



EKISTICS

arrisARCHITECTURE

THE LAKES DISTRICT & SCHOONER COVE
NEIGHBOURHOOD PLANNING PROCESS

PUBLIC OPEN HOUSE #1

SCHOONER COVE SUMMARY BOOKLET

FAIRWINDS

LAKES DISTRICT & SCHOONER COVE

NANOOSE BAY, BC

EXECUTIVE SUMMARY

Public Open House #1

May 14, 2008 - Anchor Room at Schooner Cove

On May 14th, Fairwinds hosted the first in a series of planned Public Open Houses as part of its initiative to prepare a new vision and Neighbourhood Plan for its property on the Nanoose Bay peninsula. The first Open House sought to receive initial comment from community members, interest groups, government approval agencies and associations regarding the future vision for Fairwinds' Lake District and Schooner Cove lands. The Open House was structured according to the following three themes:

Planning for a more Sustainable Community involves not only managing our collective “footprint,” but also establishing a rich experience of place rooted in the land. The Fairwinds masterplan will be grounded in principles of “complete community” design, building on the RDN’s Regional Growth Strategy of designated urban areas and the policies of the Nanoose Bay Official Community Plan. An overview of Fairwinds’ past, present and goals for the future was illustrated with the following presentation boards:

- > *A Bright Future for Fairwinds* ~ Big Ideas, New Directions
- > *Nanoose Bay History* ~ Remembering Local Roots
- > *Exploring Context* ~ Understanding the Regional Framework
- > *A Bright Future for Fairwinds* ~ Leadership & Participation
- > *Towards a Sustainable Community* ~ Living Lightly
- > *Towards a Sustainable Community* ~ Working with Nature
- > *Towards a Sustainable Community* ~ Supporting Local Lifestyle
- > *Vision to Implementation* ~ Programming the Community

The Lakes District to embody the Best of West Coast Living through the sensitive integration of new neighbourhoods in a manner that protects the integrity of the natural landscape. A diverse residential community set within rugged forest slopes, freshwater lakes and significant natural parks: a lasting legacy for Fairwinds. A preliminary inventory, analysis and vision for the upland Lakes District was illustrated with the following presentation boards:

- > *A Vision for the Lakes District*
- > *Fairwinds Today* ~ West Coast Living
- > *Understanding Place* ~ Biophysical Inventory
- > *Understanding Place* ~ Landscape Typologies
- > *Environmental Stewardship* ~ Protection & Enhancement
- > *Planning Framework* ~ The Way Forward

Schooner Cove as a new Maritime Village serving to expand the community's commercial services, amenities and residential choices while preserving its marine identity. A vibrant community hub offering accessible, public waterfront that unites the residential uplands with the ocean: serving as a portal to the Strait of Georgia. A preliminary inventory, analysis and vision for Schooner Cove were illustrated with the following presentation boards:

- > *A Renewed Vision for Schooner Cove*
- > *Schooner Cove Today* ~ The Community's Marine Landing
- > *Understanding Place* ~ The Setting for a Waterfront Village
- > *Planning Framework* ~ The Way Forward

The response to the Open House was positive, with nearly four hundred community members providing both verbal and written comment over the course of the evening. In addition to support for the Neighbourhood Plan process, community members expressed a desire to see the future of both neighbourhoods maintain Fairwinds' commitment to quality and design. Community members also hoped for a wider variety of resident amenities while preserving the natural beauty and charm of the Fairwinds community.

Following the success of the initial Open House, the next steps in the public consultation process include a series of Workshops to explore potential concepts that could form part of the Neighbourhood Plans for Schooner Cove and the Lakes District. The workshops are planned for the fall of 2008 with more information to be provided through the summer.

A detailed account of the first Open House follows, including presentation materials, event photos, local press, as well as a comprehensive summary of the public's feedback and response.

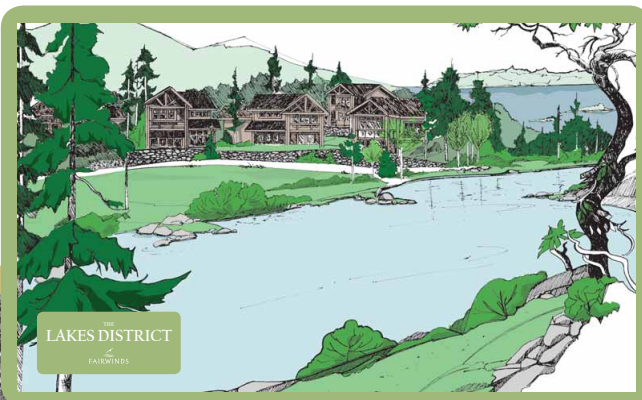
Welcome



Thank you for joining us at this 1st Public Open House.

This Open House presents a **preliminary exploration of a vision** for the Fairwinds Lakes District and Schooner Cove, as the planning process begins. This is **your 1st opportunity** to review and comment on the ideas.

We are at the beginning of the **Neighbourhood Plan** process for both the Lakes District and Schooner Cove. While they will require separate Neighbourhood Plans, we believe it is important to develop the visions together.



We look forward to hearing from you!



A Bright Future for Fairwinds~ Big Ideas, New Directions



Revisiting with a Principled Approach

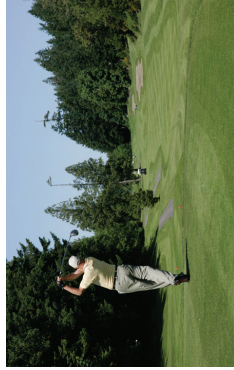
Within the context of sustainability, there is an imperative to rethink the way we live on the land. Planning for a more complete community involves not only managing our impacts and “collective footprint,” but also establishing a richer experience of place.

In response, the Fairwinds master plan will be grounded in the principles of sustainability and “complete community” design. While the Lakes District and Schooner Cove will face their own unique opportunities and challenges, they will continue to build on the many existing sustainability initiatives already implemented at Fairwinds, including:



FAIRWINDS WATER CONSERVATION COMMITTEE & TEAM WATERSMART

The Fairwinds Water Conservation Committee is focussed on reducing outdoor water consumption, with support from Team Watersmart (a partnership between the RDN and the Town of Qualicum Beach) and with the sponsorship of Fairwinds. Education and outreach efforts continue to promote water conservation and awareness through programs including the distribution of rain gauges and circulation of conservation information.



AUDUBON GOLF COURSE

Fairwinds Golf Course has received certification in Environmental Planning from Audubon International's "Cooperative Sanctuary Program for Golf Courses." This award-winning education and certification program helps golf courses protect our environment and preserve the natural heritage of the game through enhancement of valuable natural areas and wildlife habitat, and sharing of best management practices in golf course operation.



FAIRWINDS LANDSCAPE AND WATER CONSERVATION FAIR

In partnership with the Fairwinds Community Association, Fairwinds is proud to host its annual Landscape and Water Conservation Fair in April with a focus on water saving techniques and technologies including: cisterns and rainwater harvesting, lawn and garden irrigation systems, drought tolerant plants and deer-proof vegetation.



GREEN SOLUTIONS DEMONSTRATION HOME

Fairwinds developed the Green Solutions Demonstration Home to demonstrate a balanced mix of products, concepts and design ideas that respect the natural environment, conserve energy and water, enable ageing in place and incorporate the latest “Smart” technology.



MARINA MANAGEMENT

Schooner Cove Marina is adopting Environment Canada's Best Management Practices for Marinas and Boatyards and hopes to participate in the accredited “Clean Marine BC: Marina Recognition Program,” which is currently being developed by the Georgia Strait Alliance.



BALLENAS-WINCHESEA MARINE PARK

Fairwinds has been a long-time supporter of and contributor to the creation of a Provincial marine park in the Ballenas-Winchelea archipelago, protecting the full diversity of terrestrial and marine species and habitat found within this Island group.

Nanoose Bay History ~ Remembering Local Roots



The Enos Family



Giant Powder Boarding House at Notch Hill

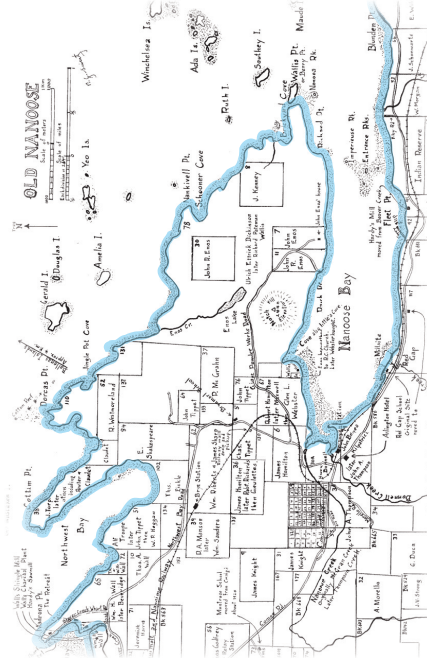
Local Characters and Histories

Nanoose Bay has a long history of settlement, beginning with the First Nations who used the name "Nonooa" or "Snono-os" for the area. As evident by the First Nations winter village site on the south side of Nanoose Harbour, the navigable waters along Vancouver Island's east coast have long been recognized for their sheltered coves and abundant natural resources.

While a certain degree of speculation surrounds the stories of European discovery, the first settler in the area was John Enos. Born in the Azores (Portugal), Enos travelled to North America and spent time as a sailor, gold prospector and a Hudson's Bay mining employee in Nanaimo. In 1862, he decided to settle in Nanoose and named his new home Notch Hill Ranch after the silhouette of the distinctive hill on the peninsula. It is thought possible that Schooner Cove was named by Jose Maria Narvaez, a Spanish explorer who Captained the schooner Santa Santurina as early as 1863.

From its original rural settlement, the Nanoose Peninsula has experienced a gradual transition to more intensive resource exploitation in the mining centres of Lantzville and Nanaimo, leading to an expansion of local services and supporting industry. The Esquimalt & Nanaimo Railway ('E & N') linked the Nanoose Bay area to Nanaimo at the turn of the 20th century, providing efficient overland shipping routes in support of the growing industrial operations of the "Nanoose Head." In 1911, the Giant Powder company purchased Enos' former lands and a new era of industry began with the manufacturing of cordite and various types of dynamite used for mining, land clearing and armaments in World War I. Around the same time, a German firm built a brick plant in what is now known as Brickyard Bay.

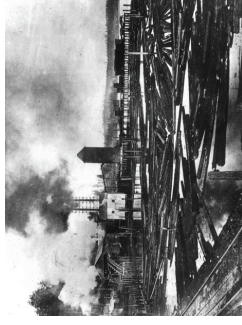
In recent decades, tourism and recreation have replaced industry, creating a steady demand for residential properties in this region. Not surprisingly, the same defining landscape that attracted the earliest inhabitants, the homesteaders and industrialists alike, have lost little of their allure: the Lakes District is framed by the unique juxtaposition of rugged forest slopes, freshwater wetlands and lakes and sheltered coastline as defined by the recognizable features of Notch Hill, Enos Lake and Schooner Cove.



John Enos, the first European settler in the area, decided to settle in Nanoose and named his new home Notch Hill Ranch after the silhouette of the distinctive hill on the Peninsula.



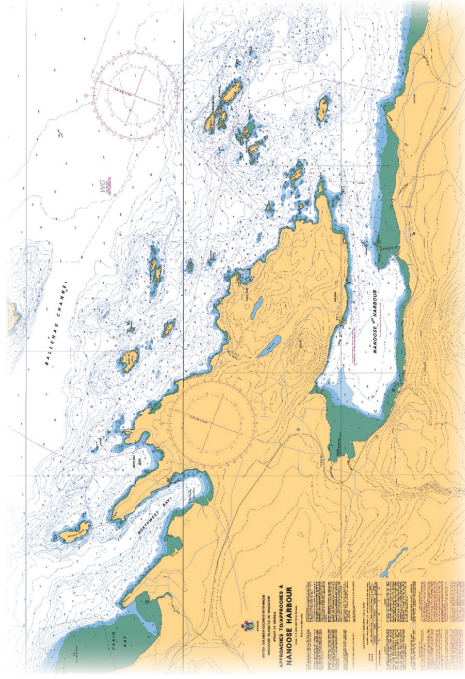
Narvaez Mapa



Straits Lumber Mill



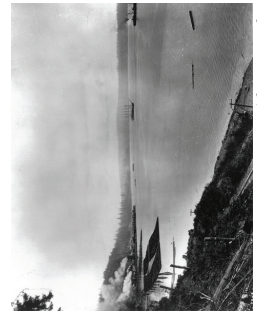
Straits Lumber Mill with Red Gap School



Schooner Cove was recognized as a key point along the north-eastern shoreline of Vancouver Island and over the years, hydrographers and other mariners came to know Schooner Cove as a sheltered haven from storms.



Nanoose Bay Mill with Red Gap School



Barquentine Simon J. Tabmie at Anchor

Exploring Context ~ Understanding the Regional Framework



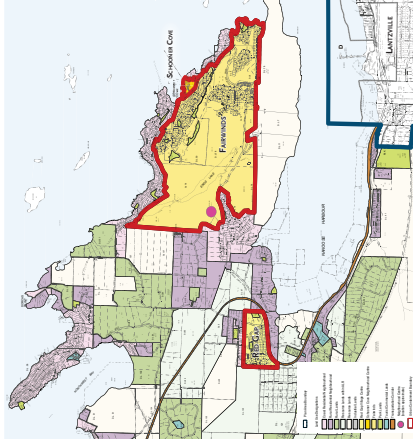
Regional District of Nanaimo Planning Framework

The RDN consists of 7 electoral areas and 4 municipalities, each with their own Official Community Plan (OCP). Nanoose Bay (Electoral Area E) is provided services by the Regional District and is governed by the RDN's Board of Directors.

RDN ELECTORAL DISTRICTS AND MUNICIPALITIES



NANOOSE BAY OCP LAND USE DESIGNATIONS



RDN Regional Growth Strategy

The RDN's regional growth strategy responds to concerns about the impacts of growth in the region. By encouraging new development in designated urban areas (Urban Containment Boundaries), urban settlement is compact, maintaining the integrity of rural and resource areas, protecting the environment and increasing servicing efficiency. Within Nanoose Bay, both Fairwinds and Schooner Cove are identified as being within an Urban Containment Boundary, meaning growth within the region will be concentrated here as a means to reduce sprawl elsewhere and to build complete communities.

Nanoose Bay Parks and Open Space Plan

The Parks and Open Space Plan identifies sites that are significant to local residents for their ecological and recreational value, including Notch Hill and Enos Lake. Both the RDN and Fairwinds hope to work together to protect open space values whenever possible.

Guiding OCP Principles

Nanoose Bay's Official Community Plan (OCP) sets out a number of strategic principles for land use within the Fairwinds community, a designated future growth area within the Urban Containment Boundary. Some of the key objectives and policies that will guide the development of the Lakes District are summarized below.

OCP Planning Principles - Lakes District

Bylaw No. 1400, 2005

OCP OBJECTIVES

Fairwinds (Section IV, Page 5)

- "Recognize the Fairwinds Urban Containment Boundary as a containment boundary for urban-style development."
- "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."
- "Recognize that not all land within the Urban Containment Boundary will be developed or require servicing."
- "Encourage a mix of different types of residential uses, commercial uses and public uses compatible with Fairwinds."
- "Respond to the changing housing needs of the population."
- "Encourage safe pedestrian and vehicular movement."
- "Maintain the character and livability of existing neighbourhoods."
- "Protect environmentally sensitive features and avoid the development of hazardous areas."
- "Seek ways that are acceptable to the landowner and the Regional District to protect significant natural features on the peninsula."
- "Protect riparian and foreshore areas."

OCP POLICIES

Fairwinds (Section IV, Page 5-6)

- "Total development at Fairwinds may include a maximum of 2,500 residential units."
- "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."
- "The neighbourhood centre will be pedestrian oriented and will include provision for transit service."
- "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."
- "Development within all neighbourhoods may include neighbourhood services and amenities to create an attractive public realm or create a focal point."
- "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."
- "Access routes to transit should be considered as part of the neighbourhood planning process."

OCP Planning Principles - Schooner Cove

Bylaw No. 1400, 2005

OCP OBJECTIVES

Schooner Cove Neighbourhood Centre (Section IV, Page 4)

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

OCP POLICIES

Schooner Cove Neighbourhood Centre (Section IV, Page 4)

- "The boundary of the Schooner Cove Neighbourhood Centre shall coincide with the Schooner Cove Urban Boundary designated on Map No. 2."
- "Schooner Cove Neighbourhood Centre shall remain a neighbourhood level service centre with a focus on the marina resort environment."
- "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."
- "Approximately 188 dwelling units may be accommodated in the Schooner Cove Neighbourhood Centre."
- "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."

Local Economy (Section V, Page 5)

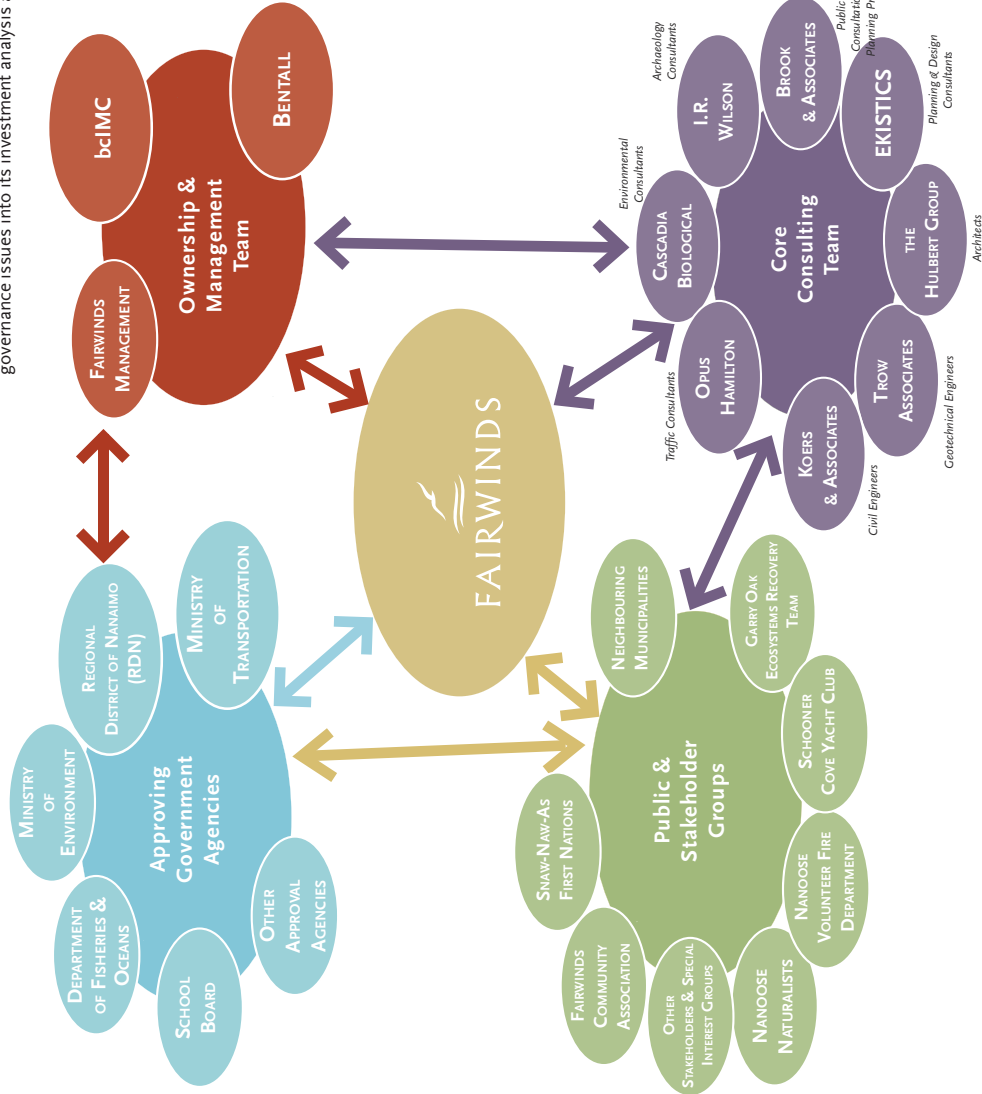
- "Balance economic growth with preservation of rural character."
- "Provide for a balanced economic development that is consistent with the changing global and regional economy."

A Bright Future for Fairwinds ~ Leadership & Participation



Harnessing Our Respective Strengths

Given the opportunity presented through the visioning and design exercise, as well as the number of participating groups, agencies and individuals involved, it is important to recognize the role we each play in realizing a collective vision. The following diagram begins to articulate the organization of the many groups currently associated with the project, as well as the opportunity presented.



Leadership in Ownership & Investment Responsibility

As owner of Fairwinds, British Columbia Investment Management Corporation (bcIMC) leads the way for the project team with its high standards of environmental and social responsibility. bcIMC is one of Canada's largest investment managers and administers assets on behalf of clients that include public sector pension plans, public trusts and insurance funds. bcIMC is a signatory to the United Nations' Environment Programme (UNEP) Declaration on Climate Change and has adopted their Principles for Responsible Investing, which integrates environmental, social and governance issues into its investment analysis and decision-making process.

Leadership in Public Policy & Process

The Regional District of Nanaimo (RDN) has demonstrated its commitment to sustainability across a wide range of criteria, winning the Province's 2007 Green City Award for its well-planned development pattern, urban containment policies and emphasis on regional transit and solid and liquid waste management. The RDN has currently completed its 'State of Sustainability' project to assess the region's progress towards its sustainability goals, raise awareness and to provide opportunities to involve residents in sustainable initiatives.

Leadership in Management & Implementation

Bentall Investment Management LP oversees the development and operation of Fairwinds on behalf of bcIMC. Bentall's track record of responsibility extends to the environment through practices such as grey water re-use, green roofs and energy reduction measures in the buildings it develops and manages. At present, Bentall has completed several LEED (Leadership in Energy and Environmental Design) certified projects and manages over 110 buildings that are certified under the Building Owners and Managers Association (BOMA) "Go Green" program. As summarized on the previous page, Fairwinds Management has demonstrated a respect for the surroundings and dedication to environmentally sensitive practices.

Leadership in Participation & Engagement

As we develop comprehensive plans for the Lakes District and Schooner Cove, collaboration with local residents and stakeholder groups will be critical to the success of the project. While several key stakeholders have already contributed to the process, it is important that all voices are heard. As a means to better engage public interests, a series of Public Open Houses are scheduled to present key findings along the way and to solicit input.

Leadership in Project Planning & Design

The planning and design of the Lakes District involves a large and comprehensive consulting team. Ekiestics and Brook & Associates bring a diverse range of local and international experience with sustainable design, master planning and public process to the project. The Hulbert Group brings its internationally recognized architectural discipline to the planning and design at Schooner Cove.

The master plan process is also supported by a larger, multi-disciplinary group of professional sub-consultants in environmental and geotechnical services, archaeology, traffic, and civil engineering.

Towards a Sustainable Community ~ Living Lightly



Design compact, walkable neighbourhoods.

- Create a **sense of place** within each neighbourhood that is **defined by the land**.
- Provide a coherent neighbourhood **pattern of streets and pathways** with a variety of home and lot sizes
- **Design people friendly streets** and ensure an enjoyable pedestrian experience
- Encourage walking by integrating **parks and trails** within a 5-minute walking distance of each home
- Promote neighbourhood safety by designing homes that **address the public realm** with "eyes on the street"



Existing architectural styles at Fairwinds provide a wealth of design cues for the form & character of future development.

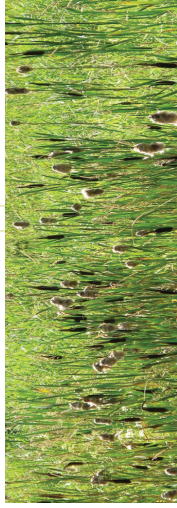


A variety of housing types, & lot sizes offers choices and variation within distinct & diverse neighbourhoods.



Plan for alternative transportation.

- Encourage all modes of transport, especially **walking, cycling and public transit**
- Provide **dedicated neighbourhood bike and pedestrian pathways** to link community destinations
- Explore future alternatives, such as **community cars**, to reduce auto-dependence
- Establish a **transit-friendly street network**, with future opportunity for full service transit
- Reduce vehicle trips by locating basic **neighbourhood services close to home**



Clustered residential homes encourage pedestrian interaction & can benefit local businesses.



Employ green infrastructure.

- Foster **local food systems** through support of local farms and markets, greenhouses, community gardening and outdoor educational opportunities
- Utilize innovative **best practices for rainwater and stormwater management**
- Explore **alternative energy solutions**, such as geo-exchange and passive solar design
- Design **greener streets** that minimize the visual, environmental and physical impacts from conventional road building
- Promote **native plantings** in landscape design, with special attention to xeriscaping and water conservation



Greener infrastructure typically requires lower tax dollars spent on repairs & maintenance. The reduction in costs also translates into lower property taxes, & a healthier natural environment.



Narrow streets can help reduce traffic speeds and create safer environments for pedestrians while minimizing rainwater runoff.



Rainwater systems that mimic natural processes maintain ground quality, while preventing erosion.



Towards a Sustainable Community ~ Working with Nature



Conserve ecological integrity.

- Identify and protect both significant and sensitive **terrestrial and aquatic habitats**
- Design an **interconnected network** of wildlife corridors to secure habitat and ensure **functional ecology** at a landscape scale
- Minimize future disturbance of natural systems through **comprehensive master-planning**
- Promote stewardship of natural systems through **interpretive programs and outdoor educational opportunities** in cooperation with local stakeholder groups



Clustering of development helps maintain connectivity of natural systems, by maximizing the size of natural areas, rather than dividing them up into a mosaic, functional ecosystems are less affected.

Water quality & aquatic habitat are protected from runoff by controlling drainage & slowing water down to better infiltrate into the soil.

Create integrated networks of parks and natural space.

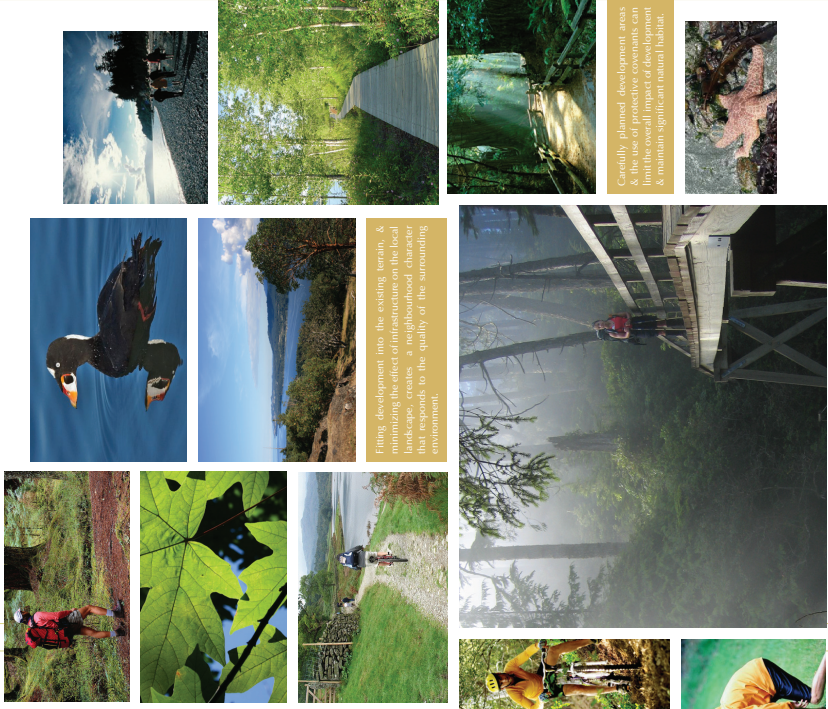
- Provide **public parks and natural spaces** within a 5 minute walking distance of each home
- Link neighbourhoods and natural areas with a **pedestrian pathway network**
- Program spaces for both **active and passive community parks** for gatherings and recreation
- Create a **variety of types and sizes** of parks and natural spaces to accommodate different activities and age groups
- Plan **shared recreational facilities** to ensure maximum community use and cost effectiveness



Parks close to each home provide opportunities for active recreation on a more regular basis. Easy access to recreational open space allows all members of a community to gather and be active.

Celebrate our natural heritage.

- Promote active education and appreciation of our **west coast natural history**
- **Integrate community uses** into the landscape, celebrating the unique views and vistas, landforms and natural Character
- Retain the natural qualities and **character of the landscape** in the public realm
- Nurture community history and memorialize **local people, places and events**
- Design public spaces that **reflect the sense of place** through regional design and the use of local materials



Fitting development into the existing terrain, & minimizing the effect of infrastructure on the local landscape, creates a neighbourhood character that responds to the quality of the surrounding environment.

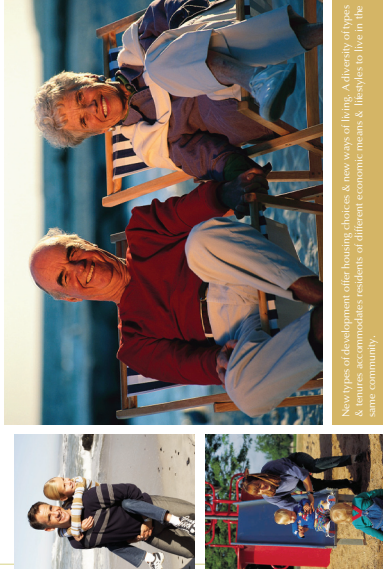
Carefully planned development areas & the use of protective covenants can limit the overall impact of development & maintain significant natural habitat.

Towards a Sustainable Community ~ Supporting Local Lifestyle



Foster a vibrant and diverse age-mixed community.

- Provide a **variety of housing choices**, from compact homes to ridge-top estates
- Accommodate a **range of lifestyles and life-stages**
- Plan for **"aging in place"** through encouraging the "Safer Home" standards in response to a maturing population
- Promote a **variety of housing tenures** (i.e. fee simple and strata ownership)
- Provide a range of amenities for **all age groups** throughout the neighbourhood



New types of development offer housing choices & new ways of living. A diversity of types & tenures accommodates residents of different economic means & lifestyles to live in the same community.



Transition from a bedroom community to a complete community requires a large enough population to support essential services for all ages.

Support an economically sound community.

- Create a **walkable village centre** serving as a focal point for employment, shopping, education, recreation and social gathering
- Incorporate residential **density to support local businesses** and community facilities
- Plan **compact communities** to reduce infrastructure networks and maintenance costs
- Develop a **mix of uses within the community** to foster local business, provide employment and increase the local tax base
- Establish a **varied mixture** of land uses, household types and building forms for a variety of residents



A variety of ages & activities means something interesting is always going on.



Celebrate local art and culture.

- Design opportunities to **live, work and sell** in the community
- Educate residents and visitors about **local cultural history**
- Incorporate **local culture and sense of place** in the design of new developments
- Plan for the integration of art, theatre, and other local cultural activities into the programming of community gathering spaces
- Rekindle the **spirit of the public realm**, especially local streets, parks and plazas for the celebration of local art and culture



Great infrastructure provides spaces & facilities for local festivals which further enliven the social fabric of the Fairwinds community.



A Renewed Vision for Schooner Cove

A Marine Village Serving The Community

The Schooner Cove planning initiative comes at a time when the Fairwinds community is both growing and striving to fulfill its potential to be a complete and sustainable community. Schooner Cove presents the opportunity to expand the community's commercial services and amenities while preserving the area's marine identity in a pedestrian friendly village setting.

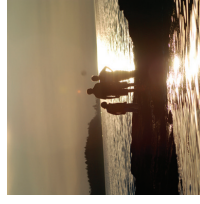
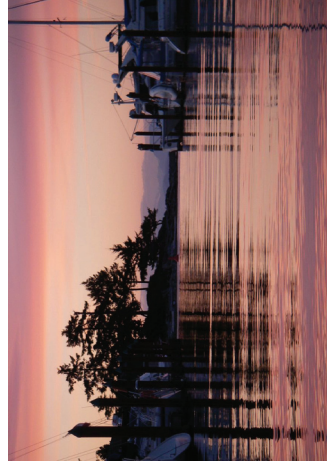
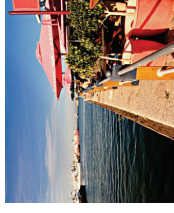
The renewed vision for Schooner Cove centres on a maritime village offering accessible waterfront that unites the residential highlands with the ocean and serves as a portal to the Strait of Georgia. In place of the current hotel, a traditional Waterfront Village will become a community hub where people can gather, interact, and participate in culture, the arts, recreation and education. In addition to maritime buildings that house local retail and commercial services, vibrant public spaces as well as residential homes will round out the village uses.

"Complete community" design will be at the forefront of planning at Schooner Cove, by accommodating a mix of uses for local residents, promoting local culture, encouraging small business, and providing walkable daily destinations. With potential amenities such as a waterfront pub, wine merchant, general store, shops and small offices, the Schooner Cove site holds the opportunity for a unique village experience that contributes to sustainability in the larger community.

Defining the Path Ahead

Schooner Cove will be as influential in defining the future of Fairwinds as the residential uplands of the Lakes District. The waterfront village will become a centre for convenience, recreation and social interaction that embodies West Coast lifestyle and further supports the existing Fairwinds community. Through this planning process, opportunities will be identified and the character of the future Village will be defined.

The information presented today begins the translation of planning principles and policy into analysis and actions that will shape the **form, function and character** of future community development at Schooner Cove.



Schooner Cove Today ~ The Community's Marine Landing

SCHOONER COVE
FAIRWINDS

Schooner Cove - 49 degrees 17.28 North Latitude, 124 degrees 07.90 West Longitude

Schooner Cove is located on the Nanoose Peninsula and offers a range of amenities, catering to tourists, boaters and local residents. Schooner Cove is a short distance from the urban centres of Parksville (15 km), Nanaimo (20 km), Victoria (140 km) and even Vancouver (about 60 km via the Departure Bay - Horseshoe Bay ferry or by floatplane).

Over the years, Schooner Cove has become recognized as a hub for the community and a destination for travellers and boaters.



Origin & Character

Originally developed as a small resort and marina, Schooner Cove was purchased by Fairwinds in 1988. Today Schooner Cove offers services centred around the Schooner Cove Marina, a 360-slip marina with moorage available on both a long-term and transient (visitor) basis. Services include: the Dockside Cafe and Beer & Wine Store. Until recently, the Schooner Cove Hotel also provided accommodation for visitors as well as meeting and banquet facilities.

More than simply a centre for services, Schooner Cove also represents the opportunity for a significant connection to the water for Fairwinds and the entire Nanoose Peninsula. While much of the community is proximate to water, most of the waterfront at Fairwinds is residential and held under private ownership. As such, development of Schooner Cove represents a unique opportunity to achieve an accessible waterfront experience for the greater Fairwinds Community and Nanoose Peninsula.



Changing Times

With the development of Fairwinds' Lakes District fulfilling its promise, there is a need to look at Schooner Cove with new eyes. Schooner Cove has enormous potential to contribute to Fairwinds as a "complete community," by realizing the role of the neighbourhood centre, promoting local culture, encouraging small business, and providing welcoming public access to the ocean.

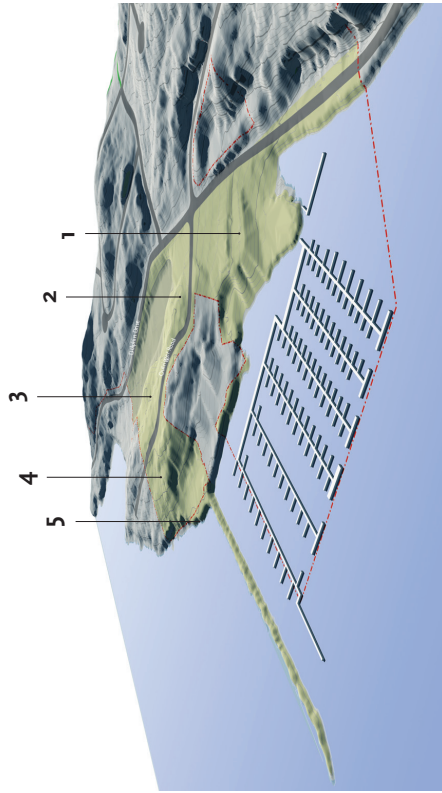
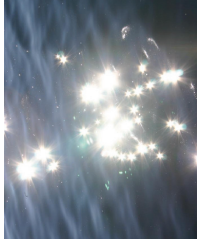
As we pause to understand the future of the Fairwinds community, we seek to develop thoughtful planning that builds upon the past, recognizes the qualities of the present and designs for the needs of the future. Taking direction from the current success of Schooner Cove's marina and the Official Community Plan, Fairwinds wishes to enhance the Schooner Cove location as a Maritime Village. This includes the development of new amenities such as a general store and market, restaurant and small community oriented shops, as well as a range of new multi-family housing types.

Neighbourhood character and sustainable community design are important principles which will guide the revising process. What makes Schooner Cove special today is the foundation from where we begin: our goal is to enhance the experience of Schooner Cove as a community destination, providing services and amenities that will compliment Fairwinds and Nanoose Bay as a complete community.

Understanding Place~ The Setting for a Waterfront Village

Site Analysis

Information gathering and site analysis are the first steps in a comprehensive development planning process. Through an in-depth understanding of landform and the physical composition of Schooner Cove, a more site-sensitive design for the Waterfront Village can capture its spirit of place.



1: PROTECTED COVE & HILLSIDE

The Village site and present-day marina is nestled into the southern edge (north-facing slope) of Schooner Cove. Protected by the natural shape of the coastline and constructed breakwater, the Cove is ideally suited for the enhancement of public waterfront access, while the hillside has potential to offer views to the Strait of Georgia for residential uses.

2: UPPER LANDING

Situated at the corner of Dolphin Drive and Outrigger Road, the Upper Landing is an obvious and central access point for the larger Schooner Cove site. The Upper Landing overlooks the Cove and offers gentle terrain with south-facing light and distant views eastward down the Strait.

3: INLAND BOWL

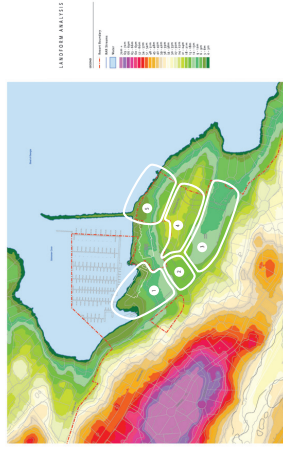
Sloping gently to the east, the Inland Bowl is a landscape 'room' somewhat separated from the waterfront drama of Schooner Cove. The forested ridge to the north helps define the Inland Bowl as the 'quiet back' of the Schooner Cove Village, though only a short walk from the marina and water's edge.

4: RIDGE-TOP BENCH

Enjoying uninterrupted vistas along the Strait, the Ridge-top Bench sits above the surrounding waterfront and creates the most defining landform feature of the Schooner Cove neighbourhood. The mature forest represents the defining landscape character of the inland Lakes District and creates a natural neighbourhood edge for the Inland Bowl (mentioned above).

5: WATERFRONT TERRACE

Positioned along the shore with commanding vistas of open water and the distant Coast Mountain range, the waterfront terrace is at the far eastern edge of Schooner Cove Village. Intrinsicly connected to the water, the Terrace - like the 'Inland Bowl' - sits in a 'room' to itself, though linked to the Village along the water's edge.



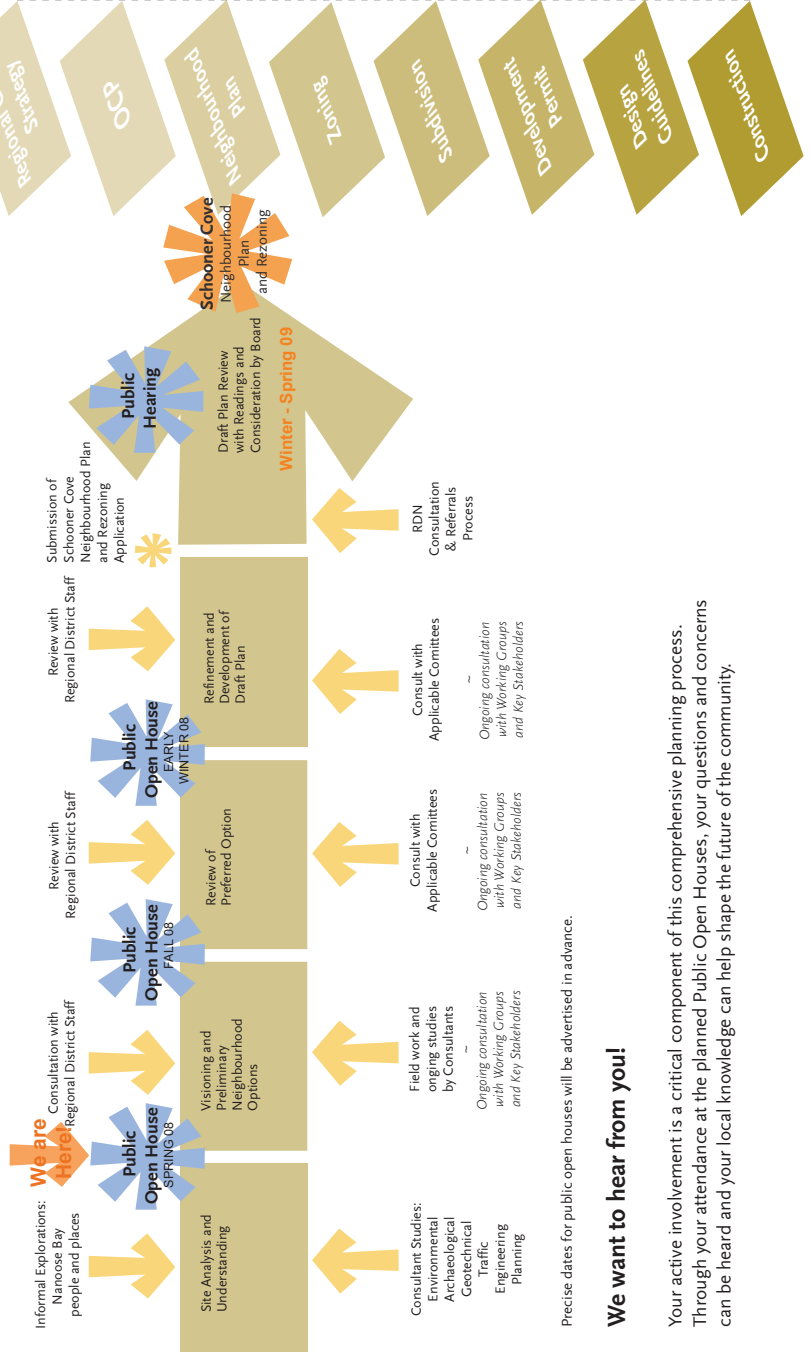
Planning Framework ~ The Way Forward

How will the Planning Process Work?

The Schooner Cove Neighbourhood Plan is being developed by Ekistics Town Planning, a Vancouver-based, multi-disciplinary planning and design firm with local and international experience in sustainable community design, in partnership with the internationally recognized architecture and planning firm The Hulbert Group.

The process is designed to gather community input through Public Open Houses and Working Groups, and to consult with Regional District staff as well as supporting consultants in environment and ecology, hydrogeology, and archaeology, as well as geotechnical, civil and traffic engineering.

Design solutions are explored and documented, and ultimately a Neighbourhood Plan is developed. Finally, the regional approval process involves the review of the application through several levels of local regulation.*



* Levels of Regulatory Approvals

The RDN's **Regional Growth Strategy** sets out the direction of growth and change in the region, managing development over the long-term.

The application must first meet the intent of the Nanoose Bay **Official Community Plan (OCP)**, or alternatively the OCP must be amended.

The **Neighbourhood Plan** further refines the intent of Nanoose Bay's Official Community Plan (OCP) and serves as a more precise vision for a specific neighbourhood to amend the existing OCP.

Zoning The RDN regulates the specific use and development of property through a series of bylaws approved by local government.

Subdivision regulations The Ministry of Transportation (MoT) set the standards for road alignments and widths, civic infrastructure, servicing and other associated criteria, as well as approves the subdivision of land.

Through **Development Permits** the RDN regulates the form and character of areas which fall under "special conditions" such as multi-family residential and commercial.

Design guidelines for public and private realm help maintain quality standards for neighbourhood form and character in architecture and landscape design.

Implementation of the neighbourhood design can occur only after all layers of the RDN and MoT regulatory framework have been addressed.

Precise dates for public open houses will be advertised in advance.

We want to hear from you!

Your active involvement is a critical component of this comprehensive planning process. Through your attendance at the planned Public Open Houses, your questions and concerns can be heard and your local knowledge can help shape the future of the community.

SCHOONER COVE



Public Open House #1
Anchor Room at Schooner Cove
3521 Dolphin Drive, Nanoose Bay, BC
Wednesday 14 May, 2008

Comment Form

Thank you for attending the Schooner Cove Village Public Open House! This is an opportunity to give your input on the future of Schooner Cove that will take shape through a Comprehensive Development Plan.

1. What are the key issues that you would like to see addressed in the Village plan?

2. Local Values

What do you value about Schooner Cove today?

What other amenities would you enjoy at Schooner Cove?

How could Schooner Cove improve as a "community hub"?

3. Complete Community Development

What do you think makes a "complete community"? How can complete community principles be implemented in the Schooner Cove Village?

4. Development Examples

What are some good examples of small village development that you know of elsewhere in the region or in the world?

5. Please provide us with any additional comments

Thank you for taking the time to provide us with your comments. Please leave your completed questionnaire with us or send it to us at the address below by May 30th, 2008.

Rebecka Sax
Fairwinds Community & Resort
Fairwinds Centre

3455 Fairwinds Drive
NanOOSE Bay BC
V9P 9K6

Tel. 250.468.7054
Fax. 250.468.9840
Email. rsax@fairwinds.ca

Event Photos



Event Photos



Public eyes Fairwinds changes

By Fred Davies - Parksville Qualicum Beach News - May 20, 2008



ARCHITECT RICK HULBERT discusses planned redevelopment to the Schooner Cove area with attendees of an open house last Wednesday.

Photo Fred Davies

A sizable turn out was at Schooner Cove's Anchor Room May 15 to gain better understanding of what their Fairwinds neighbourhood could look like in the near future.

Fairwinds Real Estate Management Inc. hosted the public as first step in a process that will guide the next phase of the area's development anticipated to add roughly 800 more living units to the existing 700 homes as well as more retail shops, services and food and beverage outlets.

"It's time to revisit Schooner Cove and tie it in with the Lakes District," said Chuck Brook, a development consultant on hand from Brook Associates out of Vancouver.

"This is probably the largest [development] of its kind in the region and it'll be sometime well into 2009 before we reach public hearing with a neighbourhood plan."

Russell Tibbles, vice president with Fairwinds management arm, Bentall Investment Management, described the project's vision thus far.

"At the lakes district our goal is to create a residential community in harmony with the area's dramatic landscape ... At Schooner Cove we envision a new seaside village that functions as a community hub."

Planners on hand said the recently closed hotel at Schooner Cove is slated for demolition and will not be

replaced.

“This is an opportunity to replace the hotel which has not been viable,’ said Brook. “What we contemplate here is a mix of residential units. There would also be commercial activity, such as a maritime pub ... we’re talking about things like bakeries and coffee shops, things that will really animate the public realm around the marina.”

Brook said a basic traffic analysis for the area is underway and that some environmental assessment is already complete.

“We’re now able to talk about land uses and that’s why we wanted public input before we plan the site rather than after.”

The public in attendance were able to raise any concerns with architects and others on hand to answer questions.

One Fairwinds resident took time from answering a questionnaire to give his initial impressions. “I love the area, it’s why I moved here,” said Michael Simard. “Like any developer they want to make a profit ... hopefully it will be done tastefully and they’ll continue to work with the community.”

Find this article at:

http://www.bclocalnews.com/vancouver_island_central/parksville_qualicumbeachnews/news/19079979.html

Check the box to include the list of links referenced in the article.



June 5, 2008

PUBLIC CONSULTATION REPORT

Re: **FAIRWINDS OPEN HOUSE # 1 – MAY 14, 2008**

Executive Summary

On May 14, 2008, a joint Public Open House was held to collect initial feedback from community members, interest groups, government approval agencies and associations regarding the exploration of a future vision for Fairwinds' Lake District and Schooner Cove, along with their associated planning processes. 391 people attended the Open House in total with 64 comment forms received.

The owner's vision was set forth in two parts. At the Lakes District, it is for a residential community in harmony with this area's dramatic landscape, its two lakes and its host of significant environmental features. Schooner Cove is envisioned as a seaside village that functions as a community hub and serves to unite the areas forested uplands with the ocean.

Overall, responses were positive regarding the direction of the Neighbourhood Plan process. Respondents expressed a desire to see the future development of both areas maintained at a high level and quality of design. Respondents are also seeking a wider variety of amenities to be provided to residents while preserving the natural beauty and charm of the Fairwinds community.

Specific issues raised by attendees include:

Lakes District

- **trail system** connecting to existing Fairwinds neighbourhood;
- **restrictive covenants** to ensure that design guidelines are respected and enforced;
- **quiet and peaceful** environment to live in; and
- **preservation of environment**.

Schooner Cove

- **pub** as a social focus and community amenity;
- **restaurant/ café / liquor store** to provide neighbourhood services and animate the Cove;
- **village** - the creation of a distinctive place;
- **green buildings** - materials, energy and water consumption, waste management;
- space for the **Yacht Club**;
- **public open space** along the waterfront; and
- **improvement of the marina** and marina services.

A summary of the responses is found on page 4 and a complete transcription of the comment forms is included in Appendix A on page 8.

1. **SYNOPSIS:**

This public consultation report:

- outlines the **purpose** of the joint Open House;
- summarizes the Open House **findings** and event details;
- provides an **overview of feedback**; and
- includes a **summary of comment forms received**.

Purpose

The purpose of the joint Open House was to:

1. afford the community an opportunity to view the preliminary visions and directions for the Fairwinds community and background context information on the area;
2. give residents an opportunity to get to know the project team, communicate ideas and ask questions regarding the Neighbourhood Plan process; and
3. permit Fairwinds to communicate that it intends to move forward with a Neighbourhood Plan process, involving the public in a series of future public open houses and information sessions as plans are developed further.

Format

The Anchor Room at the former Schooner Cove Hotel was used as the site of the Open House. Visitors registered (see sign-in sheets), and were guided through a series of presentation boards depicting: the overall setting, context, and original vision for Fairwinds; the “Lakes District” (consisting of undeveloped lands to the east of the current Fairwinds neighbourhoods; and “Schooner Cove”, which is planned for redevelopment and enhancement. A slideshow with neighbourhood and landscape character/precedent images also ran during the open house.

Project team members were stationed around the display area to engage the attendees, answer questions, and discuss issues. Groupings of tables and chairs were also placed throughout the room for attendees to sit and fill out comment sheets, as desired.

Findings

Once Open House attendees had reviewed the display boards, comment sheets were collected. The overall results of the Public Open House are summarized in the table below. For more detailed response information, please refer to the Feedback section on page 4. For a complete transcription of all the comment forms collected at the open house, please refer to Appendix A.

Fairwinds Public Open House, May 14, 2008 **Quick Facts**

# of Attendees	391
# of Completed Comment Forms	64
# of Schooner Cove Comment Forms	36
# of Lakes District Comment Forms	28

Next Steps

Open House # 1 is planned to be the first in a series of public sessions involving the community. Stakeholders, community associations and interest groups will be encouraged to participate in the ongoing Neighbourhood Plan processes. Future open houses and/or public consultation sessions will be held as plans for the Lakes District and Schooner Cove are developed in greater detail.



2. OPEN HOUSE DETAILS

Date: May 14, 2008

Time: 4:00 PM – 8:00 PM

Location: Anchor Room, former Schooner Cove Hotel
3521 Dolphin Drive, Nanoose Bay, BC

Notification: Open House Flyers – approx 2480 distributed by Canada Post to surrounding residents and businesses in Nanoose Bay.

Open House Newspaper Ads – 5"x6" advertisements were placed in:

Parksville-Qualicum Beach News (May 2, 6, 9, 13)

Oceanside Star (May 5, 12)

Harbour City Star (May 3, 10)

Nanaimo News Bulletin (May 6, 8, 10, 13)

Open House Invitation - letters & flyers emailed / mailed to the Regional District of Nanaimo, Planning Staff, local community groups, chamber of commerce, tourism associations, etc.

Open House Posters – 8.5"x11" posters were displayed around Fairwinds and on the community information board by Nanoose Place.

Attendees: 391

Project Team in Attendance:

Russell Tibbles, Bentall Investment Management LP

Dave Scott, Fairwinds Community & Resort

Rebekah Sax, Fairwinds Community & Resort

Rick Hulbert, The Hulbert Group

Paul Fenske, Ekistics Town Planning

Edward Porter, Ekistics Town Planning

Chuck Brook, Brook + Associates Inc.

Thomas Roy, Cascadia Biological Resources

RDN Elected Officials & Staff present:

Frank van Eynde, Alternate Area E Director

Paul Thorklesson, General Manager, Development Services

Susan Cormie, Senior Planner, Current Planning

Associations and Interest Groups represented:

Fairwinds Community Association

Fairwinds Golf Society

Nanoose Naturalists Society

Nanoose Peninsula Owners & Residents Association

Schooner Cove Yacht Club

Schooner House Strata Corporation

Associations and Interest Groups Invited (did not attend):

Garry Oak Ecosystem Recovery Team
Ministry of Transportation
Northwest Nanoose Residents Association
Nanoose First Nations
Nanaimo Chamber
Oceanside Tourism Association
Parksville Chamber
Qualicum Beach Chamber
The Land Conservancy
Tourism Nanaimo
Tourism Vancouver Island

3. FEEDBACK

Two separate comment forms were prepared to elicit feedback from the community, for Schooner Cove and the Lakes District, respectively. The comment forms posed a number of questions regarding the future Neighbourhood Plans for both Schooner Cove and the Lakes District properties. 64 comment forms were received (36 for Schooner Cove, 28 for the Lakes District), most of which were collected at the Open House while others were emailed and faxed to Fairwinds Community & Resort and then relayed to Brook + Associates for transcription and inclusion in this public consultation report.

Responses to each question on the comment forms are summarized below:

Schooner Cove Comment Forms (36 total)

1. "What are the key issues that you would like to see addressed in the Village plan?"

A majority of respondents expressed a desire for a village-like centre or 'hub' for the community that would include a variety of services and amenities for local residents' daily needs, including: a pub, restaurant, café, small grocery store and local shops. Many residents stated that access to the waterfront, by way of a public path or walkway is an important issue to address in the Village plan. In addition, there were some comments concerning height restrictions for future residential development in the area in order to maintain views of the marina.

2. Local Values

a) "What do you value about Schooner Cove today?"

Twelve respondents stated that they highly value the Marina in Schooner Cove. The other main values that many respondents expressed included: location, setting, natural beauty and peacefulness of the area.

b) "What other amenities would you enjoy at Schooner Cove?"

Amenities that many residents stated they would like to see in the area included:

- Pub / Restaurant
- Food market / grocery store
- Café / coffee shop
- Other necessities & goods: liquor store / bakery / pharmacy / clothing / arts
- Walking / cycling paths / boardwalk (waterfront "quay")

- Marine recreational facilities – yacht club, kayak/sailing/boating
- Accommodation for guests and tourists

c) “How could Schooner Cove improve as a “community hub”?”

The main response indicated that there is a strong desire for a village centre to serve residents of the area and to provide shops and services, in particular a pub, restaurant or café where residents can meet and enjoy a meal together. A few respondents expressed a desire for a yacht club facility, as well as walkways &/or a boardwalk.

3. Complete Community

“What do you think makes a “complete community”? How can complete community principles be implemented in the Schooner Cove Village?”

Many respondents expressed that a gathering place such as a unique village centre would be an important element in creating a “complete community”, where people can meet and have access to all of their daily necessities in one place. Some wished to see a mix of housing and amenity options that would cater to different demographics. Many felt it necessary to preserve and maintain a balance of the natural areas and green spaces of the area in conjunction with new development of community and recreational amenities.

4. Development Examples

“What are some good examples of small village development that you know of elsewhere in the region or in the world?”

Developments or areas that respondents felt were good examples included:

- Carmel Village, Pebble Beach, CA (2 responses)
- Seven Mile Dr.
- Poets Cove Pender Island
- Gabriola Town Centre
- Ganges, Saltspring Island (2 responses)
- Ferry Dock area on Bowen Island
- Glenmore Landing, Calgary
- Downtown Qualicum
- Sydney, BC
- Sea Wall in Granville Island
- Lahaina, Maui
- Sydney Marina (V.I.)
- Seaside Village in San Diego
- Cadboro Bay, Victoria
- St. Jacob, Ontario
- Edgemont Village, North Vancouver (2 responses)
- Garrison Woods, Calgary
- Steveston, BC
- Niagara-On-The-Lake, Ontario
- Whistler Village
- Villefranche and Biarritz, France
- Lowertown, Old Quebec City
- Lund, BC
- Typical UK, Italian and other European towns
- Oak Bak Marina



- Heriot Bay, Quadra Island

5. “Please provide us with any additional comments”

Complete transcriptions of all comment forms received at the Open House are attached in **Appendix A**.

Lakes District Comment Forms (28 total)

1. “What are the key issues that you would like to see addressed in the Lakes District plan?”

The key themes that arose from this question pertained to housing, environment and maintaining the trail system in the Lakes District. In regards to housing, respondents were concerned with:

- a) maintaining strong architectural and design guidelines to ensure a high-quality and interesting mix of housing styles; and
- b) Variation in housing density that permits increased affordability and ageing in place options. Some respondents expressed a desire for higher density in the form of town houses and condominiums, for example.

Many respondents stated the importance of protecting and preserving the environment, ecosystems and animal habitats of the area by requiring certain development standards such as adequate setbacks, rainwater harvesting for irrigation, tree retention, and so on. Six respondents commented that they wished to see the trail system preserved in the future plans for the area.

2. Local Values

a) “What do you value about Fairwinds and the Lakes District lands?”

The following features are those that respondents seemed to value the most about Fairwinds and the Lakes District: location, unique natural setting and wildlife, peacefulness, access to and a variety of recreational opportunities, high-quality of development, walking trails, the golf course and marina.

b) “Why did you move to Fairwinds?”

Responses to this question were very similar to the above comments regarding what the residents value about the community. Overall, the peaceful setting and natural beauty of Fairwinds seemed to be the biggest draw to residents, while many expressed that the recreational opportunities such as the golf course, marina and trails were also important factors.

c) “What could be improved or changed?”

The top five responses to this question addressed the need for the following amenities / services:

1. A pub / restaurant / café – somewhere for residents to gather. (4 comments)
2. More walking trails. (4 comments)
3. Preservation and integration of rural environment / natural habitat with development. (4 comments)
4. Police presence to enforce speed limits and covenants. (2 comments)
5. Enforcement of building scheme covenants.

d) “What future amenities could enhance life at the Lakes District?”

Similar to the responses above, residents expressed a desire for more dining options in the area such as a pub, restaurant and coffee shops, some “light” commercial activity in the form of small retail and grocery stores, space for community events and meetings, improvement and addition of walking trails and expanded marina facilities. Other future amenities that were mentioned include public transit, assisted living resources, composting/recycling areas and RV and boat storage.

3. Environment

“What are the environmental opportunities and challenges that you find important on the site?”

The main concern that arose from this question was the need to preserve the diverse, natural vegetation, wildlife, wetlands, Garry Oak meadows, parks and lake systems of the area. Some respondents also expressed the importance of maintaining the quality of the water and a balance between development and nature.

4. Complete Community

“What do you think makes a “complete community”? How can complete community principles be implemented at the Lakes District?”

Responses to this question focused mainly on the desire to maintain a healthy balance and integration of development with the natural surroundings. Some respondents also highlighted the importance of “blending” housing to fit into the local topography, while not spoiling the environment.

5. Development Examples

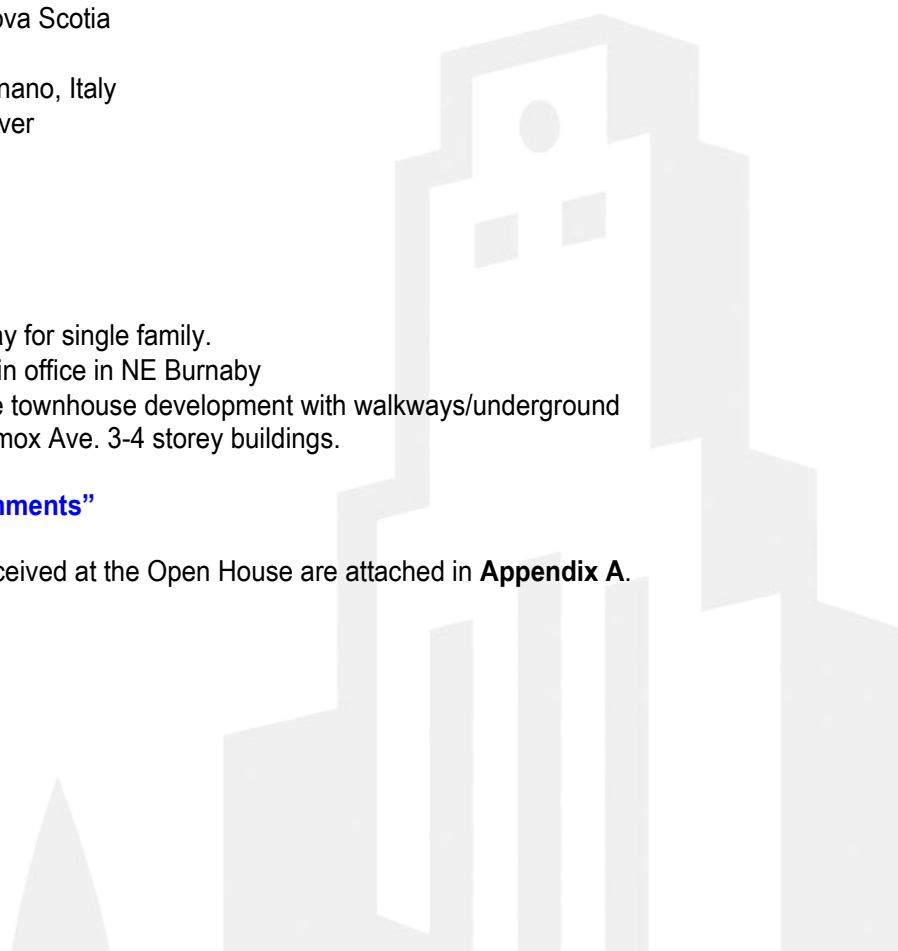
“What are some good examples of development that you know of elsewhere in the region or in the world?”

Developments that respondents felt were good examples included

- McKenzie Towne, Calgary
- Coal Harbour, Vancouver
- San Antonio River Walk
- Seaside developments in Maine and Nova Scotia
- Catskills, England
- Florence / Sienna / Orvieto / San Gimignano, Italy
- Capilano Canyon area of North Vancouver
- Fish Creek Provincial Park, Calgary
- Whistler Village
- Villefranche, France
- Lowertown, Old Quebec City
- Carmel, California
- Existing Fairwinds/Crown isle, Courtenay for single family.
- Tall condo buildings near BC Hydro main office in NE Burnaby
- Edmunds Skytrain area & nearby dense townhouse development with walkways/underground parking in sloped site off Beresford. Comox Ave. 3-4 storey buildings.

6. “Please provide us with any additional comments”

Complete transcriptions of all comment forms received at the Open House are attached in **Appendix A**.



APPENDIX A - COMMENT FORM SUMMARY

(NOTE: The following responses were transcribed directly from the original comment forms collected at the Open House; however, minor grammatical errors have been corrected to ensure legibility.)

Schooner Cove (36 responses)

1. "What are the key issues that you would like to see addressed in the Village plan?"

1. Pub
2. Nice restaurant, small market/store, coffee bistro, pub, public walkway around water with benches looking out to the water, canoe & kayak launch, NO transient time-share/fractional units...water/sewage a priority
3. a) More reasons to look/stay at Fairwinds for entertainment and exercise activities, now you must drive somewhere to do many things. b) More interesting things to get you out doors without driving by auto
4. *Use/follow similar building practices/materials that Fairwinds residents are bound to !!! Low rise- keep below tree line – maintain west coast architecture & building materials similar to Fairwinds Community Centre. Maintain a Peaceful residential community.
5. Like Ideas of Community hub – need to retain “up market” restaurants/pubs/shops no big box stores/supermarkets etc. Other than Red Gap
6. Good mix of retail, hosing, arts & culture, walking paths
7. Keep the marina viable and improve the access
8. A placed for the schooner cove yacht club to have a club house/meeting room
9. Make it world class. Schooner Cove is great.
10. Improvement and maintenance of EXISTING micro-parks - Improvement of marina chandlery – Good restaurant & pub
11. Waterfront condos – 2500 sq. ft. \$1 million +
12. Community services: some groceries & businesses – layout for public access to waterfront and docks.
13. Attractive architecture; waterfront access (boardwalks, etc.)
14. conservation, preservation of nature
15. That it stay natural looking – tasteful and not a tourist stop. I would like it to be kept for the community with some shops & a pub but not as a destination stop for bus tours etc. Nanoose Bay will be able to sustain such a village without too much of the outside world.
16. Height restrictions. Preserve the view of residential homes on Redden Rd. and Schooner Ridge.
17. Pub, convenience store, restaurants, height restrictions.
18. Love the area! Glad to see that the plan is to create a quaint, community-like village. Love the focus on using our natural resources to the max.
19. Much better policing! Especially noisy & careless motorcycles, mostly from other areas. Also for general security.
20. Providing a central melting place e.g. pub or restaurant.
21. Sharing green space. Ecological issues involved.
22. Good pub. Good restaurant.
23. Waterfront accessibility by pedestrians. Shops should support local artists; no tacky souvenir shops. Cultural focus. Public transport to and from. Marine chandlery should be given consideration. Pet friendly. Bank. Liquor/wine store. Guest accommodation.
24. n/a
25. Water improvement. Restaurant / Pub.
26. 1) Attractive, user friendly village hub. 2) Public notice area. 3) Outdoor area for eating.
27. 1) Access to goods and services that allow residents to carry on daily life without having to go into Nanaimo or Parksville for routine matters. 2) Protection of the environment and wildlife.
28. 1) No taller than 4 storeys otherwise it will block out the beautiful marina view we all have in the Ridge which we paid alot of money for. 2) Traffic would become a huge issue on these narrow roads.

29. Design consistent with and in harmony with the upscale nature of Fairwinds. Carefully selected commercial which not only provides basic services to existing and future residents but which also serves to establish the Village as a destination waterfront access. In the Village design, don't go for rustic, go for class – something that will stand the test of time and complement the quality of residential construction in Fairwinds.
30. Central spot for surrounding area. Good restaurant / pub. Small stores providing necessities (butcher, baker...). Generally upscale development. (**Note from respondent: I have assumed "Schooner Cove" to mean the area immediately near existing marina (ref Schooner Cove Ridge as well)*)
31. Providing services, shops, restaurants so we do not have to use our car for every single errand or to eat out. The services must be unique – no "chains" please!!!!
32. Traffic flow & parking. Maintaining a village atmosphere with a meeting place / square. Architecturally – European village "seaside look". Ecologically friendly.
33. Services for local residences, similar to Red Gap. These may include doctor's, dentist's video, beer & wine, cafe & general store. (Please NO lawyer's office!)
34. Make it vibrant, people place. Meeting, gathering place, social hub for non-golfing sector of community. Create waterfront open-air plaza, with a significant area covered & linked to marine village, to maintain year-round viability / use. This is north marine area, very cold/windy/wet, except July-September. Surround villages with dense housing forms to keep active / vibrant.
35. Move away from thinking only in terms of "bricks and mortar". The key is SECURITY to live in the "village" because your needs are met NOW AND INTO THE FUTURE.
36. A) replacement of restaurant/pub (considered previous pub/rest great amenity). B) Washrooms & showers for marina, berth holders and visiting yachtsmen.

2. Local Values

a) "What do you value about Schooner Cove today?"

1. The Marina- expanded and improved
2. Don't come here often now that pub is closed – non boaters
3. Natural beauty, safe living conditions and a lot of other people with similar interests
4. Peace and quiet, nature, deer, no high rises, tasteful development similar to pebble beach & Carmel – Not Your Average Subdivision! Village California
5. Natural Beauty
6. Marina, Café/Pub – great meeting place, beautiful natural setting
7. Community of boat owners.
8. The Marina
9. Its setting. It is beautiful.
10. Nature, walkways, quiet water & boating access & moorage facilities
11. The Marina
12. The marina - *home of SCYC – the landscape is well tended to – the café – the pub when open (gathering spot for locals)
13. Colourful marina, but not people!
14. natural beauty
15. The "natural" beauty of the cove – virtually untouched – it has not been overrun by the "outside"
16. Location, view, neighbourhood.
17. The marina
18. The location, it's paradise ten minutes from the city. The variety in architectural styles, interesting drive.
19. n/a
20. Marina. Quiet community. Footpaths. Beautiful surroundings. Space.
21. n/a
22. Scenery – marina – coffee shop – liquor store.
23. Marina & friendly staff. Location. Docksides Cafe. Adequate parking.

24. Dining, boating.
25. Marina / Liquor outlet / Cafe
26. 1) There was a restaurant. 2) Can get newspaper.
27. Beginning to value liquor store, especially with the move to B.C. Liquor store pricing. Now I just have to remember it exists! Would value Dockside Cafe as a place to “grab a bite to eat” if it offered a greater selection and was open into the evening.
28. The quaintness, the smallness, the quietness of the area.
29. Its uniqueness in terms of location, topography and proximity to the Straits. We like the fact that it is consistently upscale but offers a range of choice with the price continuum. Given the general state of land use control in B.C., we particularly value the restrictive covenants that pertain in Fairwinds. Although retirement oriented, we value the fact that it is not exclusively retirement. The Marina is key.
30. Enjoyed pub nearby – walking for a good meal was great.
31. Do not use at all right now. When the pub was there we went often to eat lunch or dinner.
32. Natural beauty & access to the water. Quietness & tranquility. “Safe” community. Wildlife.
33. The clean, sheltered waters and safe moorage for boats.
34. Location, view of islands & marina. In past, many family & friend visits to pub, restaurant, cafe, for meals, buffet brunches. Meetings & seminars. Arriving by boat from Nanaimo for 2-3 hr visit. Previously very active, with hotel, pub, restaurant, cafe, marina – has reduced over time, as those facilities reduced/changed, made more formal.
35. n/a
36. A) Small community which is “off the beaten track”. B) Excellent marina & Yacht Club. C) Pleasant housing development with strict building controls. D) Excellent network of walking trails.

b) “What other amenities would you enjoy at Schooner Cove?”

1. n/a
2. As above (#1) & activities – classes etc. Outdoor residents – only pool. “Market” could resemble “Trader Joes” in California
3. An out/in door market, a pub, a drug store
4. high end seafood restaurant, art gallery, pub, small high end food market ok, spa, boat charter & kayak
5. Pub/Restaurant. Small shops – craft/clothes etc.
6. Village concept, retail, ecotourism & recreation, services (Library, clinic) Keep some of the natural area in tact.
7. Real Pub, patterned after the “flying beaver” at Vancouver Airport. Marine chandlery as a separate store
8. Restaurants & separate pub for locals and visiting boaters.
9. Restaurants. Good Pubs. Viewpoint.
10. see above
11. Good Restaurants
12. a real café – style coffee shop with excellent baking & lunch selections – lattes, cappuccinos etc. – the pub reopened
13. Marina front walks & trails, boardwalks, cafes and boutiques
14. coffee houses/ wine bar/ pub – restaurant, bookstore – bakery/ grocery – natural food store – walking/biking trails
15. A pub, an open market, family restaurant, wine and beer store and possibly a small general store were us locals can pick up our milk, bread etc.
16. Restaurants, shops.
17. Condos & wine shop for when we get to old, still be in our houses. Mixed offices would be good.
18. Pub, coffee shops, sea wall.
19. n/a
20. We have lost our yacht club amenity in Schooner Cove. Where are you intending to have a yacht club?
21. Kayak launching pad. Walkway / cycling path along Powder Point road to the Gap.
22. Good pub. Good restaurant. Hotel (80 room).



23. Waterfront pub & cafe. Condos – one owner not fractional time share. Marine chandlery. Sailing school, boating education courses.
24. Yacht club space.
25. Over flow accommodation. Restaurant / pub.
26. 1) Small grocery store 2) Restaurant / pub 3) Liquor store 4) Clothing boutiques 5) Waterfront condo units 6) Hair salon.
27. Ice cream shop, clothing stores, ferry taxi to Parksville(?), pub/cafe with longer hours, playground?, quay to stroll along w/ park benches, gazebo? Anything that makes it a “destination spot”, an interesting place to go spend time.
28. An outside pool.
29. A village with a basic grocery store, pharmacy, medical or medical related offices and a few areas which would attract visitors eg. Upscale gifts, a gallery, artisan space. A limited number of rooms for rent to serve visiting relatives and friends. Our houses, with some exception are typically 2 or 3 bedrooms.
30. Small shops for necessities meaning less travel to Parksville / Nanaimo. Ability to use waterfront area more.
31. Restaurant, pub, bakery, deli (with organic prepared food – quality worth paying for).
32. Grocery store with bakery – European styly & gourmet section. Pharmacy & doctors office, dentist? Full service restaurant & pub. Specialty boutiques & post office. ?Police / emergency services, presence.
33. Walking paths for both pedestrians & cyclists. Bakery for fresh breads, buns and pastries, similar to the popular bakery in LUND. Fresh seafood farmers market every Sat morning.
34. Marine village, viewing lighthouse feature, regular short trips around islands in motor launch, to encourage day visits & to further locations. Marine type stores, fresh fish store with local produce, kayak rentals/tours, sailing co-op/tours.
35. n/a
36. Small general store to provide: basic food items, boating supplies, post office services, etc.

c) “How could Schooner Cove improve as a “community hub”?”

1. Stores- for sundries/restaurants
2. More meaningful access to more residents – more amenities to draw residents to this area: Consider seniors “independent living” facility so residents don’t have to move as they age
3. With more things to do and see yet low key
4. Improve marina docks, boardwalk ok, incorporate natural building material to keep West coast island community feel. Low rise condos/townhomes okay. Materials such as rock, wood or hardyboard tile roofs, hardwood floors keep high quality.
5. ?Not Sure!
6. n/a
7. Meeting facilities – public open areas
8. Small stores – Liquor, crafts, hairdresser, Saturday market in summer.
9. It doesn’t need to be a community hub. If it has the correct, market based facilities, people will come. You cannot legislate culture, “community,” and so on. Just regulate quality of development.
10. Post Office, restaurant, pub etc. Grocery store, video rental – an environmentally friendly strip mall
11. Village Concept – bank, food store, hairdresser, day cleaner etc. Spa!
12. Groceries & services – banking, post office, sundries on site for out convenience meeting rooms were good when here – positive, helpful relationships with SCYC (We are an asset to this area – socializing, draw friends & visitors to the dock, money brought into the area directly to the Fairwinds offers.)
13. n/a
14. n/a
15. Walkways liking everything – park like setting. But tasteful walkways linking commercial areas – keep lots of green spaces.
16. n/a
17. The village & a village square would help lots.
18. n/a



19. n/a
20. Having a central pub and/or hotel or restaurants. Village store. Showers, etc.
21. Noise reduction especially of motorcycles! Along Powder Point Road.
22. Address the yacht club – facilities.
23. Provide a room for local yacht club which is a big supporter of marina. Traffic flow around the village center – pedestrian flow.
24. n/a
25. We cannot see plans (physical) for future development
26. 1) Maintain & enhance water activities. 2) Place to eat ie. cafe would bring people together.
27. Have many services (shops, etc.) so there's a reason to go there.
28. 1) A small restaurant/pub – casual. 2) Visiting boaters should be a priority. 3) Sailing club members should have their own accommodation within the facility. After all they are your anchor tenants at the Marina. 4) Put in a bakery.
29. A pub level restaurant taking advantage of the water view. It needs to be on the water and at upper middle pub level prices. Fine dining is available elsewhere. The pub and the amenities noted above would serve the residents, but more importantly from a real estate perspective draw people into Fairwinds. Again the concept of a destination. Outdoor performance space should be considered. All of the uses such as the pub and other commercial should be “bid out” and be run by independent entrepreneurs whose livelihood is dependent on their success. Should not be run by Fairwinds directly. Some form of public transit (bus or jitney) would also be useful.
30. See above.
31. Bring back the pub! Have a coffee shop with a reading area. Have a “service centre” – a place where people could go to find small services done (from shoe repair to sewing – these could be contracted out from “service centre”) to bigger services (home repair and painting, renovations...).
32. Improve access!! Better approach into Fairwinds from North. Improve lighting along Dolphin Drive & road surfacing. High-end & unique services.
33. Coffee shop / cafe enlarged and overlooking marina. Develop reputation as a meeting place.
34. Suitable facilities, meeting place (as detailed above), housing dense ‘node’ as per RDN growth management plan.
35. To be a “community hub” Schooner Cove has to offer some sort of localised transport, AND services for living other than merely leisure and recreation, eg. stores, professional services; AND find the financing from making Schooner Cove attractive to tourist boaters and Nature lovers. For example, a Marine Park in the area would attract divers, photographers.
36. Provision of meeting room(s) or “village hall” to accommodate various clubs and activities.

3. Complete Community Development

“What do you think makes a “complete community”? How can complete community principles be implemented in the Schooner Cove Village?”

1. n/a
2. n/a
3. n/a
4. Don't agree with the concept of complete. We are driving distance to all needs and not every amenity is always good or beneficial to a beautiful and sensitive waterfront area. Loud public buses for example would not benefit this quiet seaside area
5. n/a
6. mix of housing styles, multi-family, aging in place, services which foster a strong sense of community recreation opportunities
7. Provide for all income ranges to participate in activities
8. Houses & small stores to support each other



9. Roads, utilities, commercial facilities, gyms, pools, recreation, safe walkways, schools, continuing ed., medical. Theatre.
10. n/a
11. Shops, housing, parks:
12. Places for people to gather, socialize and conduct basic business entertainment offered, book access (library) movies, events to attend
13. create an area where people can work and sit and relax, drink coffee, shop in boutiques; social centres for music, theatre, art.
14. look to small European villages
15. Retain as many green spaces and natural elements as you can when developing this area.
16. n/a
17. All necessary stores & offices. Meeting area.
18. Catering to a few demographics, elderly and young families, keeping a village – small town quiet feel.
19. n/a
20. n/a
21. n/a
22. Some retail – convenience stores.
23. Doctor & dentist office. Grocery store. Neighbourhood pub & coffee shop. Fine dining. Internet cafe. Exercise & spa facility.
24. Good public relations.
25. n/a
26. n/a
27. Schools, health care (dentist, doctor, complementary practitioners), access to daily requirements (groceries, drug store, general store), churches, recreational facilities, veterinarian, pet food and supplies, community hall, gathering places, community events, gas station, bank, home and yard maintenance services, lawyer, clothing stores, playground, overnight accommodation options, community transportation.
28. Different communities have different services to offer. We don't think you can be everything to everybody! Red Gap provides us with the necessities.
29. A well designed centre with key uses that address convenience for everyday needs eg. small food or convenience store, pharmacy, personal and/or health care. A social centre(s) eg. pub and meeting or performance space. Some unique space that would anchor perception of place eg. gallery, artisan space, unique gifts. Build on the unique attributes of the marina and its location. Maximize public or community access to the water.
30. Balance of living space, nature space and amenities. Schooner Cove village could have all. Be a central focus point for area.
31. Place where people can relax outside their homes. Something worth leaving home for – unique but still comfortable (Waterfront would incorporate this). Food brings people together. A place to see neighbours and entertain visitors. A few shops to provide the essentials.
32. Common interests. Relevant services for this demographic group. Community engagement & governance.
33. Meeting places for residents to meet, have a coffee, chat.
34. Mix of development types, residents ages, community interaction, communication, events. Space to suit extended families – one or both parents w/ older children & family living with / alongside main couple. Opportunities to “age-in-place”.
35. Residents need to feel SECURE that they belong there and can live there NOW and IN FUTURE. If necessary they need to be able to downsize their own home space, and/or move to assisted living space. Schooner Cove Village must have stores, professional services, localized transport and to be attractive to visitors and tourists.
36. A) Don't think it would be appropriate to try to create a complete community (like Qualicum?) because site is too small. B) Should settle for basics like: pub/restaurant, general store (with boating bias), village hall, showers & washrooms, etc.

4. Development Examples

“What are some good examples of small village development that you know of elsewhere in the region or in the world?”

1. n/a
2. n/a
3. Complete market with small shops for artists, crafts, food items. A board walk.
4. Carmel Village, Pebble Beach, Seven Mile Dr. (Poets cove Pender Island maybe)
5. n/a
6. Gabriola Town Centre
7. n/a
8. Ganges, Salt Spring Island. Ferry Dock area on Bowen Island
9. You know them. No need to ask me.
10. n/a
11. Glenmore Landing – Calgary
12. Downtown Qualicum
13. n/a
14. Look to small European villages
15. n/a
16. n/a
17. Sydney, BC
18. Sea wall in Granville island, Lahina, Maui.
19. n/a
20. n/a
21. n/a
22. Sydney marina (V.I.)
23. Seaside Village in San Diego. Poor example – Toronto waterfront.
24. n/a
25. n/a
26. Ganges – Saltspring, Cadboro Bay Village – Victoria.
27. n/a
28. Check out Europe.
29. A good example is St. Jacob, Ontario. This development / or redevelopment embodies many transferable concepts. The developer is Mercedes Developments. I participated in the early planning and dealt with Mercedes through its evolution in planning, engineering and administrative capacities. I would be happy to facilitate an introduction if you wish (**contact info included on form*)
30. Lived near and enjoyed Edgemont Village area of North Vancouver. Garrison Woods area of Calgary also well done.
31. Steveston, B.C. is neat – take the best of what they have! Walking along water is awesome. Edgemont Village in North Vancouver. Niagara-on-the-Lake is bigger but you could still have some of the same amenities.
32. Whistler Village; Villefranche, France; Lowertown, Old Quebec City; Carmel, CA; Biarritz, France.
33. Lund, BC.
34. Typical UK, Italian, & other European towns. Facilities central, or on waterfront, with dense development/public areas, lanes surrounding. Limited visible parking.
35. Cowichan is an example of a waterside community which thrives. It has an interesting mix of supportive services specifically for boaters but also stores for other everyday needs, and leisure space, and cultural interest.
36. Oak Bak Marina, Heriot Bay, Quadra Island.



5. "Please provide us with any additional comments"

1. Fix the walking paths that you advertise – pure mud in winter and dusty potholes in summer – if you can figure out where they are – deer make better paths
2. The sooner the better! Have the ocean-side village – Quality pls.
3. I think that Fairwinds has a wonderful future providing it can hold the attention of all the “boomers’ who are or will invest here for their retirement \
4. Sell retail space (Do not lease) invested owners will have more interest in the village and their business and benefit the community and condo owners will have more interest in the village & their business and benefit the community and condo owners.
5. n/a
6. n/a
7. n/a
8. A bigger marina would be great with more breakwaters to protect it better. The moorage could then be used year round.
9. n/a
10. n/a
11. n/a
12. n/a
13. Powderpoint rd. Fairwinds drive/ Dolphin Drive have become a race track; few heed stop signs or speed restrictions, and noisy motorcycles rip through the area – especially on weekends. We need traffic engineering and law enforcement.
14. n/a
15. we would support your suggestions of a complete community village but would ask that you keep it “green” with natural features being untouched as much as possible. We do not want to see Schooner Cove become a commercial mecca but rather a small village being utilized by the residents rather than outsiders. Lets not get too commercial. We like your ideas.
16. Please keep condos off waterfront.
17. Lets hope this goes ahead quickly & we are not faced with a sad ghostly hotel too much longer. (*contact info included)
18. n/a
19. n/a
20. n/a
21. n/a
22. n/a
23. Extend the breakwater.
24. n/a
25. We came here for the golf course and the rec centre – Please make sure to keep both of these going – by keeping the people abreast of what is happening.
26. n/a
27. I’m delighted to see the path you’re headed down and I’m eager to see the results!
28. Your Public Open House #1 was a waste of time as most of us here in Schooner Cove felt. Questions weren’t answered. We do hope the residents will have an opportunity to view your actual building plan and parking plan as the whole old hotel area is not alot of space. High density is certainly not what residents want.
29. We are enjoying our time in Fairwinds enormously. For us the marina is a critical focal point and there is no doubt it is a defining element for Fairwinds. It needs to be top notch. We were pleased to hear that you intend to invest in the marina. The land use rules and restrictive covenants eg. no RV or motorhome parking also define Fairwinds. These rules should be aggressively enforced. We feel it is important through the early stages of your project (where there may be little physical activity) to appropriately sign your intentions to redevelop. It is not necessary to over commit to detail but your intentions should be clear. Failing to do so sends a message of decline and/or financial insolvency and is counterproductive to your real estate interests and the real estate security of residents. (*contact info included on form)



30. n/a (*contact info included on form)
31. I would love to see a B.C. Art Store. This could combine art (traditional paintings) with functional (pottery, furniture...) ALL could be made in B.C. It could be a beautiful display that was also for sale. You could have a "resident artist" each month. Prices could range from very expensive to expensive...Variety would be the key – and quality of work. The local emphasis would make it a "destination" worth visiting (and then visitors spend money on other amenities such as restaurants...) Also – have a place to walk and enjoy the water. Make the residential parts "Green" (the latest in enviro-friendly design & materials).
32. n/a
33. Schooner Cove is a jewel and sensitive marine ecosystem. Develop it carefully and it could have a world class reputation, like nothing else on the west coast.
34. This is a prime area, past due for significant renewal. Needs dense development associated with it to allow financing for public space/amenities. Important for local residents to realize is better to maintain public space, pub, restaurant, stores, for continued public access, compared to many areas where conversion to pure condo status eliminated any public access. Critical for this special, long-term public-use area. Good Luck!
35. A "complete community" is NOT a "gated community", and its services should be open to visitors; whose spending will enable those services to be viable. P.S. I am not a resident within Fairwinds and do not feel able to reply to some of the questions above.
36. Recent closure of the pub/restaurant came as an unpleasant surprise. Hopefully a new facility would be well supported by the local community.

Lakes District (28 responses)

(NOTE: Forms 17 - 22 and 24 – 26 of the Lakes District Comment forms were photocopied incorrectly so are missing responses to questions 3 through 6)

1. "What are the key issues that you would like to see addressed in the Lakes District plan?"

1. 1) Protection of natural environment with adequate setbacks. 2) Preservation of existing trails.
2. Keeping a variety of architectural styles, an area that wouldn't date in ten years.
3. Keep the trails, keep the woods.
4. 1) How to reduce the number of deer. 2) How to expand the marina. 3) What will be included in a revitalized Schooner Cove Marina / commercial facility?
5. Interesting "affordable" living quarters mixed with the Maritime theme of shops, pub and marina.
6. Variation in housing density. Recreational access.
7. Protection of environmentally sensitive areas. A development rule that requires a certain % of the natural environment to be preserved when a new house is built on each lot. A system of rainwater harvesting designed to provide outdoor irrigation for new developments. Keep the sidewalk concept.
8. Vehicle access & traffic into and around the proposed village.
9. Community trail access, wildlife corridors.
10. Preservation of Notch Hill.
11. It looks like all the key issues have been addressed by your presentation.
12. Reduce traffic.
13. 1) Preservation of as much sensitive ecological systems as possible, including Stickleback, Gary Oaks, meadows, animal habitat, with preservation of natural barriers where possible. 2) Higher density of development with increased undeveloped areas noted in 1) with good / easy hiking/walking trails.
14. Water supply security. Open space connectivity.
15. Maintain balance between need for greater density and the current terrific quality of life here.
16. Keep as much green space as possible. Housing "hidden" – invisible from street and (especially) invisible from walking paths. Require trees be kept. Walking trails must be central to plan.

17. NO BIG CONDOS. UPGRADING roadsides. More security – motorcycles & loud noise is becoming a big problem. Who wants to live amidst noisy roads???! When we first came here it was quiet & semi rural – now the pace is picking up on the same roads.
18. Enforcement of covenants and architectural guidelines.
19. The hotel to be rebuilt.
20. Environmental footprint – keep some natural areas intact. Housing density. Walking routes/trails.
21. Please build town houses and condos for purchase. Total ownership (not ¼ sh or time shares with many transients) When we can no longer handle our homes due to age we would like to move either to a townhouse or condo to remain in this great area.
22. n/a
23. Access and infrastructure is behind the times. Over development on new areas when existing areas are not sold out. Ensuring water supply & quality for all.
24. Protect the rare and sensitive Garry Oak meadows above Bonnington Drive. Protect the riparian shorelines of Enos & Dolphin lakes.
25. 1) Protecting the environment. 2) Preserving the rare plant communities in our area. 3) Keeping development minimal. 4) Staying “green” with all development. 5) Including lots of cycling paths to discourage using cars.
26. Maintain the natural beauty including the lake and garry oak meadows. Protect rare and endangered ecosystems.
27. Continue the Fairwinds home style & lot tradition, with custom home designs fitting the individual, sizeable lots with mid-size tree retention. Walking trails integrated with sidewalks as suitable. Planned transitions from single family to stylish duplex/triplex, smaller home (detached) stratas with full yard maintenance, to 4 storey & 8-10 storey full service condo buildings on suitable central sites.
28. n/a

2. Local Values

a) “What do you value about Fairwinds and the Lakes District lands?”

1. No commercialism in actual residential areas.
2. n/a
3. Sight lines end on TREES mostly. No visible construction on trails.
4. The quality of development. Access to the Strait.
5. Presently member of Schooner Cove Yacht Club and totally enjoy the fellowship and facilities of the marina.
This could easily be an even nicer experience with new plan and facility.
6. Natural settings
7. Larger spacing between houses and nature, grass / trees etc preserved. The area even from inside the home “feels” like being in a natural environment.
8. Out of the way, peaceful, clean, green.
9. Open spaces.
10. Wildlife, natural beauty.
11. The peace & quiet and beauty.
12. n/a
13. Walking trails through varied geographical and environmental systems.
14. Consistency of quality.
15. 1) Privacy – peace and quiet. Able to get away from it all. 2) Nature – love the trail system.
16. Walking trails. Vegetation. Nature on my doorstep (owls, deer, snakes, many birds – it is awesome!)
17. The beauty & graceful land & water views. Walking paths & wildlife presence.
18. The current housing density! Marina facilities and clean air.
19. The elegant community and homes. The golf course and marina. More rural than town or city atmosphere.
20. Natural setting around dolphin. Trails. Interesting architecture, working with rock & existing slopes.
21. A quality neighbourhood, good sized lots, walking paths, marina.



22. n/a
23. Hiking trails (improved signage needed), natural beauty, quiet & tranquil, wildlife.
24. Walking trails, forests and Garry Oak meadows.
25. 1) Nature, forests, the many lakes, rare wildlife (Enos Lake stickleback) birds. 2) Walking trails and green spaces. 3) Stunning views from the garry oak meadows above Bonnington.
26. Clean air, water, forests and open garry oak meadows. Lookouts and view points.
27. Varying topography, ocean, mountain, forest & some lake views. 'Fairwinds' known quality of homes and lifestyle. Neighbours of like interests, success in life, pride in ownership. Rugged landscape creates green space between properties. Wildlife abundance.
28. n/a

b) "Why did you move to Fairwinds?"

1. Environmental lifestyle & outdoor activities.
2. n/a
3. n/a
4. to the local area – climate.
5. n/a
6. Area – recreation opportunities.
7. July 1, 2006.
8. The layered construction due to topography, non-flat, green, somewhat secluded.
9. n/a
10. Quiet, scenic.
11. The peacefulness, quiet and beauty. The weather, the people.
12. I hoped to find solitude.
13. Good golf course, detached homes with underground/complete mechanical/electrical services & good air with temperate climate conditions. Low density of people, traffic, development.
14. n/a
15. Looking for a "pre-retirement" second place. Have a business and home in Calgary as well. Fairwinds was close to Parkville/Qualicum, upscale, low traffic, low density, lots of nature. Found a great property.
16. Quiet, beauty of vegetation, walking trails without having to get in our car. This area is so different from the other provinces (esp. Alberta) so keep that in mind when planning.
17. Because we judged it to be "peaceful", tasteful, safe, beautiful & a sense of community! Golfing, boating.
18. I thought that the development of the remainder of Fairwinds would take place under the controlled development and building guidelines set in place at the outset of the Fairwind property. If I wanted to live in a community that permitted hovels / RVs next to my property I could have found cheaper places in many other locales!
19. Great weather. Great golf course. Spacious home sites. Privacy provided by being off the main road.
20. Great neighbourhood – marina, golf, natural setting, community, trails.
21. Schooner Cove Marina – to moor our sailboat. Property with covenants – to maintain a standard (seems to have no teeth now!)
22. Reminded me of Pebble Beach, Carmel CA. Gorgeous golf course, marina, wildlife, very rare natural luxurious community. Well integrated amongst nature.
23. Climate, harbour & hotel (we miss the hotel as an old friend), natural beauty & a safe community.
24. For the above reasons (see answer to question 2). Lifestyle. Clean air. Golf.
25. 1) Nature and clean environment. 2) Minimal car traffic . 3) Quiet place to live. 4) Super people and sense of community.
26. To get away from urban sprawl, pollution.
27. N/A Owned several lots over previous years, as good investment value.
28. n/a

c) "What could be improved or changed?"

1. 1) Larger lots. 2) Add an executive golf course as focal point for newer developments.
2. Pub, restaurants, coffee shops (somewhere to spend half a day).
3. The micro parks need to be maintained and limited to walking – no vehicles.
4. Get rid of the deer.
5. We do need a cool Maritime Pub and meeting place. A space for the yacht club members to develop a clubhouse etc would be a bonus.
6. More trails and access. Smaller. Accommodation options.
7. We need a pub/cafe restaurant in the marina. The ambience is fabulous & we miss the Laughing Gull. A high end restaurant would be great but I don't know if it would survive.
8. The village idea is superb with pub/restaurant convenience store, great idea. More paths for walking.
9. n/a
10. Get rid of the "broom" on Fairwinds Drive.
11. n/a
12. Curling, football field, track.
13. Better integration of development with natural habitat.
14. n/a
15. n/a
16. A few more walking trails!
17. Road conditions – speed limits enforced. Police presence – at present, there is none.
18. Set a standard – then enforce it. The current administration of older sections of Fairwinds in this regard is a farce! If this continues all of Fairwinds character and charm will "rust" away.
19. Do not overbuild, keep the rural environment. Maintain building standards to enhance property values.
20. Keep some natural habitat on each lot, or lose cluster design.
21. Maintain covenants that should remain in place with some type of policing.
22. It's such a great area improving will be difficult.
23. Someone needs to take accountability for infrastructure requirements like water quality & sidewalks.
24. Designate the Garry Oak meadows as Parkland.
25. 1) Keep development to a small amount each year. 2) Stay green and recycle everything. 3) Become "leaders" in green development. 4) Designate more parks in the Garry Oak ecosystem.
26. Keep development "green". Provide lots of walking, cycling paths. Don't go "high density". Protect the environment.
27. Schooner Cove Drive completion for better access early on. Coordinated decorative tree planting along main road boulevards. All power/telus/shaw underground. On-driveway visitor parking (no short driveways as observation point). No cheaper asphalt shingle roofs.
28. n/a

d) "What future amenities could enhance life at the Lakes District?"

1. n/a
2. n/a
3. n/a
4. Larger marina. Boating community facilities & attractions (restaurants, chandlery, etc.)
5. Improved protection for the marina to assure year round moorage and better use of the cove. Present experience good!! Could be excellent.
6. Real pub, other business access.
7. A wine store w/ a large selection; perhaps a Starbucks quality coffee shop. A "seaside" village w/ single-family / multiple housing & retail & cultural venues all integrated in design around the marina & foreshore.
8. Same as above.
9. Major commercial should be at Red Gap. Larger corner store, limited services for Fairwinds.
10. Pathway from Anchor Way to Fairwinds centre.
11. n/a



12. The province should provide a sidewalk & street lights between the club house & marina.
13. Walking distances to light commercial, recreational and environmental features.
14. Improvement of paths; some are narrow and muddy.
15. More trails
16. Places to access canoes on lakes. LOTS OF NATURAL AREAS PRESERVED.
17. Some good restaurants – at least one!
18. Public transit. Assisted living resources and clubhouse facility for rental & local clubs for meetings etc.
Composting area, recycle bins. Storage for RVs / small boats.
19. Commercial mini mall, groceries, restaurant, etc.
20. n/a
21. A few shops, a pub, local events eg. Pasta nights at golf club restaurants have been great.
22. n/a
23. Better approach into Fairwinds from North. Improve. Build the hub.
24. Leave lots of trees and green spaces around all future developments. More walking & bike paths.
25. 1) Access to canoe (NO MOTORS) on Eno Lake. 2) More walking and bike trails. 3) Small winding roads to slow down traffic and encourage bikes. 4) No stores or retail. Keep that at Schooner Cove.
26. Do not go into the Garry Oak Meadows. Stay out. Designate this area as protected park.
27. Rowing club on lake. Some area of professional offices with living over, such as hairdresser/salon, doctor, dentist, affordable spa services (massage, chiropractor, nutritionist, acupuncture), interior designer, accountant, run/hike/cycle store etc. Bird watch/viewing platforms with fixed telescopes, lakes & Dave's lookout etc.
27. n/a

3. Environment

“What are the environmental opportunities and challenges that you find important on the site?”

1. n/a
2. n/a
3. n/a
4. Water: quantity & quality
5. n/a
6. Retain natural landscape
7. Topography (rugged). Outcrops & forest all foster complex botanical & biological relationships. Your challenge is to fit human intrusion into that situation, preserving as much as you can for us to enjoy & yet still make money for the corp.
8. Balance of nature and development.
9. n/a
10. n/a
11. n/a
12. Lots are too small.
13. Preservation/conservation of Gary Oak meadows, wildlife, including land and marine animals, mammals, aquatic.
14. Public access to the lakes.
15. Maintaining the quality lakes, wetlands and park system that exists.
16. Retaining as much natural vegetation as possible.
17. n/a
18. n/a
19. n/a
20. n/a
21. n/a

22. n/a
23. Fueling for boats at the marina, water quality, ecostation nearby with broader menu.
24. n/a
25. n/a
26. n/a
27. Visible deer presence. More education on birds, nesting enhancements. Additional lake storage for development irrigation use, public / strata areas, existing residents have to admit what they know – this is a planned development area, which will lose green space & trees when development proceeds.
28. I like the “Working with Nature” statement. An integrated network of parks and natural space will offer residents their use without putting pressure on any one point (which could cause damage to e.g. vegetation in a natural area). And closeness to homes (5 min) will curtail vehicle use.

4. Complete Community

“What do you think makes a “complete community”? How can complete community principles be implemented at the Lakes District?”

1. n/a
2. n/a
3. n/a
4. No such thing as a complete community. Dealing with myth. Target the community to what it realistically can be; for example, baby boomer cohort is moving here. Recognize this, embrace it, build for it.
5. n/a
6. More access to wildlife area.
7. Places to walk or sit serenely. Places to walk & commune w/ nature. Neighbourhoods where houses don't sit on top of one another & are diverse in architecture, fitting into the topography & environment.
8. n/a
9. Only small, local community because Red Gap should be centre of Nanoose eventually.
10. n/a
11. n/a
12. A sewage collection system should be installed for those homes adjacent to Fairwinds.
13. Social, recreational, environmental facilities within walking distances.
14. Focus on your proposed Seaside Village.
15. Balance between living space, nature space and amenities. Too much devoted to living space will detract significantly from quality of life.
16. Blending housing for humans with nature – without spoiling nature, while keeping homes for animals and birds.
17. n/a
18. n/a
19. n/a
20. n/a
21. n/a
22. n/a
23. Common interests, relevant services for this demographic group, community engagement & governance.
24. n/a
25. n/a
26. n/a
27. Mix of development types and age brackets of residents. Community interaction, groups, events, communication between residents. Allow new, planned secondary suites to suit live-in older parents/in-laws. Students, younger residents. Communal meeting places/events.

28. A community which offers its residents the SECURITY of knowing they belong there, and can live within it NOW and IN FUTURE, downsizing their own home space, if necessary, or accepting assisted living. To implement, other needed services should be readily accessed at Schooner Cove.

5. Development Examples

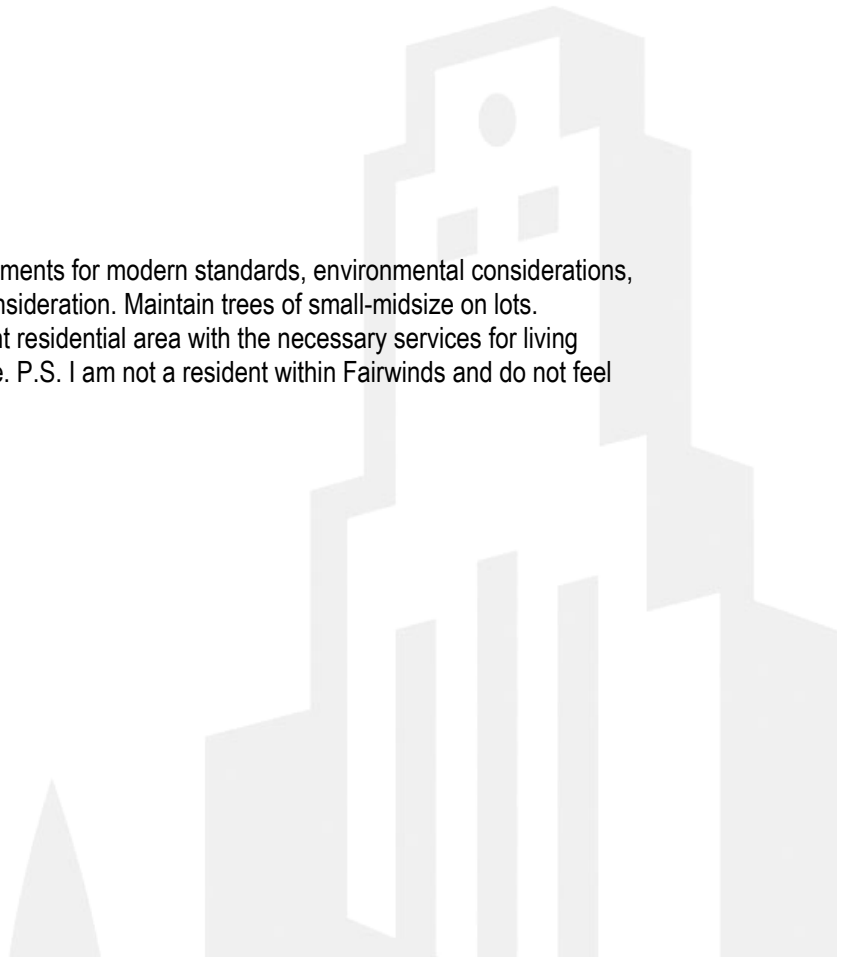
“What are some good examples of development that you know of elsewhere in the region or in the world?”

1. n/a
2. n/a
3. n/a
4. McKenzie Towne, Calgary. Coal Harbour, Vancouver.
5. n/a
6. n/a
7. San Antonio River Walk for seaside village; Seaside developments in Maine & Nova Scotia. I think that if the final “Lakes” development is roughly similar to the study w/ wildlife corridors & eco-sensitive enclosures it will be perhaps the only community designed & built to integrate people & the environment.
8. n/a
9. n/a
10. n/a
11. n/a
12. n/a
13. Pedestrian and humanistic renaissance, baroque, pre-industrial revolution villages/towns/squares/plazas, such as in towns/cities of Catskills (England), Florence/Sienna, Orvieto/San Gimignano etc in Italy.
14. n/a
15. Capilano Canyon area of North Vancouver (great nature area in major centre). Same for Fish Creek Provincial Park – major park in major city (Calgary).
16. There are more examples of poor development – so lead the world in making an incredible community that is beautiful and natural!
17. n/a
18. n/a
19. n/a
20. n/a
21. n/a
22. n/a
23. Whistler Village; Villefranche, France; Lowertown, Old Quebec City; Carmel, California.
24. n/a
25. n/a
26. n/a
27. Existing Fairwinds/Crown isle, Courtnay for single family. Tall condo buildings near BC Hydro main office in NE Burnaby, Edmunds Skytrain area & nearby dense townhouse development with walkways/underground parking in sloped site off Beresford. Comox Ave. 3-4 storey buildings.
28. 1) Dorchester, UK: large retirement complex in pleasant surroundings provides roomy apartments PLUS accommodation (overnight) for visiting family, friends, PLUS care (nursing, supervision) facility accommodation. Development is downtown so all other services are available within walking distance. 2) Peterborough, UK: residential complex of compact homes, downtown, plus the services of an “on call” manager to assist, plus accommodation (overnight) for visiting family, friends, plus communal meeting space. The homes are small, but private, grouped around patio space.



6. "Please provide us with any additional comments"

1. n/a
2. n/a
3. n/a
4. n/a
5. n/a
6. n/a
7. Thanks for the opportunity now & several more times in the future for input.
8. Fairwinds community center needs to be made more accessible, better pricing, different pricing structure, some redesign for a more comfortable, larger public use.
9. n/a
10. n/a
11. n/a
12. n/a
13. Work/plan with local interests considered.
14. n/a
15. Please be careful introducing more high density options. Make them upscale and try to funnel access to existing major roads. Leave significant park areas. (*contact info included)
16. You have a chance to do this right. Once you wreck the natural habitat this wonderful opportunity will be lost. People will pay more to have a place where they can be fit, see nature out their back door, breathe fresh air. If you create housing around a natural environment "they will come" (Field of Dreams).
17. n/a
18. n/a
19. n/a
20. n/a
21. n/a
22. n/a
23. Native land claims need to be dealt with.
24. n/a
25. n/a
26. n/a
27. Maintain Fairwinds quality, with possible improvements for modern standards, environmental considerations, green measures withing economical/practical consideration. Maintain trees of small-midsize on lots.
28. I see your Lakes District as being a most pleasant residential area with the necessary services for living located nearby and accessible at Schooner Cove. P.S. I am not a resident within Fairwinds and do not feel able to reply to some of the questions above.





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