

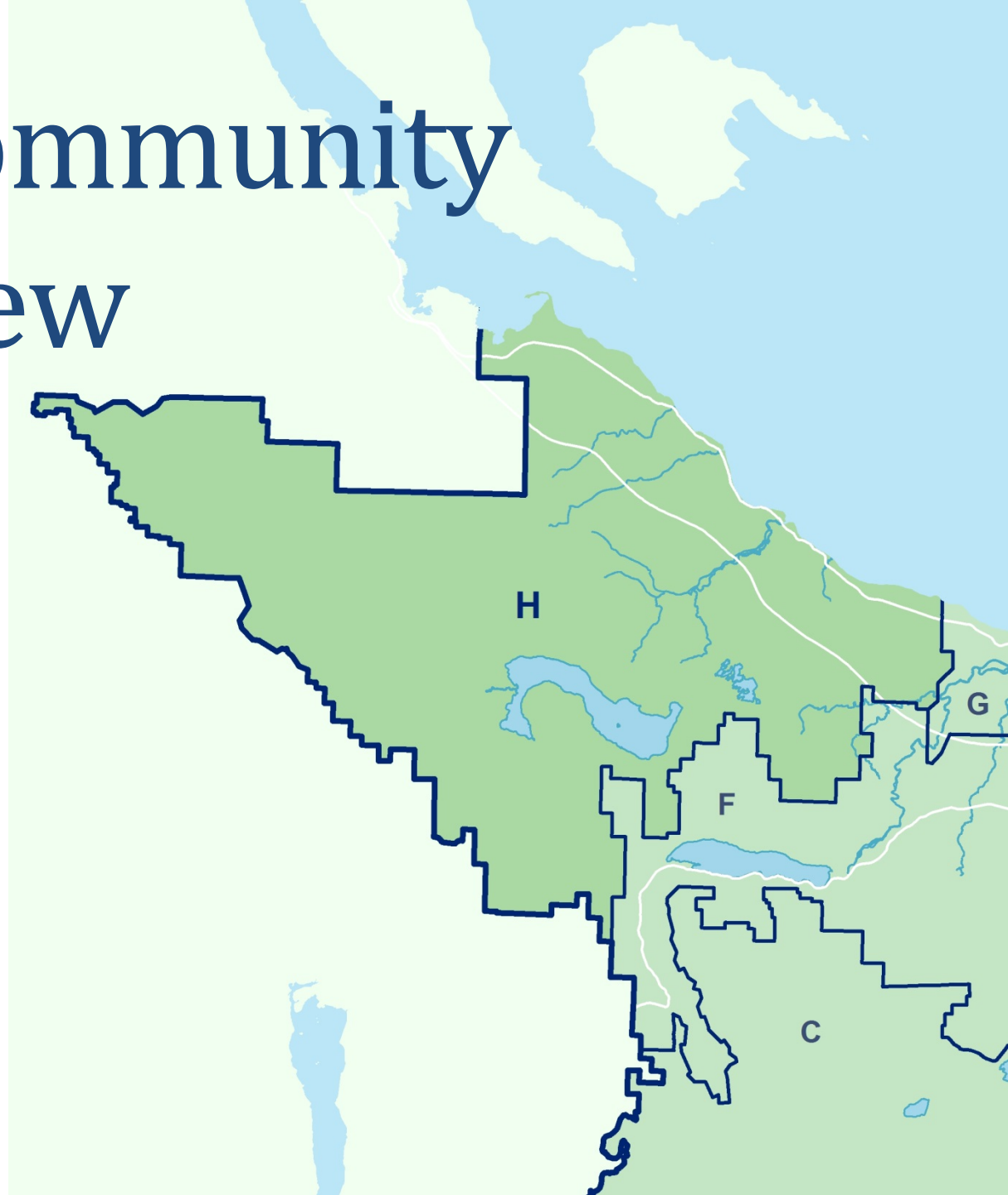
# Official Community Plan Review

Electoral Area 'H'

Working Group Meeting

*May 24, 2017*

Lighthouse Community Hall



REGIONAL  
DISTRICT  
OF NANAIMO

ESTABLISHED 1967

# Topics to Cover

## Today and Tomorrow:

- Alternative Forms of Rural Development
- Deep Bay Southwest Scenarios and Policies
- Overview of OCP draft
- Next steps in the OCP Review Project

# Approval of draft meeting records

- March 22 (Active Transportation Plan)
- April 4 (ALR Boundary Review)

# Housekeeping

- Draft documents circulated
- A lot to get through tonight

# Alternative Forms of Rural Development

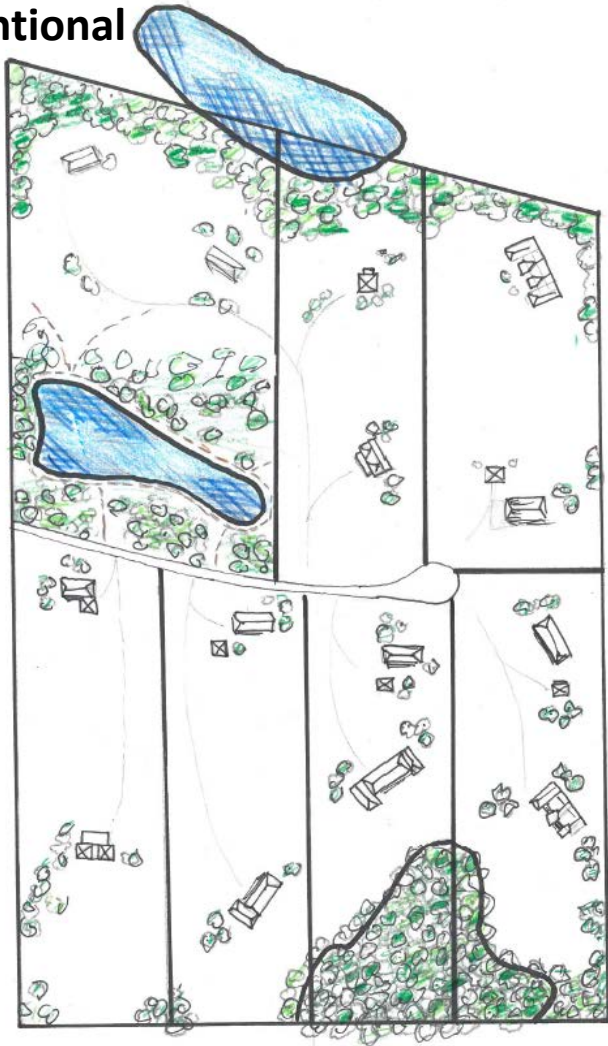
- To allow for more flexibility for development
  - Protects public or sensitive lands
  - Lower costs for servicing
  - Opens opportunities for creativity
- Enables moving potential development from one area to another more suitable
  - lets the market and ingenuity decide (with community review)
- Can encourage alternative to sprawl and allow development to be grouped closer to services like transit, active transportation routes, water and wastewater disposal connections.

# 1. Reduce Minimum Parcel Size

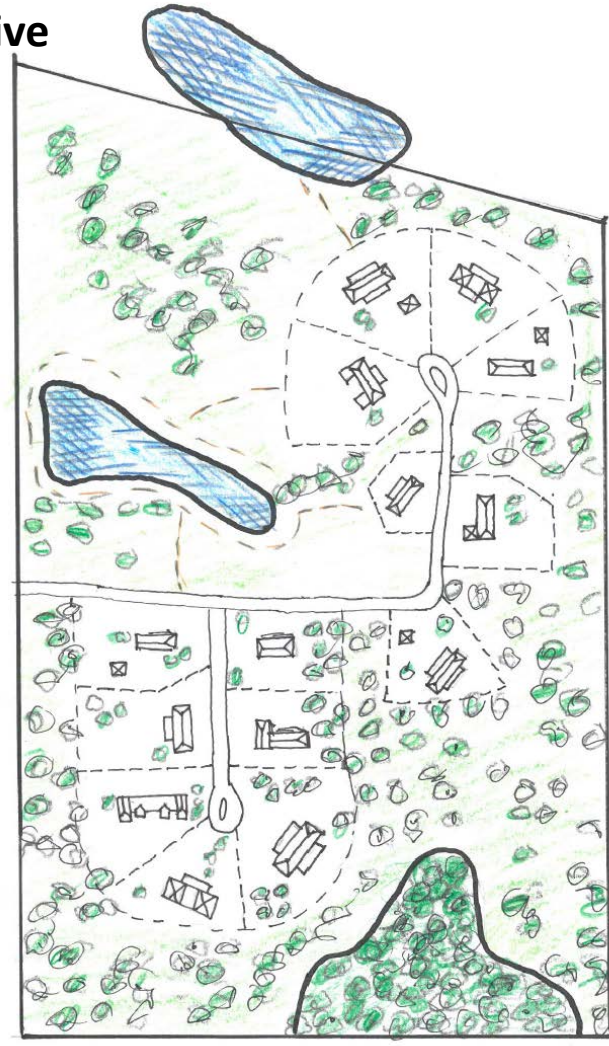
- Area of significance is protected for public good
  - no further subdivision assured through rezoning and either covenant, transfer of ownership to public body, or both.
- Lot size sufficient for onsite wastewater disposal
  - Typically 1.0 ha (2.5 acres) if also served by well
  - Typically 0.2 ha (0.5 acres) if on water system
  - OR shared wastewater disposal supported to allow for smaller lots and efficiency in servicing
- One dwelling per parcel
  - Secondary suites permitted in addition

# Reduce Minimum Parcel Size

Conventional



Alternative



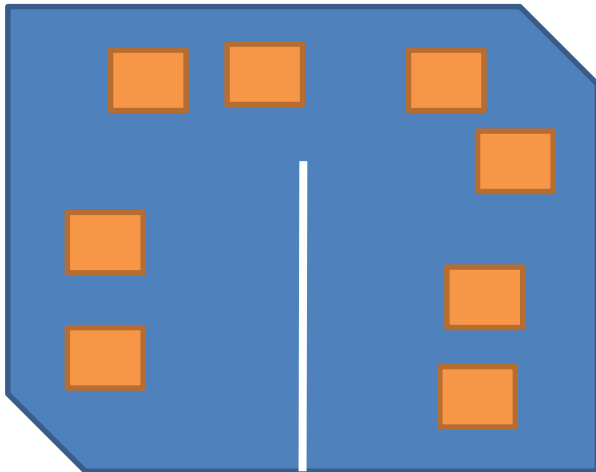
## 2. Transfer Dwelling Unit Potential

- Can contribute to protecting groundwater recharge areas, sensitive ecosystems, creating public lands for parks or recreation, or other public benefit
- No increase in the number of dwellings outside of the Growth Containment Boundary
  - Follows regional growth objectives
- Transfer of dwelling potential from one parcel to another
- Donor parcel(s) and one receiving parcel
- For the receiving parcel:
  - Flexibility in the layout of the subdivision



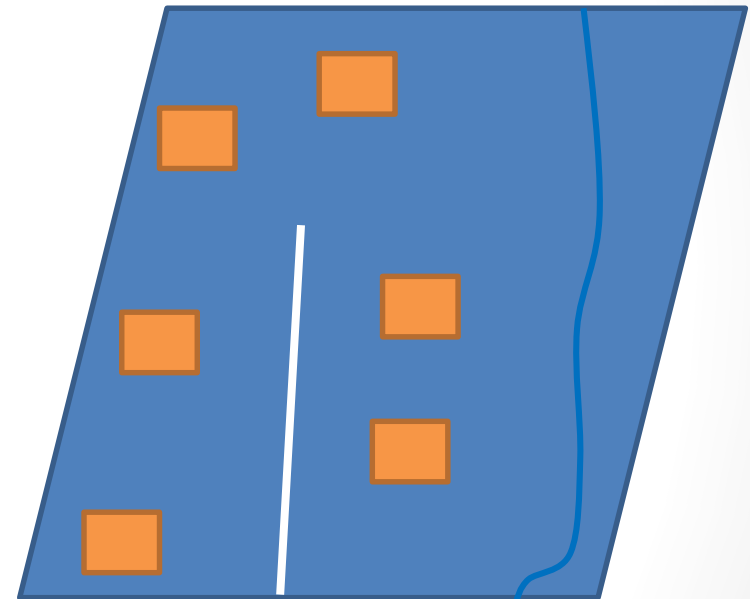
# Transfer Dwelling Unit Potential

**Scenario 1:** Status quo: development Potential Based on Current Zoning



Lot A

Number of Potential New Dwellings after subdivision = 8



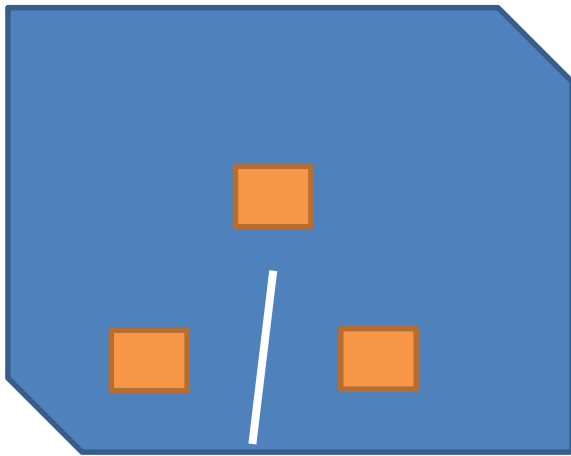
Lot B

Number of potential new dwellings after Subdivision = 6

**Total Number of Dwellings = 14**

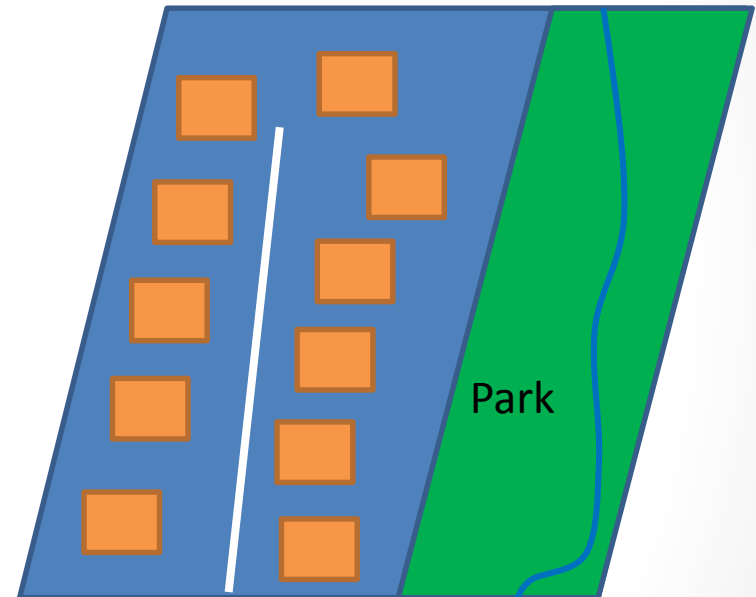
# Transfer Dwelling Unit Potential

**Scenario 2:** transfer dwelling unit potential from Lot A to Lot B



**Lot A**

Number of Potential Dwellings after transfer = **3**



**Lot B**

Number of Potential New Dwellings after transfer = **11**

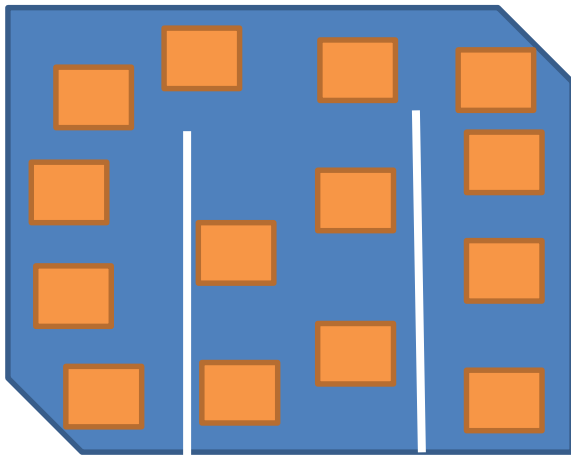
**Total Number of Dwellings = 14**

# Scenario 1 vs Scenario 2

	Dwellings	Lots	Dwellings Transferred / Received	Park
Existing Zoning	14	7	0	No
AFRD	14	14	5	Yes

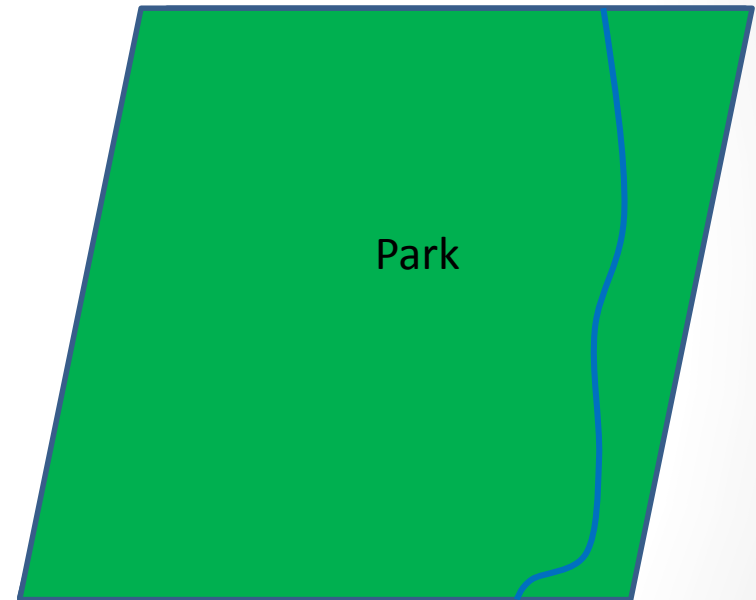
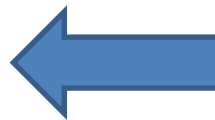
# Transfer Dwelling Unit Potential

**Scenario 3:** transfer dwelling unit potential from Lot A to Lot B



**Lot A**

Number of Potential Dwellings after transfer = **14**



**Lot B**

Number of Potential New Dwellings after transfer = **0**

**Total Number of Dwellings = 14**



# Conventional Subdivision



**Some green space**

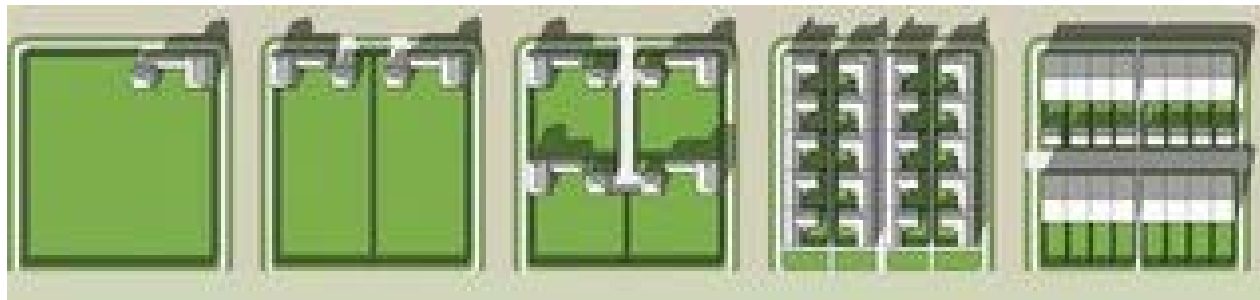


**Cluster with greenspace**

# Questions?



# Residential Density Overview



Units / ha	2.5	5	10	37	40-60
Units / ac	1	2	4	15	16-24

Scenarios  
1 & 2

Scenarios  
3 & 4

BVP  
"Realistic"

BVP  
High

# Gross vs. Net Density

How does it look and feel when I walk down the street and look at the homes and how big the lots are, if there are multi or single units?

**Net density = area of dwellings / lot size**

How does the development change the community in terms of dedicating parks and trails, adding people to the community, viability of transit, etc?

**Gross density = total lot area / lot size**

# Lighthouse Landing

4.5 hectares

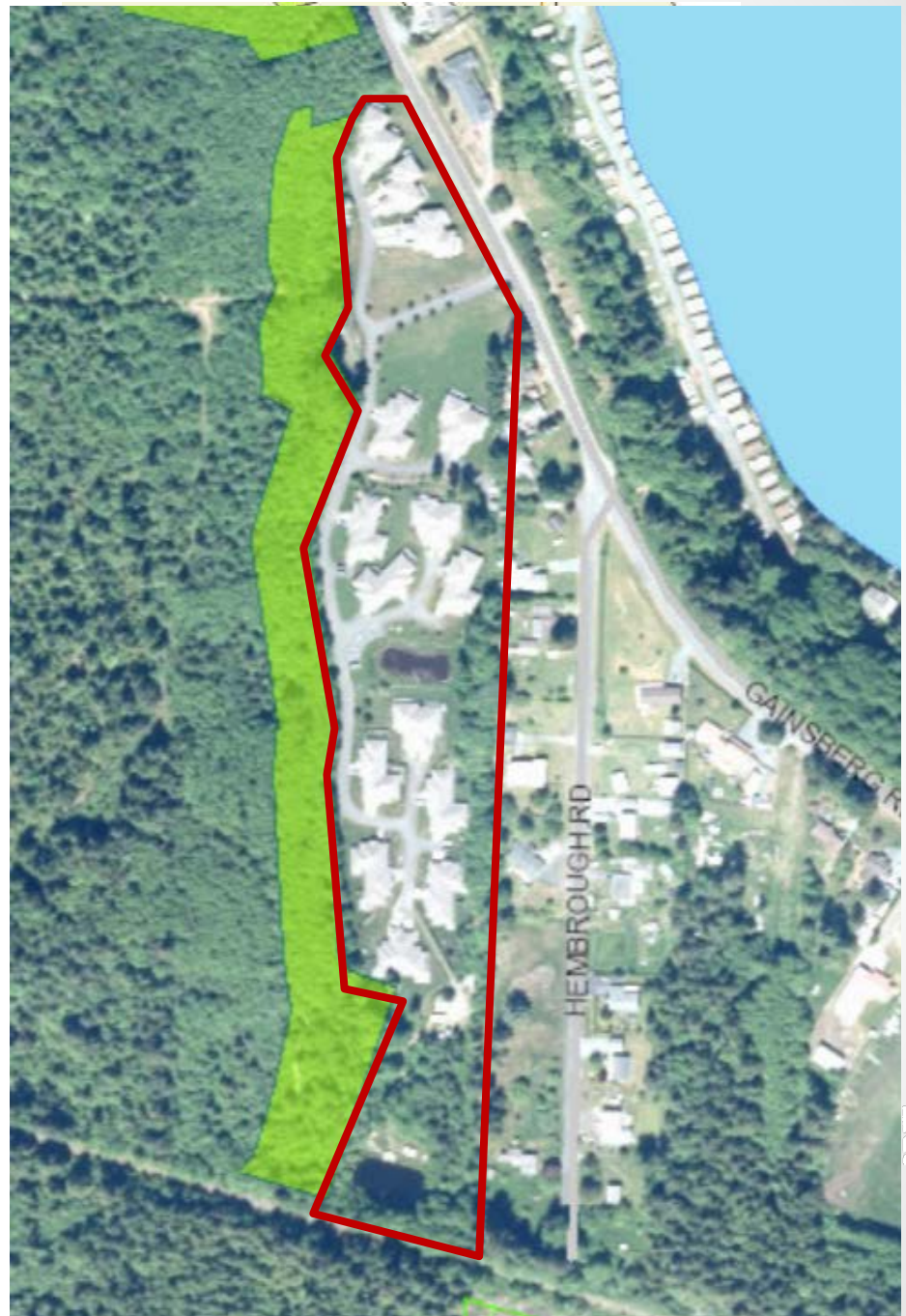
30 units

Duplex

## Density:

6.6 units / ha

2.6 units / ac



# Kopina

11.3 hectares

70 lots

Single dwellings

## Density:

6.2 units / ha

2.5 units / ac

## Net Density:

n/a as no park dedication



# Kopina



# Nile Landing



12.5 hectares  
23 lots  
Single dwellings

**Density (incl. common property)**

1.8 units / hectare  
0.7 units / acre

*Clustered into half acre lots*

# Nile Landing



# Qualicum Landing

- 6.48 hectares
- 62 units
- Clubhouse, pool and tennis courts

## Density

9.5 units / hectare

3.9 units / acre





# Qualicum Landing



# Questions?

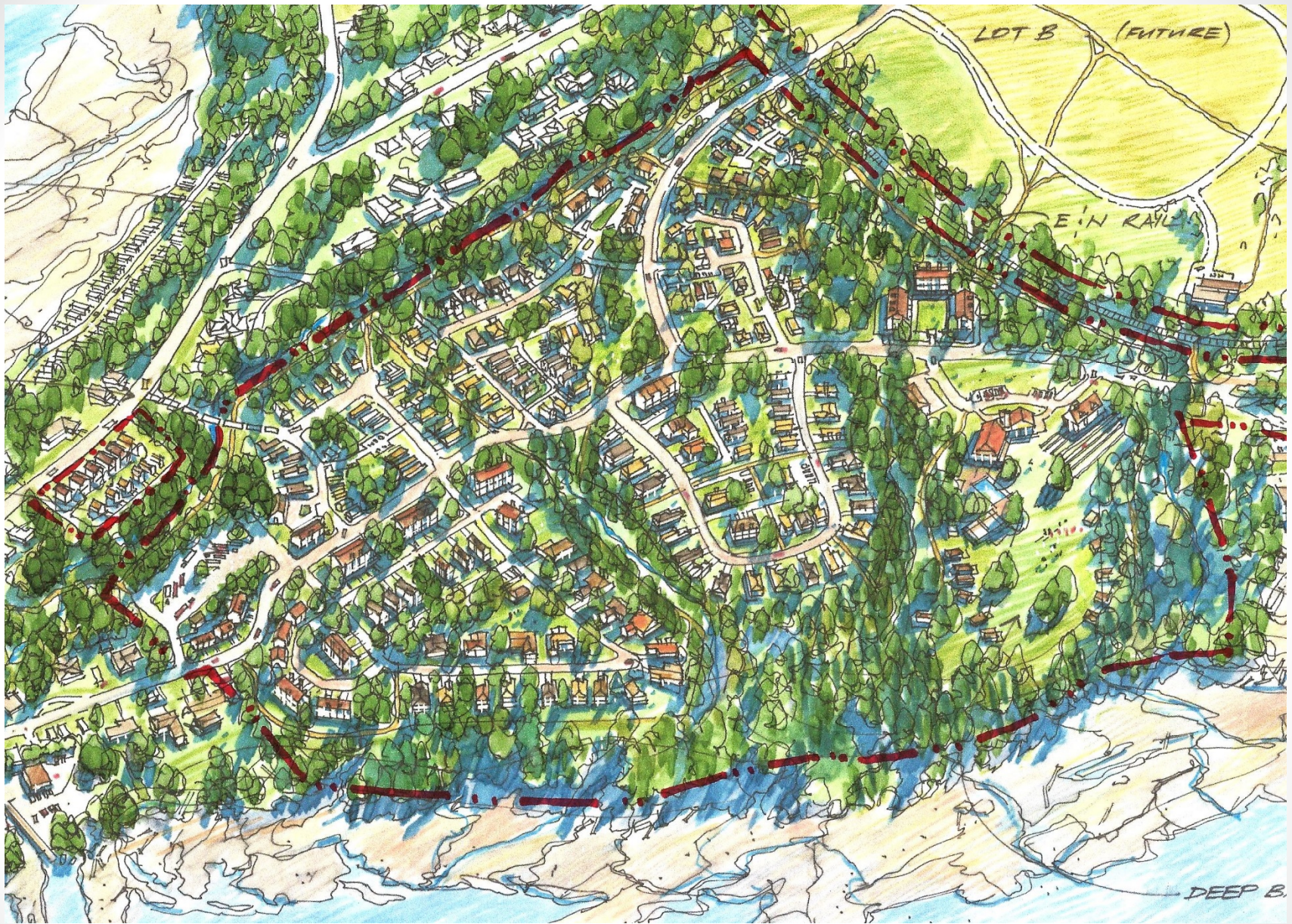
# Deep Bay Southwest

- OCP Review thus far has discussed:
  - desired access, servicing and amenities for a development at Deep Bay Southwest.
  - desire to support VIU Marine Station
  - No “magic” desired density and total number of units from community
  - Need policies for development in Deep Bay, but that do not lead to competition for Bowser to develop into full-service, mixed-use Village Centre.





DEEP BAY SOUTHWEST DEVELOPMENT CONCEPT  
AERIAL VIEW LOOKING SOUTH-EAST.





**Single dwelling, front driveway**



**Single lanehome**





# Triplex





MODEL NEIGHBOURHOOD

SMALLER COURTYARD CLUSTER HOMES  
BOTH REAR LOADED AND STREET  
LOADED

TRADITIONAL STREET  
FRONT HOMES - SOME  
LANE ACCESS, SOME  
FRONT LOADED  
"EYES ON THE STREET"

LARGE LOT  
(WIDE, SHALLOW)  
GRAND HOMES  
FRONTING QUEENS  
ROAD (REAR LOADED)

QUIET  
FRONTAGE  
LANE  
FOR  
HOUSES

QUEENS  
ROAD

Backyard

Front  
porches

COMMON  
COURTYARD

FRONT  
STREET

LANE

VACANT LOT!  
POCKET PARKS  
TO ALLOW ACCESS  
THROUGH SITE FOR  
PEDESTRIANS & BIKES  
i.e. 'short cut'

SKILLEY

GATEWAY TO COLLECTOR  
ROAD AND TRAM STOP

SKETCH SHOWING A VARIETY OF  
HOME TYPES ADJACENT TO EACH OTHER. - 'NEIGHBOURHOOD'!

# Deep Bay Southwest Scenarios

1. Existing policy + smaller lots
2. New policy = smaller lots + Tourist Commercial and Service Commercial use together
3. New policy = smaller lots + Tourist Commercial and Service Commercial use together + dwelling transfer up to 300 units
4. New policy = smaller lots + Tourist Commercial and Service Commercial use together + 300 units (approx. 250 additional units outside Village Centres)

# Dwellings

Scenario	# dwelling units	Residential area (ha)	Dwelling Density (upha)	Lot size
1	50	10	5	“half acre”
2	50	10	5	“half acre”
3	300	21	14	Mix
4	300	21	14	Mix

*Secondary suites permitted with respect to each single dwelling unit*

# Public / Park Land

Scenario	Area (ha)	Area (%)
1	29	70%
2	<29	<70%
3	18	40%
4	18	40%

Very approximate

# Access





# Servicing

- **Scenarios 1 & 2** – high standard onsite or small shared systems
- **Scenarios 3 & 4** – high standard sewage collection and treatment capable of being expanded.

# Amenities

## **Scaled with level of development**

- Boat trailer parking
- Trail/park construction
- Affordable housing

# Other considerations

- **Scenario 1** makes use of new section 5.10 policies for alternative forms of rural development that are available to any property in the Rural and Rural Residential designation
- **Scenarios 2 & 3** include policies specific to Deep Bay Southwest but do not require an amendment to the Regional Growth Strategy as they do not increase the overall potential number of dwellings outside the Growth Containment Boundary
- **Scenario 4** increases the number of potential dwellings outside the Growth Containment Boundary by approximately 250 and as such requires a Regional Growth Strategy amendment.

# Questions?

# Pros and Cons