



DEEP BAY COMMUNITY DESIGN WORKSHOP SUMMARY
 May 2nd to 4th, 2014

Purpose and Results

Baynes Sound Investment (BSI), represented by Amar Bains, Jim Crawford and Theresa Crawford, held a three-day Deep Bay Community Design Workshop at the Field Research Station of Vancouver Island University (VIU) from May 2nd to May 4th, 2014. The purpose of the design workshop was to explore alternative development concepts for the BSI property with the residents and businesses of the Deep Bay community. A mix of community representatives were invited Friday night for a three hour discussion around the concept framework, program elements, and other ideas. The six table discussion provided a rich basis for design and programming ideas. The rest of the weekend was open to the general public with a drop-in on Saturday afternoon and a formal public presentation on Sunday afternoon. As the accompanying chart shows on page 2, there is an indication of support for the project to proceed further with broader public engagement.

The Project Consulting Team

Michael von Hausen, President of MVH Urban Planning & Design facilitated the public consultation supported by an architect, landscape architect, environmental engineer, illustrator, and other planners. The MVH team consisted of Michael von Hausen, Sunny Mangat, Kim Perry, Calum Srigley, Alan Endall, Sita Walia, and Athena von Hausen. The weekend workshop included four formal opportunities for public involvement and the team was open for public interaction and observation throughout the entire weekend. The idea was to work in and with the community to generate a preliminary concept that the community generally supported.

Background Information

A Process Approach and Workshop description, as well as an 11 Question and Answer sheet was distributed at the weekend events. These documents were also emailed to the group before the weekend Workshop. There was a constant interaction throughout the weekend with community members. Many public concerns and innovative ideas were brought up and the possibilities were discussed which contributed to the development concepts.

Weekend in Review

Friday night community workshop from 7:00 – 10:00pm; (23 community members attended)

At the Friday evening workshop started at 7:00pm. Six tables discussed six questions which were presented at the commencement of the workshop. They were answered by each group and then presented at the end of the discussion period. A community member was selected as a spokesperson from each table (Attachment 1). The design team started the design and planning process the next morning following the Friday night Workshop.



Saturday morning community focus group from 10:00am – Noon (6 community members attended) Saturday, May 3rd entailed more public opportunity for discussion of concerns and opportunities in the morning, with a focus group of six community members. As the design team was busy creating drawings that were visible to the public in process, constant input was given to inform the planning of the new proposal. The team also prepared conceptual drawings that showed required setbacks, green space, trails, walkways, roadways, various land uses, and pocketed areas of potential development.

Saturday afternoon drop-in from 5:00 pm- 7:00 pm

Saturday afternoon after 5:00 pm was open to the public for a drop-in session to view and comment on the emerging conceptual design as it was being developed by the MVH Team.

Sunday afternoon Public Presentation from 4:00 pm to 6:00 pm (38 people attended/24 completed comment sheets)

The final public presentation included a one hour PowerPoint presentation followed by a one hour question and answer discussion. The drawings were placed on presentational boards for the community members to see and analyze. Michael von Hausen and the team presented what the design team had created from the input of the Friday night Workshop and other associated discussions that followed. The phased development proposal focused on Lot A. Lot B would be considered later which would include a second road access and trail connects.

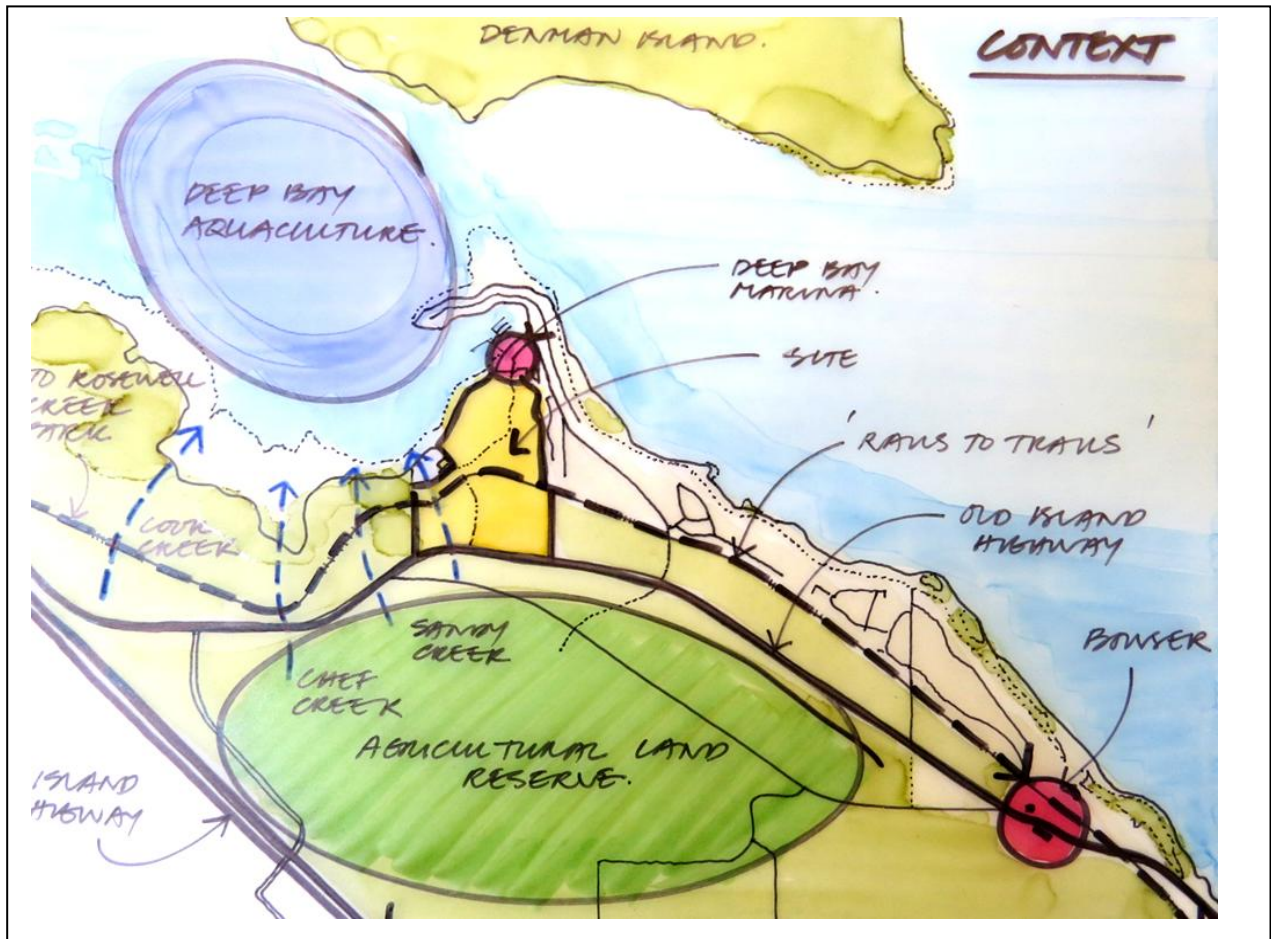
The attendees at this session received a comment sheet of eight questions prior to the presentation which gave another opportunity for feedback. These comment sheets were compiled and the data will be used for future reference. Nine flash drives containing the presentation were distributed to the public. The community members who attended the final presentation were generally supportive of the preliminary development concept.

FINAL PRESENTATION AND FEEDBACK - MAY 4TH, 2014

A public presentation was held on May 4th, 2014 as part of the Public Engagement Process. Residents were able to review the Plan concepts and provide comments. **38 participants attended. 24 participants completed the comment sheets.** Summaries of the responses provided below, are divided into five categories.

Statistical Summary: Deep Bay Public Engagement Process Results

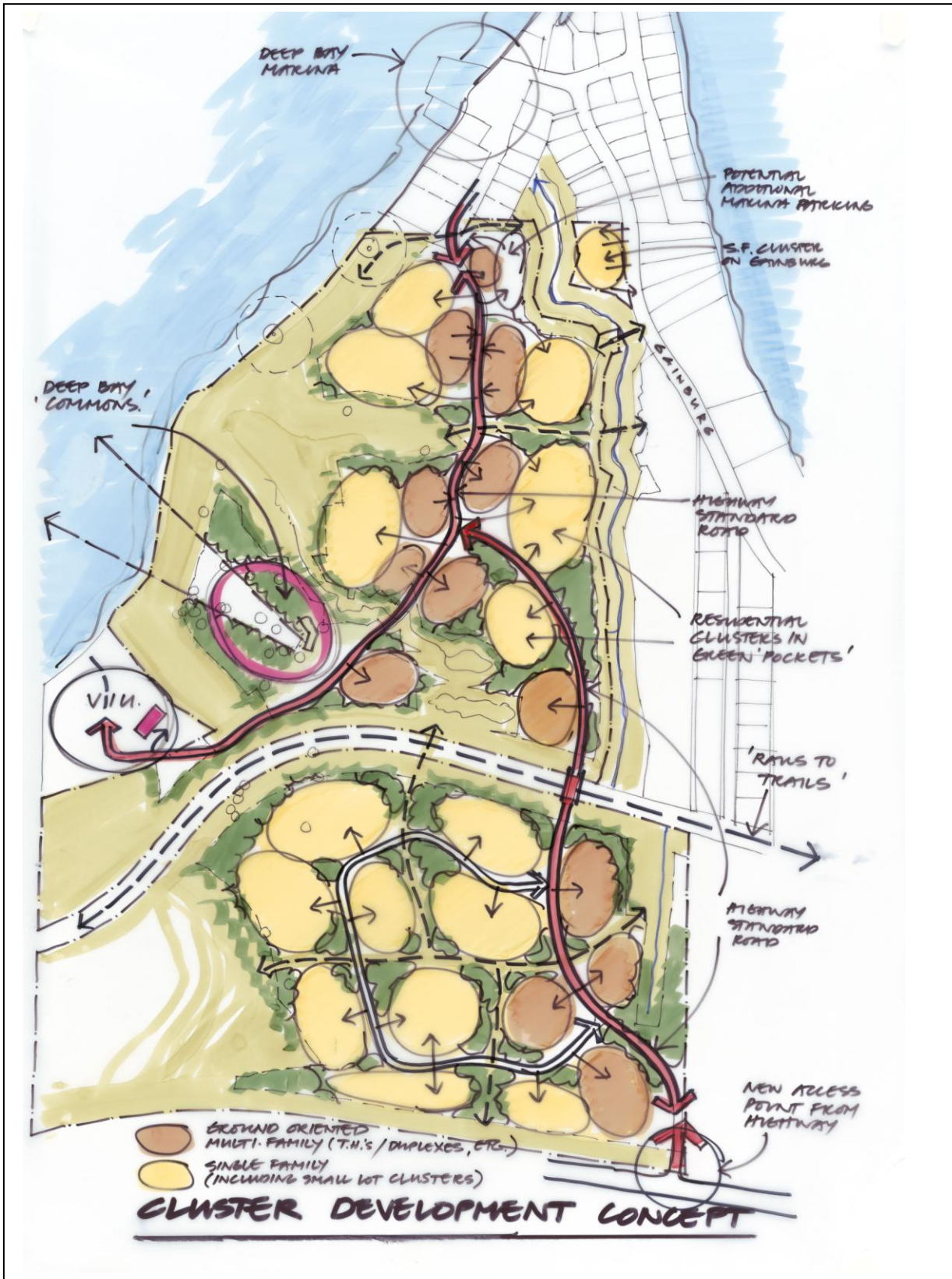
QUESTION	STRONGLY SUPPORT %	SOMEWHAT SUPPORT %	TOTAL STRONG SUPPORT & SOMEWHAT SUPPORT %	NON SUPPORT %
1. VISION & PRINCIPLES	58%	42%	100%	0%
2. PARKS, TRAILS, OPEN SPACE & WETLAND AMENITIES	92%	8%	100%	0%
3. LAND USES	54%	42%	96%	4%
4. DIVERSITY OF HOUSING	79%	21%	100%	0%
5. ROADWAY CONCEPT	50%	46%	96%	4%

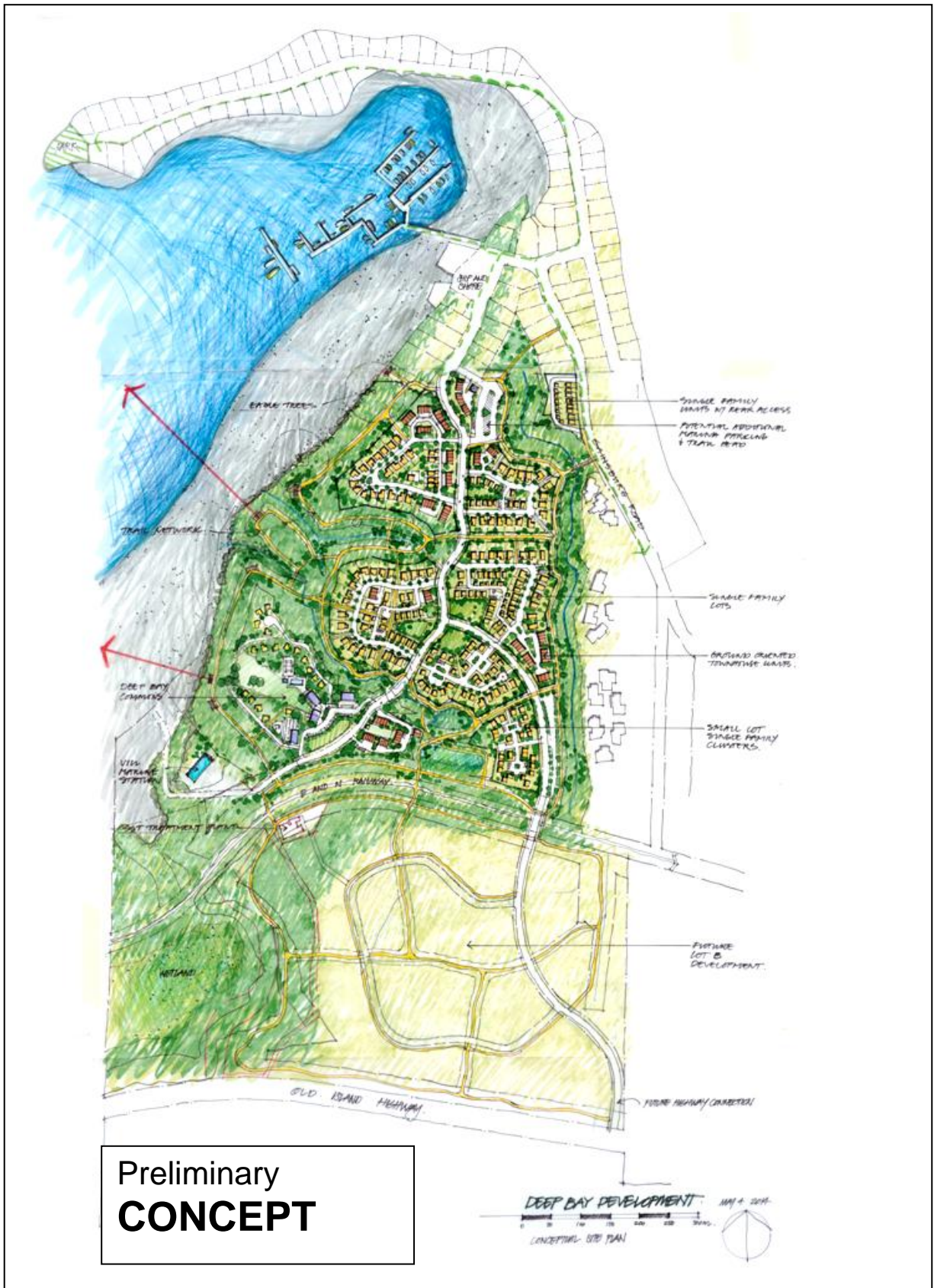


VISION

TO PROTECT THE NATURAL BEAUTY OF BAYNE'S SOUND AND RESPECT THE PRISTINE WATER QUALITY BY CREATING AN INTEGRATED AND AFFORDABLE COMMUNITY THAT PRESERVES THE DIVERSE RURAL CHARACTER.







Preliminary
CONCEPT

DEEP BAY DEVELOPMENT MAY 4, 2014
CONCEPTUAL SITE PLAN

