

**Municipality of North Cowichan
Official Community Plan Advisory Group
Growth Management Working Group
AGENDA**

Friday, April 16, 2021, 3:30 p.m.
Electronically

Pages

1. CALL TO ORDER

This meeting, though electronic, is open to the public and all representations to the Sub-Group of Official Community Plan Advisory Group form part of the public record. At this time, due to the COVID-19 Pandemic, public access to Council Chambers is not permitted, however, this meeting may be viewed on the District's live stream webcast at www.northcowichan.ca/meetings.

2. APPROVAL OF AGENDA

Recommendation:

That the Sub-Group of Official Community Plan Advisory Group approve the agenda as circulated [or as amended].

3. ADOPTION OF MINUTES

3.1. Sub-Group of Official Community Plan Advisory Group Minutes

2 - 3

Recommendation:

That the minutes of the Sub-Group of OCP Advisory Group meeting held March 26, 2021 be adopted.

4. BUSINESS

4.1. Official Community Plan (OCP) Growth Scenarios

4 - 9

5. NEW BUSINESS

6. ADJOURNMENT

Municipality of North Cowichan Official Community Plan Advisory Group Growth Management Working Group MINUTES

**March 26, 2021, 3:30 p.m.
Electronically**

Members Present Cam Campbell
Chris Crowther
Mona Kaiser
David Messier
Shannon Waters

Staff Present Rob Conway, Director of Planning and Building
Chris Hutton, Community Planning Coordinator
Mairi Campeau, Community Planner

Consultants Present Rob Barrs, MODUS
Suzy Lunn, MODUS

1. CALL TO ORDER

There being a quorum present, staff called the meeting to order at 3:30 p.m.

2. APPROVAL OF AGENDA

IT WAS MOVED AND SECONDED:

That the Official Community Plan Advisory Group Growth Management Working Group approve the agenda as circulated. CARRIED

3. BUSINESS

3.1 Introduction/Roles/Purpose/Appointment of Chair

Nominations and a call for interest to act as the Chair for this subgroup was opened. Mona Kaiser volunteered and was approved as Chair.

3.2 Review of memo / maps

A presentation of the memo, maps and updated information was provided by the consultant.

3.3 Discuss approach for growth scenarios

Subgroup members were asked to think about the following two questions:

1. What do you like about this revised approach?

2. How can it be improved?

A question and answer period and general discussion on growth scenarios took place.

3.4 Detailed discussion of scenario

3.5 Next steps and expectations

The sub-group felt comfortable with the additional work that had been completed, and agreed to move forward with the current approach to growth scenarios. They requested staff to prepare a workshop in three weeks to finalize these discussions and bring the results back to the OCP Advisory Group.

IT WAS MOVED AND SECONDED:

That the OCP Advisory Growth Management Working Group reconvene on April 16 at 3:30 p.m., online to have a workshop. CARRIED

4. NEW BUSINESS

5. ADJOURNMENT

The meeting ended at 5:45 p.m.

Signed by Chair

Certified by Recording Secretary



NORTH COWICHAN

Growth Scenario 01 Business As Usual (BAU) Growth

Date: 09/04/2021
This 3d Model of the District of North Cowichan represents thematically the regional growth scenario '01 Business As Usual' option.

LEGEND

- DNC Boundary
- Local Plan Boundary
- Urban Containment Boundary
- 20-year Growth
- Forestry Recreation
- Sensitive Ecosystem Inventory
- Forest Reserve
- Agricultural Land Reserve (ALR)
- Transportation Network
- Streams & Waterbodies

This scenario follows the growth patterns set out by the 2011 OCP (i.e. the present Urban Containment Boundary), Local Area Plans and Zoning Bylaw and a similar density and pattern to what has occurred in the last 20 years. Growth will continue to be limited to the existing Urban Containment Boundary, preserving the agricultural, natural and rural areas. This scenario follows the growth management direction set out in the Local Area Plans including:

- Bell McKinnon Local Plan
- University Village Local Plan
- Crofton Local Plan
- Chemainus Revitalization Plan

*These scenarios include the build out (units not yet built) from the CD zones (Quamichan, etc.)



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Goals	Pros	Cons
<i>Growth and Development in Established Centres</i>	<ul style="list-style-type: none">Will focus growth as per the local plans with higher densities around mixed-use commercial coresThe existing sewer and water in the South End, Chemainus and Crofton have adequate capacity for anticipated growthExisting zoning and local area plan capacity can accommodate projected growth	<ul style="list-style-type: none">Following the Bell McKinnon Plan will mean some greenfield development and sewer lines will need to be extendedFire flow demands may be an issue if density increases in certain areasPast subdivision patterns indicate that future growth may be dispersed at a lower density through the UCBSingle family development may be not fit community character, as per character profilesIncreased site coverage of lower density development results in more impervious areas and increased run off. Drainage must be designed so that natural systems are not affectedExisting land use designations/ zoning restrict a broad range of uses in residential areas (small businesses etc.)
<i>Resilient, Supportive and Inclusive Communities</i>	<ul style="list-style-type: none">Some of the new growth will create a new complete community (BM) and strengthen existing onesNew hospital will be surrounded by housing and services for health professionals and others	<ul style="list-style-type: none">Less dense communities means people are more reliant on cars and thereby less physically activeLess dense development may mean less opportunities to realize public benefits thru development (childcare, accessibility improvements for public realm etc.)
<i>Diversity of Housing, Types and Tenures</i>	<ul style="list-style-type: none">NA	<ul style="list-style-type: none">Past development patterns the majority of new housing units may be large single-family homes which does not meet the need identified in the Housing Needs Assessment for affordable and rental housing and are less energy efficient due to size
<i>Regeneration and Protection of the Natural Environment</i>	<ul style="list-style-type: none">Forestry, natural and rural areas continued to be protected from developmentMunicipality to continue to operate and require wetlands/ponds to help remediate surface water discharge before it enters the environmentContinued protection of environment in developable areas thru DPA'sContinued protection from natural hazards through DPA's	<ul style="list-style-type: none">Some greenfield areas may be developedEcosystem connectivity and biodiversity may be impacted due to low density/ green-field development throughout UCB
<i>Food Security</i>	<ul style="list-style-type: none">Agriculture and rural areas continue to be protectedFood production continues to be focused	<ul style="list-style-type: none">May be some loss of food production lands in UCB due to development
<i>Thriving Sustainable Economy</i>	<ul style="list-style-type: none">Commercial and Industrial lands maintained	N/A
<i>Climate Action</i>	<ul style="list-style-type: none">Forestry reserve maintained and which promotes carbon sequestration (would offset 6%)	<ul style="list-style-type: none">Less dense communities means more car trips, energy use and emissionsAgriculture accounts for 13% of GHG emissions which will likely continueLight industrial operations account for 39% of emissions from burning natural gas and other fossil fuels which will likely continue

NORTH COWICHAN REGIONAL 3D-MODEL

ISOMETRIC - SOUTHEAST



NORTH COWICHAN

Growth Scenario

02 Constrained Growth

Date: 09/04/2021

This 3d Model of the District of North Cowichan represents thematically the regional growth scenario '02 Constrained' growth option.

LEGEND

- DNC Boundary
- Local Plan Boundary
- Urban Containment Boundary
- 20-year Growth
- Forestry Recreation
- Sensitive Ecosystem Inventory
- Forest Reserve
- Agricultural Land Reserve (ALR)
- Transportation Network
- Streams & Waterbodies

This scenario seeks to avoid any further greenfield development (beyond what is already approved) and uses infill policies to focus development and maximize infrastructure in existing developed areas. This scenario follows the growth management direction set out in the Local Area Plans including:

- University Village Local Plan
- Crofton Local Plan
- Chemainus Revitalization Plan

Growth Area Boundary Revisions

- Bell McKinnon removed from growth area to protect greenfields and environmentally sensitive areas, hospital site remains with some medical services surrounding the site near Herd and Bell McKinnon Road.
- Quamichan removed from growth area to protect rural character, as per the community character study
- Berkey's Corner - Focus ground oriented multifamily/ mixed use building near neighbourhood commercial @ Sherman and Somenos and along Sherman Rd corridor to protect environmental areas and greenfields

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Goals	Pros	Cons
<i>Growth and Development in Established Centres</i>	<ul style="list-style-type: none"> Will focus growth in established centres of Berkey's Corner, South End Centre/ University Village, Chemainus and Crofton and can accommodate projected growth Community character study indicated support low-rise, multi-family mixed use buildings in these communities The existing sewer and water in the South End, Chemainus and Crofton have adequate capacity for anticipated growth 	<ul style="list-style-type: none"> Fire flow demands may be an issue with higher density development Site coverage results in more impervious areas and increased run off. Drainage must be designed so that natural systems are not affected.
<i>Resilient, Supportive and Inclusive Communities</i>	<ul style="list-style-type: none"> New growth will strengthen existing communities by providing walkable, compact communities to foster social interaction and improved health outcomes Denser communities means people are less reliant on cars and thereby more physically active Denser developments may mean more opportunities for public benefits (childcare, non-market housing, accessible public realm, park dedication etc.) New hospital will proceed with some medical services in surrounding area New land use designations could accommodate a broader range of social uses in residential and commercial zones (child care, support services for homelessness, substance abuse and mental health, etc.) 	<ul style="list-style-type: none"> Residents of Bell McKinnon may be frustrated with not following thru on local plan.
<i>Diversity of Housing, Types and Tenures</i>	<ul style="list-style-type: none"> Focus on multi-family/ ground-oriented housing which creates options for younger people, seniors and lower-income families Higher percentage of purpose built rental and non-market housing which creates affordable housing options 	<ul style="list-style-type: none"> May restrict single family home development
<i>Regeneration and Protection of the Natural Environment</i>	<ul style="list-style-type: none"> Agricultural, forestry, and rural areas continued to be protected from development Ecological connection and biodiversity protected by revising growth areas within UCB (riparian areas and sensitive ecosystems) New land use designations could further protect and enhance natural conservation areas 	<ul style="list-style-type: none"> New development will impact the site and should be low-impact integrating natural features such as mature trees etc. New development should use only eco-friendly construction materials (no old growth timber etc.)
<i>Food Security</i>	<ul style="list-style-type: none"> Agriculture and rural areas continued to be protected More food producing land within UCB New land use designations could allow food production in a variety of designations 	<ul style="list-style-type: none"> N/A
<i>Thriving Sustainable Economy</i>	<ul style="list-style-type: none"> Commercial and industrial lands maintained where local, green jobs can be encouraged More live/work designations More mixed used designations (commercial and residential designations) High-tech medical node create more jobs New land use designations could allow local, small scale businesses in in residential areas 	<ul style="list-style-type: none"> Less single family development may impact construction industry
<i>Climate Action</i>	<ul style="list-style-type: none"> Forestry reserve maintained and promotes carbon sequestration Denser communities means less energy use/ emissions from cars 	<ul style="list-style-type: none"> New construction materials contains 'embodied carbon' Several thousand car trips are made per day to Nanaimo and Victoria for work and these patterns may continue, unless focus on local job creation/ work from home options Agriculture accounts for 13% of GHG emissions and will likely continue in this scenario Light industrial operations account for 39% of emissions from burning natural gas and other fossil fuels, if further climate action policies changes aren't enacted

NORTH COWICHAN REGIONAL 3D-MODEL
ISOMETRIC - SOUTHEAST



NORTH COWICHAN

Growth Scenario 03 Polycentric Growth

Date: 09/04/2021

This 3d Model of the District of North Cowichan represents thematically the regional growth scenario '03 Polycentric' growth option.

LEGEND

- DNC Boundary
- Local Plan Boundary
- Urban Containment Boundary
- 20-year Growth
- Forestry Recreation
- Sensitive Ecosystem Inventory
- Forest Reserve
- Agricultural Land Reserve (ALR)
- Transportation Network
- Streams & Waterbodies

This scenario builds on scenario two and adds three additional neighbourhood nodes in Bell McKinnon, Quamichan and Maple Bay.

Growth Area Boundary Revisions

- Some housing/ commercial development at Herd and BM Rd near hospital site and along BM corridor (Core Village Designation in Local Plan)
- Gentle infill/ ground-oriented housing around the neighbourhood commercial node in Quamichan to promote viable commercial opportunities (above what's approved in CD zones)
- Gentle infill/ ground-oriented housing in Maple Bay to create viable commercial opportunities and a diversity of housing forms



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Goals	Pros	Cons
<i>Growth and Development in Established Centres</i>	<ul style="list-style-type: none"> • Would support neighbourhood nodes in Bell McKinnon, Quamichan and Maple Bay to create a '15 minute' neighbourhood for residents • Community character study indicated support housing options and viable commercial options in Maple Bay 	<ul style="list-style-type: none"> • Fire flow demands may be an issue with higher density development • Increased site coverage of lower density development results in more impervious areas and increased run off. Drainage must be designed so that natural systems are not affected. • No municipal sewer system in Maple Bay and cost of serving may make development non-viable
<i>Resilient, Supportive and Inclusive Communities</i>	<ul style="list-style-type: none"> • New growth will strengthen opportunities for viable neighbourhood commercial uses • Allow for some surrounding commercial and residential growth to support medical workers and others • People are less reliant on cars and thereby more physically active in they have neighbourhood shops/services closer • New land use designations could accommodate a broader range of social uses in residential and commercial zones (child care, support services for homelessness, substance abuse and mental health, etc.) 	<ul style="list-style-type: none"> • Would mean some housing and commercial greenfield development near the hospital site in Bell McKinnon.
<i>Diversity of Housing, Types and Tenures</i>	<ul style="list-style-type: none"> • Focus on multi-family/ ground-oriented housing which creates options for younger people, seniors and lower-income families • Purpose built rental and non-market housing to provide affordable housing options 	<ul style="list-style-type: none"> • Single family home development maybe restricted
<i>Regeneration and Protection of the Natural Environment</i>	<ul style="list-style-type: none"> • Agricultural, forestry, and rural areas continue to be protected from development • Ecological connection and biodiversity protected within existing UCB (riparian areas and sensitive ecosystems) • New land use designations could further protect and enhance natural conservation areas 	<ul style="list-style-type: none"> • New development will impact the site and should be low-impact integrating natural features such as mature trees etc.
<i>Food Security</i>	<ul style="list-style-type: none"> • Agriculture and rural areas continue to be protected • More food producing land within UCB protected • New land use designations to allow food production in a variety of designations 	<ul style="list-style-type: none"> • N/A
<i>Thriving Sustainable Economy</i>	<ul style="list-style-type: none"> • Commercial and Industrial lands maintained where local, green jobs can be encouraged • More neighbourhood commercial opportunities • More live/work designations • More mixed-use buildings (commercial and residential) • New land use designations could allow local, small scale businesses in in residential areas 	<ul style="list-style-type: none"> • N/A
<i>Climate Action</i>	<ul style="list-style-type: none"> • Forestry reserve maintained and promotes carbon sequestration • Neighbourhood nodes mean people can walk or bicycle to shops and service and less energy use/ emissions from cars 	<ul style="list-style-type: none"> • New construction and development contains 'embodied carbon' • Patterns of car trips to Victoria/ Nanaimo for work may continue, unless focus on local job creation/ work from home options • Agriculture accounts for 13% of GHG emissions and will likely continued • Light industrial operations account for 39% of emissions from burning natural gas and other fossil fuels, if further climate action policies changes aren't enacted