

SCHOONER COVE

NEIGHBOURHOOD PLAN

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NANOOSE BAY, BC
FEBRUARY 2011



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ACKNOWLEDGEMENTS

The Schooner Cove Neighbourhood Plan represents the collaborative efforts of many dedicated individuals and organizations over the course of a two-year comprehensive public planning process. The contributions of the following individuals towards the preparation of this Plan are gratefully recognized:

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EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

NEIGHBOURHOOD PLAN STAKEHOLDER CONSULTATION TIMELINE

NEIGHBOURHOOD PLAN PUBLIC CONSULTATION PROCESS

- Summary Video – Community Collaboration and the Neighbourhood Plan

PUBLIC OPEN HOUSE NO. 1 - *May 14, 2008*

- Open House Summary

PUBLIC DESIGN WORKSHOPS - *Oct. 17 & 18, 2008*

- Design Workshop Summary
- Video 1 – Schooner Cove – Developing the Concept

PUBLIC OPEN HOUSE NO. 2 - *Nov. 17, 2008*

- Open House Summary

PUBLIC OPEN HOUSE NO. 3 - *May 5, 2009*

- Open House Summary
- Video 2 – Creating the Neighbourhood Plans
- Video 3 – Presenting the Neighbourhood Plans

LIST OF ABBREVIATIONS

CAG	Community Advisory Group
DPA	Development Permit Area
LSV	Low Speed Vehicle
MoTI	Ministry of Transportation & Infrastructure
OCP	Nanose Bay Official Community Plan Bylaw No. 1400, 2005
RDN	Regional District of Nanaimo
RGS	Regional Growth Strategy
TIS	Traffic Impact Study
UCB	Urban Containment Boundary
UPA	[Dwelling] Units per Acre

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EXECUTIVE SUMMARY

The Schooner Cove Neighbourhood Plan area is situated within the Regional District of Nanaimo (RDN) Nanoose Bay - Electoral Area 'E'. More specifically, the Plan area encompasses the majority of the southern shoreline of Schooner Cove and adjacent uplands within the Urban Containment Boundary and designated Neighbourhood Centre as identified in the Nanoose Bay Official Community Plan (OCP). The Plan area encompasses a total of 13.39 hectares, including privately-owned land parcels and water lots leased from the Provincial Government (see Figure No. 3 Nanoose Peninsula Context).

Preparation of the Schooner Cove Neighbourhood Plan took place over approximately twenty-four months, during which time the landowner, in consultation with the Regional District, undertook a comprehensive public planning process directed at engaging and documenting local participation in the drafting of the Plan. In consideration of the public comment received through open houses and design workshops, community advisory group meetings, and reviews by Regional District staff, the Schooner Cove Neighbourhood Plan seeks to establish a more complete, sustaining community for Nanoose Bay.

The Neighbourhood Plan addresses the complex issues involved in long-range planning for Schooner Cove as a designated urban growth area, with particular attention to adjacent neighbourhoods and the greater context of the Nanoose Peninsula. The Plan provides a detailed framework to guide future growth in a way that balances community values and land owner interests with the RDN's directives found within the Regional Growth Strategy (RGS)¹ and Nanoose Bay Official Community Plan (OCP)².

The renewed long-term vision for the Schooner Cove Neighbourhood reflects an intentional shift based on an in-depth review of regional planning directions; a detailed understanding of the land's physical constraints and opportunities; best management practices (BMPs) for environmental management, sustainable community planning and design; and, consideration of community values through an extended public consultation process.

Central to the preparation of the Schooner Cove Neighbourhood Plan was a re-examination of the current tourism-oriented zoning. In light of both public and professional urging for a more neighbourhood-oriented mixture of uses, the renewed long-term vision for Schooner Cove is to establish a mixed-use waterfront village with an extensive and publicly-accessible waterfront.

A commercial program of approximately 2325 m² will focus on serving the daily needs of the community through a full-service marina, neighbourhood shops and services, pedestrian-oriented publicly-accessible open spaces, plazas and pathways. The Schooner Cove neighbourhood will also expand local housing options through offering a range of condominium units (maximum of 360), all within walking distance of the waterfront. Future residents will contribute to a more sustainable and civic-minded neighbourhood and support the commercial viability of the community's heart on the waterfront.

¹ "Regional Growth Strategy" or "RGS" refers to the "Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1309, 2002."

² "Official Community Plan" or "OCP" refers to the "Nanoose Bay Official Community Plan Bylaw No. 1400, 2005."

1.2 RATIONALE FOR THE NEIGHBOURHOOD PLAN

The Schooner Cove Neighbourhood Plan was initiated in order to allow mixed-use village land uses for the waterfront and adjacent lands comprising the majority of the Schooner Cove Neighbourhood Centre. Furthermore, the Schooner Cove Neighbourhood Plan prescribes future development in a manner more consistent with present values, standards of efficient land use, and RDN goals, objectives and policies. In essence, the Neighbourhood Plan acknowledges the historical significance of initial settlements on the Nanoose Peninsula and, through the consideration of best practices in village and neighbourhood design as well as consultation with the local community, establishes an updated plan for the future, reflective of community values and Regional District policies.

1.3 FRAMEWORK FOR MANAGING CHANGE

The Schooner Cove Neighbourhood Plan structures land use and servicing decisions to effectively manage growth with the intent of building a healthy, more complete and sustainable urban neighbourhood. The Regional Growth Strategy provides overarching direction with respect to managing the impacts of long-term growth in the region. Through encouraging new development within designated urban areas (Urban Containment Boundaries) settlement is more compact, socially supportive and land-efficient. This in turn serves to maintain the integrity of rural and resource areas, protect the environment, reduce greenhouse gas emissions, increase infrastructure efficiency and foster healthy, diverse communities. Designated as a Neighbourhood Centre in the OCP, Schooner Cove is expected to accommodate its share of growth within the region as a means to reduce sprawl elsewhere and to build communities that are more complete.

The Neighbourhood Plan establishes the development framework for the growth of Schooner Cove as a community heart on the waterfront. Reconciling land use, environmental, servicing, transportation, and economic considerations, the Plan serves as a guide for future rezoning and subdivision applications.

Designed as a comprehensive community plan, the Schooner Cove Neighbourhood Plan aims to set a new standard for neighbourhood planning, public consultation, and mixed use development within the RDN. As a site-specific application of the principles found in the Nanoose Bay OCP, the Neighbourhood Plan also serves to update the OCP so as to establish land use policy for Schooner Cove in alignment with the goals and objectives defined within the RDN's Regional Growth Strategy.

1.4 RELATIONSHIP TO THE REGIONAL GROWTH STRATEGY AND OFFICIAL COMMUNITY PLAN

The Regional Growth Strategy for the Regional District of Nanaimo Bylaw No. 1309, 2002 sets policy direction in response to concerns of cross-jurisdictional impacts of growth in the region and represents a direct effort by the RDN to focus *“the majority of new development... in designated urban areas where mixed uses would prevail,”*³. A sustainable future for Schooner Cove will mean planning for growth in a manner consistent with the Regional Growth Strategy (RGS) at the neighbourhood level.

The RGS reflects a deliberate intent to *“encourage investment and development in designated urban areas, in order to keep urban settlement compact, protect the integrity of rural and resource areas, protect the environment, increase servicing efficiency, and retain mobility within the region.”*³

In summary, the RGS provides policy direction for the creation of Urban Containment Boundaries and articulates high level goals, as reflected in the OCP. More specifically, the RGS locates Schooner Cove within an Urban Containment Boundary (UCB) and identifies it as a Neighbourhood Centre, providing general direction for the development of a more specific planning and design vision for Schooner Cove.

In combination with the adjacent Fairwinds UCB (and its associated planning vision as outlined within the Lakes District Neighbourhood Plan), planning for Schooner Cove applies the goals of the RGS to guide the long-term development of a more “complete community” for the Nanoose Peninsula. The next section details OCP-level policy through which the Neighbourhood Plan is more fully developed.

The Nanoose Bay Official Community Plan, Bylaw No. 1400, 2005 responds to regional growth management strategy generally through the designation of Schooner Cove as a Neighbourhood Centre. However, more specific consideration of appropriate, sustainable land uses – including a balance of residential density, housing choice, open spaces and community amenities – requires more detailed understanding and collaboration with the landowner, technical consultants and community members at the scale of neighbourhood planning.

1.4.1 Nanoose Bay OCP and Regional Growth Strategy

Section IV of the OCP translates the goals and objectives of the Regional Growth Strategy into OCP level objectives and policies, as a means to contextualize the Neighbourhood Plan within the region. Central to the vision is the strengthening of the identified Neighbourhood Centres and Urban Containment Boundaries.

The Schooner Cove Neighbourhood Plan Area has been designated as a future growth area in the Official Community Plan⁴.

The OCP requires preparation of more detailed plans for designated future growth areas, where multiple land uses and significant population growth is to be accommodated:

“It is intended that the communities develop from collaboration with the local community to determine the size, scale and design of these nodes, with an appropriate scale and range of retail, residential, employment opportunities,

³ Regional District of Nanaimo Regional Growth Strategy Bylaw No. 1309, 2002, p. 1

⁴ Nanoose Bay Official Community Plan Bylaw No. 1400, 2005, Section 1.4, p.7

public amenities and travel alternatives. It is noted that throughout the public process, citizens supported focusing attractive, planned future development in... the Area's Neighbourhood Centres.⁵

Neighbourhood Plans, then, are an important step in the development process as a means to: undertake technical investigations of the Plan area to inform physical planning; engage local communities in meaningful consultation in order to ensure that future development is reflective of local values; and, give greater resolution to broad policy directives within the RGS and OCP as applied to the Plan area.

1.4.2 Nanoose Bay OCP Land Use Policies

For Schooner Cove, the OCP provides direction for the scale, form and character of development. A diversity of housing, personal services, shopping and recreation are sought to enable Schooner Cove to become a marine-focused community gathering place.

The following policy directions are identified to consolidate OCP policies which have informed the preparation of the Neighbourhood Plan:

- A) **Residential Choice** – to establish a mix of housing choices to address the needs of changing demographics and market preferences, while respecting the existing character of adjacent residential neighbourhoods;
- B) **Neighbourhood Mixed Use** – to provide for the long-term, neighbourhood commercial and service needs of residents of Schooner Cove, the larger Nanoose Bay community as well as visitors;
- C) **Neighbourhood Facilities** – to provide educational, cultural and other community facilities for the neighbourhood, the Nanoose Bay community as well as visitors;
- D) **Environmentally Sensitive Areas (ESAs) and Conservation** – to avoid identified hazardous areas and protect identified ESAs and natural resources;
- E) **Parks and Recreation** – to establish interconnected open space based on existing and anticipated need;
- F) **Development Phasing and Servicing** – to establish a phasing strategy for Neighbourhood Plan development and servicing;
- G) **Transportation** – to promote safe and efficient transportation to and from and circulation within Schooner Cove which prioritizes pedestrian movement while meeting the needs of residents and visitors.

OCP policy directives referenced above have directly informed the general intent and specific detail of the Schooner Cove Neighbourhood Plan. For the complete description of Neighbourhood Plan rationale and policies, refer to Section 3 “Neighbourhood Land Uses.”

⁵ Nanoose Bay Official Community Plan Bylaw No. 1400, 2005, Section 1.5.2, p.8

1.4.3 Existing Land Use Designations

Official Community Plan

The Schooner Cove Neighbourhood Plan area was designated 'Schooner Cove Neighbourhood Centre' at the time of the preparation of the Neighbourhood Plan.

Zoning Bylaw

The Schooner Cove Neighbourhood Plan Area is currently comprised of four different zones: CM5 (Commercial 5)⁶, RS5 (Residential 5)⁷, RS1 (Residential 1)⁸ and WA2 (Water 2)⁹.

⁶ The CM5 zone permits a wide range of commercial land uses, from hotel, resort condo and marina to pub, restaurant, tourist information and resort vehicle park. Refer to RDN Land Use and Subdivision Bylaw No. 500, 1987 for a complete list of permitted uses and site development requirements.

⁷ The RS5 zone permits multiple dwelling unit developments Refer to RDN Land Use and Subdivision Bylaw No. 500, 1987 for a complete list of permitted uses and site development requirements.

⁸ The RS1 zone permits residential and home based business uses. Refer to RDN Land Use and Subdivision Bylaw No. 500, 1987 for a complete list of permitted uses and site development requirements.

⁹ The WA2 zone permits a range of water-use and marina-related uses, including boat ramp, marina, marina store and "outdoor recreation use." Refer to RDN Land Use and Subdivision Bylaw No. 500, 1987 for a complete list of permitted uses and site development requirements.

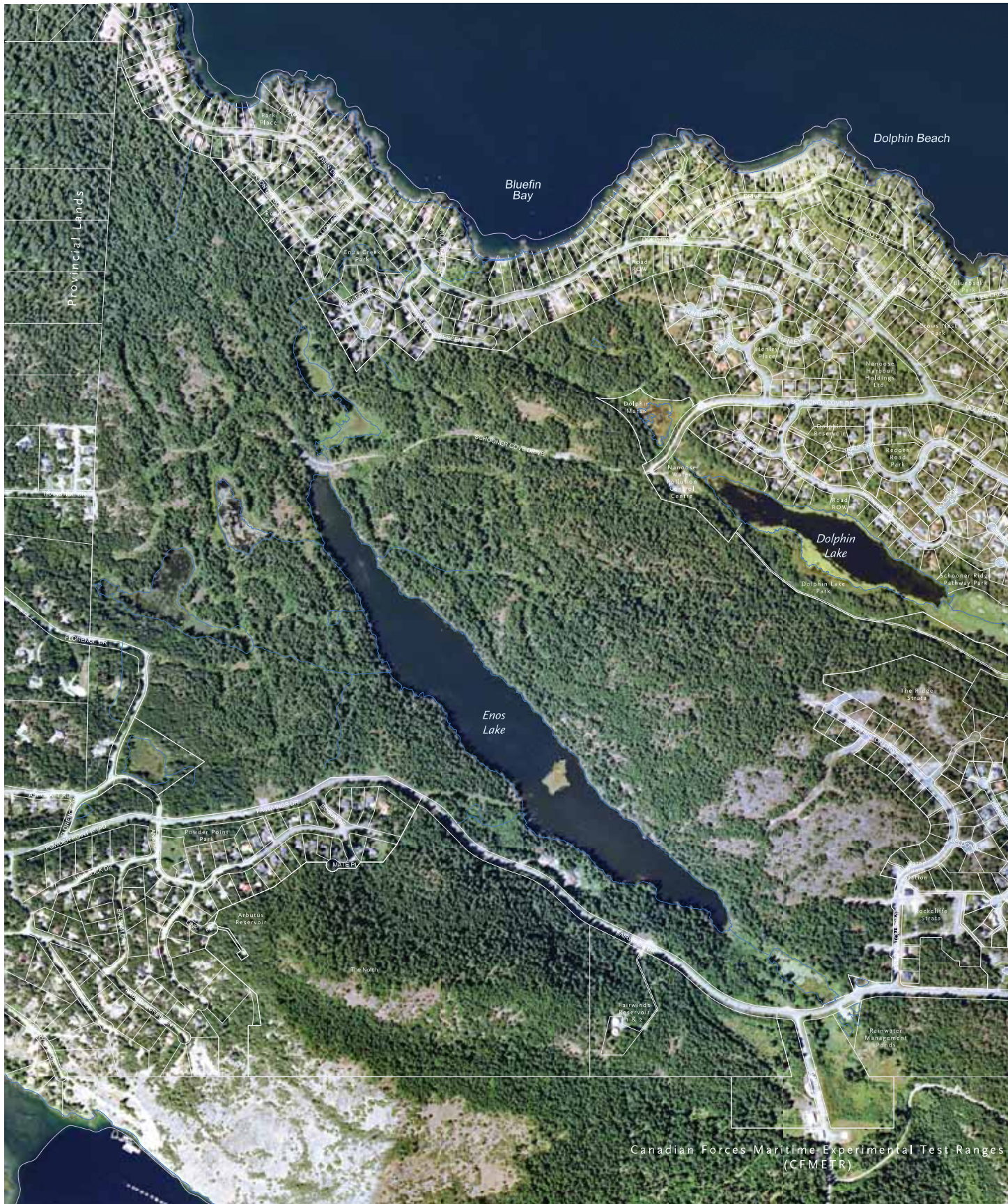


FIGURE 1 Nanoose Peninsula Context - for illustrative purposes only

LEGEND

- Schooner Cove Neighbourhood Plan Area
- Schooner Cove Urban Containment Boundary (UCB)



Schooner Cove is bordered by the Strait of Georgia to the east, the Fairwinds Community to the south and west, and the Nankivell Point and Dolphin Beach Neighbourhoods to the north and east. The Neighbourhood Plan provides a sustainable vision for the 5.2 ha of land to be redeveloped within the Schooner Cove Urban Containment Boundary, reconciling land use, density, infrastructure, and implementation issues to guide future development in support of the Regional Growth Strategy.

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2 NEIGHBOURHOOD VISION

2.1 A VISION FOR SCHOONER COVE

The vision for the Schooner Cove Neighbourhood Plan is to *create a vibrant, mixed-use waterfront village and community heart which celebrates its relationship to the coast, features neighbourhood-scaled and community-oriented commercial services, and is structured by public open spaces and pathways, all supported by a diverse residential neighbourhood* (refer to **Figure 2 – Neighbourhood Illustrative Concept**).

2.2 PLANNING PRINCIPLES

The following principles have guided the Schooner Cove Neighbourhood Plan as a means of creating a complete community as illustrated in **Figure 2 – Neighbourhood Illustrative Concept**; **Figure 3 – Village Illustrative Concept**; **Figure 4 – Residential Illustrative Concept**; and **Figure 5- Pedestrian Circulation Concept**.

1. Design a compact, walkable neighbourhood by:

- a) Establishing a mixed use Village with neighbourhood-oriented commercial;
- b) Providing a variety of Multiple Dwelling housing types and sizes near the Village centre;
- c) Creating a sense of place in tune with the land;
- d) Designing appealing publicly accessible spaces which provide an enjoyable pedestrian experience;
- e) Encouraging walking with an interconnected system of sidewalks, pathways and trails; and
- f) Promoting neighbourhood safety by design that addresses the public realm.

2. Plan for alternative transportation by:

- a) Accommodating all modes of transport, including walking, cycling, and public transit;
- b) Prioritizing pedestrian and bicycle modes with dedicated pathways and bicycle facilities;
- c) Exploring future alternatives, such as community cars and Low Speed Vehicles (LSV's), to reduce auto-dependence;
- d) Establishing a transit-friendly street design in support of future full service transit; and
- e) Reducing vehicle trips by locating basic neighbourhood services closer to home.

3. Employ 'green infrastructure' by:

- a) Utilizing innovative best practices for rainwater and stormwater management;
- b) Encouraging alternative energy solutions, such as geo-exchange and passive solar design;
- c) Incorporating leading green building design practices in new development;
- d) Integrating energy efficiency solutions such as district energy systems, where feasible; and
- e) Promoting native plantings in landscape design, with special attention to xeriscaping and water conservation.

4. Conserve ecological integrity by:

- a) Identifying and protecting significant and sensitive terrestrial, aquatic, and coastal marine habitats;
- b) Retaining mature tree stands for habitat and landscaping with native species;
- c) Minimizing future disturbance of natural systems through comprehensive planning; and
- d) Promoting stewardship of the marine environment through interpretive programs and outdoor educational opportunities in cooperation with local stakeholder groups.

5. Create an integrated network of park and open space, by:

- a) Linking the Village, residential areas and natural areas with a pedestrian pathway network;
- b) Programming inviting outdoor spaces for social gatherings and recreation;
- c) Creating a public realm that is accessible and welcoming for all age groups; and,
- d) Planning shared recreational facilities to ensure maximum community use and cost effectiveness.

6. Celebrate our natural heritage by:

- a) Promoting active education and appreciation of our west coast natural history;
- b) Integrating community uses into the landscape, celebrating the unique views and vistas, landforms and natural character;
- c) Retaining the natural qualities and character of the landscape in the public realm; and
- d) Designing public spaces that reflect the sense of place through regional design and the use of local materials.

7. Foster a vibrant and diverse age-mixed neighbourhood by:

- a) Providing a variety of unit sizes;
- b) Accommodating a range of lifestyles and life-stages;
- c) Planning for "aging in place" through encouraging independent serviced living and "SAFERhome" standards in response to a maturing population; and
- d) Providing a range of amenities for all age groups in the neighbourhood.

8. Support an economically sound neighbourhood by:

- a) Creating a walkable village serving as a focal point for employment, shopping, education, recreation, and social gathering;
- b) Incorporating residential density to support local businesses and community facilities;
- c) Planning compact communities to reduce infrastructure networks and maintenance costs;
- d) Developing a mix of uses within the community to foster local business, provide employment and increase the local tax base; and
- e) Establishing a varied mix of land uses, household types and building forms for a variety of residents.

9. Celebrate local history, art and culture by:

- a) Promoting community history and memorializing local people, places and events;
- b) Educating residents and visitors about local cultural history;
- c) Incorporating local culture and sense of place in built form and public realm design;
- d) Planning for the integration of art, theatre, and other local cultural activities into the programming of community gathering spaces; and
- e) Renewing the spirit of the public realm, especially local streets, parks, and plazas for the celebration of local art and culture.

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2.3 ESTABLISHING THE NEIGHBOURHOOD CHARACTER

The neighbourhood character of the Schooner Cove Neighbourhood Plan area will be defined in equal parts by the diversity of uses in the Village, the design of public places, and by the architectural form and character. To strengthen the visible and complementary relationship between the components, the Schooner Cove Neighbourhood Plan encourages a comprehensive set of design guidelines as a means to identify, preserve and enhance the desired "look and feel" of the neighbourhood.

Village Architecture, including the massing and articulation of buildings as they relate to the public open spaces, will be detailed so as to better achieve the desired human scale, form and character of the Village, as illustrated in a series of images in **Figure 8 - Neighbourhood Character - Village**.

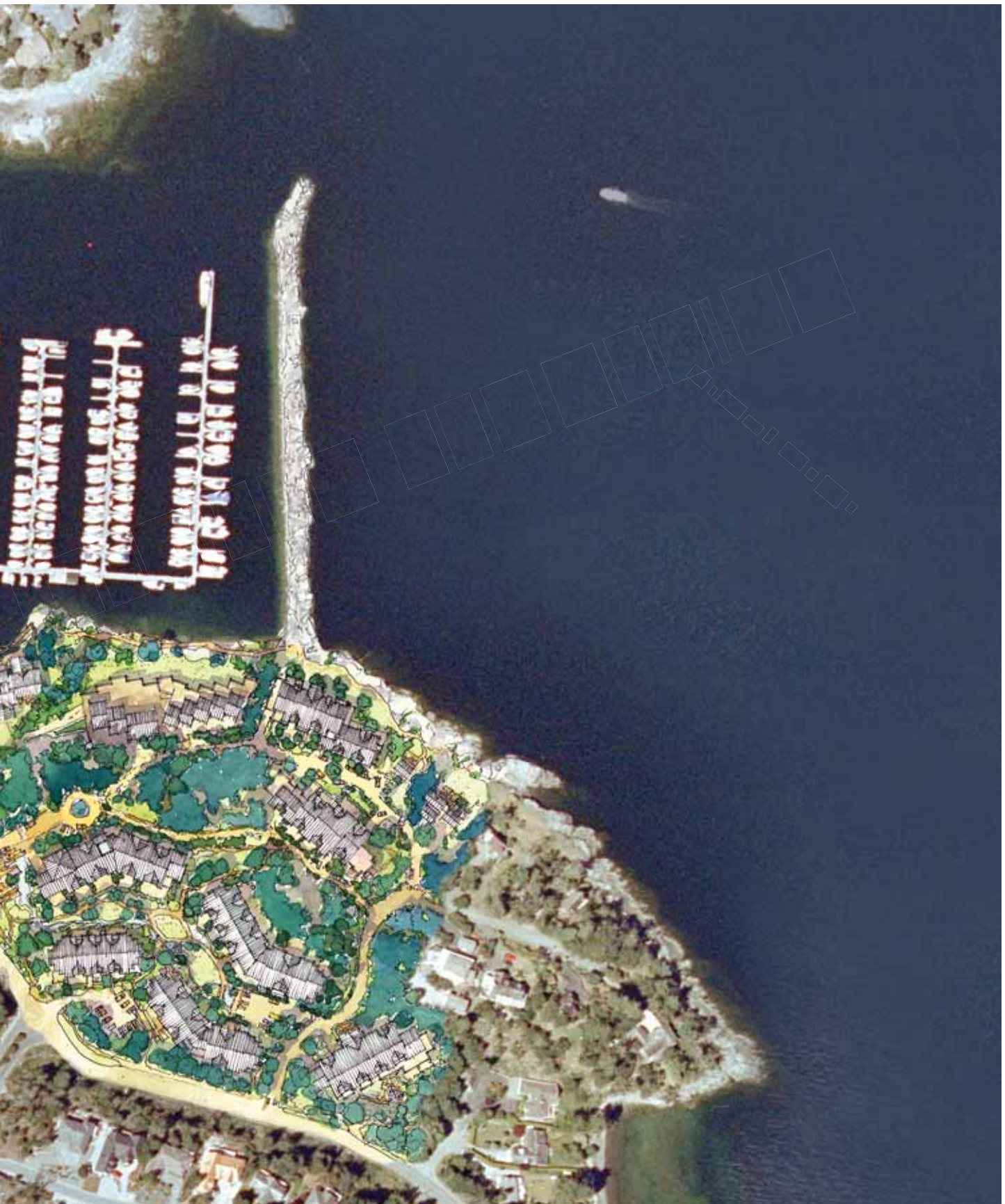
Multi-Dwelling Residential Architecture receives architectural direction to: encourage design in response to the land, views and climate; reinforce pedestrian orientation and scale; and further develop a strong sense of place reflective of the Neighbourhood Plan vision. The guidelines will support the building massing, form, orientation and character explored during the public consultation which enhances the stated intent of the Village experience. The suggested scale, density and character of the residential neighbourhoods are shown in **Figure 9 - Neighbourhood Character - Residential**.

Public realm and pedestrian-oriented program elements, such as a waterfront plaza, feature landscaping, streets and paving, street furniture, public art, signage, and lighting make up the plaza spaces, network of pathways, and a publicly accessible waterfront identified during the public consultation process for Schooner Cove. Refer to **Figure 6 – Perspective Rendering – Village (bird's eye)** and **Figure 7 – Perspective Rendering – Village (Schooner Ridge)** for illustrative examples of the desired character of the public realm of the Schooner Cove Village.

The Schooner Cove DPA Guidelines will help to articulate the desired neighbourhood character and provide an additional level of assurance in implementing the vision for the Neighbourhood. Refer to Section 5: Development Permit Areas.



FIGURE 2 Neighbourhood Illustrative Concept - *for illustrative purposes only*



The Schooner Cove Neighbourhood Plan envisions a vibrant mixed-use village as the waterfront heart for Nanoose Bay. The plan features a publically-accessible network of waterfront boardwalks, greens, plazas, and pathways. The Plan provides ~ 2325m² of neighbourhood-oriented commercial shops and services, with an enhanced full-service marina. In addition, 360 new residential condominium units will support the village program and expand housing diversity.



FIGURE 3 Village Illustrative Concept - *for illustrative purposes only*



1

The Marina

Full-service commercial marina with dedicated access and staging area adjacent to gangway, administrative offices and facilities.

- Long and Short term Moorage
- Jib Crane Boat Launch
- Tours and Rentals Pavillion
- Short term Boat Launch Queue

2

The Marine Services Building

Operational heart of the marina and maritime gateway, opening onto the enhanced Waterfront Green.

- Marina Office and Store
- Marina Facilities
- The Quarter Deck Multi Purpose Room

3

The Waterfront Pavillion

This central waterfront destination affords direct views to the Strait of Georgia and accommodates a restaurant and pub, adjacent the Waterfront Green.

4

The North Market Hall

The Upper Village commercial anchor is framed by public walkways & plazas and includes:

- Neighbourhood Grocery Market
- Bakery Café

5

Waterfront Residential Building (Mixed-use)

Water-view condominium units support a mix of uses within the Village and provide a transition to existing residential uses at Schooner House.

6

The South Market Hall & Entrance Pavillion

With a pedestrian gateway along Dolphin Drive and vehicle access/parking along the eastern plaza edge, the South Market hall accommodates:

- Neighbourhood Produce Market
- Upper Village Entrance Pavillion & Fitness Centre
- Discovery Centre

7

West Fronting Shops

Commercial space along the eastern edge of the Upper Village frames the central plaza and includes:

- Neighbourhood Bookstore
- Beer and Wine Store

8

The Landing Plaza

Feature landscaping and open space establish a ceremonial gateway to the Village at Schooner Cove.

>

Underground Parking Access

The mixed-use waterfront village features approximately 2325m² of neighbourhood-oriented commercial shops and services; an enhanced full-service marina; and, a publically-accessible network of waterfront boardwalks, greens, plazas, and pathways.



FIGURE 4 Residential Illustrative Concept - *for illustrative purposes only*



1 The Village

Framing the publically-accessible waterfront, greens and plazas, providing increased housing options with access to Village amenities.

- Mix of Waterfront and Waterview Condominiums with underground parking
- 2 - 5 Storey Building
- Stepped building form respond to sloped terrain
- Central Village Plaza provides pedestrian access to the Waterfront Green and Waterfront Boardwalk
- Lower building heights compliment Village atmosphere and maintain existing views of the water
- Buildings oriented to maximize water views and minimize presence from Dolphin Drive

2 The Commons

Organized around a central greenway, providing convenient access to the waterfront village.

- Mix of condominiums and potential for Independent Service Living with underground parking
- 2 - 5 Storey Buildings
- Buildings address the gently sloping terrain and include increased stepping adjacent to the retained forest area providing unique forest views condos
- Vibrant internal commons and garden area provides unique outdoor experience with trail access to the Village and Waterfront
- Buildings oriented to provide unique garden and forest views, away from Dolphin Drive

3 The Waterfront and Ridge

A collection of waterfront and waterview condominiums linked to the village via the Waterfront Boardwalk Promenade.

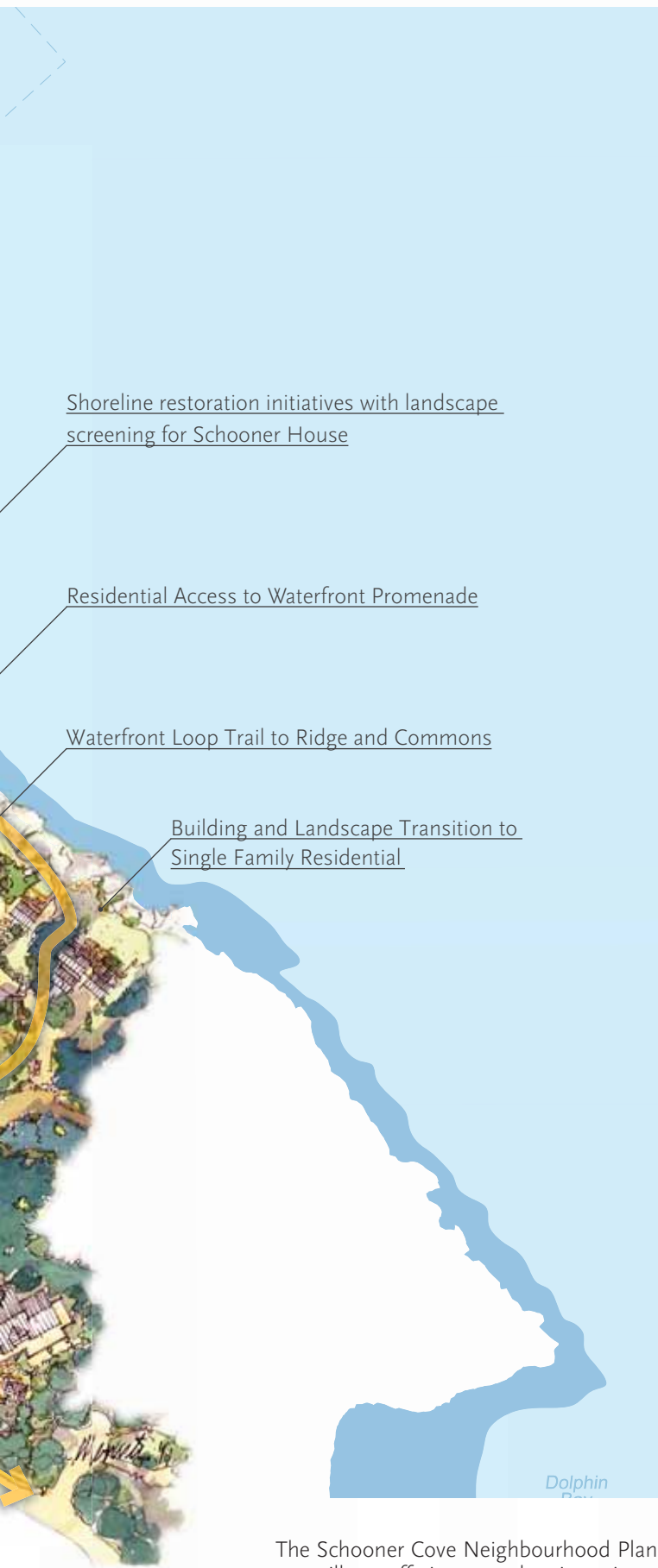
- Mix of Waterview and Waterfront Condominiums with underground parking
- 3 - 5 Storey Buildings
- Buildings built into sloping ridge and stepped back from the rocky shoreline
- Waterfront buildings oriented to provide water views from ridge building behind
- Public trail access through retained forest and via the waterfront trail and boardwalk provides access to the Village amenities

➤ Underground Parking Access

The Schooner Cove Neighbourhood Plan residential precincts support the objectives of the Regional Growth Strategy, including: increased housing choice, efficient infrastructure servicing, natural area retention, public transit viability, and Greenhouse Gas reductions. The result is a more liveable, pedestrian-scale neighbourhood that supports community housing needs, a diverse and ageing population, as well as the commercial viability of the Village.



FIGURE 5 Pedestrian Circulation Concept - *for illustrative purposes only*



- 1 Dolphin Walk with connections to the Lakes District and surrounding neighbourhoods
- 2 Marina Access and Wharf Staging Area
- 3 Marine Activity Dock and access to Short-term Moorage
- 4 Enhanced Waterfront Green with naturalized waterfront edge and seating
- 5 Village Lookout providing pedestrian connection between the Upper and Lower Villages
- 6 Heron Point with retained natural coastal bluff habitat
- 7 Public Waterfront Boardwalk extending from the Wharf to the Breakwater
- 8 Breakwater Landing and interpretive signage
- 9 Forest Trails through retained Douglas Fir & Arbutus ecosystem
- 10 Commons and Community Garden
- 11 Dolphin Walk
- 12 Landing Plaza and Feature Landscape
- 13 Public Transit Stop
- 14 Upper Village Plaza

The Schooner Cove Neighbourhood Plan proposes a publicly accessible waterfront set within a mixed use village offering a pedestrian-oriented commercial program of neighbourhood-scaled shops and services. The Plan features a waterfront with boardwalks, trails, plazas, greenspace, gathering areas, as well as active recreation opportunities - all part of a larger, neighbourhood-wide network of public access open space and pathways.

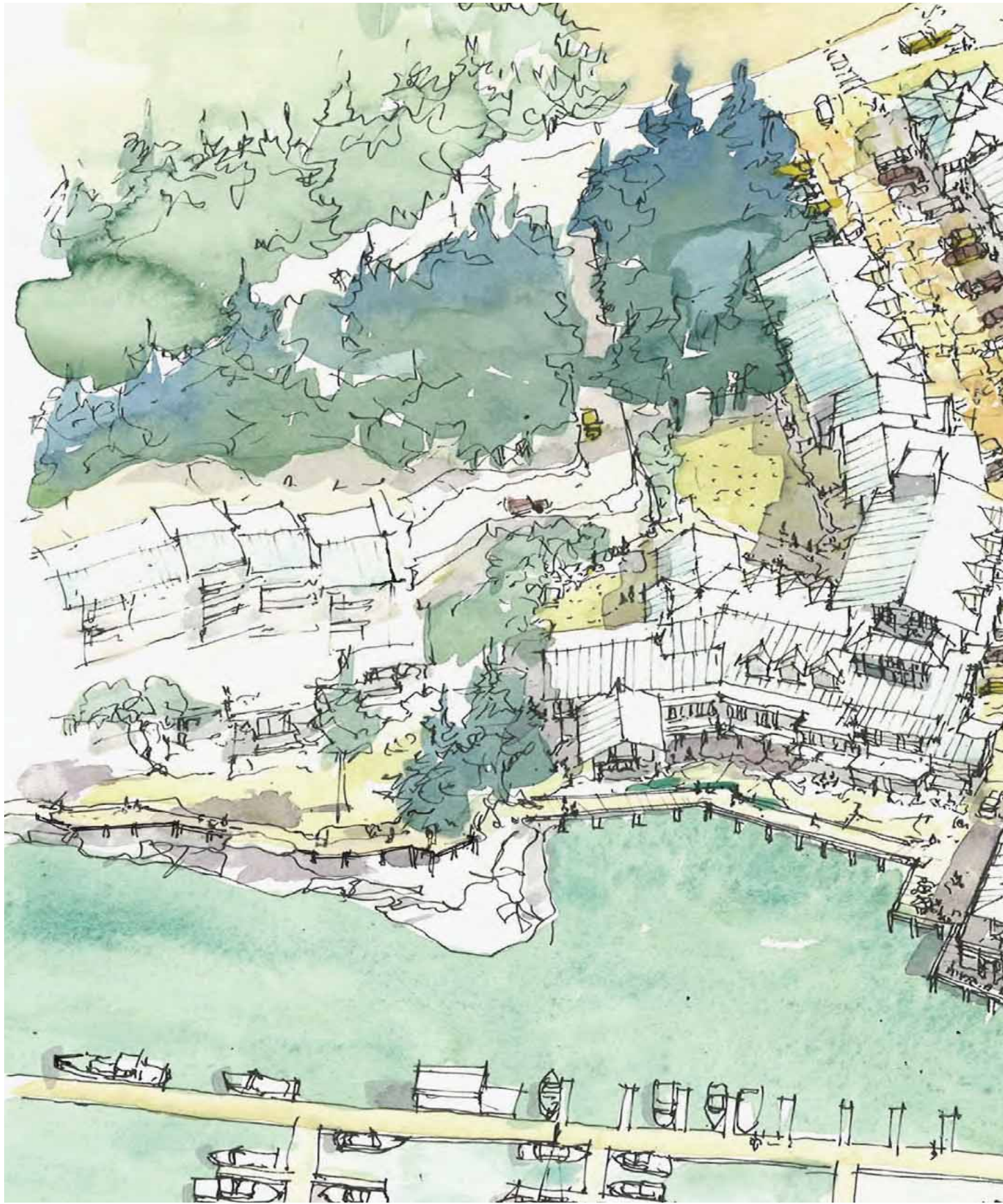


FIGURE 6 Perspective Rendering - Village (bird's eye) - *for illustrative purposes only*



The Village at Schooner Cove provides a maritime gateway for the Nanoose Bay community in keeping with the scale and character of the surrounding neighbourhood.

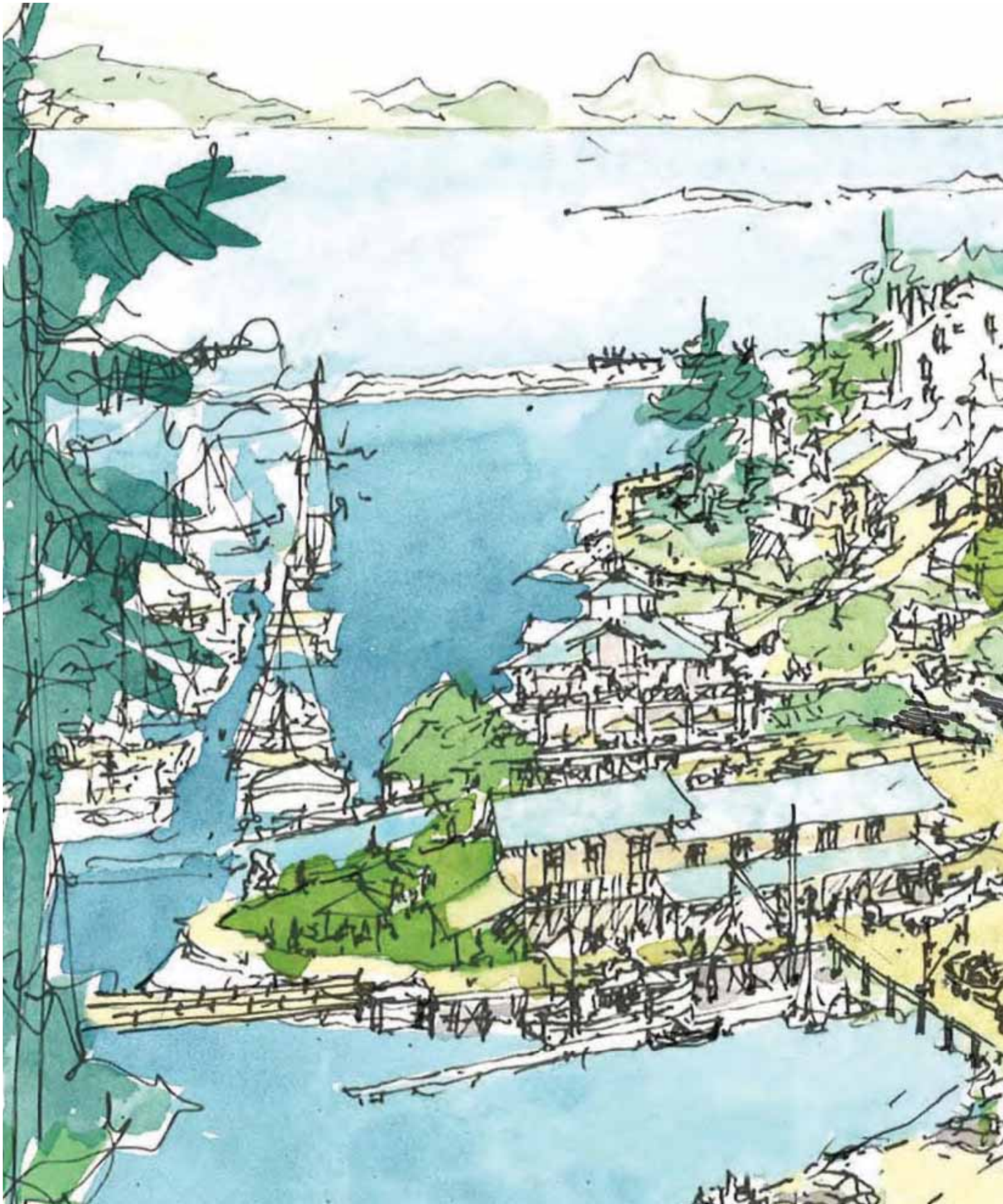
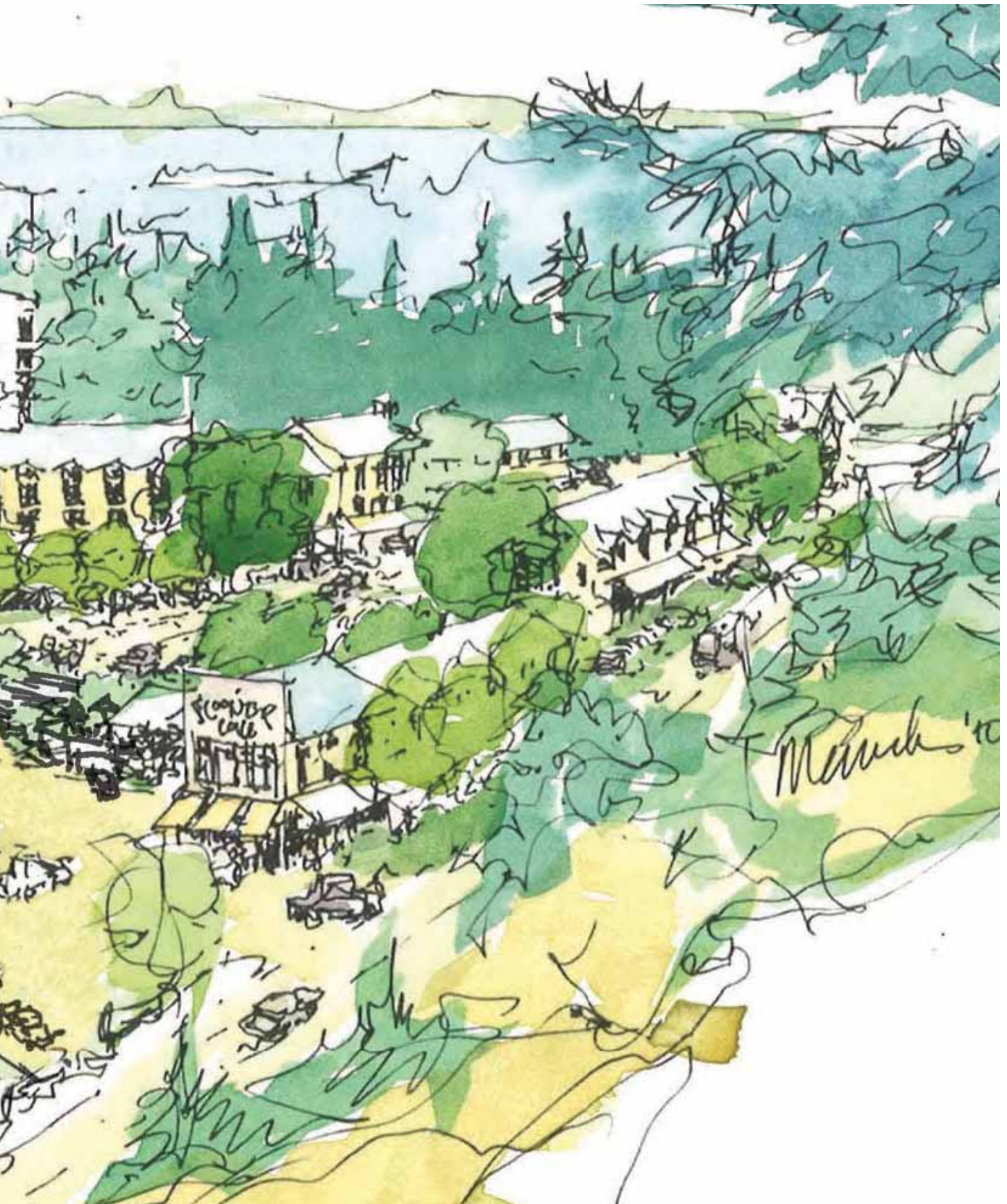
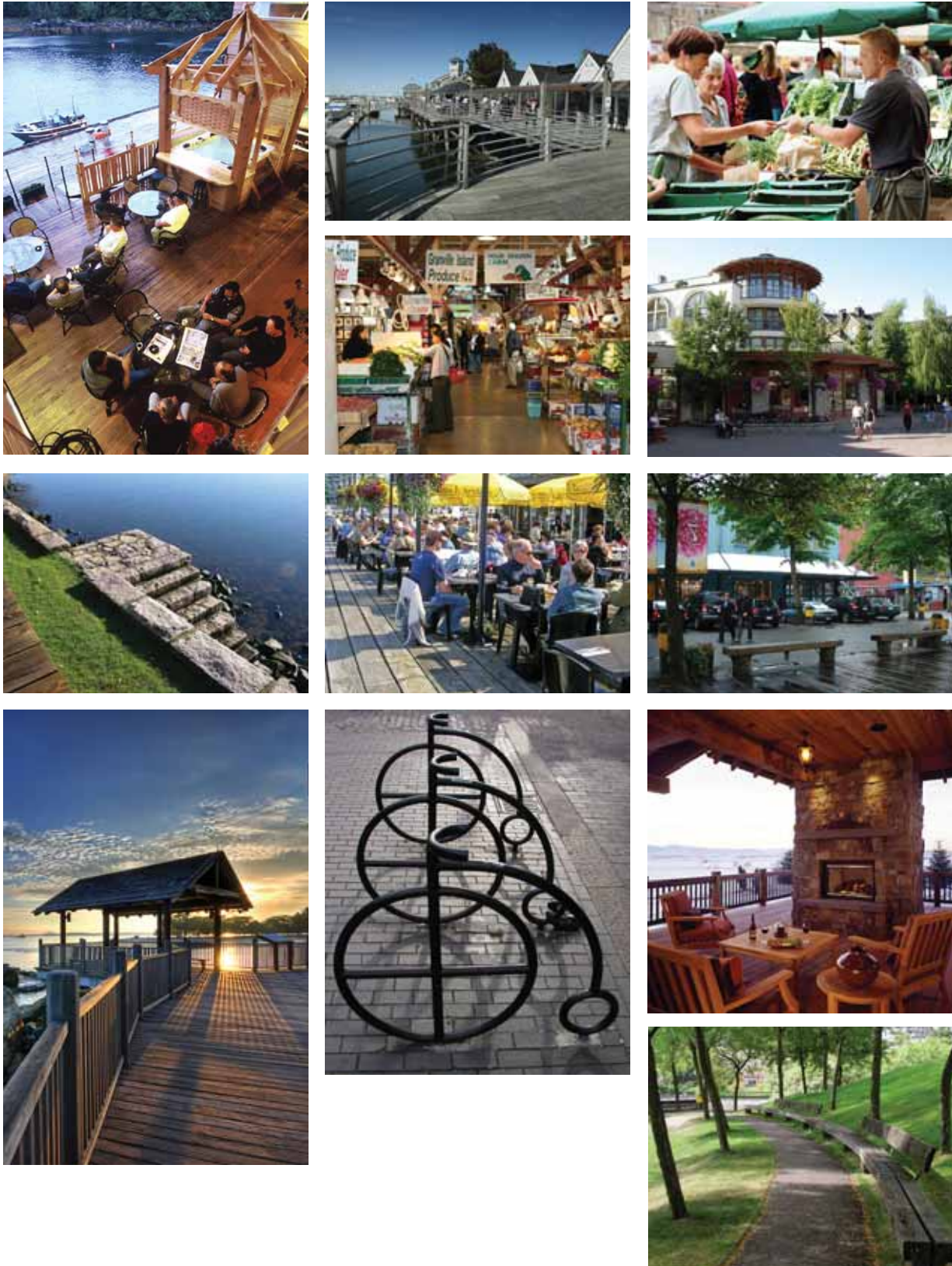


FIGURE 7 Perspective Rendering - Village (Schooner Ridge) - *for illustrative purposes only*



The Village arrival experience provides scenic views of the marina and beyond, across the Strait of Georgia.



The character of the Schooner Cove Village is defined by the diversity of uses, the design of public spaces and the architectural form and character of the buildings. The architectural design and details of the public realm are inspired by the materials, colours, and textures of the west coast.

FIGURE 8 Neighbourhood Character - Village - *for illustrative purposes only*



Capturing the ocean vistas and natural character of Schooner Cove, buildings are oriented to the landscape and pathways offer direct access to the waterfront village. Inspired by the use of west coast materials of timber and stone, the Neighbourhood's form and character will reflect the natural landscape of Nanoose Bay.

FIGURE 9 Neighbourhood Character - Residential - *for illustrative purposes only*

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3 NEIGHBOURHOOD LAND USES

The Schooner Cove Neighbourhood Plan provides land use designations in support of the vision for the community and details the general ‘Schooner Cove Neighbourhood Centre’ designation (identified by the Official Community Plan) with a design concept and structured program of uses to guide future zoning and development approvals.

It is important to recognize: the Schooner Cove Neighbourhood Plan does not include Schooner House (Legal Description: LOT B, DISTRICT LOT 78, NANOOSE DISTRICT, STRATA PLAN 745) within its representative area calculations or land use and/or density allocations nor is Schooner House subject to the objectives, policies and or guidelines of the Schooner Cove Neighbourhood Plan. The related policies for Schooner House are found under the Schooner Cove Neighbourhood Centre of the OCP.

Consequently, maximum dwelling unit allocations within the Schooner Cove Urban Containment Boundary shall reflect the sum total of 409 residential dwelling units, composed of the total number of units allocated within the Schooner Cove Neighbourhood Plan (360) in addition to the total number of units allocated to Schooner House (49) as per current zoning regulations.

3.1 LAND USE PLAN

As illustrated on **Schedule A1 - Land Use Plan**, the Schooner Cove Neighbourhood Plan area consists of three land use designations, as listed below.

The land use designations described in this section, together with their planning rationale and associated policies, are intended to guide the future development of the Schooner Cove Neighbourhood Plan. A summary of the land use areas is presented below in Table 1 - **Neighbourhood Plan Land Use Summary**. Public Access and Open Space shall be secured via easements/access covenants over land zoned for other uses. The Public Access and Open Space designation is illustrated in **Schedule A2 – Public Access & Open Space Plan** and is used here as a means to guide future development and the provision of publically-accessible amenities.

Table 1 – Neighbourhood Plan Land Use Summary

	Land Use	Area hectares	Density Range uph (net)	
49.0%	Commercial Marina	6.44	-	} Max yield : 360 units
11.0%	Village Mixed Use	1.44	40 - 62	
26.0%	Multi-Family Residential	3.42	70 - 105	
14.0%	Road ROW	1.84	-	
100%		13.14		

Policies

- a. A maximum of 360 dwelling units shall be permitted in The Schooner Cove Neighbourhood Plan area.

3.2 LAND USE DESIGNATIONS

3.2.1 Village Mixed Use

This designation recognizes the opportunity to provide the community of Nanoose Bay with a neighbourhood-scaled commercial centre within a pedestrian-oriented village on the waterfront. In addition to commercial/retail and residential uses, publically-accessible open space is intended to support a more vibrant Village, which may include such uses as a bakery and cafe, neighbourhood pub, liquor store, restaurant, neighbourhood grocer, marina offices, shop, washrooms, showers, laundry facilities, meeting room, kayak rentals, charters, and other marina-related uses as well as a community center, real estate sales and a fitness centre. While the commercial and residential mix of uses is intended to support the primary function of a village for local residents, opportunities for ancillary tourist accommodation may also be considered.

Description

Village Mixed Use shall be designed to frame views to the Ballenas and Winchelsea Islands and the Georgia Strait creating animated edges to enhance the social and economic function of the waterfront village.

The Village Mixed Use designation accounts for approximately 1.44 hectares or 11%¹⁰ of the Neighbourhood Plan area and will provide for a maximum of 50 of the total of 360 new residential units within the neighbourhood.

Rationale

The Village Mixed Use lands will establish a local commercial and civic heart for the Schooner Cove Neighbourhood Plan area and adjoining communities. Accessed via the Community Parkway, arrival to the Village will accommodate a variety of transportation choices. The mixed use designation provides an opportunity to develop a sustainable and vibrant village core with primarily ground-oriented commercial uses including restaurants, shops, and services, with the opportunity for residential uses above. Village Mixed Use features include:

The Village Waterfront

With its own access from Dolphin Drive, the Waterfront at Schooner Cove accommodates program for marina-related activities as well as restaurant/pub facilities for the local community.

The Waterfront Pavilion

Arrival to the Waterfront at Schooner Cove Village is framed by the Marina Services Building and the northern facade of the North Market Hall with views to the Waterfront Pavilion, which accommodates the restaurant and pub.

¹⁰ Note: All land use areas and percentages are approximate, intended for planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering at the time of rezoning and subdivision.

The Marina Services Building

The Marina Services Building provides a transition between the marina and water-access and the Waterfront Green and accommodates all marina-related programming as well as a multi-purpose room.

The Upper Village

With small-scale buildings framing a Village street and plaza space, the Upper Village focuses the vast majority of local commercial retail uses along a water-view corridor leading to the Village Waterfront.

Entrance Pavilion, Fitness Centre & Discovery Centre

The Entrance Pavilion at the intersection of Dolphin Drive and Outrigger Road serves as a landmark at the south entrance to the Upper Village at Schooner Cove, framing the Upper Village and views north to the Strait.

The North & South Market Halls

The Market Halls accommodate the heart of the commercial Village and are intended to include the neighbourhood grocer, bakery and cafe, and produce market.

West Fronting Shops

The West Fronting Shops accommodate additional neighbourhood-serving commercial uses which may include a bookstore and beer and wine store.

The Village Mixed Use - Residential

Village Mixed Use residential units offer a unique condominium format – designed with smaller units located above ground-level commercial spaces. In addition, the Village Mixed-Use Residential designation accommodates waterfront units that frame the north-eastern portion of the Village area as a means to provide a transition to the neighbouring Schooner House.

Mixing residential, neighbourhood-serving commercial and public amenities provides increased opportunities for more compact housing forms, neighbourhood-scale commercial uses as well as the public access waterfront, plazas and gathering spaces. Careful consideration of physical design and the Village program guides future land use for the Village Mixed Use area.

Policies

- a. The Village Mixed Use area in Schooner Cove will accommodate a diversity of land uses in support of a vibrant Village Centre program, including: Multi-Dwelling residential; retail and office space; ancillary tourist accommodation; civic and infrastructure; and, public access pathways, plazas and open space.

- b. Village Mixed Use development at Schooner Cove will demonstrate consistency with the vision outlined in Section 2 - Neighbourhood Vision of the Schooner Cove Neighbourhood Plan.
- c. Lands designated Village Mixed Use shall be subject to Schooner Cove Village DPA guidelines;
- d. A maximum of 50 Village Mixed Use - Residential units within the Schooner Cove Neighbourhood Plan area shall be permitted.
- e. A maximum of five storey total building height may be permitted, in accordance with DPA guidelines. On sloping lots, and where underground parking is incorporated, a maximum of two additional storeys may be considered for partially exposed parkades.
- f. Village design and building heights shall consider fire risk and address emergency preparedness planning.
- g. Provide a carefully detailed commercial program with a maximum total area of 2325m².
- h. A portion of condominium units within the Village Mixed-Use designation may be operated for tourist commercial/short-term accommodation purposes.
- i. A shared-use parking study shall be undertaken by the landowner to determine Village parking requirements, in support of a development permit application.
- j. Preserve and enhance the existing waterfront open spaces adjacent to the marina dock and ensure its integration into the larger circulation and open space network of the public realm.
- k. Development of a waterfront boardwalk will be integrated into the local publically-accessible open space network to promote local connection to the water.
- l. Community amenities at Schooner Cove shall be secured as a condition of zoning amendment and may include publically accessible plazas, trails and boardwalks and may include public art and interpretive signage.

3.2.2 Marina

This designation acknowledges the Marina as an integral part of the Schooner Cove Village experience and its amenity to the surrounding community and animation of the waterfront. The redevelopment of the Village area – including enhancement of the Commercial Marina program – will revitalize the larger public waterfront edge and create a vibrant marine experience for boaters and non-boaters alike.

Description

The Marina designation, illustrated on **Schedule A1 – Land Use Plan**, supports commercial marina uses for conducting the business of a marina, including the provision of moorage, a marine fuel supply station, sanitary pump out, jib crane hoist, boat rental service and touring, and operation of other ancillary marine services and facilities. With the redevelopment of Schooner Cove, the following

marina amenities are envisioned: jib crane; fuel pump; sanitary pump station; marina office; multi-purpose room; marine supply store; washroom and shower facilities; laundry; kayak launch; security gates; power and potable water at berths; short term unloading stalls; and, dedicated parking.

The Marina designation accounts for approximately 6.44 hectares or 49%¹¹ of the Neighbourhood Plan area and includes the marina breakwater.

Final designs for the Schooner Cove Village, including water access and shoreline redevelopment, shall be subject to approval by the appropriate Federal and Provincial agencies.

Rationale

As a marine-focused Neighbourhood Centre, this designation reinforces the existing Marina as an essential feature within the Neighbourhood Plan. Daily activity associated with the Marina will contribute to the long-term vitality of the Village and surrounding community.

Neighbourhood-oriented Use

Within the context of the mixed-use village program for Schooner Cove, Marina uses will provide for many neighbourhood-oriented services, including the provision of specific amenities for local residents, as well as groups like the Schooner Cove Yacht Club and Nanoose Power and Sail Squadron. Examples include a multi-purpose room to host community meetings, and the potential for boat valet/concierge service for local residents.

Access for Trailerable Watercraft

As a means to maximize the efficient use of space within the Village, the launch and retrieval of boats will be serviced through the use of a jib crane hoist or other more space-efficient alternative. This form of watercraft access is less consumptive of space and allows for greater open space and commercial program within the Village while providing additional opportunities for shoreline enhancement of the marine habitat.

Marina Parking

In consideration of the mixed-use village program and the need to accommodate parking for all future uses at Schooner Cove, parking for the marina will be provided in accordance with the recommendations of the shared-use parking study within the Traffic and Parking Review (refer to *Appendix I: Technical Reports - Traffic and Parking Review*).

To summarize, the Neighbourhood Plan accommodates marina user parking with approximately 86 dedicated parking spaces: 22 located on the Village site; and the remaining 64 located at the 'tennis court' site.

¹¹ All land use areas and percentages are approximate, intended for planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering at the time of rezoning and subdivision.

Boat trailer parking will also be accommodated at the tennis court site and this number may be reduced if warranted by actual usage data (provided with a professional parking study). To the extent required, boat trailer parking will be accommodated either within the commons development; or using an offsite solution.

For further information, refer to Section 4.2 “Parking.”

Policies

- a. Access to the water shall be provided for marina lessees and local residents to launch and retrieve watercraft (i.e., for kayaks and canoes via the dock; and larger craft via a jib crane).
- b. Appropriate marina and related services, including fuel dock, marine repair, storage, boat rental, small water craft rental and launching, and other marina-related services, where feasible shall be supported.
- c. Emergency access to the marina and jib crane in case of a local marine emergency shall be provided.
- d. With the development of the Village Mixed Use Designation or expansion of the Marina, a shared-use parking study shall be completed to determine Marina parking requirements.
- e. Measures for the enhancement and protection of sensitive aquatic communities at the time of redevelopment shall be undertaken.
- f. Waterfront access for residents and visitors to enhance the waterfront village experience shall be provided.
- g. Development of a waterfront boardwalk with integration into the local publically-accessible open space network to promote local connection to the water shall be supported.

3.2.3 Multi-Dwelling Residential

This designation increases the supply of smaller housing options to support opportunities for downsizing, ageing-in-place and greater affordability, while supporting the functionality and feasibility of village commercial uses.

Description

The Multi-Dwelling Residential designation allows for the development of Multi-Dwelling housing types, ranging from ground-oriented to low-rise apartment condominiums. Multi-Dwelling Residential building masses shall be designed to frame publically-accessible open space and community gathering areas throughout the Plan area. Residential parking shall be provided for primarily underground, with limited surface stalls for short term, visitor and accessible parking.

The Multi-Dwelling Residential designation accounts for approximately 3.42 hectares or 26%¹² of the Plan area.

¹² Note: All land use areas and percentages are approximate, intended for planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering at the time of rezoning and subdivision.

Setbacks, massing, views, and form and character of buildings shall be further detailed through development approvals at the time of Zoning and Development Permit.

Final designs for the Schooner Cove Village shoreline redevelopment shall be subject to approval by the BC Ministry of Environment and the Department of Fisheries and Oceans.

Rationale

The Multi-Dwelling Residential designation supports the Regional Growth Strategy goals and objectives for a complete community, including: increased housing choice; more efficient infrastructure servicing; retention of natural areas; greater viability for public transit; and less driving for daily needs. Further, a diversity of housing adjacent to the mixed-use village is required to support a thriving neighbourhood commercial centre with local-serving shops and personal services. Well connected by walking and cycling paths to permit easy access to neighbourhood amenities and services, the Multi-Dwelling Residential designation fosters a liveable, pedestrian-scale neighbourhood.

The introduction of smaller unit types responds to community housing needs for an aging population, a diversity of lifestyles, and a broader range of affordability. It is anticipated that Schooner Cove would be comprised of condominiums in low-rise building forms.

Multi-Dwelling Residential uses accommodate the required resident population to support the Village commercial program. Further, by clustering a significant number of units within a minimal footprint, the Multi-Dwelling Residential designation further minimizes the overall footprint of the residential development that will be required to meet growth demands regionally.

The Waterfront - Residential

A more exclusive residential edge to the Neighbourhood Plan area, The Waterfront lies on the east side of Schooner House and accommodates two waterfront condo buildings, separated from the mixed-use Village, but connected via the waterfront boardwalk and a forest path.

The Commons - Residential

The Commons residential units are organized around a central greenway and provide opportunities for more stand-alone residential and amenity programming with convenient connections to the Village.

Policies

- a. Approximately 310 residential dwelling units shall be permitted in the Multi-Dwelling Residential Land Use Designation to a maximum of 360 for the Neighbourhood Plan Area.
- b. Multi-Dwelling development at Schooner Cove will demonstrate consistency with the Vision outlined in Section 2 - Neighbourhood Vision of the Schooner Cove Neighbourhood Plan.
- c. The Multi-Dwelling Residential designation allows for the development of Multi-Dwelling housing types, ranging from ground-oriented to low-rise apartment condominiums.

- d. A maximum of five storeys total building height may be permitted, in accordance with DPA guidelines. On Sloping lots, and where underground parking is incorporated, a maximum of two additional storeys may be considered for exposed parkades.
- e. Residential parking shall be primarily underground.
- f. Accommodation of marina user parking with approximately 86 dedicated parking spaces: 22 located on the Village site; and the remaining 64 located at the 'tennis court' site shall be provided. Upon redevelopment of the tennis court site (as shown on **Schedule A2 – Public Access & Open Space Plan**), these latter spaces would ultimately be accommodated underground within the Commons development.
- g. Provision of a variety of unit sizes to provide for a diverse population in support of ageing-in-place and greater affordability shall be encouraged.
- h. A portion of condominium units within the Multi-Dwelling Residential designation may be operated for tourist commercial/short-term accommodation purposes.
- i. Development of a waterfront boardwalk will be integrated into the local publically-accessible open space network to promote local connection to the water.
- j. Community amenities at Schooner Cove shall be secured as a condition of zoning amendment and may include publically accessible plazas, trails and boardwalks and may include public art and interpretive signage.
- k. The provision of universally accessible pathways along major streets shall be supported.
- l. No development of the 'tennis court' site as shown on **Schedule A1 – Land Use Designations** shall occur until such time that the shared parking study is completed and alternative parking for The Marina has been identified and secured.

3.2.4 Public Access and Open Space

Public Access and Open Space (Refer to **Schedule A2 – Public Access & Open Space Plan**) is established through site-planning and design with particular attention to existing landform and landscape character, desired Village program, and opportunities for environmental conservation and enhancement.

Open spaces within the Plan area shall include managed public access to neighbourhood focal points, plazas and small gathering areas throughout the Plan area, as well as opportunities for shoreline rehabilitation and enhancement, retention of significant landscape character, particularly with respect to the second growth Douglas fir/arbutus that defines the forested ridge.

Open spaces will be linked by dedicated pedestrian pathways, which in turn connect Schooner Cove to the greater local and regional system of public parks and trails. **Schedule A2 – Public Access and Open Space Plan** details the general location and intended neighbourhood connectivity provided by the landowner as a community amenity.

Description

Public Access and Open Space areas within the Plan area shall allow for a range of passive activities while supporting non-vehicular neighbourhood circulation.

Privately owned/managed (strata) open space areas accessible to the public comprise approximately 8% or 1.03 hectares¹³ of the neighbourhood plan area. Within this area, the Plan identifies more than a kilometre of publicly accessible sidewalks and pathways.

Rationale

At Schooner Cove, open space planning and design focuses on an inviting and pedestrian-oriented public realm in support of the marine-focused Village experience – defined by a public waterfront and boardwalk with views to the marina and Strait of Georgia – as well as retention and enhancement of landscape character and marine enhancement opportunities, (refer to **Figure 5 Pedestrian Circulation Concept**).

A Public Waterfront Boardwalk

A key feature of the Schooner Cove Village, the public waterfront boardwalk links the marina and waterfront village to the larger network of public access open space and inland pathways.

Waterfront Commons

Designed to enhance the existing community green at Schooner Cove, the “Waterfront Green” is the central social gathering space for the Schooner Cove Village, framed by the waterfront programs of the Marine Services Building and restaurant/pub building.

Dolphin Drive Greenway

A landscaped transition area along the southern edge of the Schooner Cove Neighbourhood Plan area, the Dolphin Drive greenway improves pedestrian access to the Village, creates greater physical separation between existing residential areas and the Plan area and establishes a more informal landscape edge to which the building program of the Village and neighbourhood must respond.

Neighbourhood Focal Points

Each residential district within the Plan area – including the mixed-use Village, the Commons and the Waterfront and Ridge – are organized around feature open space to serve as gathering areas and recreational program for residents.

Ridgetop Forest Reserve

Retention of the forested ridge within the Plan area will further contribute to the public access open space network. Pathways through the forest will provide connections between the Landing, the Commons and the Waterfront residential areas. The forested ridgetop also helps create significant landscape edges and transitions between residential

¹³ Note: All land use areas and percentages are approximate, intended for planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering at the time of rezoning and subdivision.

areas while assisting to visually screen development within the Plan area from existing neighbourhoods. The realignment of Outrigger Road provides a more direct connection to Dolphin Drive and maintains a emergency vehicle/pedestrian pathway Connection through the Ridgetop Forest Reserve.

Policies

- a. An interconnected system of public access and open space for community gathering and pedestrian movement shall be provided.
- b. Pedestrian linkages between open spaces, buildings, adjacent residential areas, and the larger park and trail system linking adjacent land shall be provided.
- c. Development of a waterfront boardwalk will be integrated into the local publically-accessible open space network to promote local connection to the water.
- d. Where feasible, design public access for universal access, located close to the water's edge, according to the recommendations of qualified professionals and approvals of relevant Federal and Provincial agencies.
- e. The Plan supports structural shoreline modifications and/or setback relaxation in support of public access open space, pathway design (with particular consideration for the waterfront boardwalk) including seating areas and other program elements ancillary to the village commercial operations.
- f. Destination points within the Public-access Open Space and Pathway Network as areas for sitting, picnicking and informal viewpoints shall be provided.
- g. The landowner will work with the RDN to create interpretive signage which celebrates the natural and cultural heritage of the Schooner Cove waterfront and lands as shown on **Schedule A2 – Public Access & Open Space Plan**.
- h. Public access shall be secured as a condition of zoning.
- i. Area(s) for one or more Community Gardens shall be provided in the Strata Open Space as shown on **Schedule A2 – Public Access & Open Space Plan**.

4 NEIGHBOURHOOD INFRASTRUCTURE

The provision of all requisite infrastructure to service the Schooner Cove Neighbourhood Plan area is critical to its success from economic, social, and environmental perspectives. While the functional demand created by the neighbourhood's ultimate population (at build-out) must be accommodated, the planning of new infrastructure will also take into account pedestrian-friendly solutions, water and energy conservation, and any associated environmental impacts.

4.1 TRANSPORTATION

Road Network

A Traffic Impact Study (TIS) was undertaken in consultation with the BC Ministry of Transportation and Infrastructure (MoTI), to evaluate the long term order of magnitude impacts from the development in accordance with the Schooner Cove Neighbourhood Plan (Refer to *Appendix I: Technical Reports – Traffic & Parking Review* for the complete Traffic Impact Study).

The TIS concluded that the existing road network will require the following improvements to meet MoTI requirements, as determined solely by increases in traffic volumes from implementation of the Lakes District and Schooner Cove Neighbourhood Plan:

- Extension of Schooner Cove Drive to Fairwinds Drive to a construction road standard upon the commencement of development within the Lakes District with completion to occur prior to completion of development within the Lakes District;
- A northbound right turn lane on Schooner Cove Drive at Fairwinds Drive, or a Gateway Roundabout in conjunction with the Schooner Cove Drive extension; and,
- A roundabout or three-way stop at Northwest Bay Road and Powder Point Road with a northbound channelized right turn when site traffic increases demand for the movement by approximately 250 vehicles at peak times.

These upgrades address all identified potential capacity constraints. Discretionary improvements to be reviewed at the detailed design stage include left turn lanes on Dolphin Drive at points of access to the Schooner Cove Village.

A potential improvement triggered by future background traffic projections (unrelated to the Lakes District and Schooner Cove Neighbourhood Plans) is dual southbound left turn lanes at the intersection of Highway 19 and Northwest Bay Road.

The recommended improvements for Highway 19 and Northwest Bay Road, Powder Point Road and Northwest Bay Road, and the extension of Schooner Cove Drive to Fairwinds Drive are currently identified in the future Road Network Plan in the RDN's Nanoose Bay Official Community Plan, which is approved by MoTI.

The ultimate timing and responsibility for implementation of all aforementioned infrastructure upgrades will be determined with the MoTI, in accordance with a schedule outlined within a Phased Development Agreement, required at the time of zoning amendment.

Alternative Transportation

The *Local Government (Green Communities) Statutes Amendment Act (2008)* requires local governments to set greenhouse gas (GHG) reduction. The RGS's designation of UCBs in Nanoose Bay is an example of a key strategy to change land use patterns in support of transportation alternatives.

The Schooner Cove Neighbourhood Plan establishes a nodal pattern of development which supports transit viability and provision of infrastructure for non-vehicular modes of transportation.

Transit

Within the Nanoose Peninsula, the Plan area is not currently served by transit owing to the lack of required population to provide for a financially-viable level of ridership. Prior to completion of the Village area of Schooner Cove, the RDN shall undertake a Transit Feasibility Study to assess the potential for service at Schooner Cove. Upon completion of the commercial Village, associated Multi-Dwelling residential units and marina enhancements, ridership demand from people living within the Fairwinds and Schooner Cove UCBs as well as rural Nanoose Bay residents may support expanded public transit service. Transit demand will continue to increase as the Schooner Cove Neighbourhood Plan area and adjacent Lakes District Neighbourhood Plan area are built out.

4.1.1 Street Hierarchy

Streets are central civic elements in the design of a neighbourhood. Streets should serve to unify the private and the public realms and enhance neighbourhood safety. Taking the scale, density and topography of Schooner Cove Neighbourhood Plan area into consideration, street design for the Neighbourhood Plan area should prioritize considerations for the pedestrian-oriented mixed use village program. Access, circulation and parking requirements for the commercial village and marina are key considerations within the design. The Schooner Cove Neighbourhood Plan introduces the use of Project Specific Street Standards appropriate for a more urban setting, as illustrated in *Appendix I: Technical Reports - Project Specific Street Standards*.

Street requirements to provide access/egress to the Schooner Cove Neighbourhood Plan area consist of a hierarchy of public streets for vehicular access and circulation, as shown in **Schedule A3 – Street Hierarchy Plan**. The following order of streets are identified, consistent with the proposal to the MoTI for 'Project Specific Street Standards' which are specifically suited to areas designated for urban growth such as the Fairwinds and Schooner Cove Urban Containment Boundaries (see *Appendix I: Technical Reports - Project Specific Street Standards*).

Community Parkway – The Community Parkway extends Schooner Cove Drive through The Lakes District neighbourhood and establishes a new entry sequence and “front door” to the Schooner Cove Village. In addition to providing for vehicular movement, the street design accommodates pedestrians and bicycles with a Public Shared-Use Pathway and serves to more directly link the larger Nanoose community to the Schooner Cove waterfront.

The Community Parkway Transition Area modifies an existing segment of Dolphin Drive allowing for urban street programming, including

street edge parking, boulevards and pedestrian pathways, feature landscaping, lighting and signage as well as jib crane patron queuing.

Neighbourhood Local – The principal function of Neighbourhood Local streets is to ensure public road access to the different precincts within the Schooner Cove neighbourhood. This designation will be applied to a re-designed and re-aligned Outrigger Road, which will provide access to the Landing and Schooner House property boundary. A new Neighbourhood Local street will connect existing residences at the eastern terminus of Outrigger Road directly to Dolphin Bay Road. as a means to bypass the Village and preserve more private access, while an emergency vehicle/pedestrian pathway access shall be maintained.

Strata (Private) Street will provide access to the commercial Village area as well as residential precincts within the Schooner Cove Neighbourhood Plan area.

Emergency Connector – As a result of the Outrigger Road re-alignment, an Emergency Connector will be utilized to accommodate limited vehicular connection (barricaded with removable bollards for emergency vehicle access) within a segment of the existing ROW. Under typical conditions, the Emergency Connector will provide pedestrian-access only and will function as a walkway within the context of the Public Access and Open Space Plan.

Detailed design for Village access and circulation will consider final building siting and design, surface and underground parking and access, strata streets and (shared) driveways providing access to individual village commercial sites and residential buildings. A principal feature of these circulation elements will be their connection to public access walkways and sidewalks in the Public Access and Open Space Plan.

Transportation Policies

- a) Improvements to the existing road network as described in the TIS shall be implemented according to a schedule outlined with a Phased Development Agreement (PDA). The PDA will be required as a condition of zoning to identify future implementation obligations, including phasing and financing of transportation infrastructure and upgrades, and/or any other associated capital improvements.
- b) Support a pedestrian-friendly transportation network through the development of Project Specific Street Standards intended to reduce traffic speeds, establish safe pedestrian and cycling pathways, and accommodate a more pedestrian-friendly interface to the Village environment along Dolphin Drive and Outrigger Road.
- c) Support the implementation of Project Specific Street Standards in accordance with the Street Hierarchy Plan as shown on Schedule A3, and subject to approval of the MOTI.
- d) Transit-related facilities, including sufficient right-of-way width for future bus pullouts and/or physical shelters, shall be provided for designated transit stops (pullouts/bus stops).
- e) The provision of parking spaces in the Village shall be determined according to the findings of a shared-use parking study. Shared parking prevents the

- construction of large parking areas that are vacant for parts of the day or in the evening that might visually detract from the Village experience. A shared use agreement, based on the recommendations of the Schooner Cove Shared Use Parking Study (refer to *Appendix I: Transportation Review*), shall be required to facilitate parking in the Village.
- f) Opportunities to reduce parking requirements for residential and commercial developments that promote car sharing co-operatives and/or other forms of alternative transportation may be investigated.
 - g) RDN will work with the Ministry of Transportation and Infrastructure to review and pursue options for transfer of authority and management for boulevards, street lighting and/or sidewalk function within a Local Service Area.
 - h) Work with the Ministry of Transportation and Infrastructure to support the Schooner Cove Urban Containment Boundary as a Low-Speed Vehicle (LSV) designated area.
 - i) Recognize that the easternmost parcel (PID:002-111-110) comprising part of the Waterfront Terrace residential site is located outside the designated Urban Containment Boundary and may be used for the siting and construction of a shared strata street/driveway to access the adjacent parcel to the west (PID: 002-023-391).
 - j) The realignment of Outtrigger Road, as shown on **Schedule A1 – Land Use Plan**, shall be supported.

4.2 PARKING

A Shared-use Parking Study for the Village at Schooner Cove was undertaken for preparation of the Neighbourhood Plan (see Section 5 – Schooner Cove Neighbourhood Plan Parking Study). The study includes analysis of the parking demand characteristics and requirements of the commercial and marina uses and concludes with a comprehensive parking supply strategy. The study applied a comprehensive, analytical approach using empirical data collected from observations of current uses, as well as both MoTI and RDN parking generation rates to assess the multi-use program (including land use, adjacencies, and pedestrian-orientation) and associated parking requirements as per the Institute of Transportation Engineers (ITE) standards. Opportunities for sharing of parking were identified and built in to a parking strategy for both commercial and marina uses, including the identification of contingency parking options.

The goal for parking at Schooner Cove is to provide adequate supply in support of local commercial viability while maintaining a pedestrian-oriented Village atmosphere. The resultant recommended parking requirement for the commercial and marina uses is 86 dedicated parking spaces: 22 located on the Village site; and the remaining 64 located at the 'tennis court' site. Upon development of the tennis court site, these latter spaces would be accommodated underground within such a development or using an off-site solution.

Boat trailer parking will also be accommodated at the tennis court site (20 trailers) and, prior to subsequent development, this number may be reduced if warranted by actual usage data, as per a parking study to be undertaken by a qualified professional. To the extent required, boat trailer parking will be accommodated either within the commons development; or using an offsite solution.

Parking Policies

- a) Require a shared-use parking study be undertaken and updated to determine Village and Marina parking requirements for proposed development.
- b) Prior to redevelopment of the tennis court site, require:
 - i. Traffic Engineer's recommendations on the extent to which 20 boat trailer stalls are actually required; and,
 - ii. Accommodation of all parking to be displaced by redevelopment of the current "tennis court" site within underground/structured parking or using an offsite solution.

4.3 LOCAL GOVERNMENT SERVICING

An inventory of the Schooner Cove Neighbourhood infrastructure was conducted and concept plans prepared for the expansion of existing local government services (see *Appendix I: Technical Reports - Master Servicing Review*). While identified conceptually in this Neighbourhood Plan, detailed infrastructure design, associated cost estimates, phasing and financing will be determined as part of the rezoning process through a Phased Development Agreement with the RDN.

Conceptual master servicing for the Schooner Cove Neighbourhood Plan area consists of the following three infrastructure elements as illustrated in:

- Schedule A4 – Master Water Conceptual Plan;
- Schedule A5 – Master Stormwater Conceptual Plan; and,
- Schedule A6 – Master Sanitary Sewer Conceptual Plan.

Local Government Servicing Policy

- a) A Phased Development Agreement (PDA) will be required as a condition of zoning to identify future implementation obligations, including phasing and financing for the provision of infrastructure and/or any other capital improvements, including but not limited to conceptual designs for water supply, treatment and distribution systems, conceptual designs for sewer collection and treatment options and conceptual designs for stormwater management, as well as associated management plans.
- b) Recognize that the easternmost parcel (PID:002-111-110) comprising part of the Waterfront Terrace residential site is located outside the designated Urban Containment Boundary and may be utilized to provide servicing and access to the adjacent parcel to the west (PID: 002-023-391) as represented in Schedules A4, A5 and A6 (referenced above).

4.3.2 Master Water Concept

Expansion of RDN potable water infrastructure shall be required to accommodate future development in accordance with the Schooner Cove Neighbourhood Centre OCP designation. Improvements to the community

water system satisfy the projected functional demand to serve the number of dwelling units in this Plan. For domestic consumption, potable water will be provided by the Regional District of Nanaimo Nanoose Bay Peninsula Water Service. Water supply is a concern and a priority for the RDN and, as such, any new planned water supply will be required to be identified by the applicant at zoning amendment stage. The concept plan for water servicing for Schooner Cove, is shown on **Schedule A4 – Master Water Conceptual Plan**.

Water Demand

Maximum daily water demand will be calculated in accordance with RDN subdivision bylaw standards. Through the inclusion of water-conservation best practices in building design following the Provincial *Living Water Smart* program objectives, development at Schooner Cove seeks options to care for the sustainability of water and aquatic ecosystems through homeowner education, irrigation methods and green building features.

Water supply to the Nanoose Bay Peninsula Water Service Area, within which Schooner Cove is located, is the responsibility of the RDN. Water is sourced from a combination of groundwater wells, and surface water through the Arrowsmith Water Service (AWS). Initial phases of the Lakes District Neighbourhood Plan shall be supplied from groundwater with subsequent water supply requirements met through the AWS (additional capacity from a year round intake is not expected before 2015) and/or additional new ground water services. New wells will be developed and connected to the water system at the developer's cost.

Storage Capacity

As detailed in the RDN Nanoose System Integration Water Study Review, February 2007, future additional water reservoir capacity of 660 m³ will be needed on the Nanoose Peninsula when the system population reaches 9,250 people (in approximately year 2028). This will satisfy the full storage needs of the entire Nanoose Peninsula, including the Schooner Cove Neighbourhood Plan at build-out. Additional required capacity is planned to be located at the existing Arbutus Reservoir site, with all future Nanoose development (including The Lakes District Neighbourhood Plan) and existing system users sharing in costs. Timing of construction would be in the 2015 to 2020 year range.

Distribution

The water distribution mains will be installed as extensions of the existing pressure zones, to provide appropriate operating pressures throughout the neighbourhood. The Schooner Cove Neighbourhood shall be supplied from the 85m hydraulic grade line (HGL) pressure zone through new connections off of existing water mains along Dolphin Drive. Twin pressure reducing valves on Dolphin Drive near Sherbrooke Road will maintain pressures during peak demand periods. Pipe sizing will be determined at the detailed design approval stage through hydraulic network analysis. Water mains and service connections will be installed throughout the neighbourhood in conjunction with the street system, other services and building construction. Fire retardant materials and fire demand reduction construction in buildings should be considered to reduce exposure factors and consequent design fire flows.

The RDN will operate and maintain all public water system infrastructure under the integrated Nanoose Peninsula Water Local Service Area. Refer to the

Schooner Cove Neighbourhood Plan Servicing Report in *Appendix I: Technical Reports - Master Servicing Review* for the complete details of the concept plan.

Water Servicing Policies

- a) Proposed development must identify adequate potable water supply prior to zoning amendment.
- b) As a condition of subdivision, development must identify a proven, sustainable, and adequate potable water supply in accordance with RDN Land Use and Subdivision Bylaw No. 500, 1987.
- c) Water supply shall be provided in a phased manner, in accordance with the Phased Development Agreement (PDA), and may include Arrowsmith Water Service planned capacity as well as additional groundwater sources.
- d) Encourage residents to employ water conservation measures in support of Team WaterSmart guidelines for indoor and outdoor conservation practices.
- e) Encourage the use of best practices in green building & landscape management according to Schooner Cove DPA guidelines for water conservation.
- f) Water servicing shall be in general compliance with the Master Water Conceptual Plan as shown on **Schedule A4 – Master Water Conceptual Plan**.

4.3.3 Master Stormwater Concept Plan

The stormwater concept is to incorporate low impact stormwater control measures to retain and/or manage as much water on-site as is feasible, targeting a post-development drainage flow to as closely as possible equal the pre-development drainage flow of stormwater. This management approach employs practices which increases natural infiltration where feasible, improves biological nutrient and water uptake, and stabilizes soils rather than directing and discharging stormwater in large volumes at one focal point by piping.

To reduce the amount of stormwater run-off, an Integrated Stormwater Management Plan shall be prepared by the landowner as to be set forth in the Phased Development Agreement.

Schedule A5 – Master Drainage Conceptual Plan indicates the rainwater (stormwater) collection system which will manage storm event flows to the required MoTI standard in combination with low impact rainwater (stormwater) control measures. The exact volume and frequency of rainwater discharge and location of stormwater facilities within Schooner Cove will be determined at the time of subdivision approval by the Ministry of Transportation and Infrastructure.

Rainwater (Stormwater) Management Policies

- a) The landowner shall, according to a schedule outlined within the Phased Development Agreement (PDA), develop an Integrated Stormwater Management Plan (ISMP) using DFO and MoE BMPs, wherever practical.

- b) Ensure that the stormwater management system is designed and constructed in compliance with the BC Stormwater Guidebook and Water Balance Model.
- c) Protect hydrological function by ensuring that that post-development runoff does not exceed pre-development runoff at the watershed scale.
- d) Manage runoff as close to the source as feasible. Minimize, intercept and infiltrate runoff during construction to protect overall hydrological function.
- e) Where soils and geology permit, provide for increased natural infiltration through the use of rain garden swales and infiltration galleries.
- f) Provide for increased bioretention with landscaping features adapted to retain and treat rainwater runoff.
- g) Employ vegetated filter strips intended to treat sheet flow adjacent to impervious surface areas, i.e. grassed strips to filter out sediment and other pollutants while providing some infiltration.
- h) Treat stormwater runoff to reduce sediment loads and pollutants prior to discharge into the ocean.
- i) Direct roof drainage in the Village precincts to detention and infiltration facilities which also serve aesthetically pleasing landscaping features.
- j) Rainwater (stormwater) management shall be in general compliance with the Master Drainage Conceptual Plan as shown on Schedule A5.

4.3.4 Master Sanitary Sewer Concept Plan

The Schooner Cove Neighbourhood Plan area will be serviced as part of the Nanoose Community Sewer Service Planning Area. Sanitary flows can continue to be pumped to the Nanoose Water Pollution Control Centre (WPCC) at the north end of Dolphin Lake until the facility's design capacity of 1,250 units is reached¹⁴. The RDN is considering future needs, including future capacity requirements, of the Schooner Cove Neighbourhood Plan at full build out and future upgrades of the existing WPCC to secondary level treatment. It is anticipated that contributions from development in Schooner Cove towards the cost of treatment facilities beyond the 1,250 unit level will be by way of Development Cost Charges (DCCs). The financing of future treatment facilities shall be determined within a Development Servicing Agreement at the time of rezoning.

Schedule A6 – Master Sanitary Sewer Conceptual Plan illustrates the conceptual framework for the Schooner Cove sanitary servicing. The sanitary drainage and treatment option pursued for the Neighbourhood Plan area will be determined as part of a community-wide servicing strategy. Final design of sanitary sewer servicing will require detailed discussion with the RDN as part of the rezoning process and through a Development Servicing Agreement.

¹⁴ Per Servicing Agreement Between Regional District of Nanaimo and Fairwinds Development Corporation, dated January 28, 1997.

Sewer Servicing Policies

- a) Require expansion of the existing sewer treatment facility in accordance with the existing development agreement between Fairwinds Development Corporation and the RDN (dated January 28, 1997).
- b) Sewage treatment capacity shall be confirmed at the time of zoning amendment and secured by the Phased Development Agreement.
- c) Establish a landscape buffer to mitigate noise, odour, lighting and other visual impacts of the Nanoose Pollution Control Centre.
- d) Sewer servicing shall be in general compliance with the Master Sanitary Sewer Conceptual Plan as shown on Schedule A6.

4.3.5 Shallow Utilities

The Schooner Cove Neighbourhood Plan Area will be serviced with underground hydro, telephone and cable service, as well as gas servicing. Preliminary utility requirements and easements have been identified and the final design will take place prior to subdivision.

4.3.6 Emergency Preparedness

Schooner Cove is in proximity to the landscape of forest and native grasses in the Lakes District which presents the need to consider emergency preparedness. The commercial marina operation is an additional consideration for emergency preparedness. To ensure that appropriate safety precautions are taken, landowners, businesses and future residents will be required to work with the Regional District of Nanaimo and emergency service providers to address risks through a variety of mitigation and planning efforts.

The Neighbourhood Plan responds to fire hazard through fuel management in the retained ridgetop forest area, the provision of sufficient pressure and storage volumes of water for requisite fire flows, and building design following BC Building Code requirements (e.g. sprinkling and construction using non-combustible materials). Further, marina emergency preparedness includes at-berth water supply, a designated emergency boat docking area, and emergency response supplies at a designated station.

An Emergency Preparedness Plan for the Schooner Cove Neighbourhood is shown in **Figure 10 – Emergency Preparedness Strategy**. A key component of the Emergency Preparedness Plan is the integrated street, pathway and emergency lane network, ensuring multiple points of access and egress for the community including but not limited to the Schooner Cove Neighbourhood Plan area. The Emergency Preparedness Plan illustrates these major and minor access and egress routes; as well it identifies key staging areas within Schooner Cove that will enable efficient emergency response in the case of a fire within or beyond the Neighbourhood Plan area.

The Village centre and above-ground parking area provide an ideal marshalling area, adjacent to the Marina building which will serve as a headquarters for resident communications and evacuations and the Emergency Command Centre for coordination of fire fighting services. In addition, Emergency Equipment

Staging Areas have been located throughout the Schooner Cove Neighbourhood Plan area, providing identified space and access points for firefighting. Adequate access and staging areas for emergency response, both within the Neighbourhood Plan area, to the adjacent Lakes District Neighbourhood Plan area, and to adjacent neighbourhoods and natural areas should be considered during all development stages.

The RDN is currently preparing a Community Wildfire Protection Plan for the Nanoose Bay area. A Community Wildfire Protection Plan (CWPP) would define interface fire hazard areas in the community, identify measures necessary to mitigate hazards, and outline a plan of action to implement the measures. The Schooner Cove neighbourhood will implement the recommendations of the CWPP where they apply to the Plan area.

As precautionary measure for wildfire in the Fairwinds urban growth area, the Schooner Cove Neighbourhood Plan shall consider the following:

- a) All development within the area will consider wildfire planning best practices.
- b) Until such time as the CWPP is approved, where necessary, a Wildfire Hazard Assessment in consultation with the Nanoose Volunteer Fire Department's Fire Chief and the Forest District manager will be undertaken prior to development.
- c) Encourage development within the Interface Zone area, as shown on **Figure 10 – Emergency Preparedness Strategy**, to follow best practices, wherever feasible (FireSmart guidelines, as approved by the Province of British Columbia).
- d) Explore collaborative efforts between the landowner, the RDN and other government agencies to mitigate current and future wildfire hazard through fuels management and mitigation, and to ensure adequate emergency response plans are in place.
- e) In order to provide the Schooner Cove Neighbourhood Plan area with protection from wildfire the landowner shall provide the provision of emergency water servicing at key points where water service abuts forested areas.
- f) Identify at least two access routes for development areas, one of which may be a dedicated emergency route, ensuring access for fire and other emergency equipment, as well as, evacuation of residents.
- g) Consult with a qualified environmental professional to ensure that wildfire mitigation measures have minimal impact on biodiversity and sensitive habitats while still reducing wildfire risk, acknowledging that wildfire urban interface measures may be at odds with environmental conservation goals.
- h) RDN shall refer OCP amendment, zoning, subdivision and Development Permit applications to the local fire department for review concerning adequate water supply for firefighting, emergency access to neighbourhoods including proposed turning radii and grades; emergency access to park lands; and major traffic accesses.

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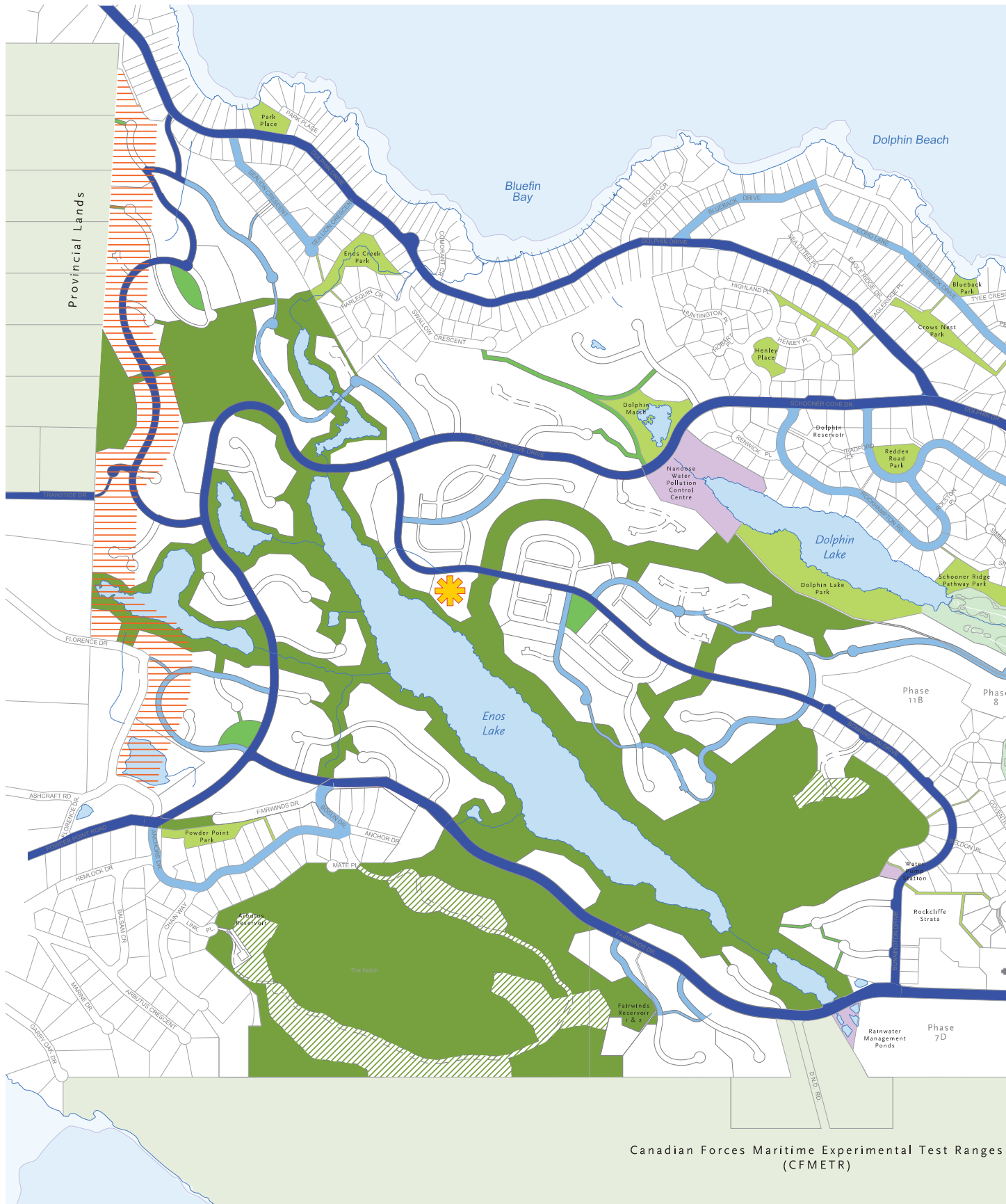
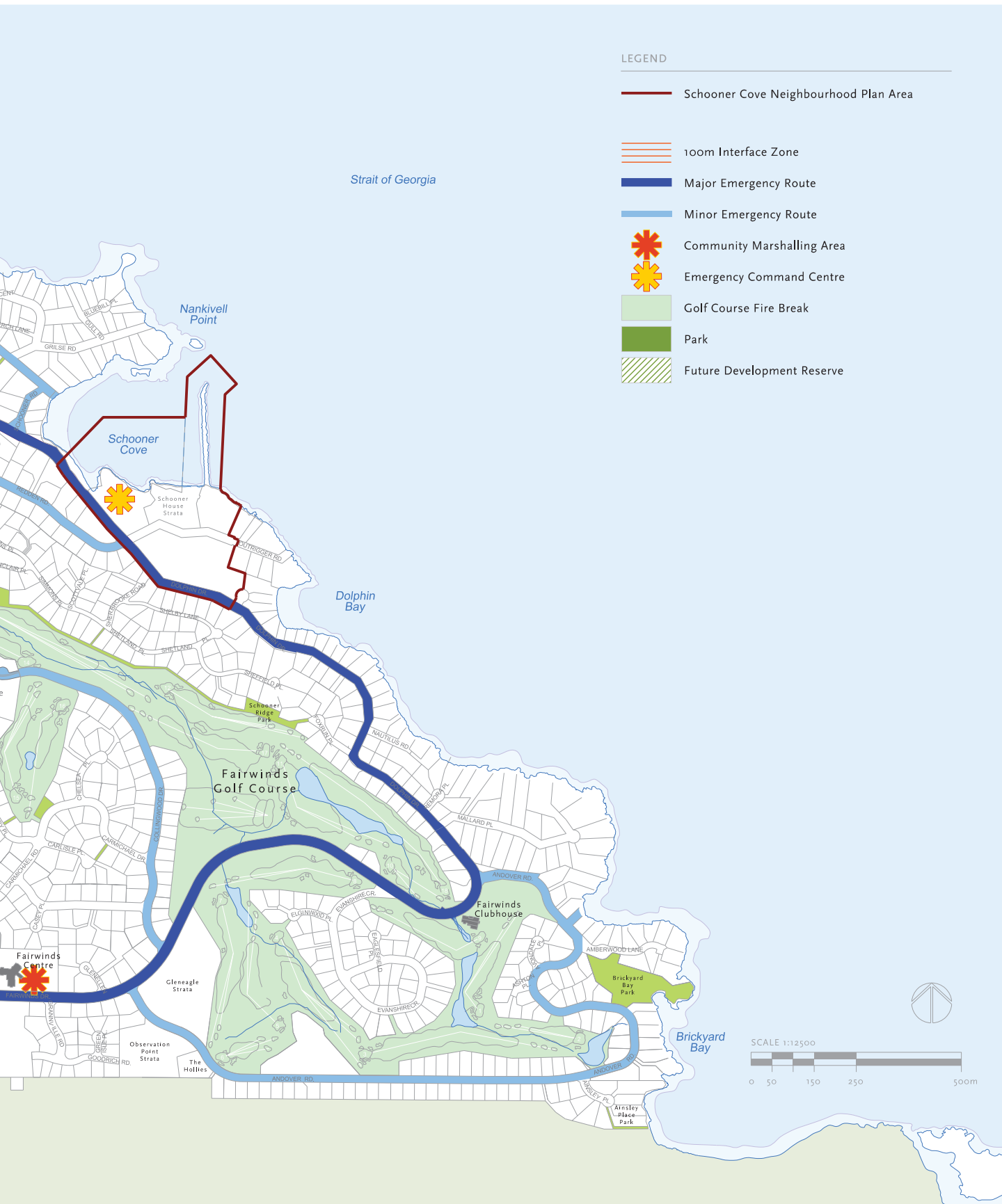


FIGURE 10 Emergency Preparedness Strategy - for illustrative purposes only



While local landscape of Douglas Fir forests and rocky outcrops provides environmental, recreational and visual amenity for the neighbourhood, it also presents risk of wildfire. The Neighbourhood Plan responds to this hazard by establishing an integrated street network, ensuring multiple points of access and egress for the community. An Emergency Preparedness Strategy, illustrated in the figure above, identifies risk/interface areas, major and minor access and egress routes, as well as key staging areas identified within The Lakes District and Schooner Cove to enable efficient EMS response in the case of an emergency.

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5 DEVELOPMENT PERMIT AREAS

Section 919.1 of the Local Government Act (LGA) allows local governments to designate Development Permit Areas and guidelines within Official Community Plans. Pursuant to the LGA, Development Permit Areas shall be designated for one or more of the following purposes:

1. *protection of the natural environment, its ecosystems and biological diversity;*
2. *protection of development from hazardous conditions;*
3. *protection of farming;*
4. *revitalization of an area in which a commercial use is permitted;*
5. *establishment of objectives for the form and character of intensive residential development;*
6. *establishment of objectives for the form and character of commercial, industrial or multi-family residential development;*
7. *in relation to an area in a resort region, establishment of objectives for the form and character of development in the resort region;*
8. *establishment of objectives to promote energy conservation;*
9. *establishment of objectives to promote water conservation; and,*
10. *establishment of objectives to promote the reduction of greenhouse gas emissions.*

Accordingly, the Schooner Cove Development Permit Areas have been established with respect to:

- form and character for multi-dwelling and mixed-use development (DPA I);
- protection of the natural environment, including stormwater management best practices (DPA II);
- protection of development from hazardous conditions, including hillside development best practices (DPA III);
- promotion of energy conservation, water conservation and the reduction of greenhouse gas emissions (DPA IV).

The designation of Development Permit Areas (DPAs) in the Schooner Cove Neighbourhood Plan area, in conjunction with measures established within the Plan's land use policies, will ensure that development is consistent with Regional District policies and provincial requirements.

In accordance with the Nanoose Bay OCP, development of certain lands in the Schooner Cove Neighbourhood Plan area will be regulated through development permits. In the Plan area, the following Development Permit Areas (DPAs) are identified:

5.1 SCHOONER COVE DPA I: VILLAGE FORM AND CHARACTER

Purpose: To establish objectives and provide guidelines for the form and character of commercial, or multiple unit residential development. The Village Form and Character Development Permit Area is designated pursuant to section 919.1 (1)(d) and (f) of the Local Government Act to establish objectives and provide guidelines for the form and character of mixed-use and multi-dwelling residential development.

Area: The areas designated as Schooner Cove Development Permit Area I (Village Form and Character Development Permit Area) are illustrated in **Schedule A7 – Development Permit Areas**.

Justification: Development Permit Area I (Village Form and Character) applies to all lands designated for multi-dwelling, commercial and/or mixed use. This DPA is established to achieve the following objectives:

- To ensure residential and commercial uses are properly integrated with its surroundings;
- To improve the character of commercial and multiple dwelling unit developments;
- To encourage a high level of design and quality for commercial and multiple dwelling unit developments; and,
- To ensure appropriate facilities are provided for pedestrians, cyclists, and vehicles.

Guidelines:

General Design

1. The character of Schooner Cove development will generally:
 - a. be in keeping with the character of the surrounding neighbourhood;
 - b. be designed to maximize the use of the existing topography and natural landscaping;
 - c. incorporate natural building materials into the design of the buildings;
 - d. be designed to respond to local climate and situated to maximize views and natural sunlight wherever feasible; and,
 - e. encourage buildings to address the public realm (e.g. street, plaza, waterfront, greenway and/or other organizing structure) so as to create a well-defined public realm or strata open space.
2. The Regional District of Nanaimo shall require an applicant to submit a site plan and building elevations prepared by an architect or other qualified professional.
3. Commercial development should be primarily ground oriented and generally limited to the first and second storeys.
4. There shall be no net increase in peak rain water run-off from the site to adjoining lands.

5. Outdoor patios, landscaped commons and/or amenity areas are encouraged.
6. Street furniture, such as benches, light fixtures, bicycle racks, signage, and recycling/refuse containers, shall be incorporated in the landscape design. These shall be consistent, similar, or identical in character to the architectural character of the development and identified by type and source in the application.
7. Public open space and pedestrian walkway linkages to adjacent neighbourhoods (to complement recreational opportunities and reduce automobile dependence) shall be encouraged.
8. Dwelling units should be designed to allow residents privacy as well as a sense of community such that each unit has at least one private outdoor space with access to or views of adjacent semi-public spaces.
9. Development shall not be a separate "gated community" with walled or fenced enclaves and shall be integrated with and compatible with surrounding neighbourhoods.

Building Siting, Height, Size & Massing

10. Building placement and design shall consider setting buildings into the hillside and stepping upper storeys back to respect water views from the adjacent existing residences to the extent possible.
11. Buildings shall be designed to avoid presenting an overly massive appearance using interesting architectural massing, roof line and balcony/terrace design, window treatments, and landscaping to reduce monolithic forms and improve their aesthetic appearance.
12. Human-scaled architectural elements shall minimize the visual impact of larger multiple dwelling housing forms.
13. Encourage deep overhangs and/or covered balconies and patios adjacent to the primary living areas. Shallow overhangs are suitable if combined with shading devices such as trellises or small shading structures over windows and doors.
14. Building siting and internal spaces should be designed to promote natural ventilation, reducing reliance on mechanical means. Shading devices should be used to control solar heat gain during summer months while permitting sunlight into living space during the cold months.
15. Stepped roof lines that scale buildings from major to minor elements are strongly encouraged.

Materials & Exterior Finishes

16. The use of non-combustible building materials is encouraged.
17. Where feasible, locally produced natural building materials should be incorporated into the design without compromising the building or structures fire resistance.

18. Authentic detailing and application of exterior finishes is strongly encouraged. Unfinished building walls, including exposed basements, are not supported.
19. Colours shall be inspired by site vegetation and vistas: earth-based warm greys, browns and umbers, and moss greens as well as cooler colours inspired from the sea and sky, such as pale blues and greys. Lighter tones can be used to provide accent trim and in base areas, projecting elements and entries. Bolder colours will be acceptable, as long as, the overall palette is complementary and that the colours do not clash with the surroundings.

Parking and Loading

20. The majority of residential parking should be accommodated underground to maximize the space at grade available for short-term commercial parking, pedestrian circulation, and gathering.
21. Visibility of surface parking should be softened and screened through landscape design to establish a pedestrian-friendly environment while reducing the visual impact of surface parking areas. Loading areas shall be screened.

Landscaping and Screening

22. The Regional District of Nanaimo shall require the applicant to submit a Landscape Plan prepared by a qualified Landscape Architect or equivalent professional which meets the British Columbia Landscape Standard and satisfies the following objectives:
 - a. to use a variety of native or similarly hardy, drought tolerant deciduous and evergreen plant species that are best suited to the site specific growing conditions;
 - b. to minimize water consumption through means such as micro-irrigation and xeriscaping;
 - c. to provide visual separation from and compatibility with surrounding residential uses;
 - d. to improve the aesthetic appeal of the development;
 - e. to assist in the safe movement of pedestrians throughout the site;
 - f. to reduce the amount of impervious surfaces on the site;
 - g. to compliment the development and surrounding uses;
 - h. to preserve natural character; and
 - i. to establish or enhance habitat values on the development site where appropriate.
23. The Landscape Plan must be drawn to scale and show the type, size and location of proposed landscaping and shall be submitted with the Development Permit application.
24. Low impact stormwater control measures shall be integrated into paving treatments and landscape design to encourage detention and improve water quality.

25. All landscaping shall require the following minimum depth of topsoil or amended organic soils on all landscaped areas of a property:
 - a) shrubs – 45 cm;
 - b) groundcover and grass – 30 cm; and
 - c) trees – 30 cm around and below the root ball.
26. Where irrigation is required to maintain proposed landscaping, it shall be designed and installed by an Irrigation Industry Association of British Columbia certified irrigation designer.
27. Large scale (commercial and/or multi-dwelling unit residential) garbage and recycling containers, utilities, service kiosks, meters, elevator housing, exhaust elements, satellite dishes, etc. shall be screened with a combination of landscaping and fencing and gated to a minimum height of 2.0 metres. Any outside storage areas shall be located to the rear of buildings unless adequately screened.
28. Chain link fencing shall be used only when screened by landscaping. Decorative fences are encouraged matching the materials used for the principal building.
29. Subject to the approval of the MoTI where applicable, the installation of boulevards, street trees, pedestrian pathways or sidewalks within the public road right of way may be supported.
30. Plant species used in replanting, restoration and enhancement shall be selected to suit the soil, light and groundwater conditions of the site, should be native to the area, and be selected for erosion control and/or habitat values as needed.
31. Retention of natural vegetation is encouraged.
32. Where appropriate, establish landscape buffers that create a natural transition between commercial and residential areas – through the use of hard and soft landscaping, such as areas containing layers of shrubs, trees and low walls where required.

Pedestrian and Cyclist Considerations

33. Pedestrian sidewalks and pathways should provide direct connections between building entrances, parking areas and sidewalks/pathways of adjacent streets.
34. Where appropriate, pedestrian facilities shall be provided to separate pedestrian and traffic circulation on a site and minimize vehicle/pedestrian conflicts.
35. Where planned, safe pedestrian and cycling routes shall be provided through and to commercial or multi-unit residential developments and shall link to existing neighbourhoods, parks and the waterfront.
36. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of a clearly delineated pathway or durable, low maintenance surface materials such as pavers, bricks, or concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
37. Bicycle parking facilities should be provided at grade near the primary building entrances.

38. Encourage that sidewalks and parking areas be designed according to barrier free access standards.
39. Walls, fences, shrubs, grade changes or other site features should not obscure vehicle driver vision of pedestrian or bicycle routes or provide for concealment.
40. Where appropriate, cycling facilities should be provided through safe circulation paths, “end of trip” facilities and sheltered locations for bicycle storage/security.
41. Street design shall provide for the inclusion of pedestrian amenities such as benches, human-scaled lighting, street trees, recycling/refuse receptacles and bicycle racks;
42. Continuous weather protection over main entrances and building facades shall be encouraged.

Site Illumination and Signage

43. Signage shall complement the design of buildings and structures and be grouped in multiple development sites. The use of natural materials is encouraged.
44. The use of indirect and/or accent lighting on signage is encouraged.
45. Lighting should be designed in accordance with “dark sky” guidelines to improve safety, minimize glare and preserve the ambiance of the night sky.
46. The use of back lit signage and LED or video signage is not supported.
47. All new, replacement and upgraded exterior lighting in existing and proposed developments shall use Cut Off or Full-Cut Off/Flat Lens luminaries as required for building lighting, roads, parking, loading and pedestrian areas.
48. The size, location and design of freestanding signage shall be architecturally integrated with the overall design of the buildings and landscaping. The design of fascia signs containing individual business signage shall be integrated into the design of the building.
49. No roof top signs shall be permitted. Multiple tenant buildings shall provide combined tenant signage.
50. Signage should be visually unobtrusive; particular emphasis should be given to signage which is aesthetically pleasing and requires a minimal amount of lighting or boldness to be effective

Exemptions:

1. A development permit shall not be required to construct an accessory building to a multiple dwelling unit development where the proposed accessory building is 10 m² or less in size and 3 m or less in height.
2. A development permit shall not be required for interior alterations or repairs.
3. A development permit shall not be required for the subdivision of land.

5.2 SCHOONER COVE DPA II: ENVIRONMENTALLY SENSITIVE DEVELOPMENT

Purpose: To encourage development in response to natural surroundings and to promote the protection of the natural environment. The Natural Environment Development Permit Area is designated pursuant to section 919.1(1)(a) of the Local Government Act to establish Objectives and provide guidelines for the protection of the natural environment.

Area: The areas designated as Schooner Cove Development Permit Area II (Environmentally Sensitive Development) are illustrated in Schedule A7.

Justification: While Neighbourhood open space design for the Plan area focuses primarily on passive recreational amenity for Village residents and visitors, environmental protection is focused on restoration opportunities presented by shoreline modification, as well as mature landscape retention, where feasible. Given the fragmented and disturbed nature of majority of the Plan area, the Village program for the Schooner Cove Neighbourhood Plan area seeks to enhance the natural and built environment through environmentally sensitive development.

The Schooner Cove Neighbourhood Plan was developed through a comprehensive investigation, planning and design process. A fundamental component in the development of the Plan was the use of environmentally responsible practices as identified in *Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia* (MOE 2006). Furthermore, the Schooner Cove Neighbourhood Plan and its regulatory policies were developed in accordance with the findings of an Environmental Impact Assessment (EIA) and its specific Recommended Commitments, prepared by Registered Professional Biologists.

Within the Village, environmental features will be protected through the designation of publically-accessible open space areas (including the public waterfront and forested ridge), identification of restoration opportunities, application of landscape design guidelines, and landowner education and outreach in accordance with the recommendations of the EIA.

The DPA II designation applies to all lands as identified in **Schedule A7 – Development Permit Areas**.

Guidelines:

1. A development permit is required for the following activities unless specifically exempt:
 - a. removal, alteration, disruption or destruction of natural features, including mature and native vegetation;
 - b. disturbance of soils, including grubbing, scraping, and removal of top soils;
 - c. construction or erection of buildings and structures;
 - d. creation of nonstructural impervious or semi-pervious surfaces; and,
 - e. subdivision as defined in the *Land Title Act* or the *Strata Property Act*.

2. Where development or the alteration of land is proposed within the Environmentally Sensitive Development DPA II, the report (prepared by an R. P. Bio in its evaluation of the proposal) shall consider the following site-specific natural features, functions, and conditions that support wildlife and unique ecosystems:
 - a. location of mature vegetation;
 - b. location of rare and uncommon species and plant communities;
 - c. soils and soil conditions (moisture, nutrients and permeability);
 - d. hydrology and impacts to adjacent areas with respect to post-development drainage regimes.
3. Shoreline development should result in a net enhancement to shoreline ecology, following the advice from a marine biologist on low-impact shoreline structures.
4. All development proposals should recognize guidelines contained in the document: "Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia" published in March 2006 by the Ministry of Environment, taking into account the extent to which provisions have been applied at the Neighbourhood Plan level.
5. All development within the Development Permit Area must be consistent with the Riparian Areas Regulation.
6. A qualified environmental professional (QEP) must be retained at the expense of the applicant for the purpose of preparing a report pursuant to Section 4(2) of the Riparian Areas Regulation (RAR) and the RAR Assessment Methodology Guidebook. The report must be electronically submitted to the Ministry of Environment (MOE), Fisheries and Oceans Canada (DFO), and a hard copy must be provided to the RDN.
7. A Development Permit shall not be issued without notification from the MOE and the DFO that they have been notified of the proposed development and provided with an acceptable copy of the QEP assessment report or having received evidence of the Minister of Fisheries and Oceans Canada approval under the authority of Section 4(3) of the RAR.
8. The report set out in number 2 above shall include recommendations to lessen impacts and may include candidate areas for conservation covenants and procedures for covenant monitoring.
9. Landowners are encouraged to consider integrated pest management practices for the landscape planning and maintenance of common lands following environmentally-friendly practices to control pests without the use of toxic chemicals.

Exemptions:

Where an owner is proposing to alter the land, commence a subdivision, construct or alter a building or structure within this Development Permit Area, the following activities are exempt from requiring a development permit:

1. Maintenance of existing landscaping and planting native trees, shrubs, or ground cover and the maintenance or repair of legal or legal nonconforming

- buildings and structures within the existing footprint. (Building Permit may be required.)
2. The removal of invasive plants or noxious weeds on a small scale within the development permit area including; but not limited to: Scotch broom, Himalayan blackberry, morning glory, and purple loosestrife, is permitted provided measures are taken to avoid sediment or debris being discharged into watercourses and the area is replanted with native species.
 3. Minor additions to existing buildings and structures to a maximum of 25% of the total floor area of the existing building or structure.
 4. Construction of a single trail subject to the following:
 - a. the trail must be no greater than a maximum 1.5 metres in width;
 - b. the trail's surface must be pervious but may be constructed with materials that limit erosion and bank destabilization (certain structures may require a building permit);
 - c. the trail provides the most direct route of feasible passage through the Development Permit Area;
 - d. sensitive habitat will not be impacted by the presence of the trail;
 - e. the ground must be stable, i.e. erodible banks or other erosion prone areas must be avoided;
 - f. no trees, greater than 5 metres in height and 10 centimetres in diameter, are to be removed. If limbing, pruning and topping of trees must occur, a minimum of 60% of the original crown of any tree should be retained to maintain tree health and vigour; and,
 - g. no vehicles are permitted.
 5. Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property including:
 - a. emergency actions for flood protection and erosion protection;
 - b. clearing of an obstruction from bridge, culvert, or drainage flow; repairs to bridges and safety fences in accordance with the Federal Fisheries Act and Wildlife Act ; and,
 - c. removal of hazardous trees that present a danger to the safety of persons or are likely to damage public or private property in accordance with the Federal Fisheries Act and Wildlife Act.
 6. Restoration works for sensitive ecosystems that comply with Provincial or Federal standards or requirements.
 7. Development outside of the Streamside Protection and Enhancement Area (SPEA) where notification of an assessment report prepared in accordance with Section 4(2) (a) (i) (ii) of the Riparian Areas Regulation Assessment Methods has been received by the Regional District of Nanaimo and there are no measures required to protect the SPEA;
 8. A development permit shall not be required for the subdivision of land.

5.3 SCHOONER COVE DPA III: HAZARDOUS CONDITIONS

Purpose: To protect development from hazardous conditions and to protect the natural environment, its ecosystems, and biological diversity.

Area: This Development Permit Area is applicable to flood prone lands and those lands within the Plan Area with a natural grade greater than 30 percent as generally identified on Schedule A7.

Justification: Hazardous lands include steep slopes adjacent to coastal edges and rocky outcrops. The subdivision, development of land, or removal of vegetation in these areas may destabilize the area, cause environmental damage, and pose potential for loss of life and property. In response to these risks and conditions, the Hazardous Conditions DPA III is established to protect life, property and the environment from hazardous conditions.

Guidelines:

A development permit is required for the following activities unless specifically exempt:

1. Alteration of land, placement of fill, disturbance of soils, including grubbing, scraping, and removal of top soils;
2. Construction or erection of buildings and structures;
3. Creation of non-structural impervious or semi-pervious surfaces; and
4. Subdivision as defined in the *Land Title Act* or the *Strata Property Act*.

Where development or the alteration of land is proposed within the Hazardous Conditions DPA III, the evaluation of the proposal shall be subject to the following:

1. The applicant will work with the RDN to consider feasible variances to the land use and subdivision bylaw to minimize encroachment into the Development Permit Area.
2. An assessment of the natural hazard by a qualified professional as recognized by the Association of Professional Engineers and Geoscientists of British Columbia shall be required to determine if the site is safe for the intended use and to provide recommendations to ensure that the proposed development is protected from the natural hazard and will not result in a detrimental impact on the environment or adjoining properties. The assessment should include proposals for vegetation protection, enhancement or retention, where applicable and must include a statement from the engineer or other qualified professional that states that in their opinion the property is safe for the intended use.
3. The Regional District of Nanaimo will require a Section 219 covenant to register the qualified professional's report and to save the RDN harmless from all losses or damages to life or property as a result of the hazard.
4. Where the possibility of an impact(s) exists, the RDN may require an applicant to supply a drainage, sediment, and/or erosion plan complete with recommendations for implementation prepared by a professional

engineer or a person with similar qualifications, to the satisfaction of the Regional District of Nanaimo.

5. Where the possibility of an impact(s) exists, the RDN may require the applicant to supply a re-vegetation plan to the satisfaction of the Regional District of Nanaimo.
6. Mitigation and restoration measures shall be required as recommended by a qualified professional as a condition of Development Permit approval.
7. Best practice interface fire mitigation techniques shall be considered where they minimize impacts on the natural environment within the Development Permit Area.
8. Development or subdivision of land should be designed to:
 - a. maintain the hydraulic regime of surface and groundwater and pre-development flow rates at the watershed scale;
 - b. not interfere with groundwater recharge; and,
 - c. not introduce or remove materials where it would cause erosion of or the filling in of natural watercourses and/or wetlands.
9. Where development in the Hazard Lands Development Permit Area is deemed necessary, the development will:
 - a. be designed to ensure that development can withstand the hazard and that the property is safe for the use intended;
 - b. take a form that minimizes the area of encroachment into and impact on the Hazard Lands Development Permit Area;
 - c. be located so as to cause the least impact practicable on the environmental values of the Hazard Lands Development Permit Area;
 - d. be conducted at a time of year and use construction methods that minimize the impact on the Hazard Lands Development Permit Area; and,
 - e. require works to be constructed to restore and/or enhance impacted natural features, where feasible.

Exemptions:

The following activities are exempt from requiring a development permit:

1. Emergency procedures to prevent, control, or reduce flooding, erosion or other immediate threats to life and property including:
 - a. emergency flood or erosion protection works;
 - b. clearing of an obstruction from a bridge, culvert, or drainage flow;
 - c. the planting of native vegetation for the purpose of bank stabilization; or,
 - d. repairs to bridges and safety fences.
2. Notwithstanding Policy 1 above, emergency actions for clearing of obstructions by anyone other than the RDN or a Provincial ministry must be reported to the Regional District of Nanaimo and applicable Provincial ministry immediately to secure exemptions under this provision.

3. The removal of hazardous trees (in accordance with the recommendations contained in a report prepared by a certified Arborist) that present an immediate danger to the safety of persons or are likely to damage public or private property.
4. Construction repair and maintenance of works by the RDN or its authorized agents and contractors.
5. A property where the hazard is interface fire and a development permit has been issued as part of a previous subdivision.
6. The construction of a fence.
7. In the case of an application to subdivide, a development permit is not required where:
 - a. minimum lot areas are met exclusive of the hazard area shown on Schedule A7;
 - b. no development activities (such as grading, clearing, trenching, installation of pipes, etc.) relating to the creation of lots or provision of services for those lots will occur within the Development Permit Area.
8. A development permit shall not be required for the subdivision of land.

5.4 SCHOONER COVE DPA IV: ENERGY CONSERVATION, WATER CONSERVATION AND THE REDUCTION OF GREENHOUSE GASES

Purpose: To promote energy conservation and energy efficiency in new development. To promote water conservation and water use efficiency in new development. To promote the reduction of greenhouse gases in new development.

Area: This Development Permit Area is applicable to all lands within the lands within the Schooner Cove Urban Containment Boundary, as identified on **Schedule A7 – Development Permit Areas**.

Justification: Local government authority over land use can play a vital role in addressing energy conservation, water conservation and reduction of greenhouse gas emissions. With respect to planning for a more sustainable future within the Schooner Cove Neighbourhood Plan Area, energy and water conservation play a critical role to the long-term functional health of the community, while reduction of greenhouse gas emissions acknowledges our responsibility to act locally to address the threats of climate change. The Schooner Cove DPA IV area is established to improve performance in the land use planning and physical design with respect to energy and water conservation and the reduction of greenhouse gas emissions.

Guidelines:

1. Retention of natural vegetation is encouraged and introduced landscaping shall use native plantings, drought tolerant species, and xeriscaping standards, where feasible.
2. All new development should be designed to conserve water by:
 - a) minimizing impervious surfaces;
 - b) maintaining the hydraulic regime of surface and groundwater and pre-development flow rates at the watershed scale; and
 - c) not introducing or removing materials where it would cause erosion of or the filling in of natural watercourses and/or wetlands.
3. Design sites and buildings to use best practice rain water management and water conservation techniques.
4. Encourage the use of green rooftops, balconies, patios, courtyards and gardens to moderate effects of building temperature (heat island effect);.
5. The use of energy efficient building materials, techniques, and practices that reduce the amount of energy consumption shall be encouraged;
6. Comprehensive development proposals that consider the full life cycle of input materials and process by-products as well as seek to minimize energy and raw materials use, minimize waste, and build sustainable economic, ecological and social relationships (eco-industrial networking) shall be encouraged.
7. Design new buildings to adapt to a range of uses to extend the life span and usefulness of buildings.
8. Geo-exchange district energy systems are encouraged;
9. To the extent feasible, developments should be designed to take advantage of sun exposure to reduce winter heating and natural ventilation to reduce summer cooling.

Exemptions:

1. A development permit shall not be required to construct, renovate or alter a single dwelling unit or building or structure accessory to a single dwelling unit.
2. A development permit shall not be required to construct an accessory building to a multiple dwelling unit development where the proposed accessory building is 10 m² or less in size and 3 m in height.
3. A development permit is not required on a property where the hazard is due to steep slopes and where prior to the issuance of a building permit if a geotechnical report has been prepared to the satisfaction of The Regional District of Nanaimo and has been registered on title of the land as a section 219 covenant that includes a safe harmless clause for the RDN.
4. A development permit shall not be required for interior alterations or repairs.

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6 IMPLEMENTATION

Successful implementation of the Schooner Cove Neighbourhood Plan will require a coordinated series of actions to be undertaken by the Regional District of Nanaimo and landowners.

The RDN will assist in the implementation process by outlining requirements for landowners as prescribed by this plan assessing impacts of the Neighbourhood Plan development on RDN services, and processing of associated rezoning applications, development permits, and other applications.

Landowners will participate in the implementation process through the creation of land development plans and the submission of rezoning and development applications, the negotiation of the Phased Development Agreement, preparation of reports, studies, and assessment of development servicing agreements, and the financing of certain development infrastructure.

6.1 REGULATORY REQUIREMENTS

The Schooner Cove Neighbourhood Plan will require amendments and revisions to a number of RDN bylaws and regulations. In addition to amendments to the Official Community Plan, new bylaws, regulations and policies may be required for implementation of the Schooner Cove Neighbourhood Plan, including:

- a. A Comprehensive Development Zone for the mixed use rezoning of the Neighbourhood Plan area;
- b. The incorporation of "Dark Sky" Lighting Guidelines into a Subdivision and Development Servicing Bylaw;
- c. Legal agreements (covenants) associated with the management, maintenance and public access to privately-owned open space;
- d. Accommodation of shared-use parking agreement, in accordance with the Schooner Cove Shared Use Parking Study (refer to *Appendix I: Transportation Review*) to provide adequate parking supply for Schooner Cove Village commercial and marina;
- e. The construction and on-going maintenance of sidewalks; and
- f. The exploration of revised "persons per unit (ppu)" assumptions for water demand calculations to reflect local demographics (fewer persons per household) and smaller unit types.

6.2 ADJACENT LAND USE INTERFACE

Greater residential density and the associated ability to support a viable and attractive commercial village are intended at Schooner Cove. Nonetheless, consideration must be given to adjacent existing residential lands. Key measures to more sensitively provide transition and integrate new development include:

- a. Providing landscape transitions to the neighbouring Schooner House through compatible adjacent land use (Multi-Dwelling Residential), sensitive siting of building masses and the use of hard and soft feature landscaping.
- b. Consulting with Schooner House in the conceptual design of a shared-access waterfront walkway to provide additional amenity while respecting the privacy of Schooner House residents.
- c. Considering potential impacts to views through the development of a view study in collaboration with interested neighbours.
- d. The realignment of Outrigger Road to provide a more direct connection to Dolphin Drive and maintains an emergency vehicle/pedestrian pathway connection through the Ridgetop Forest Reserve.

6.3 DEVELOPMENT PHASING

The development of the Schooner Cove Neighbourhood Plan program and infrastructure requirements will require a general schedule to ensure that development occurs in an orderly manner in conjunction with the provision of full municipal services.

Owing to the complexity of the Neighbourhood Plan area, the phasing strategy will be for development to occur over three stages as illustrated in **Figure 11 – Conceptual Phasing Plan**. The sequential construction of the road network, water supply, sanitary sewer, stormwater management, public open space and utility systems for the neighbourhood will proceed according to the terms finalized in a Development Servicing Agreement completed at the time of rezoning.

6.4 PRE- AND POST-CONSTRUCTION

In addition to the orderly phasing of development in accordance with policies as described within this Plan and to be detailed within a Phased Development Agreement (as a condition of zoning), the following policies outline additional requirements (as detailed within the Recommended Commitments of the Environmental Impact Assessment and not already reflected elsewhere within the Plan) to guide the implementation of the Plan through the construction phase:

1. Conduct and submit a pre-construction stage RAR assessment (“Construction RAR”) to define the protection methods for the SPEAs. Conduct an arborist's assessment of tree retention and management in the SPEAs for input to the Construction RAR assessment.
2. Conduct an Archaeological Impact Assessment in areas of potential risk specified in the AOA (as may be refined through focused Preliminary Field Reconnaissance work during the detailed design stage) based on the detailed design of the development phase to identify any required mitigation.
3. Develop a Construction Environmental Management Plan (CEMP) with an environmental professional that includes:
 - a. erosion and sediment control plan;
 - b. spill contingency and response practices;
 - c. terrain management practices;

- d. fire protection practices;
 - e. tree management and vegetation restoration measures;
 - f. protection measures for works near water, riparian areas and Garry oak meadows;
 - g. any mitigation measures from plant species at risk surveys;
 - h. any mitigation measures from the Archaeological Impact Assessment;
 - i. construction schedule that avoids or limits activities during sensitive environmental periods (as set forth under policies 7 and 8 below);
 - j. water quality parameters and targets for sediment control and other substances used around waterbodies;
 - k. requirements for vegetation clearing to avoid destruction or disturbance of bird nests, including pre-clearing nest surveys if during applicable nesting season;
 - l. practices for amphibian salvages where necessary; and
 - m. construction traffic management.
4. Include the CEMP in construction tender documents and require construction contractor adherence to the CEMP as part of contractual obligations.
 5. Engage a qualified Environmental Monitor to monitor and report on the construction activities' adherence to the CEMP, regulations and other environmental best management practices.
 6. Under the guidance of a wildlife biologist under a Wildlife Act permit from MOE, salvage amphibians prior to construction in and around wetlands, creeks and riparian habitats in areas identified by a wildlife biologist.
 7. Avoid vegetation clearing outside the April 1 to July 31 general bird nesting season, or conduct pre-clearing nest surveys by a qualified wildlife biologist according to MOE/CWS protocol to identify any mitigation required.
 8. Avoid vegetation clearing outside the January 1 to July 31 raptor (owl, eagles, hawks, etc) nesting season or conduct raptor nest surveys according to MOE protocol to identify any mitigation (nest avoidance/protection) required.
 9. Identify the number of wildlife trees (under supervision by a biologist) that are planned for removal and compensate in nearby protected areas with nest boxes and/or other wildlife habitat restoration (e.g., wildlife tree creation following advice from an arborist) based on a biologist's assessment of the highest and best use of restoration effort on a site-by-site basis.
 10. Develop an environmental education initiative for recreational users which includes education on the locally sensitive areas and their value, provides direction on methods of protection and promotes involvement in stewardship activities.
 11. Prior to completion of construction, develop and promote an Environmental Homeowner's Manual which includes guidance for ecologically responsible:
 - water conservation;
 - recreation;
 - respect for local sensitive areas; and
 - participation in community-based stewardship.

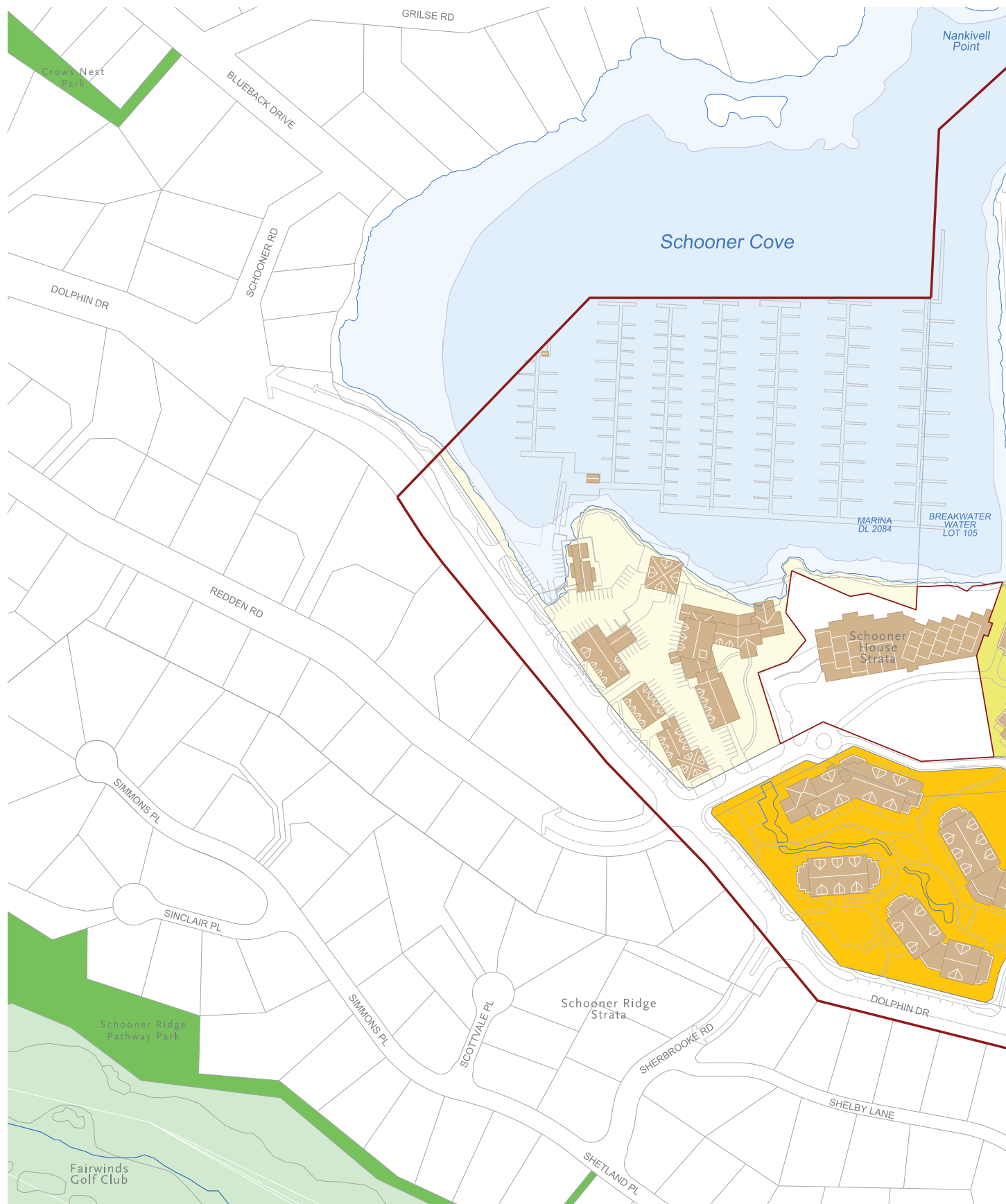
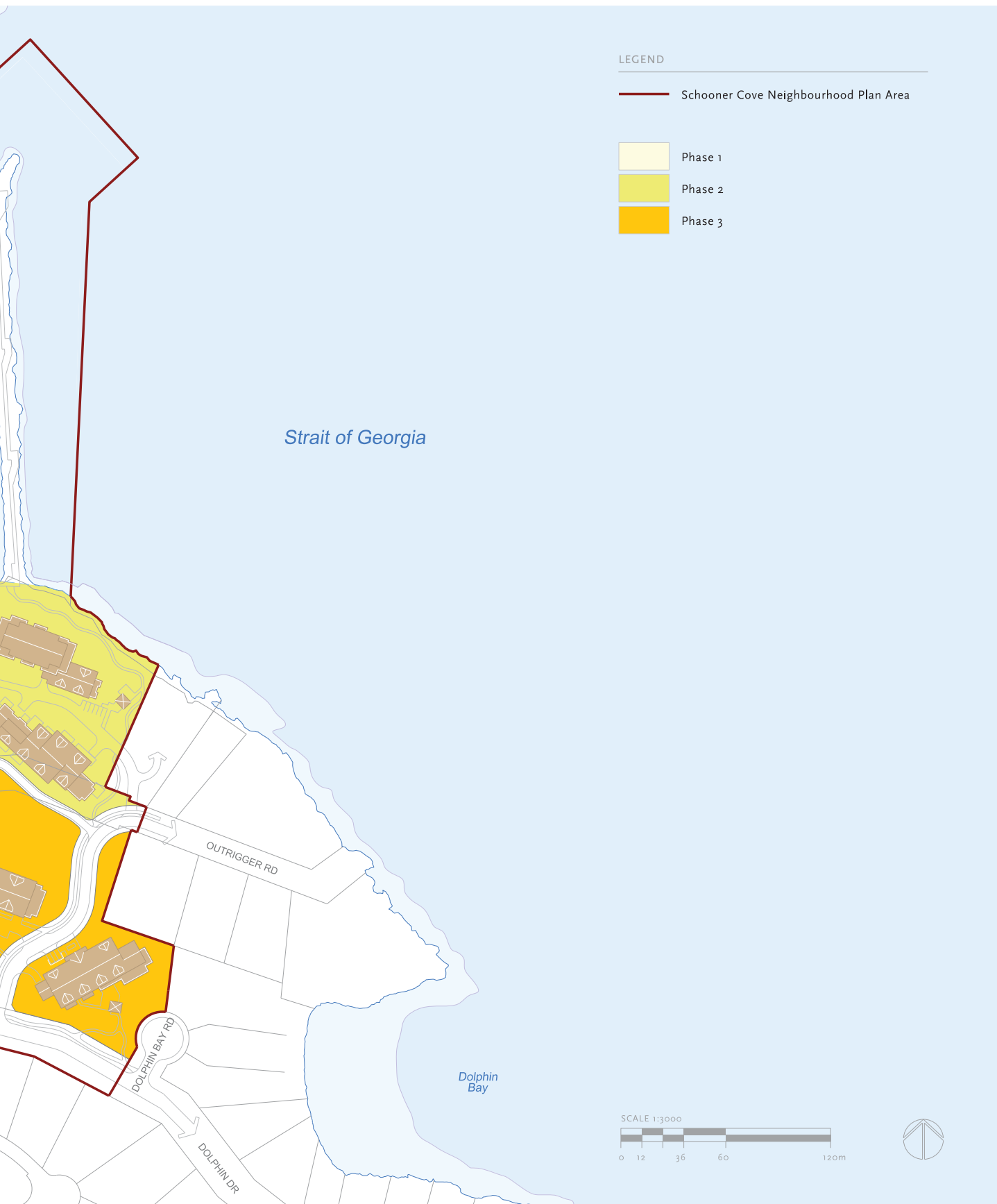


FIGURE 11 Conceptual Phasing Plan - for illustrative purposes only



Future build-out of the designated growth area will proceed in an orderly manner in conjunction with the provision of full municipal services. Development is expected to occur over three general stages corresponding to an anticipated multi-year build-out. The phased construction of the road network, water supply, sanitary sewer, stormwater management, public waterfront amenity and utility systems for the neighbourhood will proceed according to terms finalized in a Development Servicing Agreement at the time of rezoning.

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Schedule A1
LAND USE
DESIGNATIONS

FEBRUARY 2011

LEGEND

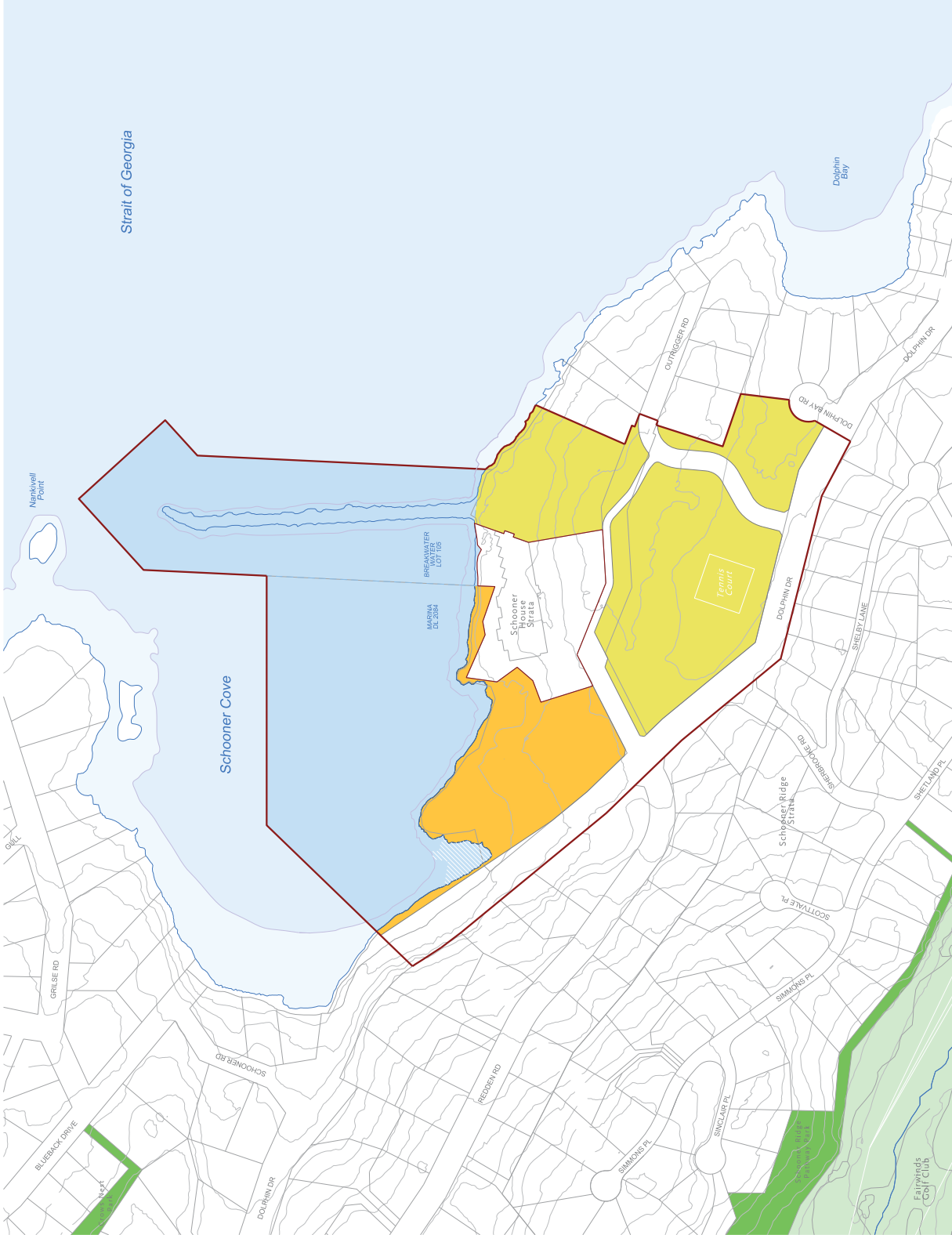
Schooner Cove Neighbourhood Plan Area

11.0%	Village Mixed Use	1.44 ha
49.0%	Marina	6.44 ha
26.0%	Multi-Dwelling Residential	3.42 ha
14.0%	Road ROW	1.84 ha
100%		13.14 ha

Approximate Extents of Dredging
(Beyond Surveyed High Water Mark)

0.09 ha

Note: All land use areas and percentages are approximate, intended for planning purposes only. All designated areas and boundaries are subject to refinement through more detailed engineering through the development approval process.



















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Schedule A2
PUBLIC ACCESS &
OPEN SPACE PLAN

FEBRUARY 2011

LEGEND

-  Schooner Cove Neighbourhood Plan Area
-  Public Access Open Space
0.35 ha
-  Public Access Pathways
0.07 ha
-  Strata Open Space
-  Strata Pathways
-  Water Feature
-  Multi-Use Pathway
3.0m Hard Surface
650 m
-  Sidewalk
1.5m Hard Surface
275 m
-  Waterfront Promenade
560 m
-  Forested Walk
-  Existing Sidewalk
-  Designated Street Crossing
-  Public Destination View & Amenity
-  Public Parking
-  Transit Stop
-  Jib Crane Boat Access











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Schedule A3
STREET HIERARCHY
PLAN

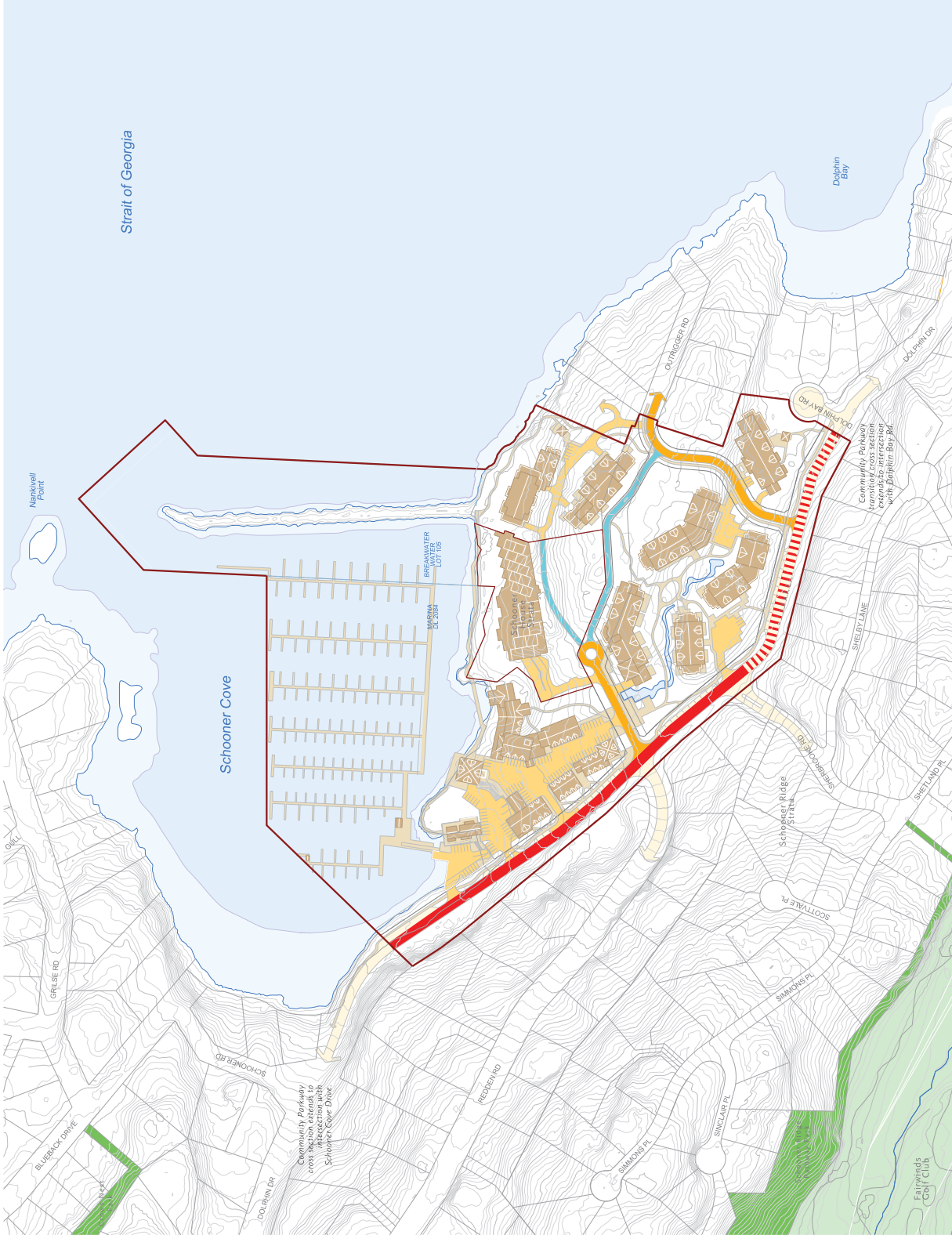
FEBRUARY 2011

LEGEND

-  Schooner Cove Neighbourhood Plan Area
-  Proposed Public Road ROW
-  Existing Road Network
-  Proposed Community Parkway
-  Community Parkway Transition Area
-  Proposed Neighbourhood Local
-  Proposed Strata Street
-  Proposed Emergency Connector

Notes: Streets cross sections and potential areas for upgrade subject to approval by MoTI.

All road alignments are approximate. Exact locations to be finalized at the time of subdivision.







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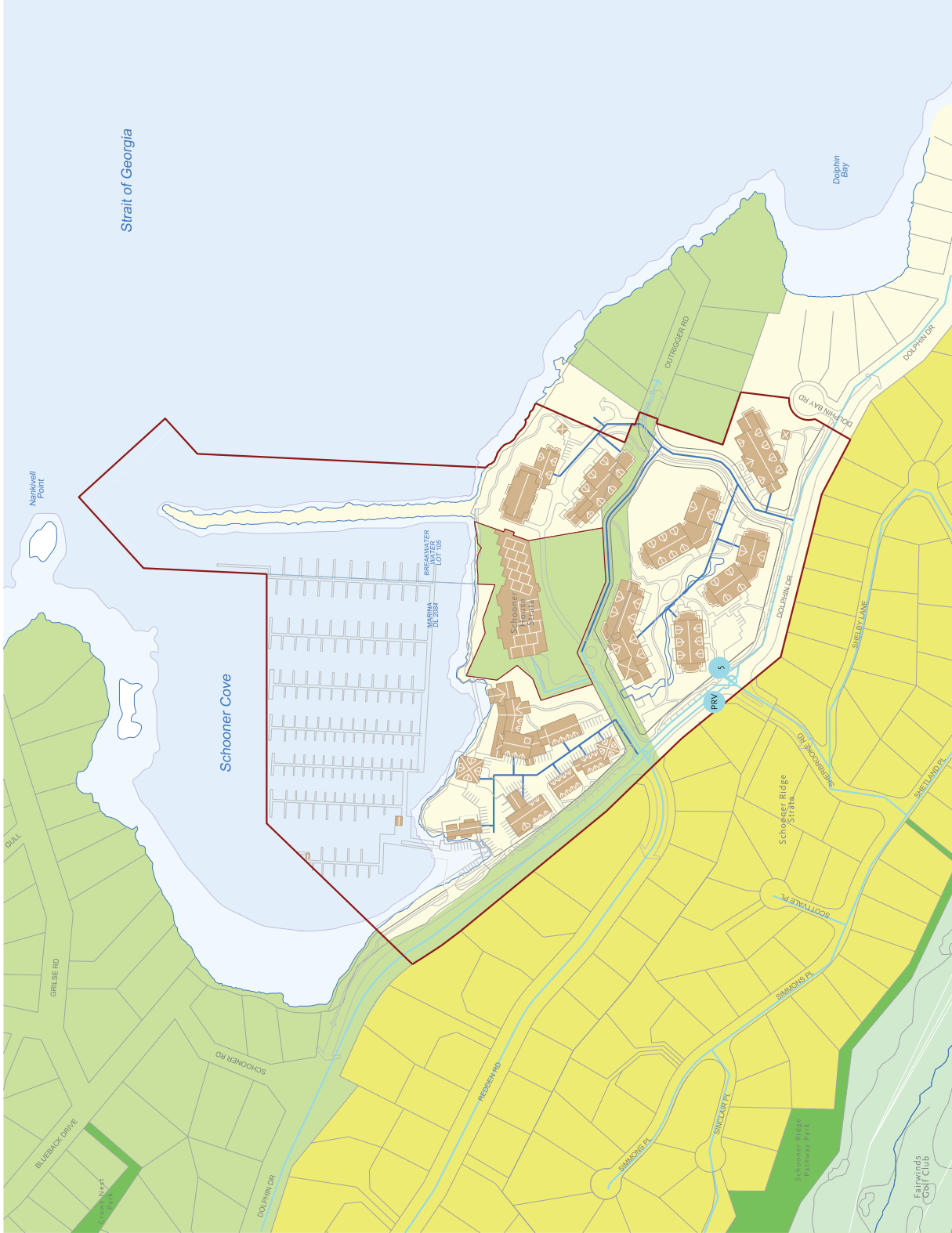
Schedule A4
MASTER WATER
CONCEPTUAL PLAN

FEBRUARY 2011

LEGEND

-  Schooner Cove Neighbourhood Plan Area
-  Proposed Public Road ROW
-  65m Hydraulic Grade Line
-  85m Hydraulic Grade Line
-  125m Hydraulic Grade Line
-  Existing Water Main
-  PRV
-  Proposed Pressure Reducing Valve
-  Proposed Water Main

Notes: All servicing alignments are approximate.
Exact locations to be finalized at time
of submittal.



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Schedule A5
MASTER DRAINAGE
CONCEPTUAL PLAN

FEBRUARY 2011

LEGEND

- Schooner Cove Neighbourhood Plan Area
- Existing Drainage
- ~ Existing Open Drainage
- Proposed Drainage
- Manhole / Cleanout
- Oil / Crit Separator
- Water Retention / Biofiltration Feature *
- Retained Forest Biofiltration

* Note: All servicing alignments are approximate. Construction to be finalized at time of subdivision.

Additional in-water manure management facilities may be required. Specific locations shall be determined at the time of subdivision.



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Schedule A6
MASTER SANITARY
CONCEPTUAL PLAN

FEBRUARY 2011

LEGEND

Schooner Cove Neighbourhood Plan Area

- Existing Gravity Sanitary Sewer
- Existing Pumped Sanitary Sewer
- Existing Sanitary Pump Station
- Existing Manhole / Cleanout
- Proposed Gravity Sanitary Sewer
- Proposed Pumped Sanitary Sewer
- Proposed Sanitary Pump Station
- Proposed Manhole / Cleanout

* Note: All existing alignments are approximate. Exact locations to be finalized at time of subdivision.

Exact location and number of sanitary pump stations shall be determined at the time of subdivision.




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Schedule A7
DEVELOPMENT
PERMIT AREAS


FEBRUARY 2011

LEGEND

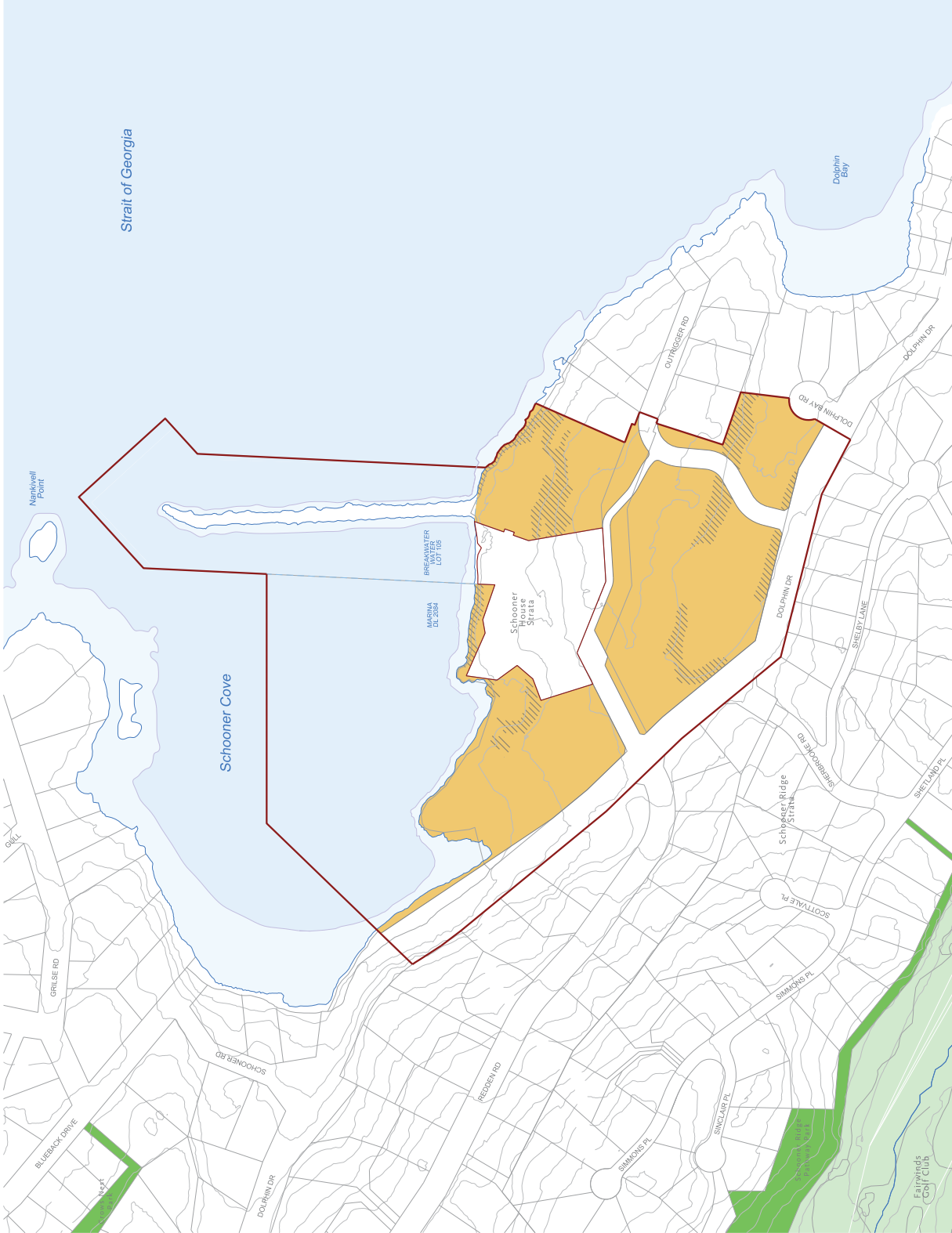
 Schooner Cove Neighbourhood Plan Area

 DPA I: Form and Character

 DPA II: Environmentally Sensitive Development

 DPA IV: Energy Conservation, Water Conservation and the Reduction of Greenhouse Gases

 DPA III: Hazardous Conditions (Slope >10%)



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