Area ‘H’ Village Planning Advisory Group Meeting #11
June 10, 2009 6:30pm – 9:30pm Lighthouse Community Centre
Draft Meeting Notes

In attendance:
Bill King          Els King          Dick Stubbs
Jim Crawford       Theresa Crawford  George Dussault
Marlene Dussault   Gerry Quinn      Wayne Morrison
David Heenan       Dianne Eddy      Patty Biro
Margie Healey      Sharon Waugh     Catherine Watson
Gordon Webb        Wayne Osborne    Mac Snobelen
Josianne Séguin    Christo Kuun     John Lyotier
Sally Barton        Keith Brown

Lisa Bhopalsingh (RDN Senior Planner), Dave Bartram Area ‘H’ Director

1. Review of Agenda

Note: due to the charette on June 8th and 9th no formal agenda was set prior to this meeting.

2. Summary Notes from May 27th

There were no changes to the May 27th Draft Summary Notes.

3. General Discussion about Charette

- suggestion for building permits, inspection standards for new development: in the Bowser Centre
  Lighthouse Country Fall Fair - September 5th: Good opportunity to promote the Village Plan; Sheena McCorquodale – John will forward her email to Lisa
- Haven’t talked about any other areas: should spend at least one meeting on the areas other than Bowser such as Deep Bay
- Yes there is a marker for discussing that [considering Deep Bay as a future Village Centre]
- Need to show that what we have done in this plan makes sense
  o Get hold of Ministry of Highways (traffic calming) between Magnolia Court and Georgia Park
  o Green Roads planned
  o Freeze commercial zoning on the highway
  o Design standards – building inspection has to make sense
- Dave reviewed the building process
  o developer- building plan
  o review with planner
  o get VIHA/Health approval for septic
  o involve highways
  o development application to RDN planners
1. Conform to OCP and Bylaws – check
2. Same thing can happen – like density bonusing
3. ALR approval may be required
4. Bring a revised plan to RDN Planning Committee; public information meetings
5. Electoral planning committee approval: Board
6. Another public consultation process
7. Lots of opportunity for public to give input
8. Universities do not have to conform to same process
   - But they [VIU] did meet with the RDN [regarding the Shellfish Aquaculture Research Station]

Dick:
   - This process is conceptual planning – a Village Plan that reflects what we want would be great for a developer to use. Makes their life easier.

Lisa:
   - Important to emphasize that this is a conceptual plan
   - This is a process that has to come before the OCP review. Village planning is an implementation item of the Area H OCP. We are taking the necessary steps to create an amendment to the OCP to provide more detail for areas designated as Village Centres.
   - In the open houses, label the displays ‘possible vision of the future’, ‘conceptual vision of the future’
   - Given past trends it is unlikely that change will happen quickly, it will take place in small steps to gradually build our vision.
   - Need to look for quick successes; the most immediate impacts of the village plan may be improvements to more public amenities such as improving highways, with traffic calming, pedestrian and cycling routes, parks, streams [enhancement of sensitive areas].

3. Discussion on what things are missing from the work done during the charette

   1. Light industrial area – need space
   2. Economic drivers
      - How much area has been designated in our concept plan for commercial/light industrial?
      - Need to define what types of commercial are acceptable within the village core.
      - Buffer zones: are they needed between industrial, commercial and residential uses?
      - Missing: recreational facilities: exercise, theatre, singing etc.
      - Commercial space in plan is more dense – not a larger area than currently available.
      - Question about ‘grandfathering’ zoning when a property is sold.
      - Currently within Bowser centre as currently defined the OCP says zoning changes would be considered within that core if requested.
      - Proposal to be more specific with the zoning limitations within the centre; blocks will be defined in the plan, so the RDN has a better guideline as to what uses should be acceptable.
      - We are preparing to ‘direct’/’steer’ development to certain areas within the centre.
- Recreational – do not forget that we have recreational facilities elsewhere in our area e.g. Lighthouse Community centre.
- Community forest (was suggested yesterday) and is redefined within our boundary for the village centre.
- Community forest is a specific term – and the community has to go through a process to get control of it.
- A community forest could be away from the village centre – does not have to be land immediately adjacent.

Missing:
- Homes for a range of people, people with different stages of their lives (e.g. adaptive housing?)
- Condos, apartments, multifamily housing.
- Crosley Road Addition to the village centre – problem with the ‘zig-zag’ that went around the aquifer. Concerns with split-zoning.
- Could use ‘no build’ areas within any land use designation as is done for riparian areas.
- Also, concern about segregating the light industrial away from the commercial/residential.
- Concern that Randall’s concepts are a bit ‘anti-septic’. Prefer more rural and diverse landscape with a variety of uses.
- ‘Low cost’ housing – many different terms for the concept of housing for single people or starting families.
- What is affordable? One common definition is not spending more than 30% of your income on your housing costs.
- Market driven realities – density bonusing in exchange for affordable housing in Qualicum Beach.
- Secondary suites a quick way of increasing affordable housing options.
- Look at CMHC website on affordable housing.
- City of Nanaimo – building permits – including a secondary suite.

Missing terms:
- Lisa read from the posters from yesterday and the additional items added today
  - Consider multi-functional facilities

Disconnect between the tourist core (near Georgia Park area) and the commercial core – space in between could be an opportunity for higher density residential housing

Suggestion:
- Do not get down to too much more detail
- We need to be able to show people something that they can understand

4. Exercise – Recording Key Themes from Charette

The Advisory Group were asked to review the work they did in different groups at the Charette and make notes on flip chart paper noting the important points that need to be conveyed to the community and on which we need feedback from the community

BREAK
5. Open House Process

Lisa outlined the process for the Open House next Wednesday evening:
- Half hour beforehand for people to look around at all of the diagrams and posters
- One hour presentation of the key ideas from work done so far including the Charette
- Presentation will be followed by time for one-on-one questions and comments with Advisory Group members and RDN staff [each stationed by display areas]

Lisa asked if members of each group from the Charette would like to present their work (using the flip chart notes done during the exercise) at the Open House. Several people volunteered to present on behalf of their groups.

Time was spent practicing presentations for the Open house [see attached Advisory Group – Flip Chart Notes June 10th that were used for the presentations]

Practice presentation:
1. Bubble Diagram:
   - Note the bubble diagram does not cover the whole of the village centre area boundary
2. Services:
   - Emergency and essential

- Consider having a brochure for people to take away from the open house
- Attractive t-shirts/slogans e.g. ‘A better Bowser’

3. South quarter
4. D: Population, mobility, safety
5. Materials management
6. C: Plan and Design with Nature
7. A: The Planning Process
8. E: Community Pride, Arts and Culture
9. B: Economy
10. Regional Links
11. Water

Mac’s ideas:
- Mac presented another land use alternative with Light Industrial and ‘Heavy Commercial’ land uses
- Like the ‘stepping’ of uses/buffering [between heavier and lighter land uses]
- Agreement for Lisa to use Mac’s plan as an alternative bubble diagram
- Lisa will try to provide 3 alternative bubble diagrams for the Open House for everyone to comment on
- Anticipate that based on comments [from the Open House] will have information to draft one proposed land use plan [map].

Lisa:
- Having conversations with some land owners from Crosley Road about the use of the aquifer boundary to mark out part of the future expansion area. Pointing out that this line may be straightened out but was put down by the group to
reflect the importance of what we understand to be the unconfined aquifer boundary.

6. Next Steps after Open House

Last Advisory Group meeting before the summer break will be June 24th – it was agreed to discuss other Village Centres in Area H then.

7. The meeting ended shortly after 10:00 p.m.

8. Next Meetings
   - Open house, Wednesday June 17th, 7:00-9:00 p.m. at Lighthouse Community Hall, 240 Lions Way, Qualicum Bay
   - Advisory Group Meeting June 24th 6:30-9:30 pm