
1. **Dolphins Ridge & Notch**
   - The first phase consists of a sample of the new street design, parks, trails, and a range of housing envisioned in the Neighbourhood Plan.
   - Features include:
     - Extension of Bonnington Drive;
     - Single, Duplex and Multi-family homes;
     - Dedication of 100 acres of Regional Park & trails including:
       - the Notch Summit;
       - the Lookout;
       - links with Dolphin Lake Community Park,
     - Lake to Lake & Lake to Lookout connector; and,
     - Dedication of Bonnington Landing Community Park.

2. **Enos Basin**
   - The second phase serves to connect Bonnington Drive with the extension of Schooner Cove Drive, the first segment of the new Community Parkway.
   - Features include:
     - Single, Duplex and Multi-family homes;
     - Dedication of 76 acres of Regional Park and trails, including Enos Lake and links to Enos Creek Park;
     - Completion of Lakelouise Recreation Center and docks; and,
     - A connecting trail network that links Enos and Dolphin Lakes with the Lookout.

3. **Terraces**
   - The third phase serves to complete the Community Parkway, providing a new front door to Schooner Cove Village.
   - Features include:
     - Single, Duplex and Multi-family homes with water view;
     - Dedication of 36 acres of Regional Park and trails, including Garry Oak Meadows; and,
     - Dedication of Terrace Commons Community Park.

4. **Gateway**
   - The fourth phase serves to complete build-out of the new community.
   - Features include:
     - A mixed-use promenade at the community entrance;
     - Dedication of 56 acres of Regional Park and trails on the SW shores of Enos Lake and the slopes of The Notch; and,
     - Dedication of Gateway Community Park.

5. **Enos Lakeside**
   - An independent phase to be completed during the above sequential phases. Enos Lakeside serves to complete remaining infrastructure, housing and 26 acres of Regional Parks and trails.

6. **Dolphin Lakeside**
   - An independent phase to be completed during the above sequential phases. Dolphin Lakeside serves to complete remaining infrastructure, housing and parks.

Owing to the scale of the new community, the Lakes District and Schooner Cove will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustainable region.

The Phased Development Agreement implements the vision of the Neighbourhood Plan according to 6 general phases, as directed by topography, infrastructure servicing, housing diversity and the dedication of public parkland.
Parks & Trails Phasing

LAKES DISTRICT
Phased Development Agreement

1. DOLPHIN RIDGE
   - 1.0 ha of public Regional Park, including links to Lake & Lake to Lookout corridors;
   - Public dedication of the North Summit with hiking trails and lookout points (access via trail connections from Perkins Road and Clearview Parkway);
   - Over 1.0 ha of new trails, including:
     - Multi-use trail along Dolfina Lake with access to the侵害 and Willow Trail connecting Frankton Park to the Schonher Ridge Pathway Park;
     - Multi-use Trail connecting Dolfina Ridge to ten access via Dolfina Lake;
     - 428 ha of hiking Trail along the South Summit, 1.5 ha of trail access points, and
     - 3.0 km of urban sidewalks and multi-use path pathways.

2. EAGLE BASIN
   - 0.5 ha of public Regional Park, including links to Eagle Rock Park;
   - Over 0.5 ha of new trails, including:
     - Multi-use Trail along the north side of Eagle Rock, connecting the lakeside with the Community Parkway and maintenance of the trail network;
     - A new Bike Trail connecting to Phase 1 bike trail;
     - 1.5 km of urban sidewalks and multi-use path pathways.

3. TERRACES
   - 0.2 ha of public Regional Park, including the Carve trail systems;
   - Over 0.2 ha of new trails, including:
     - Multi-use Trail linking the Terraces with the Community Parkway, providing access to the lakeside with the Community Parkway, and maintenance of the trail network;
     - 1.5 km of urban sidewalks and multi-use path pathways.

4. GATEWAY
   - 0.1 ha of public Regional Park land;
   - Over 0.1 ha of new trails, including:
     - 1.0 km of urban sidewalks and multi-use path pathways.

5. ENDS LANDFALL
   - 0.1 ha of public Regional Park land;
   - Over 0.1 ha of new trails, including:
     - Multi-use Trail along Enshea Lake, connecting the lakeside with the Community Parkway, and maintenance of the trail network;
     - 1.5 km of urban sidewalks and multi-use path pathways.

6. DOLPHIN LANDFALL
   - 0.1 ha of public Regional Park land;
   - Over 0.1 ha of new trails, including:
     - Multi-use Trail along Dolfina Lake, connecting the lakeside with the Community Parkway, and maintenance of the trail network;
     - 1.5 km of urban sidewalks and multi-use path pathways.

Owing to the scale of the new community, the Lakes District and Schooner Cove will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustainable region.

Through consultation with RDN Staff, the Phased Development Agreement reflects and refines the Neighbourhood Plan Parks and Environmental Network Schedule 22. The Lakes District Regional & Community Parks will be dedicated and completed according to 6 general phases as illustrated.
LAKES DISTRICT
Phased Development Agreement

Infrastructure Phasing

Owing to the scale of the new community, the Lakes District and Schooner Cove will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustainable region.

Through consultation with RDNO and MAFI Staff, the Phased Development Agreement refines the Neighbourhood Plan Street Hierarchy Plan Schedule A3, Master Water Conceptual Plan A4, Master Drainage Conceptual Plan Schedule A5 and Master Sanitary Plan Schedule A6. The Lakes District streets and infrastructure will be dedicated and completed according to 6 general phases as illustrated.
Imagine the Lakes District
The Lakes District looking southeast from the Terraces over Enos Lake
Phase 1SC
The first phase serves to establish the new pedestrian-oriented mixed-use village at Schooner Cove. Features include:
- The Waterfront Residential Building with 50 water-view condominium units and underground parking;
- Waterfront Pavilion, Restaurant & Pub adjacent to Waterfront Green;
- The North Market Hall with neighbourhood grocery and bakery cafes;
- The South Market Hall with neighbourhood produce market, a discovery centre and a fitness centre;
- West facing shops offering bistro-cafes and beer & wine along the eastern piazza edge;
- Piazza and open space with an extensive and publicly accessible waterfront and;
- Mile of the Community Parkway (Segments B & C) fronting the village and cove.
Also established in the first phase is a full-service commercial marina with:
- Long and short-term moorage;
- A (90 crane boat) launch;
- Tours and Rental Pavilion;
- Short-term boat launch quay;
- Marine Services Building with marine offices, store, and quarter-deck multi-purpose room; and;
- Rehabilitationed industrial zone.

Phase 2SC
The second phase establishes a new alignment for Outrigger Road as a public connection to Dolphin Drive. Features include:
- Dedication & completion of a new Outrigger Road to Metcalf;
- 20 residential waterfront-water-view condominium buildings, representing a portion of the 318 remaining units, with underground parking linked to the Village;
- Publicly accessible waterfront boardwalk and pathways and;
- 130m of the Community Parkway (Segment A) fronting the village.

Phase 3SC
The third phase serves to complete Schooner Cove Village and Road dedications. Features include:
- 2 new residential condominium buildings, representing the remaining portion of the 318 units, with underground parking linked to the Village;
- Public and private pathways & open space with allotment for a community garden; and;
- 500m of the Community Parkway (Segment D) connecting Schooner Cove to Dolphin Drive.

Owing to the scale of the new community, Schooner Cove and the Lakes District will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustainable region.

The Phased Development Agreement reflects and refines the Neighbourhood Plan Conceptual Phasing Plan, to implement the vision according to 3 general phases, as directed by commercial services, topography, infrastructure servicing, and the provision of publicly accessible open space.
Owing to the scale of the new community, Schooner Cove and the Lakes District will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustainable region.

The Phased Development Agreement reflects and refines the Neighbourhood Plan Public Access & Open Space Plan Schedule A2. The Schooner Cove pathways and open spaces are dedicated and completed according to 3 general phases as illustrated.
Infrastructure Phasing

Owing to the scale of the new community, Schooner Cove and the Lakes District will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustaining region.

The Phased Development Agreement refines the Neighbourhood Plan Street Hierarchy Schedule A3, the Master Water Conceptual Plan Schedule A4, the Master Drainage Conceptual Plan Schedule A5, and the Master Sanitary Conceptual Plan Schedule A6. The Schooner Cove streets and infrastructure will be dedicated and completed according to 3 general phases as illustrated.

1. **Phase 1SC**
   - The first phase implements the new street design through construction of:
     - 300m Community Parkway (Segment B - C)
     - 300m Yearly Service Road
   - Additional infrastructure includes a new Pump Station.

2. **Phase 2SC**
   - The second phase implements the new hillside street design through construction of:
     - 300m Community Parkway (Segment A)
     - 150m Neighbourhood Local Street
     - 70m Emergency Connector with Pedestrian Pathway
   - Additional infrastructure includes a new Pump Station.

3. **Phase 3SC**
   - The third phase implements the new hillside street design through construction of:
     - 300m Community Parkway (Segment D)
     - 50m Neighbourhood Local Street
     - 300m Emergency Connector with Pedestrian Pathway
   - Additional infrastructure includes a new Pump Station.
During the Regional District of Nanaimo (RDN) public process leading to adoption of Neighbourhood Plans for Schooner Cove and the Lakes District, an opportunity to adopt Project Specific Street Standards based on hillside topography and urban residential uses was identified. In collaboration with the Ministry of Transportation and Infrastructure (MoTI), the proposed Project Specific Street Standards are designed to realize significant and tangible improvements in the safety, efficiency and efficacy of new road networks within the urban hillside neighbourhoods.

The development program (as proposed through the Zoning Amendment applications for Schooner Cove and the Lakes District) highlights a greater need to consider the effect of street design on the development of more compact, pedestrian-friendly and sustainable communities. At the neighbourhood scale, streets provide the single most critical linkage, and defining experience, between the surrounding landscape and the built program.

Within Schooner Cove and the Lakes District, Project Specific Street Standards will ensure that the development program fits the varied topography while addressing the MoTI’s mandate to facilitate, “safe, efficient, and effective movement of people and goods.”

Owing to the scale of the new community, the Lakes District and Schooner Cove will be built over time, as part of a long-term plan to manage growth and foster a more complete and sustainable region.

Through consultation with RDN, the Phased Development Agreement reflects and refines the Neighbourhood Plan Street Hierarchy Schedule A3. The Community Parkway will be dedicated and completed according to A general process as illustrated below (subject to approval by MoTI at the subdivision stage).
The following policy is taken directly from the Neighbourhood Plan in an abridged form. The Comprehensive Zoning Amendments, Phased Development Agreement and associated referenced documents are draft pending RDN Board Bylaw Adoption.

3.1 NEIGHBOURHOOD LAND USES

A. Minimum 1675 units permitted in the Lakes District, as part of the total 2500 units within the Fairview Urban Containment Boundary.

3.2.5 SINGLE DWELLING / SINGLE DWELLING DUPLEX POLICIES

A. Secure public (pedestrian) access through single developments to ensure accessibility.

B. Ensure that single dwelling development respects and is compatible with Neighbourhood Plan as outlined in Section 7 - Neighbourhood Plan, minimum net residential densities shall not exceed 12 units per hectare.

C. Provide a variety of housing forms and lot sizes in order to accommodate more affordable housing choices to encourage a range of income levels and age groups.

D. Work with M&T to secure the provision of universally accessible pathways along major streets.

E. Encourage sidewalks and public parking areas to be designed according to human access standards.

F. Encourage the retention of natural vegetation, as well as the use of native and drought resistant vegetation for new development.

G. Promote the use of best practices in green building for all new construction.

H. Gated communities shall not be permitted.

3.2.6 MULTIPLE-DWELLING POLICIES

A. Ensure that multiple development respects and is compatible with Neighbourhood Plan as outlined in Section 7 - Neighbourhood Plan, maximum net residential densities shall not exceed 75 units per hectare.

B. Provide a variety of housing forms and lot sizes in order to accommodate more affordable housing choices to encourage a range of income levels and age groups.

C. Require all multiple dwelling development to obtain a Development Permit to address the form and character of development.

D. Secure the provision of additional community amenities as part of new development for public and semi-private open space and facilities at the time of zoning amendment.

E. Work with M&T to ensure the provision of universally accessible pathways along major streets.

F. A maximum of five stories total building height may be permitted.

G. Promote the use of best practices in green building for all new construction.

H. Gated communities shall not be permitted.
The following policy is taken directly from the Neighbourhood Plan in an abridged form. The Comprehensive Zoning Amendments, Phased Development Agreement and associated referenced documents are draft pending RDN Board Bylaw Adoption.

### 3.2.2 REGIONAL PARK POLICIES

- A. The Regional Park lands shall be dedicated to the RDN according to a schedule outlined with a Phased Development Agreement (PDA).
- B. Develop a Parks Management Plan identifying park use priorities, park facility locations, and additional management plans.
- C. Determine a detailed layout of the trail system design to be constructed to a Trail Standard.
- D. Decommission existing trails not required for recreational purposes in order to restore damaged habitat.
- E. Pass a Carry Out Measures Management Plan linked to an adaptive management decision framework.
- F. Develop an Enos Lake Protection and Monitoring Program.
- G. Provide wildlife corridor and crossings linking protected natural areas with each other and with adjacent lands.
- H. Design and construct wildlife road underpasses at appropriate locations for the passage of small wildlife.
- I. Preserve movement of wildlife by providing public trails along edges of Wildlife Corridors.
- J. Provide non-motorized pathway linkages.
- K. Ensure that the alignment of trails consider ecological integrity, wildlife, surrounding residential uses, and the existing trail network.
- L. Support the construction of clear span bridges in place of cross-bottomed culverts for watercourses crossings.
- M. Establish destination spots for passive recreation and informal viewpoints.
- N. Incorporate interpretive signs that celebrate the natural and cultural heritage of the Lakes District.

### 3.2.3 COMMUNITY PARK POLICIES

- A. The Community Park lands shall be dedicated to the RDN according to a schedule outlined with a Phased Development Agreement (PDA).
- B. Develop a Parks Management Plan identifying park use priorities, park facility locations.
- C. Address the needs of all neighbouring residents and visitors through design and programming, including universal accessibility.
- D. Provide for reseeder (non-eroded) management on site.
- E. Decommission existing trails not required for recreational purposes in order to restore damaged habitat.
- F. Provide non-motorized pathway linkages.
- G. Ensure that the alignment of trails is sensitive to the environment, wildlife, surrounding residential uses, and the existing trail network.
- H. Incorporate a hierarchy of trail classes for a range of skill levels and uses, including transportation, recreation, education and interpretation.
- I. Establish destination spots for passive recreation and informal viewpoints.
- J. Consider community amenity.
- K. Incorporate interpretive signs that celebrate the natural and cultural heritage of the Lakes District.
- L. Provide additional program elements for community gathering areas.

### 3.2.4 FUTURE DEVELOPMENT RESERVE POLICIES

- A. The Future Development Reserve lands shall be identified within a Phased Development Agreement (PDA) and secured through an option to purchase agreement.
- B. Establish an "option to purchase" and "no build" covenant agreement between the landowner and the RDN with a no-build covenant registered on title at the time of subdivision.
- C. RDN to pursue park acquisition options for the identified Future Development Reserve areas.
- D. Lands acquired will be used as park lands and are subject to the Park policies of this Plan.

© Addressed at a later stage of the Approvals Process.
The following policy is taken directly from the Neighbourhood Plan in an abridged form. The Comprehensive Zoning Amendments, Phased Development Agreement and associated referenced documents are draft pending RDN Board bylaw adoption.

3.2.7 Community Mixed Use Policies

- A. Uses may include residential, live/work and/or professional office, neighbourhood commercial, storage and/or neighbourhood recycling center.
  - Land District Comprehensive Development Zone 44

- B. Ensure that Community Mixed Use development respects and is compatible with the Lakes District Neighbourhood Plan as outlined in Section 2 - Neighbourhood Vision.
  - Land District Comprehensive Development Zone 44

- C. Generally locate commercial uses at grade allowing no more than two stories (2 stories) of commercial space, with residential on upper stories.
  - Land District Comprehensive Development Zone 44

- D. A maximum of 2 storey total building height is permitted.
  - Land District Comprehensive Development Zone 44

- E. At the time of development permit, require a shared use parking study to determine Community Mixed Use parking requirements.
  - Land District Comprehensive Development Zone 44

- F. Provide shade and protection from the elements for pedestrians through the provision of building awnings, overhangs, canopies, and/or awnings.
  - Land District Comprehensive Development Zone 44

- G. Encourage sidewalks and public parking areas to be designed according to human-friendly access standards.
  - Sidewalks

- H. Work with MoTI to ensure the provision of universally accessible pathways along major streets.
  - Sidewalks

- I. Promote the use of best practices in green building for all new construction.
  - Policy for all Development Permits

- J. Single story (step) commercial uses shall not be permitted.
  - Land District Comprehensive Development Zone 44

3.2.8 Lake House Centre Policies

- A. Amenities/services provided will be complimentary to the existing Fairview Centre, to support residents' recreational and cultural opportunities.
  - Land District Comprehensive Development Zone 44

- B. Allow one vacationer's suite and a maximum density of 12 units per hectare for temporary guest accommodation and/or permanent residential.
  - Land District Comprehensive Development Zone 44

- C. Allow a small space for Regional Park administration and storage facilities for the Regional Parkland trail system on a secondary use.
  - Land District Comprehensive Development Zone 44

- D. Ensure that Lake House Centre development respects and is compatible with the Lakes District Neighbourhood Plan as outlined in Section 2 - Neighbourhood Vision.
  - Land District Comprehensive Development Zone 44

- E. Ensure that Lake House Centre buildings shall be up to four storey total building height, including roof pools and extended allowances.
  - Land District Comprehensive Development Zone 44

- F. Neighborhood amenities, as part of new development for public and semi-private open space and facilities, shall be secured as a condition of removing according to a Phased Development Agreement (CPA)
  - Land District Comprehensive Development Zone 44

- G. Work with MoTI to ensure the provision of universally accessible pathways along major roads.
  - Project-specific Design Standards (supported in principle by MoTI & Subdivision)

- H. Promote the use of best practices in green building for all new construction.
  - Policy for all Development Permits

- I. Promote the provision of safe pedestrian access and staging platforms to the lake, for passive, non-motorized enjoyment of the lake.
  - Lakes District Regional Park Masterplan and Development Guidelines
The following policy is taken directly from the Neighbourhood Plan in an abridged form. The Comprehensive Zoning Amendments, Phased Development Agreement and associated referenced documents are draft pending RDN Board of Mayor's adoption.

3.2.9 CIVIC INFRASTRUCTURE POLICIES

A. Ensure that development respects and is compatible with the Lakes District Neighbourhood Plan as outlined in Section 2 - Neighbourhood Vision
   - Lakes District Comprehensive Development Zone ag + Phased Development Agreement
B. The Landowner shall provide a landscaped rainwater harvesting (shallow soak) management pond complex at the head end, foot of Echo Lake
   - Initial Stormwater Management Plan + Lakes District Comprehensive Development Zone ag + Phased Development Agreement
C. At the time of receiving, the Landowner shall provide parcels of land suitably sized and located for the provision, expansion and/or relocation of possible water systems and other civic infrastructure
   - Lakes District Comprehensive Development Zone ag + Phased Development Agreement
D. Lands in this designation shall only be used for civic infrastructure
   - Lakes District Comprehensive Development Zone ag + Phased Development Agreement

4.2 PARKING POLICIES

A. Parking requirements for all residential dwelling land use designations shall be in accordance with RDN Land Use Bylaw requirement
   - Lakes District Comprehensive Development Zone ag + Phased Development Agreement + Phased Development Agreement + Phased Development Agreement + Phased Development Agreement

4.1.1 TRANSPORTATION POLICIES

A. Implement improvements to the existing road network according to a schedule outlined with a Phased Development Agreement (PDA)
   - Subdivision
B. Support a pedestrian-friendly transportation network intended to reduce traffic speeds and establish safe pedestrian and cycling pathways
   - Subdivision
C. Support the implementation of Project Specific Street Standards in accordance with the Street Harmsby Plan and in consultation with MOTI
   - Subdivision
D. Decide transect-related facilities, including sufficient right-of-way width for future bus stops and/or shelters for designated transit stops at appropriate locations
   - Engineering Design of Shoosher Creek Parkway + Phased Development Agreement + Subdivision
E. Minimize the number of driveway connections along the Community Parkway to maximize vehicular safety and provide a continuous, uninterrupted street-use pathway for non-motorized traffic
   - Engineering Design of Shoosher Creek Parkway + Phased Development Agreement + Subdivision
F. Design and construct wildlife road underpasses for passage of beavers and small wildlife at the time of development
   - Subdivision
G. Investigate opportunities to reduce parking requirements for residential and commercial developments that provide car sharing co-operatives and other forms of alternative transportation
   - Provided for at time of Development Permit
H. Pursue and pursue options for transfer of authority and boulevard management, street lighting and for aesthetic function within a Local Service Area
   - Subdivision
I. Decide pedestrian through connections and Emergency Connectors (vehicular) for cul de sac road ends greater than 160m in length
   - Lakes District Comprehensive Development Zone ag + Phased Development Agreement
J. Work with MOTI to ensure the provision of universally accessible pathways along major streets
   - Engineering Design of Shoosher Creek Parkway + Subdivision
K. Encourage sidewalk and public parking areas to be designed according to barrier-free access standards
   - Subdivision
L. Support the construction of overhead pedestrian bridges in place of over-banked culverts for watercourse crossings
   - Subdivision
M. Pursue approval for the Shoosher Creek and the Farnands UCBs to be designated areas for on-road operation of Low Speed Vehicles
   - Phased Development Agreement + Subdivision
The following policy is taken directly from the Neighbourhood Plan in an abridged form. The Comprehensive Zoning Amendments, Phased Development Agreement and associated referenced documents are draft pending RDN Board Bylaw Adoption.

4.3.1 WATER SERVICING POLICIES

A. Proposed development must identify adequate potable water supply prior to zoning amendment
   - Phased Development Agreement
   - Initial water will be provided via the new groundwater wells, once the proposed Englishman River Water System comes online in 2023. Surface water will be included. Financial contributions will be made through RDN and in the RDN.

B. Development must identify a paved, sustainable, and adequate potable water supply in accordance with RDN Land Use and Subdivision Bylaw No. 300, 1987
   - Phased Development Agreement will address interface requirements to Bylaw No. 300
   - Initial water will be provided via new groundwater wells in accordance with RDN policy. B.C. Water once the proposed Englishman River Water System comes online.

C. Water supply shall be provided in a phased manner in accordance with the Phased Development Agreement (PDA)
   - Phased Development Agreement

D. Encourage residents to employ water conservation measures in support of Team WaterSmart guidelines for indoor and outdoor conservation
   - Phased Development Agreement

E. Encourage use of best practices in green building and landscape management according to Lakes District ETPA guidelines for water use
   - Phased Development Agreement

F. Water servicing shall be in general compliance with the Master Water Conceptual Plan
   - Phased Development Agreement

4.3.4 SEWER SERVICING POLICIES

A. Require separation of the existing sewer treatment facility in accordance with the existing development agreements between Fairwinds Development Corporation and the RDN (dated January 23, 1997)
   - Phased Development Agreement

B. Establish a landscape buffer to mitigate noise, odor, lighting and other visual impacts of the Nanaimo Pollution Control Centre
   - Phased Development Agreement

C. Sewer treatment capacity shall be confirmed at the time of zoning amendment and secured by the Phased Development Agreement
   - Phased Development Agreement

D. Sewer servicing shall be in general compliance with the Master Sanitary Sewer Conceptual Plan
   - Phased Development Agreement

4.3.3 RAINWATER MANAGEMENT POLICIES

A. Develop an Integrated Stormwater Management Plan (ISMP) and Hydrological Impact Assessment according to a schedule within the Phased Development Agreement (PDA)
   - Phased Development Agreement

B. Ensure that the stormwater management system is designed and constructed in compliance with the B.C. Stormwater Design Guidebook and Water Balance Model
   - Phased Development Agreement

C. Protect hydrological function by ensuring that post-development runoff does not exceed pre-development runoff at the watershed scale
   - Phased Development Agreement

D. Manage runoff in close to the source to ensure minimal interception and infiltration during construction
   - Phased Development Agreement

E. Reduce and manage potential sources of transfer of authority and stormwater management within a Local Service Area designation for the Fairwinds Urban Containment Boundary
   - Phased Development Agreement

F. Rainwater (stormwater) management infrastructure shall be located outside dedicated storm land
   - Phased Development Agreement

G. Rainwater (stormwater) management infrastructure shall be in general compliance with the Master Drainage Conceptual Plan
   - Phased Development Agreement

• Lakes District Comprehensive Development Plan 2009: Integrated Stormwater Management Plan
• Lakes District Regional Tech Standards and Development Guidelines (vision of rainwater management)

H. Addressed at a later stage of the Approval Process
Imagine the Lakes District
Bonnington Ridge Commons nestled in the Dolphin Ridge Neighbourhood
SCHOONER COVE

Implementing the Vision - Land Use
Understanding how the Proposal carries out the Schooner Cove Neighbourhood Plan

The following policy is taken directly from the Neighbourhood Plan in an abridged form: The Comprehensive Zoning Amendment, Phased Development Agreement, and associated referenced documents are draft pending RDN Board Bylaw Adoption.

3.2.2 MARINA POLICIES
A. Access to the water should be provided for marine leisure and local residents to launch and retrieve watercraft.
   • Schooner Cove Comprehensive Development Zone 4.2, Phased Development Agreement
B. Support appropriate marine-related services, including fuel dock, marine repair, storage, boat rental, small watercraft rental and launching, and other marine-related services, where feasible.
   • Schooner Cove Comprehensive Development Zone 4.2, Phased Development Agreement
C. Provide emergency access to the marina and its area in case of a local marine emergency.
   • Schooner Cove Comprehensive Development Zone 4.2, Phased Development Agreement
D. A shared-use parking study shall be completed to determine Marine parking requirements, with the development of the Village Mixed Use Designation or expansion of the Marine.
   • Schooner Cove Comprehensive Development Zone 4.2, Phased Development Agreement
E. Measures for the enhancement and protection of sensitive aquatic communities at the time of reclamation shall be undertaken.
   • Provincial Development Permit
F. Waterfront access for residents and visitors to enhance the waterfront village experience shall be provided.
   • Schooner Cove Comprehensive Development Zone 4.2, Phased Development Agreement
G. Support development of a waterfront boardwalk with integration into the local publicly accessible open space network to promote local connection to the water.
   • Schooner Cove Comprehensive Development Zone 4.2, Schooner Cove Pathway Standards, Phased Development Agreement, Local Service Area

3.2.3 MULTIPLE-DWELLING POLICIES
A. Approximately 310 residential dwelling units shall be permitted in the Multi-Dwelling Residential Land Use Designation, to a maximum of 360 for the Neighbourhood Plan Area.
   • Schooner Cove Comprehensive Development Zone 4.2, Phased Development Agreement
B. Demonstrate consistency with the vision outlined in Section 2 - Neighbourhood Vision of the Schooner Cove Neighbourhood Plan.
   • Schooner Cove Comprehensive Development Zone 4.2, Provincial Development Agreement
C. Allow for the development of Multi-Dwelling housing types, ranging from ground-oriented to low-rise apartment condominiums.
   • Schooner Cove Comprehensive Development Zone 4.2, Provincial Development Agreement
D. A maximum of five storage total building height may be permitted, in accordance with ODRA guidelines.
   • Provincial Development Permit
E. Residential parking shall be primarily underground.
   • Schooner Cove Comprehensive Development Zone 4.2, Provincial Development Agreement
F. Provide accommodation of marine use parking with approximately 36 dedicated parking spaces, 21 located on the Village site and the remaining 64 located at the former court site.
   • Provincial Development Permit
G. Encourage provision of a variety of unit sizes to provide for a diverse population in support of aging in place and greater affordability.
   • Provincial Development Permit
H. Operate a portion of condominium units within the Multi-Dwelling Residential designation for tourist/commercial/short-term accommodation purposes.
   • Provincial Development Permit
I. Integrate development of a waterfront boardwalk with the local publicly accessible open space network to promote local connection to the environment.
   • Provincial Development Permit
J. Secure community amenities at Schooner Cove as a condition of zoning amendment.
   • Provincial Development Permit
K. Support the provision of universally accessible pathways along major streets.
   • Provincial Development Permit
L. No development of the former court site shall occur until such time that the shared parking study is completed and alternative parking for The Marina has been identified and secured.
   • Provincial Development Permit

Zoning Amendment Schedule A1: Zoning Area Designations

Addressed at a later stage of the Appraisal Process

EKISTICS
Implementing the Vision - Public Space

Understanding how the Proposal carries out the Schooner Cove Neighbourhood Plan

The following policy is taken directly from the Neighbourhood Plan in an abridged form. The Comprehensive Zoning Amendments, Phased Development Agreement, and associated referenced documents are draft pending RDN Board Bylaw Adoption.

3.2.4 PUBLIC ACCESS & OPEN SPACE POLICIES

- A. Provide an interconnected system of public access and open space for community gathering and pedestrian movement.
  - Schooner Cove Comprehensive Development Zone at Schooner Cove Pathway Standards
- B. Provide pedestrian linkages between open spaces, buildings, adjacent residential areas, and larger parks and trail systems (including adjacent land).
  - Schooner Cove Comprehensive Development Zone at Schooner Cove Pathway Standards
- C. Integrate development of a waterfront boardwalk into the local publically-accessible open space network to promote local connection to the waterfront.
  - Schooner Cove Comprehensive Development Zone at Schooner Cove Pathway Standards
- D. Provide public access for emergency access in locations close to the water's edge, where possible.
  - Schooner Cove Comprehensive Development Zone at Schooner Cove Pathway Standards
- E. Support structural design modifications and/or setbacks in support of public access open space and parkway design.
  - Schooner Cove Comprehensive Development Zone at Schooner Cove Pathway Standards
- F. Create destination points within the Public-access Open Space and Pathway Network as areas for sitting, picnicking and informal viewpoints.
  - Schooner Cove Comprehensive Development Zone at Schooner Cove Pathway Standards
- G. Create interpretive signage which celebrates the natural and cultural heritage of the Schooner Cove waterfront and lands.
  - Provided at Development Permit + Schooner Cove Pathway Standards
- H. Public access shall be secured as a condition of zoning.
  - Schooner Cove Comprehensive Development Zone at Phased Development Agreement
- I. Amenities for one or more Community Corridors shall be provided in the Strobe Open Space.
  - Schooner Cove Comprehensive Development Zone at Phased Development Agreement

4.1.1 TRANSPORTATION POLICIES

- A. Implement improvements to the existing road network according to a schedule outlined with a Phased Development Agreement (PDA).
  - Schooner Cove Comprehensive Development Zone at a Phased Development Agreement
- B. Support a pedestrian-friendly transportation network intended to reduce traffic speeds, establish safe pedestrian and cycling pathways, and accommodate a more pedestrian-friendly interface to the village environment along Dolphin Drive and Outrigger Road.
  - Schooner Cove Comprehensive Development Zone at Schooner Cove Pathway Standards
- C. Support the implementation of Small Streets Standards in accordance with Small Streets Plan and in consultation with MTO.
  - Schooner Cove Comprehensive Development Zone at Schooner Cove Pathway Standards
- D. Provide transit-related facilities, including right-of-way width for future bus pullouts and/or shelters for transit stops at appropriate locations.
  - Schooner Cove Comprehensive Development Zone at Schooner Cove Pathway Standards
- E. The provision of parking spaces in the Village shall be determined according to the findings of a shared use parking study - a shared use agreement shall be required to facilitate parking in the Village.
  - Schooner Cove Comprehensive Development Zone at Schooner Cove Neighbourhood Plan Parking Study
- F. Investigate opportunities to reduce parking requirements for residential and commercial developments that promote car-sharing co-operators and/or other forms of alternative transportation.
  - Schooner Cove Comprehensive Development Zone at Schooner Cove Neighbourhood Plan Parking Study + Provided at Development Permit
- G. Review and propose options for transfer of authority and broader management, street lighting and/or sidewalk provision, function within a Local Service Area.
  - Phased Development Agreement + Local Service Area + Sidewalk
- H. Support the Schooner Cove Urban Containment Boundary as a Low-Speed Vehicle (LSV) designated area.
  - Phased Development Agreement + Sidewalk

4.2 PARKING POLICIES

- A. Require a shared-use parking study to be undertaken/updated to determine Village and Marine parking requirements for proposed development.
  - Schooner Cove Neighbourhood Plan Parking Study + Provided at Development Permit
- B. Prior to redevelopment of the lots on the site, require a Technical Engineer's recommendations and accommodation of all parking within underground/structured parking or on an offsite solution.
  - Provided at Development Permit

Addressed at a later stage of the Approval Process.
SCHOONER COVE

Implementing the Vision - Infrastructure
Understanding how the Proposal carries out the Schooner Cove Neighbourhood Plan

4.3.2 WATER SERVICING POLICIES

- A. Proposed development must identify adequate potable water supply prior to zoning amendment
  
  - Initial water will be provided via the water system via new groundwater additions or the proposed Englander River Water System, once the proposed Englander River Water System comes on-line (expected 2021), sufficient water will be available. Financial contributions will be made through CCAs paid to the RDN.

- B. Development must identify a proven, sustainable, and adequate potable water supply in accordance with RDN Land Use and Subdivision Bylaw No. 350, 1987
  
  - Phased Development Agreement will address alternative requirements to Bylaw No. 350.
  
  - Initial water will be provided via new groundwater wells in accordance with RDN policy and policy will be updated as proposed Englander River Water System comes on-line so that sufficient water will be available.

- C. Water supply shall be provided in a phased manner, and may include multi-functional Water Service planned capacity as well as additional groundwater sources

- D. Encourage residents to employ water conservation measures in support of Town WaterSmart guidelines for indoor and outdoor water conservation practices

- E. Encourage the use of low-impact design and landscape management according to Canadian DPA guidelines for water conservation

- F. Water servicing shall be in general compliance with the Master Water Conceptual Plan

4.3.4 SEWER SERVICING POLICIES

- A. Require expansion of the existing sewer treatment facility in accordance with the existing development agreement between Fortwinds Development Corporation and the RDN (dated January 28, 1997)

- B. Sewage treatment capacity shall be verified at the time of zoning amendment and secured by the Phased Development Agreement

- C. Establish a landscape buffer to mitigate noise, odour, lighting and other visual impacts of the Northwest Pollution Control Centre

- D. Sewer servicing shall be in general compliance with the Master Servicing Sewer Conceptual Plan

4.3.3 RAINWATER MANAGEMENT POLICIES


- B. Establish the stormwater management system in accordance with the BC Stormwater Guidelines and Water Balance Model

- C. Prevent hydrological function by ensuring that post-development runoff does not exceed pre-development runoff off the watershed scale

- D. Manage runoff as close to the source as feasible, minimize, intercept, and infiltrate runoff during construction to protect overall hydrological function

- E. Provide for increased natural infiltration through the use of rain garden swales and infiltration galleries

- F. Provide for increased biofiltration with landscaping features adapted to retain and treat stormwater runoff

- G. Employ vegetated filter strips intended to treat stormwater runoff adjacent to impervious surface areas

- H. Tread stormwater runoff to reduce sediment loads and pollutants prior to discharge into the coastal

- I. Direct roof drainage in the Village to retention and infiltration facilities which also serve aesthetically pleasing landscaping features

- J. Rainwater (stormwater) management shall be in general compliance with the Master Drainage Conceptual Plan

- K. Integrated Stormwater Management Plan + Phased Development Agreement + Infiltration

Addressed at a later stage in the Approval Process

EKISTICS
Schooner Cove
Comprehensive Development Zone 43

Imagine Schooner Cove Village
Schooner Cove Village shoreline looking west towards the Notch Summit

1. Phase One | SC1 - The Village + Marina
2. Phase Two | SC2 - The Waterfront & Ridge