

# Municipality of North Cowichan

## Committee of the Whole

### AGENDA

Tuesday, July 13, 2021, 6:00 p.m.  
Electronically

Pages

#### 1. CALL TO ORDER

This meeting, though electronic, is open to the public. All representations to Council will form part of the public record. Proceedings will be streamed live and archived at [www.northcowichan.ca](http://www.northcowichan.ca). Members of the public may join this online meeting and participate virtually during the Public Input and Question Period portions of the agenda.

- To join by computer, smartphone, or tablet, visit [northcowichan.ca/virtualmeeting](http://northcowichan.ca/virtualmeeting) for instructions.
- To join by telephone, dial 1.844.426.4405, enter the meeting ID 177 040 1499, and then press # to join the meeting.

#### 2. APPROVAL OF AGENDA

Purpose: To consider any items of business not included in the Agenda, that are of an urgent nature, must be introduced and approved at the time the agenda is adopted. Matters must be taken up in the order that they are listed unless changed at this time.

Recommendation:

That the Committee of the Whole agenda be adopted as circulated [or as amended].

#### 3. ADOPTION OF MINUTES

Purpose: To consider if there were any errors or omissions prior to adopting the minutes.

3.1. Minutes from the June 8, 2021 regular meeting for adoption 4 - 6

3.2. Minutes from the June 21, 2021 special meeting for adoption 7 - 9

Recommendation:

That the minutes of the regular meeting held June 8, 2021 and the special meeting held June 21, 2021 be adopted, as circulated.

#### 4. DELEGATIONS AND PRESENTATIONS

4.1. District Development Corporation's Development Project 10 - 20

Purpose: Michael Nygren and Briana Mussatto, on behalf of the District Development Corporation, to introduce their development project at 6866, 6918, 6846, 6936 Bell McKinnon Road in support of Council maintaining the Urban Containment Boundary and the Bell McKinnon Local Area Plan.

## 5. PUBLIC INPUT

Public Input is an opportunity for the public to provide their feedback on matters included on the agenda. The maximum number of speakers to be heard during the public input period is limited to five, with a maximum of three minutes allotted to each speaker. To be added to the speakers list, please:

- click on the 'raise your hand' button, if participating by computer, smartphone, or tablet, or
- dial \*3 on your phone

## 6. BUSINESS

### 6.1. CAEP Modelling of OCP Growth Scenarios

21 - 26

Purpose: To inform Council of the results of the updated Climate Action Energy Plan (CAEP) modelling of the three growth management land use scenarios used to solicit public input on a preferred growth scenario to inform Official Community Plan (OCP) policy development, and to advise Council on the GHG emission reduction target differences between the land use scenario options.

### 6.2. Official Community Plan Survey Results

27 - 60

Purpose: To present the OCP Growth Scenarios Engagement results and receive input on the approach to growth management recommended in the MODUS June 28, 2021 "What We Heard" report. Rob Barrs and Suzy Lunn from MODUS Planning, Design and Engagement to present the Official Community Plan (OCP) survey results.

Recommendation:

That the Committee of the Whole recommends:

That Council accepts the recommendations of the MODUS June 28, 2021 "What We Heard" report as a basis for drafting a growth management strategy and land use plan for the new OCP.



The following motion was deferred from the June 21, 2021 Special Committee of the Whole meeting for further discussion on amendments to Community Profiles:

*That the Committee of the Whole recommend that Council accepts the Draft Community Profiles as presented in Attachment 1 to the Community Planning Coordinator's June 21, 2021 report entitled "OCP Update Project - Community Character Profiles" as background information for consideration during the drafting of the OCP, subject to the following amendments:*

- *To begin each community character profile with a description of project limitations and how they will and will not be used.*
- *Maple Bay Community Character Profile (page 187). Reword 'The healthy marine environment located in the Bay is teeming with life and can be easily appreciated on shore or water.' to acknowledge potential threats to water quality.*
- *Quamichan Community Character Profile (page 191). Change the photograph labeled 'Future Neighbourhood Node – Kingsview', to 'Future Commercial Centre'.*
- *Change the colour palate of the Rural Community Character Profile.*
- *Bell McKinnon Community Character Profile – for consistency, remove the 'Thinking Forward' page (page 5).*
- *Sentence referring to recent cycling and infrastructure improvements – should reference what is in the plan.*

[Note: The staff report and attachments as presented on June 21, 2021 meeting have been included.]

#### 6.4. Council Strategic Plan Quarterly Update

129 - 145

Purpose: To provide a quarterly status update on projects identified within the 2019-2022 Council Strategic Plan for the period from April 1, 2021 to June 30, 2021, in accordance with the Council Strategic Plan Administration Policy.

### 7. NEW BUSINESS

### 8. QUESTION PERIOD

Question Period is an opportunity for the public to ask brief questions regarding the business discussed during the meeting. To be added to the speakers list, please:

- click on the 'raise your hand' button, if participating by computer, smartphone, or tablet, or
- dial \*3 on your phone

### 9. ADJOURNMENT

# **Municipality of North Cowichan Committee of the Whole MINUTES**

**June 8, 2021, 6:00 p.m.  
Electronically**

Members Present	Councillor Tek Manhas, Chair Mayor Al Siebring Councillor Rob Douglas Councillor Christopher Justice Councillor Kate Marsh Councillor Rosalie Sawrie (arrived at 6:02 p.m.) Councillor Debra Toporowski
Staff Present	Ted Swabey, Chief Administrative Officer (CAO) Sarah Nixon, Deputy Chief Administrative Officer (D/CAO) Michelle Martineau, Corporate Officer Jason Birch, Chief Information Officer Shawn Cator, Director, Operations Rob Conway, Director, Planning and Building Martin Drakeley, Manager, Fire and Bylaw Services George Farkas, Director, Human Resources and Corporate Planning Tammy Isaachsen, Acting Manager, Communications and Public Engagement Don Stewart, Director, Parks and Recreation John Dehoop, Manager, Infrastructure Kim Ferris, Manager, Bylaw and Business Licensing Services Shaun Mason, Municipal Forester Tricia Mayea, Deputy Corporate Officer

## **1. CALL TO ORDER**

There being a quorum present, the Chair called the meeting to order at 6:00 p.m.

## **2. APPROVAL OF AGENDA**

IT WAS MOVED AND SECONDED:

That the Committee of the Whole agenda be adopted as circulated.

CARRIED

## **3. ADOPTION OF MINUTES**

### **3.1 Minutes from the May 11, 2021 regular meeting for adoption**

IT WAS MOVED AND SECONDED:

That the minutes of the regular meeting held May 11, 2021 be adopted, as circulated.

CARRIED

**4. PUBLIC INPUT**

Council received no public input.

**5. BUSINESS**

**5.1 Forest Use Bylaw Fine Increases**

IT WAS MOVED AND SECONDED:

That Committee of the Whole directs staff to amend:

1. the Forest Use Bylaw No. 3265, 2007 to remove section 4 [Offence] and insert in its place: *"A person who contravenes a provision of the bylaw or any order or permit issued under this bylaw, shall be liable, on summary conviction, to a penalty not exceeding fifty thousand dollars (\$50,000.00) under the Offence Act and the costs of prosecution. Where any offence is a continuing one, each day that the offence continues shall be a separate offence."*
2. the Bylaw Offence Notice Enforcement Bylaw No. 3677, 2021 to increase the fines associated with the Forest Use Bylaw No. 3265, 2007 where deemed appropriate based on the offence up to the maximum of \$500.
3. the Municipal Ticket Information System Bylaw No. 3464, 2013 to increase the fines associated with the Forest Use Bylaw No. 3265, 2007 where deemed appropriate based on the offence up to the maximum of \$1,000. CARRIED

IT WAS MOVED AND SECONDED:

That the Committee of the Whole direct staff to increase the penalty for sign defacing under the Bylaw Offence Notice Enforcement Bylaw to \$500 and Municipal Ticket Information System Bylaw to \$1,000. (Opposed: Justice and Siebring)

CARRIED

**5.2 Review of Fireworks Bylaw 1974, No. 1579**

IT WAS MOVED AND SECONDED:

That the Committee of the Whole recommends to Council that the motion passed at the December 20, 2017, Council meeting: *That Council direct staff to draft a bylaw to amend Fireworks Bylaw 1974 to restrict fireworks permits to January 1st, July 1st, and October 31st, and require requests for other dates be approved by the Chief Administrative Officer or his designate.,* be repealed.

(Opposed: Douglas, Manhas, Marsh, Sawrie, Siebring, Toporowski)

DEFEATED

IT WAS MOVED AND SECONDED:

That the Committee of the Whole direct staff to draft a new Fireworks Bylaw based on the suggestions listed under items 2 – 17, in the June 8, 2021 report from the Deputy Corporate Officer. CARRIED

**6. NEW BUSINESS**

None.

**7. QUESTION PERIOD**

Council received no questions from the public regarding agenda items.

**8. CLOSED SESSION**

IT WAS MOVED AND SECONDED:

That Council close the June 8, 2021 Committee of the Whole meeting at 7:19 p.m. to the public on the basis of the following section of the *Community Charter*:

- 90(1)(j) information that is prohibited, or information that if it were presented in a document would be prohibited, from disclosure under section 21 of the *Freedom of Information and Protection of Privacy Act*. CARRIED

**8.1 Closed minutes from the January 12, 2021, March 23, 2021 and March 15, 2021 meetings for adoption**

**8.2 Closed under section 90(1)(j) FOIPPA s.21(1)(b) report supplied in confidence**

**9. ADJOURNMENT**

The meeting was adjourned at 9:00 p.m.

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Certified by Corporate Officer

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Signed by Mayor

# **Municipality of North Cowichan Special Committee of the Whole MINUTES**

**June 21, 2021, 6:00 p.m.  
Electronically**

Members Present	Mayor Al Siebring Councillor Rob Douglas Councillor Christopher Justice Councillor Tek Manhas Councillor Kate Marsh Councillor Rosalie Sawrie Councillor Debra Toporowski
Staff Present	Ted Swabey, Chief Administrative Officer (CAO) Sarah Nixon, Deputy Chief Administrative Officer (D/CAO) Talitha Soldera, Director, Financial Services Michelle Martineau, Corporate Officer Jason Birch, Chief Information Officer Shawn Cator, Director, Operations David Conway, Director, Engineering Projects Rob Conway, Director, Planning and Building George Farkas, Director, Human Resources and Corporate Planning Tammy Isaachsen, Acting Manager, Communications and Public Engagement Clay Reitsma, Director, Engineering Don Stewart, Director, Parks and Recreation Tricia Mayea, Deputy Corporate Officer Shaun Mason, Municipal Forester Dave Preikshot, Senior Environmental Specialist

## **1. CALL TO ORDER**

There being a quorum present, the Chair called the meeting to order at 6:26 p.m.

## **2. APPROVAL OF AGENDA**

IT WAS MOVED AND SECONDED:

That the Special Committee of the Whole agenda be adopted as circulated.

CARRIED

## **3. PUBLIC INPUT**

Council received input from one members of the public regarding agenda item 4.3 and from one member of the public regarding item 4.2

## **4. BUSINESS**

#### **4.1 Master Transportation Plan**

Nadine King, Watt Consulting provided a presentation on the data compiled on existing issues related to transportation networks, public engagement and surveys leading into network assessment and plan development, and answered questions of Council.

Council shared their feedback on what should be included in the vision.

Mayor Siebring left the meeting at 7:34 p.m.

The Committee, by unanimous consent, recessed at 8:00 p.m. and reconvened at 8:12 p.m.

#### **4.2 Biodiversity Protection Policy – Workshop**

The Senior Environmental Specialist, Dave Preikshot provided a presentation and gathered input on the purpose and scope of the 2019-2022 Council Strategic Plan priority project to develop a biodiversity protection policy, and answered questions of Council.

Council shared their comments and concerns related to biodiversity species and habitats in eco-systems.

IT WAS MOVED AND SECONDED:

That the meeting be extended to 11:00 p.m.

CARRIED

Due to technical issues, the meeting recessed at 10:15 p.m. and reconvened at 10:29 p.m.

IT WAS MOVED AND SECONDED:

That staff be directed to negotiate a contract with a consultant who has expertise with bio diversity policies and work with the consultant to add and consider the comments from the committee of the whole and staff to seek input from the Environmental Advisory Committee prior to bringing an updated scope of work to the Committee of the Whole; and that upon endorsement, staff will seek direction to obtain input from other groups as listed in Dr. Preikshot's report or as directed by the committee. CARRIED

#### **4.3 OCP Update Project - Community Profiles**

IT WAS MOVED AND SECONDED:

That the meeting be extended to 12:00 a.m.

CARRIED

IT WAS MOVED AND SECONDED:

That the motion:

*That the Committee of the Whole recommend that Council accepts the Draft Community Profiles as presented in Attachment 1 to the Community Planning Coordinator's June 21, 2021 report entitled "OCP Update Project - Community Character Profiles" as background information for consideration during the drafting of the OCP, subject to the following amendments:*

- *To begin each community character profile with a description of project limitations and how they will and will not be used.*
- *Maple Bay Community Character Profile (page 187). Reword 'The healthy marine environment located in the Bay is teeming with life and can be*

*easily appreciated on shore or water.’ to acknowledge potential threats to water quality.*

- *Quamichan Community Character Profile (page 191). Change the photograph labeled ‘Future Neighbourhood Node – Kingsview’, to ‘Future Commercial Centre’.*
- *Change the colour palate of the Rural Community Character Profile.*
- *Bell McKinnon Community Character Profile – for consistency, remove the ‘Thinking Forward’ page (page 5).*
- *Sentence referring to recent cycling and infrastructure improvements – should reference what is in the plan.*

be deferred to the July 13, 2021 Committee of the Whole meeting. (Opposed: Marsh)  
CARRIED

#### **4.4 Land Prices and Affordability**

IT WAS MOVED AND SECONDED:

That the Committee of the Whole direct staff to invite UBC planning professor Patrick Condon to attend a Council or Committee meeting this summer, at his earliest convenience, to discuss issues related to growth, development and affordability.

CARRIED

#### **5. NEW BUSINESS**

None.

#### **6. QUESTION PERIOD**

Council received no questions from the public.

#### **7. ADJOURNMENT**

The meeting ended at 11:40 p.m.

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Certified by Corporate Officer

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Signed by Mayor

# Commentary on OCP Growth Scenarios



# About District Group

- Professional developer of primarily Master Planned Rental Residential Communities
- Vancouver Island Roots
- Communities we work in:
  - Campbell River
  - Courtenay
  - Port Alberni
  - Parksville
  - Nanaimo
  - North Cowichan
  - Colwood
  - Langford
  - Victoria
  - Sidney
  - Surrey
  - Abbotsford
  - Westbank First Nation
  - Kelowna
  - Vernon

# Common Theme

- Shortage of land
- Critical shortage of housing supply (all types)
- Effectively 0% rental vacancy
- Most if not all the communities we work in would not be able to provide alternative accommodation if even a single multifamily building became inhabitable (fire, flood, structural issue, etc.)
- Lack of supply of all housing types (rental and market) driving unaffordability

# Why is this the Case?

- Recent growth and migration patterns have been unprecedented
- The dynamics driving this shift are in the 'early innings' and will persist
- Perfect Storm the Situation for Most Municipalities in BC:
  - Physical constraints - mountains, ocean, rivers
  - ALR
  - Servicing Constraints (Lacking or outdated)
  - Jurisdictional Boundaries (City and Regional Districts)

# Why are we not more concerned?

- Food, Water or Clothing Supply Shortages versus Housing
- There is very little meaningful work being done to address the shortage of housing

# World by The Tail

- Bell McKinnon Area Plan (and an active OCP review)
- New Hospital
- Infrastructure Investments
- Plan Already in Place
- Neighbourhood support
- Recently Conceived and Approved
- Award Winning
- Municipal Envy

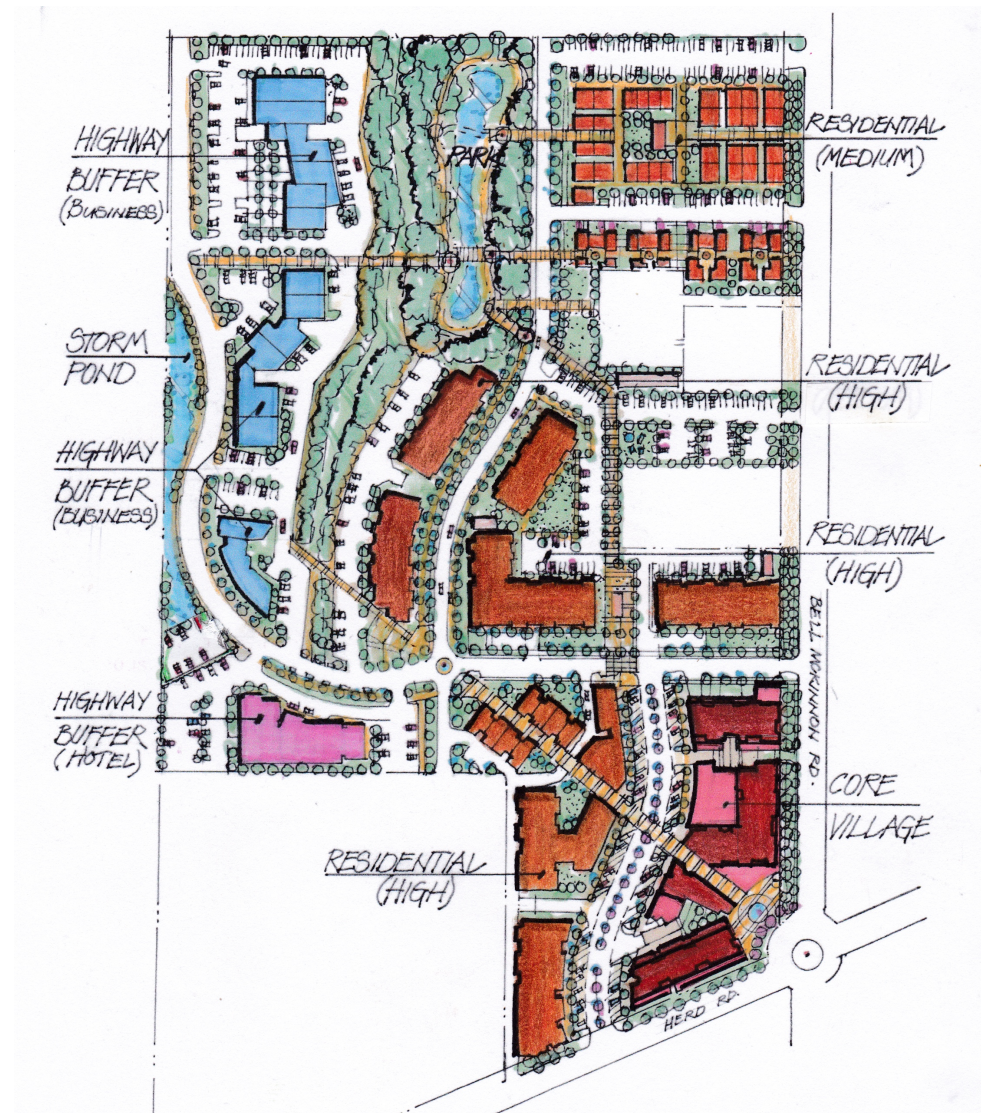
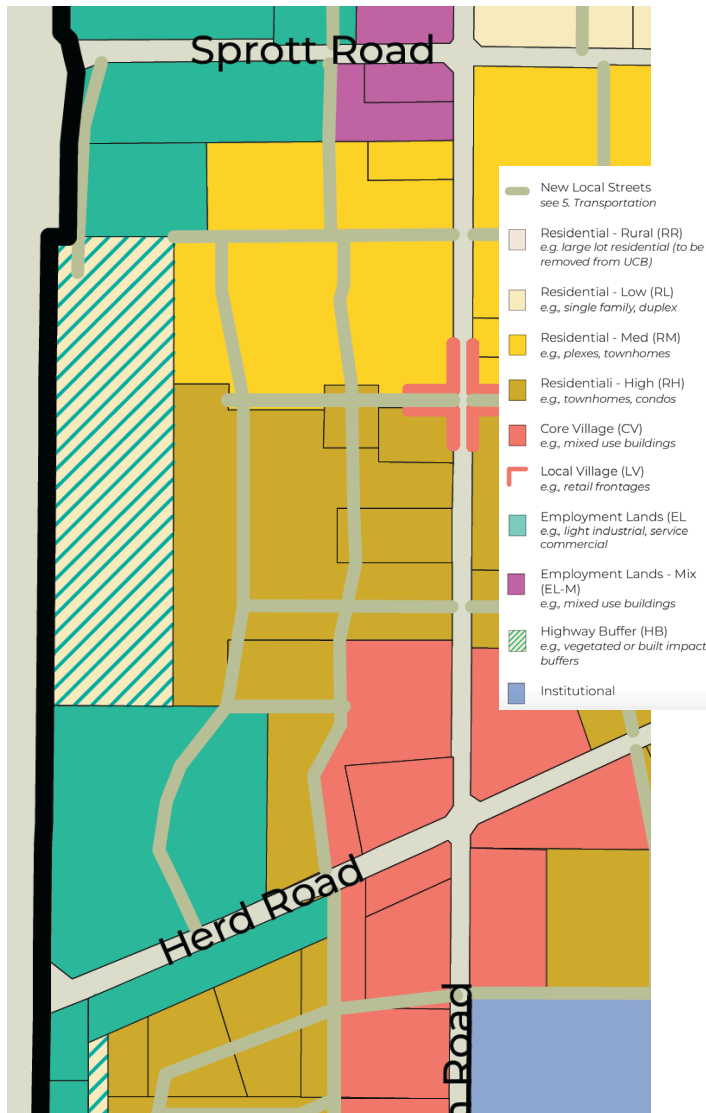
# Don't Squander a Great Opportunity

- Bell McKinnon Area Plan should remain as is
- OCP review needs to take a more extreme focus on providing further housing capacity
- Risk of oversupply?

# Consequences of Reducing the BMLAP

- Sprawl - will promote vs control - Regional District or periphery communities take up housing needs (as they can)
- Continue to Exacerbate Implications for the Local Community
  - Housing availability, low vacancy rate
  - Housing options
  - Tenure options
  - Cost to rent or purchase housing
  - Risk (given fire, flood or otherwise)
- Hospital
  - Executing construction
  - Operations
  - Talent attraction
  - Regional patient implications
- Process and Infrastructure Efficiency
  - Invariably revisit later
  - Undersizing Infrastructure

# District's Proposal in the Bell McKinnon Area Plan





# District's Proposal - Fact Sheet


- 31 acres
- 2.2 acres of village commercial
- 9 acres of high density
- 3.6 acres of medium density
- 2 acres of hotel
- 6.9 acres of business / light industrial
- 7.3 acres roads, trails, greenspace
- NO single family residential
- Majority of housing will be long term rental
- Up to 850 housing units
- Up to 91,000 SF of commercial and light industrial space
- Land was acquired April 2020
- Rezoning application was submitted in December 2020
- Discussing joint infrastructure delivery with the Hospital over the past year

# THANK YOU

## Contact Us Anytime

**info@districtgroup.ca**  
**604.322.5762 | districtgroup.ca**

# Report

Date	July 13, 2021	File:	
To	Committee of the Whole		
From	David Conway, Director, Engineering Projects	Endorsed:	
Subject	CAEP Modelling of OCP Scenario Results		

## Purpose

To inform Council of the results of the updated Climate Action Energy Plan (CAEP) modelling of the three growth management land use scenarios used to solicit public input on a preferred growth scenario to inform Official Community Plan (OCP) policy development, and to advise Council on the GHG emission reduction target differences between the land use scenario options.

## Background

In the spring and summer of 2021, there are two major 2019-2022 Council Strategic Plan projects underway concurrently:

- The update of the OCP and,
- Finalizing remodelling and adoption of an updated CAEP.

Through the life of both projects, Environmental Services and Planning staff have been working hard to ensure that Council has timely information and advice with respect to how the CAEP may inform the OCP, should Council continue to desire strategic alignment between the CAEP and OCP as master plans of Council once each is adopted.

Throughout the last year of work to remodel the CAEP, members of Council articulated concerns that the updated CAEP model does not place the same emphasis on land use planning as a critical move to reduce Municipal GHG emissions to reach reduction targets by 2050, due to forecasted vehicle electrification, as the 2013 CAEP model. In response to the concerns, staff committed to Council in the fall of 2020 that each growth management scenario would be modelled under the CAEP so Council would have the benefit of understanding the GHG emissions differences between options (even if they proved to be marginal), prior to being asked to provide direction on OCP policy development. On October 20, 2020, Council gave formal direction to staff to address their continuing concern:

"WHEREAS the Intergovernmental Panel on Climate Change has concluded that it is imperative that we achieve net zero emissions by 2050 and the BC provincial government's climate plan also has as a target the achieving of net zero by 2050;

AND WHEREAS Council has been assured that further adjustments or refinements to the Climate Action and Energy Plan ("CAEP") project (and report) will not add significantly to our understanding of how to reduce our emissions but may rather delay the Official Community Plan ("OCP") process (where those CAEP-derived understandings will be translated into policy);

AND WHEREAS going forward, it is the intention of staff to work with both Sustainability Solutions Group (SSG) and Modus to ensure that there is harmony or alignment between the CAEP derived understandings and the OCP policies, and to use the new CAEP modelling tool to ensure that OCP policies, including growth management scenarios, will result in the meeting of our emissions reductions target;

NOW THEREFORE Council directs, subject to the completion of the CAEP, that the 2050 emissions reductions target of 80% be changed to a target of achieving net zero by 2050, and that this be reflected in the development of policy in the OCP."

Over the spring of 2021, the newly convened Environmental Advisory Committee (EAC) articulated similar concerns to Council, that the new CAEP model, although supported by the EAC, may not put enough emphasis on land use planning as an important means of achieving GHG emission reduction targets. The EAC placed emphasis on the co-benefits of more urban containment, including, but not limited to:

- Infill development within existing centres
- Requirement of an energy plan for new developments
- Tree canopy targets
- Tree planting targets to increase tree counts
- Climate lens policy for new development

At the July 13, 2021, Committee of the Whole (COW), the OCP project will reach a key milestone where COW is being presented with the outcome of the public engagement on growth management scenario options, and will be asked to consider direction to staff on which growth management scenario is the preferred scenario to be used as a basis for developing OCP policy in the next phase OCP of the project.

Staff are providing this report for information, so Council has timely CAEP information to inform their OCP deliberations and understand the differences between land use scenarios toward reaching the desired 100% reduction by 2050.

### Discussion and Analysis

The Municipality is divided into a large number of polygons by Statistics Canada. These polygons only occasionally coincide with the boundaries that residents would associate with their neighbourhoods and are highly variable in size. For example, the mobile home park on Boys Road is one polygon while there is one polygon to cover the large area west of Old Lake Cowichan Road, including the Gibbins Road mobile home park. Regardless, the data collected by Statistics Canada within the polygons is valuable input to the predictive model used in the CAEP.

Staff have used the "Rennie Intelligence" report of long-range growth projections from June 2019, historic development patterns, approvals in place and consultation about alternative growth patterns to identify residential housing units within the Statistics Canada polygons that most closely match growth location assumptions. Key assumptions are as follows:

- Total residential growth by the year 2050 is 3700 units of all types
- The model does not distinguish between types of residential units (eg: single family and multifamily)

- The model uses a centroid of the polygon in its prediction of outcomes
- Growth in Chemainus and Crofton are a percentage of total growth based on historic information for Business as Usual (BAU) and as suggested by the OCP process to date.

The tables in Attachment 1 show the housing distribution for "Business as Usual" (BAU), "Multi Centre Growth", and "Focussed Growth" at 2050, all referenced to Statistics Canada polygons shown in Attachment 2.

SSG modelled three scenarios to predict the difference between business as usual and two other growth scenarios without applying CAEP recommendations to reduce GHG emissions other than the known assumptions applied to all three scenarios. The results of the model show insignificant fugitive emissions differences and slight changes in housing and transportation emissions.

Table 1 shows the annual totals and differences in emissions by sector (tCO<sub>2</sub>e) of the modelling for the year 2050.

2050 Emissions Output tCO <sub>2</sub> e												
Scenario	Agriculture	Commercial	Fugitive	%diff	Industrial	Residential	%diff	Transportation	%diff	Waste	TOTAL	%diff
BAU	42,272	15,744	18,934		151,723	23,326		87,362		2,056	341,417	
Multi Centre Growth	42,272	15,744	18,938		151,723	23,159		87,101		2,056	340,993	
Focussed Growth	42,272	15,744	18,943		151,723	23,053		86,899		2,056	340,689	
2050 Emissions Differences												
Multi Centre Growth	0	0	4	0.02%	0	-167	-0.72%	-261	-0.30%	0	-266	-0.12%
Focussed Growth	0	0	8	0.04%	0	-273	-1.17%	-463	-0.53%	0	-728	-0.21%

Table 1- 2050 Emissions by Sector

It has been the staff commitment to run a final CAEP model using the growth scenario accepted for the OCP to ensure correlation between the two documents despite this information showing that the differences between Business as Usual and other growth scenarios is a maximum of about 1.17%. This data demonstrates that the impact of various residential growth scenarios is a very small percentage of emissions within the affected sectors and of the overall emissions total.

## Conclusion

The data shows that growth scenarios based on the information used for CAEP modelling do not significantly affect greenhouse gas emissions. Analysis using different combinations of housing distribution is equally unlikely to result in appreciable differences but will incur additional expense and time delays in finalizing the CAEP and OCP documents.

## Recommendation

This report is for information

### Attachments

- Attachment 1     Housing Distribution Tables
- Attachment 2     Statistics Canada Polygons

## Dwelling Distribution by Community, OCP Growth Scenario

Business as Usual			Multi Centre Growth			Focused Growth		
Totals	Total New Households	% of Total	Totals	Total New Households	% of Total	Totals	Total New Households	% of Total
Quamichan	967	26.1	Quamichan	800	21.6	Quamichan	690	18.6
Berkeys	700	18.9	Berkeys	710	19.2	Berkeys	1000	27.0
South End	300	8.1	South End	655	17.7	South End	1010	27.3
Chemainus	370	10.0	Chemainus	370	10.0	Chemainus	370	10.0
Crofton	370	10.0	Crofton	370	10.0	Crofton	200	5.4
Maple Bay	23	0.6	Maple Bay	50	1.4	Maple Bay	0	0.0
Bell Mckinnon	860	23.2	Bell Mckinnon	645	17.4	Bell Mckinnon	360	9.7
Rural	110	3.0	Rural	100	2.7	Rural	70	1.9
Total	3700	100	Total	3700	100	Total	3700	100

## Dwelling Distribution by Zone

Bell Mckinnon			
CAEP Polygon #	11	12	Total
BAU New Households	850	10	860
Multi Centre Growth	645	0	645
Focused Growth	360	0	360

Berkey's Corner													
CAEP Polygon #	42	43	44	45	47	48	49	50	51	52	53	54	Total
BAU New Households	300	50	10	10	10	30	100	0	0	0	0	190	700
Multi Centre Growth	250	10	0	50	10	10	200	0	40	0	50	90	710
Focused Growth	420	0	0	0	10	50	100	0	150	0	50	220	1000

Chemainus									
CAEP Polygon #	2	34	35	36	37	38	39	40	Total
BAU New Households	20	10	140	80	0	50	20	50	370
Multi Centre Growth	20	80	50	50	0	100	20	50	370
Focused Growth	0	130	25	60	0	135	20	0	370

Crofton						
CAEP Polygon #	14	21	22	23	24	Total
BAU New Households	40	50	20	60	200	370
Multi Centre Growth	20	50	150	100	50	370
Focused Growth	0	10	160	30	0	200

Maple Bay				
CAEP Polygon #	15	25	28	Total
BAU New Households	0	0	23	23
Multi Centre Growth	0	25	25	50
Focused Growth	0	0	0	0

Quamichan							
CAEP Polygon #	17	18	19	26	27	29	Total
BAU New Households	347	10	60	10	500	40	967
Multi Centre Growth	180	0	50	10	500	60	800
Focused Growth	55	0	0	10	600	25	690

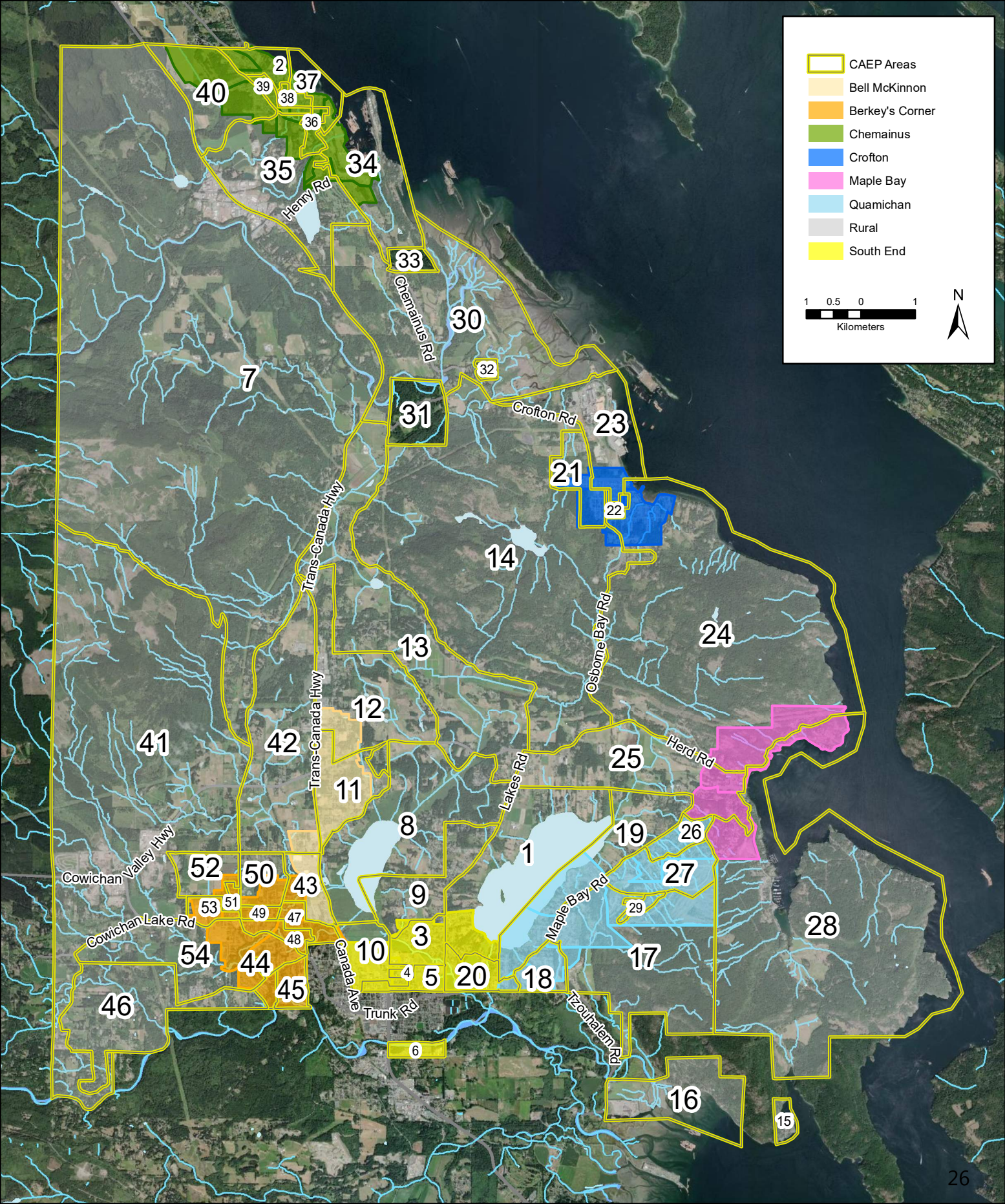
Rural							
CAEP Polygon #	7	8	13	16	41	46	Total
BAU New Households	60	25	0	5	10	10	110
Multi Centre Growth	40	15	0	5	30	10	100
Focused Growth	40	10	0	0	10	10	70

South End									
CAEP Polygon #	1	3	4	5	6	9	10	20	Total
BAU New Households	75	40	50	35	0	25	25	50	300
Multi Centre Growth	20	25	175	275	0	0	150	10	655
Focused Growth	0	5	335	450	0	0	195	25	1010




Map of CAEP Units for Housing Unit Distribution

attachment 2





# Report

Date	July 13, 2021	File: 6480-30 2019.01
To	Committee of the Whole	Prospero No: SPP00040
From	Rob Conway, Director, Planning and Building	Endorsed: 
Subject	OCP Update Project – Growth Scenarios Engagement Report	

## Purpose

To present the OCP Growth Scenarios Engagement results and receive input on the approach to growth management recommended in the MODUS June 28, 2021 “What We Heard” report.

## Background

One of the OCP update project objectives supported by Council by resolution on October 16, 2019, is to, “Revise Our Approach to Growth Management.” Goals associated with this objective are:

- Environmental and social values along with market, technical and demographic information, drive the establishment of growth management policy.
- Update the urban containment boundary so that it more clearly reflects a long-term vision for North Cowichan.

For the purposes of this project, growth management is described as the practice of planning for and controlling the location, density and type of land use and development within North Cowichan. Growth refers to a combination of increased population and increased development (residential and employment-related). For the purposes of public engagement, an estimate of 3,700 new dwelling units within North Cowichan by 2050 was assumed, based on the Rennie Intelligence population and employment growth projections<sup>1</sup>. The growth management engagement process obtained public input on three growth scenario options and potential locations and densities of future growth.

Effective growth management can increase the public benefits arising from growth and mitigate potential negative impacts of growth on health, infrastructure costs, and the environment. A sound growth management strategy and land use plan are foundational elements to achieving the OCP vision, goals, and principles.

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<sup>1</sup> Rennie Intelligence. 2019. Long-Range Projections of Population, Housing and Employment in the Cowichan Valley. Cowichan Valley Regional District, Duncan BC: 39 p. Available online at: <https://www.cvr.d.ca/DocumentCenter/View/94223/Long-Range-Projections-of-Population-Housing-and-Employment>

## Discussion

The MODUS June 28, 2021 report *How Should we Grow? Exploring Growth Scenarios (the "What We Heard Report")* provided in Attachment 1 summarizes the process of engagement on growth management and the results gathered. It also contains recommendations for a growth management strategy to be used as the basis of a draft land use plan.

On July 7, the OCP Advisory Group met and received a presentation about the What We Heard Report. The Advisory Group passed the following resolutions for Council's consideration:

*That the Committee recommends that Council take into consideration the community's willingness to walk to urban nodes when creating neighbourhood node plans.*

*That the Committee support in principle the direction proposed under growth Scenario 2 Plus.*

*That further discussion around growth scenarios be brought forward to the next meeting and that members be prepared to share comments at that time.*

*That the Committee add a discussion regarding the survey to the next OCP Committee meeting agenda.*

*That the committee receive the report (Opening Doors: Unlocking Housing Supply for Affordability) for information and future discussion.*

Prior to proceeding with this work and the approach outlined in the What We Heard Report, direction from Council is requested. Based on the recommendations of MODUS and the OCP Advisory Group, Option 1 below is recommended.

### Options:

Option 1: (Recommended Option)

That the Committee of the Whole recommends:

That Council accepts the recommendations of the MODUS June 28, 2021 "What We Heard" report as a basis for drafting a growth management strategy and land use plan for the new OCP.

- If the Committee and Council endorses this recommendation, the project team will proceed with preparing a land use plan and growth management policies.

Option 2:

That the Committee of the Whole recommends:

That Council accepts the recommendations of the MODUS June 28, 2021 “What We Heard” report as a basis for drafting a growth management strategy and land use plan for the new OCP, subject to the following amendments: [*Council to identify*]

- With this option, the project team will prepare a growth management strategy and land use plan for the new OCP, incorporating any changes Council may wish to see. Project timelines are not expected to be impacted unless the changes involve further community engagement

Option 3:

That the Committee of the Whole recommends:

That Council directs staff to amend the OCP work plan, budget and schedule to [*Council to identify*] prior to the project team drafting of a growth management strategy and land use plan for the new OCP.

- Under this option, a staff report will be brought back to provide options for expanding the scope of the growth management deliverable in response to Council direction.

### **Recommendation**

That the Committee of the Whole recommends:

That Council accepts the recommendations of the MODUS June 28, 2021 “What We Heard” report as a basis for drafting a growth management strategy and land use plan for the new OCP.

Attachment: MODUS June 28, 2021 “What We Heard” report.



# HOW SHOULD WE GROW? EXPLORING GROWTH SCENARIOS

"WHAT WE HEARD" REPORT

DISTRICT OF NORTH COWICHAN, OCP Update

Prepared by: MODUS Planning, Design & Engagement Inc.  
Version: V.2  
Date: 28 June 2021

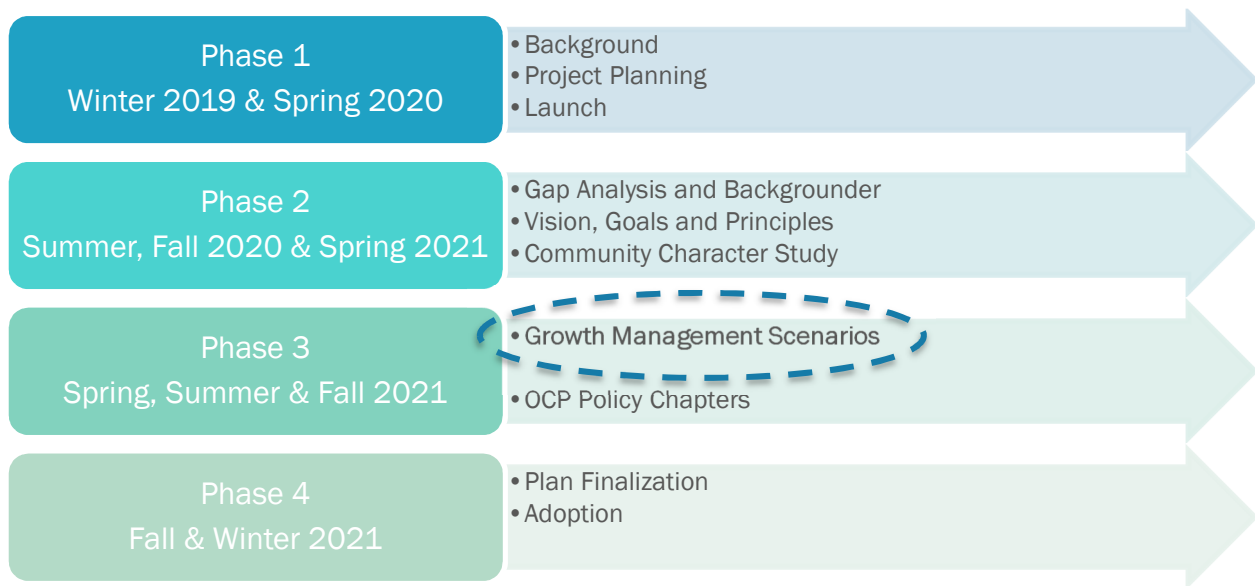
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# 1 PROJECT BACKGROUND

## 1.1 PROJECT OVERVIEW

The Municipality of North Cowichan is currently updating its Official Community Plan (OCP) to plan for the future of its community. An OCP guides the Municipality's decisions about how land is used and developed over the next 20 years. It also provides direction about the Municipality's role in housing choice and affordability, economic development, protection and enhancement of the natural environment, action on climate change and social wellbeing. The OCP project is split into four key phases. We are currently in Phase Three: Plan Development - Growth Management Scenarios.



Growth management is the practice of planning for and controlling the location, density and type of land use and development in a community. Growth refers to a combination of increased population and increased development (residential and employment-related). The idea is that by managing where growth occurs, we can increase the public benefits arising from growth and mitigate any negative impacts of growth on health, asset management costs and the environment. While growth management is one important tool to achieve the OCP vision, goals, and principles, we will be considering other policy tools, as we move forward with the update of the OCP.

## 1.2 OBJECTIVES

During this stage of the project, we sought input from community members on three different growth scenario concepts to understand their perspectives on future growth and development in North Cowichan. Alongside input from Council, the OCP Advisory Committee and Municipal staff,

the results from the engagement will be used to prepare a land use map and growth management policies for the updated OCP.

## 2 WHAT WE DID

### 2.1 BACKGROUND DOCUMENT AND ONLINE SURVEY

On May 11, 2021 we published a background document on the [North Cowichan OCP Update](#) webpage that included information on growth management and three growth scenarios in order to provide context for this phase of the engagement. We also provided a link to register for the webinar to learn more about growth management in North Cowichan.

The growth scenarios which were created with input from the OCP Advisory Committee, outlined different strategies around growth management to help us understand preferences for growth and development.

We included maps with information about three scenarios:

1. Business as Usual
2. Focused Growth
3. Multi-Centre Growth

The draft 2021 OCP vision, principles and goals developed with the community last fall provided a foundation for the growth scenario discussion. The draft OCP goals listed below provided a framework to consider the implications of each scenario. The draft 2021 OCP goals are:

1. **Focus growth and development** in established centres to strengthen our vibrant communities while maintaining individual character. Liveable, compact communities will preserve natural and rural areas and encourage climate-friendly and active ways to move around. Development will occur in a low-impact, site adapted manner integrating natural features and ecological systems.
2. **Build resilient, supportive, inclusive communities** that enhance health and well-being and provide opportunities in recreation, arts, culture and access to nature.
3. **Encourage and enable a diverse mix of housing types, tenures and levels of affordability** to accommodate the needs of the community.
4. **Enhance our natural environment** by protecting and regenerating our rural countryside, forests, rivers, lakes and ocean.
5. **Enhance food security** in North Cowichan by encouraging local food production and protecting farmable land.
6. **Support a thriving economy** that focuses on sustainable jobs and local businesses including green technologies and innovative agriculture which leads to meaningful work and prosperity for all and responds to regional economic change.

7. **Prioritize climate action** by reducing energy consumption and emissions and adapting to climate change.<sup>1</sup>

The online survey asked about preferences for the scenarios and how each scenario best meets the OCP draft goals. The survey was open from May 17 until June 6, 2021.

## 2.2 WEBINAR

We hosted a webinar for the public to provide context for the growth management discussion on May 20, 2021 from 7pm to 9pm. Staff, consultants and members of the OCP Advisory Committee gave a presentation and responded to questions and comments during the moderated Q&A session. The webinar included:

- 90 registered participants;
- 56 attendees; and
- 90 questions and comments that were answered live or via the chat (written) function.

Questions and comments from attendees included:

- Clarification on the growth scenarios and the decision-making process moving forward; and
- Comments and questions on transportation, housing, emission reductions, climate adaptation, childcare, and local commercial opportunities relating to growth management

## 2.3 COMMUNICATIONS

North Cowichan advertised the webinar and online survey via a news release, website updates, social media, and email blasts from May 11 to June 4, 2021. Ads were placed in the local newspaper on May 13, 27 and June 4.

# 3 WHAT WE HEARD

## 3.1 PARTICIPANTS

A total of 911 respondents submitted answers to the online survey. While the overall numbers of surveys that we received were higher (1,313 in total), these surveys contained no information beyond age or where they lived.

North Cowichan also received 13 email submissions.

Respondents were asked to comment on the following topics:

- Preferred Growth Scenario for North Cowichan Overall
- Preferred Growth Scenario for their Community
- Preferred Growth Scenario based on Draft OCP Goals

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<sup>1</sup> Added on February 24, 2021 OCP Advisory Committee



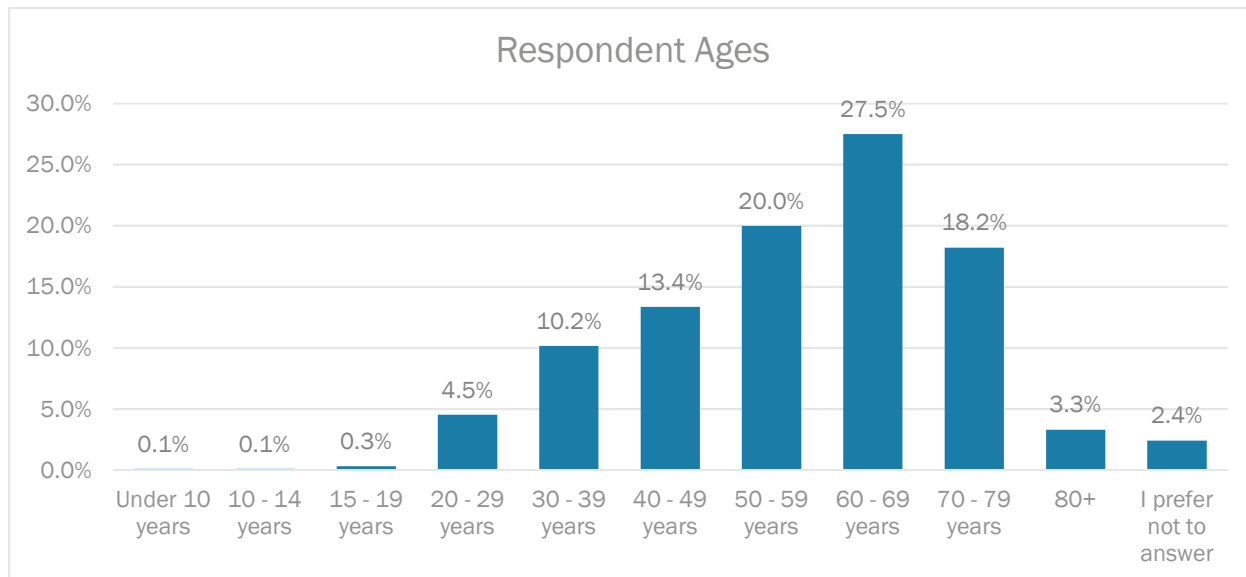
### Location

The table below shows the percentage of each neighbourhood's proportion of the 911 survey responses processed. In addition it shows proportion of the neighbourhood population that responded.

Neighbourhood	Proportion of All Survey Responses	Proportion of Neighbourhood Population
Bell McKinnon	7%	16%
Berkey's Corner	10%	1%
Chemainus	14%	4%
Crofton	7%	3%
Maple Bay	14%	10%
Quamichan	20%	4%
Rural	14%	2%
South End	6%	1%
Other	4%	-
Prefer Not to Answer	4%	-

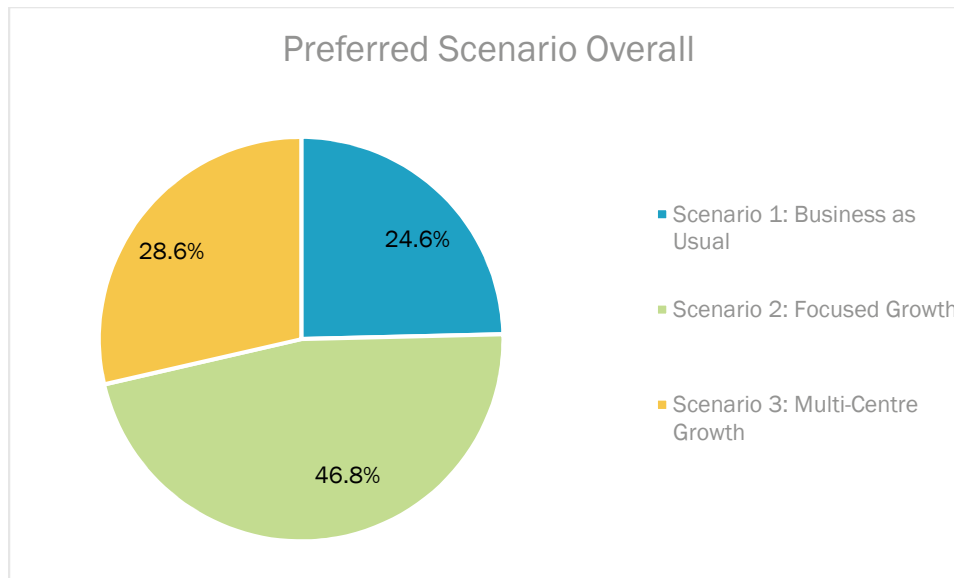
### Age

Most respondents were aged 50+, with 20% in the 50-59 range, 28% in the 60-69 range and 18% in the 70-79 range.



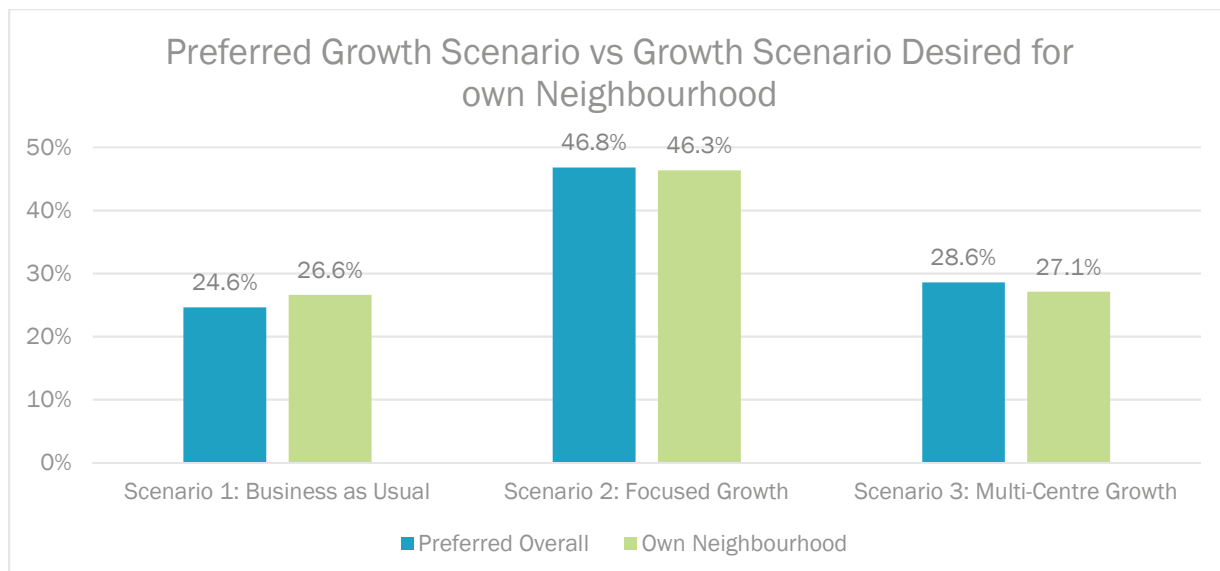
## 3.2 PREFERRED SCENARIOS

When asked about their overall preferred scenario, 47% of respondents preferred *Scenario 2: Focused Growth*, 28% preferred *Scenario 3: Multi-Centre Growth* and 25% preferred *Scenario 1: Business as Usual*.



Survey participants were also asked to think about the growth scenario that they preferred for their own community/neighbourhood.

Response rates to overall and community preference were closely aligned for all three scenarios, indicating that the majority of participants supported the same growth scenario in their community as well as in the municipality overall. Just under half of participants support *Scenario 2* in their own community (46%) and in North Cowichan overall (47%).

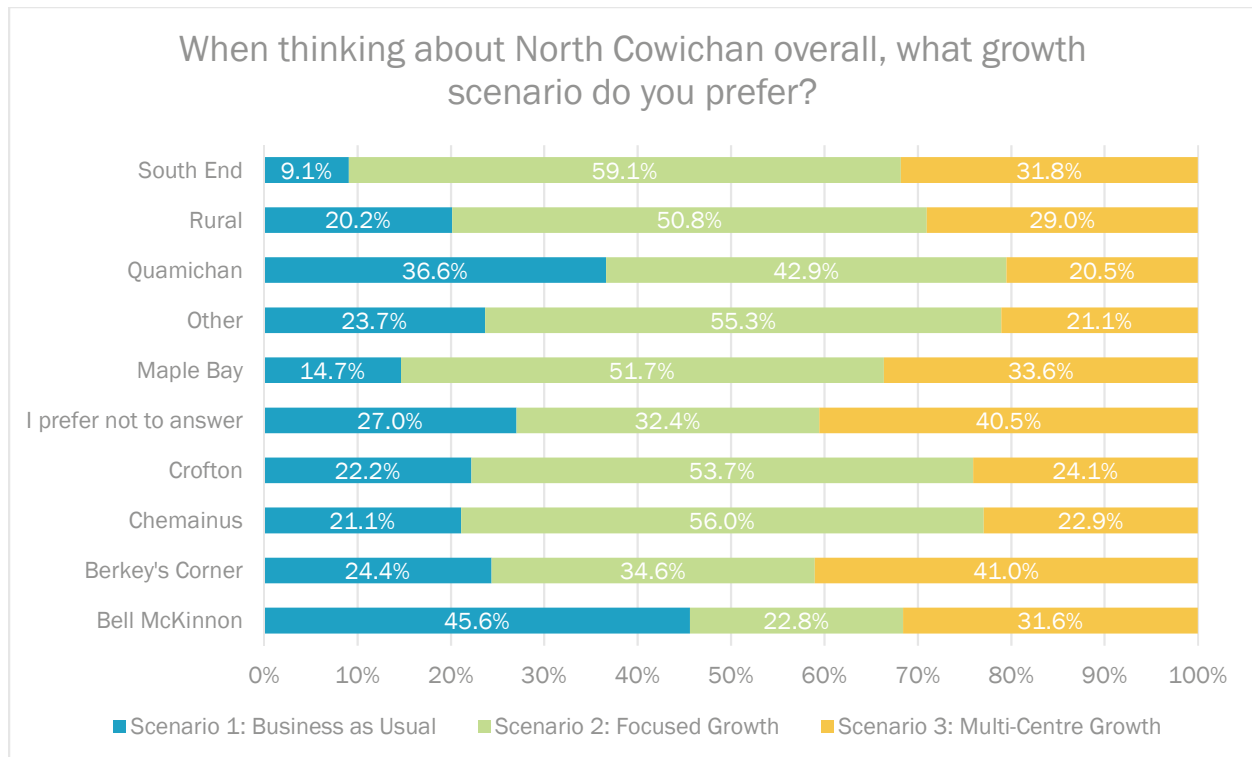


### Breakdown by Community

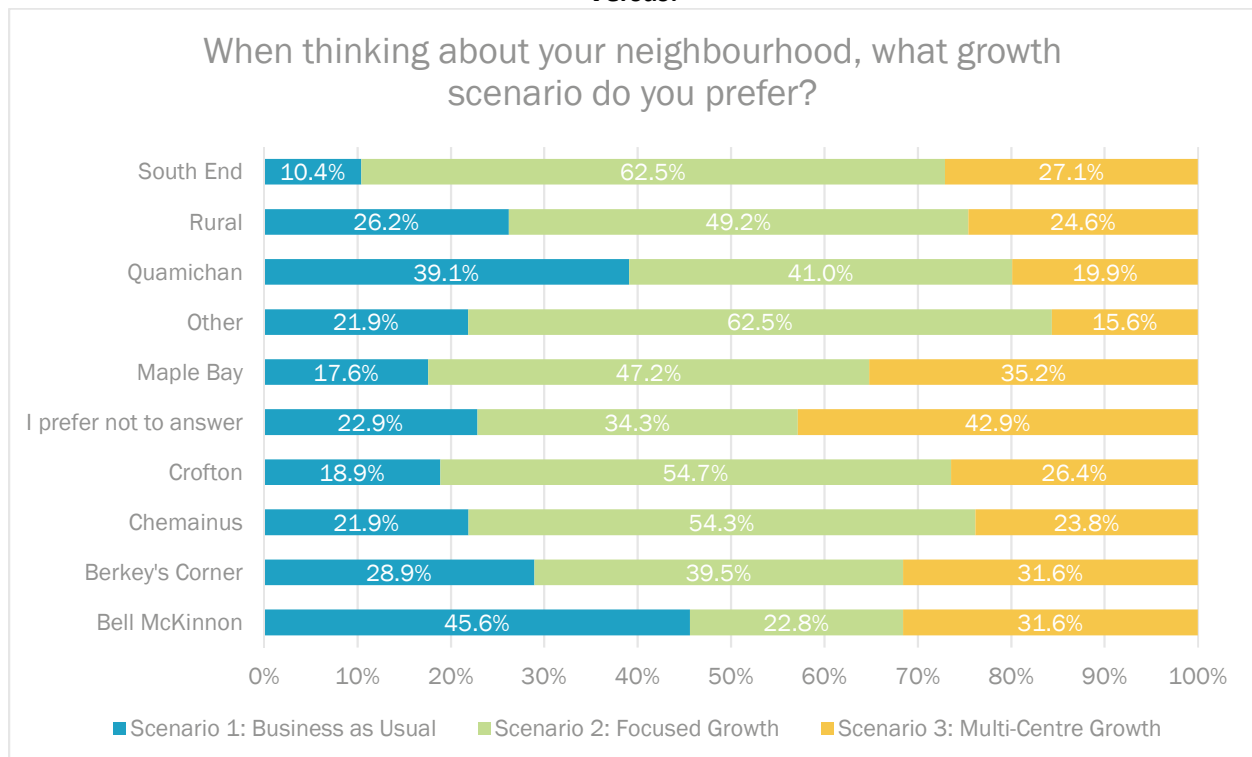
Survey respondents could optionally provide the community in which they reside. The two charts below compare scenario preference overall and scenario preference based on their own community/ neighbourhood. The responses are very similar.

There were 829 responses to the question when thinking about North Cowichan overall and 801 responses to the question when thinking about your own neighbourhood.

- In Bell McKinnon 46% of resident respondents preferred Scenario 1;
- In Quamichan, when thinking about North Cowichan overall:
  - 43% of resident respondents preferred Scenario 2;
  - 37% preferred Scenario 1; and
  - 20% preferred Scenario 3.
 However, when thinking about their own neighbourhood:
  - 41% of resident respondents preferred Scenario 2;
  - 39% preferred Scenario 1; and
  - 20% preferred Scenario 3.
- In the South End 59% of resident respondents preferred Scenario 2 when thinking about North Cowichan overall, compared to 63% when thinking about their own neighbourhood;
- In Chemainus 56% of resident respondents preferred Scenario 2 when thinking about North Cowichan overall, compared to 54% when thinking about their own neighbourhood; and
- In Berkey's Corner 41% of respondents preferred Scenario 3 overall but 40% preferred Scenario 2 for their own neighbourhood.

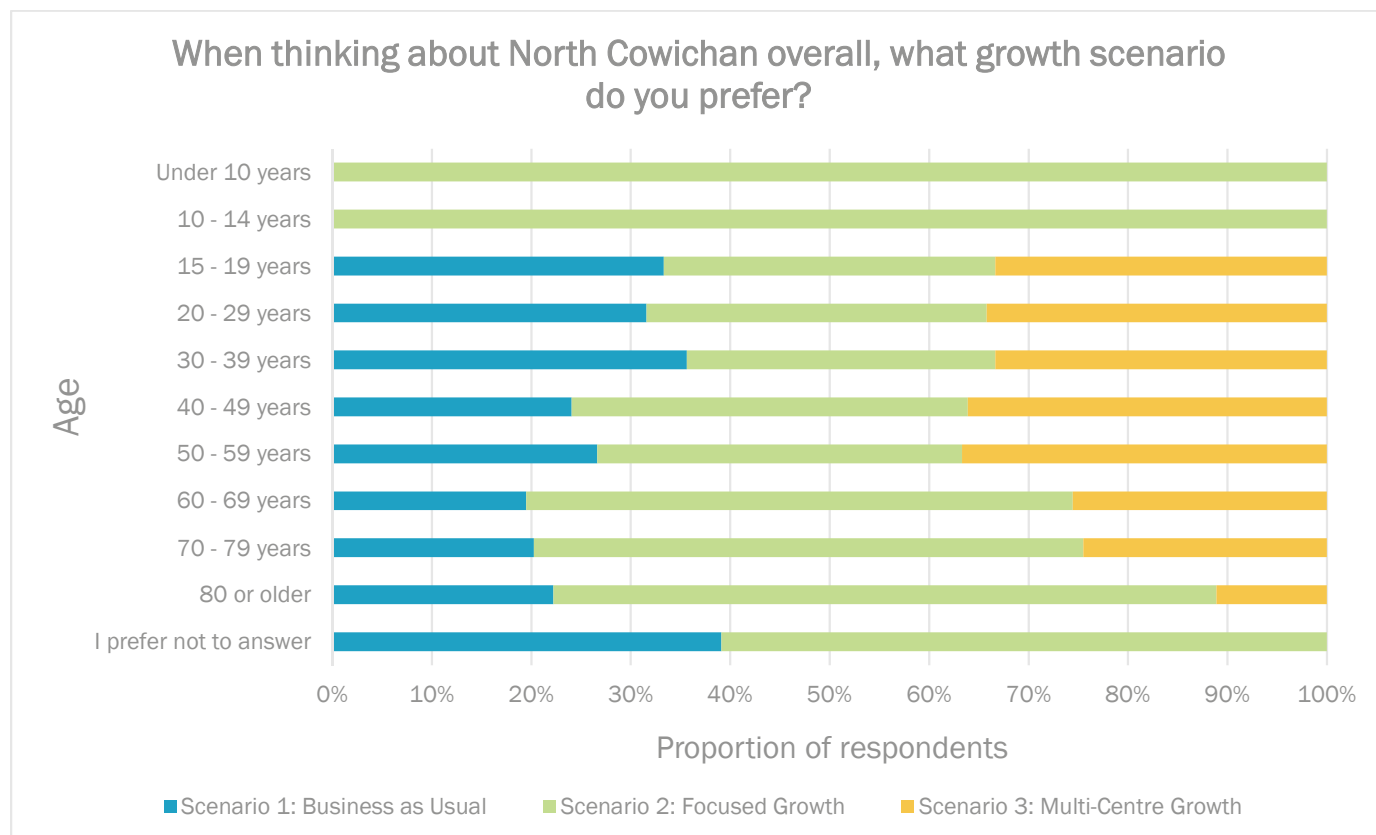


**Versus:**



### Breakdown by Age

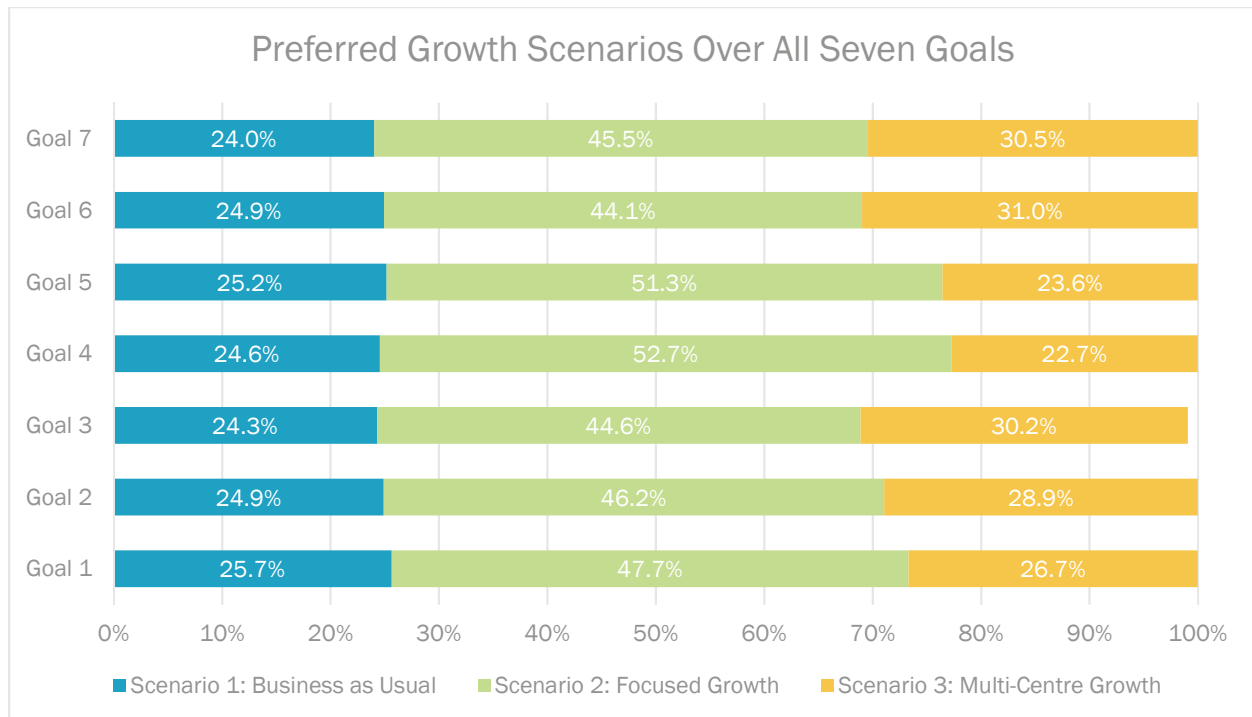
Survey responses could optionally provide their age. Of the 911 responses counted, 882 provided their age, with 25 preferring not to answer. The chart below includes the age breakdown by preferred scenario. It is important to note that while 100% of the under 14-year-old respondents chose Scenario 2, we received only two survey responses in this age category.



### 3.3 PREFERRED SCENARIOS IN RELATION TO DRAFT OCP GOALS

Many respondents felt that *Scenario 2: Focused Growth* best met the draft OCP goals with the top goals identified as Goal 4: Natural Environment (53%) and Goal 5: Local Agricultural and Food Security (51%).

*Scenario 1: Business as Usual*, had support from approximately 25% of respondents across all seven draft goals, while *Scenario 3: Multi-Centre Growth* had the most support in response to Goal 6: Sustainable Economy (31%), Goal 7: Climate Action (30%) and Goal 3: Housing Diversity (30%).



### 3.3.1 Comments on Scenarios

Respondents were asked about why they chose their preferred scenario as it relates to North Cowichan, their own community and the OCP draft goals. In general, respondents:

- understood the need to accommodate growth in North Cowichan; and also
- valued environmental protection and agricultural and rural land preservation across all three scenarios.

In addition to why respondents chose their preferred scenario, they were also asked to describe what would improve it. In general, respondents identified:

- increased housing options;
- walkability;
- environmental protection and agricultural land preservation;
- the need to prioritize local, small businesses over big box chains to localize economic development; and
- the importance of adequate municipal infrastructure systems.

#### *Scenario 1: Business as Usual*

##### What People Liked

Respondents that favoured Scenario 1 emphasized the importance of maintaining the individual character and traditional low density of North Cowichan.

Many also indicated that the current model is working and do not see a need to change it. Some commented:

- that housing should not be directed or limited to certain areas and felt that growth should be responsive to market conditions;
- they preferred dispersed growth;
- they favoured growth and development in existing cores; and
- that it was critical to respect existing plans for areas like Bell McKinnon, which required considerable community input.

#### What Could Be Improved

While offering support for Scenario 1, respondents also spoke to the need for:

- improved housing affordability and availability overall;
- increased diversity of housing forms, namely smaller and multi-family units; and
- more upcoming opportunities for community input to guide the planning process.

#### *Scenario 2: Focused Growth*

#### What People Liked

Ecosystem, rural character, and agricultural preservation were major factors for those respondents who selected Scenario 2 as their preferred growth concept for North Cowichan. Respondents who selected Scenario 2 commented on:

- the need to protect agricultural land, biodiversity and natural ecosystems by focusing growth and development in existing communities;
- the need to develop compact communities, minimizing sprawl and reducing vehicle reliance,
- the need for an increase in housing diversity and affordability such as multi-family;
- Bell McKinnon should not be the focus of growth and development; and
- limiting growth in areas like Maple Bay and Quamichan.

#### What Could Be Improved:

Many commented that:

- active transportation networks, trail expansion, road maintenance and reducing congestion, especially along Maple Bay Road, are priorities; and
- small businesses and mixed-use development focused in existing urban areas and areas under development, like Kingsview and near the new hospital are important.

#### *Scenario 3: Multi-Centre Growth*

#### What People Liked

Respondents who preferred Scenario 3 felt that it would:

- foster compact, neighbourhoods, reducing vehicle reliance and traffic;
- promote more local economic development and walkable services; and
- encourage thoughtful development in Maple Bay and Bell McKinnon.

#### What Could Be Improved

Respondents indicated that Scenario 3 should:

- emphasize safe, active transportation and mitigate congestion as the population grows;
- increase housing availability with diverse housing options for residents to age in place;
- emphasize compact neighbourhoods to preserve the environment, green space, and agricultural land; and

- include more growth and development in Bell McKinnon due to the future hospital build.

## 4 SUMMARY & NEXT STEPS

While a preference for *Scenario 2: Focused Growth* (47%) has been identified an additional 53% of survey respondents preferred *Scenarios 1 or 3*. Many of these respondents, especially those from Bell McKinnon, commented on the desire to have some growth around the hospital site and to follow through with the 'spirit' of the Local Plan.

Therefore, we recommend a hybrid scenario that captures the following key themes that were identified across all scenarios including:

- Protection of natural areas from development
- Protection of agricultural and rural areas for food production
- Respect for individual community character
- Diversity of housing choices to support ageing in place and affordability
- Support for walkable, compact communities to reduce reliance on vehicles
- Support for local, commercial opportunities
- Support for development within the capacity of existing municipal infrastructure

Based on the results, we recommend *Scenario 2 'Plus'* as the foundation for the new land use concept plan. This concept would replicate the information in Scenario 2 and add:

- A Health and Wellness Precinct in Bell McKinnon to allow compact mixed-use development directly adjacent to the hospital site which will protect the natural and rural lands including the Somenos Watershed
- A Neighbourhood Commercial Node in Maple Bay to allow for more opportunity for local businesses
- Expansion of the residential growth area adjacent to Crofton Mixed Use Commercial Core to align with Local Area Plan.

### Growth Management and Land Use Designations

To support the creation of the land use plan, the following information on the urban containment boundary and land use designations (see Appendix 1 for more information) is proposed:

#### Urban Containment Boundary

- Work with North Cowichan technical staff to shrink the current Urban Containment Boundary to align with areas generally identified as yellow/ orange in Scenario 2 and the 'orange' area in Bell McKinnon in Scenario 3

#### Industrial

- Maintain current *Industrial* designation and locations

#### Commercial

- Maintain current *Highway Service Designation* and locations



- Shrink the current *Regional Shopping Centre* designation on the TransCanada Highway at Drinkwater to only include the current Cowichan Common Shopping Centre south of Drinkwater Road
- Maintain current *Neighbourhood Commercial Node* designations in Berkey's Corner, Quamichan and Chemainus
- Add new *Neighbourhood Commercial Node* in Maple Bay along Beaumont.

#### **Mixed Use (Multi-Family and Commercial)**

- Maintain current Mixed Use Commercial Core areas in University Village and Chemainus
- Add townhomes and multi-family designation to Neighbourhood Node area in Chemainus (orange area in Scenario 2)
- Add townhomes and multi-family designation to Neighbourhood Node area in Berkey's Corner (orange area in Scenario 2)
- Add townhomes and multi-family designation to Regional Shopping Centre designation.

#### **Residential**

- Maintain townhomes and multi-family designation as identified in Infill Residential Redevelopment Area identified in Crofton Local Plan
- Maintain townhomes and multi-family designation as identified in University Village Plan (south of Beverly Street to Lakes Road)
- Remove phases 4-7 of the Kingsview Comprehensive Development Plan (south of Kingsview-Nevilane) from the UCB, meaning that if the current Phased Development Agreement expires before later phases of the Kingsview Comprehensive Development Plan are developed, that development will cease.

#### **Health and Wellness Precinct**

- Acknowledge the Core Village area of the Bell McKinnon Local Area Plan as a *Health and Wellness Precinct* near new hospital site in Bell McKinnon, by retaining those lands in the UCB. Uses proposed in this designation are:
  - Hospital
  - Primary Care and Community Health Services
  - Wellness and medical services: medical retail shops and community health spaces (naturopath, massage, physiotherapy, mental health, nutrition etc.)
  - Commercial (for example encourage restaurants and coffee shops to serve locally-grown food to wellness clients and health care workers)
  - Residential: compact housing forms to house health care workers (rental and strata)
  - Urban agriculture to support hospital and local food services
  - Child care for children of health care workers
- Designate lands along the Bell McKinnon Road Corridor south of Herd Road (west of Somenos Watershed) as a future growth area to consider future opportunities for residential development.

#### **Next Steps**

This report will be presented to the OCP Advisory Committee and Council. Their feedback along with North Cowichan's staff technical input will help guide the creation of a land use plan, designations and growth management policy for the new OCP.

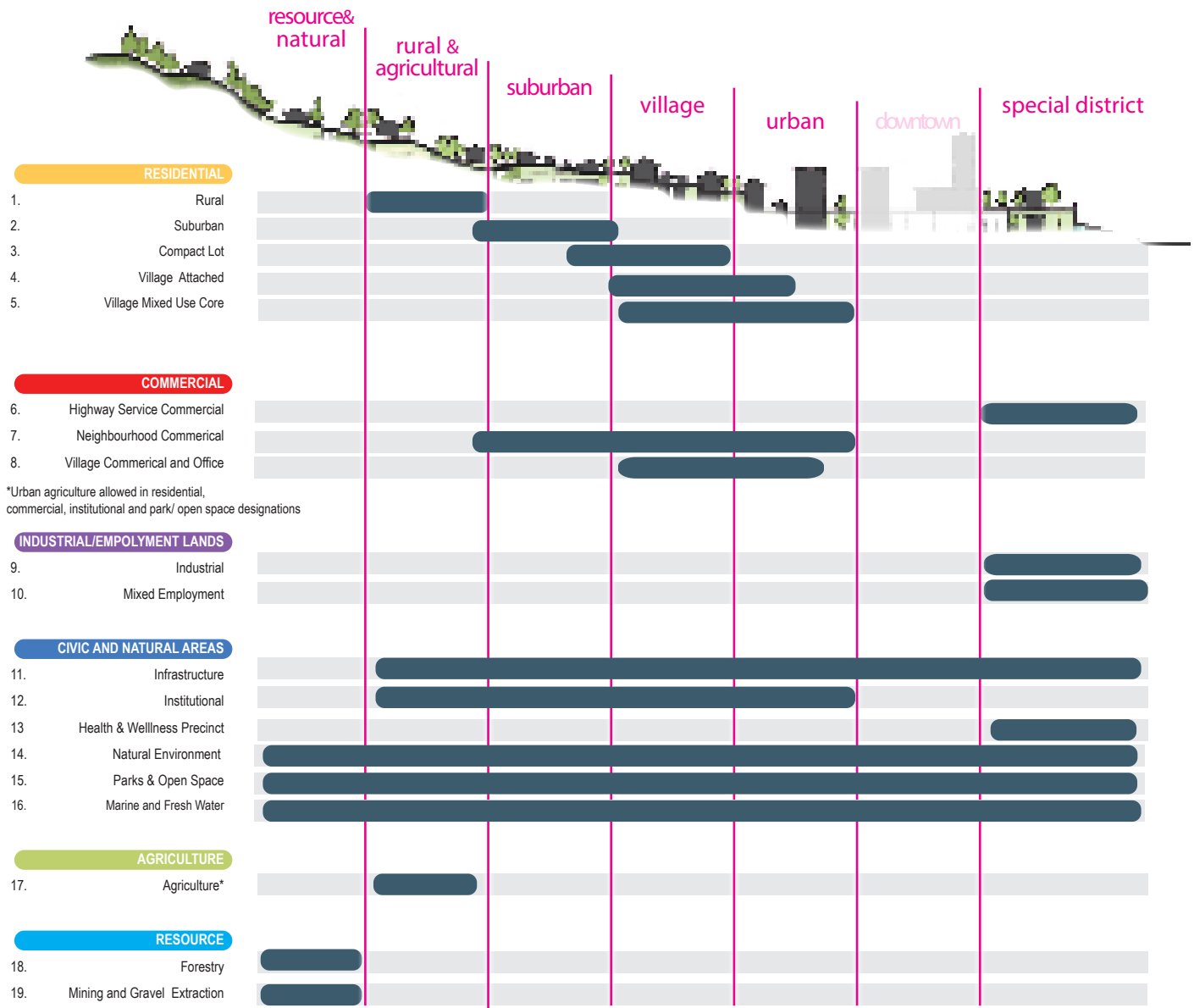
The next stage of the OCP update will include the drafting of the following policy chapters:

1. Climate Emergency and Social Justice Equity Frameworks
2. Thoughtful Growth Management
  - a. Land Use Plan and Designations
3. Resilient, Supportive, Inclusive Communities
  - a. Safe and Healthy Community
  - b. Transportation
  - c. Parks, Recreation, and Public Realm
  - d. Arts, Culture and Libraries
4. Affordable Living & Diverse Housing Mix
5. Regeneration and Protection of the Natural Environment
6. Food Security and Local Agricultural Systems
7. Thriving Local Economy

We will share all draft policy chapters including the growth management policy and the land use plan with the public for comment later in the process.

## APPENDIX 1: PROPOSED LAND USE DESIGNATIONS

# North Cowichan Land Use Designations (DRAFT)



\*Urban agriculture allowed in residential, commercial, institutional and park/ open space designations

## APPENDIX 2: ONLINE SURVEY QUESTIONS

# North Cowichan Growth Management Survey

Welcome!

## How should we grow?

We are updating your North Cowichan Official Community Plan (OCP). We are currently in the growth scenario phase of the update, and we want to understand your thoughts on how North Cowichan should grow in the future.

Your feedback on this survey will help shape a 20-year vision for North Cowichan and develop priorities for growth management and land-use. Coming to a common understanding about our collective community values will help us “ThinkForward” as we move through this community-driven process.

Growth scenarios are a tool to engage community members on what types of growth patterns they would like to see for North Cowichan. The three scenarios describe different options for how North Cowichan could grow from now until 2040. These scenarios have been developed to provide distinct options for how North Cowichan may grow in the future. These scenarios are not “final”, they seek to outline different strategies around the growth management issue; the final product may well be a blend of these various options. To that end, input from residents on these options and the various perspectives on future growth will be gauged by way of an online survey that will be used to prepare a land use plan and growth management policies for the updated OCP.

Thank you for your time and participation. The survey should take 10-15 minutes to complete. **Let's get started!**

*All survey responses will be confidential. Responses will not be identified by individual, but will be compiled together and analyzed as a group.*

## Three Scenarios for Growth

### SCENARIO 1: BUSINESS AS USUAL | DISPERSED GROWTH

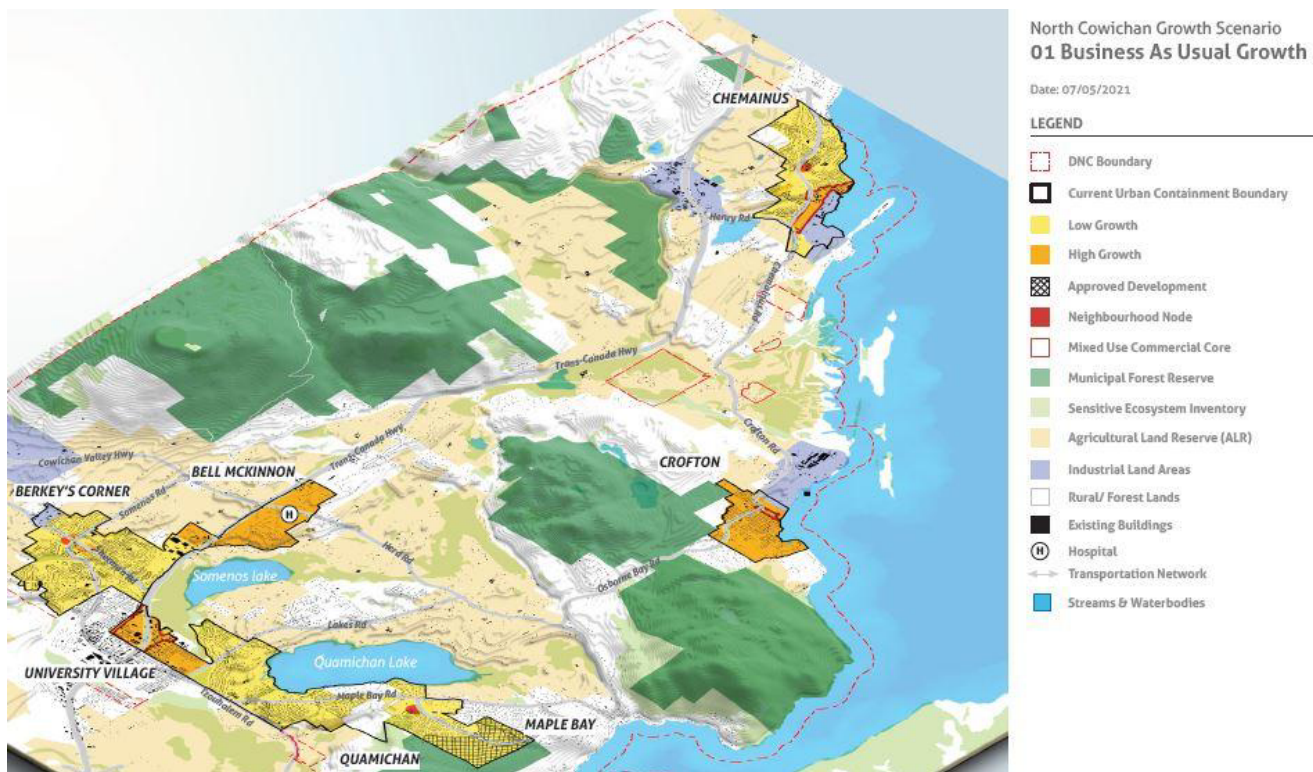
This scenario anticipates growth in the following areas within the existing Urban Containment Boundary (UCB):

1. Bell McKinnon Local Area | High Growth
2. University Village Local Area | High Growth
3. Crofton Local Area | High Growth
4. Chemainus Core | High Growth

#### What Does This Mean for the Future?

- Growth can occur anywhere within the UCB, which mean some development in rural and natural lands within the UCB may occur.
- Growth may be more dispersed at a lower density than in other scenarios.
- More dispersed development means more people are reliant on their cars.
- The majority of new housing units will likely be single-detached homes which tend to be less affordable and use more resources than attached (multi-unit) dwellings.

### Map of North Cowichan Communities



**SCENARIO 2: FOCUSED GROWTH** - This scenario focuses on growth in the following areas. Overall growth is focused in a much smaller area within the existing Urban Containment Boundary (UCB).

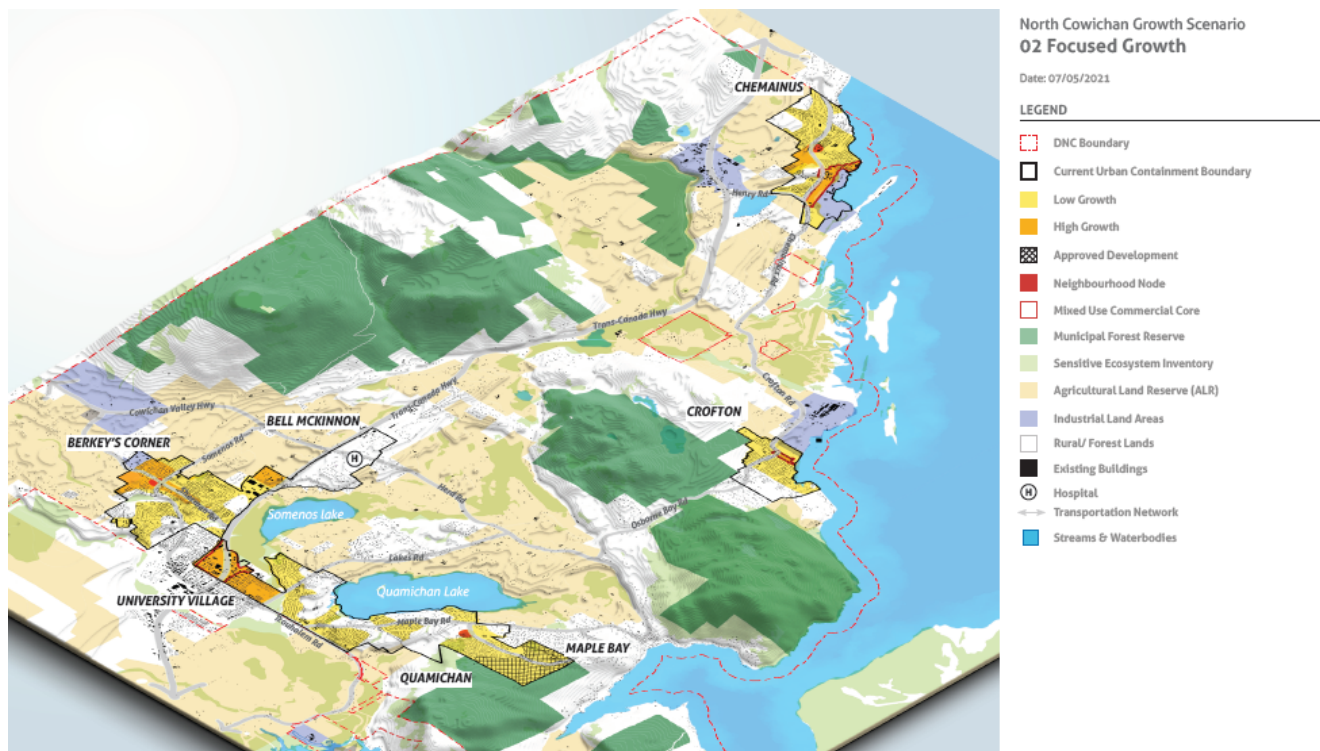
1. University Village Local Area | High Growth
2. Berkey's Corner Neighbourhood Node | High Growth

3. Regional Shopping Centre Designation on the TransCanada @ Drinkwater | High Growth
4. Crofton Core Area | High Growth
5. Chemainus Core Area | High Growth

### What Does This Mean for the Future?

- Focused growth in a much smaller area enables the protection of many rural and natural lands from development.
- New land-use designations would permit higher density development in the core of existing communities.
- Less dispersed development means people are less reliant on cars for transportation.
- The majority of new housing units are likely to be in attached, multi-unit buildings (duplexes, townhouses, apartments).
- Bell McKinnon hospital site will proceed with some medical services without the residential growth envisioned by the Local Area Plan.

### Map of North Cowichan Communities



### SCENARIO 3: MULTI-CENTRE GROWTH

This scenario anticipates growth in additional areas to enhance the opportunity for '15-minute neighbourhoods'. The notion of '15-minute neighbourhoods' gained popularity during the COVID-19 pandemic and creates an opportunity for residents to walk or cycle to shops or services 15 minutes from their homes.

This scenario anticipates growth in the following areas. Overall growth is focused in a smaller area within the UCB.

1. University Village Local Area | High Growth

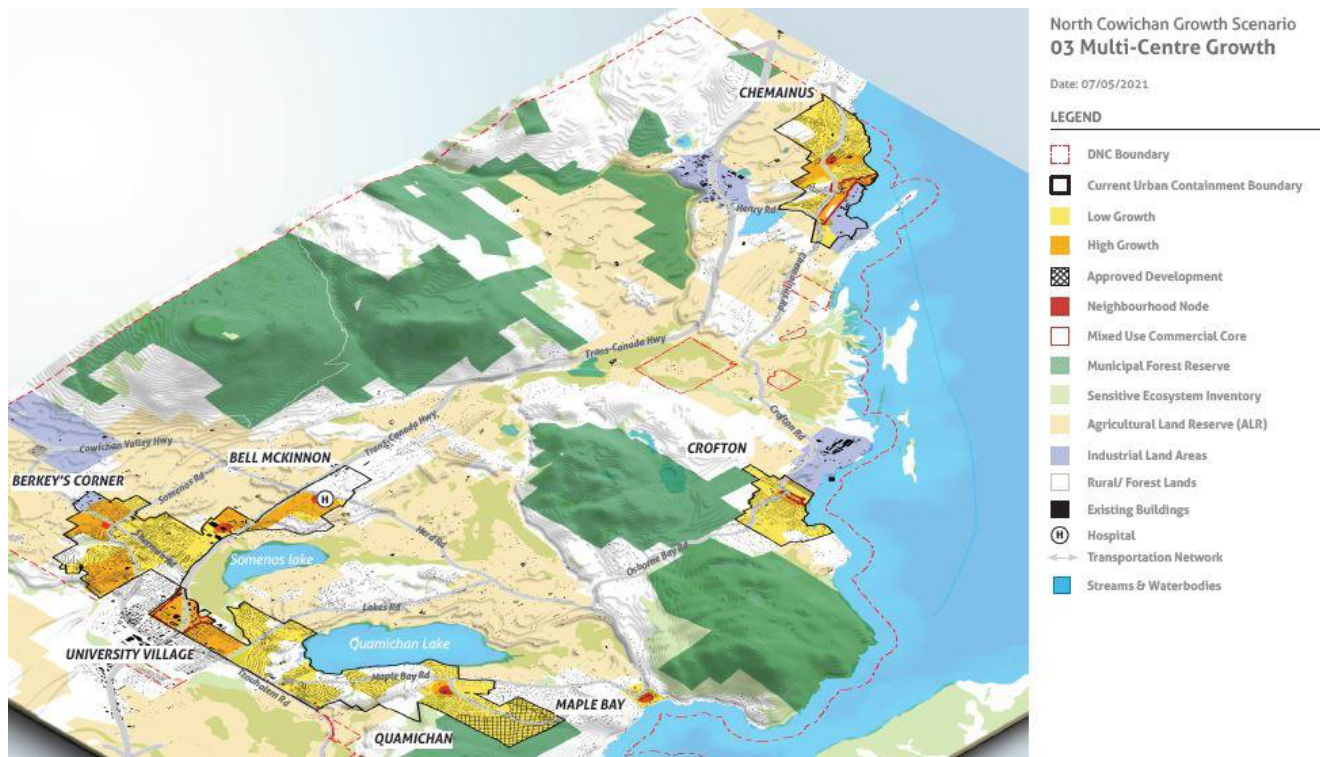


2. Crofton Core Area | High Growth
3. Chemainus Core Area plus Neighbourhood Node | High Growth
4. Bell McKinnon Core Village Area plus Neighbourhood Node | High Growth
5. Quamichan Neighbourhood Node | High Growth
6. Berkey's Corner Neighbourhood Node (two areas) | High Growth
7. Maple Bay Neighbourhood Node | Low Growth

### What Does This Mean for the Future?

- Growth is focused in a smaller area than Business As Usual (BAU), enabling the protection of some rural and natural lands from development.
- New land-use designations would allow increased density in neighbourhood nodes such as ground-oriented multi-unit housing (duplex, triplex, townhomes).
- Increased density around nodes means local commercial opportunities are more viable.
- Denser nodal development means people are less reliant on cars.
- A new neighbourhood may be formed in Bell McKinnon Core Village area.
- Denser development in Maple Bay may not be financially viable due to the lack of connection to municipal sewer service.

### Map of North Cowichan Communities



### 1. Which scenario do you feel would best meet this goal?

In this section, we will ask you to reflect on each of the new draft OCP Goals and consider which scenario you feel would best achieve that goal.

a. Focuses growth and development in established centres to strengthen our vibrant communities while maintaining individual character. Liveable, compact communities will preserve natural and rural areas and encourage climate-friendly and active ways to move around. Development will occur in a low-impact, site adapted manner integrating natural features and ecological systems.

- ☐ Scenario 1: Business as Usual
- ☐ Scenario 2: Focused Growth
- ☐ Scenario 3: Multi-Centre Growth

b. Builds resilient, supportive, inclusive communities that enhance health and well-being and provide opportunities in recreation, arts, culture and access to nature.

- ☐ Scenario 1: Business as Usual
- ☐ Scenario 2: Focused Growth
- ☐ Scenario 3: Multi-Centre Growth

c. Encourages and enables a diverse mix of housing types, tenures and levels of affordability to accommodate the needs of the community.

- ☐ Scenario 1: Business as Usual
- ☐ Scenario 2: Focused Growth
- ☐ Scenario 3: Multi-Centre Growth

d. Enhances our natural environment by protecting and regenerating our rural countryside, forests, rivers, lakes and ocean.

- ☐ Scenario 1: Business as Usual
- ☐ Scenario 2: Focused Growth
- ☐ Scenario 3: Multi-Centre Growth

e. Enhances food security in North Cowichan by encouraging local food production and protecting farmable land.

- ☐ Scenario 1: Business as Usual
- ☐ Scenario 2: Focused Growth
- ☐ Scenario 3: Multi-Centre Growth

f. Supports a thriving economy that focusses on sustainable jobs and local businesses including green technologies and innovative agriculture which leads to meaningful work and prosperity for all and responds to regional economic change.

- ☐ Scenario 1: Business as Usual
- ☐ Scenario 2: Focused Growth
- ☐ Scenario 3: Multi-Centre Growth

g. Addresses the climate emergency by reducing energy consumption and emissions and adapting to climate change.

- ☐ Scenario 1: Business as Usual
- ☐ Scenario 2: Focused Growth
- ☐ Scenario 3: Multi-Centre Growth

## Preferences and Thoughts!

When thinking about North Cowichan overall, what growth scenario do you prefer?

- ☐ Scenario 1: Business as Usual
- ☐ Scenario 2: Focused Growth
- ☐ Scenario 3: Multi-Centre Growth

Why did you choose this scenario?

What would improve it?

---

**Page 4**

## Tell Us About Yourself!

*Personal information is collected by North Cowichan under the authority of s. 26(c) of the Freedom of Information and Protection of Privacy Act for the purpose of the development of a new Master Transportation Plan. Please direct any questions about this to North Cowichan's Privacy Officer, 250-746-3116, 7030 Trans-Canada Highway, Duncan BC V9L 6A1.*

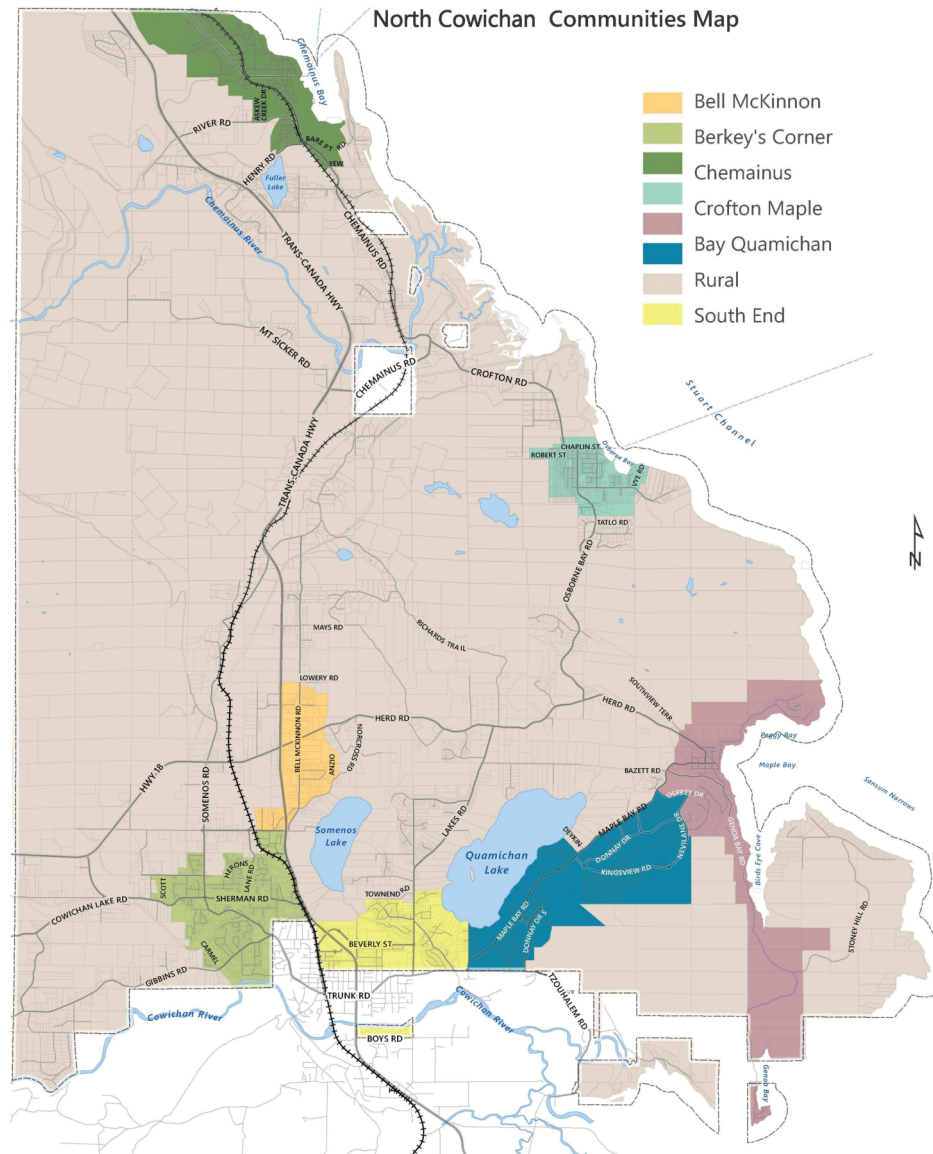
*All survey responses will be confidential. Responses will not be identified by individual, but will be compiled together and analyzed as a group.*

**We would like to ask you a few questions to better understand your answers and to help us more effectively improve transportation in North Cowichan.**

If you reside in North Cowichan, where do you live? Refer to the map below if needed.

- ☐ Bell McKinnon
- ☐ Berkey's Corner
- ☐ Chemainus
- ☐ Crofton
- ☐ Maple Bay
- ☐ Quamichan
- ☐ Rural
- ☐ South End Centre
- ☐ I prefer not to answer
- ☐ Other

Map of North Cowichan Communities



What is your age?

- ☐ Under 10 years
- ☐ 10 - 14 years
- ☐ 15 - 19 years
- ☐ 20 - 29 years
- ☐ 30 - 39 years
- ☐ 40 - 49 years
- ☐ 50 - 59 years
- ☐ 60 - 69 years
- ☐ 70 - 79 years

- ☐ 80 or older
- ☐ I prefer not to answer

**Page 5**

## Preferences and Thoughts...

When thinking about your neighbourhood, what growth scenario do you prefer?

- ☐ Scenario 1: Business as Usual
- ☐ Scenario 2: Focused Growth
- ☐ Scenario 3: Multi-Centre Growth

Why did you choose this scenario?

What would improve it?

---

Page 6



Thank you for taking the time to share your thoughts!

Your comments, feedback, and preferences on the three growth scenarios will help inform choices when considering new growth management policies.

If you have additional comments, please feel free to share them with us by emailing [communityplanning@northcowichan.ca](mailto:communityplanning@northcowichan.ca) before the survey deadline.


To see the results of this survey and to stay up to date on future engagement opportunities, check out [www.northcowichan.ca/OCP](http://www.northcowichan.ca/OCP)

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Page 7

Powered by [SimpleSurvey](#).

# Report

Date	June 21, 2021	File: 6480-30 2019.01
To	Committee of the Whole	Prospero No: SPP00040
From	Chris Hutton, Community Planning Coordinator	Endorsed: 
Subject	OCP Update Project – Community Character Profiles	

## Purpose

To present the OCP Community Character Engagement results and receive input on the draft OCP Community Character Profiles.

## Background

One of the OCP update objectives established by Council is to 'Respect Individual Community Character.' Within the planning context, community character refers to the built environment (buildings, street design, pathways, etc.) and natural environment (landscapes, views, etc.) found in each community. It comprises the unique features and attributes that collectively establish the identity and sense of place of individual communities.

Community character is not easily captured in policy or land use plans, but the protection and enhancement of character elements is a hallmark of successful community planning. The community character profiles ("the Profiles") presented in this report are intended to describe the different communities within North Cowichan and what makes them unique and special. They are not meant to be an exhaustive inventory of character assets or actions to preserve those assets. These profiles are to be used in OCP policy development and as a reference for future community-level projects.

Building on the North Cowichan OCP Engagement Strategy, the OCP Update project has identified eight distinct communities. Each of these communities has its own natural and built elements, history, and demographic makeup. These define the character of that community, which subsequent policies will generally seek to preserve and enhance. It should be noted that the community boundaries are built from sub-areas generated by Statistics Canada and may not fully align with community-defined boundaries. It should also be acknowledged that community character boundaries are "fuzzy" and somewhat subjective.

Early drafts of the Profiles were prepared by the OCP consultants (MODUS) shortly after public engagement concluded in mid-February. Since then, the Profiles have been edited to merge the early MODUS products with input from the Community Ambassador Teams.

## Discussion

The draft Profiles in Attachment 1 will inform the OCP policy development process and provide local knowledge for other community planning initiatives such as local area planning, development permit design guidelines and zoning bylaw updates.

## Engagement

The community profiles were developed based on input received from the community and committee engagement processes consistent with the OCP Engagement Strategy. These included a survey and workshops with the public and meetings with the Community Ambassadors.

### Community Survey

The community character survey, open from November 23, 2020 until February 1, 2021, and garnered input from 92 community members across North Cowichan.

Residents answered questions about the built form and natural features that exist where they live, providing values-based feedback about the places and features that make their community unique and which invoke a sense of place.

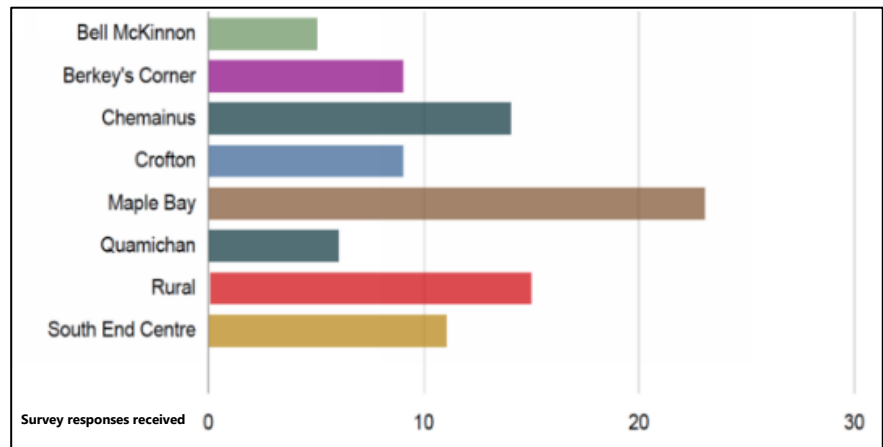


Figure 1: Number of Survey Responses Received by Community

Respondents were asked to pin a location on a map denoting valued community landmarks. Residents were encouraged to submit photos further identifying preferred built form styles, important community landmarks and natural areas.

The survey also asked questions about elements that were out of character in the community. These are reflected in some Profiles through comments about traffic safety and visible impacts from the ongoing opioid epidemic. Relevant to this was a question on what would benefit each community in the future ("Thinking Forward" about community). This section was removed from the profiles for two important reasons:

1. The Profiles are primarily intended to identify and document existing community character. The engagement process on OCP Principles, Goals and Vision identified community aspirations for the future, and there will be further opportunity to do so in the policy development phase.
2. In the community dialogues and the ambassador sessions, some concerns were expressed about the low participation rate for the survey and the validity of the results for future decision-making.

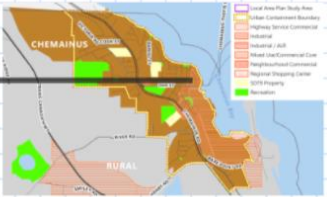





Staff believe that master plan documents like the Parks and Trails Master Plan, Local Area Plans and the upcoming Master Transportation Plan, as well as community engagement that has occurred and will occur with other phases of the OCP Update, are better tools for identifying community priorities for the future.

Participants were able to complete the survey online, over the phone, or submit it in hardcopy. Email input was also accepted. Participant breakdown by community is shown in Figure 1.

### Community Dialogues

Through Zoom, community dialogues were held on January 26 and January 27, 2021, facilitated by MODUS and North Cowichan staff. A total of 60 people attended the two sessions. The majority of attendees were from Maple Bay, Berkey's Corner, Quamichan and the rural areas.

The attendees were split into break-out rooms based on their community. A facilitator and note-taker used a Google Jamboard (see example in Figure 2) to guide the discussion on a series of questions related to the built and natural environment. The sessions were further documented by MODUS' graphic illustrators. These illustrations are included in the Community Profiles, and an overall graphic is included in Attachment 2.

thinkforward North Cowichan Community Plan		CHEMAINUS		
 <b>HEART</b>		<b>TOP 3 Ideas</b>		
 <b>BUILDINGS, STREETS, PATHWAYS + TRAILS (Look and Feel)</b>	 <b>GATHERING SPACES, PARKS, PLAZAS + WHERE DO YOU FEEL MOST CONNECTED TO NATURE?</b>	 <b>WHAT PHYSICAL OR NATURAL FORMS DETRACTS or TAKES AWAY from the character?</b>	 <b>CHANGES + ADAPTATIONS for the future?</b>	


 MODUS  
from insight to impact

Figure 2

### *Community Ambassador Engagement*

Staff met with the Community Ambassadors to review the draft Community Profiles over two evenings on May 12 and May 13, 2021, with four communities invited to attend each night. The Ambassadors were also given the draft profiles two weeks before the meeting and were invited to provide written comments. Following the meetings, many ambassadors provided additional materials, including extra photos for use in the profiles. These comments, feedback, and photos have been incorporated into the revised profiles.

### *Community Character Profiles*

The draft Profiles are made up of photos taken by survey respondents, supplemented by Ambassador and staff-collected photos to reflect the content, based on input received. In addition to photographs, each profile includes:

- a brief physical description of the community and basic statistical profile;
- a summary of the local planning context;
- a geographic representation of the community's heart or centre;
- a description from the community's perspective of the local character of the buildings, streets and pathways, community spaces, natural places and views; and,
- the graphic facilitator's illustrations from the Community Dialogue sessions.

### *Challenges*

A number of challenges were encountered with engaging the public and preparing the Community Character Profiles.

The COVID-19 pandemic restricted options for engaging the public and required that community engagement processes for identifying community character be conducted digitally and remotely. While some innovative approaches for engaging the public were tried, they did not provide the same opportunity for information sharing and collaboration that would have occurred with in-person workshops. In response to concerns about the constraints with the format of the community character survey, community dialogue sessions were scheduled to provide an additional way to provide input.

Despite allowing various ways of completing the survey and the lengthy period for which it was open, the response rate was lower than hoped. However, given the subjective and non-quantifiable nature of the survey (the purpose was to identify character features and themes), the input received can still be relied upon. Despite the limited response rate, the engagement methods used have achieved this, with corroboration through the community dialogues and ambassador groups.

A significant challenge with the creation of character profiles pertains to the Bell McKinnon neighbourhood. Early on, Bell McKinnon Ambassadors questioned the merit of having the community undergo a character process, given the recent completion of the Bell McKinnon Local Area Plan. The engagement process was carried out to enable the community to explore this further, and the result was the lowest community turnout with very few photos submitted. The Profile for Bell McKinnon is significantly different than the ones for other communities for this reason.

## Conclusion and Summary:

The draft profiles may not provide a complete or universally accepted description of community character. Still, we believe they capture many of the features that make North Cowichan's communities special and unique. While the degree of community input was lower than hoped for, they provide useful background information to inform subsequent OCP policy. These draft policies will be subject to further public input as part of the overall OCP process.

## Options:

### Option 1: (Recommended Option)

THAT the Committee of the Whole recommend that Council accepts the Draft Community Character Profiles as presented in Attachment 1 to the Community Planning Coordinator's June 21, 2021 report entitled "OCP Update Project - Community Character Profiles" as background information for consideration during the drafting of the OCP.

- If Council endorses this recommendation, the Profiles will be published to the website, and the project will continue along the present timelines, using the profiles as outlined in the report.

### Option 2:

THAT the Committee of the Whole recommend that Council accepts the Draft Community Profiles as presented in Attachment 1 to the Community Planning Coordinator's June 21, 2021 report entitled "OCP Update Project - Community Character Profiles" as background information for consideration during the drafting of the OCP, subject to the following amendments: [*Committee to identify what is to be changed on what page*]

- If Council endorses this option, the Profiles will be amended based on Council direction and will be made available on the website. The edited profiles will be used as outlined in the report. Should Council wish to direct changes to the community boundaries, Profile outline, or other similar substantial changes, staff recommend Council move Option 3.

### Option 3:

THAT the Committee of the Whole recommend that Council increase the engagement budget for the OCP Update project by \$15,000 and direct staff to amend the OCP work plan and schedule to include additional community engagement on Community Character Profiles.

- Under this option, a staff report is brought back to provide options for further engagement. This would likely result in an approximate \$15,000 increase in budget and a deferral of the OCP completion date by approximately four months. One benefit of this approach is that the likely easing of COVID-19 restrictions may allow for in-person engagement activities.

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Option 4:

THAT the Committee of the Whole recommend that Council dispense with the Community Profiles as a component of the new Official Community Plan.

- Under this option, the profiles would not be published or considered in the development of the new OCP. The Community Character Profiles are associated with the project objective of "Respect Individual Community Character." As noted in the report, it is the view of staff that this has been achieved. However, it may be that expectations of this deliverable are not attainable inside of this project. Council may wish to move forward with the OCP without these Profiles and resolve to focus on character through future policy initiatives alone.
- Apart from not using a product into which the community has invested considerable effort, removing the Profiles from the project would expunge the primary deliverable of the OCP Ambassadors, who have provided valuable input and community representation through this process.

**Recommendation**

That the Committee of the Whole recommend that Council accepts the Draft Community Character Profiles as presented in Attachment 1 to the Community Planning Coordinator's June 21, 2021 report entitled "OCP Update Project – Community Character Profiles" as background information for consideration during the drafting of the OCP.

Attachments:

1. Draft Community Character Profiles
2. Community Character Graphic Illustrations





# BERKEY'S CORNER

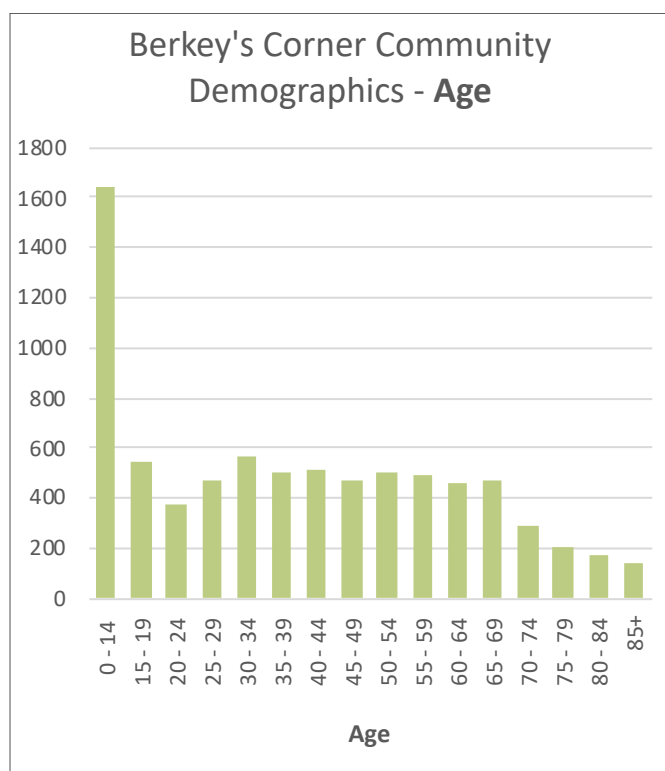
## COMMUNITY CHARACTER PROFILE

*Berkey's Corner is situated on the traditional territory of the Coast Salish Peoples.*

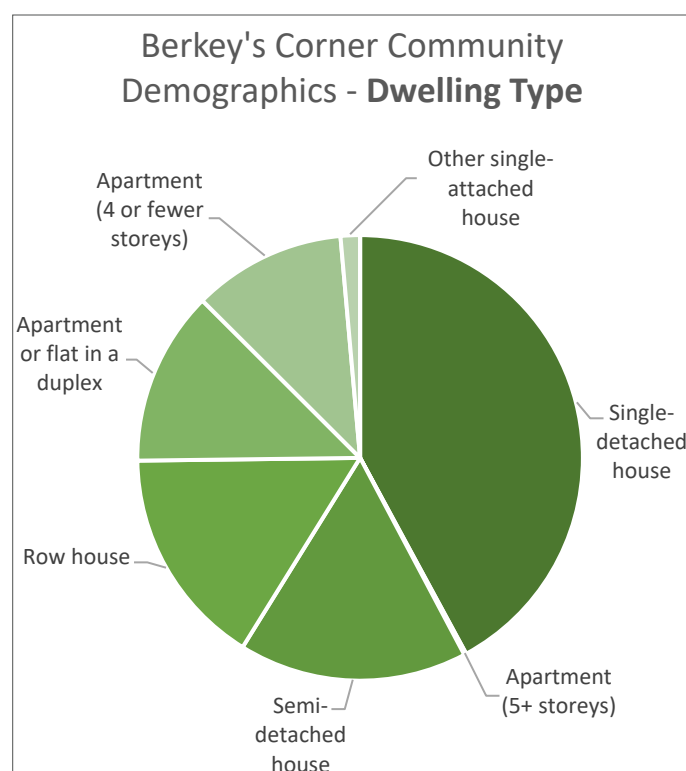
### Introduction

Berkey's Corner is named after the once popular Berkey Brothers Auto Service located at the intersection of Cowichan Lake, Somenos, and Sherman Roads.

Known to be one of the fastest growing areas in the district, Berkey's Corner is a community filled with commercial activity as well as recreational and outdoor access. The total population of the area is 7,875 people with the median age being 38.7 years. Single family dwellings make up 42% of the dwelling types with 17% being semi-detached. The remaining 41% consists of apartments, row houses, flats in a duplex, and movable dwelling types.



*Demographic information is from the 2016 Canadian Census.*



*Census Canada Dwelling Reference Guide*

## Local Planning Context

Located within the Urban Containment Boundary (UCB) as identified in the 2011 Official Community Plan, Berkey's Corner is situated west of the Trans-Canada highway and north of the City of Duncan, bordered by agricultural and industrial lands to the north and west. The area is composed of mixed density residential, recreational, religious, and education facilities. A substantial neighbourhood commercial centre and residential subdivision was recently completed near the central intersection of this community. In addition, the area is currently home to the Cowichan District Hospital, which is anticipated to be decommissioned and replaced by 2026.

Residents indicate there is a general lack of cohesion in local community development including insufficient public and private gathering spaces such as parks and cafés. A local area plan and design guidelines would help guide the future of this community and ensure the qualities of the built and natural environment that make Berkey's Corner unique are sustained as the community evolves.



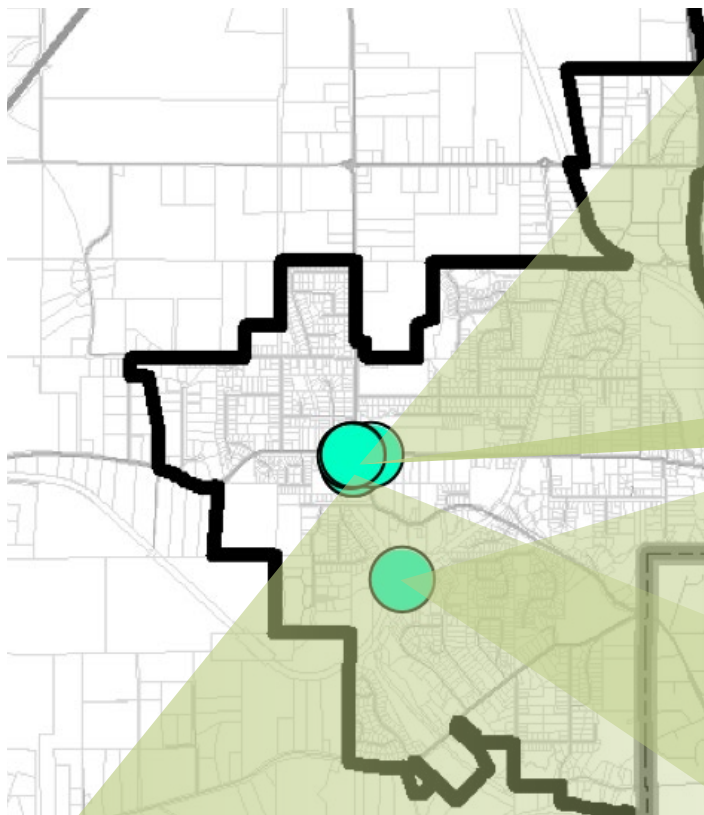
During the 2020/21 Official Community Plan update process, community members generously took time to take photos and talk about the character of the natural and built environment of their community and how this character might evolve over time. This profile compiles this rich and informative community perspective.



## The Heart of Berkey's Corner

Community members indicated on the map below what areas they considered to be the heart or centre (their favourite places) of Berkey's Corner. The core locations identified include:

- \* The commercial node at Somenos, Sherman and Cowichan Lake Road
- \* Recreational areas like the curling club, the Sherman Road Soccer Field, and Evans Field Baseball Park
- \* Sikh temple
- \* Three public elementary schools and one private elementary-middle school



*Gathering Spaces*



*Trails*



*Soccer Fields*



## Buildings

The built form character of Berkey's Corner is a blend of old and new, a testament to both the history of the area and changes underway. Single and two-family homes adjoin the commercial hub, surrounded by ample green space. The area is a mix of traditional pitched roof buildings complemented by low-rise, contemporary development. Newer buildings are inspired by the materials and colours of the surrounding rural lands.

Drinkwater Elementary



Single-Family Home



Multi-Family Housing

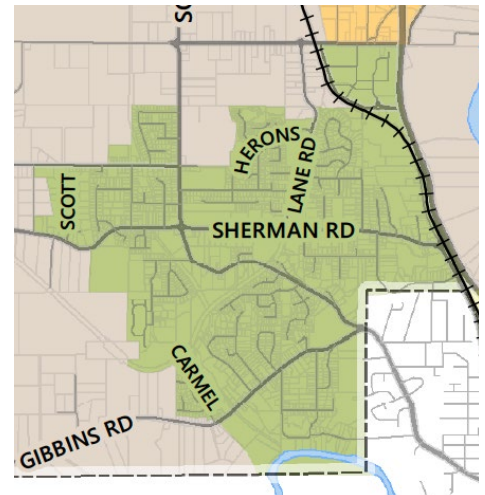


Photos included in this Community profile were provided by community members.



## Streets and Pathways

Berkey's Corner is arranged in a compact settlement pattern, characterized by a loop and cul-de-sac street network extending radially away from the central roundabout, and enclosed by agricultural land on most sides. Major roads exhibit a mix of older, narrower sidewalks with rolled curbs, and wider, updated sidewalks with barrier curbs. Residential streets tend to lack sidewalks or dedicated bike lanes, and some are bordered by ditches. The nature of streets and pathways in this community extend beyond the busy roadways, however, and are better defined by the gravel, tree-lined trails such as the Cowichan Valley Trail that offer direct access to nature.



Residents indicated that traffic-calming measures could be achieved by creating residential roads that are more intimate, thus promoting slower vehicle speeds.

“

Nature at our doorstep...

”

*Roundabout at Berkey's Corner*



*Road and Gravel Path Intersection*



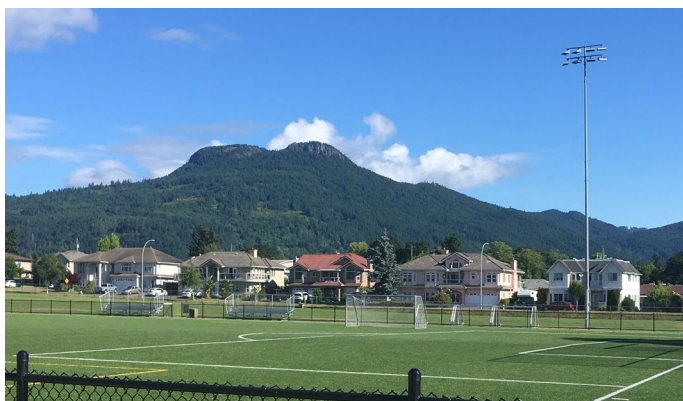
## Community Spaces

Berkey's Corner is filled with age-friendly indoor and outdoor community spaces that dominate the area with opportunities to gather through play, sport and recreation. These spaces are locally loved and support a larger, impermanent community. Outdoor spaces include multiple fields, playgrounds, and recreational trails - whereas indoor spaces tend to focus more on culture and entertainment.

Skatepark



Jungle Gym



Soccer Fields



Playground



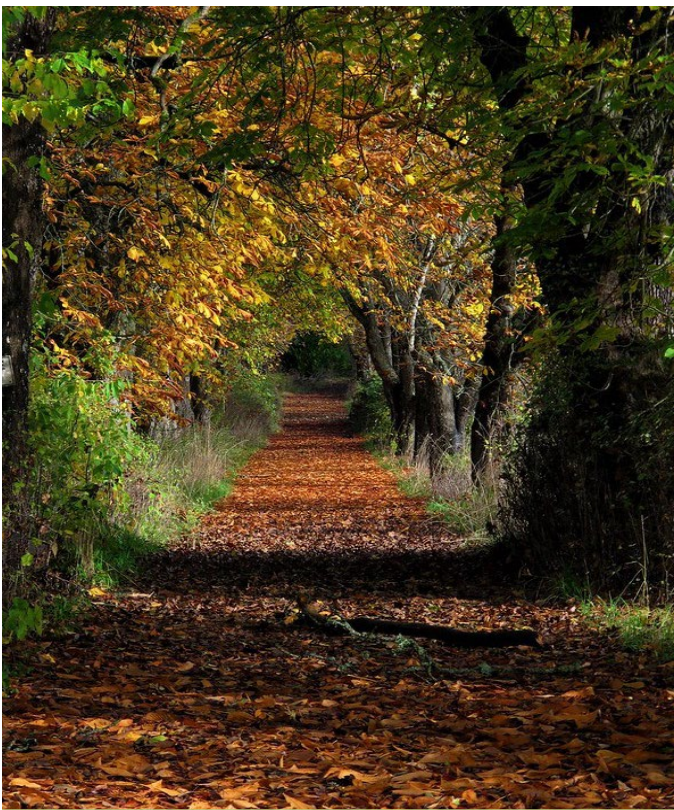
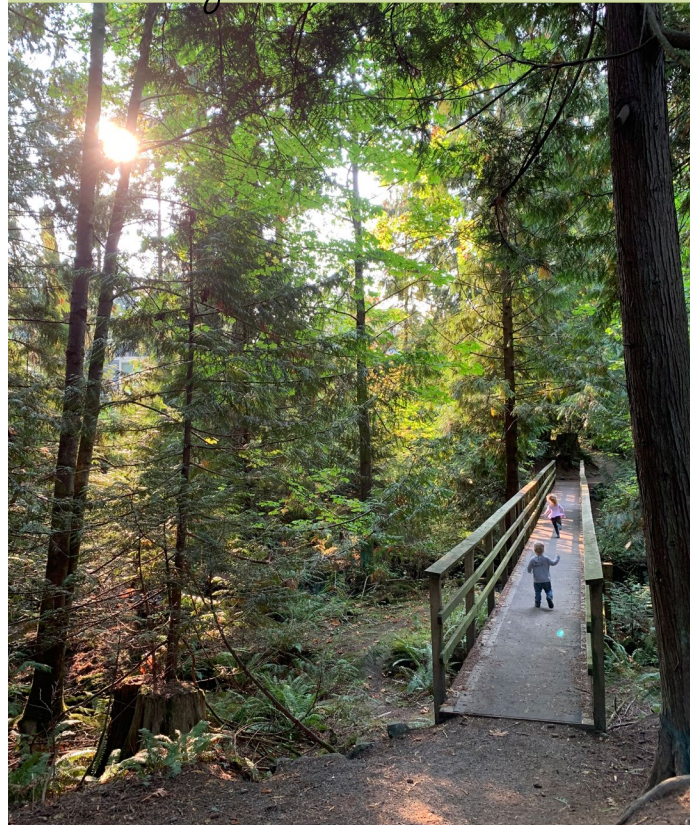
## Natural Places

Ample green space surrounds the Berkey's Corner neighbourhood. Nature is accessible and vibrant, inviting bird watching, trail walking and exploration of hidden forest bridges and winding creeks. The built environment and the natural environment overlap as trees, trails, and agricultural landscapes intersect with roadways and buildings. Naturalized spaces such as Stonehaven, Ryall, and Hillwood Parks bring trees and wildlife habitat directly into the urban areas.

Landscape View



Forest Bridge



Autumn Driveway



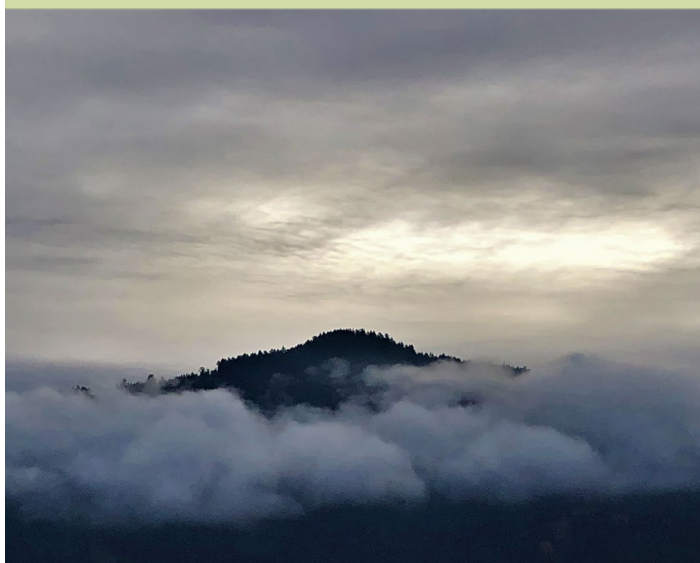
Trail Creek



## Views

Berkey's Corner is surrounded by nature with inspiring views in many directions. Agricultural lands bound the area with mountains and forest lands beyond.

Mountain Views



Farmland Views



“

My favourite view is from the top of Herons Wood path looking towards Mt Tzouhalem.

”



New Neighbourhoods with Mountain Views



# CHEMAINUS

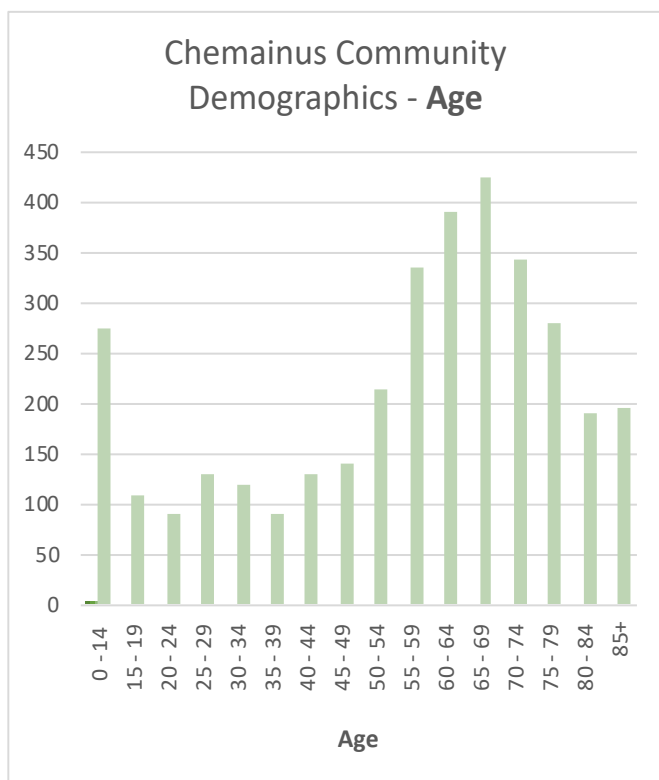
## COMMUNITY CHARACTER PROFILE

*Chemainus is situated on the traditional territory of the Coast Salish Peoples.*

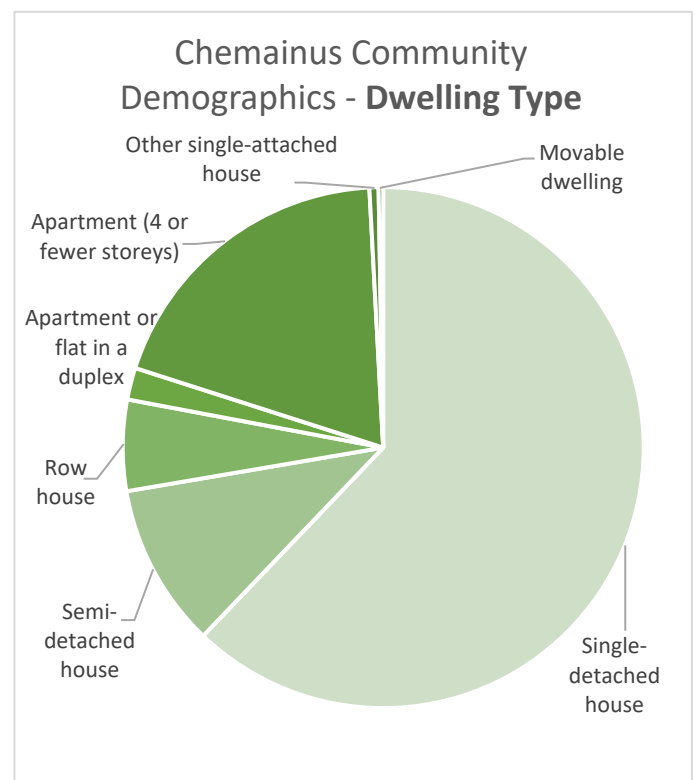
### Introduction

Chemainus is located at the northern extent of North Cowichan's boundary and is a complete community recognized for its arts, theatre, and murals - making it a cultural hub and tourist destination. The coast community also contains a compact mixed-use centre with an industrial park along the Trans-Canada Highway.

The total population of Chemainus is 3,440 people with the median age being 61.5 years. Single family dwellings make up 62% of the dwelling types with 10% semi-detached. The remaining 28% consists of row houses, apartments, flats in a duplex, other single-detached, and movable dwelling types.



*Demographic information is from the 2016 Canadian Census.*



*Census Canada Dwelling Reference Guide*

## Local Planning Context

Chemainus is within the Urban Containment Boundary as identified in the 2011 Official Community Plan.

In addition to this, the [2011 Chemainus Town Centre Revitalization Plan](#) outlined a series of themes and opportunities which support a common vision still relevant today. The plan identifies nine key ideas and revitalization projects to advance community goals.

While the Revitalization Plan remains useful with many of its key actions implemented, it is however, not a true local area plan that addresses growth patterns, servicing, and other key plan elements.



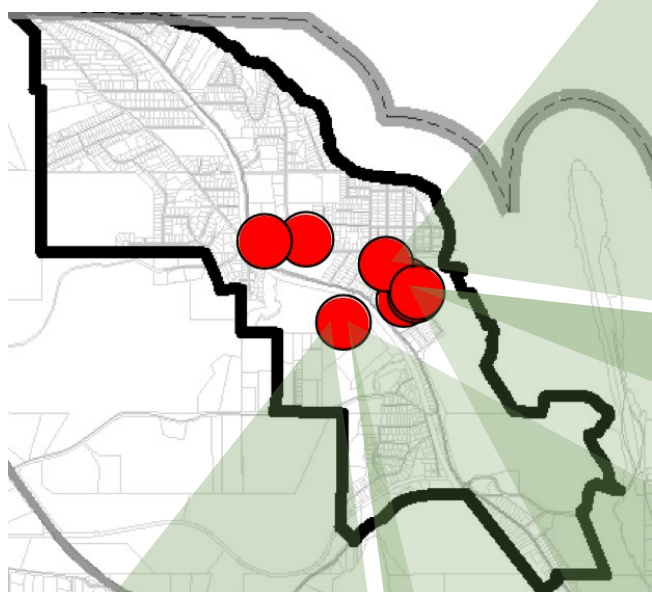
Photos are provided by  
community members.

During the 2020/21 Official Community Plan update process, community members generously took time to take photos and talk about the character of the natural and built environment of their community and how this character might evolve over time. This profile compiles this rich and informative community perspective.

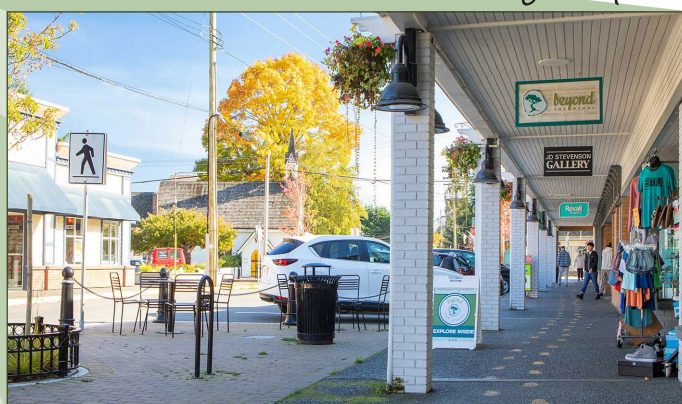


## The Heart of Chemainus

Community members indicated on the map below what areas they considered to be the heart or centre of Chemainus. Many felt it was an area where residents and tourists alike could connect and interact through the exploration of place and appreciation of local history and amenities. Generally, residents felt the heart of Chemainus was wherever arts, culture and community could converge. Specifically referenced were Waterwheel Park, Kin Beach, and the recently constructed library.



*Chemainus Village Square*



*Willow Street*



*Old Town & Ferry Terminal*



*Waterwheel Park*



## Buildings

The Victorian heritage architecture is a defining feature of Chemainus. Stacked turrets and distinctive gingerbread-style details adorn many of the welcoming, single-storey commercial buildings, complementing the murals for which this community is renowned. The Willow Street block is charming, with colourful buildings and active storefronts which add an additional layer to the town's artistic and touristic vibrancy.

Chemainus, however, is eclectic. The Victorian-era charm of the older buildings differs with contemporary buildings like the Library or modern cannery look of the Chemainus Village Square market. New development in the area draws on the texture, colours, and materials of the West Coast, making use of cedar and natural stone.



Public Library



Mural



Heritage Store Front

“

Chemainus is vibrant, unique, artistic, & welcoming.

”



Old Town



Public Market



Chemainus Theatre



## Streets and Pathways

Chemainus is arranged in a linear settlement pattern along Chemainus Road, with arterial roads concentrated on the eastern, coastal side of the community. A grid-pattern centre makes up most of the community, with further reaches of the community offering a curvilinear street network. The street network is highly walkable, owing to sidewalks on most sides of streets in Old Town and downtown Chemainus.

Brick paths and tree-lined roads are evocative of the history of Chemainus and the proximity to nature, while functional street furniture like benches add visual appeal. Roadways like Willow Street have the added benefit of delivering pedestrians right to the edge of Kinsmen Beach, yet another reminder of the oceanfront charm of Chemainus. Wide streets with well-maintained, continuous sidewalks foster safe cycling and walking for residents of all ages. Chemainus boasts excellent walkability as well as bikeability both in town and into nature, thanks to the Trans-Canada Trail.

Many sidewalks, however, are narrow and are discontinuous along the Victoria and Chemainus Roads. Some residential streets lack sidewalks with gravel shoulders for parking and walking.



Chemainus Road & Brick Sidewalk



Street Parking



Park Trail



“

The central waterwheel park is the best performing space on the West Coast

”

## Community Spaces

Waterwheel Park is a social mainstay in Chemainus, drawing residents and tourists alike through its wooden archway to enjoy both nature and cultural festivities. Neighbourhood parks, plazas and local market districts support a vibrant arts and culture community year-round. Chemainus is bordered by a series of well-loved beaches, including Kinsmen Beach which provide good pedestrian access to the shoreline. Many of these places are supported by amenities like washrooms and picnic tables.

At the neighbourhood level, Chemainus Village Square provides various necessary commercial services for residents. Community meeting places include the Legion, Senior's Centre and Fire Hall.

Additional parks provide urban opportunities to enjoy nature, ranging from Fuller Lake Park/arena and the smaller Daniel Street Park to the more rugged Wul'aam (Echo) Park and Askew Creek Area.

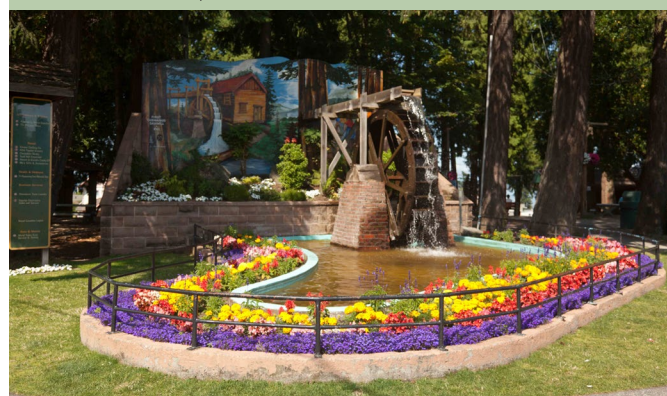
Fuller Lake Arena



Outdoor Theatre



Waterwheel Park



Chemainus Heritage Square



Labyrinth





## Natural Places

Conveniently located and publicly accessible, the shoreline parks of Chemainus are places of peace, beauty and connection to nature for many. Easily accessible trails lead down the ocean and away from the town centre to forested areas like Askew Creek Park, Fuller Lake and Wul'aam Park. Nature surrounds Chemainus, providing opportunities to hike forested trails, admire the local flora, or set sail through the Stuart Channel.



Askew Park



Golf Course



Chemainus Lake

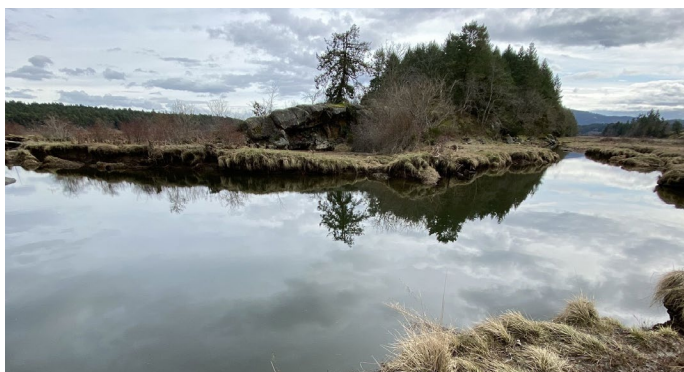
“

The nature surrounding Chemainus is serene, quiet, beautiful, & accessible.

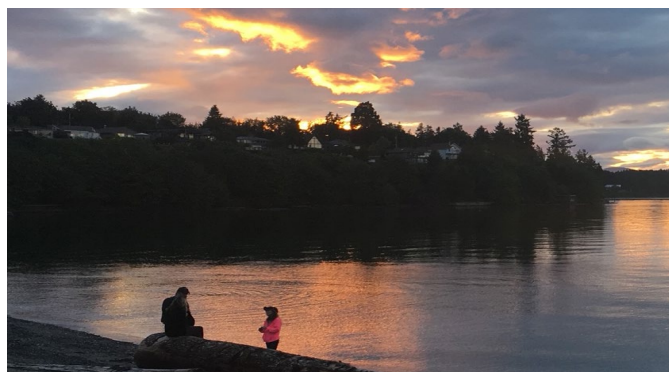
”



Trail Cycling



Chemainus Estuary



Beach Sunset

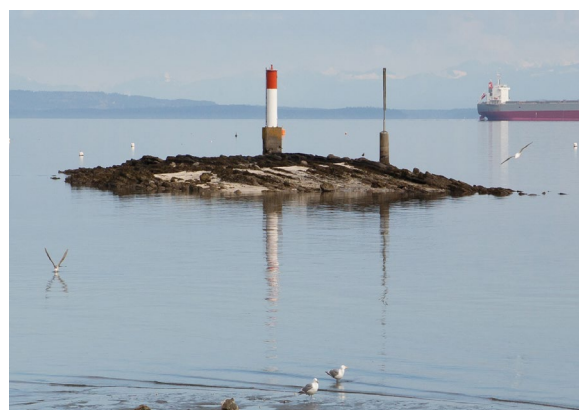


## Views

Shoreline vistas, from land or sea, are quintessentially Chemainus. Whether it is sunset at Kinsmen Beach lighthouse, the Chemainus Estuary, or the view by kayak on the Salish sea, the ocean draws the eye from every direction. Surrounding forest provide equally appealing views, such as those in Wul'aam (Echo) Park.



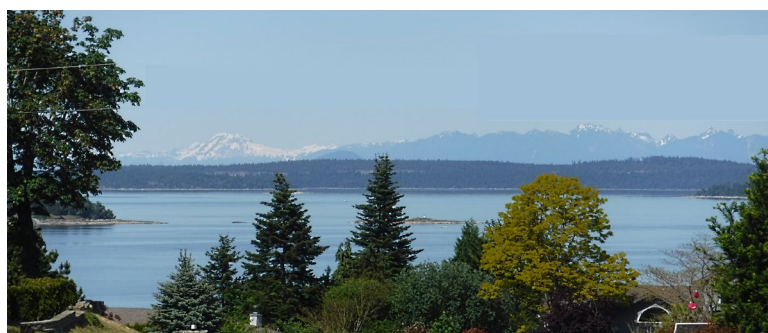
Kinsmen Beach Sunset



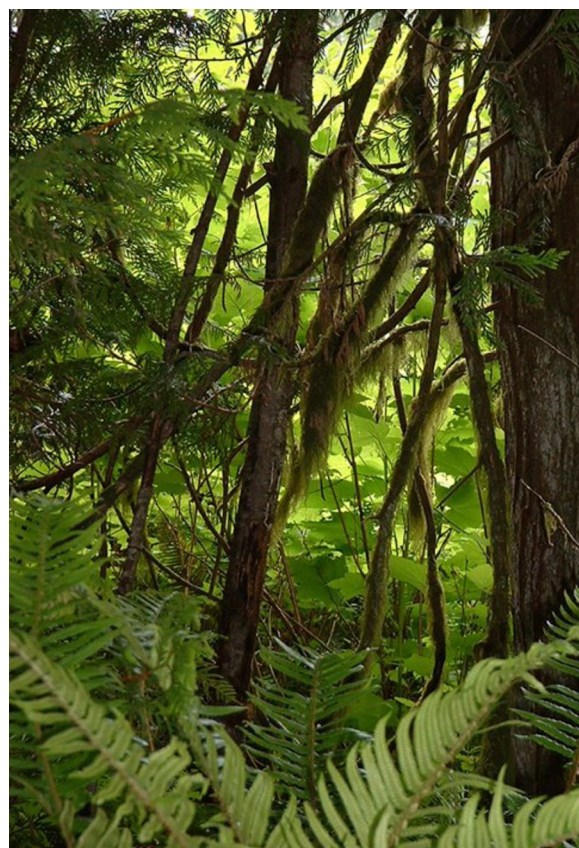
Lighthouse



Chemainus Estuary



Great Trail Overlooking Ocean



Nature



# CROFTON

## COMMUNITY CHARACTER PROFILE

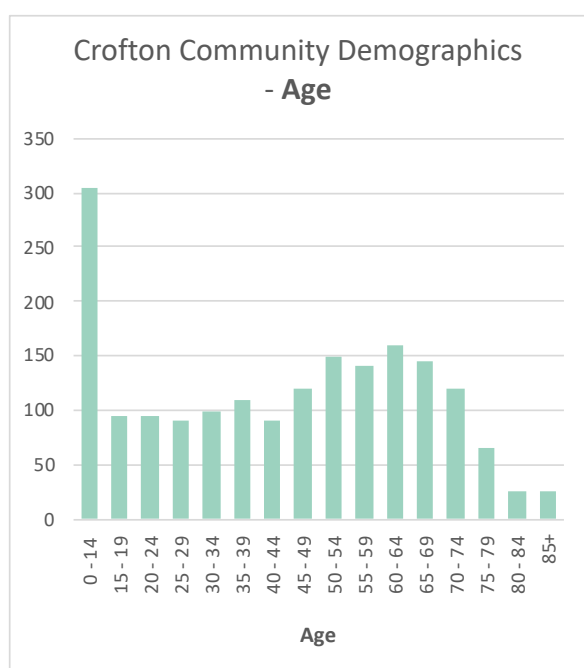
*Crofton is situated on the traditional territory of the Coast Salish Peoples.*

### Introduction

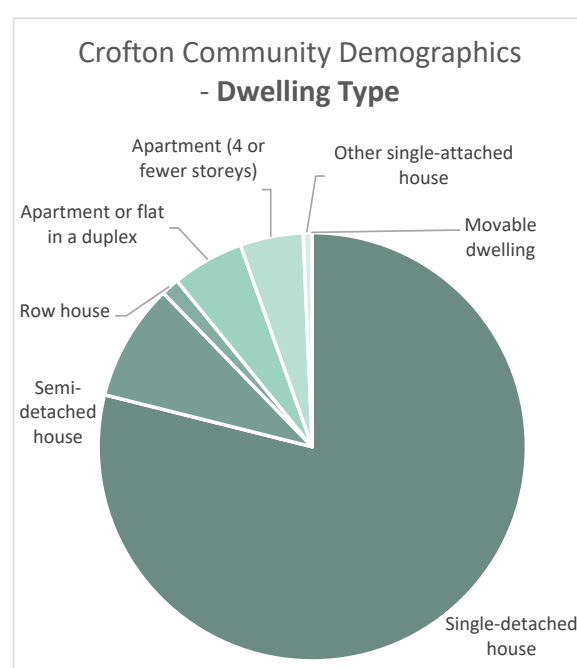
Crofton is a historic community nestled on the shoreline of Osborne Bay, overlooking Saltspring Island. The grid road system and gentle slopes in the developed centre of the community create a highly walkable, pedestrian friendly, village feel. Located in the centre of town is the BC Ferries Terminal that provides service to Salt Spring Island. With its sloping topography offering dramatic views and panoramic vistas, Crofton has a somewhat 'remote' feel as it is surrounded by low density rural residential and agricultural uses, the Municipal Forest Reserve, and the Agricultural Land Reserve and large industrial lands.

Historically, the community has undergone significant economic change. In its early days, Crofton was a smelting centre in support of mining on Mt. Sicker. After the smelter closed, the small harbour provided a base for commercial fishing operations. In time, forestry activities and the Crofton Pulp and Paper Mill became the predominant industry supporting the town and region.

The total population of Crofton is 1,835 people with the median age being 45.3 years; younger than most other communities in North Cowichan. Single family dwellings make up 79% of the dwelling types with the remaining 21% consisting of semi-detached houses, row houses, apartments, flats in a duplex, and other single-attached houses.



*Demographic information is from the 2016 Canadian Census.*



*Census Canada Dwelling Reference Guide*

## Local Planning Context

Most of Crofton is located within the Urban Containment Boundary (UCB) as identified in the 2011 Official Community Plan. The 2015 [Crofton Local Area Plan](#) outlines the vision, goals, priorities to help shape the direction of the community as it grows and changes over the years.



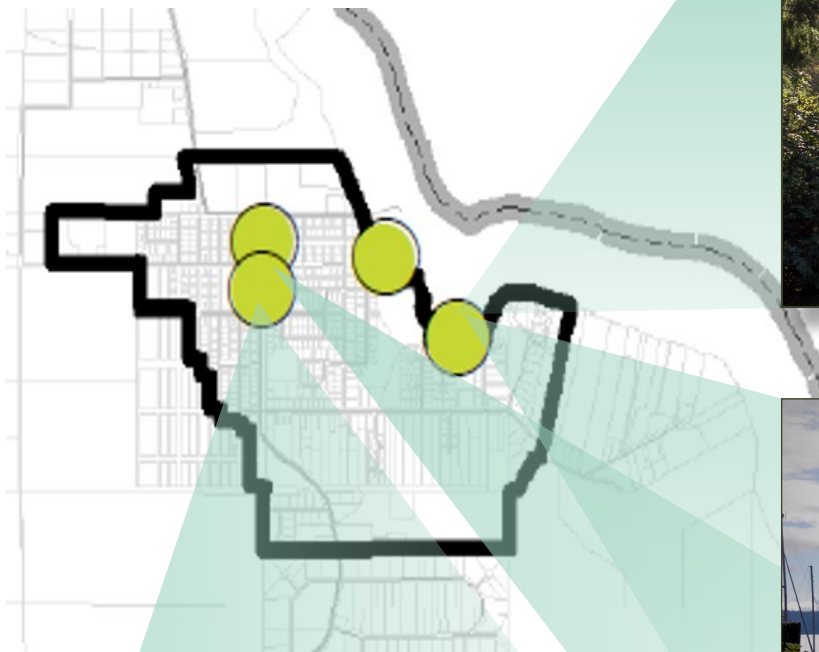
### Crofton Local Area Plan Vision Statement

*"Crofton is an inclusive waterfront community, which fosters economic development, environmental stewardship, and small town values. The community prides itself on its seaside setting, small town scale, walkability and access to nature and the sea. Crofton provides affordable housing in a variety of architectural forms which are consistent with the existing small town character. Crofton has safe roads, alternative modes of transportation, with good access to the waterfront and regional trail systems. Crofton has balanced development and the natural environment with a special focus on maintaining existing educational facilities, and expanding its array of commercial and employment services. Both public and private sector investments have contributed to a beautification of the mixed use commercial core area."*



## The Heart of Crofton

Community members indicated on the map below what areas they considered to be the heart or centre of Crofton. The mixed-use commercial core surrounding the post office was identified as the heart - as was the ocean, mountains, trees, and trail systems.



*Sea Walk at Crofton Beach*



*Pier*



*Crofton Elementary*



*Joan Avenue*

## Buildings

Nautically inspired buildings reflect the deep connection to Osborne Bay and the seaside setting of Crofton.

Older buildings like the museum reference the heritage and waterfront nature of the area by embracing warm pastel colours, dormer windows, decorative hip and gable roofs, enhancing the historic charm of the area.

Newer buildings like the Osborne Bay Pub and the mixed-use Mews make use of shiplap siding as well as traditional brick with wrought iron - reflective of the nearby marine environment.

Older Multi-Family Residential



Crofton Mews over Osborne - Mixed Use



Crofton Schoolhouse & Museum

“

*Crofton is a beautiful mix of old and new.*

”

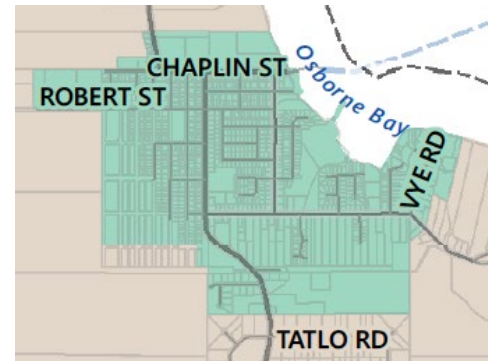


Photos included in this Community profile have been provided by community members.



## Streets and Pathways

Crofton is unique among North Cowichan communities as it is built on a consistent grid street pattern, dissimilar to the largely curving street network of the region. It is arranged in a compact settlement pattern accessed predominantly from York Avenue. Narrow, discontinuous sidewalks featuring rolled and barrier curbs constitute the majority of pedestrian infrastructure, including along Joan Avenue which acts as the major waterfront connector. Commercial uses define Joan Avenue, as well as safe pedestrian crossings, landscaping and street furniture. Residential streets generally lack sidewalks, and some feature gravel shoulders for parking and walking.

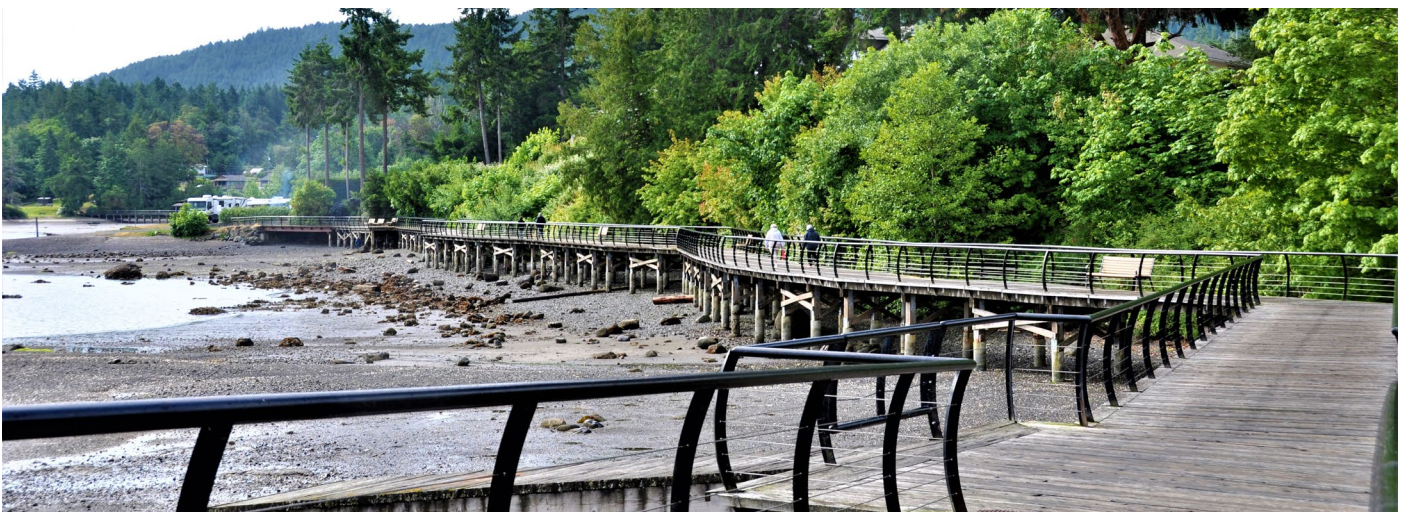


The raised Crofton Seawalk is a pedestrian amenity bridging land and sea by providing an accessible opportunity to enjoy the seaside beauty that Crofton has to offer. In many areas of the community, the waterfront is easily visible from roads and sidewalks.

Central Crofton



Crofton Seawalk Entrance



Seawalk



## Community Spaces

Green spaces close to home, like local parks and school playgrounds are enjoyed by many of all ages, from children and parents to dog owners. Summer is marked by community members gathering regularly at the local pool, while the popular Crofton Seawalk sees pedestrian traffic year-round. The skateboard park, boat launch, Crofton Community Centre, and the Crofton Fire Hall also serve as community gathering places.

Playground on Queen Street



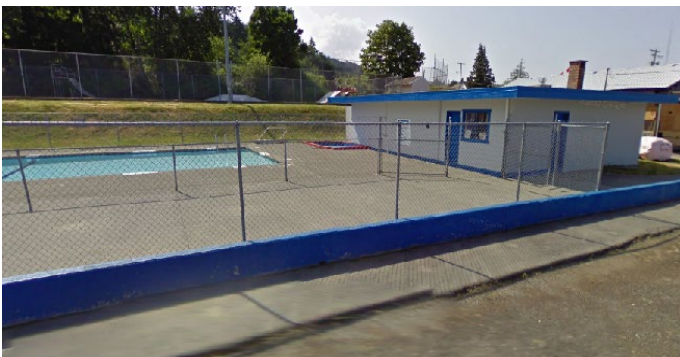
Joan Avenue Park



“

*Joan Avenue Park is a nice place with great views.*

”



Crofton Pool



Crofton Hotel



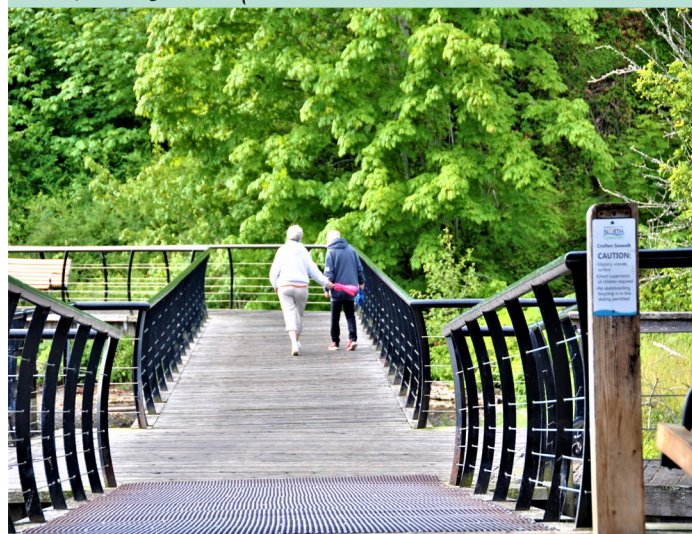
## Natural Places

The Crofton Seawalk delivers an unparalleled elevated view of the ocean and marine activities. Access to beachside parks, the public boat launch and marina, and the BC Ferries Terminal offers everyone the ability to experience the nexus of land and sea. Crofton Lake and nearby trails to Maple Mountain and Mount Richards are used by many, with endless opportunities to stay active and explore the outdoors.

Crofton Lake



Crofton Seawalk



Crofton Beach Park & Seawalk



## Views

The Crofton Seawalk is a unique feature providing unobstructed ocean vistas, bordered by the seaside forest. The busy marine harbour with its deep sea port, BC Ferry Terminal, boat ramp and local marina can be viewed from many perspectives.

Deep Sea Port



BC Ferry Terminal



Crofton Harbour & Seawalk





# MAPLE BAY

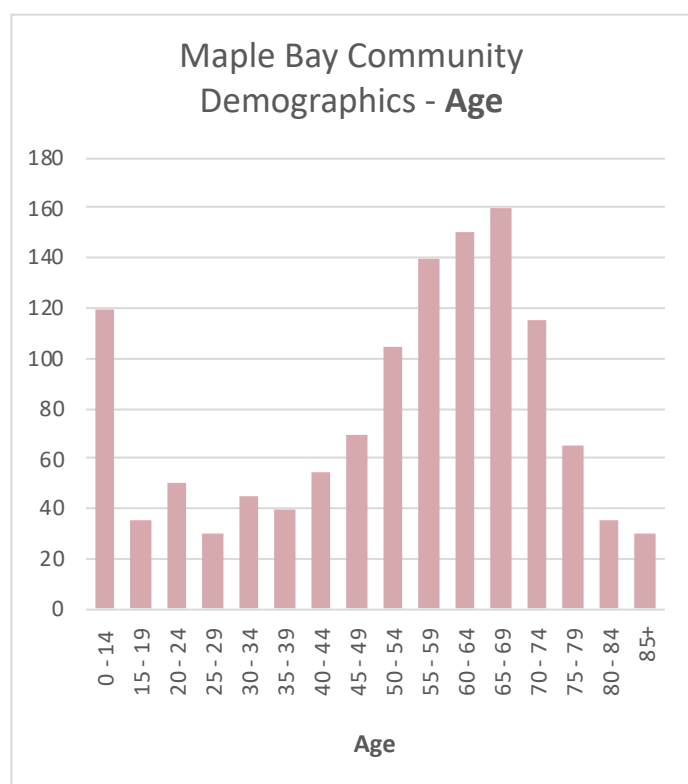
## COMMUNITY CHARACTER PROFILE

Maple Bay is situated on the traditional territory of the Coast Salish Peoples.

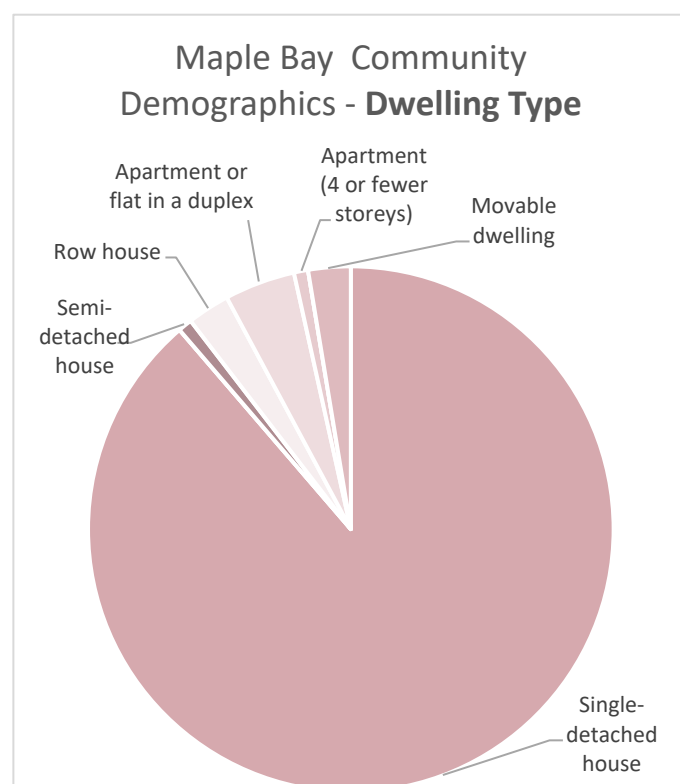
### Introduction

Maple Bay is located on the southern coast of the municipality of North Cowichan and is a small coastal hamlet that comes with a floatplane dock, marinas, pubs, and restaurants. Access is via scenic roads with a landscape that provides great cross water views along with forested mountain backdrops.

The total population of Maple Bay is 1,265 people with the median age being 57.6 years. Single family dwellings make up 89% of the dwelling types with the remaining 11% consisting of semi-detached houses, row houses, apartments, flats in a duplex, and other single-attached houses.



Demographic information is from the 2016 Canadian Census.



Census Canada Dwelling Reference Guide

The Maple Bay neighbourhood extends beyond the compact community between the terminus of Herd Road and the shore of Maple Bay. The common elements of forest, coastline, marinas, and long winding roads extend down Genoa Bay Road to the community of Genoa Bay. It includes the sub-communities of Maple Bay Marina, Genoa Bay, and the upland areas around the old Maple Bay Fire Hall and Herd Road Park.

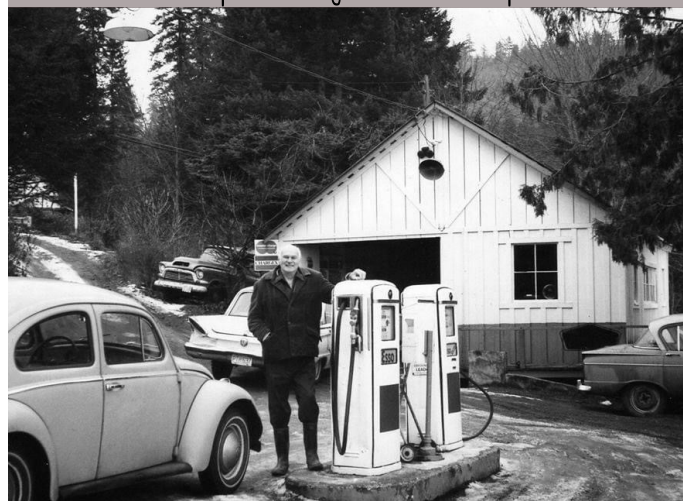
## Local Planning Context

The Maple Bay Community Association prepared the [Maple Bay Area Plan](#) in 2015 that provides further insight into the character of Maple Bay. While it is not a municipality-endorsed plan, North Cowichan may wish to consider incorporating it into a future local area plan so as to set clear land use policies for the area and ensure a livable future in Maple Bay.

The Maple Bay Community Association's Area Plan vision is:

*a rural, seaside community that values and protects its natural environment, facilitates outdoor activities, and promotes a strong community spirit for current and future generations*

### Historic Maple Bay Gas Pump

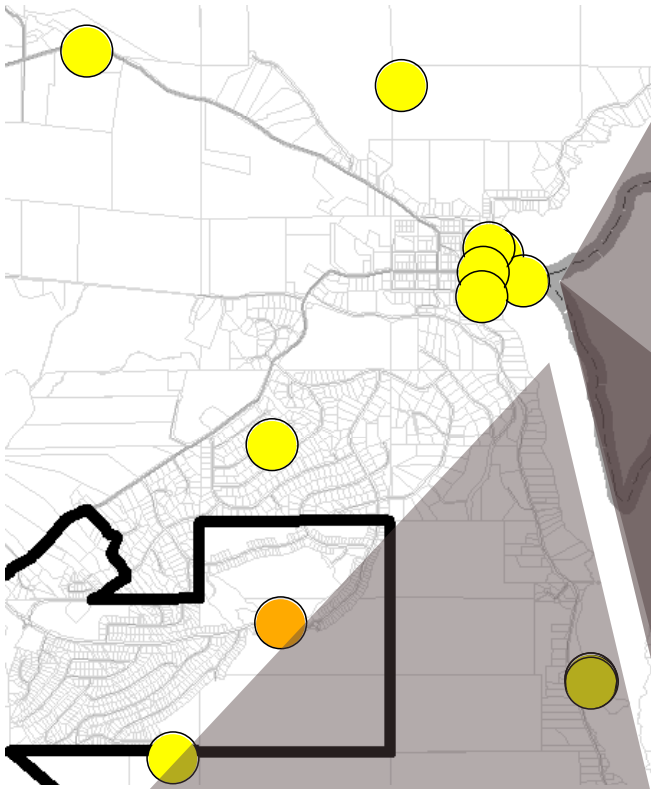


During the 2020/21 Official Community Plan update process, community members generously took time to take photos and talk about the character of the natural and built environment of their community and how this character might evolve over time. This profile compiles this rich and informative community perspective.



## The Heart of Maple Bay

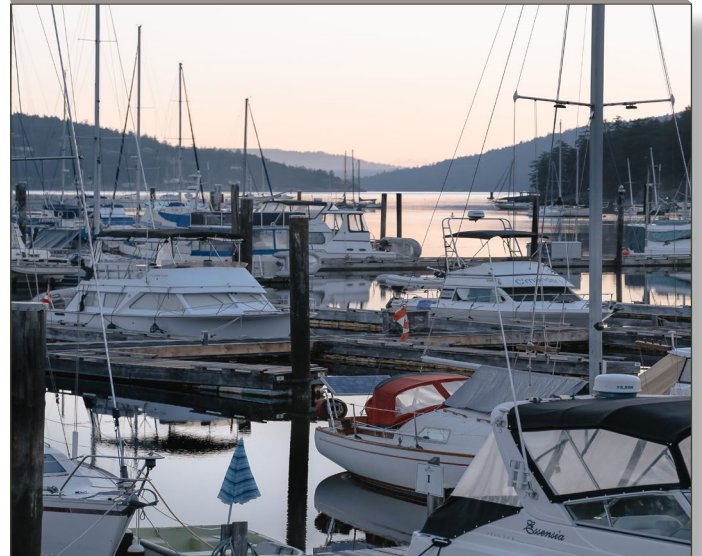
As part of the OCP update, we asked community members to indicate on a map what they considered to be the heart or centre (their favourite places) of Maple Bay. The map below details the locations that people chose. The ocean was at the core of Maple Bay for many, with references to beaches, Maple Bay Wharf, and oceanfront parks.



*Maple Bay Wharf*



*Maple Bay Beach at Village Centre*



*Maple Bay Marina*



## Buildings

A blend of historical buildings and modest contemporary development creates a visually appealing and architecturally rich built form in Maple Bay. Awnings and the arched shape of the Shipyard Pub reflects the maritime history of the community and the strong connection to marine recreation and commerce. The eclectic styles of floating homes connect community to the water, giving new meaning to seaside living. The airy, minimal design of West Coast modern homes, both on land and in the Bay draw inspiration from muted ocean grays and blues, while employing the heavy use of cedar and other timber.

More colourful, stout buildings contribute to the heritage nature and welcoming feeling of the community. The historical, pioneer-era character of Maple Bay is exemplified by the stately, farm-style Elkington House.

Residential lots take advantage of natural privacy screens of mature foliage, fitting in with the heavily treed surroundings. Large residential lots rely on septic systems though most are connected to municipal water service.

Marina Pub



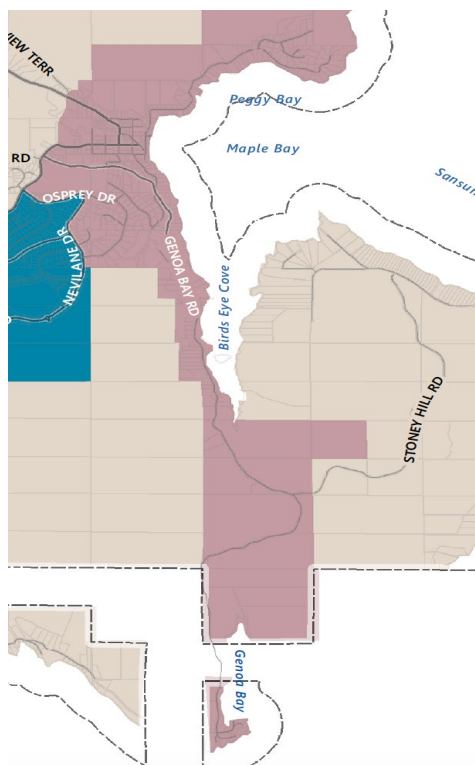
Village Centre House



Modern Coastal Home



## Streets and Pathways



Maple Bay is arranged in a compact settlement pattern with residential areas extending north to Arbutus Road and south along Genoa Bay Road. The road network pattern is mainly curvilinear, with a grid network emerging at the intersection of Herd Road and Maple Bay Road. Sidewalks are absent along most roads, including major roadways like Herd, Beaumont, and Maple Bay Roads, and adjacent to waterfront access points. A paved or gravel shoulder is typically present on major roadways and arterials.

Most roads in the area blur the line between urban settlement and nature with their winding, seaside roads thickly enclosed by trees and vegetation. Maple Bay, Genoa Bay, Beaumont, and Arbutus Roads are characteristic of the area, bordered by trees whilst offering vistas of the ocean, the meandering nature reminiscent of a country lane.

Genoa Bay Road



Trail



Photos included in this Community profile have been provided by the community members.



Road overlooking Ocean



## Community Spaces

Gathering spaces in Maple Bay are anchored by the ocean, as beaches foster play, family recreation, swimming and community connection. Herd Road Park offers opportunities for many to socialize and enjoy the open green space. Trails and forests are healthy and accessible, promoting outdoor recreation. Despite a lack of designated parks, the convenient access to nature encourages people to enjoy the outdoors regularly. Lively indoor spaces like the local pubs blend the warm, welcoming atmosphere with the adjacent shoreline.

Marina Pavillion



Marina Cafe



Maple Bay Beach



Playground at Herd Road Park



Trail Head



Marina



## Natural Places

As a gateway to adventure from both land and sea, Maple Bay is graced with nature on all sides from the beaches to mountain peaks. Trails at Stoney Hill, Maple Mountain, and Mount Tzouhalem offer access to outdoor recreation, enjoyment of wildlife, and explorations of the surrounding forest. Many spaces are still untouched by development allowing natural ecosystems to flourish. Views of the ocean are uncluttered by houses, and the few that do exist blend into the greenery. The healthy marine environment located in the Bay is teeming with life and can be easily appreciated on shore or water.

Stoney Hill Park



Garry Oaks



Beach



Ecological Reserve



## Views

Expansive views of Maple Bay, Saltspring Island and Sansum Narrows are among the defining vistas in the community, seen from the shore, the wharf and at high points on the road. Unobstructed views of Stoney Hill, Mount Tzouhalem, Maple Mountain, and Saltspring Island are equally peaceful, providing visual appeal in all directions.

Maple Bay



View of the Bay



Community on the water



Genoa Bay



# QUAMICHAN

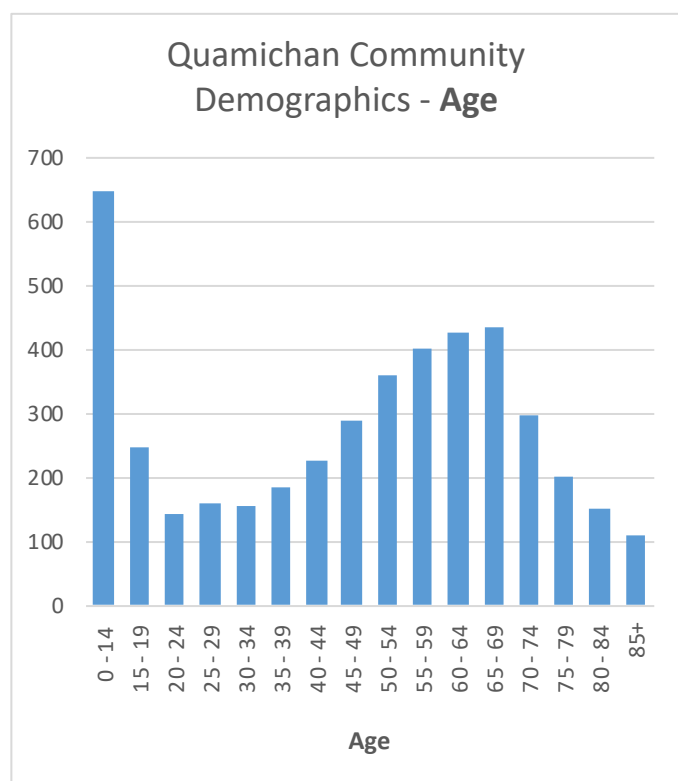
## COMMUNITY CHARACTER PROFILE

*Quamichan is situated on the traditional territory of the Coast Salish Peoples.*

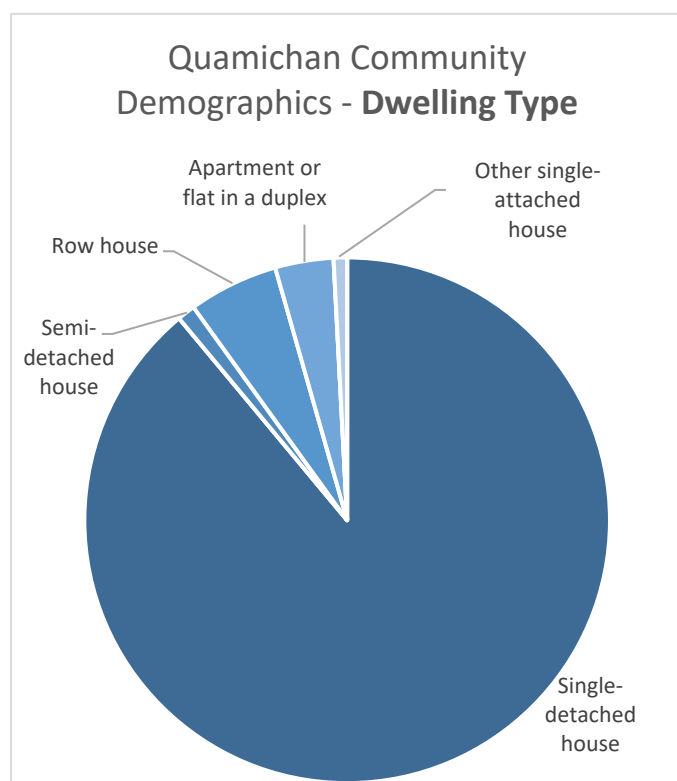
### Introduction

Quamichan is a collection of residential settlements located along the south/east shore of Quamichan Lake and includes a mix of residential, farming, and heritage lakefront properties.

The total population of Quamichan is 4,400 people with the median age being 53.0 years. Single family dwellings make up 89% of the dwelling types with 11% consisting of semi-detached houses, row houses, apartments or flats in a duplex, and other single-attached houses.



*Demographic information is from the 2016 Canadian Census.*



*Census Canada Dwelling Reference Guide*

## Local Planning Context

Quamichan is located within the Urban Containment Boundary (UCB) as identified in the 2011 Official Community Plan (OCP). Although it does not have a local area plan, comprehensive development plans have been adopted and appended to the OCP which guide much of the new housing being developed. Lands not covered by comprehensive development plans are administered by general provisions of the OCP and municipal development regulations.



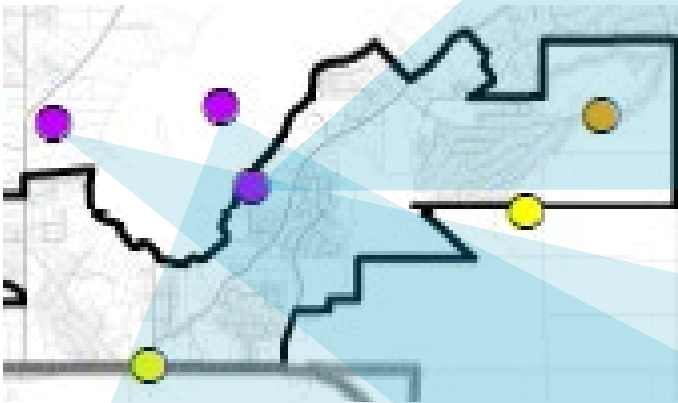
Photos included in the Community profile have been provided by community members.

During the 2020/21 Official Community Plan update process, community members generously took time to take photos and talk about the character of the natural and built environment of their community and how this character might evolve over time. This profile compiles this rich and informative community perspective.



## The Heart of Quamichan

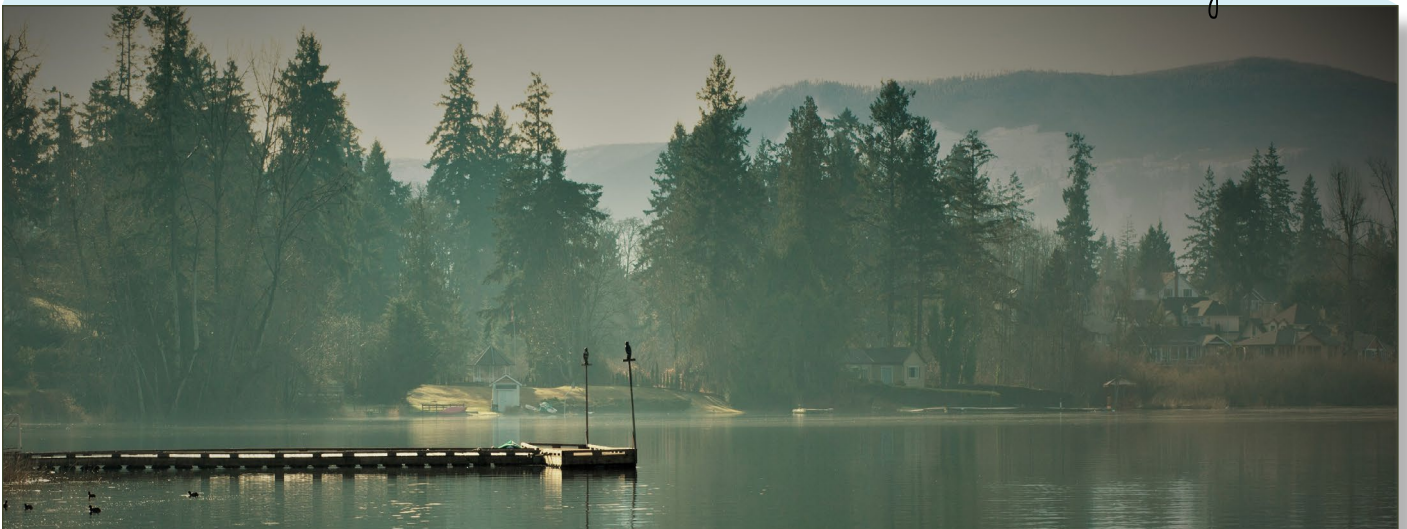
As part of the OCP update process, we asked community members to indicate on the map below what they considered to be the heart or centre of Quamichan. Many indicated Quamichan Lake was the centre, a place of both peace and recreation. For others, it was areas of convergence between heritage and nature, like the Elkington House. However, some felt the heart of Quamichan to be undefined and suggested that any future commercial development could become the future core of the community where people could gather.



*Future Neighbourhood Node - Kingsview*



*Garry Oak Trees*



*Mountain and Lake Views*

## Buildings

The culture and history of Quamichan is reflected broadly through heritage buildings and homes set far back on large lots. Deep eaves and dormer windows are characteristic of many buildings and farm style homes. Native vegetation, gardens and fields add to the rustic nature, while active woodshops, vineyards and farms add vibrancy to the rural landscape. Buildings generally complement the natural beauty of this area, dispersed among stands of trees and the pastoral landscape.

Single-Family Home



Quamichan Lake Barn

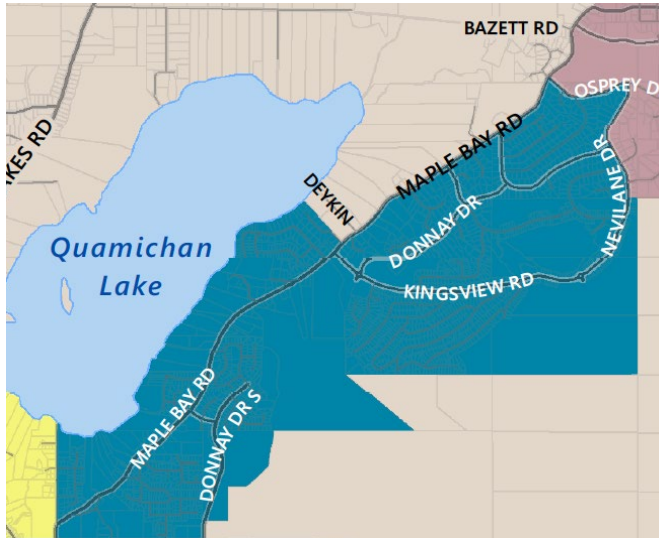


Estate House



## Streets and Pathways

The Quamichan area exhibits a looping street pattern adjacent to Kingsview Road up Mount Tzouhalem and features cul-de-sacs further south towards Donnay Drive. Major roads have narrow sidewalks on one or both sides featuring barrier curbs, while others have a paved or gravel shoulder instead. Some of its residential streets lack sidewalks while some feature gravel shoulders for parking and walking. The Properties/Kingsview Development continues to develop with sidewalks, road verges and safe pedestrian crossings.



Rural roads in the area are bordered by rough gravel shoulders, many with direct sightlines to Quamichan Lake. Trails and paths create connections to the lake and forest, while providing opportunities for walking and cycling.

*Sightline to Quamichan Lake*



*Rural Road*



*Kingsview Road*



## Community Spaces

Quamichan provides numerous opportunities for outdoor activity and a connection to nature. Whether paddling across the water, exploring the shoreline, mountain biking, or hiking - the area is well-used by the community. The saltier waters of the adjacent Maple Bay also foster gatherings and play, as do playgrounds and park land at the Properties, Art Mann Park, and elsewhere.

Mountain Biking



Exploring the Shoreline



Maple Bay Elementary School



Fishing on Quamichan Lake



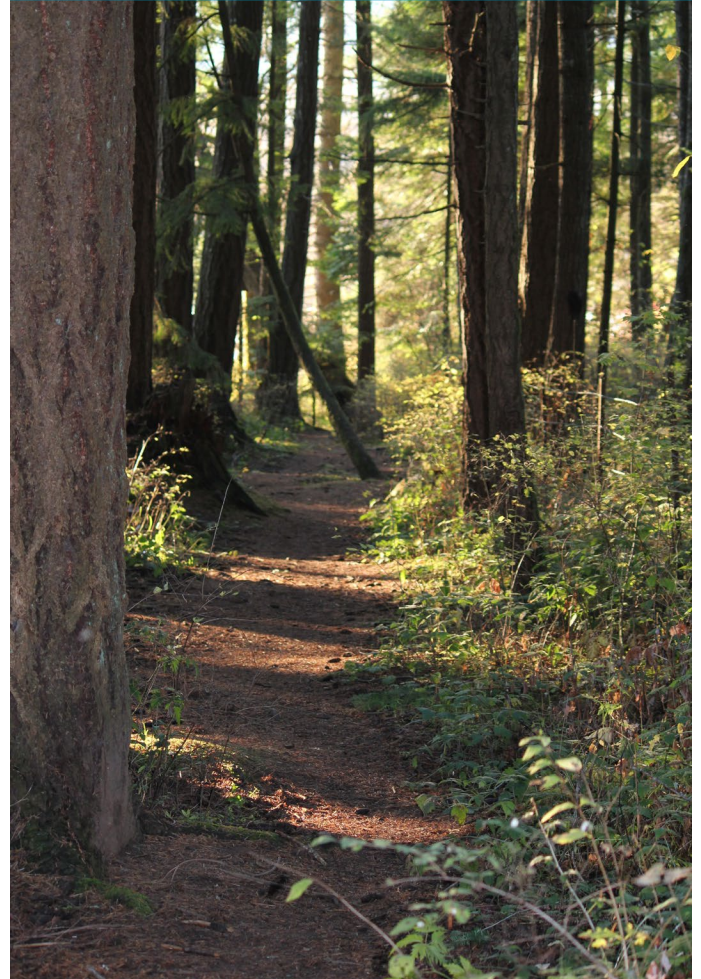
## Natural Places

Quamichan is blessed with an accessible natural landscape available for those seeking to hike trails, explore the forest, and enjoy the water. Nearby mountains allow access to coniferous forests, Arbutus and Garry Oak woodlands unique to this region. Winding dirt trails and wooden boardwalks blend in with nature and provide opportunities for everyone to connect with the natural environment.

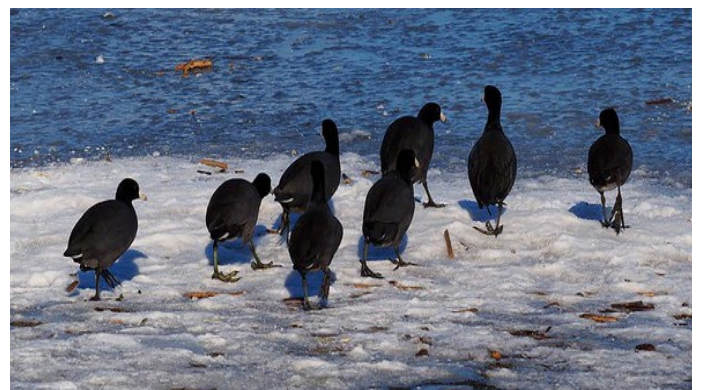
Garry Oak Reserve



Trail



Quamichan Lake



Winter Ducks on Quamichan - American Coot

## Views

Views of mountains and Quamichan Lake stretch out across the forest and farmland and can be seen throughout the area.

Quamichan Lake Swan



Valley Sunset



# RURAL

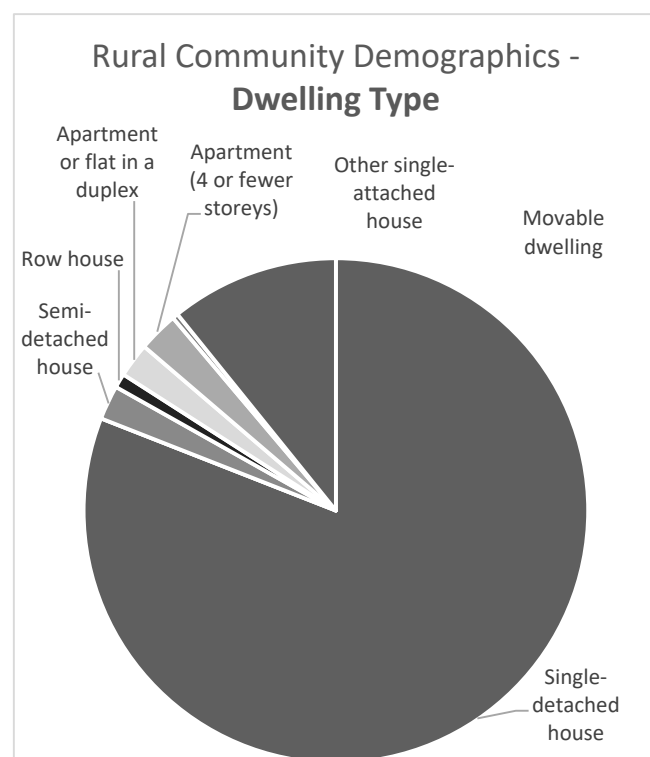
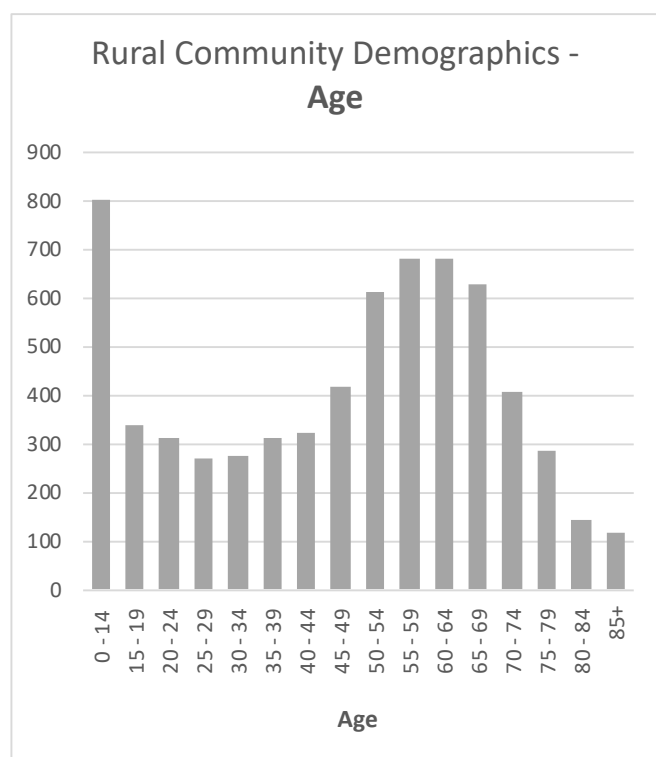
North Cowichan's rural areas are situated on the traditional territory of the Coast Salish Peoples.

## COMMUNITY CHARACTER PROFILE

### Introduction

The rural areas of North Cowichan contain the majority of district's substantial land base of food, forestry and recreational uses with approximately 25% located in the Agricultural Land Reserve and 25% in the Municipal Forest Reserve. Other types of forestry, farming, park, industrial, rural, and low-density suburban residential uses make up the balance. Communities within the rural area include Vimy, Stoney Hill, Westholme and Somenos among others.

The total population of the Rural area is 6,690 people with the median age being 51.8 years. Single family dwellings make up 81% of the dwelling types with the remaining 19% consisting of semi-detached houses, row houses, apartments, flat in a duplex, other single-attached houses, and movable dwellings.



Demographic information is from the 2016 Canadian Census.

Census Canada Dwelling Reference Guide

## Local Planning Context

A number of plans provide guidance on development in the area, as well as extensive policy statements about rural, agricultural, and forestry lands in the 2011 Official Community Plan. These include the 2001 Strategic Agricultural Plan and Forest Management Plans.



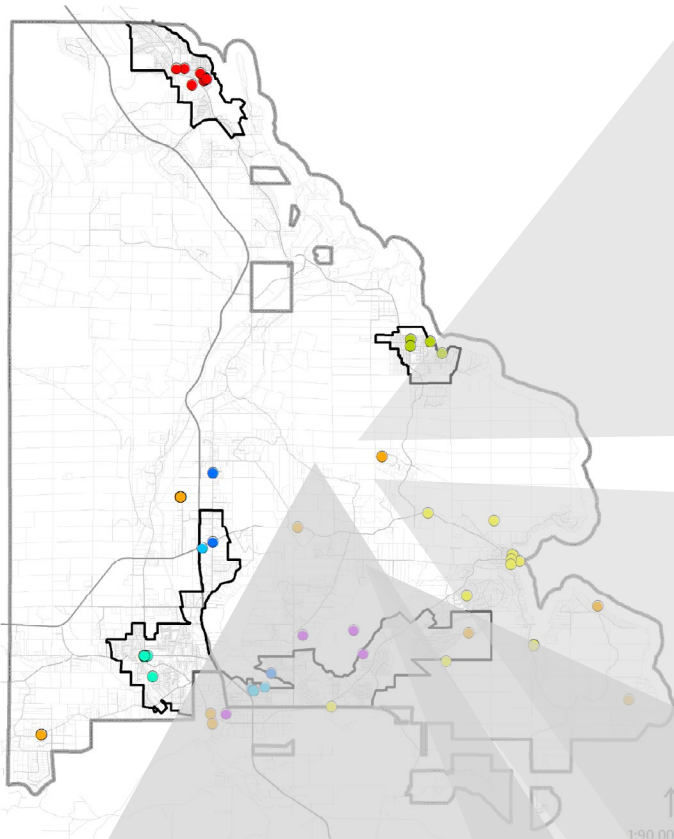
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## The Heart of the Rural North Cowichan

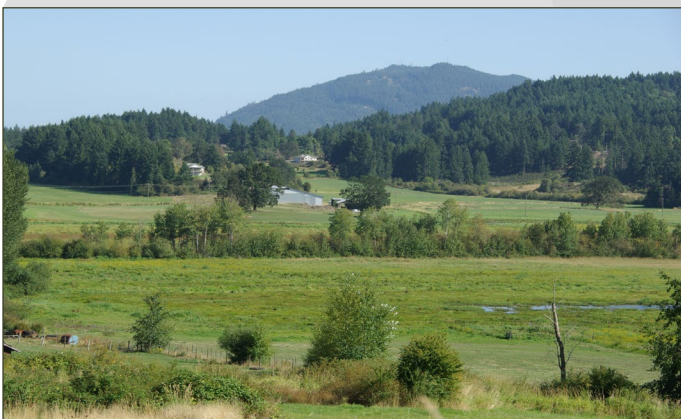
As part of the OCP update, we asked community members to indicate on the map below what they considered the heart or centre (their favourite places) of their rural community. Community halls and gathering spaces were identified as the heart for many, with Vimy Hall frequently mentioned as an important centre of their community. Some felt that the shared space between neighbours was at the heart of their community while others felt they had "arrived" on trails and along the Cowichan River. Some felt there was no definitive heart in these areas.



*Vimy Hall*



*Equestrian*



*Scenic Rural*



*Forested Lands*



## Buildings

Rural homes in North Cowichan typically sit on large lots, set back deeply from the roadway. Dwellings make use of timber and muted palettes, fitting into the natural topography of the land and giving way to stands of trees and other natural features. Barns and agricultural buildings are evidence of the local food production systems and the agricultural economy.



Farm Building



Estate Home



Farm Building

“

The rural character of the area  
is historic, human-scale, and  
respectful of its surroundings.

”



Home on the Cowichan River Near Totem Pole



Farm



## Streets and Pathways

The rural areas of North Cowichan are arranged in scattered dispersed settlements patterns as a result of the agricultural lands that define the area. Some residential pockets feature a loop and cul-de-sac pattern. Major roadways have paved shoulders on one or both sides, a gravel shoulder, or no shoulder at all. Local roads range from paved to gravel, with very few sidewalks, even when adjacent to key hubs like Vimy Hall along Gibbins Road. Recent road works have included shoulder widening, where possible.

Scenic roads and corridors throughout the expansive agricultural lands and forested mountains are characteristics of rural North Cowichan. Sidewalks and bike paths are scarce along older roadways, but trails are plentiful.

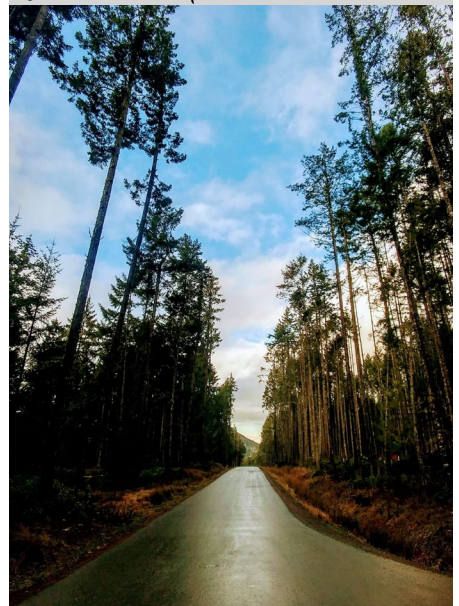
Trail



Pedestrian Track



Scenic Rural



Tree-Lined Road



Vimy Road



## Community Spaces

Gathering spaces support rural communities and provide a venue for events with opportunities to socialize and connect in areas characterized by large properties and a lack of central activity. Community connection is more spontaneous in rural areas as streets and village centres are replaced by trails and rolling hills, leading to mountains, rivers and dense forest. Vimy and Somenos Halls still foster community connection, even though the communities they served have changed since they were originally constructed.

Vimy Hall



“

It is the sights and sounds  
of nature that become our  
community space. There are  
no parks or plazas to be found  
here.

”

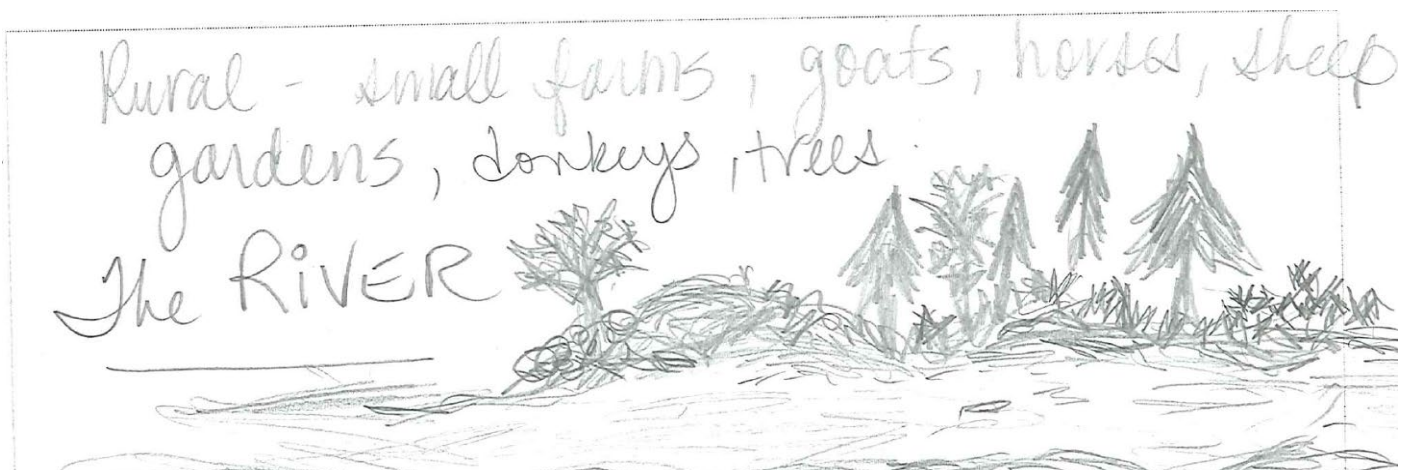
“

Vimy Hall represents 100 years  
of community connection.

”



Somenos Hall



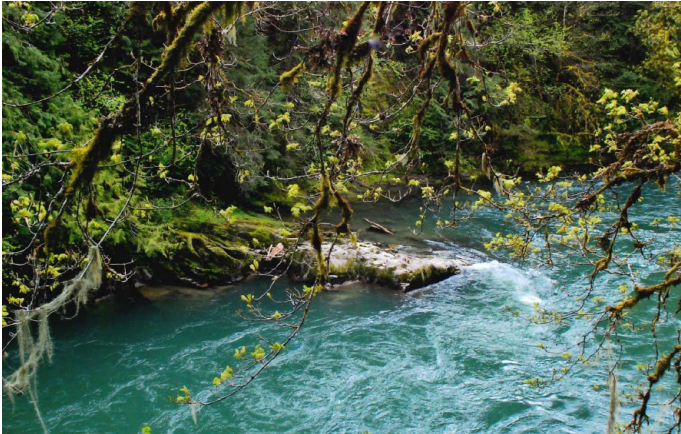
Hand-drawn Rural Landscape



## Natural Places

A mixed network of formal and informal trails and walking paths offers convenient backyard access to surrounding agricultural lands, forest and mountains. These trails incorporate a mix of Municipal Forest Lands as well as local, regional and provincial parks.

Lakes, rivers and beaches are equally accessible by trail, either on foot or by bike, offering peace, solace and connection to the natural world. In rural North Cowichan, nature abounds at every turn.



Cowichan River



Salish Sea and Gulf Islands



Forest



Cowichan River



Lake View



Forest



## Views

Unobstructed mountain views can be seen across the rural landscape. Views from the coastline stretch toward the Southern Gulf Island and Salish Sea.



View Towards the Gulf Islands



Natural Viewscapes



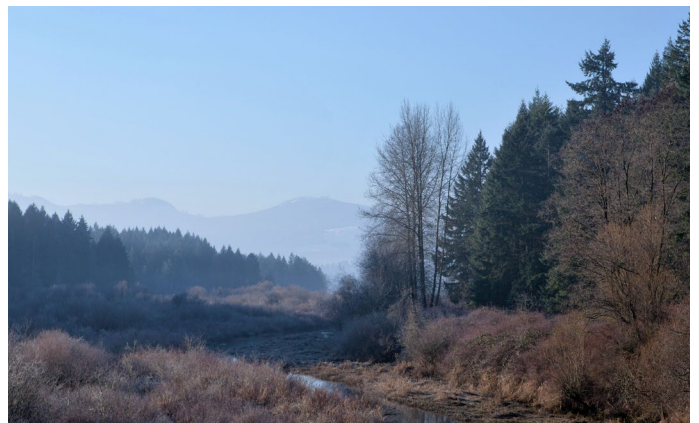
Mount Prevost



Vineyard Views



Farm Views



Rural Views



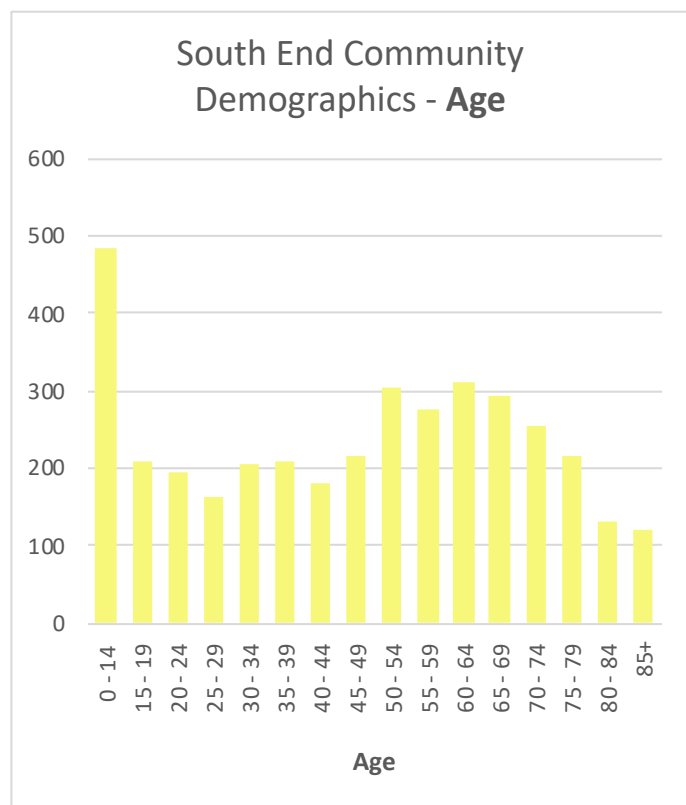
# SOUTH END

## COMMUNITY CHARACTER PROFILE

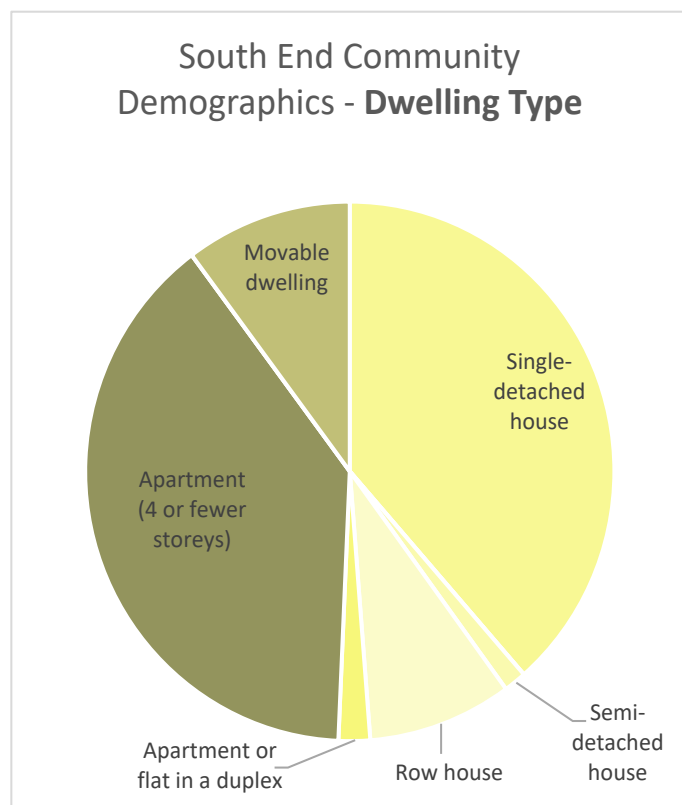
*The South End is situated on the traditional territory of the Coast Salish Peoples.*

### Introduction

The total population of South End Centre is 3,770 people with the median age being 51.6 years. Dwelling types consist of single-detached homes (39%), apartments (4 or fewer storeys - 39%), movable dwelling units (10%), and row housing (9%). The remaining 3% are semi-detached homes and apartments or flats in a duplex.



*Demographic information is from the 2016 Canadian Census.*



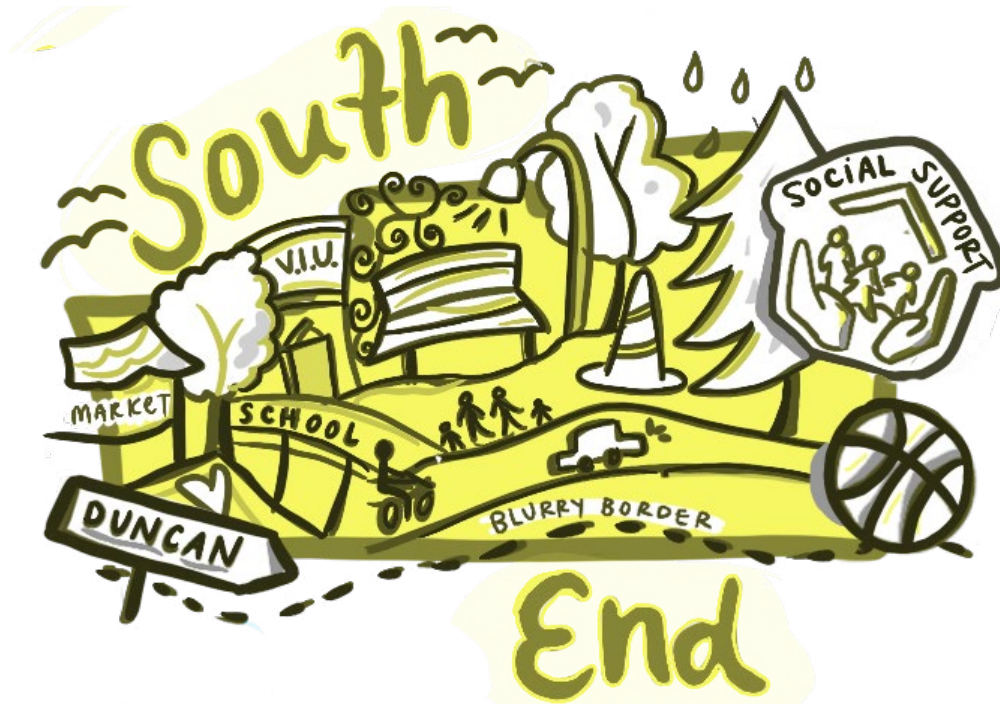
*Census Canada Dwelling Reference Guide*



## Local Planning Context

The South End Centre is bounded by the City of Duncan, Somenos Marsh, Quamichan Lake, and Indian Road. The community includes two central, mixed-urban neighbourhoods: Beverly/Alexander & University Village as well as the adjacent curvilinear subdivision neighbourhoods of Quamichan Heights & Timbercrest. It is generally contained within the urban containment boundary (UCB) as identified in the 2011 Official Community Plan. The [2015 University Village Local Area Plan](#) covers the two central neighbourhoods and provides a vision and policy framework that is still relevant today. Aspects of the South End include:

- \* the region's central location for cultural, educational and recreation facilities, including the Cowichan Community Centre, Vancouver Island University, the Cowichan branch of the Vancouver Island Regional Library, the Cowichan Aquatic Centre, the Cowichan Sportsplex, and many schools.
- \* numerous commercial corridors, including James Street, York Road, the Trans-Canada Highway, and parts of Beverly Street.
- \* varied and expanding services accessed by the under-housed and vulnerable in the Beverly/Alexander neighbourhoods



The University Village Local Area Plan vision is:

*An inclusive community that provides opportunities for a good quality of life reflective of a healthy and safe environment. It will provide affordable housing and alternative modes of transport with good access to the natural environment, recreation, education, employment and services will contribute to a balanced community.*

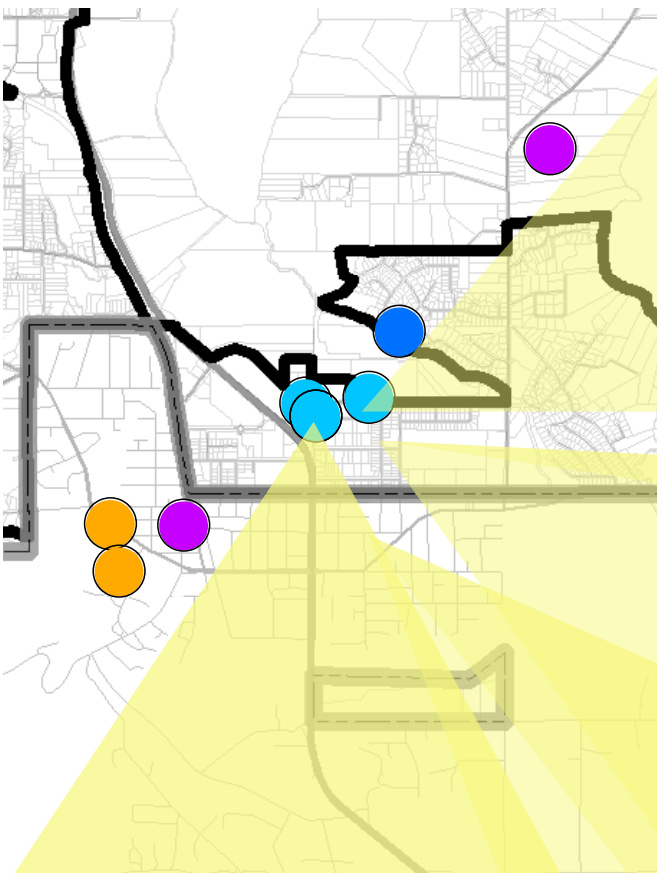


Photos included in the profile have been provided by community members.

During the 2020/21 Official Community Plan update process, community members generously took time to take photos and talk about the character of the natural and built environment of their community and how this character might evolve over time. This profile compiles this rich and informative community perspective.

## The Heart of South End Centre

As part of the OCP update process, we asked community members to indicate on the map below what areas they considered the heart or centre (their favourite places) of South End. Many indicated the downtown Duncan area to be the centre of their community. For others, Beverly Street and James Street are the heart of the South End as they connect key activity centres like Vancouver Island University (VIU), the Cowichan Community Centre, schools, and Beverly Corners.



*Community*



*Cowichan Sportsplex*



*Community Centre*



*Quamichan Middle School*



## Buildings

The South End has a mix of functional aesthetic and natural appeal. Newer buildings like the VIU campus make use of cedar and clean lines, using available space efficiently while incorporating urban greenery. The varied residential areas contain a mix of older single-family homes, townhouses, and apartments.

Recent and anticipated developments in the area include: new housing for seniors, a replacement of Cowichan Secondary School, the expansion of facilities at the Cowichan Sportsplex, and the establishment of a regional food hub.



Senior Housing on York Street



Alexander Elementary School



SEC Buildings



Community Centre



Vancouver Island University



Timbercrest from York Street

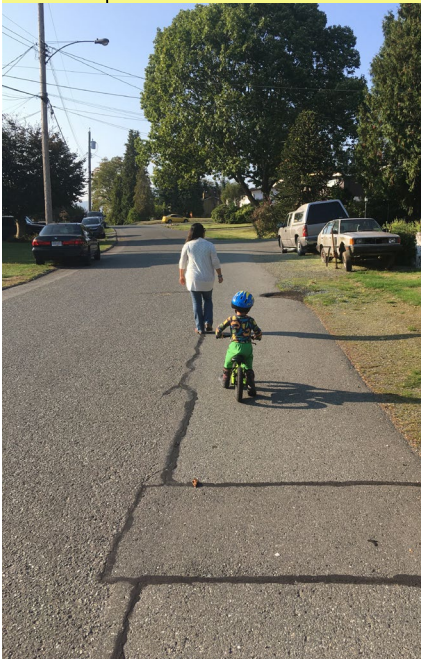


## Streets and Pathways

The South End Centre features more conventional curvilinear streets and cul-de-sacs towards the east, along Lakes Road, while the area south of Beverly Street exhibits an irregular grid pattern. Sidewalks exist along at least one side of major roadways, with some featuring road verges. Sidewalks are also present in some residential areas, with and without road verges. Cycling infrastructure exists along upgraded sections of Beverly Street and paved shoulders are bordered by gravel shoulders along Lake Road.

The walkable, human scale of the South End is exemplified by a grid pattern in the centre, with low-speed narrow streets in outer suburbs, pedestrian infrastructure, and urban trees. Trails, bike paths and the dike provide additional avenues to traverse the area.

*Low-Speed Street*



*Beverly Street*



*Residential Trail*



*Roundabout at Lakes and Beverley*



## Community Spaces

Designated gathering places in the South End include areas such as the Friendship Trail, the Somenos Dog Park, and Art Mann Park which provide opportunities to interact and build community as well as foster enjoyment of nature.

A seed farm and garden education centre located at the north boundary of the neighbourhood is home to a plant nursery specializing in native and medicinal plants and vegetable seedlings. It is also a community garden.

Storytime at Kin Park



Somenos Creek Dog Park

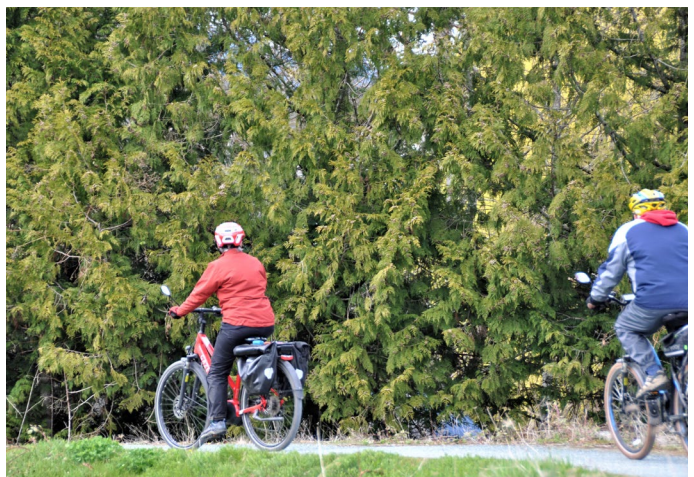


“ Friendship Trail helps people run into each other and have unintended interactions.

”



Cowichan Sportsplex



Dyke Trail



## Natural Places

Conveniently located near urban areas are the numerous wooded refuges such as the constructed wetland on Beverly Street, the Rotary Nature Walk at the Cowichan Sportsplex, and the Somenos dike. They meander through varied natural and suburban landscapes which in turn offers a connection to nature.

Somenos Lake and Creek contains some of the most diverse wildlife and bird migratory homes on Southern Vancouver Island.

Somenos Creek



Country Road



Mt Prevost from Somenos Marsh



Trail



Somenos Creek



## Views

Views in the South End range from the nearby Somenos Marsh and dike to the top of Mount Prevost. Wherever you are, the trees, waterways and community landmarks are easily visible.

Somenos Creek Dike



Rowers at Art Mann Park



Mount Prevost



# BELL MCKINNON

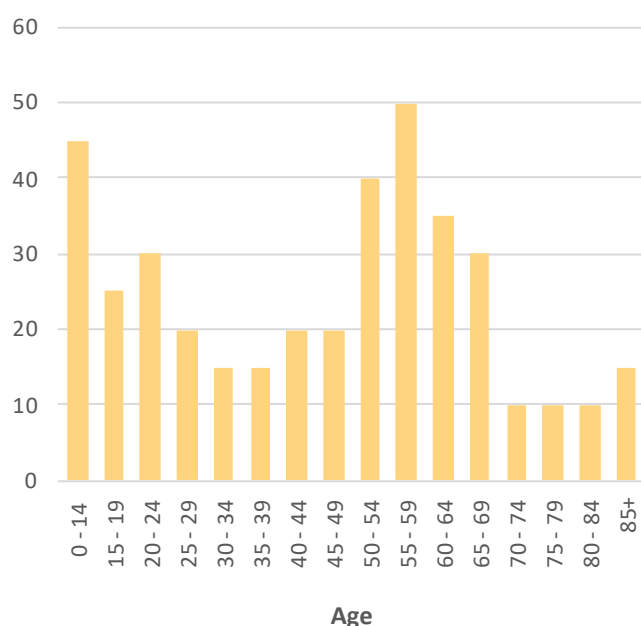
## COMMUNITY CHARACTER PROFILE

*The Bell McKinnon neighbourhood is situated on the traditional territory of the Coast Salish Peoples.*

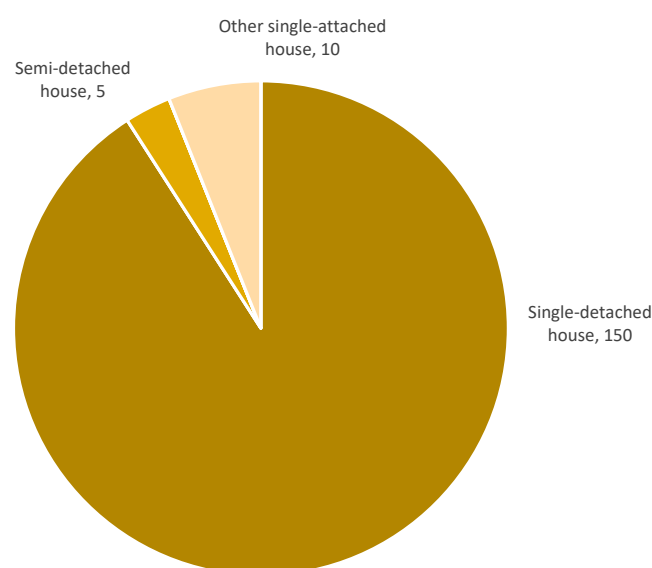
### Introduction

According to the 2016 Census, the total population of Bell McKinnon is 395 people with the median age being 51.1 years. A large majority of dwelling types (150) are single-detached homes, with a small minority being either 'other single-detached' or 'semi-detached' houses. The area contains no apartments, row houses, apartments, flats in a duplex, or movable dwelling types, but some multi-family development has occurred in the community since the last census, for which data is not available at this time.

**Bell McKinnon Community Demographics - Age**



**Bell McKinnon Community Demographics - Dwelling Type**



*Demographic information is from the 2016 Canadian Census.*

*Census Canada Dwelling Reference Guide*



## Local Planning Context

The community is mostly located along a section of Bell McKinnon Road that is within the Urban Containment Boundary (UCB) as identified in the 2011 Official Community Plan. It runs adjacent to and east of the Trans-Canada Highway. The southwest area of the community is a section of Drinkwater Road within the UCB, located west of the Trans-Canada Highway and north of Cowichan Commons retail centre.

Different parts of the neighbourhood are now characterized by a large-format regional shopping centre, highway commercial uses, and large rural residential lots.

At present, there is substantial commercial and medium-density residential development activity in the southwest part of the neighbourhood which also includes: a new RCMP detachment, supportive housing, and an office for the local health authority.

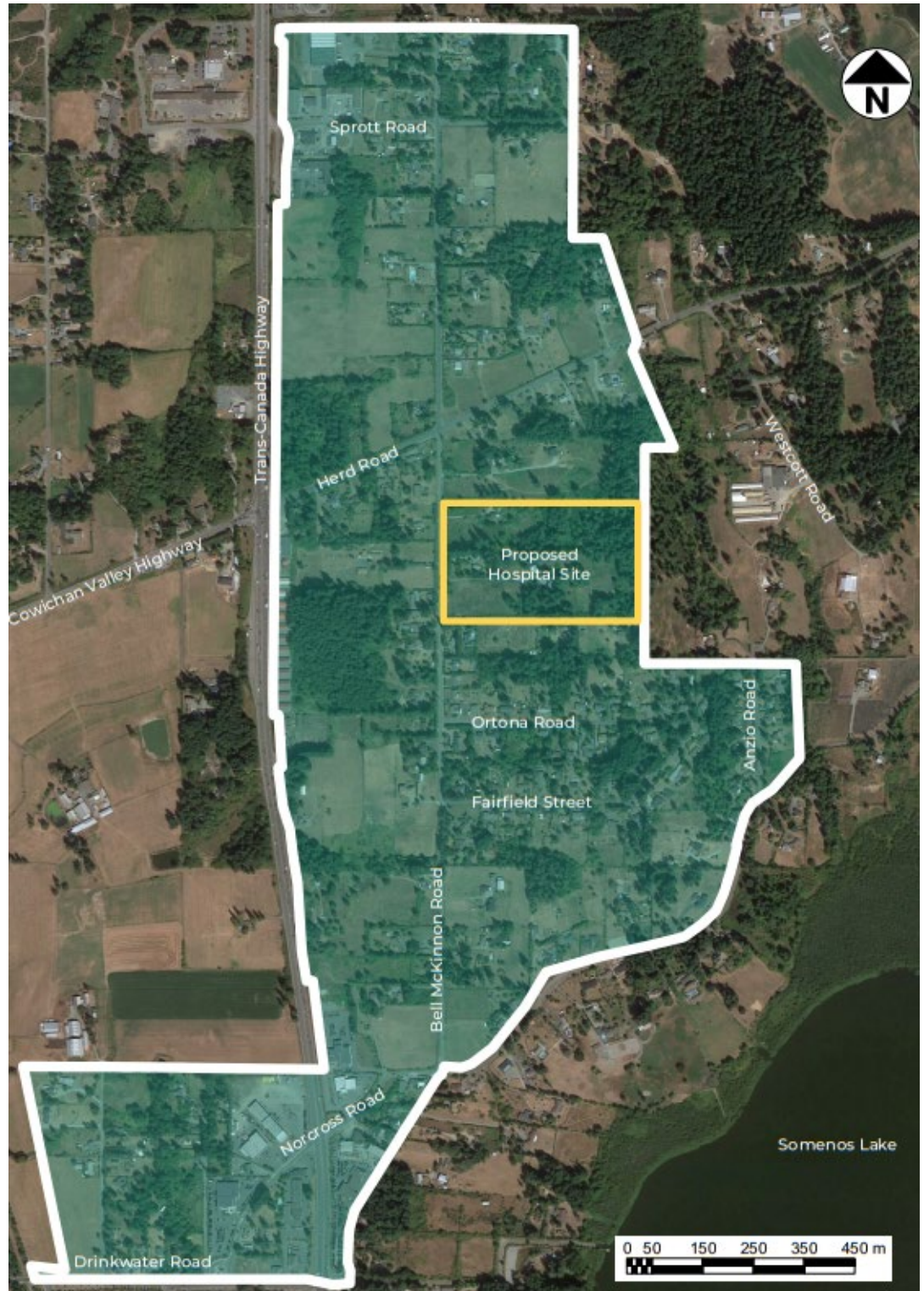
The [2018 Bell McKinnon Local Area Plan](#) was prepared to respond to anticipated regional growth over the next 50 years, including a new hospital on Bell McKinnon Road - anticipated to open in 2026. The plan envisioned "a model green growth centre in the Cowichan Valley that is a vibrant, walkable, urban village that facilitates healthy living in all stages of life."

During the 2020/21 Official Community Plan update process, community members generously took time to talk about the character of the natural and built environment of their community and how this character might evolve over time. This profile compiles this rich and informative community perspective.



## The Heart of the Bell McKinnon

Through community engagement, the public was asked what places they considered to be the heart or centre (their favourite places) of Bell McKinnon. Some felt the heart of the community was at the Cowichan Commons and others felt it was close to Municipal Hall or the Herd Road crossing near the site of the anticipated hospital. There were no photo submissions.



## **Buildings**

At present, the area is characterized by large rural residential lots with single-family homes that blend into the tall trees and agricultural landscape of the area. Other buildings include large format and service commercial development along the highway, near Drinkwater Road.

## **Streets and Pathways**

Bell McKinnon is arranged in a linear settlement pattern with major services and commercial retail running parallel along the Trans-Canada Highway. Bell McKinnon, Herd and Drinkwater Roads act as the backbone of the street network. The rural, car-oriented nature of Bell McKinnon is evidenced by an absence of pedestrian and cycling infrastructure, however improvements have been made through recent developments under the Local Area Plan.

Stretches of tree-lined roads characterize the transportation network in Bell McKinnon. Many residents agreed roads that foster slower vehicle speeds are desired. Supplementary infrastructure to maintain safe vehicle movement and enhance pedestrian activity has been identified in the local area plan.

## **Community Spaces**

A marked lack of outdoor plazas and parks, including indoor areas, provides opportunity for future development of community spaces.

## **Natural Places**

There is no lack of greenery in Bell McKinnon as rural lands stretch out in all directions. Areas beyond the UCB like Mellor Farm contribute to the areas pastoral character for many, as stands of tall trees buffer up against green fields, framed by nearby mountains like Mount Prevost and Mount Richards. People feel strongly connected to nature in Bell McKinnon.

## **Views**

Just as the natural spaces in Bell McKinnon are actively enjoyed, so too are they appreciated from afar. Defining features include pastoral landscapes and mountain views.

“

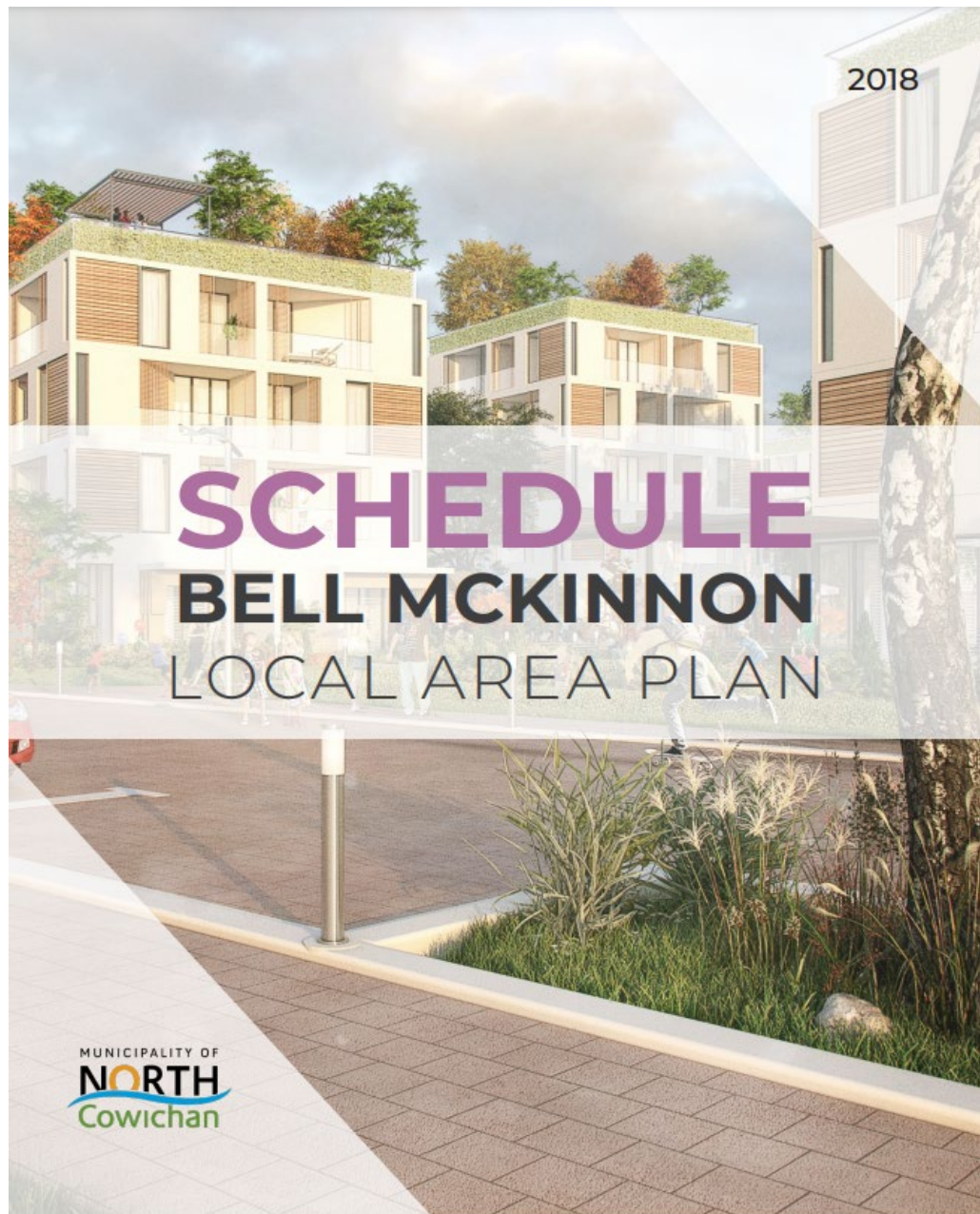
As the community changes, we need sidewalks, more trees, narrowing of the road and traffic circles.

”



## Thinking Forward - Resident Perspectives

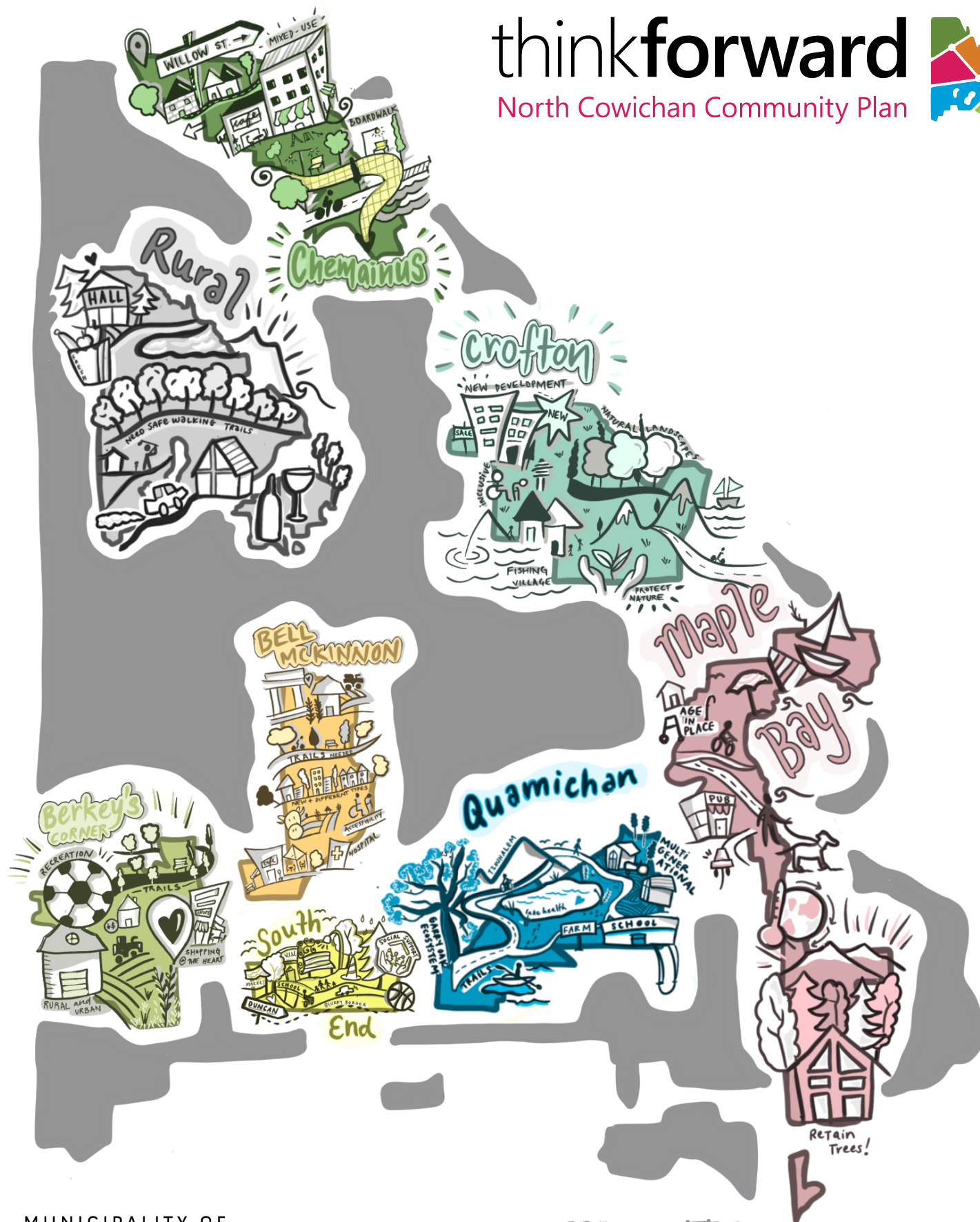
Bell McKinnon is positioned for change, spurred by increased regional growth and the anticipated hospital on Bell McKinnon Road. Community members acknowledge the built environment will shift as urban development increases and look forward to changes that will enhance the community.






# thinkforward

North Cowichan Community Plan



# Report

Date	July 13, 2021	File:
To	Committee of the Whole	
From	George Farkas, Director, Human Resources and Corporate Planning	Endorsed: 
Subject	Council Strategic Plan - Quarter 2 Update (April 1 - June 30, 2021)	

## Purpose

To provide a quarterly status update on projects identified within the 2019-2022 Council Strategic Plan for the period from April 1, 2021, to June 30, 2021, in accordance with the Council Strategic Plan Administration Policy.

## Background

In early 2019, Council created North Cowichan's first-ever Council Strategic Plan. The 2019-2022 Council Strategic Plan (the "Plan") outlines what Council aims to accomplish during its term and sets out several years' worth of projects and initiatives to help them realize their vision and strategic objectives.

On March 4, 2020, Council adopted the Council Strategic Plan Administration Policy (the "Policy") to establish an administrative process to ensure accountability and transparency to the public. The Policy supports Council's oversight role of monitoring staff progress towards implementing the Plan by providing clear direction to staff on how to report progress. That reporting requirement includes quarterly updates to Council by March 31, June 30, September 30 and December 31 of each year to outline staff progress towards meeting the Plan's objectives.

## Discussion

The Council Strategic Plan 2021 Quarter 2 Update is attached to this staff covering report. As required under the Council Strategic Plan Administration Policy, this quarterly update will be made available on the Municipal website following the Committee of the Whole meeting.

## Recommendation

For information purposes only.

Attachment:  
Council Strategic Plan Quarter 2 Update



## 2021 Quarter 2 Update

April 1 - June 30, 2021

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# Council Strategic Plan 2019-2022



# INTRODUCTION

*Quarter 2 Update: April 1 - June 30, 2021*

The second quarter of 2021 saw further expansion of certain activities that had been impacted in previous quarters due to the pandemic.

After suspending all outdoor aquatic services in 2020, plans and staffing were put in place to re-open our outdoor aquatic venues (Fuller Lake Park and Crofton Outdoor Pool) for the summer of 2021. Similarly, the Cowichan Aquatic Centre was able to reduce restrictions on programs and services in line with provincial and public health authorities and in conjunction with similar facilities. As well, after a 15-month hiatus, we began to accept applications for special events, and the resumption of summer outdoor events at the Chemainus Bandshell have been confirmed with the Cowichan Valley Cultural Arts Society.

A number of public engagement initiatives were also advanced in the second quarter. Engagement on the Master Transportation Plan launched starting with an online public survey seeking information on existing conditions and community needs/gaps, and letters were sent to six First Nations requesting input and their preferred methods of consultation into the transportation plan. Community engagement on growth management, as part of the Official Community Plan (OCP) update, took place and included a background report, survey and webinar, with the results and analysis to be presented to both the OCP Advisory Committee and Council in July. The Public Engagement Committee also met in June to review the draft Public Engagement Policy and discuss next steps, including pausing the completion of the Policy until major engagement projects have been concluded.

Engagement with Indigenous partners and stakeholders was also a key area of focus this quarter, with a virtual government-to-government session held in April where personal stories were shared, and we listened and learned more about local Indigenous culture. The session included 48 participants from the City of Duncan, Cowichan Tribes, Cowichan Valley Regional District, North Cowichan and School District 79. Staff are also actively working with Cowichan Tribes as part of the Joint Utility Board Outfall Relocation Project to determine what, if any, active transportation improvements could be implemented as part of the outfall project. As well, Cowichan Tribes' Active Transportation Study is being reviewed and discussions are taking place with the Ministry of Transportation and Infrastructure.

Opportunities for collaboration with local community groups in the second quarter included support for the Cowichan Green Community to establish an "agricultural food hub" at 2431 Beverly Street, including resolution of flood construction levels and preparation of a long-term lease. The Municipality also worked with the Cowichan Housing Association to submit a regional Strengthening Communities' Services program grant application for "It Takes a Village: Housing the Unsheltered Population of the Cowichan Valley". We are also working with the Cowichan Community Policing & Engagement Society on developing space for a Community Policing office in Chemainus.

Service to citizens also saw enhancements this quarter, with Council authorizing a temporary building clerk/plan checker position to maintain service levels for building permit applicants during the current period of increased building activity. As well, the adoption of the *Bylaw Offence Notice*

*Enforcement Bylaw* in May established a bylaw adjudication system for North Cowichan to create a simple, fair and cost-effective system for dealing with minor bylaw infractions. With respect to parks, trails and community spaces, we received \$690,000 in grant funding for select tourism-dependent projects, including the sanctioning of Mount Prevost Trails; washroom rebuild at Kinsmen Beach Park; replacement of the lighting at Waterwheel Park; and the construction of new trail access for Mount Tzouhalem (parking lot at Kingsview/Nevilane roundabout).

The [2020 Annual Municipal Report](#) for the year ending December 31, 2020, was published in June, which includes the audited financial statements, detailed statistical information and progress made towards 2020 goals and objectives.

# SERVICE



We provide responsive, efficient, transparent and engaged service that contributes value to the community.

Action	2021 Quarter 2 Update
Maintain the existing high level of service in the community	<ul style="list-style-type: none"> <li>✓ Temporary building clerk/plan checker position proposed to Council to maintain service levels for building permit applicants during period of increased building activity. The position was authorized by Council on June 2, 2021 and is in the process of being posted and filled.</li> <li>✓ Outdoor aquatic venues (Fuller Lake Park and Crofton Outdoor Pool) to be re-opened summer 2021.</li> <li>✓ Cowichan Aquatic Centre reducing restrictions on access in line with provincial and Island Health authorities and in conjunction with like facilities.</li> <li>✓ The Public Engagement Committee met and reviewed the draft public engagement policy and discussed next steps, including pausing the completion of the policy until major engagement projects have been concluded.</li> <li>✓ The adoption of the <i>Bylaw Offence Notice Enforcement Bylaw</i> on May 19, 2021 established a Bylaw Adjudication System for North Cowichan to create a simple, fair and cost-effective system for dealing with minor bylaw infractions. Web pages to inform the public on fine payments and the new dispute process, and resource guides and templates to assist Bylaw Compliance Officers and frontline staff, have been developed to support implementation.</li> </ul>
Develop a long-term plan for the municipal forest reserve	<ul style="list-style-type: none"> <li>✓ The Municipality is working with UBC and Lees &amp; Associates to resume public engagement following the MOU agreement with Cowichan Nation being finalized and after receiving direction from Council.</li> </ul>
Recognize the great work of staff	<ul style="list-style-type: none"> <li>✓ Meeting conducted with staff from a cross-section of departments to receive input on a new recognition program.</li> <li>✓ Recognized employees reaching service milestones in Q2 of 10+ years with the Municipality.</li> <li>✓ Began planning staff recognition event to be held before the end of the year in alignment with required COVID-19 safety protocols.</li> <li>✓ Administrative staff were recognized during Administrative Professionals' Day with an email from the CAO and personalized card.</li> <li>✓ Continued employee profiles in April, May and June Council Bulletins.</li> <li>✓ The CAO recognized long service milestones of employees at each of our virtual all staff meetings.</li> </ul>



<b>Action</b>	<b>2021 Quarter 2 Update</b>
Ensure open and transparent communications with the public	<p>The following actions took place to support open and transparent communications with the public:</p> <ul style="list-style-type: none"> <li>✓ Information webpages created to provide information related to the <i>Controlled Substance, Nuisance Abatement and Cost Recovery and Bylaw Offence Notice Enforcement Bylaws</i>.</li> <li>✓ Engagement on the Master Transportation Plan was launched with an online public survey seeking information on existing conditions and community needs/gaps.</li> <li>✓ A targeted mail-out survey, the “travel survey”, was executed as part of the Master Transportation Plan engagement in order to obtain specific origin / purpose / destination information from residents.</li> <li>✓ Twelve one-on-one interviews were conducted with stakeholder groups to obtain information related to transportation to inform the Master Transportation Plan.</li> <li>✓ The 2020 Annual Municipal Report was published, including the audited financial statements, demonstrating the progress made towards 2020’s goals and objectives.</li> <li>✓ Seven news releases were sent out.</li> <li>✓ Efforts were made to increase clarity of information and linkages between the Forestry Department webpages and the Forestry Review &amp; Engagement webpages.</li> <li>✓ Communications to support the OCP survey on growth management took place, helping to drive results of over 911 completed survey responses.</li> <li>✓ Advertising efforts took place to remind and inform the community about the change to the <i>Building Bylaw</i> related to the BC Energy Step Code – Step 2 coming into effect on May 1.</li> <li>✓ An insert clearly communicating the breakdown in property taxes was created and included with property tax notices. The mail piece also included other timely information such as the change to administering the Home Owner Grant program, and call to action to take the OCP survey.</li> </ul>
Identify potential new sources of revenue	<ul style="list-style-type: none"> <li>✓ Anticipate continuation of Development/Building Permit fee review in Q3.</li> <li>✓ Amended <i>Fees and Charges Bylaw</i> adopted by Council in May, 2021.</li> </ul>
Review RCMP service levels	<ul style="list-style-type: none"> <li>✓ Community Safety Response Model Gap Analysis project complete.</li> <li>✓ The Municipality has been invited to present to the <i>Special Committee on Reforming the Police Act</i> on June 29.</li> </ul>

<b>Action</b>	<b>2021 Quarter 2 Update</b>
Maintain opportunities for multi-modal transportation	<ul style="list-style-type: none"> <li>✓ Master Transportation Plan Technical paper 1 presented to Council June 16 covering data collection, public surveys, existing service levels, etc. prior to visioning and plan development.</li> <li>✓ Construction of a new sidewalk along the north side of Cowichan Lake Road from the roundabout at Somenos Road and Cowichan Lake Road to Marsh Road is underway.</li> <li>✓ Design for a new signalized crossing (solar powered) for the Cowichan Valley Trail at Cowichan Lake Road is complete. Construction will be commencing in concert with the Cowichan Lake Road sidewalk construction.</li> <li>✓ Menzies Road Overlay and Bike Lanes project design is underway.</li> <li>✓ Tzouhalem Road/Jaynes Road traffic study underway. Study is needed to assess need for intersection improvements.</li> <li>✓ As part of the JUB STP Outfall Relocation Project, staff are actively working with Cowichan Tribes on what, if any, active transportation improvements could be implemented as part of the outfall project along Tzouhalem Road from the JUB STP to Cowichan Bay. Cowichan Tribes' Active Transportation Study is being reviewed and discussions are also taking place with the Ministry of Transportation and Infrastructure.</li> <li>✓ Design for a new signalized crossing (solar powered) at Jaynes Road and Tzouhalem Road is underway.</li> <li>✓ Design for a new signalized crossing (solar powered) at Chemainus Road and Mill Street design is underway.</li> <li>✓ Sherman Road sidewalk construction from Grieve Road to the Nazarene Church is complete.</li> <li>✓ The design for Ford Road/Drinkwater Road in the vicinity of the new RCMP building is done. The construction contract is expected to be tendered before June 30. Award of contract is anticipated in early August. The design includes provision of sidewalks and bike lanes on the north side of Drinkwater Road, and sidewalk on the west side of Ford Road.</li> </ul>

# ENGAGEMENT



Through collaborative relationships with other governments, Indigenous peoples, stakeholder partners and engaging the community at large, we achieve optimum outcomes for all

<b>Action</b>	<b>2021 Quarter 2 Update</b>
Continue to develop strong relationships with Indigenous peoples	<ul style="list-style-type: none"> <li>✓ Chemainus wharf allocation agreement has been reached and will be brought to a Q3 Council Meeting.</li> <li>✓ Letters sent to the Premier and a number of other Federal Ministers, party leaders, MPs and MLAs requesting resourcing, funds, and implementation of the 94 Calls to Action of the Truth and Reconciliation Commission of Canada.</li> <li>✓ Master Transportation Plan letters to 6 First Nations requesting input and methods of consultation into the transportation plan.</li> <li>✓ Discussions with Cowichan Tribes staff have resumed about the Planning and Building Department providing plan checking and building inspection services on a contractual basis.</li> <li>✓ A virtual government-to-government session was held on April 22 which was attended by 48 participants from the City of Duncan, Cowichan Tribes, Cowichan Valley Regional District, North Cowichan and School District 79. We heard personal stories and learned more about indigenous culture.</li> </ul>
Support community groups and organizations	<ul style="list-style-type: none"> <li>✓ Letters of support from Mayor and Council have been provided to Canadian Union for Postal Workers, Khowutzun Forestry Services (Growing Canada's Forest Program).</li> <li>✓ Support provided to Cowichan Green Community for the establishment of an "agricultural food hub" at 2431 Beverly Street, including resolution of flood construction levels and preparation of a long-term lease.</li> <li>✓ Resumption of Special Events initiated with two events submitted for July. Resumption of summer outdoor events at Chemainus Bandshell have been confirmed with the Cowichan Valley Cultural Arts Society.</li> <li>✓ Approval of Wilson Transportation's (Tofino Bus) use of the CVRD Transit bus stop in front of Cowichan High School.</li> <li>✓ Municipality is working with the Cowichan Community Policing &amp; Engagement Society on developing space for a Community Policing office within the Chemainus Chamber of Commerce building.</li> <li>✓ Grant provided to Somenos Marsh Wildlife Society to address a recent arson.</li> <li>✓ Approval of a new mural to be placed on the north end of the Chemainus Bunker by the Chemainus Rotary Club in support of the Festival of Murals.</li> </ul>



<b>Action</b>	<b>2021 Quarter 2 Update</b>
Work collaboratively with regional government partners, ensuring a strong relationship with the Cowichan Valley Regional District (CVRD)	<ul style="list-style-type: none"> <li>✓ Met with BC Ferries and Catalyst to receive an update on the planning/ redevelopment of Crofton Ferry Terminal.</li> <li>✓ Following a CVRD Board workshop to identify gaps in the emergency program, continued the collaborative process with CAOs to frame options to present to Council.</li> <li>✓ Continued discussions with CVRD on regional recreation, with a CVRD referendum planned for October 2022.</li> <li>✓ Working with CVRD, School District, Vancouver Island University, and Vancouver Island Regional Library on the development of gateway signage for Cowichan Place. Grant obtained and work commissioned to NHC through CVRD. Chemainus and Bonsall Creek cross-section surveys completed.</li> </ul>
Lobby the CVRD, provincial and federal governments to support North Cowichan through grants, funding, and tax revenues	<ul style="list-style-type: none"> <li>✓ Virtual meeting scheduled June 26, 2021 with ADM, Public Safety and Solicitor General to discuss the SIPDC Funding Transition.</li> <li>✓ Letters were sent to various government officials on authority and training for hospital security staff, use of anticoagulant rodenticides, moratorium on hunting, Vancouver Island Integrated Major Crimes Unit Expansion and the need for a province-wide strategy for the opioid crisis.</li> <li>✓ Grant funding was not received for the Fuller Lake Arena and the Cowichan Aquatic Centre roof replacement projects.</li> <li>✓ Grant funding of \$690,000 was received for select tourism dependent projects, specifically: the sanctioning of Mount Prevost Trails, washroom rebuild at Kinsmen Beach Park, replacement of the lighting at Waterwheel Park, and the construction of new trail access for Mount Tzouhalem (parking lot at Kingsview/Nevilane roundabout).</li> </ul>
Provide a strong voice at the CVRD table, advocating for sustainable development in the region	No change from Q1.

# HOUSING



We have sustainable housing opportunities that represent the interests of all our citizens.

<b>Action</b>	<b>2021 Quarter 2 Update</b>
Seek opportunities to partner and support affordable housing initiatives	<ul style="list-style-type: none"> <li>✓ Commitments for purpose-built rental housing negotiated for proposed residential apartment building at Skinner and Cowichan Lake Roads.</li> <li>✓ Worked with the Cowichan Housing Association to submit regional Strengthening Communities' Services program grant application for: "It Takes a Village: Housing the Unsheltered Population of the Cowichan Valley."</li> </ul>
Develop incentives for creating compact development (e.g. infill)	<ul style="list-style-type: none"> <li>✓ Housing policy report presented to Council on June 16, including incentive options for infill and affordable housing.</li> </ul>
Create opportunities for new forms of housing (e.g. condos above neighbourhood commercial)	<ul style="list-style-type: none"> <li>✓ Development permit issued for innovative clustered housing project at 3135 Manor Drive.</li> </ul>
Explore opportunities for additional housing that meets the needs of the community	<ul style="list-style-type: none"> <li>✓ Report on approach to affordable housing policy report presented to Council on June 16. Development of draft policy underway.</li> </ul>

# ENVIRONMENT



We lead in environmental policies and practices to support the future health of our community.

<b>Action</b>	<b>2021 Quarter 2 Update</b>
Strengthen environmental policy in all land use planning	<ul style="list-style-type: none"> <li>✓ Recommendations of environmental policy review referred to consultants for consideration in OCP policy development.</li> <li>✓ Committee of the Whole workshopped the Biodiversity Protection Policy on June 21.</li> </ul>
Remodel and implement the Climate Action and Energy Plan	<ul style="list-style-type: none"> <li>✓ Environmental Advisory Committee recommendation report to Council June 16 provided direction to consultant for developing updated plan including implementation in Q3.</li> <li>✓ Staff are working to model the OCP growth management scenarios. Presented as part of public engagement to capture differences in GHG emissions between scenario options as part of OCP decision making.</li> </ul>
Reconsider the Urban Containment Boundary and where future growth should be concentrated, especially in relation to the Quamichan watershed	<ul style="list-style-type: none"> <li>✓ Growth management community engagement process prepared and executed, including background report, survey and webinar.</li> <li>✓ Survey results and analysis to be presented to OCP Advisory Committee in early July and Council in mid-July.</li> <li>✓ Draft land use plan and policy informed by community engagement results to be workshopped with Council in Q3.</li> </ul>
Relocate the Joint Utility Board Sewage Outfall Location	<ul style="list-style-type: none"> <li>✓ The public engagement report summarizing the Joint Utility Board relocation engagement was released and shared on the website and PlaceSpeak.</li> <li>✓ Staff and the project design team continue to meet with Cowichan Tribes and have narrowed down the route options to essentially two routes.</li> <li>✓ Further work has been done to identify issues along routes for preparation of concept design drawings and costs estimate of available routes.</li> <li>✓ The Province is continuing its consultation with WSÁNEĆ First Nations.</li> </ul>
Evaluate options for environmental improvements to Quamichan and Somenos Lakes	<ul style="list-style-type: none"> <li>✓ Service agreement with Somenos Marsh Wildlife Society (SMWS) completed and 2021 work plan to begin shortly. SMWS presented 2020 annual report to Council June 16.</li> </ul>
Review requirements for gray water reuse, solar power, and charging stations in new development	<ul style="list-style-type: none"> <li>✓ To be considered as part of OCP policy. To be developed in Q3.</li> </ul>



<b>Action</b>	<b>2021 Quarter 2 Update</b>
Create a biodiversity protection policy	✓ Scoping workshop with Committee of the Whole occurred on June 21.
Review opportunities for district energy system partnerships	<ul style="list-style-type: none"> <li>✓ Environmental Advisory Committee ("EAC") recommended discussion with Cowichan District Hospital Replacement Project ("CDHRP") to review district energy opportunities.</li> <li>✓ Staff discussed district energy with the CDHRP coordinator as a follow up to the related EAC recommendation endorsed by Council. The CDHRP is planned to be district energy ready but is not interested in becoming a district energy owner (provider of the service). In the meantime, the plan is to be 97% electrified, making the hospital close to a zero carbon emissions building.</li> </ul>
Support the health of our beaches, including advocacy with other levels of government	✓ Sampling of popular beach areas (except Quamichan Lake due to permanent warning against swimming from VIHA).
Increase awareness of waste reduction	✓ Council approved the communication and engagement plan prepared by Zinc Strategies regarding curbside collection options in May. Staff will implement the tools and activities to obtain public feedback for an automated trucks curbside system for solid waste collection in August and report back to Council.

# ECONOMY



We attract and retain great talent and sustainable businesses, and have opportunities for all.

<b>Action</b>	<b>2021 Quarter 2 Update</b>
Support, retain, and attract light industry	✓ To be considered as part of OCP policy development in Q3.
Utilize local business when it can be demonstrated through the procurement process that they can deliver comparable value for money to non-local business	No Change from Q1.
Review options to provide any future municipal forest timber to local businesses for secondary industry	No Change from Q1.
Develop a long-range strategic plan for North Cowichan-owned real estate	✓ Remains pending completion of the OCP and Forestry Review.
Support small scale innovative agriculture	✓ Support provided to Cowichan Green Community for the establishment of an "agricultural food hub" at 2431 Beverly Street, including resolution of flood construction levels and preparation of a long-term lease.
Create conditions that will facilitate the development of specialty services in and around the new Cowichan District Hospital	✓ Development permit issued for 22,000 square foot medical services office building at Norcross and Drinkwater Road.
Consider the merits of implementing an Economic Development Committee	✓ Postponed to Q3.
Support sport tourism and in particular Rowing Canada Aviron's entry into the community	No change from Q1.
Lobby the provincial government to locate offices in North Cowichan	No change from Q1.

# COMMUNITY



We are a mix of unique, inspiring, sustainable, and safe neighbourhoods enjoyed by residents, businesses, and visitors.

<b>Action</b>	<b>2021 Quarter 2 Update</b>
Rewrite the Official Community Plan, forming the basis for local area plans throughout the community (e.g. Quamichan area, Berkey's Corner area, and Maple Bay Village)	<ul style="list-style-type: none"> <li>✓ Phase 2, including community character mapping, completed. Presented to Committee of the Whole on June 21.</li> <li>✓ Community engagement on growth management scenarios completed.</li> <li>✓ Development of draft land use plan and policies underway.</li> </ul>
Update the Subdivision Bylaw	No Change from Q1.
Renew the Zoning Bylaw	<ul style="list-style-type: none"> <li>✓ Background and project scoping expected to commence in Q3.</li> </ul>
Incentivize or prioritize new growth in areas close to existing core development	<ul style="list-style-type: none"> <li>✓ To be considered as part of OCP policy development in Q3.</li> </ul>
Provide more input into managing the opioid crisis	<ul style="list-style-type: none"> <li>✓ Community Safety Response Model Gap Analysis identifies new strategies to assist with managing the crisis.</li> </ul>
Continue to implement existing neighbourhood plans (e.g. Chemainus Revitalization Plan, Crofton Local Area Plan, etc.)	<ul style="list-style-type: none"> <li>✓ Staff support provided for new Cowichan Secondary School and Cowichan District Hospital projects.</li> <li>✓ Local area plans principles and policies implemented through development application review and approval process.</li> </ul>





# INCLUSION

Council will act to maintain and strengthen North Cowichan as an economically thriving and sustainable community of unique and inclusive towns and neighbourhoods

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## ***2021 Quarter 2 Update***

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Best practices on Diversity and Inclusion have been reviewed and summarized. Potential action items have been identified and will be reviewed with senior leadership staff for input.

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Training to be considered for Q3-Q4.

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Council passed a motion to amend the Flag Protocol Policy to fly the Pride Flag, beginning in 2021, every year from June 1 to June 30 (during Pride Month) at the Cowichan Aquatic Centre.

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# UPCOMING

The following list of Action Items have a start date beyond 2021

<b>Action</b>	
Review developer utilization of the professional reliance model	2022
Develop a business case for innovative development (e.g. site adaptive planning, conservation development, residential cluster development, etc.)	2022
Encourage appropriate development charges and amenities to support greater development (e.g. Development Cost Charge review)	2022
Review the potential for creating a heritage protection policy	2022
Integrate natural assets into the overall asset management program	2022
Develop a comprehensive climate change risk and vulnerability registry	2022
Update the Agricultural Implementation Plan and encourage the use of arable land	2022
Improve pedestrian safety on Boys Road	2022

# COMPLETED

The following list of Action Items have been completed

<i><b>Action</b></i>	
Evaluate the merits of adopting the Energy Step Code	2020