

Area 'H' Village Planning Advisory Group Meeting #14
October 15th, 2009 6:30-9:30 pm Lighthouse Community Centre
FINAL MEETING SUMMARY

In attendance:

Bob Hunt	Theresa Crawford	Jim Crawford
Dianne Eddy	Gerry Quinn	Jonathan Stathers
John Lyotier	Christo Kuun	Sally Barton
Angelika Quint	Mac Snobelen	Wayne Osborne
Gordon Webb	Catherine Watson	Wayne Morrison
David Evans	Bon Thorburn	Fred Ryvers
Bill King	Els King	Roy Nex
Michael Recalma	Don Milburn	Lyle Harvey
Lynette Twigge	George Dussault	Marlene Dussault
Keith Reid		

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

1. Review of Agenda

Lisa B. reviewed the agenda. No changes to the agenda were made.

2. Summary Notes from September 16th

There were no amendments to the draft September 16th meeting notes.

3. Discussion of proposed Land Use Designations

The group discussed whether or not to put forward three different land use scenarios for the community to respond to at the October 28th Open House. It was agreed that 3 land use scenarios would be put forward. It was later (after the break) agreed that the Advisory Group should put forward their 'preferred' scenario of the 3 scenarios to the wider community.

Mapping Changes

The group proceeded to review draft Land Use Scenario A – see attached map that captures changes as reflected by the text below:

Parks

- Lisa discussed the need to show future park areas on private land with generalized symbols and text rather than showing them as blocked areas of land. It was noted that there could be legal implications for showing specific areas of private land as park.
- The ability of the RDN to require landowners to provide parkland or cash in lieu through the Local Government Act was discussed along with potential to negotiate additional parkland as part of density bonuses and the provision of community amenities.
- It was agreed that text could be put on the map indicating "Desired location for public/community waterfront park" be used to show the general area of where a waterfront park is desired. The same idea was discussed in relation

to parkland and a cultural centre near the Georgia park area between the highway and waterfront area on lands designated as Tourist Commercial.

- A suggestion was made that; the RDN could purchase ‘the lot of our choice’ as desired parkland in Bowser on behalf of the community with future developer’s making cash contributions towards the purchase of that lot/lands. **Lisa will look into the feasibility of this idea.**

Height

- The issue of 2 or 3 building storeys and building height was debated.
- A suggestion was made to change building height in the Zoning Bylaw from 8m – 10 m (to be the same as Qualicum Beach and Courtenay for example).
- It was agreed that the draft plan should restrict building height to 2 stories unless an applicant can prove that it will not impact views (of the Ocean) for those behind them.
- The draft plan should include a reference to preserving ‘mandatory view corridors’.

Note that in order to do this analysis of view corridors to be preserved has not been done although the draft plan does speak generally to protecting and enhancing public view corridors (see Section 5).

Impact on Zoning of different land use designations

- Concern was expressed about impact of the land use designations on zoning.
- Lisa explained that no land owner would be forced to rezone and could continue with existing uses under current zoning. The impact of different land use designations would be on a landowner’s ability to change their current zoning in the future. For example, when the group discussed designating land currently zoned as Commercial 5 as residential ‘medium’ or ‘high’ density in the Village Centre Plan. It was explained that the current owner could continue their existing resort use however if they were to wish to rezone to a higher density commercial use it would not be supported by the ‘residential’ land use designation in the Village Plan. However if they wished to rezone for a residential use compatible with the residential land use designation in the Village Plan then that would be supported.

Density and number of people

- Concern was expressed about increasing the number of people living in the Bowser Village Centre and ‘giving’ land owners benefits of increased density. It was explained that increasing density within the Bowser Village Centre is seen as a key function of increasing environmental sustainability and social equity (by providing opportunities for people to live closer to services, employment and amenities including transportation alternatives and affordable housing choices). The aim is to increase density within the Bowser Village Centre to help preserve environmental and rural values outside of the Village Centre.
- The group were shown slides showing existing density in Bowser Village Centre and how different density targets as measured in units per acre/hectare affect the number of potential units that could be built on a lot or within Bowser Village Centre as a whole (some slides same as in prior meetings).

- If an average target density of 20 units per hectare (8 units/acre) were reached for the original area within Bowser Village Centre, this could result in up to 1030 dwelling units (calculated as 51.5 ha (125.7 ac) x 20 upha (8 upa) = 1030 units).
- The number of units in turn affects the potential population based on an average of 2.1 people per dwelling unit. So an average target density of 1030 dwelling units is reached, this could result in 2,163 people living within the Bowser Village Centre (original boundary).
- Lisa will send out more information on this using the revised areas for different land uses based on the group's 'preferred option'.
- There are also costs involved for landowners to meet wastewater treatment requirements in order to achieve higher density development.

The following may not have been discussed during the meeting:

- **Note** that as discussed in prior meetings increased density within a concentrated area (i.e. Village Centres) is required for providing viable transit services and other amenities including supporting a viable rural economy.
- It should be noted that increases in density would likely occur very gradually over the course of the next 50 years given the 'slow growth' of the area in general.

Service Commercial Lands

- A member of the advisory group said that based on his understanding looking at other areas, at least 50 acres of Commercial Service is needed to provide adequate space for commercial service type land uses in Bowser Village Centre.
- Lisa pointed out that 10-15 acres (as shown in Scenario A) is a lot of land and can fit a wide range of light industrial type businesses. Also there are other Village Centres, which may have space or be suitable for light industrial type uses.
- It was noted that some light industrial businesses are 'destination businesses'.
- It was suggested that 50 acres could be found in the 'Future Use' area without going onto Crown Lands. A land owner in that area indicated that he had information on improving the road along Crosley road for access, making suggestions for buffers with the residential area on the North side of Crosley Road.

Note that this discussion was not fully concluded and will resume during our next meeting.

4. Next Meetings

In order to continue to working on a 'preferred' land use option to put forward to the community, the Advisory Group agreed to schedule another meeting on Wednesday October 21st.

- Advisory Group meeting October 21st 2009 6:30 – 9:30 p.m. Lighthouse Community Hall.
- OPEN HOUSE October 28th, 2009 6:30 – 8:30 p.m. Lighthouse Community Hall.

The meeting ended just past 9:45 p.m.