

Electoral Area H

Official Community Plan Review



Working Group Meeting #3 – April 19, 2016

Growth & Development

Pre-Reading Materials

1. Introduction

In preparation for the April 19, 2016 Community Working Group meeting on the topic of Growth and Development, this document provides a proposed list of topics for focused discussion. These topics are identified based mainly on community input so far, and there are a couple of topics that have been identified by staff as in need of consideration. This document also includes a list of topics related to Growth and Development but that will be addressed later, and are proposed to be “parked” for future discussion.

For more background on official community plans in general, and development permit areas, please refer to the pre-reading materials for the March 1, 2016 Working Group meeting on the Natural Environment, posted to the project webpage.

2. Topics proposed for discussion

This is the list of topics proposed for discussion, with description below:

1. Clustered residential development
2. Road access to future home of Lighthouse Villa for Seniors
3. Tourist accommodation
4. Revision of development permit areas
5. Industrial / light industrial land
6. Other development outside of Village Centres
7. Renewable energy generation and sustainability



Clustered residential development

- To address community comments that smaller lot sizes should be permitted to attract younger people to the area with lower cost property.
- To implement recommendations from the [Alternative Forms of Rural Development](#) report (2012) that proposes a more sensitive and sustainable approach to development in rural areas consistent with [Regional Growth Strategy](#) Policy 5.13.
- In its simplest form, clustered development means that the OCP would include minimum lot sizes and minimum average lot sizes to encourage clustering in certain areas outside of the village centres. The overall number of new lots that could be created would not be increased, but individual lots could be smaller.
- Refer to [Regional Growth Strategy](#) Policy 5.13 and the [Alternative Forms of Rural Development](#) report for more details.
- Also keep in mind that smaller lots are supported in the village centres. Community sewer is one constraint to smaller lots and higher density development in village centres, but smaller lot size are still possible.

Under what conditions and in what areas should lot averaging be supported? Should density transfer be encouraged and if so how would it work?

Road access to future home of Lighthouse Villa for Seniors

- The RDN has leased two Crown lots behind Magnolia Court for a seniors supportive living housing complex and sewage treatment facility and waste water management system. The Bowser Seniors Housing Society intends to construct a seniors supportive housing facility on a portion of these lots.
- There is currently no constructed road access to these lots. The shortest length of road that can be constructed to access the lots is between Crosley Road and the lots, connecting to an unconstructed portion of Pitt Road. The owner of the lot between Crosley Road and the Crown lots is proposing to construct the road, including a realignment of the intersection of Highway 19A and Crosley Road to improve safety.
- The owner has applied to the Ministry of Transportation and Infrastructure for a land exchange to create a road right-of-way through his property.
- The owner intends to construct the road at his own cost, in exchange for the lot being added to the Village Centre to allow higher density commercial-mixed use development. The lot currently has two dwellings, which is the maximum permitted, and cannot be subdivided. The lot is within the “future use area” identified in the Bowser Village Centre Plan.
- The map below shows the location of the properties and roads, some of which are dedicated but unconstructed. Part of Coburn Road is constructed as a driveway, but would have to be upgraded if it were to be used for much more traffic. More maps will be available at the Working Group meeting to show the proposed new road from Crosley Road.



Is the addition of one lot of 2.7 hectares to the Bowser Village Centre supported in exchange for construction of a road to access the Bowser Seniors Housing Society property? Are there any other considerations?

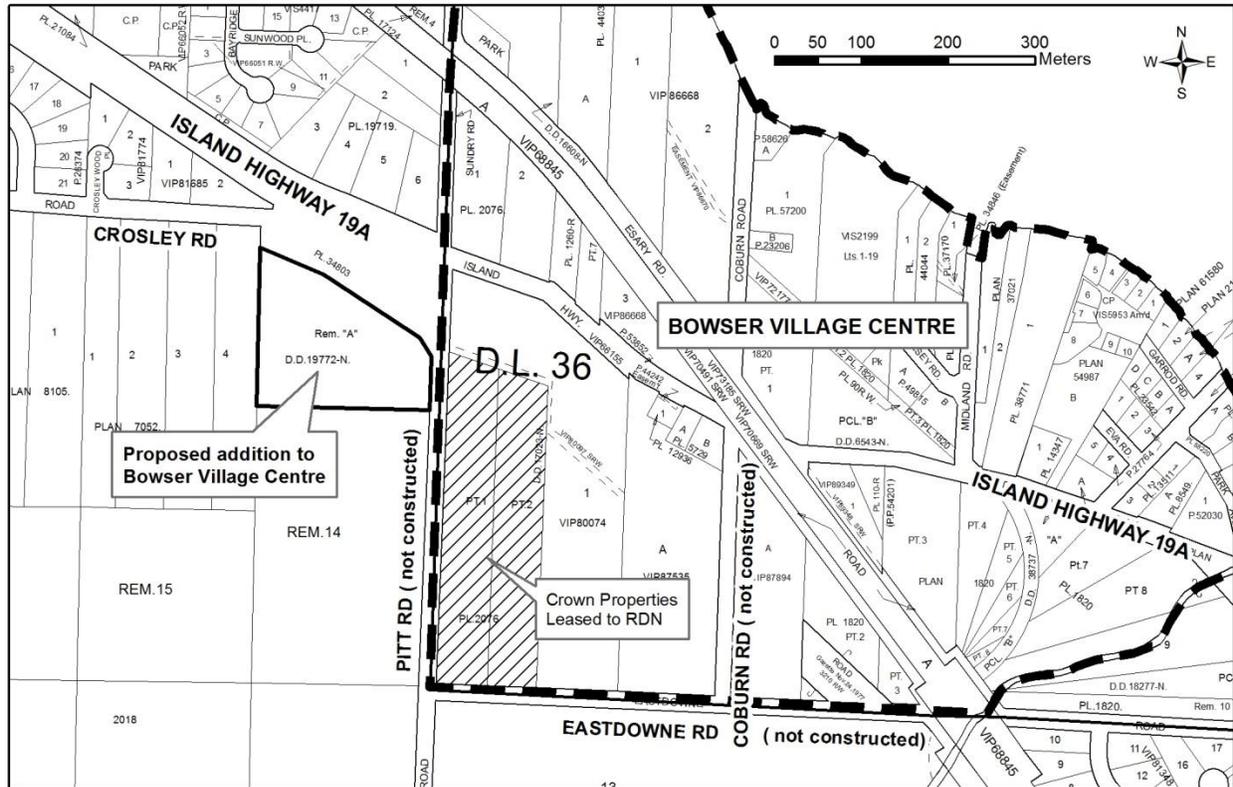


Figure 1 Location of future home of Lighthouse Villa for Seniors and proposed addition to Village Centre to facilitate road access

Consider if more tourist accommodation is needed and how the OCP can support this

- To address community comments that more tourist accommodation is needed.
- The OCP currently designates 10 properties outside Rural Village Centres as Resort Commercial lands. Some of these properties are not currently under resort commercial use, but may have been in the past.
- The purpose of the Resort Commercial designation is to recognize existing resort commercial uses, and to encourage future resort commercial development to be located within the Qualicum Bay and Bowser Village Centres.

Is more tourist accommodation needed outside of village centres? Within village centres, can the OCP better encourage tourist accommodation? What forms of tourist accommodation could be supported?



Revision of development permit areas

- To improve clarity, precision, and reduce situations where a development permit is required where the objectives can be met through the building permit process; Since building inspection has been introduced, some requirements of development permit areas may be unnecessary.
- In some cases consider adding requirements to address other community comments and best practices, such as for shoreline development.
- To address community comments that there is a need to attract development to the area, and that the cost of development should be reduced.
- With the current development permit areas in use for some time now, content that is unclear or ineffective has been identified and improvements can be made.
- Consider reducing requirements/adding exemptions in Bowser Village Centre development permit area for smaller/minor developments.

Staff will be drafting revised development permit areas based on above considerations, for review by the Working Group and community. Is there anything else that should be considered when drafting revisions?

Consider where industrial / light industrial land is needed

- Community comments indicate there is a need for industrial and/or light industrial lands in Electoral Area 'H'.
- Currently, light industrial use is envisioned in the Commercial Mixed Use designation in the Bowser Village Centre Plan, and could be permitted in the other Rural Village Centres upon rezoning. Industrial use is specifically not permitted in the Rural designation except for one lot with pre-existing industrial use at the end of Cochrane Road.
- It is important to note that light industrial can be compatible with surrounding land uses in a way that "heavy" industrial may not. For example, the commercial service/light industrial described in the Bowser Village Centre is meant to be compatible with surrounding areas and states that uses include but are not limited to:
 - Wood working
 - Hardware stores/building supply centres
 - High technology research and manufacturing
 - Printing, publishing and distribution
 - Recycling facilities
 - Garden centres
 - Equipment rentals

Is it sufficient to allow industrial / light industrial use only within village centres upon rezoning? Or should they be allowed in other areas? Under what parameters?



Other development outside of Village Centres

- The Regional Growth Strategy and Official Community Plan designate Village Centres, also called a “growth containment boundary”. The purpose of concentrating growth in these areas is to limit sprawl, and encourage sustainable development and viable economic centres.
- During this OCP review so far, some of the topics of interest involve allowing growth outside designated village centres, such as in Deep Bay, the Horne Lake / Spider Lake area, and industrial / light industrial development (discussed above).
- If there is a need for additional development beyond what is already permitted outside of village centres, we need to understand this need, why it cannot be accommodated within village centres. We would also need to understand the benefits and costs to the region.

*Is there a need for additional density or services outside of Village Centres? If so, what is the need and where can it be accommodated? **Note: there is a separate Working Group meeting dedicated to discussion of Deep Bay.***

Renewable energy generation and sustainability

- Coming out of the recommendations in the Green Building Action Plan, the RDN initiated a project in 2015 to identify opportunities to better support green building, sustainable land use planning practices and renewable energy generation in current RDN official community plans.
- It is anticipated that interest in generating renewable energy to supplement income will grow, particularly as buildings become more efficient and renewable energy systems become more financially viable.
- Recommendations for the Area 'H' OCP Review includes:
 - Explore options and conditions under which commercial or community renewable energy generation can be supported as a permitted use or a home-based business.
 - Consider adding adaptability to climate change as one of the Development Guideline Criteria
 - Consider adding to the Community Values Statement to reflect current views on energy efficiency and greenhouse gas emission reduction. For example, should there be language to encourage low-energy, high performance buildings, District Energy Systems for Village Centres, renewable energy systems, etc?
 - Consider adding to the existing Village Centre Development Permit Area encouragement that buildings meet energy efficiency standards and include infrastructure that supports active transportation and clean vehicles like secure bicycle storage and electric vehicle charging stations.

Should commercial energy generation be encouraged on residential property? If so, under what conditions?



Should community renewable energy generation be encouraged, such as establishment of a “solar farm”, and if so, are there areas where it is and is not appropriate?

Should some types of development be encouraged to meet energy efficiency standards beyond the building code, and if so what types of development and where?

3. Topics to park for future discussion

In order to focus the discussion, it is suggested that the following topics are “parked” for later discussion.

- Sewer – wait for release of Sewer Study planned for May or June
- Agricultural Land Reserve boundary review - Scoping study funded in this OCP review, wait for results.
- Plan for Dunsmuir and Qualicum Bay needs to be parked for now – not in this OCP Review.
- Consideration of a type of node in Deep Bay to compliment but not detract from Bowser to be considered in Deep Bay discussion in June
- Horne Lake – online engagement planned for Horne Lake property owners first, then brought back to Working Group