AREA ‘H’ VILLAGE PLANNING PROJECT ADVISORY GROUP MEETING
November 26th, 2008 7-9 pm, Lighthouse Community Centre

SUMMARY OF THE MEETING

In attendance:

Jim Crawford    Jo Williamson    Margie Healey  
Anne Copas      Geo Williamson   John Lyotier   
Dianne Eddy     Patty Biro       Christo Kuun  
Michael Recalma Lynette Twigge   Josianne Seguin 
Sally Barton    David Evans       Roy Nex       
Amar Bains      Dick Stubbs       Mac Snobelen  
M Dussault      Rod Gentry        Catherine Watson
G Dussault      Bob Hunt          Lisa Verbicky 
Wayne Osborne   Brenda Wilson     Sharon Waugh  
Els King        Gerry Quinn       Keith Reid    
Bill King        Greta Taylor      
Don Reynolds     Vi Chungranes     

Ginny Cosgrove (RDN Senior Planner) and Elaine Leung (RDN Planner)
Dave Bartram, Area ‘H’ Director

Participants were asked to indicate on a map where they lived, worked or had property interests. Similar to the November 10, 2008 Advisory Group meeting, the representation was geographically broadly based.
1. **Introductions & Review of Agenda**

Dave Bartram welcomed everyone and then went over the meeting agenda.

It was noted that there were no revisions requested to the summary notes from the last meeting.

With respect to the proposed wording for a sustainability definition and Sustainability Principles for the project, Dave noted that these are currently in a draft form and can continue to be refined.

2. **Small Group Exercise: Village Centres Planning Goals**

The group broke into six smaller groups to discuss and carry out the following task:

*Given the Values Statement of the OCP, the RGS goals and our guiding principles for sustainability, develop village centre planning goals:*

A background package was prepared for each participant (e-mailed in advance of the meeting) that included a copy of the OCP Value Statement, the RGS Goals, and the Sustainability Definition and Guiding Principles that were discussed at the previous Advisory Group meeting.

*Note: A big Thank-You to all of you who volunteered to be a facilitator, a recorder or a reporter for your group. You did a wonderful job.*

**Summary Session**

Having discussed and identified a number ideas and potential goals in small groups, the participants returned together to share the outcomes of their small group discussions. Efforts were made to group the ideas by social, cultural, economic and environmental topics, though it is recognized that there are some goals relate to more than one area of interest.

Ideas/potential goals identified in the larger group discussion and grouped by similar themes are listed below. *Group discussion notes (scribed by Ginny) are identified in italics.*

- Plan the village for the long term
- Preserve quality of life
- Plan it and they will come
- Define & design the village centre

- Sufficient services for local population
- More services needed to support aging in place
Proximity of services
Residential areas should have easy access to the village core (walking/bikes/scooters for seniors)

*Homes near the village core*
Provide youth & senior activity within walking distance to the village centre (bike trails, parks etc...)

*Age – planning for youth to seniors*

Housing for all levels of income

Economic: commercial development developed in relation to local needs
ProBusiness (not big Box stores)

*Economic needs – retail; meet local needs (no big box)*
Economic health of the community
Work/live & walkable

Define an area for light industry outside the village core - *Should plan for light industry – no definition discussed, but thinking no major noise/contained in building: not in downtown*

Cultural & Social Objective: Recognize past and present historic attributes
Aboriginal history cultural

*Recognize past history as well as future*

A village should have a theme i.e. Levinworth in Washington State
Encourage community events to showcase our community talents and beauty
Economic: encourage artisan small business co-operatives for tourism & arts education

Maintain rural character

Preserve rural atmosphere by providing higher densities

*If we don’t have density in nodes, we can’t protect the land outside of the nodes; if we don’t have density in the nodes; we also can’t protect open space in the nodes*

In order to protect the rural integrity, the expansion potential of each node must be determined

Define boundaries & publicize containment boundaries: Infill & renewal of existing nodes – perhaps increase density; environmental issue: water & septic are primary concern (developer & user pay)

*There’s a need to understand “on the ground” where the village centre boundaries are*

Density should be considered – in village centres 3 storeys max – commercial on main level

Size: No bigger than Qualicum beach – Make concentrated and “walkable”
Mixed Use Buildings (i.e. commercial down/residential up); include institutional (such as schools/library)
Work/live & walkable
Important to inventory the lands around the existing village nodes before further expansion is planned. We may find that proposed nodes are not in areas that allow expansion.

Inventory – is the land suitable for village nodes

Community Transportation
Transportation for seniors/youth/commuter use
Public Transport Hub (bus/taxi/train)
Transportation infrastructure
Identify parking areas outside of the village core with easy access to the core
No vehicle traffic in the village core
Pedestrian orientation
Hidden parking: more people friendly, discrete, alleys?
Keep cars away from people; strategic locations
Shopping area should be walkable (walk from business to business)
Village node expansion/development to be off the highway

Each village centre has its own community building (discussion as to whether there is sufficient population to warrant a building; community building vs. community space)
Planned parks & recreational facilities
Provide for social interaction for all ages (shopping, schools, recreation)
Social/Cultural: Recreational opportunities for all ages
Recreational Parks: playgrounds/playfields

Town Centre – open public space separate from greenspace - Large Central-Type Park (Protected Area)
Open (community space), pedestrian friendly; large central park – protected area "Beacon park"
Hub – a community meeting place
Town centre – community activities (markets)
If you don’t grab open space now, harder later
Keep the community open to all. Development of village nodes should be public and people friendly.

Design of shopping areas to incorporate natural landscape
Maintain rural “wild” areas (greenspace) in nodes
Ocean front parks; improved beach access
Protect wildlife habitat with wildlife corridors & connected green spaces - connections within & between communities

Water protection: sustainable sources; preservation of quality; conservation
Development incorporates greener technology i.e. infrastructure & services
Development addresses surface run-off/drainage
Environmental: protection of water quality including building requirements for porous roads etc…; indicators: water – fish, shellfish; no chlorine

Waste management is a priority. Each phase of village node development will be responsible for their own waste management (up to date, green, latest best practices)

*When keeping development to nodes, use green infrastructure with open space outside node*

3. **Small Group exercise – Characteristics of the Ideal Village Centre**

Time did not allow for this item to be completed.

4. **Announcements**

**Project Library**

Dave noted that a table was set up with various documents which will be put at the Bowser Library as part of a Project Library. Advisory Group members are encouraged to share any resources they might have come across which could assist with the project.

**Septic Smart Tool Kit**

Participants were encouraged to pick up a copy of the Septic Smart Tool Kit (copies were made available at the meeting) which contains useful information for septic system maintenance. The RDN is looking at hosting workshops in the area in 2009.

**BC Housing/CMHC Housing Forum**

Sally Barton, Elizabeth Hieronymi and Ginny Cosgrove attended a Housing Affordability Forum on November 14, 2008. Sally indicated that the forum looked at a variety of housing affordability situations (not just seniors) providing case studies from various BC communities. Sally commented that from the forum, she became more conscious of the need to consider affordable housing, not only for seniors but for the variety of people who will be coming to the community in the future.

The agenda materials included links to websites which provide information on housing renovation grants and rental subsidies for seniors which may be of interest to participants.

**The January Schedule**

Wednesday, January 7th and 28th, 7 – 9 p.m. Lighthouse Community Hall.

The meeting ended at 9 p.m.
Flipchart information/notes

Group 1

- Water protection
  - sustainable resources
  - preservation of quality
  - conservation
- Protect wildlife habitat with wildlife corridors & connected green spaces
- Design of shopping areas to incorporate natural landscape
- Maintain rural character
- Aboriginal history cultural
- Encourage community events to showcase our community talents and beauty
- Encourage artisan small business co-operatives for tourism & arts education
- Commercial development developed in relation to local needs
- Transportation for seniors/youth/commuter use
- Social/cultural – recreational opportunities for all ages
- Development incorporates green technology – i.e. infrastructure & services
- Development addresses surface run-off/drainage

Group 2

- Keep the community open to avoid “gated” community developments
- Plan to allow the community to expand (off the highway)
- Inventory properties, in advance so that village nodes can be properly developed (ensure that there is enough space)
- Inventory existing villages & towns in the region for comparison. Choose what works well
- Determine/estimate the expansion potential
- Determine appropriate lands for waste management
- Protection of existing ALR lands
- Each village node should be responsible for their own waste management

*Request to add the following to the records for Group 2

- No hook up to a sewage treatment plant
- Village nodes need own treatment plant’s paid for by the developer
- No higher taxes

Group 3

- Mixed-use buildings
- Include institutional
- Size – Q beach or smaller
- Make the concentrated community “walkable”
• Town centre – separate from green space
• Recreational parks (playgrounds)
• Each village centre has its own community building
• Large central-type park (protected area)
• “hidden” parking – more people friendly parking
• Community transportation
• Ocean front parks

Group 4

• Preserve quality of life
• Hub – a community meeting place
• Sufficient services for local population
• Preserve rural atmosphere by providing high density in village centres
• Planned parks & recreation facility
• Housing for all income levels
• Work/live walkable

Group 5

• Plan the village for the long term
• Public transport hub – bus, taxi, train
• Define & design the village centre
• Define an area for light industry
• Provide youth activity within walking distance to the village centre i.e. bike trails, basketball, parks, recreational tennis etc…
• A village should have a theme i.e. Levinworth Washington
• Density should be considered in village centres max 3 stories
• A village node should have commercial on main level and two stories of residential above – 3 storey maximum
• Residential with easy access to the core (walking) bikes, scooters for seniors
• No vehicle traffic in the core of the village
• Identify parking areas outside of the core – easy access

Group 6

Goals
• Define boundaries & publicize “containment boundaries”
• Infill & renewal of existing nodes. Perhaps increase density
• Environmental issue/water & septage are primary concern – developer & user pay

Culture & social objective
• Recognize past & preserve historic attributes
• Provide for social interaction: for all ages shopping & schools
• Recreation
Proximity of services
- Pedestrian orientation
- More services needed to support “aging in place”
- Plan it & they will come
- Transportation infrastructure

Environmental
- Protection of water quality including building requirements for porous roads etc..
- Indicators – water – fish/shellfish; no chlororine