

Section IV

DEFINED VILLAGE CENTRES & NEIGHBOURHOODS

...residents in Nanoose Bay support focusing attractive, planned future development in Red Gap Centre and the Area's neighbourhood centres. In addition, the development of assisted living housing and new professional, commercial, youth, and tourist-related services is supported at the Red Gap.

In recognition of the community's value of managing growth and change in land use and development in Nanoose Bay, and of the Regional Growth Strategy goal to contain urban sprawl, Urban Containment Boundaries have been defined for the Plan Area, and three Centres- Red Gap Village Centre, the Schooner Cove Neighbourhood Centre, and the future Fairwinds Neighbourhood Centre- have been designated as the focal points for future commercial, institutional and multi-residential development.

In this Official Community Plan, the Urban Containment Boundary and the Village Centre designation for Red Gap Centre encompass the same area. The Schooner Cove Urban Containment Boundary also matches with the Schooner Cove Neighbourhood Centre Boundary.

For the Fairwinds Area, the Urban Containment Boundary encompasses the anticipated residential land base, and a neighbourhood level commercial/multi residential nodal centre is planned for some time in the future. It is anticipated that, as this area develops, neighborhoods within Fairwinds may contain commercial or multi

residential land uses appropriate to the scale of the neighbourhood.

The Urban Containment Boundaries and the three Nodal Communities are designated on Map No. 2.

4.1 URBAN CONTAINMENT BOUNDARIES (UCB)

Urban Containment Boundaries are lines that surround areas of land where new growth is expected and encouraged. These boundaries contain, or are anticipated to contain, a wider range of housing types and densities, greater densities of commercial or institutional uses, community sewer and community water services, and roads that may have urban features like curbs, gutters, sidewalks, and street lighting.

In addition, the Urban Containment Boundaries establish a definite border between the urban land uses and the remainder of Nanoose Bay.

Objectives:

1. *Provide* a clear separation between rural and urban lands.
2. *Preserve* rural lifestyle choices and enhance opportunities for urban lifestyle choices.
3. *Direct* the majority of growth to land within Urban Containment Boundaries.

Policies:

1. Map No. 2 designates Urban Containment Boundaries (UCBs) around the Red Gap area, the Fairwinds area and the Schooner Cove area.
2. UCBs are lines that surround areas of land where the majority of new development shall occur.
3. The provision of complete urban services to land within UCBs shall be supported.
4. While, pursuant to Policy 3, servicing shall be supported, it is not intended that all lands within UCBs be developed. Significant areas of park and open space shall be sought and provided.
5. Community water and sewer service may be provided to land outside the UCBs pursuant to the policies on water and sewer servicing contained in this OCP.
6. New commercial uses shall not be supported outside UCBs.
7. Recreational uses that maintain and enhance rural character may be supported outside UCBs.
8. Pursuant to the *Local Government Act*, the issuance of temporary commercial use permits for real estate offices, show homes, signs and/or construction offices may be considered within Urban Containment Boundaries by the RDN Board.

4.2 COMMUNITY CENTRES

The Nanoose Bay OCP identifies three areas where the community supports the development of complete communities- that is, centres that contain opportunities for shopping, work, recreation, institutional uses, and higher densities of residential development.

Red Gap Village Centre, Fairwinds Neighbourhood Centre and the Schooner Cove Neighbourhood Centre are identified as these complete communities.

RED GAP VILLAGE CENTRE

The Red Gap area is the commercial focal point for Nanoose Bay. Currently, Red Gap Centre offers a variety of services, shopping, and community facilities. The Centre also contains a mix of parcel sizes for residential development. The location of Red Gap adjacent to primary transportation routes and concentration of commercial activities has contributed to the Centre's evolution as the community's primary meeting place.

Over the long term, it is anticipated that the Red Gap area will become an even more vibrant and complete Village Centre with a greater diversity of uses and a greater diversity of housing opportunities. This change would occur as properties are redeveloped, and as community services are extended to Red Gap Centre.

In support of the anticipated future growth of this Centre, the OCP proposes an amendment to the Urban Containment Boundary/Village Centre Boundary, enlarging the Centre to the north and east. It is noted that this proposal will require an amendment to the Regional Growth Strategy.

Objectives:

1. *Recognize* the Red Gap area as the primary place to obtain goods and services in Nanoose Bay by designating Red Gap as a Village Centre.
2. *Amend* the boundaries of Red Gap Village Centre to fit the anticipated range of uses (requires a Regional Growth Strategy amendment).
3. *Determine* servicing criteria and establish development parameters for Red Gap Village Centre.
4. *Encourage* a mix of different types of residential uses, commercial uses and public uses compatible with the Centre.
5. *Encourage* safe pedestrian and vehicular movement thorough the Area.
6. *Respond* to the changing housing needs of the population.

Policies:

1. Red Gap Village Centre and the Red Gap Urban Containment Boundary shall coincide as designated on Map No. 2.
2. This OCP recognizes that the urban containment boundary amendment proposed for the Red Gap (as shown on Map No. 2 Inset) will come into effect only following the process outlined in the Urban Containment Fringe Area Management Agreement and the Regional Growth Strategy.
3. Red Gap Village Centre shall be the primary place to obtain goods and services in Nanoose Bay.
4. A mix of uses compatible with a village centre may be permitted without amendment to the Official Community Plan. Compatible uses may include residential uses, multiple dwelling unit developments, mobile home parks, convenience stores, offices, restaurants, personal service uses, recreation facilities, retail stores, produce markets,

neighbourhood pubs, public assembly, personal care, personal care units, public utility uses, and schools.

5. A mix of commercial uses shall be encouraged on the ground floor of buildings in Red Gap Village Centre.
6. A mix of residential and commercial uses shall be encouraged on the upper storeys of buildings in the Centre.
7. A mix of different types of housing and varying densities shall be encouraged.
8. Specifically, housing developed to specifications that promote seniors' accommodation is supported by this OCP.
9. A gradation of housing densities, with higher densities closest to Red Gap Village Centre core and lower densities on the periphery, shall be encouraged.
10. An equivalent of 500 dwelling units may be accommodated in Red Gap Village Centre in the future.
11. The community supports the development of a Village Centre Plan to be prepared for Red Gap Village Centre.
12. Development or redevelopment of land designated Red Gap Village Centre may require the issuance of a Development Permit and all relevant Development Permit provisions will apply.

SCHOONER COVE NEIGHBOURHOOD CENTRE

Schooner Cove offers a unique range of marine-focused housing, personal services, shopping, recreation, and vacation facilities. Schooner Cove's spectacular location adjacent to the ocean has enabled it to become a place for the community and tourists to meet and enjoy marine-related amenities.

Schooner Cove already includes many components of a Neighbourhood Centre. Over the long term, it is anticipated that Schooner Cove will remain a marine-focused Centre, with an even greater diversity of uses for tourists and residents. This change would occur as properties are redeveloped or as community servicing is extended to Schooner Cove.

Objectives:

1. *Recognize* Schooner Cove as a Neighbourhood Centre.
2. *Enhance* Schooner Cove as a destination for tourists and residents.
3. *Establish* limits to the size of the Neighbourhood Centre for the benefit of character, form and servicing efficiency.
4. *Promote* pedestrian movement between uses within the Neighbourhood Centre.

Policies:

1. The boundary of the Schooner Cove Neighbourhood Centre shall coincide with the Schooner Cove Urban Boundary designated on Map No. 2.
2. Schooner Cove Neighbourhood Centre shall remain a neighbourhood level service centre with a focus on the marina resort environment.
3. A mix of uses compatible with the Schooner Cove Neighbourhood Centre may be permitted without amendment to the Official Community Plan. Compatible uses may include marine related uses, a convenience store, personal services, multiple dwelling unit developments, hotels, resort condominium units, marinas, tourist information booths, tourist stores, outdoor recreation, restaurants, recreation facilities, neighbourhood pubs, public assembly, public utility uses, and public assembly uses.

4. Approximately 409 dwelling units may be accommodated in the Schooner Cove Neighbourhood Centre.¹
5. Development or redevelopment of land designated Schooner Cove Neighbourhood Centre may require the issuance of a Development Permit and all relevant Development Permit provisions will apply.
6. Lands within the Schooner Cove Neighbourhood Plan Area, as shown on Map No. 2, are subject to the Schedule 'B' - Schooner Cove Neighbourhood Plan which is attached to and forms part this Bylaw. Where there is a discrepancy between the OCP and the Schooner Cove Neighbourhood Plan, the Schooner Cove Neighbourhood Plan shall prevail.²

FAIRWINDS

Fairwinds comprises approximately 500 hectares of land located on a peninsula between the Strait of Georgia and the Nanose Harbour. It includes a diversity of landscapes and natural features, including several lakes that support rare species and areas of significant native vegetation.

The Regional Growth Strategy (RGS) recognizes the Fairwinds area as one of the more 'urban' areas in the region and designates the area within an Urban Containment Boundary Area. The RGS also encourages nodal development that provides a focus and identity to the community and neighbourhoods. To date, the development of Fairwinds has been focused on the golf course. However, with increasing population in the area, changes in housing preferences and an increased demand for services, the need for greater

¹ Bylaw No. 1400.04, adopted October 25, 2011

² Bylaw No. 1400.04, adopted October 25, 2011

connectivity within Fairwinds and to the greater community is required.

It is anticipated that the build out of the area includes 2500 residential units. The siting and development of this housing should respect the natural features of the area but it is recognized that in order to accommodate this level of development, innovative and non-traditional forms of housing and services may be introduced. The scale and design of new development will also need to be oriented toward an attractive public realm or focal point that includes a significant park or open space feature with an integrated system of pedestrian connections or trails.

Development proposals will need to be evaluated at the neighbourhood scale in order to achieve nodal planning objectives.

While the OCP recognizes Red Gap as the primary service centre a neighbourhood centre will be located within the Fairwinds area. Other neighbourhood services or amenities may also be considered for development as part of the neighbourhood planning process. The planned higher density housing and seniors housing should also be located in the neighbourhood centre or in proximity to the focal point of other newly planned neighbourhoods.

Objectives:

1. *Recognize* the Fairwinds Urban Containment Boundary as a containment boundary for urban-style development.
2. *Encourage* the creation of a future neighbourhood centre and orient future development toward neighbourhood focal points that include an attractive public realm with good connectivity.

3. *Recognize* that not all land within the Urban Containment Boundary will be developed or require servicing.
4. *Encourage* a mix of different types of residential uses, commercial uses and public uses compatible with the Centre.
5. *Respond* to the changing housing needs of the population.
6. *Encourage* safe pedestrian and vehicular movement.
7. *Maintain* the character and livability of existing neighbourhoods.
8. *Protect* environmentally sensitive features and *avoid* the development of hazardous areas.
9. *Seek* ways that are acceptable to the landowner and the Regional District to protect significant natural features on the peninsula.
10. *Protect* riparian and foreshore areas.

Policies:

1. The boundary of the Fairwinds area shall coincide with the Fairwinds Urban Boundary as designated on Map No. 2.
2. Total development at Fairwinds may include a maximum of 2,500 residential units.
3. The area will include a mix of housing types and densities, including single detached units, pockets of multi-family units clustered in neighbourhoods, and some higher density development within a Neighbourhood Centre.
4. The scale of future neighbourhood planning should focus on the features and uses planned within an approximate radius or linear distance of 500 metres from an identified neighbourhood focal point.
5. Development within all neighbourhoods may include neighbourhood services and

- amenities to create an attractive public realm or create a focal point.
6. The scale and design of new neighbourhoods will include a significant park or open space feature with an integrated system of pedestrian connections or trails.
 7. Access routes to transit should be considered as part of the neighbourhood planning process.
 8. The protection of Notch Hill, the lands around Enos Lake, and other sensitive lands within this Area shall be investigated and pursued in partnership with the landowner and in consideration of the sensitive lands inventory contained in this OCP. The RDN shall be encouraged to continue discussions with the landowner, so that protection of important features can be better guaranteed.
 9. The Approving Officer shall be encouraged to not permit development within the area comprising the summit of Notch Hill designated by the Province as a potential protected ecological area. The Province of British Columbia shall be encouraged to acquire this area pursuant to the *Protective Areas Strategy*.
 10. The Ministry of Transportation shall be encouraged to require completion of the designated future major road route (Schooner Cove Drive) as shown on Map No. 3 to Fairwinds to divert traffic from existing roadways and deal with increased traffic flows resulting from new construction.
 11. Lands within The Lakes District Neighbourhood Plan Area, as shown on Map No. 2, are subject to the Schedule 'B' - Lakes District Neighbourhood Plan which is attached to and forms part this Bylaw. Where there is a discrepancy between the OCP and The Lakes District Neighbourhood Plan, The Lakes District Neighbourhood Plan shall prevail.³

³ Bylaw No. 1400.03, adopted October 25, 2011