



FAIRWINDS



**EKISTICS**

arrisARCHITECTURE

THE LAKES DISTRICT & SCHOONER COVE  
NEIGHBOURHOOD PLANNING PROCESS

**PUBLIC OPEN HOUSE #2**

SCHOONER COVE SUMMARY BOOKLET







# FAIRWINDS

## LAKES DISTRICT & SCHOONER COVE

NANOOSE BAY, BC

### EXECUTIVE SUMMARY

Public Open House #2

November 17<sup>th</sup>, 2008 - Anchor Room at Schooner Cove

On November 17<sup>th</sup>, Fairwinds hosted the second in a series of Public Open Houses as part of an ongoing consultation to prepare a new vision and Neighbourhood Plan for the Lakes District & Schooner Cove lands. More specifically, Public Open House #2 presented the consolidation of explorations (“structuring concepts”) from the Public Workshops hosted on October 3<sup>rd</sup>, 17<sup>th</sup> & 18<sup>th</sup>. Display materials spread around the Anchor Room included: the Open House #1 and Open House #2 presentation boards; raw materials from the Public Design Workshops; a model of the Schooner Cove area; and, a documentary video by Jon Frantz of Ear to the Ground Planning recording the Public Consultation Process to date.

The Open House involved the presentation of updated concept plans for both the Lakes District and Schooner Cove through an informal “self-guided tour”, complimented by focused presentations in two sessions: an afternoon session for the Lakes District and an evening session for Schooner Cove. The Public Open House brought together community members, interest groups, government approval agencies and community associations to communicate progress to date and solicit comments & feedback on the developing visions for Fairwinds’ Lakes District and Schooner Cove.

**Principled Planning for a Community in Transition** at Fairwinds involves a careful re-examination of past planning initiatives, the identification of the existing community’s core values, and a commitment to ensuring the community’s goals are enshrined in the new Neighbourhood Plan. The presentation boards began addressing these issues by illustrating: our current location in the planning process for both the Lakes District and Schooner Cove neighbourhoods; the key goals identified through the public consultation process to date; how the recently identified goals differ from those which shaped the 1983 Masterplan; and, how these goals and values could be reflected in the updated Neighbourhood Plans.

**The Lakes District** afternoon presentation illustrated the process of translating the ideas from Public Open House #1 and the Public Design Workshops through a carefully articulated set of neighbourhood-specific Design Criteria for Complete Communities to develop three Structuring Concepts for the Lakes District. The presentation detailed each Structuring Concepts individually and illustrated the relationship between residential density, housing choice, dedication of park space, reduction of development footprint and provision of community amenities. Concepts were evaluated side-by-side according to the Design Criteria for Complete Communities as previously identified. The presentation focused on 5 storyboards:



- > *The Lakes District* ~ Building the Concepts
- > *Structuring Concept 1* ~ Conventional Subdivision
- > *Structuring Concept 2* ~ Diversified Neighbourhood
- > *Structuring Concept 3* ~ Complete Community
- > *Summary Analysis* ~ Evaluation of Structuring Concepts

In working **Towards a Sustainable Fairwinds**, there are a number of vital linkages between the Lakes District and Schooner Cove Neighbourhoods. The segue between the Lakes District and Schooner Cove presentations mapped physical and programmatic connections between the two neighbourhoods, including: Walkable Neighbourhoods & Sense of Place, Public Parks & Trails, A Waterfront Village Heart, Critical Population & Density, and Circulation & Access. The exploration of these critical linkages between the Lakes District and Schooner Cove, while obvious to many residents of the Fairwinds community, reiterated the interdependent relationships of the Neighbourhood Plans being considered.

**Schooner Cove** was the focus of the evening presentation. Similar in format to the afternoon, the Schooner Cove presentation opened with a visual summary of the process of translating the ideas from Public Open House #1 and the Public Design Workshops through a carefully articulated set of neighbourhood-specific Design Criteria for Complete Communities. Residential density and building form was of particular interest in the presentation of the Structuring Concepts. Discussion of key relationships for planning at Schooner Cove included residential density (critical mass), public access to the waterfront, provision of public amenities in the form of village gathering spaces and plazas, and neighbourhood-scale commercial services. All concepts were again evaluated based on the Design Criteria for Complete Communities as previously identified for Schooner Cove. The presentation focused on 5 storyboards:

- > *Schooner Cove* ~ Building the Concepts
- > *Structuring Concept 1* ~ Water's Edge Landing
- > *Structuring Concept 2* ~ Waterfront Village
- > *Structuring Concept 3* ~ Village High Street
- > *Summary Analysis* ~ Applying the Planning Principles

Both presentations – for the Lakes District and Schooner Cove – were followed with an extended question & answer period with participants.

The response to the second Open House was overwhelmingly positive. Nearly 130 community members provided both verbal and written comment over the course of the evening. Attendees were excited to see the outcomes of the Public Design Workshops distilled into Concept Plans for discussion, were generally very supportive of the ongoing process and indicated an interest in seeing more detailed plan development in future presentations.

Next steps in the public consultation process will focus on the consideration of feedback from Public Open House #2 and the formulation of a “Preferred Concept” for presentation in a third Public Open House. Consultation with the Community Advisory Group will further refine and develop the specific process & timeline associated with the development of the preferred concepts for the Lakes District and Schooner Cove (planned for late winter/early spring 2009).

**A detailed account of the second 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 2nd Public Open House.

This Open House presents a **preliminary exploration of planning & design concepts** for the Fairwinds Lakes District and Schooner Cove. This is an **opportunity to review and comment** on the concepts developed through the 1st open house and workshops.



We look forward to hearing from you!







# Schooner Cove - Structuring Concept 1

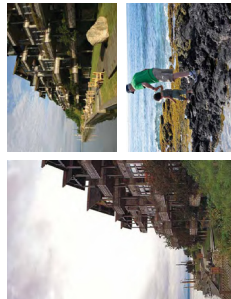


## HOUSING



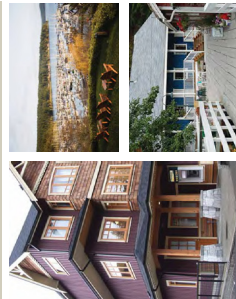
Lower density multi-family homes are distributed throughout the Schooner Cove Residential District. Housing types include Low-rise residential condominiums and townhouses.

## WATERFRONT



Townhomes and condos line the waterfront to the south of the Landing, and offer housing diversity. Building heights and siting carefully maintain views towards the water.

## AMENITIES



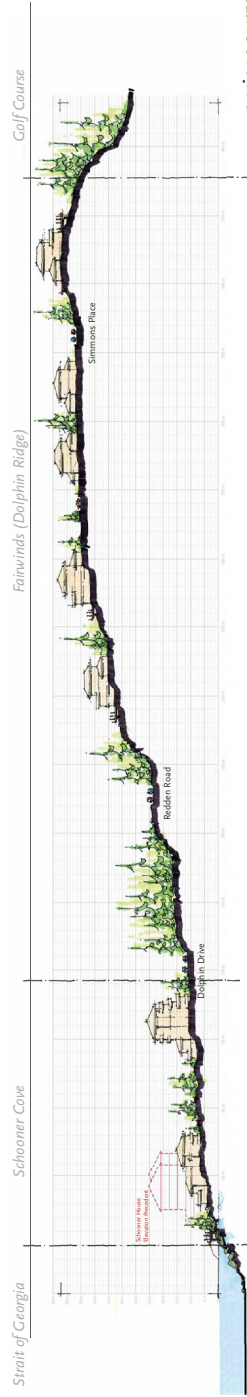
A small water's edge Landing in the northeast corner of the site provides daily conveniences, while pedestrian pathways support walking within the neighbourhood.



## STRUCTURING CONCEPT 1: Water's Edge Landing

This concept focuses on a compact water's edge Landing, located aside the marina. The "sub-residential neighbourhoods" respond to their immediate context in terms of views, topography and vegetation. Pedestrian linkages between neighbourhoods are seen to be critical to the success of a walk-able vibrant waterfront, residential community. Views from the Schooner Cove lands are key to maximizing the community's value. It was identified that building height and density must be sufficient to establish the "critical mass" necessary for a vibrant community without unduly infringing on the views of existing homes.

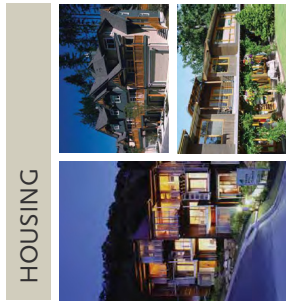
- Commercial Centres (Landing)
- 1-4 Storey Residential Development
- 1-6 Storey Residential Development (Schooner House)



CONCEPT 1 - SITE SECTION AND BUILDING MASSING

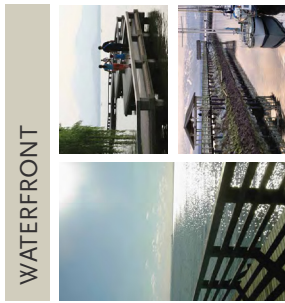


# Schooner Cove - Structuring Concept 2



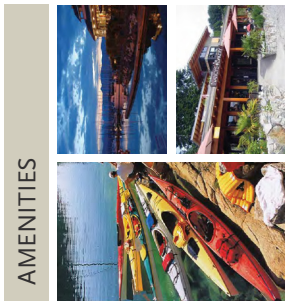
## HOUSING

Higher density multi-family and apartments create a lively neighbourhood and a range of housing choice. Higher density supports more amenities at the Village and a vibrant public waterfront.



## WATERFRONT

The waterfront experience includes boardwalks, walkways and gardens. An emphasis on natural building materials maintains the small village character of Schooner Cove.



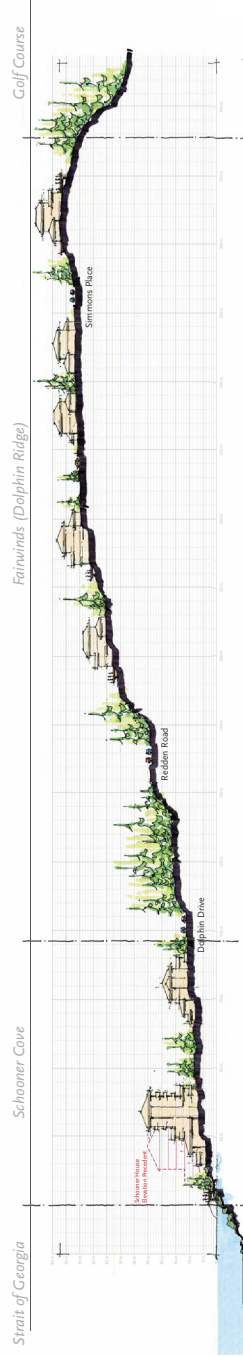
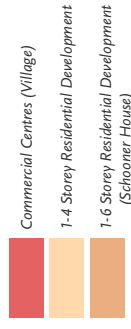
## AMENITIES

A full range of amenities are enjoyed by the community, from a restaurant and pub, to a grocery store, small shops, offices and community gathering space.



## STRUCTURING CONCEPT 2: Waterfront Village

This concept creates a “Waterfront Hub” on the relatively gentle area adjacent to the marina, containing a mix of small-scale/community commercial services. This “hub” would focus on the marina and waterfront experience with public access to the water’s edge. An outdoor green or terrace would provide a gathering place with views over the marina to the Strait of Georgia. The potential for a village gateway at the intersection of Dolphin Drive and Outrigger Road provides an location for non-waterfront commercial and defines the entrance to Schooner Cove. Two linear trail systems are identified: an east-west system, linking the village to the waterfront and a north-south system, providing pedestrian connections to the waters edge from Dolphin Drive. A pedestrian loop is created allowing movement through residential neighbourhood, the village and the waterfront boardwalk.



CONCEPT 2 - SITE SECTION AND BUILDING MASSING

# Schooner Cove - Structuring Concept 3

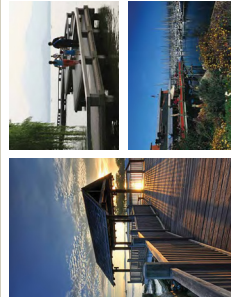


## HOUSING



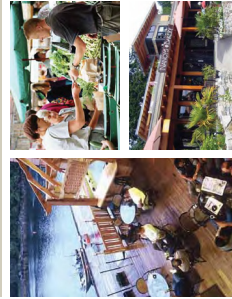
Multi-family and apartment units provide more diverse & affordable housing choice while creating density to support the village nubs.

## WATERFRONT

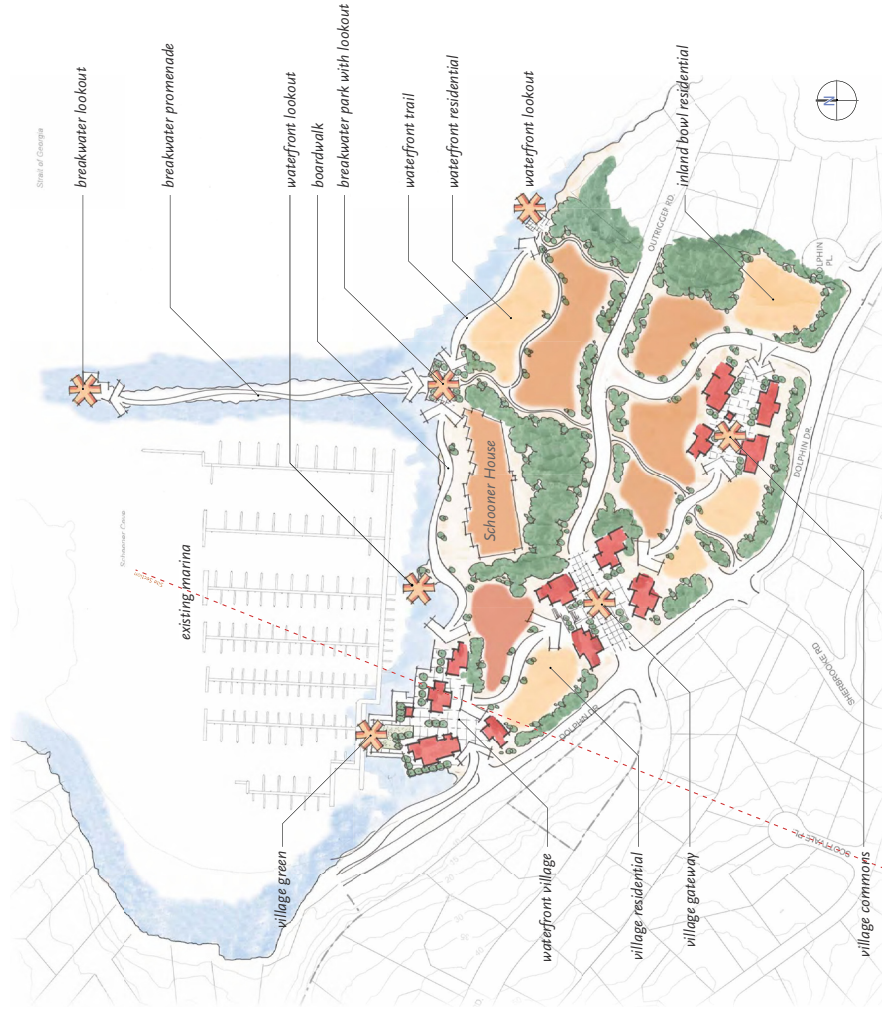


The 100% public waterfront experience includes a boardwalk, breakwater promenade and a village green.

## AMENITIES

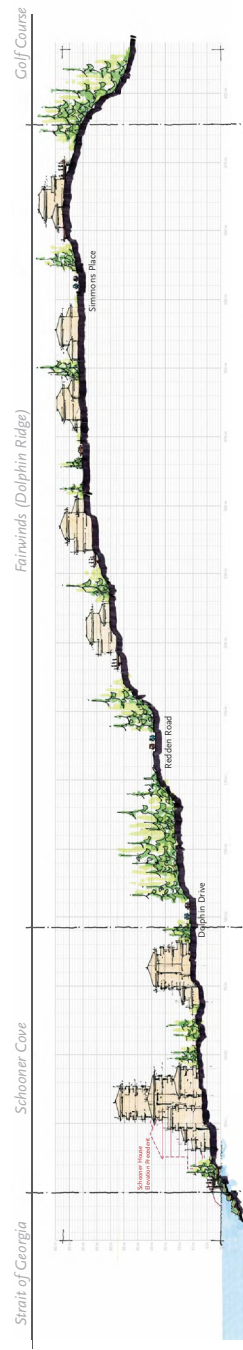
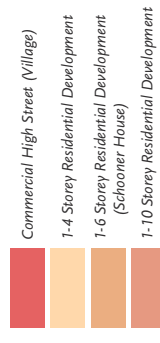


A full range of amenities from a restaurant and pub, to a grocery store, small shops, offices and community gathering space.



## STRUCTURING CONCEPT 3: Village High Street

This concept explores a village draped over the hillside, anchored at the water's edge and supported by higher density residential. The waterfront experience is structured by a waterfront "nub" (node/hub) in the gentle, northwestern corner of the site, and a gateway "nub" at the intersection of Dolphin Drive and Outrigger Road, connected by a village high street. A public seawall, with tidal pools and "nested" benches, links to the breakwater promenade and its destination pavilion. A breakwater park is located at the intersection of the promenade and the seawall with views to the Strait. Natural landscape buffers are proposed as a means to separate residential "pockets" and to provide additional park trail/ pedestrian pathways to the surrounding areas.



CONCEPT 3 - SITE SECTION AND BUILDING MASSING



# Summary Analysis - Applying the Planning Principles

Structuring Concept 1  
Water's Edge Landing



Structuring Concept 2  
Waterfront Village



Structuring Concept 3  
Village High Street



## Evaluating Concepts

Planning the Schooner Cove neighbourhood is complex. The three structuring concepts developed to date explore alternative visions for the future.

The matrix at right provides an initial framework to weigh the relative strengths of each concept according to how well they address the OCP and principles of sustainability in neighbourhood design.

Rating criteria are as follows:

- ++ *greatly exceeds target criteria*
- + *exceeds target criteria*
- 0 *meets target criteria*
- *does not meet target criteria*

## Residential : Choice & Character

Supply a mixture of housing forms & sizes  
Provide for greater socio-economic diversity  
Provide necessary population to support local business  
Establish village scale residential "character and feel"  
Accommodate future growth potential at Schooner Cove

	1	2	3
Supply a mixture of housing forms & sizes	0	+	++
Provide for greater socio-economic diversity	0	+	++
Provide necessary population to support local business	0	+	++
Establish village scale residential "character and feel"	0	+	++
Accommodate future growth potential at Schooner Cove	0	+	++

## Waterfront Experience : Parks & Plazas

Establish public access to the waterfront  
Provide public waterfront promenade & breakwater walk  
Ensure natural open space within a 5 minute walk of each home (400m)  
Provide park facilities for both active & passive recreation  
Develop destination waterfront experience for residents & visitors

	1	2	3
Establish public access to the waterfront	0	+	++
Provide public waterfront promenade & breakwater walk	-	+	++
Ensure natural open space within a 5 minute walk of each home (400m)	+	+	+
Provide park facilities for both active & passive recreation	+	+	+
Develop destination waterfront experience for residents & visitors	0	+	++

## Village : Shops & Civic Amenities

Establish a viable commercial neighbourhood "heart"  
Ensure commercial amenities within a 5 minute walk of each home (400m)  
Provide diversity of commercial services  
Foster an attractive pedestrian experience & orientation  
Decrease municipal infrastructure length & cost per capita

	1	2	3
Establish a viable commercial neighbourhood "heart"	0	+	++
Ensure commercial amenities within a 5 minute walk of each home (400m)	+	+	+
Provide diversity of commercial services	0	+	+
Foster an attractive pedestrian experience & orientation	0	+	++
Decrease municipal infrastructure length & cost per capita	0	+	++

## Circulation : Streets, Sidewalks, Trails & Transit

Provide an accessible pedestrian network of public trails  
Ensure trails within a 5 minute walk of each home (400m)  
Provide dedicated bike and pedestrian pathways to link community destinations  
Reduce private vehicle trips through walkable & transit connected destinations  
Locate transit stops within a 5 minute walk of each home (400m)

	1	2	3
Provide an accessible pedestrian network of public trails	0	+	++
Ensure trails within a 5 minute walk of each home (400m)	+	+	+
Provide dedicated bike and pedestrian pathways to link community destinations	+	+	+
Reduce private vehicle trips through walkable & transit connected destinations	0	+	++
Locate transit stops within a 5 minute walk of each home (400m)	+	+	+

**Public Open House #2**

**SCHOONER COVE**



Anchor Room at Schooner Cove  
3521 Dolphin Drive, Nanoose Bay, BC  
Thursday November 27<sup>th</sup>, 2008

**Comment Form**

Welcome to the Second Public Open House! This is an opportunity to give your input regarding the future of Fairwinds as we proceed through the Neighbourhood Design process. On the reverse side of this form, please find a copy of the concept plan metrics for you to perform your own evaluation of the Structuring Concepts presented today.

**1. In your opinion, have the guiding principles presented at the First Public Open House been reflected in the process to date? Why or why not?**

---

---

---

---

**2. Do you feel that the ideas explored during the Design Workshops have been captured in the Structuring Concepts presented today? Why or why not?**

---

---

---

---

**3. In your opinion, what were the most important features of the concepts presented today?**

---

---

---

---

**4. Please provide any additional comments.**

---

---

---

---



## Structuring Concept Evaluation Matrix

Please use the following rating criteria to score the 3 structuring concepts below.

- does not meet target criteria    0 meets target criteria    + exceeds target criteria    ++ greatly exceeds target criteria

	STRUCTURING CONCEPTS		
	1	2	3
<b>Residential : Choice &amp; Character</b>			
Supply a mixture of housing forms & sizes			
Provide for greater socio-economic diversity			
Provide necessary population to support local business			
Establish village scale residential "character and feel"			
Accomodate future growth potential at Schooner Cove			
<b>Waterfront Experience : Parks &amp; Plazas</b>			
Establish public access to the waterfront			
Provide public waterfront promenade & breakwater walk			
Ensure natural open space within a 5 minute walk of each home (400m)			
Provide park facilities for both active & passive recreation			
Develop destination waterfront experience for residents & visitors			
<b>Village : Shops &amp; Civic Amenities</b>			
Establish a viable commercial neighbourhood "heart"			
Ensure commercial amenities within a 5 minute walk of each home (400m)			
Provide diversity of commercial services			
Foster an attractive pedestrian experience & orientation			
Decrease municipal infrastructure length & cost per capita			
<b>Circulation : Streets, Sidewalks, Trails &amp; Transit</b>			
Provide an accessible pedestrian network of public trails			
Ensure trails within a 5 minute walk of each home (400m)			
Provide dedicated bike and pedestrian pathways to link community destinations			
Reduce private vehicle trips through walkable & transit connected destinations			
Locate transit stops within a 5 minute walk of each home (400m)			

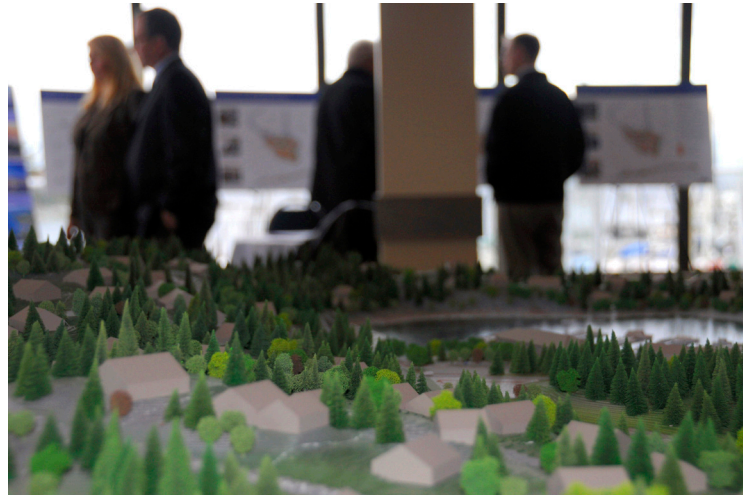
Thank you for taking the time to provide us with your comments. Please leave your completed questionnaire with us or send it to us at the address below by December 5<sup>th</sup>, 2008.

**Rebekah 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







**ear** TO THE  
**ground**  
PLANNING

In addition to still photography, a video record of Public Open House #2 was captured to document the ongoing Participatory Planning Process by Ear to the Ground Planning.

A large Sony video camera is shown in a faded, semi-transparent style, positioned behind the text.



Brook + Associates Inc  
Suite 410 – 535 Thurlow Street  
Vancouver, BC V6E 3L2

www.brookdev.com  
T 604 731 9053  
F 604 731 9075

Jan 15, 2009

## **PUBLIC CONSULTATION REPORT**

**Re: FAIRWINDS OPEN HOUSE # 2 – NOVEMBER 27, 2008**

### **Executive Summary**

On November 27, 2008, a Second Public Open House was held to collect feedback from community members, neighbours, interest groups and government agencies regarding potential Structuring Concepts for the future development of Fairwinds' Lake District and Schooner Cove Village.

The background materials included: display boards from Open House #1 (May 2008); information from the three Public Design Workshops (October 2008) including a video record of two of the workshop sessions; and a context model of Schooner Cove and environs.

In addition to the background materials, three Structuring Concepts (based on the Conceptual Designs created at the Public Design Workshops) were presented and evaluated for each of the Lakes District and Schooner Cove Neighbourhoods in two separate sessions. The structuring concepts explored a variety of options for residential density, amenities, and dedication of park and open spaces.

The Open House included an afternoon session focused on the Lakes District, followed by a short break before the evening session which addressed the Village at Schooner Cove. Each session began with an informal open house period where attendees reviewed the presentation materials spread throughout the Anchor Room and openly discussed their ideas and opinions with the Project Team and other members of the community. After reviewing the process to date, the Project Team presented the three Structuring Concepts in detail and answered questions and comments from the audience.

Attendees were asked to fill out comment forms which included an evaluation matrix to rate the Structuring Concepts based on criteria developed from RDN Policies and Principles of Complete Communities.

A total of 128 people attended the Open House, with 21 comment forms received. Overall, responses were positive regarding the Neighbourhood Plan process. The majority of respondents agreed that the guiding principles from the first Open House had been reflected in the process to date, and that the ideas explored in the Design Workshops had been captured in the Structuring Concepts presented.

A total of 12 respondents filled out the Structuring Concept Evaluation Matrices: 9 for Schooner Cove and 3 for the Lakes District. Responses from the evaluation matrix for the Lakes District followed a common theme. In order of preference: Structuring Concept #3 was the most favoured, followed by Concept #2, and Concept #1 was the least favoured. For Schooner Cove the matrix results varied greatly. Four respondents favoured Concept #3, followed by four votes for Concept #1, and one vote for Concept #2.

A summary of the comment form and matrix responses is found on page 5. A complete transcription of the comment forms is included in Appendix A on page 8. Tables that summarize the results of the Evaluation Matrices are found in Appendix B on page 14.



## 1. SYNOPSIS:

This public consultation report:

- outlines the **purpose** of Open House #2;
- summarizes Open House #2 **findings** and event details;
- provides an **overview of feedback**; and
- includes a **summary of comment forms received**.

### **Purpose**

The purpose of Open House #2 was to:

1. provide the community an opportunity to review three Structuring Concepts developed for each of the Lakes District and Schooner Cove Village;
2. give residents an opportunity to converse with the project team, communicate ideas, and ask questions regarding the Neighbourhood Plan process and the Structuring Concepts; and
3. collect feedback from the community regarding the planning process and to rate the Structuring Concepts presented.

### **Format**

The Anchor Room at the former Schooner Cove Hotel was used as the site of Open House #2. Attendees registered (see sign-in sheets), and were guided through: display boards from Open House # 1 (May 2008) and three Public Design Workshops (October 2008); a video record of two of the workshop sessions; and a context model of Schooner Cove and environs.

In addition to these background materials, three Structuring Concepts (based on the Conceptual Designs created at the Public Design Workshops) were presented and evaluated for each of the Lakes District and Schooner Cove Neighbourhoods. The structuring concepts explored a variety of options for residential density, amenities, and dedication of park and open spaces.

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, discuss and fill out comment sheets, as desired.

The Open House was divided into two parts. The afternoon session focused on the Lakes District, followed by a short break before the evening session which addressed the Schooner Cove Village. The format for each session included an informal open house portion followed by a presentation by the project team and then questions and comments from the audience.

### **Findings**

Once Open House attendees had reviewed the concept plans, comment sheets were collected. The overall results of the Public Open House are summarized in the tables below. For more detailed response information, please refer to the **Feedback** section on **page 5**. For a complete transcription of all the comment forms and structuring concept evaluation matrices collected at the open house, please refer to **Appendix A**.

Fairwinds Public Open House #2, November 27, 2008  
**Quick Facts**

# of Attendees	128
# of Completed Comment Forms	21
# of Schooner Cove Comment Forms	11
# of Lakes District Comment Forms	10
# of Independent Comments	3
# of Structuring Concept Evaluation Matrices – Total	12
# of Structuring Concept Evaluation Matrices – Schooner Cove	9
# of Structuring Concept Evaluation Matrices – Lakes District	3

The following table summarizes the Matrix Evaluations received. Note that each concept was evaluated based on numerous criterion (see **page 7** and **Appendix A** for more detail) with one vote per criteria. The number of votes is therefore a multiple of the number of respondents.

**Structuring Concept Evaluation Matrix**  
**Summary of Responses**

Lakes District Concepts	-	o	+	++
<i>Concept # 1: Conventional Subdivision</i>				
Total # of votes	42	14	2	0
<i>Concept # 2: Diversified Neighbourhood</i>				
Total # of votes	8	32	17	0
<i>Concept # 3: Complete Community</i>				
Total # of votes	2	11	37	8

Schooner Cove Concepts	-	o	+	++
<i>Concept # 1: Water's Edge Landing</i>				
Total # of votes	37	78	1	0
<i>Concept # 2: Village High Street</i>				
Total # of votes	37	45	23	0
<i>Concept # 3: Waterfront Village</i>				
Total # of votes	35	38	13	17

**Note:** The matrix provided respondents with the following rating system to score the 3 structuring concepts:

- does not meet target criteria
- o meets target criteria
- + exceeds target criteria
- ++ greatly exceeds target criteria

*Note: A limited number of responses to the Evaluation Matrix were received (3 responses for the Lakes District, and 9 responses for Schooner Cove). While the results cannot be considered to be an accurate reflection of public opinion, they may be indicative of attendees' preferences.*

**Next Steps**

Open House # 2 forms part of an extensive consultation with the community. Stakeholders, community associations and interest groups will be encouraged to participate in the ongoing Neighbourhood Plan processes. Future open



houses and possibly other public consultation sessions will be held as the Structuring Concepts and plans for the Lakes District and Schooner Cove Village are developed in greater detail.

## **2. DETAILS - OPEN HOUSE #2**

**Date:** November 27, 2008

**Time:**           **Lakes District:**                           **Schooner Cove:**  
3:30pm – 5:30pm                           6:30pm – 8:30pm  
Presentation at 4:00pm                   Presentation at 7:00pm

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

**Notification:** Open House Invitations – invitations were mailed to residents who attended Open House #1 and the Design Workshops in October.

Newspaper Ads – advertisements were placed in:

Parksville-Qualicum Beach News  
Oceanside Star  
Harbour City Star  
Nanaimo News Bulletin

Email Invitations – emails were sent to the Regional District of Nanaimo, stakeholder groups and specific individuals who had asked to be contacted for upcoming events.

Open House Posters –posters were displayed around Fairwinds.

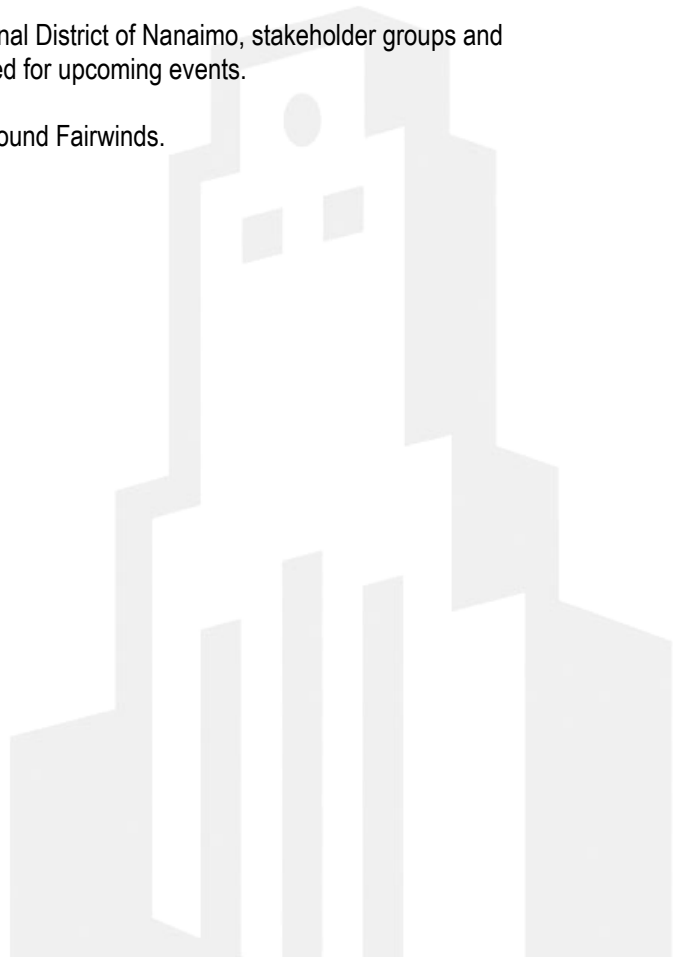
**Attendees:** 128

### **Project Team in Attendance:**

Russell Tibbles, Bentall LP  
Dave Scott, Fairwinds Community & Resort  
Rebekah Sax, Fairwinds Community & Resort  
Paul Fenske, Ekistics Town Planning  
Edward Porter, Ekistics Town Planning  
Chuck Brook, Brook + Associates Inc.  
Mark Blackwood, Arris Architecture  
Thomas Roy, Cascadia Biological Resources

### **RDN Elected Officials & Staff present:**

George Holme, Electoral Area E Director  
Geoff Garbutt, Manager, Current Planning





### Associations and Stakeholder Groups represented:

Fairwinds Community Advisory Group (CAG)  
Fairwinds Community Association (FCA)  
Garry Oak Ecosystem Recovery Team (GOERT)  
Nanoose Naturalists  
Nanoose Parks & Open Spaces Committee (POSC)  
Schooner Cove Yacht Club (SCYC)  
The Land Conservancy (TLC)  
Nanoose Property Owners and Residents Association (NPORA)

### 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 planning process and a blank Structuring Concept Evaluation Matrix for each of Schooner Cove Village and the Lakes District. 21 comment forms were received (11 for Schooner Cove Village, 10 for the Lakes District and 3 letters of general comment). Of these, a total of 12 respondents filled out the evaluation matrix side of the form. Most of the forms 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 Village Comment Forms (11 total)

##### 1. “In your opinion, have the guiding principles presented at the first Public Open House been reflected in the process to date? Why or why not?”

The majority of responses were ‘Yes’ to the above question, stating that the guiding principles presented at the first Public Open House had been reflected in the process to date. While the remaining answers did not explicitly respond ‘yes’, one respondent said ‘mostly’, one described the process as “transparent and inclusive” and two did not respond to the question. One respondent suggested that there was not enough emphasis on having businesses in the Cove while another raised a concern over the height of buildings in the Cove.

##### 2. “Do you feel that the ideas explored during the Design Workshops have been captured in the Structuring Concepts presented today? Why or why not?”

Half of the respondents felt that ideas from the Design Workshops were captured in the Structuring Concepts presented at the Public Open House. The other half provided neutral responses such as “yes and no” and “mostly” two did not respond to the question directly.

##### 3. “In your opinion, what were the most important features of the concepts presented today?”

Responses to this question were varied as respondents communicated that a number of important features shown in the concepts were:

- Different density options – 2 responses
- Proposed commercial uses and amounts – 2 responses



- Proposed heights of buildings (concerns) – 2 comments
- Potential facilities for the area – 1 response
- A community gathering place – 1 response
- That a permit application would be made in 2009 – 1 response
- Public access – 1 response
- Environmental conservation – 1 response
- Low-scale development – 1 response

#### **4. “Please provide any additional comments”**

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

#### **Lakes District Comment Forms (10 total)**

##### **1. “In your opinion, have the guiding principles presented at the First Public Open House been reflected in the process to date? Why or why not?”**

Of those who answered this question, two responses were ‘Yes’, and while the remaining answers did not explicitly respond with a ‘yes’, one described the process in a positive way, as “open and transparent”. There were two neutral responses: one expressed that some of the principles had been reflected, while the other respondent was not familiar with the guiding principles. Four respondents did not answer the question.

##### **2. “Do you feel that the ideas explored during the Design Workshops have been captured in the Structuring Concepts presented today? Why or why not?”**

A majority of respondents indicated that the ideas explored during the Design Workshop had been captured in the Structuring Concepts presented at the Public Open House. One respondent did not attend the workshops and the remaining respondents did not answer the question.

##### **3. “In your opinion, what were the most important features of the concepts presented today?”**

Responses to this question were varied as respondents communicated that a number of important features shown in the concepts were:

- Emphasis on preservation of green space, parkland & natural habitat – 4 responses
- A range of housing options to accommodate a changing demographic – 3 responses
- Trail network (foot & bike) to provide neighbourhood connections – 2 responses
- Higher density housing (in concept #3) – 2 responses
- That a permit application would be made in 2009 – 1 response
- The details shown on the plot plans – 1 response
- Proposed new, more direct road access to Schooner Cove – 1 response
- All 3 concepts – 1 response

#### **4. “Please provide any additional comments”**

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



### **Independent Comments – Letters Submitted (3 total)**

The letters received contained a wide range of comments regarding the planning process, Structuring Concepts and personal preferences for the proposed development of both the Lakes District and Schooner Cove Village. Complete transcriptions of the letters received are attached in **Appendix A**.

### **Structuring Concept Evaluation Matrix (12 total)**

Respondents were asked to rate the 3 different structuring concepts presented to them for both the Lakes District and Schooner Cove, based on four main themes;

Residential: Choice & Character  
Environment: Conservation, Parks & Recreation  
Community: Amenities & Civic Infrastructure  
Circulation: Streets, Sidewalks, Trails & Transit.

The matrix provided respondents with the following rating criteria to score the 3 structuring concepts:

- does not meet target criteria
- 0** meets target criteria
- + exceeds target criteria
- ++** greatly exceeds target criteria

Responses to each of these matrixes for both the Lakes District and Schooner Cove are briefly summarized below. The table on **page 3** shows the total number of votes per rating criteria that each of the Concepts received. Complete results of the Structuring Concept Evaluation Matrices can be found in **Appendix B on page 13**.

### **Lakes District Matrix (3 completed)**

A common theme was evident in the Lakes District evaluation matrixes, as all three respondents rated the concepts in the same order, with slight variances in the specific scoring values for each theme. The preferred option for respondents, receiving the highest rating in terms of exceeding target criteria was Structuring Concept # 3, followed by # 2, then # 1 as the lowest-scoring concept by a significant margin.

### **Schooner Cove Matrix (9 completed)**

Three respondents indicated that Concept # 1 generally meets the target criteria for each theme, but felt that neither of the other two concepts meets the target criteria. One of these three respondents did not rate Concept # 2 or # 3.

Four respondents rated the concepts in the same order of preference, with slight variances in specific scoring values for each theme. They felt that overall, Concept # 3 greatly exceeds, exceeds or meets target criteria, Concept # 2 exceeds or meets target criteria and Concept #1 meets some but not all target criteria.

Two respondents indicated their preferred concept (1 response for Concept # 1, 1 response for Concept # 2) however they did not apply the rating criteria to the three concepts.

*Note: While the limited number of responses to the Evaluation Matrix (3 responses for the Lakes District, and 9 responses for Schooner Cove) cannot be considered to be an accurate reflection of public opinion, they may be indicative of attendees' preferences.*



## **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 (11 responses)**

##### **1. In your opinion, have the guiding principles presented at the First Public Open House been reflected in the process to date? Why or why not?**

1. Yes
2. Yes.
3. Yes.
4. Yes but open ended at this point.
5. Yes mostly.
6. Process has been transparent and inclusive. Presenters were informative and open to comments and ideas.
7. *Matrix with comments only – see Question 4 for full transcription*
8. n/a
9. Yes I believe they have.
10. Mostly, however there has been undue emphasis on having businesses in the Cove and then increasing the density to support those businesses. My understanding is that it would be nice to have some local things such as café/bakery and pub but the emphasis was on maintaining the character of the area to something more like Ganges rather than False Creek.
11. 10 and 6 storey buildings were not part of the “guiding principles”

##### **2. Do you feel that the ideas explored during the Design Workshops have been captured in the Structuring Concepts presented today? Why or why not?**

1. Yes and no – yes superficially, no in the critical design details – how many people (and vehicles) to be expected N.B. e.g. NO sea wall boardwalk on breakwater (overkill). N.B. A non-intrusive development is desired (i.e. “fit-in” with neighbourhood as opposed to “take over neighbourhood”)
2. Yes.
3. Yes.
4. Three potential scenarios available.
5. n/a
6. Yes. Comments heard during the workshops appear to have been incorporated into the design concepts.
7. *Matrix with comments only – see Question 4 for full transcription*
8. n/a
9. Yes.
10. Mostly, but I don’t think anyone wants to see 500 residents in such a small area with limited access. Parking is an issue that has not been investigated enough and is critical to the success of any plan put forward.
11. People who do not have a view of the site or live adjacent to it made demands that adversely affect those bordering or overlooking the development.

### 3. In your opinion, what were the most important features of the concepts presented today?

1. To offer an estimation of the facilities and also the density of the population relative to area and units.
2. A community gathering place. A diverse and integrated use of space for all to enjoy.
3. It was mentioned that it was hoped that a permit would be applied for in 2009. I think it is important to start seeing some progress.
4. Yes.
5. Showing the different levels of density being considered. How much commercial should be included.
6. Public access; low-scale development that reflects quaint nature of Schooner Cove; environmental conservation; proposed commercial areas in keeping with low-scale nature of Fairwinds community.
7. *Matrix with comments only – see Question 4 for full transcription*
8. n/a
9. In terms of water access all 3 concepts eliminate the boat launching ramps. This will be of interest to SCYC. The 3 concepts could easily be considered the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> stages toward evolving Concept 3. The fact that parking was not addressed is significant and should be followed up on.
10. No one thing stood out and the presentations were well done. One alarm bell did ring and that was the thought of increasing numbers of dwellings of more than four stories. I don't think folks want that, based on what I heard at the workshop sessions.
11. The most important feature was height on the point and the old Hotel site – ignored.

### 4. Please provide any additional comments

1. Concentration of population that especially lives in this new development is still not accurately presented, including as well; the retail and associated service requirements. Effects on neighbouring privacy are directly related to extent of development (and type) and visible increase in human and vehicle traffic flow.
2. Not enough statistical information relating to population growth in Schooner Cove, noise pollution, lighting pollution, vehicle traffic flow, privacy issues, animal and bird habitat, environmental issues, water and sewage usage all has an immediate impact on the existing neighbourhoods surrounding Schooner Cove. None of these issues were discussed with backup stats. Heron population is decreasing and herons sit on breakwater to fish and yet these concepts suggest a walkway on breakwater which will ultimately destroy heron, cormorants and eagles fishing grounds.
3. I believe Schooner Cove development before the Lakes development is critical to the success of the Lakes District. I strongly believe there should be tourist accommodation included in the Schooner Cove Plan either by way of a boutique hotel or perhaps time share condo's that would have a rental pool.
4. A work in progress.
5. I think parking will become an issue if there is a lot of commercial business included. Also what is going to happen to all the sewage created! Out into the sea I suspect – poor fish.
6. We prefer concept # 2 revised to include water access features of # 3 such as the breakwater promenade. Concept # 3 promotes increased commercial development, greater residential density, building heights and is not in keeping with some process principles or desires of community.
7. *Matrix with comments only*: All three structuring concepts have no meaning to us. It is all P.R so you can say that Fairwinds had a "Neighbourhood" talk.
8. Would like to know expected #s re: increasing population in Schooner Cove. How would this increase impact our water supply? Would like to see how the 'concepts' would look from the properties directly across the water from the marina. There would be more noise, light. These residents would be directly impacted 24/7 - with some who will visit and leave to other parts of Fairwinds. Don't want a "beach club" (as in



- Parksville) here. How will the increased building, increased population affect the wildlife? Heron population already dwindling. What “green” building and design strategies will be used?
9. I like where we are going including the potential for extensive waterfront accessibility. I like Concept 3 as a long term goal, but would be quite satisfied to go with Concept 1 or 2 depending on the business case. There is no sense pretending to build a concept that won't be financially sustainable. In all of these concepts, destination travel should be sought to help maintain whatever commercial. (*\*fax cut off – last sentence incomplete*)
  10. A café/bakery/pub/corner store are about what I believe could be viable in that location. Adding more dedicated retail facilities would not necessarily be beneficial. You may wish to consider satellite offices for things like doctors/pharmacy. Perhaps two or three commercial offices for realtor/accountant/small business.
  11. When a gentleman objected to the building heights, density, traffic flow, parking and water supply concerns – Paul Fenske aggressively defended the process by waving a brochure from Schooner Cove workshop #1 proclaiming “it’s what the people wanted” – not so – hope the RDN listens better.

### Lakes District (10 responses)

#### **1. In your opinion, have the guiding principles presented at the First Public Open House been reflected in the process to date? Why or why not?**

1. Yes. Plenty of opportunity for input.
2. Some of the principles have been reflected.
3. Yes.
4. Process was open and transparent and people were encouraged to present their views.
5. I did not study the guiding principles that closely.
6. n/a
7. *Matrix with comments only – see Question 4 for full transcription*
8. n/a
9. n/a
10. Mostly yes, but it's difficult to tell at this broad-brush concept stage. As more details emerge it will be easier to determine such things as the degree to which ecological integrity is likely to be conserved.

#### **2. Do you feel that the ideas explored during the Design Workshops have been captured in the Structuring Concepts presented today? Why or why not?**

1. Yes – lots of detail.
2. The idea of it being a neighbourhood and not a subdivision has been taken into account. Saving the rare ecosystems and keeping them connected is positive.
3. Yes.
4. Yes – concepts present a variety of options, within the constraints of RDN and Fairwinds planning process over long-term.
5. I did not attend workshops or examine their analysis.
6. n/a
7. *Matrix with comments only – see Question 4 for full transcription*
8. n/a
9. n/a

10. Most of the key concepts have been captured, but some of the ideas discussed at the workshops were too specific for this stage of the process. Hopefully those ideas will be incorporated into the more detailed plans.

### **3. In your opinion, what were the most important features of the concepts presented today?**

1. The 3 concepts and details on the plot plans.
2. In concept 3 there was good emphasis on neighbourhood connections via foot and bike trails. More green space kept intact. Higher density housing is the way to go to make a smaller footprint and accommodate the aging population in certain areas.
3. That a permit application would be made in 2009 and start some development in 2010.
4. Maintenance of nature trails and conservation areas; range of residential options to accommodate changing demographics; proposed new more direct road access to Schooner Cove.
5. Most important features were presented in concept # 3 which shows the highest number of multi-family dwellings (townhouses, condos etc.) and the largest area preserved as natural habitat or parkland. My reasons are: 1. Fairwinds property owners tend to be very mobile and many are only part-time residents. 2. In the dry summer months, where most homes are occupied, and many have houseguests, and lawns and gardens need to be watered, considerable strain is placed on our household water supply. The situation is completely reversed during the wet winter months when many property owners are absent and water quantity and quality are excellent. I have observed this annual cycle over the past 15 years while living in Fairwinds. 3. By having more people in multi-family dwellings, more land can be retained as parkland etc and the end result would be less strain on our water resources. Also concept # 3 would lead to a safer, more secure neighbourhood with more services available to residents.
6. n/a
7. *Matrix with comments only – see Question 4 for full transcription*
8. n/a
9. n/a
10. It is great to see that all three concepts showed retention of Garry Oak ecosystems and environmentally sensitive areas. The three concepts clearly illustrate that creating compact neighbourhoods can yield more parks, wildlife corridors and other green space. Another positive aspect of the second and third concepts is the diversity of housing types and densities. A good mixture of housing often creates diverse, dynamic and vibrant neighbourhoods.

### **4. Please provide any additional comments**

1. n/a
2. There was no mention of the number of units proposed to be built and whether there will be a reduction if higher density is allowed. Will the OCP recommendations be taken into account?
3. I believe the Lakes District should be developed after Schooner Cove is well under way. I believe we need the infrastructure of Schooner Cove to attract new residents to the area and to compete with other developments like Bear Mountain and development in the Okanagan.
4. We favour concept # 3 which preserves more natural space while providing a range of residential accommodation in keeping with the character of Fairwinds community.
5. n/a
6. *Comments that Pam Straka got from a gentleman who didn't want to fill out a form: Aging in place, senior facilities, Craig Bay style. Schooner Cove – no high rise development.*



7. *Matrix with comments only:* Is all a “Green Wash” you only believe it. You cannot fool us.
8. We are an educated crowd, we all know this is only PR. Shame on you!!
9. Some neighbours gather and we just laugh about your concepts. All brain washy stuff.
10. Thank you for the opportunity to participate in this fascinating land use planning process. In my experience it is rare for a developer to go to these lengths to consult with stakeholders. I think that the Fairwinds staff and your consultants are doing a good job of “active listening” (as you promised) and capturing the input of participants, even if it is a bit blunt at times. While it looks like the third concept would offer the most protection for the sensitive ecosystems (including Garry Oak ecosystems) and wildlife, it is difficult to tell at this concept stage how well they will fare in the long run. Here are some questions to consider during the more detailed planning phase: How will you minimize the negative impacts from increased visitors and their pets on the trails, especially in the proposed park areas? How will invasive plants and animals be managed? Will neighbourhood stewardship groups be encouraged and supported (e.g. assist with plant disposal, a tool bank and training). Will residents be encouraged to plant native species and avoid using invasive species in their landscaping? How will you reduce the likelihood of road kills (especially deer, raccoons, reptiles and birds)? Are you sure that there aren't any species at risk living in areas outside the proposed protected areas? In the third concept, it's good to see that most of the green spaces are linked by wildlife corridors. However, there are a couple dead-ends and isolated “green islands” that should be avoided if possible. Could the wildlife corridor on the north end of Dolphin Lake be extended along the boundary to connect with the wetland green space on the north end of Enos Lake? Could there be a wildlife corridor to connect the two wetlands near the intersection of Fairwinds Drive and the Schooner Cove Drive extension (near the Notch)?

### Independent Comments – Letters

(NOTE: The following responses were received in letter/email format so they do not explicitly answer the questions asked on the comment forms. Comments relating specifically to the Lakes District and Schooner Cove have been bolded.)

1. *Letter submitted:* I attended the open house last Thursday and was delighted to see a thorough job being done. Clearly the third option for both areas best meets the policies and objectives set out in the earlier planning sessions, and those of the OCP. The third option for the **Lakes District** preserves the greatest amount of space for public access, existing nature and wildlife. This area would not be the same without the deer, eagles, owls, rabbits, birds and so on. Hopefully, many tracts of land can be left in their natural state. Best for the environment and cost effective. Your third plan for **Schooner Cove** provides the most public access space. This too is preferred. Schooner Cove is magical and I think everyone wishes to keep it that way. However, certain elements in your presentation material do worry me. Terms like “Town Centre” and “Village” create visions of grandeur as do bubble diagrams with numerous bubbles and cross sections indicating 4 to 6 storied buildings. I think it must be emphasized that the OCP states, “Schooner Cove Neighbourhood Centre shall remain a neighbourhood level service center with a focus on the marina resort environment.” Also in item 4 it states, “approximately 188 dwelling units may be accommodated.” *The intent of the OCP is to have a centre to support the neighbourhood not “provide necessary accommodation to support local business”* I feel sure it is your intent to stay within these guidelines (please advise me if this is not the case). I think it would go a long way to clarify your intent if you were to address scale and density in the next open house. Also, it would be a great help if you could talk of possible phases of work and approximate timelines e.g. “in the next 5 to 10 years one is likely to see...” Tough to do in the present economic climate but if the residents can understand your vision and primary objectives then I think you will be very close to having full support. I look forward to see the next phase of planning.
2. *Letter submitted:* I attended the First Public Open House and, last Thursday, the first half of the Second Open House. Rather than answer the questions on the Comment Form, I will simply make some comments

on the process and state some opinions on options. I hope this is acceptable and perhaps helpful. With regard to the process, I think it is amazingly thorough, rigorous and inclusive. In my mind, it's almost cautious and democratic to a fault. At this point, after you receive feedback from these last sessions, I would expect to hear some concrete proposals. That is, that the process will become a bit more directed, from your side. No one in the community can complain of a lack of opportunity to be heard. We bought a lot the first time we visited Fairwinds, in 1999. That indicates how impressed we were with the setting, the golf course and the residential community. We've lived here since 2001 and have experienced the good and the not so good, which one knows will be part of any such experience. There have been some unfortunate leadership situations here, with the result that there has been, at best, cynicism from many residents and, at worst, animosity from others. Hopefully, the current process is breaking down some of that resistance. When we first bought, we were probably most impressed by the setting, the possibility for ocean views, the spacious lots and the opportunity to live in a "controlled community". The latter comment refers to the Architectural Guidelines and Covenants. As time has passed, we and many of our friends have talked about our desire to be able to continue to live here when we no longer want the work and responsibility associated with a single family home on a large lot. In fact, several years ago, we, along with two other couples, approached Fairwinds about the possibility of us (or Fairwinds or others) creating a condominium-style seniors residence. As you know, an idea of this kind was raised by one of the attendees at last Thursday's meeting. Thus, my preference for the **Lakes District** would be that it includes high quality housing options other than simply single family units on large lots. With respect to **Schooner Cove**, not having attended the evening session, I only understood in a general way the difference between the three concepts presented. Thus, I will restrict my comments to one matter only. Much as I realize that Schooner Cove Hotel required extensive updating and enlarging to allow it to become an attractive and viable destination, I was nevertheless sorry to see it shut down. We'd put people there when we had an overflow of visitors, and I felt that it added to the green fee traffic on the golf course. I had hoped and expected that a hotel would be part of future plans for S.C., believing that its stunning location coupled with our proximity to Vancouver, would allow it to attract groups such as conventions. I also thought that it would be a source of traffic for your proposed commercial centre in the area. Initially, I worried that the population of Fairwinds itself wouldn't be adequate to support the kinds of shops that were envisaged. Seeing the density proposed at the second public meeting (both at S.C. and the Lakes District) that concern about adequate population to support may be unfounded. Nevertheless, I leave my comment about the potential benefits of a hotel, even if it's not of a size to handle conventions.

3. *Letter submitted:* We are submitting the conceptual plan we have chosen together with our comments: We presently enjoy a spectacular one hundred and eighty degree panoramic view from Schooner Ridge and we do not want to see this view impaired under any circumstances. I have reviewed your conceptual plans, and we chose number one for the following: I do not wish to see any building constructed higher than four storeys above the existing levels. In our opinion it will create too high a density in an area where access and egress could be a problem especially how it relates to public parking, fire and safety. We would like to see the maximum park reserve as required under the Planning Act and any new rezoning that may be approved. The development should have ample parking to accommodate boat owners using the marina and to allow for others who may launch boats from this area. This approval should be subject to main road widening on both sides of Dolphin Drive to provide good access and egress to the new development. The above is generally how we feel about the development. As more detailed plans become available together with public hearings for rezoning we will make ourselves available or through our representative to express our thoughts and recommendations. Thanking you for providing us with the conceptual plans and other information which has been most helpful to permit us to make the above comments. (*matrix completed for Schooner Cove*)





## APPENDIX B - STRUCTURING CONCEPT EVALUATION MATRIX SUMMARY

\* See attached tables for the Lakes District and Schooner Cove



# Schooner Cove Structuring Concept 1: Waters' Edge Landing

## Evaluation Tally

Does not meet      Meets      Exceeds      Greatly Exceeds

-                      0                      +                      ++

	Does not meet	Meets	Exceeds	Greatly Exceeds
<b>Residential : Choice &amp; Character</b>				
Supply a mixture of housing forms & sizes	3	3	0	0
Provide for greater socio-economic diversity	1	6	0	0
Provide necessary population to support local business	3	3	0	0
Establish village scale residential "character and feel"	1	6	0	0
Accomodate future growth potential at Schooner Cove	0	7	0	0
<b>8</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Does not meet	Meets	Exceeds	Greatly Exceeds
<b>Waterfront Experience : Parks &amp; Plazas</b>				
Establish public access to the waterfront	3	4	0	0
Provide public waterfront promenade & breakwater walk	5	0	0	0
Ensure natural open space within a 5 minute walk of each home (400m)	0	6	0	0
Provide park facilities for both active & passive recreation	3	4	0	0
Develop destination waterfront experience for residents & visitors	2	5	0	0
<b>13</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>

	Does not meet	Meets	Exceeds	Greatly Exceeds
<b>Village : Shops &amp; Civic Amenities</b>				
Establish a viable commercial neighbourhood "heart"	2	4	0	0
Ensure commercial amenities within a 5 minute walk of each home (400m)	2	4	0	0
Provide diversity of commercial services	2	4	0	0
Foster an attractive pedestrian experience & orientation	2	2	1	0
Decrease municipal infrastructure length & cost per capita	1	2	0	0
<b>9</b>	<b>16</b>	<b>1</b>	<b>0</b>	<b>0</b>

	Does not meet	Meets	Exceeds	Greatly Exceeds
<b>Circulation : Streets, Sidewalks, Trails &amp; Transit</b>				
Provide an accessible pedestrian network of public trails	2	4	0	0
Ensure trails within a 5 minute walk of each home (400m)	1	4	0	0
Provide dedicated bike and pedestrian pathways to link community destinations	1	5	0	0
Reduce private vehicle trips through walkable & transit connected destinations	2	3	0	0
Locate transit stops within a 5 minute walk of each home (400m)	1	2	0	0
<b>7</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Totals</b>	<b>37</b>	<b>78</b>	<b>1</b>	<b>0</b>
---------------	-----------	-----------	----------	----------

# Schooner Cove Structuring Concept 2: Waterfront Village

## Evaluation Tally

Does not meet      Meets      Exceeds      Greatly Exceeds

-                      0                      +                      ++

	Does not meet	Meets	Exceeds	Greatly Exceeds
<b>Residential : Choice &amp; Character</b>				
Supply a mixture of housing forms & sizes	2	2	2	0
Provide for greater socio-economic diversity	2	2	2	0
Provide necessary population to support local business	2	2	2	0
Establish village scale residential "character and feel"	2	2	2	0
Accomodate future growth potential at Schooner Cove	2	2	1	0
<b>Totals</b>	<b>10</b>	<b>10</b>	<b>9</b>	<b>0</b>

	Does not meet	Meets	Exceeds	Greatly Exceeds
<b>Waterfront Experience : Parks &amp; Plazas</b>				
Establish public access to the waterfront	2	2	1	0
Provide public waterfront promenade & breakwater walk	3	2	1	0
Ensure natural open space within a 5 minute walk of each home (400m)	2	3	1	0
Provide park facilities for both active & passive recreation	2	3	1	0
Develop destination waterfront experience for residents & visitors	2	3	1	0
<b>Totals</b>	<b>11</b>	<b>13</b>	<b>5</b>	<b>0</b>

	Does not meet	Meets	Exceeds	Greatly Exceeds
<b>Village : Shops &amp; Civic Amenities</b>				
Establish a viable commercial neighbourhood "heart"	3	2	1	0
Ensure commercial amenities within a 5 minute walk of each home (400m)	1	3	1	0
Provide diversity of commercial services	1	1	2	0
Foster an attractive pedestrian experience & orientation	1	3	1	0
Decrease municipal infrastructure length & cost per capita	1	2	1	0
<b>Totals</b>	<b>7</b>	<b>11</b>	<b>6</b>	<b>0</b>

	Does not meet	Meets	Exceeds	Greatly Exceeds
<b>Circulation : Streets, Sidewalks, Trails &amp; Transit</b>				
Provide an accessible pedestrian network of public trails	2	2	1	0
Ensure trails within a 5 minute walk of each home (400m)	2	3	0	0
Provide dedicated bike and pedestrian pathways to link community destinations	2	2	1	0
Reduce private vehicle trips through walkable & transit connected destinations	2	2	1	0
Locate transit stops within a 5 minute walk of each home (400m)	1	2	0	0
<b>Totals</b>	<b>9</b>	<b>11</b>	<b>3</b>	<b>0</b>

<b>Totals</b>	<b>37</b>	<b>45</b>	<b>23</b>	<b>0</b>
---------------	-----------	-----------	-----------	----------





## **New development plans for Fairwinds meets region's density requirements**

The Star

*Friday, December 05, 2008*

The company that owns Fairwinds and Schooner Cove resorts in Nanoose plans to apply to the Regional District of Nanaimo to alter the Official Community Plan for Fairwinds.

"For the most part, we are building upon the vision set forth in the RDN's Official Community Plan for Nanoose, with a more detailed, updated and comprehensive neighbourhood plan," said Russell Tibbles, the vice-president of development and operations for Fairwinds. When Fairwinds was initially conceived in the 1980s, "it was envisioned as a community of 2,500 homes," Tibbles said.

Shortly after the first nine holes of the Les Furber-designed golf course opened, the RDN introduced its growth management plan, Tibbles said. This plan identified the areas in Nanoose the RDN considered acceptable for high-density development. Fairwinds is one of those areas as are Schooner Cove and Red Gap.

The developable property at Fairwinds is 560 hectares and "only 700 homes have been built to date," Tibbles said. There are still 29 hectares still to be developed.

Under the RDN's growth management plan, the district wants more density and Fairwind's new plan conforms to the RDN's wishes, said Tibbles.

# Proposal for Schooner Cove redevelopment expected by February, 2009

By Fred Davies - Parksville Qualicum Beach News

Published: December 04, 2008 7:00 PM

The owners of Fairwinds and Schooner Cove in Nanoose Bay plan to apply for amendments to the area's Official Community Plan for new construction

On Nov. 27 Fairwinds Real Estate management hosted a public open house at Schooner Cove to unveil several exploratory design concepts being considered as a planning team moves forward with proposed construction on 29 hectares. The RDN has, in their growth management plans, identified Schooner Cove and Fairwinds as areas suitable for high density development.

"We are building on the vision set forth in the RDN's Official Community Plan for Nanoose with a more detailed updated and comprehensive neighborhood plan," said Paul Fenske of design consultants Ekistics Town Planning.

The development team notes when Fairwinds was conceived, in the 1980s, it was imagined as a community of around 2,500 homes. Currently there are about 700 residences in the area.

Fairwinds and Schooner Cove are separate resort areas both owned by British Columbia Investment Corporation.

"At the Lakes District the issues relate mainly to form quantity of housing, the extent and connectivity of parks and open spaces and the conservation of sensitive ecosystems," said Russell Tibbles, vice president of development for Bentall LP, property managers.

A final proposal, ready for public comment, is hoped for in February.

**Find this article at:**

[http://www.bclocalnews.com/vancouver\\_island\\_central/parksville\\_qualicumbeachnews/news/35575899.html](http://www.bclocalnews.com/vancouver_island_central/parksville_qualicumbeachnews/news/35575899.html)



## **Future of Fairwinds will change Nanoose**

### Company reveals ideas for area's neighbourhoods

**Walter Cordery**

The Daily News

*Thursday, December 04, 2008*

The company that owns Fairwinds and Schooner Cove resorts in Nanoose plans to apply to the Regional District of Nanaimo to alter the Official Community Plan for Fairwinds.

"For the most part, we are building upon the vision set forth in the RDN's Official Community Plan for Nanoose, with a more detailed, updated and comprehensive neighbourhood plan," said Russell Tibbles, the vice-president of development and operations for Fairwinds.

When Fairwinds was initially conceived in the 1980s, "it was envisioned as a community of 2,500 homes," Tibbles said.

Shortly after the first nine holes of the Les Furber-designed golf course opened, the RDN introduced its growth management plan, Tibbles said. This plan identified the areas in Nanoose the RDN considered acceptable for high-density development. Fairwinds is one of those areas as are Schooner Cove and Red Gap.

The developable property at Fairwinds is 560 hectares and "only 700 homes have been built to date," Tibbles said. There are still 29 hectares still to be developed.

Under the RDN's growth management plan, the district wants more density in developments and the new plan Fairwinds has come up with conforms to the RDN's wishes, said Tibbles.

"We are developing a plan that will have a condensed footprint and not be sprawled out all over the place."

Last Thursday, Fairwinds held its second open house to discuss its plans for future.

Though Fairwinds and Schooner Cove are separate resort areas, British Columbia Investment Corporation owns both and there are overlapping concerns, said Tibbles.

At last week's open house, Fairwinds presented a number of display boards that set out a range of possible concepts based on past discussions with the public, Tibbles said.

"At the Lakes District, the issues relate mainly to form and quantity of housing, the extent and connectivity of parks and open spaces and the conservation of sensitive ecosystems," he said. "For Schooner Cove Village, it's the nature and extent of commercial services; the amount and type of public access to the waterfront and the height and footprint of residential buildings."

Tibbles hopes to be able to take the final proposal to the public in February.

## Notes

---





**Fairwinds Community & Resort**

3455 Fairwinds Drive  
Nanoose Bay BC  
V9P 9K6

Tel. 250.468.7054  
Fax. 250.468.9840  
Email. [rsax@fairwinds.ca](mailto:rsax@fairwinds.ca)



**EKISTICS**

**arris**ARCHITECTURE