

OCP Volunteers Meeting Notes

Topic: Kick-off Meeting with OCP Advisory Group and Community Ambassadors

Location: Council Chambers

Date|Time: February 24, 2020| 3pm to 4:30pm

Attending:

OCP Advisory Group and Community Ambassadors

DNC Staff: Chris Hutton, Mairi Bosomworth, Rob Conway

MODUS: Rob Barrs, Suzy Lunn, Vince Verlaan

1) Introductions and Roles

MODUS Planning, Design and Engagement Inc.

- Suzy Lunn, Project Manager and Senior Planner
- Rob Barrs, Senior Planner and Firm Principal
- Vince Verlaan, Engagement Lead and Firm Principal

MODUS' Subconsultants/ Subject Matter Experts

- Diamond Head (Environment), Thrive Consulting (Climate Action), Sustainability Ventures (Economic Development), City Squared (Economic Analysis), Cal Srigley (Illustrator)
- OCP volunteers introduced themselves and identified their favourite thing about North Cowichan



Word Cloud of Favourite Things about North Cowichan

2) Overview of Work Plan

- MODUS provided an overview of the phases for the project and will forward a process diagram to the OCP Group

3) Hopes and Fears Activity

Hopes

- public (free) transportation (Improvement, greater use by public)
- more walkable communities
- I hope that Crofton will continue to be the friendly, positive, dog loving community it has been for 20 years
- NC continues to be a safe and friendly place
- building code changes - solar on all buildings 4 storeys or more
- no raw land with trees developed for housing. Save the trees!! plant trees where possible
- the revised OCP will be a comprehensive road map that council will honour and abide by
- listen to community and act accordingly
- hope at end of project community has been involved to project where they embrace and defend results
- all opinions are considered
- hope that the OCP we develop will be unifying
- that the process doesn't polarize the community more than it has been
- big thinking
- bold, creative long-term solutions
- land use and settlement pattern that is truly consistent with "shape and growth" corrects and which addresses GHG emissions
- that the project is actually complete by the next muni election
- community balance maintained through good planning
- sustainable well thought out growth
- that communities are maintained and built as we grow

Fears

- small thinking
- fear we will develop land use plan/policy without fully understand consequences in terms of key indicators
- a divided community
- fear loss of energy and enthusiasm that could develop
- OCP becomes a bureaucratic exercise that gathers dust

- long process that gets nowhere beneficial to the community
- the resultant OCP will be shelved/ignored by Mayor, Council and staff when dealing with development issues
- no common ground
- loss of local audience
- I fear that elders and those disabled in Crofton will not get the safety measures need so that they will not get out and about as needed
- fear that there will be division in the community about process
- positionality and user/interest group wars
- not all areas in town should be high density
- more urban sprawl
- that we become too large that we cannot recognize our neighbours

4) Key Issues and Opportunities that the OCP Needs to Address

- The thematic objectives outlined in the Request for Proposals from Consultants included:
 - Revising our approach to growth management
 - Respect individual community character
 - Incorporate climate adaptation, mitigation and resilience
 - Strengthen the natural environment
 - Consider employment and economic changes.
- The group brainstormed the following:
 - agriculture key to rural character, economy, etc (food security)
 - growth - different communities have different ideas unique "grow own way"
 - outside forces drive growth (city folk/refugees)
 - services/roads for populations
 - affordable housing
 - road capacity study/maple bay road
 - safety security/crime
 - seniors housing/aging in place
 - related to ocean
 - unified view of District
 - alternative and active transportation
 - reconciliation and treaty making
 - urban sprawl and high density
 - railroad corridor as connector
 - water, flood and groundwater
 - renewable energy

- how to plan/ encourage for diverse population

4) Next Steps

- MODUS to discuss the engagement plan with the OCP Advisory Group and Community Ambassadors on March 12 from 7-9pm (date deferred due to COVID)