What has been happening in Area ‘H’ since the OCP Review in 2004?

• growth, growth, growth. Impacts water resources for ‘H’. Plans for further development will increase demands on environment & resources.
What kinds of things do you think are important to think about as we begin to look at planning for village centres in Area ‘H’?

Walking paths, hike trails, gentle ways of living

I would like to see Deep Bay designated as a village node and eventually serviced with a sewerage system.

Bicycle access between Village nodes

For waste (liquid) – consider solar aquatics: use of green plants & ponds?

“Food waste – consider community composters
degraders (take meat & branches, etc)

Opportunity for natural trails through Crown Land behind Magnolia Court (provide protection)

Deep Bay should be included in any village node

Safe walking & biking along the highway – ex paved shoulders, reduced speed limits

- Affordable senior housing
- Accessible Health care
- Accessible Public Transportation
- Sewer
- Hotel, resort, golf course

I agree

Said that 10 yrs ago.

- Need more public access to the waterfront – like a mini version of the waterfront walk in Qualicum Beach
Should we, at the beginning of the project, have a set of sustainability principles that village planning would need to address?

Could we use the Area ‘H’ OCP Community Values Statement, the RDN’s Strategic Plan vision and the Regional Growth Strategy Goals as a basis for developing these principles?

Definitely use our OCP’s Value Statement.

Existing area ‘H’ OCP Values Statement, RDN’s Strategic Plan Vision & RGS goals serve as an excellent basis for developing the desired principles.

Value Statements are vital & should be used as a guide + if implemented should be followed. i.e. if we say we value keeping our seniors in their communities How will we make that happen. Closer to home care.
Are there planning opportunities or issues that relate to all three village centre areas?

Dunsmuir should be reviewed!

Promote locally owned businesses

Health care

Access to public transit
  Carpooling isn’t an option when you work in Comox or Nanaimo

Alternate form of transportation
Are there planning opportunities or issues that relate to a particular village centre area or surrounding area?

Plan a train depot at the crossing in Bowser Village!

Signage + accessibility of designated beach access sites for public access.
Are there thoughts or questions about the location, size or boundaries of the any of the village centres?

Why is Dunsmuir designated a village node and Deep Bay not?

The current size of Bowser and Q. Bay have enough room at present. I think the locations work well!

The village boundary should be from Bowser to Cook Creek as most of the population is north of Bowser i.e. Jamieson Rd – Kopina estates – Northdown Road – Deep Bay. As well the Inland Island Hwy comes down to 19A – access to the above properties.

Bowser from Nile Creek to Cook Creek, from Straight of Georgia to Inland Hwy incl all of the aquafir.

I think that we should look at being more inclusive rather than divide our already limited resources we can still maintain our node identity but work as a village as a whole to improve services to all of Area H + not just focus on one node. i.e. I don’t think we need health services in every node but having one in the centre of the village. We could also use this theory or practice when we look at public transit – why couldn’t we develop a shuttle service between the nodes?
The OCP directed that “Village Centre Plans” be created. On first read, this would imply a plan that only covers the area of a Village Centre. However some village centres, such as the Bowser village centre area, are surrounded by residential neighbourhoods…

Is there a need or a desire to prepare a “village plan” which provides a more complete picture of a Village, it’s centre and it’s relationship to the surrounding area?

..Yes. We tried to do this two years ago. But, RDN wasn’t interested!!
We need a vision developed by the community, based on our OCP

The village should allow for both residential and commercial to provide a good tax base.

Yes the village should be involved in the process
Who needs to be involved in village planning? (e.g. specific groups, clubs, business associations, others)

- A residents' Ass'n is very helpful. Can one be encouraged?
- any resident who is willing to show up.
  - world is run by those who show up!
- Residents of the areas need to be involved in the process
- The local business association/represented by a member of the L.C.B.A
- Kids: including Middle School & High School
- all demographic groups – seniors to youth and everyone in between
How should the RDN communicate with you about this project?

Email – collect addresses from interested parties.

Advertise meetings in the Beacon

With a Referendum – Let us vote on it!

Public hearing process that includes presentations from planners & input from the public.

All of the above