

## Schedule



MUNICIPALITY OF  
**NORTH**  
Cowichan

Chemainus Artisan Village Comprehensive Development Plan



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# 1. Purpose

This plan has been prepared in accordance with Section 9.1 of the Municipality of North Cowichan's Official Community Plan (OCP) and will be used to guide the development of Artisan Village, a mixed-use neighbourhood located in Chemainus.

The intent of this Comprehensive Development Plan is to:

- Provide residents, land owners, and Council with assurance about the future development of the lands
- Identify how protected areas will be conserved and enhanced
- identify the parkland, green space, and trail amenities for public use
- Identify how the site will be integrated with the surrounding areas
- Identify future land uses and densities within the development area
- Identify the urban design principles to use during subdivision and development approvals
- Outline an appropriate project phasing

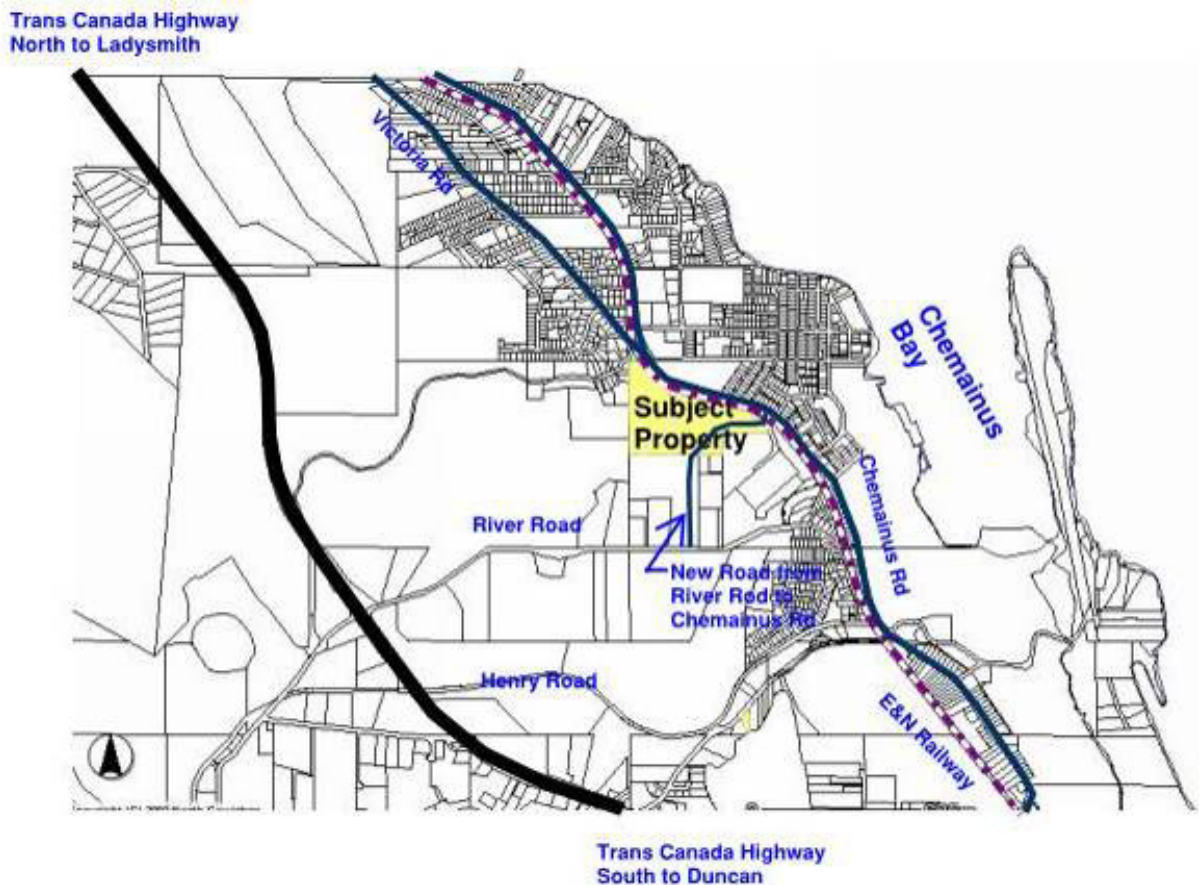


Figure 1: Site Context

## 2. Setting, History, and Vision

### 2.1. Setting

The subject property encompasses about 13.5 hectares (33.5 acres) of undeveloped lands, located to the south west of and near the centre of Chemainus. The E and N Railway right of way flanks the north/eastern property line. Lands to the south, west and southwest are: 1. in the Agricultural Land Reserve adjacent to farmland and, 2. home to the Municipal Ball fields. To the east, the property is bounded by Elm Street, which provides access to a commercial property, the ball fields, a potential skate board park, and St. Joseph's School. Askew Creek flows north-east through the property; the creek effectively divides the lands into two sections. The Hermit Trails are a significant feature of the site. The high point of the property has views looking north and east over the harbour and to the mainland mountains beyond.

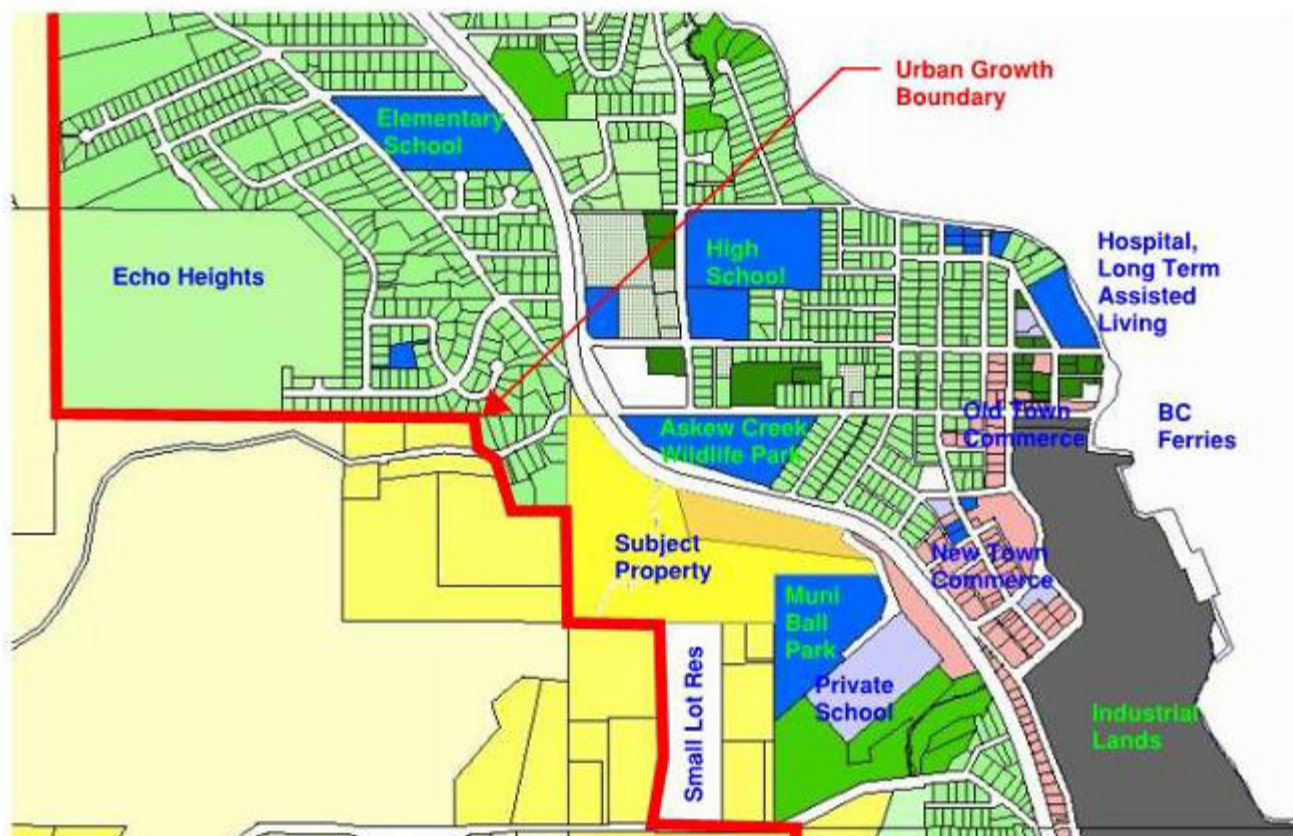


Figure 2: Site Context

## 2.2. History

### *Native History*

The Cowichan Valley has been home to the first people for more than 4,500 years. The tribes originally located in villages along the Cowichan and Koksilah Rivers. From their home base they would travel to other sites for access to seasonal resources and for ceremonial uses. An Archaeological Overview Assessment of the property was prepared by I.R. Wilson Consultants Ltd. The findings indicate that no archeological sites are recorded on or near the property, which is well removed from the ocean shoreline.

### *Chemainus History*

Mining, fishing and forestry were the original industries that gave work to many immigrants to Canada including those from China, Japan, India, Scotland and Germany. The natural resource industry suffers from economic uncertainties so the people of Chemainus began to look for ways to expand their economic base. The creation of a number of large outdoor wall murals, painted by local artists, that reflect the history of the area, and the construction of a new live theatre, as well as a desire to promote local artists led to the original concept for the site – “Artisans Village”. It was planned as an international campus intended to accommodate artists and artisans from around the Pacific Rim with studio and workspace and a venue to market art. The concept is to continue to recognize the artistic side of Chemainus while at the same time providing a mix of housing. The original metal gates and sculpture will be incorporated into the entry to the Hermit Trails.

## 2.3. Vision

The vision for Artisan Village is to create a unique mixed-use predominately residential neighbourhood utilizing open space, quality architecture, and the site’s natural beauty. The Proposed Development will create a safe, pedestrian-oriented neighbourhood that provides amenities for both the residents and the larger community. The spirit of the original concept of Artisans Village will be kept alive with the incorporation of a small commercial component that will be integrated with the Chemainus town centre and provide local interest and vitality for the proposed residential development located on either side of the Hermit Park and Askew Creek.

### 3. Policy Context

#### 3.1. Official Community Plan

The subject property is included in the Chemainus Urban Growth Centre as identified in the Municipality's 2002 Official Community Plan. The purpose of this document is to direct the development of the lands in accordance with Section 9.1 of the Plan. A mix of land uses and housing types are proposed, this Comprehensive Development Plan (CDP) sets out a structure for zoning that is somewhat flexible to address market conditions, local needs and to achieve smart growth principles.

In recognition of the new provincial legislation with respect to climate change, the intent is that Artisan Village should develop as a predominantly medium to high density residential area in close proximity to services and amenities of the Chemainus commercial and service core while enjoying the park and trail amenities within and abutting the site. The area will be both distinctive in character, and integrated with the surrounding neighbourhood. The plan establishes minimum and maximum densities, puts emphasis on pedestrian movement and quality urban design, approaches infrastructure and buildings from a sustainable perspective, integrates the development into the community, and preserves ecological systems and open space as parkland and protected area.



Figure 3: Site Planning Conceptual

## 4. Site Planning

### 4.1. Overall Site Planning

An integrated approach to a responsive site development that includes social, environmental, and economic considerations

- Reducing urban sprawl by:
  - Utilizing a location that is close to the existing Chemainus commercial and service core.
  - Enhancing access to transit.
  - Interconnecting to existing and future development including the nearby Chemainus commercial and service core, municipal park, other residential development, and schools.
- Protecting streams, wildlife areas, natural vegetation and open space by
  - Developing on previously disturbed sites.
  - Through the retention of the Stream Protection Enhancement Area (SPEA),
  - Provision of a landscaped Agricultural Land Reserve buffer,
  - Incorporating recommendations of the Qualified Environmental Professional(s)
  - Preserving areas for recreation.
  - Utilizing native plants between buildings, along roads, and parking areas and for restoration purposes.
- Increasing transportation choice and reducing automobile reliance
  - Supporting convenient alternative transportation choices such as walking, use of scooters and wheelchairs, cycling, and access to public transit and commuter train.
  - Prioritizing support for alternative forms of transportation with convenient safe sidewalks, trails and cycling lanes while still addressing vehicular movement and parking.
  - Preparing a complete mobility plan for the site and integrating it with the surrounding areas.
- Contribution to Municipal Road Infrastructure while
  - Working with natural site grades to create visual interest and to protect the natural features of the site.
  - Integrating appropriately with abutting sites and public roads recognizing the need for goods and services movement and addressing active transportation (alternative modes of travel).
  - Designing to accommodate the increased need for capacity created by area development.



Figure 3: Examples of Boulevard Between Sidewalk and Road (photos by: Dan Burden 2006)

- Preparation of a comprehensive rain water management plan
- Achieving system energy and consumption efficiencies
  - Reduction of water use by using drought resistance and/or native plants
  - All exterior mounted area, site, street, and building lighting will be non-glare, full cut-off “dark skies” and will be compliant with the Municipality’s requirements
  - Investigation of alternate energy sources such as geothermal
- Creation of community open spaces for people to meet including small urban plazas in the mixed use area, strategically placed seating areas, a Hermit Trailhead, and community gardens. The frequency of these kinds of spaces will be determined on the basis of good urban design principles and keeping the comfort of seniors in mind.



Figure 4: Community Garden Example (photo by Dan Burden 2009)



Figure 5: Pedestrian Bridge Example (photo by Dan Burden 2009)



Figure 6: Hermit Trail



## 5. Protected Areas

### 5.1. Askew Creek

Askew Creek will be protected with a 30m buffer in accordance with Riparian Area Regulations. Adjacent to the creek there are mature forests that maintain the important biological function of the riparian area adjacent to Askew Creek. Recommendations of the "Ecological Assessment Proposed Property Development Artisan Village, Chemainus, BC", Madrone, January 23, 2008 (*EA\_Madrone 2008*) will be incorporated into site planning, construction management, and development of the site.

### 5.2. Hermit Trails

Along with Askew Creek, the existing Hermit Trail system is a critical feature and site amenity of value to the whole community of Chemainus. Part of this trail network is in the protected riparian area and part of it lies within the developable area. This latter area will be included in the defined park, be protected along with the SPEA and turned over to the municipality as park

### 5.3. Wildlife Trees

The location of any decaying and large live wildlife trees outside the SPEA, throughout the polygons will be retained on the basis of input from an Arbourist and a Qualified Environmental Professional (QEP) based on the recommendations of the *EA\_Madrone 2008*.

All site and/or construction works will meet the requirements of the provincial Wildlife Act (Section 34C) and the federal Migratory Birds Convention Act (Section 6). The areas will be checked by a QEP prior to site works or construction being implemented.



Figure 10 : Chicanes introduced along with rain management techniques



Figure 8: Management technique during construction



Figure 9: Askew Creek



Figure 11: Slope Adaptive Design

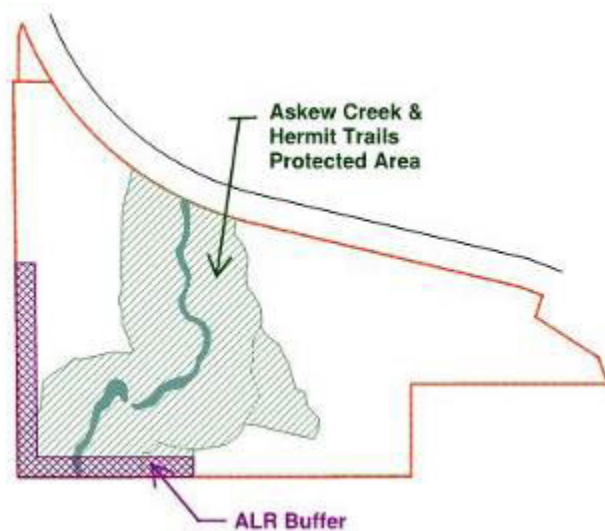


Figure 7: Protected Areas

## 5.4. Agriculture Buffer

The agricultural buffer areas will be utilized for passive recreation and community garden uses. In accordance with the request of the Agricultural Advisory Committee, a form of covenant will be placed on title to ensure that future residents are aware of the working farm to the west of the site. A \$20,000 contribution in support of agriculture to the Municipality of North Cowichan upon approval of the Comprehensive Development Zone.

## 5.5. Development Practices to Protect the Environment

### *Slope Protection and Site Adaptation*

A key goal of the Plan is protecting the natural environment in the course of land use and development. This requires environmentally responsible development practices and the integration of natural features into development design. Existing terrain and drainage patterns will be maintained as much as possible by adapting the access roads and housing forms and main floor levels to suit the natural contours and existing site grades. Retaining walls will be minimized where possible and should not exceed 1.2m in situations where retaining walls are the only reasonable solution.

Another key goal is to integrate or protect unique or special natural features of the site such as landforms, rock outcroppings, mature trees and vegetation, drainage courses, hilltops and ridgelines. By doing so the development should maintain the aesthetic and scenic quality of the site within the community of Chemainus.

### *Site Management*

Prior to each development, a comprehensive construction management plan will be provided to govern erosion, and sediment control, identification and restriction of construction zones to protect the park, identification of animal movement corridors and bird habitat to be protected and retained, an understanding of how soil will be removed and stored, planning the location of construction materials, construction staging, construction garbage and recycling, phasing of development, and operational issues such as time restrictions, site lighting, and access.

### *Rain Water Management*

Provision of a comprehensive rain water management plan will be developed for the whole site prior to subdivision. The plan will be used to guide all other site development. The developer will work with the municipality to establish performance targets consistent with Environmental Best Management Practices and implement what can be practically achieved based upon the site terrain and conditions. An inventory of the existing landforms, soils and drainage conditions will be compiled and form the background for the comprehensive rain water management plan; the goal is to have no adverse impact on Askew Creek, adjacent properties or downstream drainage facilities.



Figure 9: Cyclist (photo Dan Burden 2006)



Figure 8: Heritage Park



Figure 10: Chemainus Theatre Festival

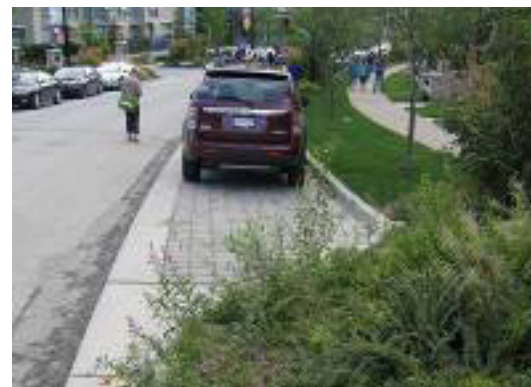


Figure 11: Parking Pocket (photo courtesy of Dan Burden 2006)

## 6. Artisan Village Design Principles

The development promises to achieve smart growth objectives. The challenges created by smart growth development are related to achieving community livability and housing affordability. This section of the plan is intended to address achieving both density and livability.

Artisan Village will provide quality urban design, and will provide opportunities for flexible space that can enhance the lifestyle of the future residents while supporting local commercial, and a variety of forms of activity (performance, production, physical, passive).

Artisan Village will provide a significant number of dwelling units to the Municipality of North Cowichan in a compact area that has ready access to a variety of services. It has a role to play in sustainable economic development of the Municipality by addressing a number of lifestyle and life stage expectations as well as offering an interesting visitor experience.

Chemainus has developed a unique and individual character, celebrating its history, location and its people. By doing so Chemainus has created additional economic diversity to the region by attracting tourists to view its celebratory murals and enjoy the local theatre.

Chemainus is characterized by human scale buildings and streets, and has views of Stuart Channel, Thetis and Kuper Islands, and the distant mountains of the mainland. The Artisan Village site embodies physical beauty around Askew Creek and some local history that includes Charlie Abbott's unique hand on the landscape known as The Hermit Trails. The design of the development will celebrate these facets of Chemainus, keeping the streetscapes at a human scale, providing slope adaptive designs that work with the natural forms of the site, and using local materials, textures and colours on the buildings and in the landscape.

## 6.1. Development Vision



Figure 12: Development Vision

Buildings are to be located on disturbed sites as indicated in Figure 3. The actual building layout is subject to the design and subdivision process taking into consideration the urban and building design concepts outlined in this CDP.

## 6.2. Transition

Artisan village is close to the commercial centre of Chemainus and the future residents will have ready access to grocers, pharmacists, shops, restaurants and a variety of services including health related services and facilities. Residents of Artisan Village will have ready access to adjoining neighbourhoods, municipal parks and trails, and centralized services by utilizing interconnecting trails, sidewalks and streets.

To service lands beyond, registration of a Statutory Right of Way to accommodate a service corridor will be included through the site.

Coordination of the entrance to the site on Elm Street with the balance of the existing commercial service areas will take place and involve road works with significantly improved pedestrian, rail, and vehicular connections. The entrance will invite pedestrians into the development via a paved plaza with a water feature. A tree lined boulevard will lead pedestrians through the vibrant commercial area, which will include housing to add variety to living accommodation.

Deeper into the site mixed residential, assisted living and potentially long term (complex) care facilities will be developed. Each building will have ready pedestrian access to the woodlands by way of the Hermit Trail system, over Askew Creek and to the multi family site. The Askew Creek Hermit Trail System provides the nucleus for the trail system in this development. Trail connections will radiate out from this network to connect with Elm Street, Victoria Road, Chemainus Greenway, Cowichan Valley Trail, Askew Wilderness Park, to the municipally owned parks, residential on River Road, and schools as well as the central business core.

The north entrance of the site will be landscaped and integrated with Chapman Road, Victoria Road, and Chemainus Road.

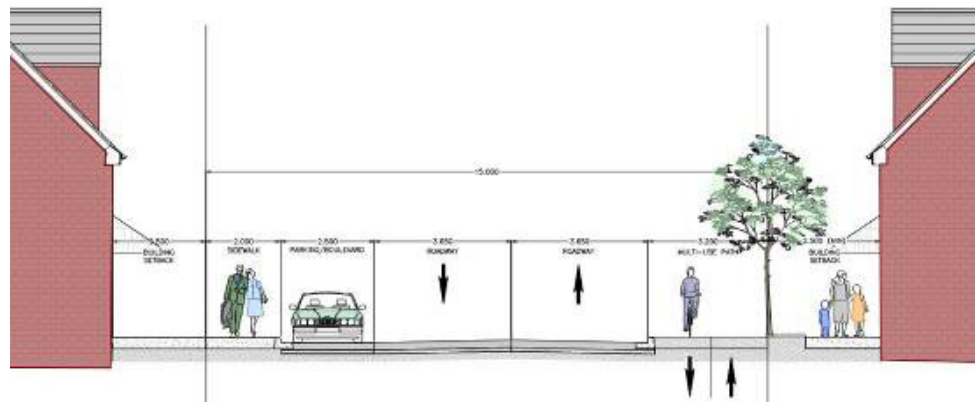


Figure 13: Conceptual Street Cross Section

### 6.3. Internal Streets

The main streets of Artisan Village will be designed to encourage an open, vibrant, transparent streetscape utilizing safety principles so that users will feel safe and comfortable walking, cycling, or using a scooter. The primary street will eventually run through to River Road, providing alternative access for River Road residents to downtown Chemainus. All private and public streets on the site will address all users of the site, the streets are the main movement corridors that give priority to pedestrians and provide the interconnections to the community at large. They will include deliberate linkage with the trail system. It is the intent to design these streets to ensure that traffic is slow moving.

Continuity with the planned trail, bio-swale, road, and sidewalk system from the south through the property is anticipated.

The building sites will be oriented (fronting) to the public right of way helping to create people connectivity. To provide pedestrian comfort, buildings and landscaping will be the primary features. Landscaping will be used to provide a buffer between pedestrians and vehicular traffic and between pedestrians and street oriented individual residential front entrances. Cycling will consider both the commuter and the recreational user.

Parking, garbage, service entrances, loading areas, and mechanical systems will be placed away from public right of ways, will not be located in front yards, and will be underground. When parking cannot be underground, parking garbage, service entrances, loading areas and mechanical systems will be located to the rear or side of a building, and will be well-landscaped, and if not enclosed in the principal building, will have decorative fencing and be well-landscaped.

Parking stall quantities for this site will take into consideration the close proximity to the central business area and not overwhelm the development. To address the impacts of reduced parking, a commitment to addition trails (see Parks and Trails Amenity section under Land Use), connection of trails between and through each individual development, major commitment to active transportation, transit stops, and improved pedestrian connections at Elm Street and Chemainus Road intersection, and, in the future, Chapman, Chemainus, Old Victoria Road.

Bicycle will be provided in two forms: 1. for residents and staff; and, 2. for visitors. Where underground parking exists, resident and staff bicycle parking will be provided in secure bicycle rooms or in expanded mesh compounds or a similar appropriate option within or very near the underground parking. Optionally, bicycle parking might be provided in individual unit storage rooms or bicycle lockers near the vehicle parking areas.

Where underground parking exists, resident and staff bicycle parking will be provided in secure bicycle rooms or in expanded mesh compounds or similar appropriate option within or very near the underground parking. Optionally, bicycle parking might be provided in individual unit storage rooms or bicycle lockers near the vehicle parking areas.

A master signage and wayfinding plan, which will take into consideration the various uses and wayfinding through the site and to the surrounding areas, will be provided. The plan will include details about the location of signs, permitted materials reflecting the “artisan” nature of the community, and will be sized to suit the pedestrian scale of the planned community. No individual pylon signs will be permitted except for residential apartment style buildings. These pylon signs will not exceed 1.2 meters in height and will be designed to suit the “artisan” village nature of the site and will be well landscaped at its base; they will only contain the name of the building and the street address.

#### 6.4. Public Art

Public art on the site will celebrate the historic significance of the Hermit and his trails and Chemainus history and character. Public art will be added to the site to create interest and draw pedestrians through the site. Public art will be provided at the entrance to the Hermit Park, and the entrance to the development at Elm Street. Within a number of small pocket parks created at significant trail, sidewalk, and road intersections throughout the development pedestrian amenity will be built with stone features to echo structures built by the Hermit. The locations for public art will be determined at time of subdivision.



Figure 16: Local Example of Public Art



Figure 16: Train Shelter

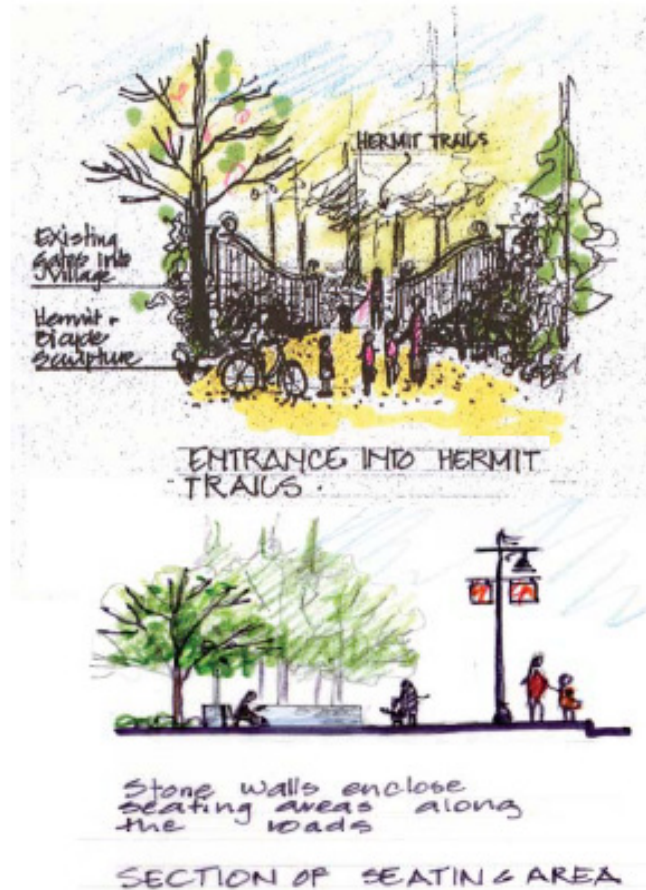


Figure 16: Entrance and Street Sketches

## 6.5. Building Design

The six over-arching and interrelated principles of building green will be used wherever possible for building placement and construction. These include optimizing the potential of the site while considering solar aspect, location of agricultural lands, minimizing energy usage, conserving and protecting water, utilizing environmentally preferable products where possible, enhancing indoor environmental quality, and optimizing operations and maintenance practices.

Buildings will have an enduring quality reflecting the best qualities of the forms and styles of the local and unique area. Architecture will have distinct bottom, middle, and top; will have human scale proportional massing and both horizontal and vertical articulation. The colours, materials, and scale will be contextual (culturally and historically) with the location and function of the building. Along the public right-of-way the buildings will be well fenestrated, animated, and provide a sense of entry. Exterior building finishes are: natural and man made materials such as rock, wood, hardiplank, and fibreglass shingles; vinyl siding will not be used.

Building Design will have structures that are slope adaptive and have expressive, sloping roofs that mimic land forms and maintain the slope adaptive nature of the building (for example, cascading roof lines.)

Individual dwelling units will front onto public road, strata road, or open space wherever possible and will have individual at grade connections to the fronting road, strata road, or open space.

Recognizing that parking typically will be located underground or in the rear, consideration will be given to reducing the front yard setbacks for the ground floor portion of a building to help create an active, vibrant, transparent, safe and comfortable street and to provide for greater flexibility for site design.

Site design for the subdivision and each building will take into consideration natural forms, features, solar aspect, and views. The site design will also take into consideration the negative impacts of adjacent rural to reduce potential conflicts – the ALR lands adjacent to the property should not be negatively pressured by new residents due to reasonable farm practices.

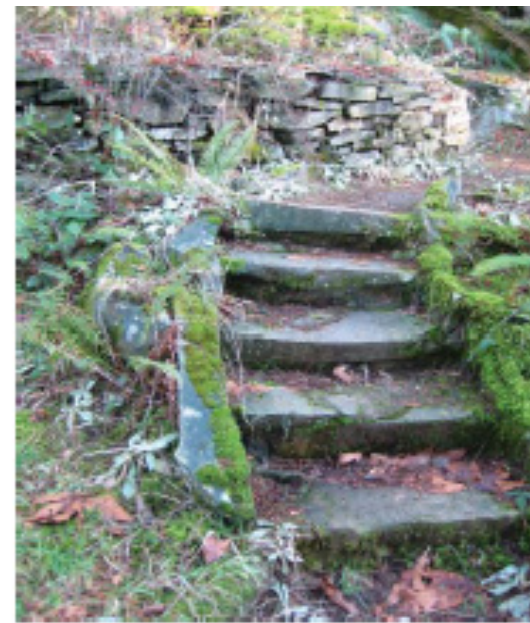


Figure 17: Photos of Hermit Trail and Fencing Details

## 6.6. Landscaping

### *Landscape Character*

The goal is to conserve and restore the native forest ecosystems. The landscape design will be natural and informal using native species where possible, with drought resistant exotics added in some areas. Cultivated, decorative and non-indigenous planting and lawns will be actively discouraged. Naturalized landscapes will be utilized in the design to reduce water use and enhance wildlife. All plants and planting will be required to meet the current British Columbia Landscape Standard prepared by the British Columbia Society of Landscape Architects and British Columbia Landscape and Nursery Association.

Design elements will be based on the Hermit trail details and fencing already on the site, see Figure 23.

All exterior lighting will be non-glare, and full cut-off, “dark skies” compliant.

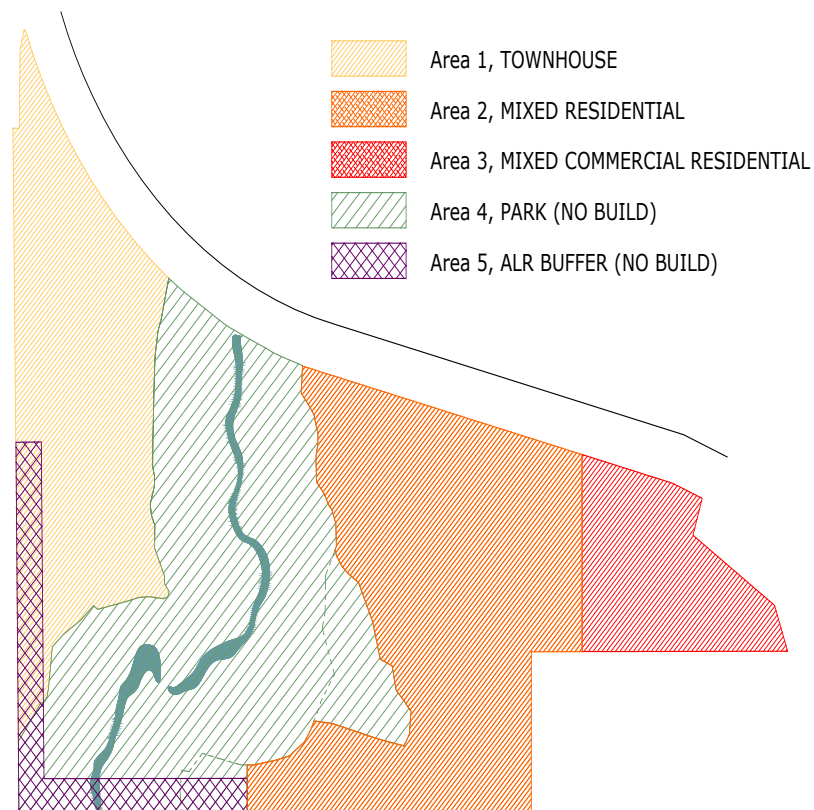


Figure 18: Areas 1 to 5

## 7. Land use

### 7.1. General Provisions

Figure 25 shows the general land use and layout for the site. Permitted uses will include multi-family residential in the form of townhouses and apartment condominiums, assisted living and long term seniors' facilities, and mixed commercial. Approximately 40% of the site is within protected areas. Phasing of the development is expected to begin with Area 1. Build-out will likely take 10 to 15 years. Areas 1, and 2 have both a minimum and maximum density. Area 3 has a mix of commercial and residential uses.

### 7.2. Affordable Housing

Ten percent (10%) of the developed housing units (not including assisted living or long term care) will be provided for the purpose of affordable housing. The units will be of a variety of tenure types (rental, ownership, families, employee, couples and/or seniors) depending on the nature of each individual development.

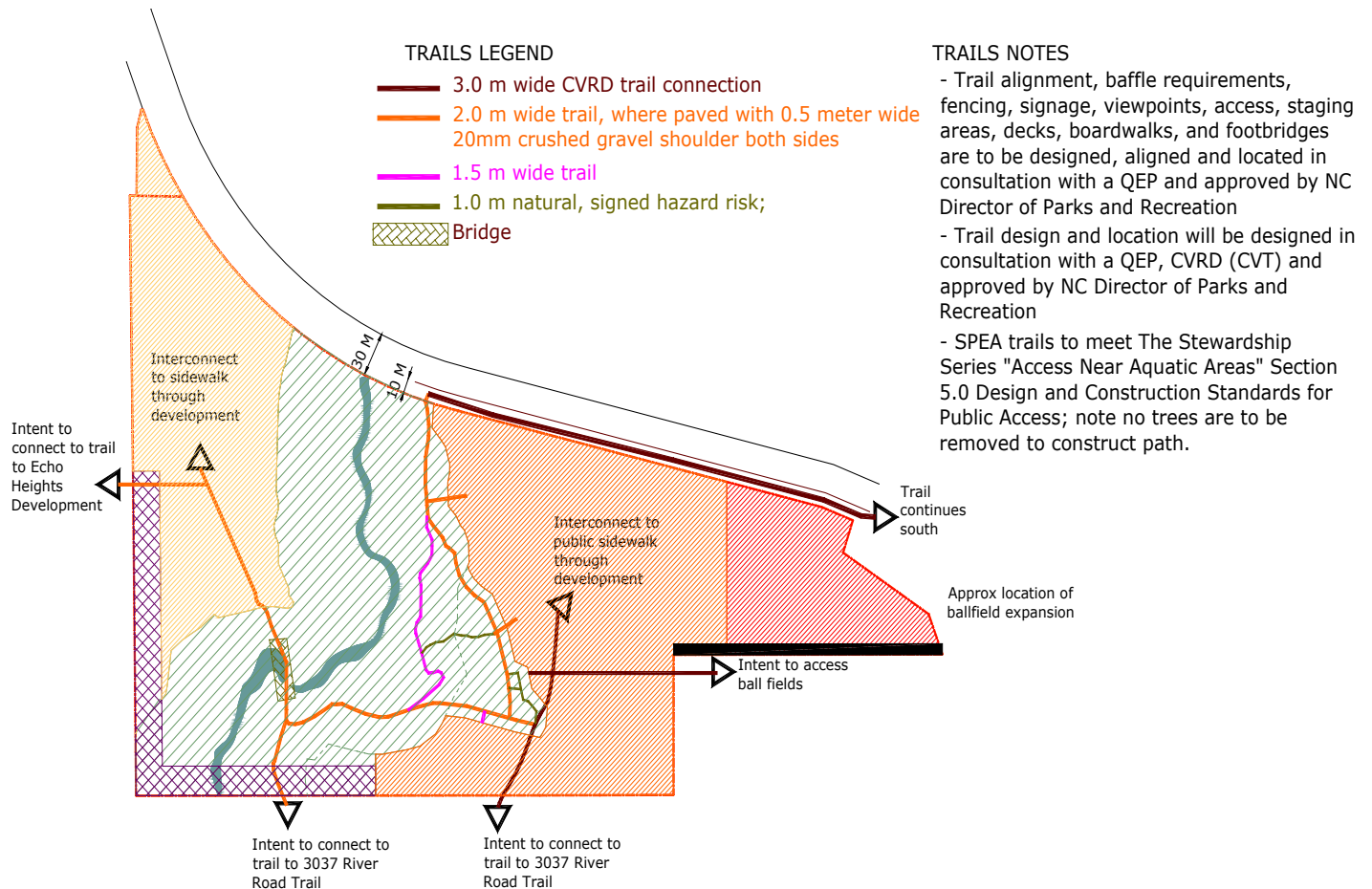


Figure 19: Trails Proposal

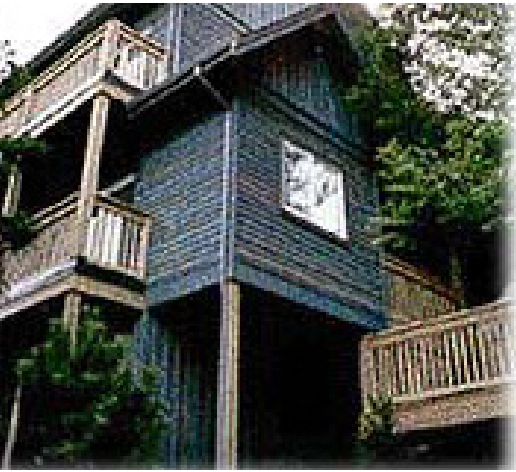


Figure 20: Examples of Form

### 7.3. Parks and Trails Amenity

In addition to provision of the Askew Creek SPEA, and Hermit Trails as park, the developer will extend the existing system of trails throughout the site to link the historic Hermit Trails to Chemainus Town Centre, Askew Wilderness Park, proposed Chemainus Greenway, and the various residential buildings with trails throughout the development.

The network of trails (see Figure 25) will be a series of mixed surface trails that will also connect to sidewalks along tree lined streets and will include clearly marked safe road crossings. Small pocket parks with seat walls and benches will be located along the trail system the frequency of which will be determined at subdivision and development permit. The intent of the seating areas is to support the older and very young trail users by allowing for sitting and resting places therefore the frequency will reflect best practice for this purpose.

Provision of public parking and access to Hermit Trail Park from the planned public road will be built at the same time as the public road. Phasing and coordination of trail enhancements will be determined during the subdivision process. The Hermit Park and Askew Creek SPEA will be turned over to the Municipality prior to issuing any Development Permits.

A 7.5 meter strip of land along the north-east end of the municipal ball parks will be provided to the Municipality of North Cowichan to enhance the ball park.

## 7.4. Land Uses for Area 1

### *Multi-family Residential*

The western portion of the Artisan Village site is the closest to schools and is intended for family oriented housing, which would be comprised of town and stacked town houses. The mix is designed to be a combination of “affordable,” “attainable” housing and “medium” family income housing. Various forms of parking include carports, garages, cluster, and on-street parking all following the principles outlined under the Urban Design section of this plan. Access to this part of the property is from Chapman Road.

### *Community Garden and Recreation*

In addition to the separately identified trails and park, this area will also include for amenities such as community garden, and/or passive recreation areas. The trail system will allow access to the municipal park and St Joseph’s School.

### *Density*

The minimum density for this area of the site is 25 dwelling units per developable<sup>1</sup> hectare with a maximum density of 50 dwelling units per developable hectare.

### *Estimated Area*

The developable area of Area 1 is approximately 2.8 hectares.

### *Zoning*

The zone (based on Residential Ground-Oriented Multi-Family Zone [R7-A]) will primarily include for stacked and row townhouse uses, a minimum density requirement, building front yard setbacks adjustments to provide building location flexibility along public and strata roads, to enhance pedestrian experience, to allow flexibility in the location of parking. Under consideration is a front yard setback for townhouse units of 2.5 m where cars are parked in the rear of the dwelling unit.



Figure 21: Steeples Assisted Living, VIHA

<sup>1</sup> Developable in this case will be the parcels created by subdivision that will not include the SPEA/park areas nor the public right of way.

## 7.5. Land Uses for Area 2

### *Multi-family Residential*

The eastern portion of Artisan Village has ready access to the Willow Street commercial and service core that includes retail, grocery, pharmacy, and professional offices. This portion of the site features affordable, and market, mid and high density housing as well as extended care or assisted living seniors' housing. Housing is comprised primarily of townhouses to a maximum of 2.5 stories, stacked townhouse to a maximum of 3 stories, and apartment buildings to a maximum of three and four stories in height; this housing is designed to appeal to singles and couples looking for an alternative to the single family home. Consideration will be given to building fee-simple townhouses along the public road as an alternative to strata townhouses. Access to this portion of the development is from Elm Street and Chemainus Road.

### *Assisted Living and Long Term Care*

The seniors' housing option provides a combination of care/assisted living and independent living choices in apartment style buildings with personal service care, commercial kitchen, dining room, recreation, office, staff support, and medical support. Resident and staff parking will be a combination of clustered, covered, underground and on-street. Buildings and parking will follow the principles outlined under the Urban Design section.

### *Density*

The minimum density for this area of the site is 30 dwelling units per developable hectare with a maximum density of 100 dwelling units per hectare for apartment dwelling units.

Assisted Living Unit, with gross floor area (GFA) of less than 60m<sup>2</sup>, will have an equivalency ratio of 2:1 calculated dwelling units per hectare. Complex care unit, with GFA of less than 30 m<sup>2</sup>, will have an equivalency ratio of 3:1 calculated dwelling units per hectare.

### *Estimated Developable Area*

The developable area of Area 2 is approximately 3.5 hectares.

### *Zoning*

A new zone that takes elements from existing R7-A and Residential Multi-Family Apartment Zone [R8] zones is needed to allow primarily for the minimum and maximum density; consideration for mixed townhouse and apartment complexes; smaller front yard setbacks for town homes (min 2.5 m) where parking is located in the rear, and a maximum building height for the apartments to accommodate 4 stories and minimum roof slopes of 5:12.

## 7.6. Land Uses for Area 3

The entrance to Artisan Village at the far eastern side of the development is envisioned as a small commercial/residential link between the Chemainus commercial and service core and the proposed residential neighbourhoods in the central part of the property. Accessed from Elm Street, the concept is to preferably provide a live/work neighbourhood that has an arts and crafts, or artisan related commercial, office and studio space. A total of approximately 20,000 square feet of main floor commercial space is anticipated. Increases to the commercial space may be considered appropriate upon the completion of a Chemainus wide commercial space needs assessment and/or in conjunction with a Chemainus Neighbourhood Plan.

Apartments will be provided over the commercial areas, so that people may live above their businesses or utilized as condos.

The design of this area will follow the Urban Design section of this plan. The intent is to continue the “old town” historic character and style. Buildings will be clad with quality materials that reflect the best of Chemainus “main street” character, will allow for weather protection for pedestrians and sidewalk seating. Parking will be close by but away from the storefront entrances, accommodated in open-air clusters and in underground parking garages. In keeping with the heritage style, buildings will be articulated and varied so as to promote a sense of individual shops and a safe comfortable pleasant pedestrian focus. Goods and Services traffic movement will be anticipated throughout the site and taken into consideration when designing the programming of each site.

### *Estimated Developable Area*

The developable area of Area 3 is approximately 1.25 hectares.

### *Zoning*

An Artisan Commercial Zone will need to be established to accommodate live work, mix commercial residential uses, control of the type of commercial uses for the specific location and to provide for frontage to allow for eating establishment patio space.



Figure 22: Photos of Chemainus

## 8. Development Approval Process

### 8.1. Zoning Amendments

The property is currently split zoned with the majority being Rural (A2). This Comprehensive Development Plan sets out a number of operating principles; however, it does not specify setbacks, heights, or site coverage and density. Once the OCP amendment has been approved a separate set of regulatory requirements will be worked out for Municipal approval as part of an amendment to the Zoning Bylaw.

### 8.2. Subdivision & Project Phasing

Subdivision and project phasing will be developed utilizing the planning principles and expectations outlined in this plan. Trails and replanted natural green space will be constructed at each subdivision stage as determined through the subdivision process prior to development permit. Theoretically, each identified Area could be individually phased containing separate development pods. The development of each phase will be subject to market forces. The developer shall undertake to ensure that new property owners are aware of future uses and phases of the project.

### 8.3. Development Permits

Development Permit applications will be required for each building project, in accordance with the guidelines set out in this document.

### 8.4. Phasing

The developer intends to develop Area 1 first. This will require a subdivision to create: Hermit Park,

1. a Stream Protection Enhancement Area for Askew Creek,
2. a strip of land to be added to the Municipal Ball Park,
3. a lot or lots for a phased strata development of townhouses, and
4. a remnant lot (Areas 2 and 3).

Once approximately 80% of Area 1 has been developed, phased subdivision of the remnant lot will create approximately eight lots in Areas 2 and 3. Development Permits will be required for each Area.

## Appendix 1 – Anticipated Plant List

### Deciduous Trees

Vine Maple (*acer circinatum*)  
Big Leaf Maple (*acer macrophyllum*)  
Red Alder (*alnus rubra*)  
Pacific Dogwood (*cornus nuttallii*)  
Black Hawthorn (*crataegus douglasii*)  
Pacific Crabapple (*malus fusca*)  
Bitter Cherry (*prunus emarginata*)  
Cascara (*rhamnus persiana*)

### Coniferous Trees

Shore Pine (*pinus contorta contorta*)  
Scots Pine (*pinus sylvestris*)  
Douglas Fir (*psuedotsuga menziesii*)  
Western Yew (*taxus brevifolia*)  
Western Red Cedar (*thuja plicata excelsa*)  
Western Hemlock (*tsuga heterophylla*)

### Ferns

Deer fern (*blechnum spicant*)  
Sword fern (*polystichum munitum*)

### Climbers

Western honeysuckle (*lonicera ciliosa*)  
Wisteria (*wisteria sinensis*)

### Shrubs/Groundcovers

Strawberry Tree (*arbutus unedo*)  
Red twigged Dogwood (*cornus stolonifera*)  
Beaked Hazelnut (*corylus cornuta*)  
Salal (*gaultheria shallon*)  
Ocean Spray (*holodiscus discolor*)  
Lavender (*lavendula angustifolia*)  
Oregon Grape (*mahonia nervosa*)  
Indian Plum (*oemleria cerasiformis*)  
Mock orange (*philadelphus lewisii*)  
Pacific Rhododendron (*rhododendron macrophyllum*)  
Red-flowering currant (*ribes sanguineum*)  
Nootka Rose (*rosa nutkana*)  
Red Elderberry (*sambucus racemosa*)  
Evergreen huckleberry (*vaccinium ovatum*)  
Red Huckleberry (*vaccinium parviflora*)  
Davids Viburnum (*viburnum davidii*)

### Grasses/Perennials

Switch Grass (*panicum virgatum* 'Heavy Metal')  
Fountain Grass (*pennisetum alopecuroides*)  
New Zealand Flax (*phormium tenax*)  
Mexican Feather Grass (*stipa tenuissima*)



Chemainus Artisan Village Comprehensive Development Plan