

# Municipality of North Cowichan

## Committee of the Whole

### AGENDA

Tuesday, September 7, 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 2469 808 7608, 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 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 July 13, 2021 regular meeting for adoption

3 - 6

Recommendation:

That the minutes of the regular meeting held July 13, 2021 be adopted, as circulated.

#### 4. 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

## 5. BUSINESS

### 5.1. Island Health

7 - 8

Purpose: Westley Davidson, Chief Project Officer, Alice Gelpke, Executive Director, Cowichan, and Dr. Michelle Weizel, Executive Medical Director, Cowichan, on behalf of Island Health, to provide Council with an overview in regards to the Cowichan District Hospital project and Cowichan Health & Care Plan for the Bell McKinnon Local Area Plan.

### 5.2. Michael Von Hausen, President of MVH Urban Planning & Design Inc.

9 - 17

Purpose: Michael Von Hausen, President of MVH Urban Planning & Design Inc., to provide a presentation regarding development in the Bell McKinnon Neighborhood and how it relates to the Bell McKinnon Local Area Plan (BMLAP), current OCP process, and the new hospital project.

### 5.3. Bell McKinnon Workshop

18 - 33

Purpose: To provide the Committee of the Whole with a workshop on land use planning options for lands within the Bell McKinnon Local Area Plan and obtain direction from Council, via a Committee resolution, on a preferred option for inclusion within the draft Official Community Plan (OCP).

Recommendation:

THAT the Committee of the Whole directs staff to utilize Option [...] contained in Attachment 1 to the Planning Manager's September 7, 2021 report, as the basis for the proposed OCP direction for the Bell McKinnon area, with further details to be brought back to a future meeting of Council for consideration.

## 6. NEW BUSINESS

## 7. 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

## 8. ADJOURNMENT

Recommendation:

That the meeting be adjourned at \_\_\_\_\_ p.m.

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

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

Members Present	Councillor Rosalie Sawrie, Chair Mayor Al Siebring Councillor Rob Douglas Councillor Christopher Justice Councillor Tek Manhas Councillor Kate Marsh 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 Rob Conway, Director, Planning and Building George Farkas, General Manager Barb Floden, Manager, Communications and Public Engagement Tammy Isaachsen, Communications and Public Engagement Coordinator Clay Reitsma, Director, Engineering Marla Laycock, Acting Director, Human Resources and Corporate Planning Chris Hutton, Community Planning Coordinator Shaun Mason, Municipal Forester Tricia Mayea, Deputy Corporate Officer Dave Preikshot, Senior Environmental Specialist

## **1. CALL TO ORDER**

There being a quorum present, the Chair called the meeting to order at 6:03 p.m.

## **2. APPROVAL OF AGENDA**

IT WAS MOVED AND SECONDED:

That item 4.1 [District Development Corporation's Development Project] be postponed to a future meeting. (Opposed: Manhas, Toporowski, Siebring, Sawrie)  
DEFEATED

IT WAS MOVED AND SECONDED:

That the agenda be adopted as circulated. CARRIED

## **3. ADOPTION OF MINUTES**

### **3.1 Minutes from the June 8, 2021 regular meeting for adoption**

**3.2 Minutes from the June 21, 2021 special meeting for adoption**

IT WAS MOVED AND SECONDED:

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

**4. DELEGATIONS AND PRESENTATIONS**

**4.1 District Development Corporation's Development Project**

Mr. Michael Nygren from District Development Corporation provided some background information on the company and spoke to Council about housing supply, the Bell McKinnon Area Plan and provided some information about their development project at 6866, 6918, 6846, 6936 Bell McKinnon Road. A copy of his presentation was included in the agenda.

**5. PUBLIC INPUT**

Council received public input from four members of the public regarding agenda item 6.2.

**6. BUSINESS**

**6.1 CAEP Modelling of OCP Growth Scenarios**

The Senior Environmental Specialist introduced the CAEP Modelling of OCP Growth Scenarios and answered questions from Council.

The meeting recessed at 7:37 p.m. by unanimous consent and reconvened at 7:48 p.m.

**6.2 Official Community Plan Survey Results**

Rob Barrs and Suzy Lunn from MODUS presented the OCP Growth Scenarios Engagement results and received input from Council on the recommended approach to growth management.

IT WAS MOVED AND SECONDED:

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

Due to technical difficulties, Councillor Toporowski left the meeting at 9:20 p.m. and returned at 9:23 p.m.

IT WAS MOVED AND SECONDED:

That the following motion:

*"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."*

be amended to include the following wording at the end of the motion:

*"omitting the part of the plan that references adding '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'.* "

(OPPOSED: Manhas, Justice, Toporowski, Marsh, Douglas)

DEFEATED

IT WAS MOVED AND SECONDED:

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.

(Opposed: Manhas, Siebring)

CARRIED

The meeting recessed at 10:08 p.m. by unanimous consent and reconvened at 10:15 p.m.

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

The following motion was moved and seconded and then deferred at the June 21, 2021 Special Committee of the Whole meeting, was brought forth for any further debate and vote:

IT WAS MOVED AND SECONDED:

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.

CARRIED

### **6.4 Council Strategic Plan Quarterly Update**

The Chief Administrative Officer introduced the Council Strategic Plan Quarterly Update and answered questions of Council.

## **7. NEW BUSINESS**

None.

## **8. QUESTION PERIOD**

Council received two questions from the public regarding agenda items.

**9. ADJOURNMENT**

The meeting ended at 10:36 p.m.

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Certified by Corporate Officer

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Signed by Mayor

## DELEGATION APPLICATION for Virtual Meeting

Personal information is collected by the Municipality of North Cowichan under the authority of s.26(c) of the Freedom of Information and Protection of Privacy Act for the purposes of processing delegation requests. Should you have any questions about the collection of this personal information, please contact Information Management Officer, (250 746-3116; 7030 Trans-Canada Highway, Duncan, BC V9L 6A1.

Date: 09-Aug-2021

Name of Applicant: Westley Davidson

On behalf of: Island Health

Address: c/o Island Health Cowichan Admin. Offices - 238 Government Street, Duncan BC V9L 1A5

Email: westley.davidson@viha.ca

Phone: 250-204-0058

I/We request to appear electronically as a delegation before:

☒ Council

☐ Committee of the Whole

☐ Forestry Advisory Committee

Please provide a brief overview of your presentation, below, and attach a one-page (maximum) outline of your presentation.  
**Please be specific.**

Island Health respectfully requests the opportunity to provide Council with further context around aspects of the CDH Replacement Project and Cowichan Health & Care Plan relevant to discussions regarding the Bell McKinnon Local Area Plan and/or a proposed health precinct for the area surrounding the hospital site.

Island Health is committed to working collaboratively to ensure the new hospital is well integrated into the community and into the overarching system of health and care in Cowichan. Our project team and local healthcare leadership are working together to transform and improve the health of the growing population in the region. As we plan for the addition of a new, larger, state-of-the-art hospital and ongoing transformation of the health system in Cowichan, we would like to flag areas which we believe will require thoughtful consideration and collaboration to ensure successful implementation of these important initiatives.

Specifically, our delegation will provide an overview of the following issues and the potential to accommodate should there be any changes to the Bell McKinnon Local Area Plan or plans for a health precinct surrounding the new hospital:

- Staffing and recruitment challenges - projected staffing increases compared to Island Health's current hospital and community-based health staffing levels
  - Need for affordable local housing and child care space to support recruitment efforts/remove barriers to successful recruitment and retention
- Need for additional services and amenities around the hospital site to support patients, families and staff
- Transportation issues surrounding the site
- Utility and service provision to support the surrounding development, including timelines
- Request to participate in future community discussions and provide input into the Local Area Plan and/or health precinct development.

Will you be requesting a grant or financial assistance?

☐ Yes ☒ No

I confirm that I have tested my ability to participate in a Webex Online meeting:

☒ Yes ☐ No

Please advise how many separate connections will be required:

6

Council and Committees welcome public comments, but as a courtesy to Council and Committees who deal with lengthy agendas, we request that you present your information clearly and concisely in ten minutes or less. All delegation applications along with supporting documentation and a copy of your presentation must be submitted for Council, Committee of the Whole or the Forestry Advisory Committee to [legislativeservices@northcowichan.ca](mailto:legislativeservices@northcowichan.ca) at least one week before the meeting is held. If the delegation consists of more than one person, please appoint one person to speak on behalf of your group.

To test your ability to participate in a Webex meeting, start a meeting at this site:

<https://www.webex.com/test-meeting.html>

Once you join the test meeting, use these instructions to test your webcam, speakers, and microphone:

<https://help.webex.com/en-us/bzg2s7/Test-Your-Speaker-and-Microphone-in-Webex-Meetings>

### **For Internal use only**

Funding request (if any) reviewed by General Manager, Financial and Protective Services

☐ Yes

Request approved (date) \_\_\_\_\_ Date of Meeting \_\_\_\_\_

August 10, 2021

## **PRESENTATION OUTLINE - MUNICIPALITY OF NORTH COWICHAN, MAYOR AND COUNCIL**

Island Health respectfully requests the opportunity to provide Council with further context around aspects of the Cowichan District Hospital Replacement Project and Cowichan Health & Care Plan relevant to discussions regarding changes to the Bell McKinnon Local Area Plan and/or a proposed health precinct for the area surrounding the hospital site.

Island Health is committed to working collaboratively to ensure the new hospital is well integrated into the community and into the overarching system of health and care in Cowichan. Our Project team and local healthcare leadership are working together to transform and improve the health of the growing population in the region.

As we plan for the addition of a new, larger, state-of-the-art hospital and ongoing transformation of the health system in Cowichan, we would like to flag areas which we believe will require thoughtful consideration and collaboration to ensure successful implementation of these important initiatives.

Specifically, our delegation will provide an overview of the following issues and the potential to accommodate should there be any changes to the Bell McKinnon Local Area Plan or plans for a health precinct surrounding the new hospital:

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- Request to participate in future community discussions and provide input into the Local Area Plan and/or health precinct development.



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Date: 2021/08/10  
Name of Applicant: Michael Von Hausen On behalf of: District Development Corporation  
Address: 200 - 8809 Heather Street  
Email: mussatto@districtgroup.ca Phone: 604-322-5762

I/We request to appear electronically as a delegation before:

☐ Council ☒ Committee of the Whole ☐ Forestry Advisory Committee

Please provide a brief overview of your presentation, below, and attach a one-page (maximum) outline of your presentation.  
**Please be specific.**

Michael Von Hausen, President of MVH Urban Planning & Design Inc. will provide a presentation regarding development in the Bell McKinnon Neighborhood and how it relates to the BMLAP, current OCP process and the new hospital project.

Will you be requesting a grant or financial assistance? ☐ Yes ☒ No

I confirm that I have tested my ability to participate in a Webex Online meeting: ☒ Yes ☐ No

Please advise how many separate connections will be required: 2

Council and Committees welcome public comments, but as a courtesy to Council and Committees who deal with lengthy agendas, we request that you present your information clearly and concisely in ten minutes or less. All delegation applications along with supporting documentation and a copy of your presentation must be submitted for Council, Committee of the Whole or the Forestry Advisory Committee to [legislativeservices@northcowichan.ca](mailto:legislativeservices@northcowichan.ca) at least one week before the meeting is held. If the delegation consists of more than one person, please appoint one person to speak on behalf of your group.

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### **For Internal use only**

Funding request (if any) reviewed by General Manager, Financial and Protective Services ☐ Yes

Request approved (date) \_\_\_\_\_ Date of Meeting \_\_\_\_\_

Complete, Compact + Climate Resilient  
Communities

# Bell McKinnon WORKSHOP

Michael von Hausen FCIP, RPP, BCSLA, LEED AP  
President, MVH Urban Planning & Design Inc.  
Adjunct Professor SFU + VIU



# INTRODUCTION

- **My background:** Consulting practice including the Island for 20 years; 2020 CVRD unanimous approval of Shawnigan Lake Plan; 2019 national-award winning Cowichan Bay Plan; teach planning and urban design at VIU and SFU; and a Fellow of the Canadian Institute of Planners. I now have 5 books published.
- **Most importantly representing** progressive and sound complete community planning; my specialty Master Planning new communities – planning and design.
- **Also representing** District Development Corporation; I have worked with the owners over the past 10 years.

# PURPOSE

- OCP Growth Scenarios
- Common Interests
- Bell McKinnon Neighbourhood Area Plan (NAP)
- Right Growth in the Right Place
- Some suggestions to inform your conversation



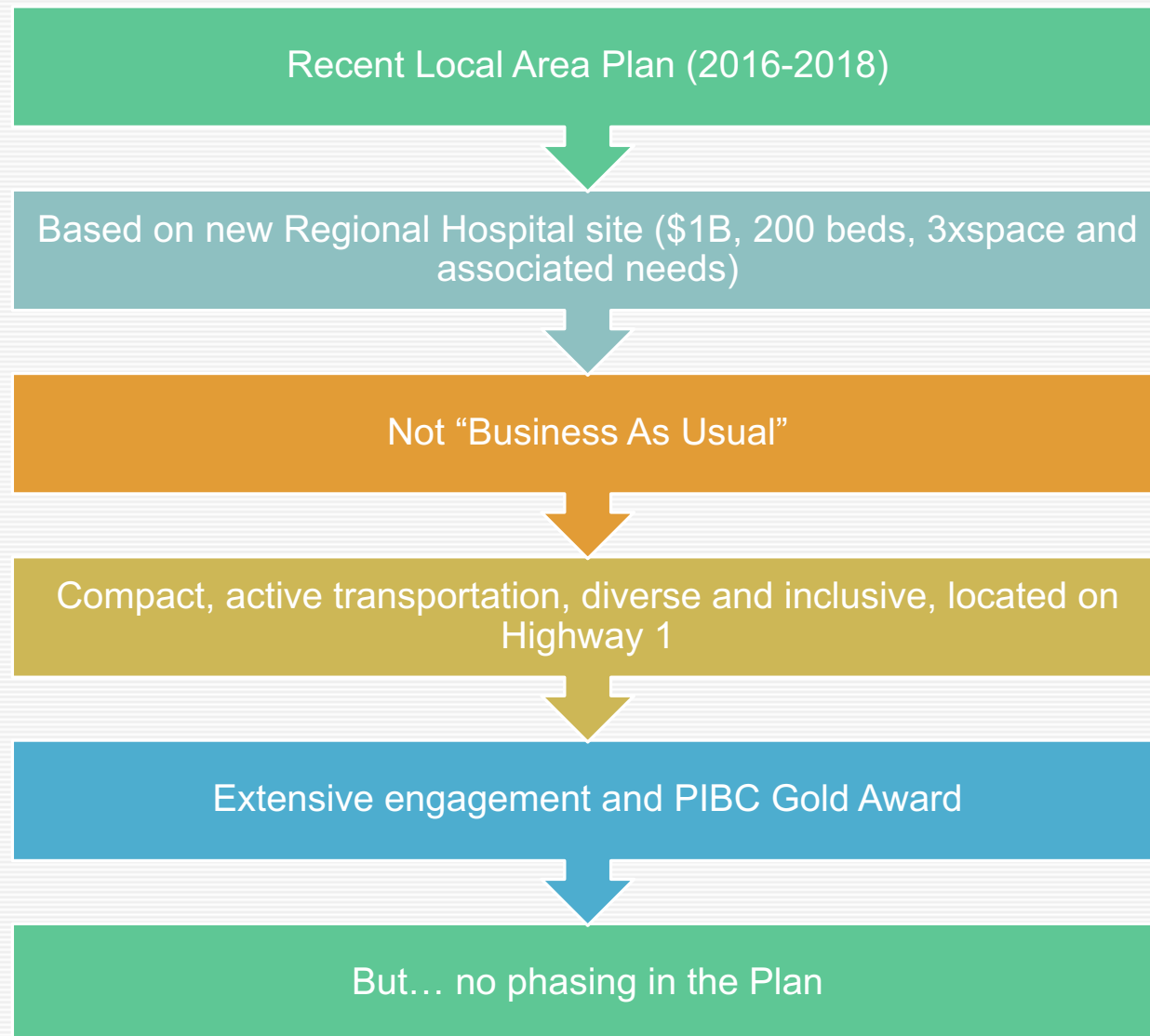
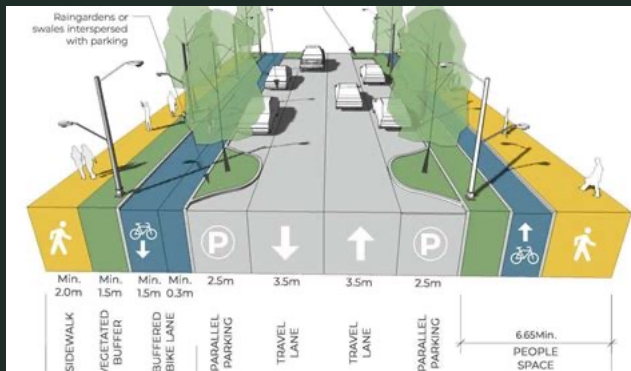
# ■ OCP GROWTH SCENARIOS

- Business As Usual
- Focused Growth
- Multi-Nodal

# COMMON INTERESTS

- Keep growth concentrated and compact
- Retain and enhance natural assets
- Build economic prosperity and the circular economy locally
- Provide for a diversity and choice of housing
- Develop an inclusive and socially-rich community that is connected

# BELL MCKINNON LAP



# RIGHT GROWTH RIGHT PLACE

- Need a purpose and framework for growth
- Excellent survey results in OCP show preferences
- Need for focused growth without sprawl
- Need to plan for those core priority areas





# RECOMMENDATIONS

- **KEEP THE PLAN:** Bell McKinnon LAP as part of Scenario 2: Focused Growth/helping solve housing need
- Health and Wellness Special Precinct: well conceived and well intentions
- **Add Phasing criteria to Plan:**
  - Include criteria as proximity to hospital, contributions to servicing, active transportation, compact and affordable housing contributions (rental/non-market)
  - Consider your capacity and implementing the Plan/review and approval
- **= Right Growth in the Right Place**
- **= Responsible growth managed by community, staff, and council**

# Report

Date	September 7, 2021	File: SPP00040
To	Committee of the Whole	
From	C. Osborne, Manager, Planning	Endorsed:
Subject	Bell McKinnon Workshop	

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## Purpose

To provide the Committee of the Whole with a workshop on land use planning options for lands within the Bell McKinnon Local Area Plan and obtain direction from Council, via a Committee resolution, on a preferred option for inclusion within the draft Official Community Plan (OCP).

## Background

At its regular meeting on July 21, 2021 Council received a report from consultants MODUS regarding the growth scenarios survey. Council resolved *"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 Official Community Plan, omitting the part of the plan that references adding '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', and that staff be directed to schedule a workshop for Council on the implications of options 2Plus on the Bell McKinnon Corridor."*

Based on the work carried out to date and the growth scenarios survey, staff and MODUS are proceeding with drafting the OCP's growth strategy for review by the OCP Steering Committee and Council. However, as per the resolution above, further direction from Council is needed regarding its preferred direction on the Bell McKinnon area before a draft OCP can be completed.

A previous Council adopted the Bell McKinnon Local Area Plan (BM LAP) on September 5, 2018. If Council wishes to retain the BM LAP (either in its current state or in modified form), the recommendation will be to incorporate it into the future OCP. Alternatively, if Council wishes to take a different direction with the OCP, the BM LAP should be rescinded before, or at, the time of OCP adoption.

To help members of Council with their workshop on the Bell McKinnon corridor, staff have identified four options that encompass the potential principal directions Council may eventually take on this issue. These options are contained in Attachment 1 and explained briefly below.

## Discussion

Since the adoption of the BM LAP by the previous Council, some members of Council have questioned whether proceeding with the BM LAP represents the best future direction for the Municipality. As a result, when presented with the consultant report based on the growth scenarios survey, Council passed

the July 21, 2021 resolution for staff to schedule a workshop for Council to evaluate options for the Bell McKinnon corridor. Council must therefore confirm its preferred direction for Bell McKinnon, which will significantly impact the proposed position of the Urban Containment Boundary (UCB), future land uses and development in that part of the Municipality. In this regard, there are three directions open to Council, between which it is necessary to decide to enable completion of a first draft of the OCP:

- Direction 1: Retain the BM LAP wholly or substantially in its present form and incorporate it into the OCP as the future land use framework for this area;
- Direction 2: Modify the BM LAP to reduce the scope and/or incorporate other more significant changes. A modified version of the BM LAP would need to be created for incorporation into the OCP;
- Direction 3: Reject the BM LAP and set out an alternative vision for the Bell McKinnon area in the OCP, either with or without a new LAP.

There is only one principal option related to Direction 1, whereas Directions 2 and 3 could assume various forms. To provide some structure to Council's discussions and based on the various concerns and comments expressed by members of Council during the OCP process so far, staff have prepared four options, contained in Attachment 1. These options, spanning the three competing directions above, are predicated on the following premises:

- the hospital site development will go ahead approximately within the next one to five years, with water and sewer service along Bell McKinnon Road, and localized road upgrades to Herd Road and Bell McKinnon Road, including a roundabout at the intersection;
- except for the hospital, no other significant "anchor" uses or facilities (such as sports arenas, theme parks, theatres, etc.) are entertained for the Bell McKinnon corridor; and,
- the southwestern part of the BM LAP (mostly west of Highway 1 and immediately north of Drinkwater Road) is already partly developed and should not be removed from the UCB at this stage.

Each option has an associated illustrative map along with a summary of the pros and cons. Exact map boundaries should not be interpreted too literally at this stage since each is designed only to illustrate the option. The Committee is invited to select one of these options to enable staff to continue to move the OCP project forward, with full details yet to be developed. The Committee may also specify alternative direction if none of these options is acceptable. In summary, the options are as follows:

#### BM Option 1 (Bell McKinnon Local Area Plan)

The Urban Containment Boundary follows the BMLAP boundary. The OCP may articulate some small departures from the BM LAP but should be able to incorporate the BM LAP as an appendix in unaltered form and provide the land use designations giving effect to the BM LAP.

#### BM Option 2 (Reduced Bell McKinnon Local Area Plan)

This option is a truncated version of the BM LAP, where the UCB does not extend north of Herd Road. This option still provides for a full build-out along the southern servicing corridor as far as the hospital site, providing for a similar mix of uses and densities as outlined in the BM LAP, but removes the long-term vision for continuing servicing north of Herd Road in the future. This option would entail a formal revision to the BM LAP, which may subsequently be appended to the OCP as an amendment if Council did not wish to delay OCP adoption pending this LAP revision.

#### BM Option 3A (Hospital Village)

This option moves away from the BM LAP, representing the third direction set out above. It sets out a potential incarnation of the “2plus” concept previously noted and referenced in Council’s resolution. It provides for a reasonably significant amount of development surrounding the hospital, including residential uses, while holding the southern Bell McKinnon corridor as a future growth area, with a restrictive designation. The boundaries of the growth area are not limited by the geographic extent of the gravity-fed sewer catchment. Still, an LAP (likely within the next two or three years) for the “Hospital Village” would be needed to ensure orderly infrastructure creation and build-out with an appropriate mix and range of uses, densities, amenities and public space. This LAP may draw some material from the BM LAP. The Ortona and Fairfield Roads area may be permitted to connect to the sewer line without being designated for any significant growth or redevelopment.

#### BM Option 3B (Health & Wellness Precinct)

This option also represents the third direction and the abandonment of the BM LAP but provides a more austere vision of the “2plus” concept dedicated only to the creation of a more tightly-defined “Health and Wellness Precinct.” This option would allow uses directly complementary to the hospital, with relatively limited potential land availability for housing development. The precinct would be entirely contained within the gravity sewer catchment area. The remainder of the gravity sewer catchment along Bell McKinnon Road may then be designated as a “future study area” with a restrictive land use designation and corresponding zoning to ensure no further fragmentation or development that could hinder orderly development in the future.

It may not be necessary to produce an associated future LAP for the Health and Wellness Precinct, relying instead on OCP land use designations, but doing so would remain an option.

Clearly, at the more detailed level, there are various sub-options within these options and competing alternatives for defining the exact area boundaries. At this stage, the options are designed to help Council arrive at a preferred direction for the area. Once Council has established the direction, the associated option can be developed further, including assessments of infrastructure requirements. Council will have an opportunity to review precise boundary locations, associated policy details, and direct changes before “finalization.”

In this context, “finalization” refers to a concept to be included within the overall draft growth strategy, which will be subject to further public input as the OCP development moves into its final stages. There will still be an opportunity (as with all elements of the draft OCP) for Council to contemplate and direct changes and amendments before proceeding towards adoption of a new OCP.

## Options

The Committee is asked to review the options provided in Attachment 1 and give direction to Council on the preferred one. The attachment provides a high-level analysis of the pros and cons associated with each option, but staff have not recommended one option over another in recognition of this being a value-judgement to be made by Council, following Council’s qualified and partial endorsement of the growth management strategy previously presented on July 21, 2021.

Committee’s options to direct Council are:

1. (Recommended option) Identify one of the four options presented as the preferred conceptual direction:

THAT Council endorses Option [...] contained in Attachment 1 to the Planning Manager’s September 7, 2021 report, as the basis for the proposed OCP direction for the Bell McKinnon area, with further details to be brought back to a future meeting of Council for consideration.

2. Identify a preferred option subject to changes:

THAT Council endorses Option [...] contained in Attachment 1 to the Planning Manager’s September 7, 2021 report, subject to [*amendments to be identified by Committee*] as the basis for the proposed OCP direction for the Bell McKinnon area, with further details to be brought back to a future meeting of Council for consideration

3. Provide additional or alternative direction to staff:

THAT Council directs staff to [*Council to identify*]

## Implications

Council has expressed its wish to review alternative options for the Bell McKinnon corridor. Revisiting this LAP lies outside of the project scope and the consultant’s terms of contract. Every effort has been made to continue making progress on the OCP with the aim of providing a draft OCP to Council for first reading in December, while accommodating Council’s request to revisit the BM LAP. However, given the tight timelines and available resources, the timely progression of the OCP update project may be imperilled by changes in direction or requests for further analysis or public/Council engagement not previously envisioned.

Any material change of direction for the Bell McKinnon area may delay the adoption of the OCP or require an OCP amendment to be made relatively soon after adoption, once a revised or new LAP has been prepared. In the interim, the OCP may provide a “placeholder” designation for a future LAP.

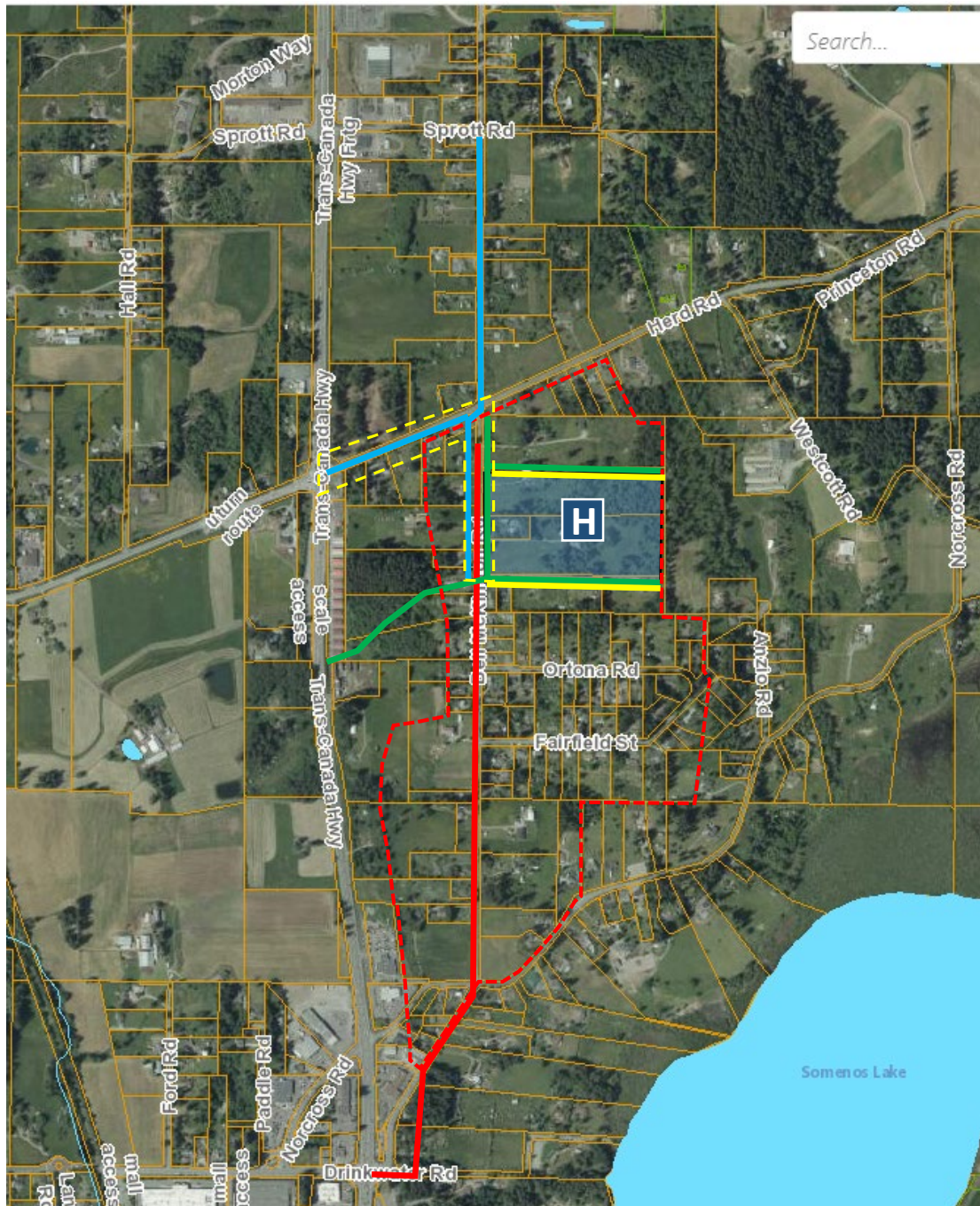
Depending on Council’s ultimate direction, additional resources may be required to complete the detailed land use policy framework for Bell McKinnon, whether or not this takes place within the current OCP update project. It is too speculative at this stage to provide a detailed assessment beyond the high-level impacts associated with each option, contained in Attachment 1. Once Council has determined its vision for this area, staff can provide Council with the alternatives on arriving there, with associated budgetary implications and timelines.

### **Recommendation**

THAT the Committee of the Whole directs staff to utilize Option [...] contained in Attachment 1 to the Planning Manager’s September 7, 2021 report, as the basis for the proposed OCP direction for the Bell McKinnon area, with further details to be brought back to a future meeting of Council for consideration.

Attachment 1: Bell McKinnon OCP Direction: Four Options





## Attachment #1

### Servicing Required for CDHRP (Approximate Locations)

- Water
- Storm Drainage Routes
- Sanitary Sewer
- - - Boundary of Sanitary Sewer Gravity Catchment
- New Road
- - - Road upgrade area

# OCP & Bell McKinnon: Options for Council

- **Option 1: Retain BM LAP and incorporate immediately into new OCP**
- **Option 2: Modify BM LAP then incorporate subsequently into OCP (2022 OCP Amendment)**
- **Option 3: Abandon BM LAP (Scenario “2-plus”)**
  - **3A:** *“Hospital Village”* Create new LAP including residential development for subsequent incorporation into OCP (2022/23 OCP amendment)
  - **3B:** *“Health & Wellness Precinct”* rely only on new OCP designations to guide development, limit development to gravity catchment only

*Highest amount  
of Development*

*Least amount of  
Development*

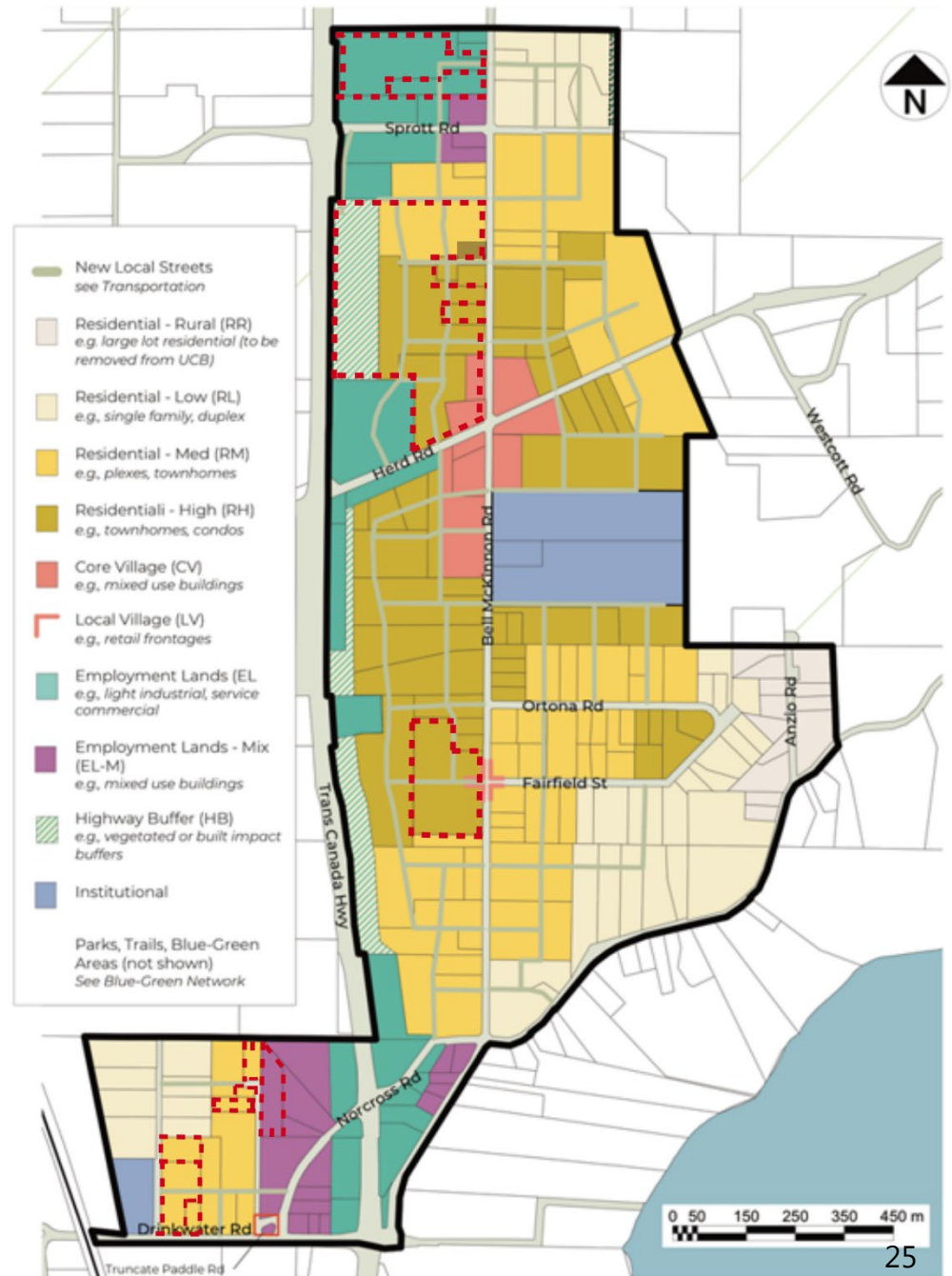


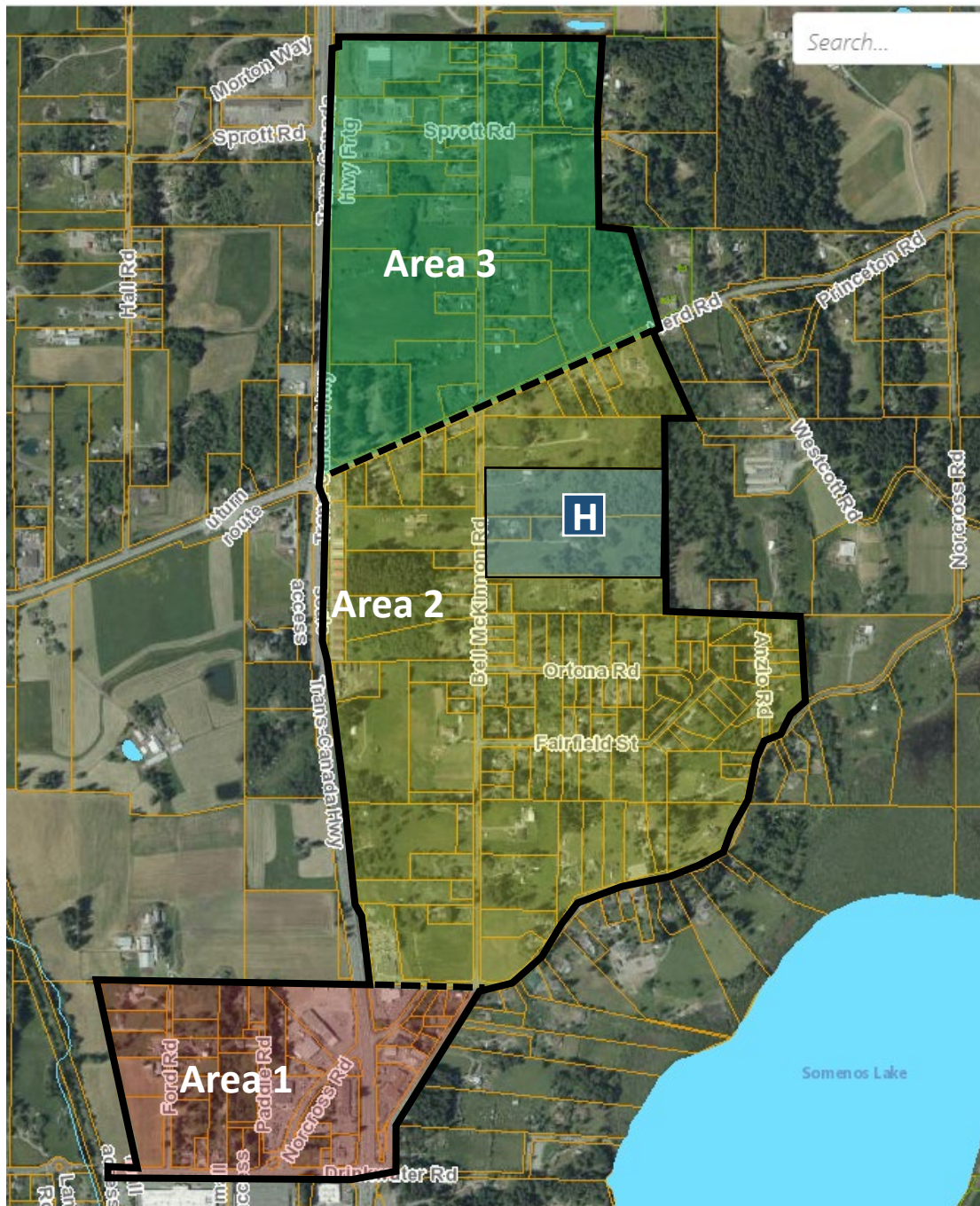
# Bell McKinnon LAP

## Land Use Plan:



Active Land  
Development Applications





## Option 1: “status quo” BM LAP as Adopted

### Features

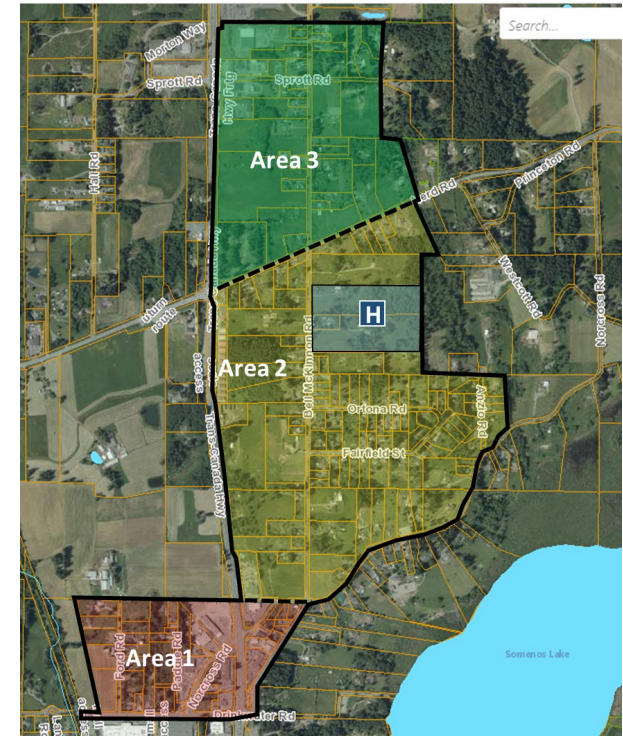
- Full implementation of BM LAP
- Area 1 under active development; has access to servicing, with upgrades and trigger point identified
- Much of Area 2 provided with immediate sewer connection potential (post-Hospital)
- Most of Area 3 requires development to fund sewer trunk extension necessary to facilitate LAP build out



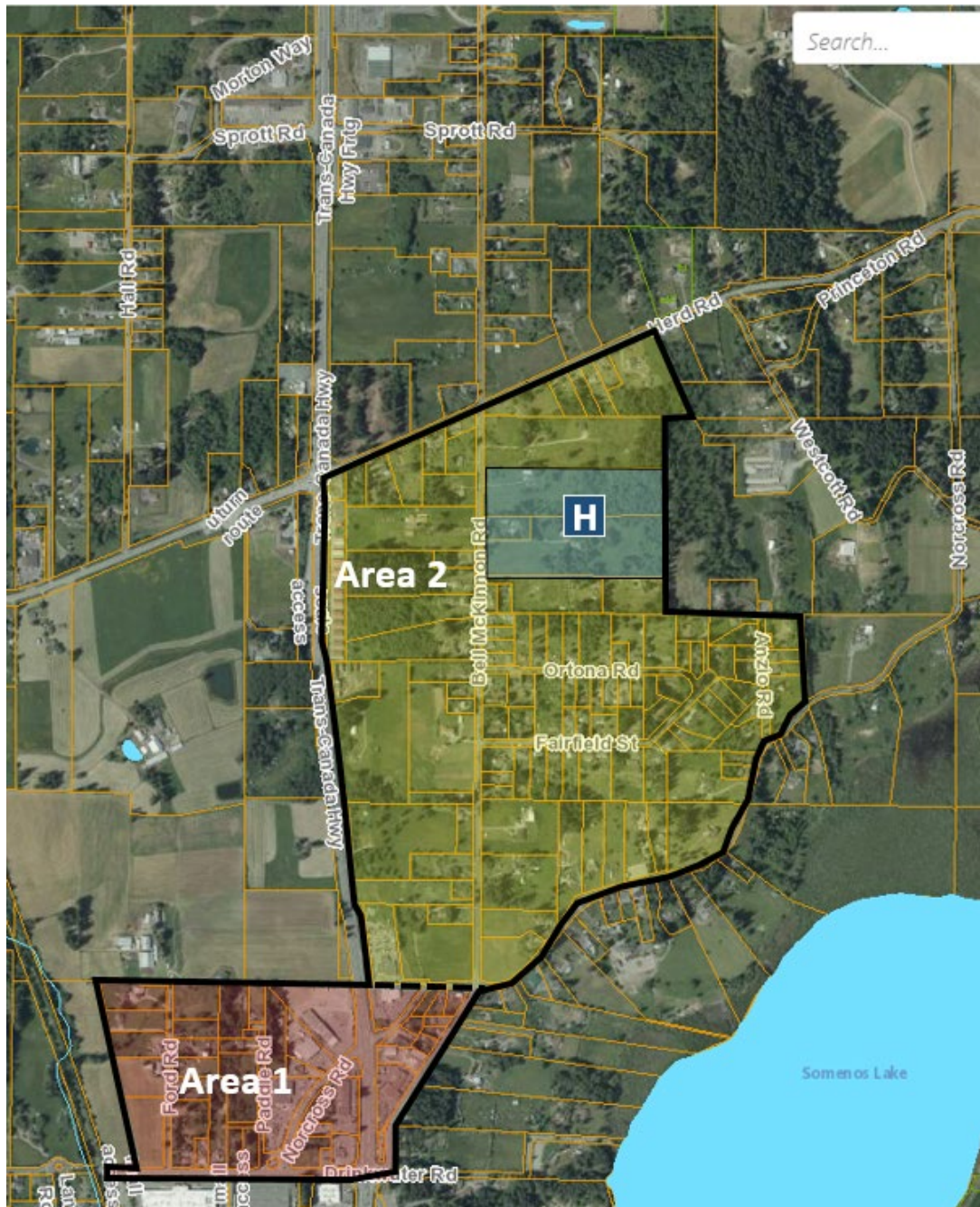
## Option 1: “status quo” BM LAP as Adopted

### IMPLICATIONS

- Consistent with existing policy/neighbourhood expectations by implementing adopted plan
- Provides the most commercial and housing potential, including associated community amenities
- Maximizes servicing capacity and provides “critical mass” for businesses, amenities and transit
- Highest traffic impacts on adjoining areas
- Converts the most land into intensive residential/commercial uses
- Linear incursion into a greenfield area with significant character change
- Requires pump/lift stations to service areas outside of sewer catchment
- Fulfills commitment to Hospital for infrastructure cost recovery



*Estimated housing yield at full  
build-out  
(not including Area 1):  
~ 8,000 - 10,000 dwelling units*



## Option 2: BM LAP Modified

### Features

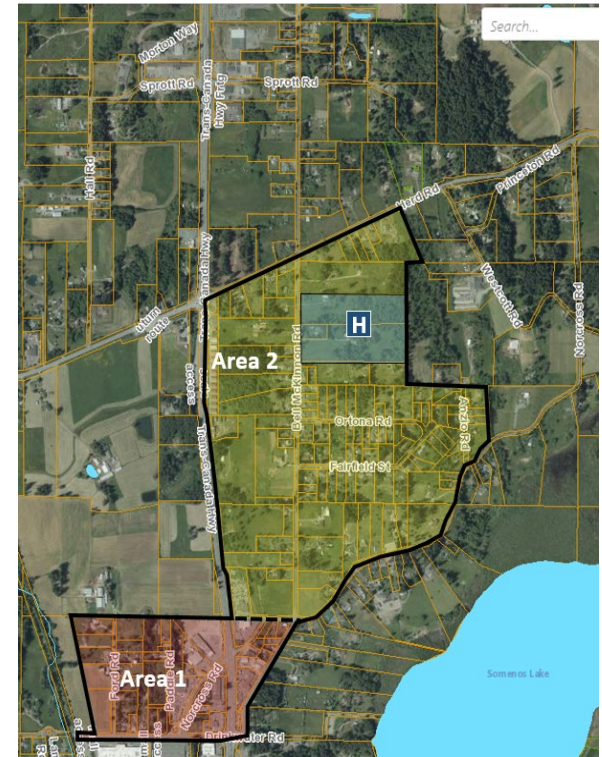
- Cuts the Core Village Area off at Herd Road
- Retains most other features of the BM LAP
- Area 1 has access to servicing, with upgrades and trigger point identified
- Development consistent with LAP can take place at any time within sewer catchment area
- Development outside of sewer catchment will entail construction of pump stations (to be municipally-owned and operated)



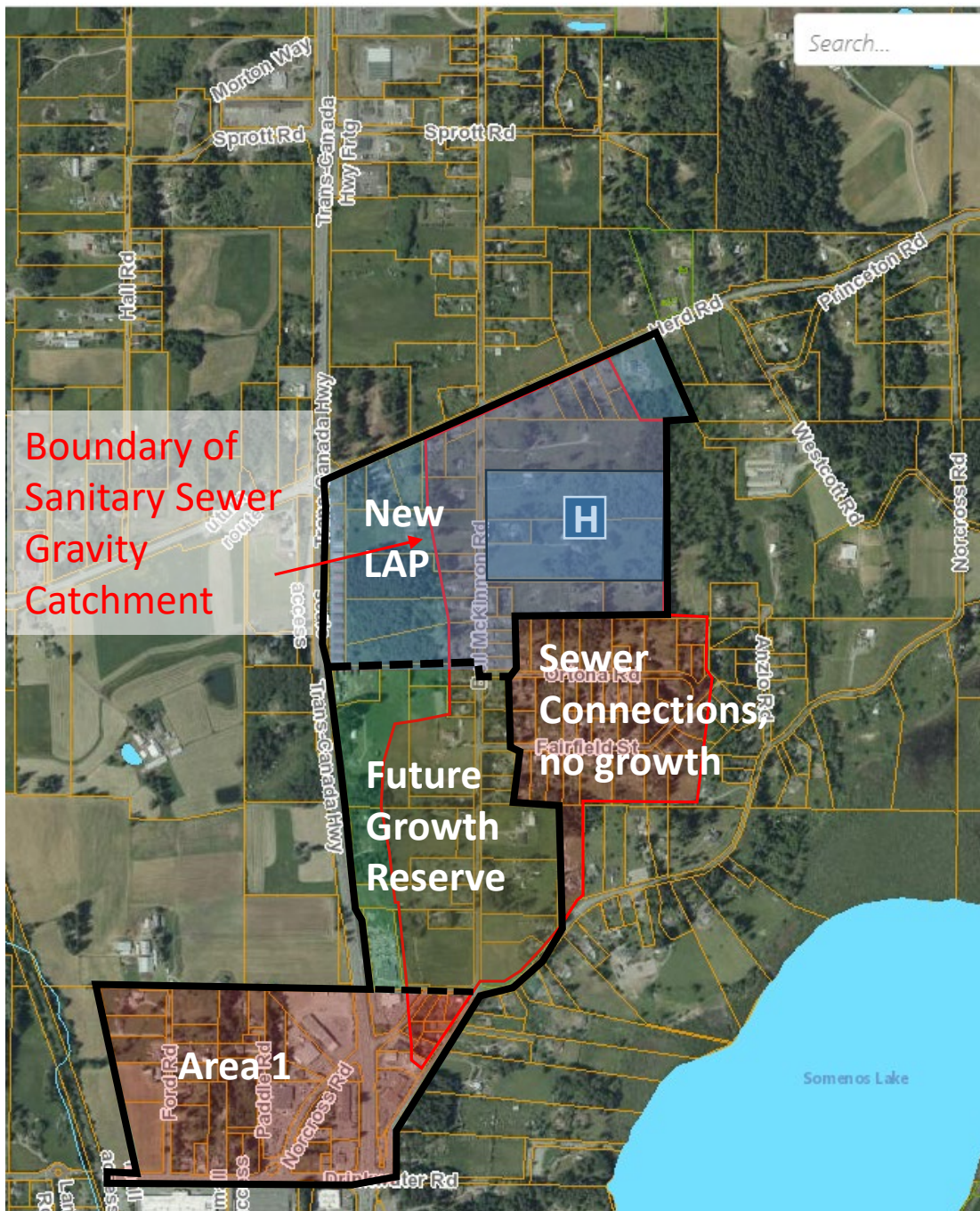
## Option 2: BM LAP Modified

### IMPLICATIONS

- Eliminates the most significant component of residential extension north of Herd Road
- Linear incursion converting greenfield areas into intensive residential/commercial uses
- Meets resident expectations south of Herd Road
- Provides significant housing and commercial development potential
- Removes much of the areas designated for single family residential (north of Herd Road)
- Requires pump/lift stations to service areas outside of sewer catchment
- Requires decision on extent of sewer line (north or south of Herd Road)
- Can utilize much of the existing LAP
- Requires a modification to the existing BM LAP



*Estimated housing yield at full build-out  
(not including Area 1):  
~ 4,000 - 6,000 dwelling units*



## Option 3A: “2-plus” Hospital Village

### Features

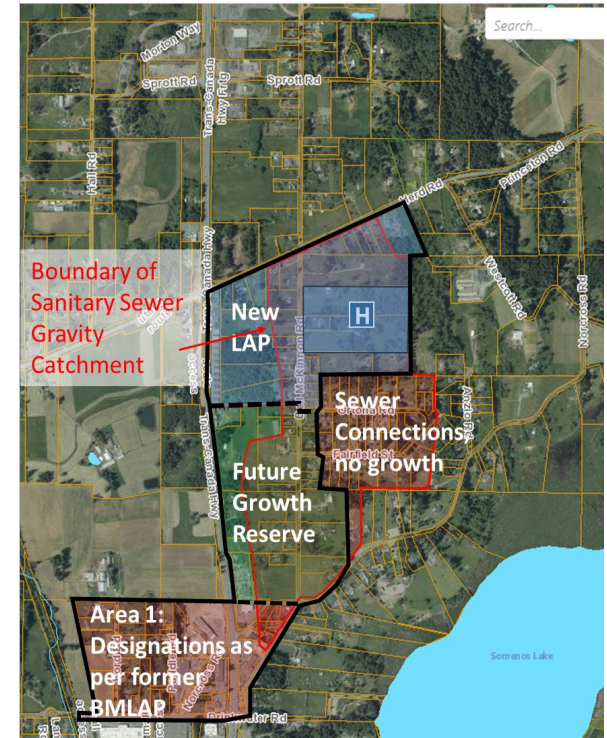
- Hospital as anchor use, with development area surrounding
- Area immediately adjacent to hospital primarily for health-related uses, e.g. clinics, R&D, biotech, etc.
- Residential development and related neighbourhood service uses within rest of area
- New LAP to be developed to maximize development potential, provide community uses and greenspace, ensure orderly development
- Peripheral areas permitted to connect via gravity to sewer, but zoned for little/no growth



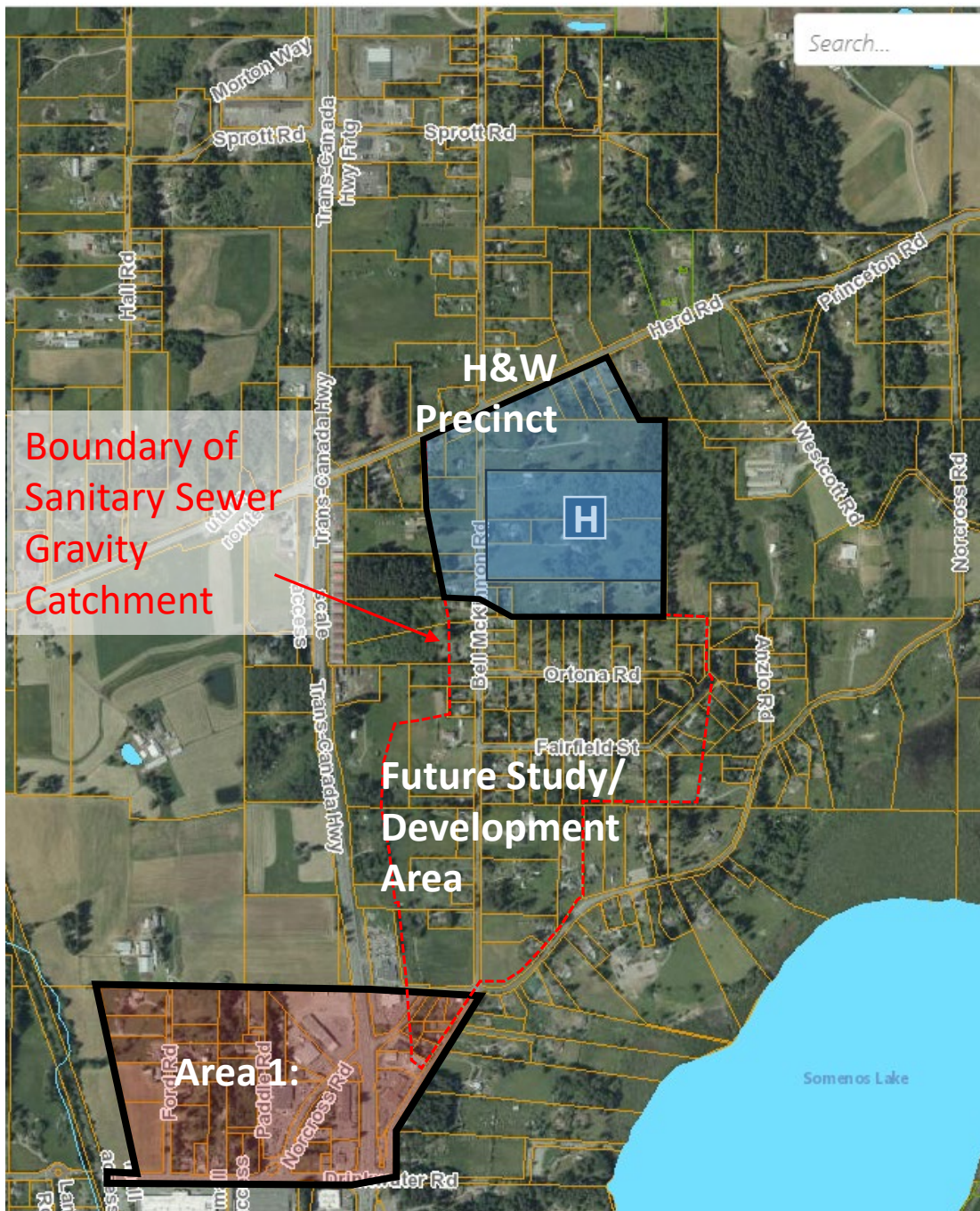
## Option 3A: “2-plus” Hospital Village

### IMPLICATIONS

- Reduces residential incursion and greenfield development
- Provides for housing supply, including options for health workers to live within walking distance of employment
- Makes good use of sewer line by allowing most existing homes within the gravity catchment to connect, and eliminate septic systems
- Requires decision on northernmost extent of sewer line and sizing of sewer pipe
- Does not fully meet resident expectations re BM LAP
- Reduced development potential provides for fewer community amenities
- Reduced potential for transit ridership and servicing
- Need/market for health-related uses unproven
- Requires development of a new LAP, including public processes



*Estimated housing yield at  
full build-out  
(not including Area 1 & Future  
Growth Reserve):  
~ 1,200 dwelling units*



## Option 3B: “2-plus” Health & Wellness Precinct

### Features

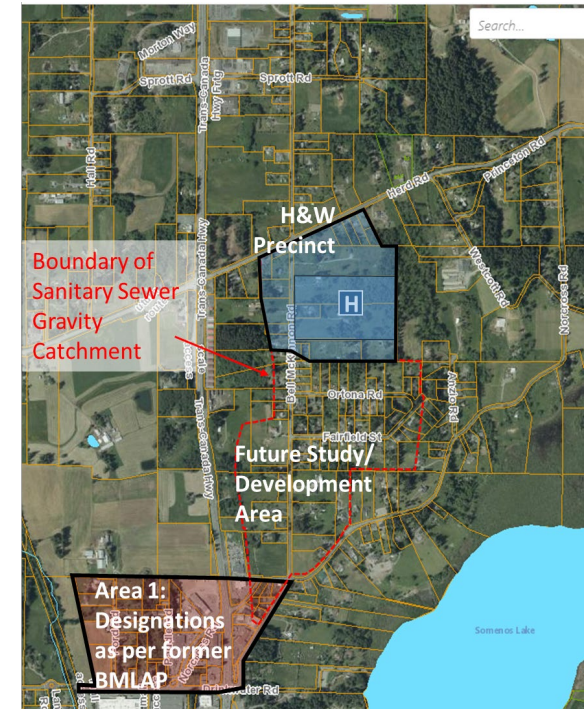
- Hospital as anchor use with development area defined by sewer gravity catchment
- Area immediately adjacent to hospital primarily for health-related uses, e.g. clinics, R&D, biotech, etc.,
- Mixed use (residential) permitted, but available land is limited
- Restrict development in southern B-M corridor
- Council to decide if sewer connections permitted within gravity catchment



## Option 3B: “2-plus” Health & Wellness Precinct

### IMPLICATIONS

- Eliminates residential incursion and minimizes greenfield development
- Does not necessarily require an LAP
- May reduce road standard required from CDHRP and/or eliminate need for new road immediately to S of site
- Fewest impacts on area, environment, and existing character
- Need/market for health-related uses unproven
- Does not meet resident expectations re BM LAP
- Does not make full use of new sewer line and will incur ongoing pressure from developers/owners
- Limited housing potential: fewer opportunities for health workers to live within walking distance of employment
- Low potential for transit ridership
- Requires decision on northernmost extent of sewer line and sizing of sewer pipe



*Estimated housing yield at full build-out  
(not including Area 1 & Future Study/Development Area):  
~ 300 dwelling units*