

Area 'H' Village Planning – Bowser Village Plan Open House

June 17, 2009 7:00 pm – 9:00 pm Lighthouse Community Centre
DRAFT PRESENTATION SUMMARY

Community Advisory Group Members In attendance:

George Dussault
Marilyn Dussault
Gerry Quinn
David Heenan
John Lyotier
Mac Snobelen
Rod Gentry
John Stathers
Patty Biro
Dick Stubbs

Keith Brown
Bob Hunt
Jim Crawford
Els King
Josianne Seguin
Sharon Waugh
Catherine Watson
Michael Recalma
Vi Chungranes
Barb Lyotier

Wayne Osborne
Theresa Crawford
Bill King
Diane Sampson
Margie Healey
Wayne Morrison
Gordon Webb
Christo Kuun
Dennis Erickson

Members of the wider community:

Vic Dverdon
Doug Campbell
Audrey Campbell
Norm Knowles
Lori Schiersman
Don Milburn
Robbin Lamoureux
Richard Wahlgren
Loyd Dearlow
T. Kantor
Paul Christensen
Wayne Gayman
Mary Stets
Fran Thorburn
Kelsey Waugh
Doug Prizeman

Phyllis Taylor
Steve Stefanek
Lynne Palaia
Betty Knowles
Barry Pelis
Sharon Milburn
Dawn Osborne
Sandra Wahlgren
Nancy Dearlow
Bill Purdy
Teresa Shuel
Betsy Poel
Frank Stets
Boa Thorburn
Ann Jaeekel
Sharon Prizeman

Brian Dane
Hellen Laursen
Roland Hughes
Tom Schiersman
Roy Need
Michael Lamoureux
Earl Wiegand
Al Grozell
Randy Roy
Gillian Purdy
Pat Gentry
Gail Morrison
Gary Gwilt
Rita Levitz
Carmen Gwilt

Lisa Bhopalsingh (RDN Senior Planner), Elaine Leung (RDN Planner), Paul Thorkelsson (RDN GM Development Services) and Dave Bartram, Area 'H' Director

**7:30 pm – 7:30 pm
Informal Review of Maps and Charette Sketches**

7:30 pm – 8:30 pm

1. Welcome – Dave Bartram
2. Agenda Review – Dave Bartram
3. Outline of Process and Charette – Lisa Bhopalsingh
4. Presentations

Lisa:

- Open House is an opportunity for us to find out what people like or don't like. An opportunity for community to provide input and direction.
- Lisa briefly outlined the charette process and noted that during the charette people [residents including those on the Advisory Group] were asked to address the different goals from a design perspective.
- This is an overview of what resulted from the group work.

****Note that full bullet points from posters and speaking notes attached to this summary****

a. **Topic A: Planning Process – Presented by David Heenan**

- Linking with outside village centre
- Crown Land to be preserved; no development, no clear cutting
- Protect aquifer and watershed
- Beaufort Mountain range protection as Co2 sink

Hellen Laursen:

- when going down Horne lake it is clear there are many lots for sale. Is this area included in the proposed boundary? Are we thinking about this area?

Lisa's response to Helen:

- when doing a village plan, not isolating specific area we're looking at 'linkages'
- how does Bowser fit with the surrounding area?
- This area isn't in our focus area. Let's talk, acknowledge this at the end, other groups will talk about the issue of ensuring the planning for Bowser relates and takes into account the surrounding area.

Dave:

- heavy industry example is the gravel pit on Horne Lake Rd.
- service: schools next to existing school
- Qualicum Nations must be included

b. **Linking Regionally – Presented by Margie Healey & Gordon Webb – FULL NOTES ATTACHED**

- How Bowser is linked to other areas
- Proposed McColl Rd.
- Safety: linked by 2 fire departments
- Link buses to Courtenay, hooked to Qualicum, Nanaimo
- Greyhound buses
- Park and ride, Deep Bay, Bowser
- Access to light industry
- Green buffer, trails, connecting ocean to green spaces

c. **Topic B: Economic Goals presented by Patty Biro & Jim Crawford**

- support diversification
- space, tourism opportunities
- commercial and industry evaluated to local needs
- local food production
- concept idea: for the next several decades
- can't have parks, if don't *plan* to have them.

- Traffic calming circle: McColl Rd. south of Georgia Park
- Signs with nautical theme
- Traffic needs to slow down
- Safe pedestrian crossings
- Alternate route of Crossley
 - o For businesses that need alternate route
 - o Enhance economic development
- history in Area 'H'; orchards, fishing
- hotel tourist related things
- mixed housing, don't segregate the seniors
- realigning businesses away from the highway
- conceptual, not set in stone
- business parks, businesses come in
- tax relief for 'green businesses'

d. Topic C: Plan and Design with Nature in Mind presented by Sharon Waugh and Catherine Watson – FULL NOTES ATTACHED

- similar things will be talked about in 'Materials management'
- revolve around protection of environment
- use of natural resources
- plan to use best available practices and environment; one example: erosion control
- maintain watercourses and sustain health of forests, watercourses and oceans
- we cannot separate ourselves from the environment
- conservation and identification of wildlife, flora and fauna
- preservation
- education of public
- climate change
- retention, lot averaging
- reducing forest fire probability

Materials Management

Local Composting and Recycling presented by Gerry Quinn

- recycling locally: \$120 per home
- there are alternatives
- community planning
- must be easily accessible to local population
- vegetable matter can be used to make 'super soil'
- Wood waste can be recycled
- In Norway: 60% of town gets free heat generated by local energy
- Community forest
- Put recycling on the train that goes by every day

Sewage Management presented by Gerry Quinn

- Large scale sewer is expensive - if cheap, Victoria would have done years ago
- Gerry described an alternate communal septic system with sand and gravel filters producing water clean enough for irrigation.

Lisa commented: several houses can hook into this type, have a communal septic tank

Rain/Storm water Management presented by Dick Stubbs- FULL NOTES ATTACHED

- many coastal communities suffering from lack of water
- we can control and manage rainwater
- as of today, we are slightly over 50% of average rainwater
- slow storm flows, put back into ground

Energy Management presented by Christo Kuun – FULL NOTES ATTACHED

- renewable
- resource that can be renewed over short period of time
- wood, construction debris, scraps
- Bowser woodworking: local source of bio-mass energy
- Bio-mass releases carbon dioxide
- Provides a way otherwise disposed of in the landfill

Energy Efficient Buildings presented by Christo Kuun – See notes

- Buildings can be energy efficient
- face south: free heat
- greenhouses attached to houses help heat
- houses need to vent well
- ventilation, wood stoves

e. Topic D: Population, Mobility & Safety presented by Gerry Quinn

- meet needs of diverse population
- open space, recreation
- alternative transportation: park and ride
- local commuter train, rail
- local bus shelter
- public beach access
- bike paths, walking paths, wheelchairs
- land use must include multi-family, seniors housing, adaptive housing
- 'live-work'
- Roundabouts, shows visitors entering a village area, also slows down traffic
- Emergency preparedness, evacuation route

f. Topic E: Community, Pride, Arts & Culture presented by John Lyotier- FULL NOTES ATTACHED

- plan must be about people
- everyone has something to contribute
- if we don't include people, we don't have opportunity for info
- each village [in Area H] will have own uniqueness but common links to sea and forest
- acknowledge past and future
- opportunity to use wood
- 'communities in bloom'
- Brings community pride
- Physical pride is important
- How many folks attended the recent Deep Bay harbour festival?
- How the plan supports interaction among people, how people will live, work and retire here

g. Bowser Water Servicing presented by Dick Stubbs

- 4 wells on Crossley Rd down to Nile Creek bridge

- 689 people currently
- We're in business now
- Replacement, projecting growth
- Conservative program
- Emergency link
- We're not the ones who decide if development occurs, but we have to *plan* for it
- To a large degree, present residents will not pay for it
- Fees will continue to increase

Lisa: How we can minimize use of water.

h. Services Emergency and Essential presented by Gerry Quinn

- plan for bigger area than what is now
- must be easily accessed
- communication system
- sewer system can be building up on a headwater basis
- pleasing
- connector: where putting different theme

i. Planning Considerations – Mac Snobelen

- Bowser recognized as village centre by RDN
- We're trying to give direction, meets community needs
- Traffic flow, aesthetically pleasing (signage, sidewalks, greenspace)
- Corridor to ocean (that's why many of us are here)
- Increase density, increased greenspace
- Acknowledge existing residences, buildings
- Connecting areas by walkways so don't have to get onto the highway
- Higher density = more greenspace
- Leave for rural lifestyle
- Plan so not looking out at parking up and down the highway

Lisa: by reserving rural aspects outside

j. Bubble Diagram – Sally Barton & Keith Brown

- general ideas
- based on goals and principles
- focal point in Bowser
- concept: focal point for business
- currently, no way of getting to Bowser without getting on the highway
- connecting backstreets; not all roads, but trails etc. More connectivity
- ways to get around behind the main highway
- open space, green areas
- slight widening of highway to accommodate for greenway, walkways

k. Lisa: Proposed Land Uses

Lisa spoke to the various land uses that resulted from the work done at the charette:

- commercial mixed use – mixed use commercial and residential, including retail, office, public space and higher density residential
- tourist commercial – commercial activities which support tourism
- heavy commercial – similar to light industrial – could include service commercial such as contractors, warehousing, wood finishing, wholesaling, distribution etc.
- light industrial – low impact industrial type development including the uses in heavy commercial – these two categories could be combined.

- residential: low density – single family residential
- residential medium density – multi-family, duplex, tri-plex etc.
- residential – recreational – mixed use residential and tourist accommodation/rentals
- civic (public) – schools, recreational facilities, housing for seniors etc
- park/conservation – green space for recreation and conservation
- future use area – to be determined once the central area is fully used (e.g. Crossley Road proposed extension area)

Lisa explained she was able to roughly sketch 3 options based directly on the information and input the group came up with during the charette. We'll run through 3 options:

Map # 1: bubble diagram/land use plan based on charette results

- natural drainage flows
- reflect greenways
- need for employment lands: industrial
- low density housing; transition to outside boundary
- medium residential: not the same as downtown Nanaimo

Map # 2: bubble diagram with light industrial option

- concept of 'heavy commercial' between commercial mixed use and light industrial behind Magnolia Court
- Less commercial by Magnolia
- Areas designated as future use along Crossley Road
- Is this how we want things to look?
- How are you meeting, contributing to community goals

Map # 3: bubble diagram with extension area included

- Based on work done by the group who worked on Goals D: Population, Mobility & Safety
- extension area on Crossley Road mapped out
- residential areas
- green streets
- play streets idea
- greenways: not only pedestrians, but bikes etc.

I. Next Steps - Dave Bartram:

- the next steps: next advisory group meeting June 24th
- discussion on Deep Bay
- hiatus for the summer: Lisa will write a draft, come back in September ; more public information meetings will follow
- once there is a consensus, take the plan back to the RDN, there will be a formal, mandatory government process
- in Dec/Jan, it will go to the Board.
- Go to different groups, for more opinions, comments

9:30-10:00 pm

Informal discussions with Advisory Group Members & RDN staff

10:00 pm – Open House Closed