



## TOWN OF LAKE COWICHAN

### Advisory Planning Commission

Thursday, June 28<sup>th</sup>, 2018 at 4.00 p.m. – Council Chambers

## AGENDA

Page #

1. **INTRODUCTION OF LATE ITEMS** (if applicable)
2. **AGENDA**
3. **ADOPTION OF MINUTES**  
(a) Minutes of meeting held on May 24<sup>th</sup>, 2018.
4. **BUSINESS ARISING AND UNFINISHED BUSINESS**  
None.
5. **DELEGATIONS AND REPRESENTATIONS**  
None.
6. **CORRESPONDENCE**  
None.
7. **REPORTS**  
(a) Contract Planner re Community Open House
8. **NEW BUSINESS**  
(a) Potential property for a Care Facility – APC input.
9. **NEXT MEETING DATE**  
July 26<sup>th</sup>, 2018 at 4.00 p.m.
10. **ADJOURNMENT**

3

5

24

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**TOWN OF LAKE COWICHAN**

Minutes of Advisory Planning Commission held on  
Thursday, May 24<sup>th</sup>, 2018



PRESENT: Darlene Ector, Acting Chair  
Brian Locher  
Janice New  
Robert Patterson

REGRETS: Les Bowd

ALSO, PRESENT: Councillor Carolyne Austin, Alternate Council Representative  
Joseph A. Fernandez, CAO  
James van Hemert, Contract Planner

**1. CALL TO ORDER**

Darlene Ector was nominated and elected to chair the meetings in the absence of Les Bowd. She called the meeting to order at 4.02 p.m.

**2. APPROVAL OF AGENDA**

No. APC.06/18 Moved: Robert Patterson  
Seconded: Janice New  
that the agenda be approved.

CARRIED.

**3. ADOPTION OF MINUTES**

No. APC.07/18 Moved: Brian Locher  
Seconded: Robert Patterson  
that the minutes of the meeting held on March 22<sup>nd</sup>, 2018 be approved.

CARRIED.

**4. BUSINESS ARISING AND UNFINISHED BUSINESS**

None.

**5. DELEGATIONS AND REPRESENTATIONS**

None.

**6. CORRESPONDENCE**

None.

**7. REPORTS**

- (a) The Contract Planner reviewed the meeting notes from the three working groups from April and May, 2018. He gave particular emphasis on the big Ideas that were expressed by the working groups. He touched on Block 200 and access and infrastructure shortfalls affecting it. Designating part of it as ecologically sensitive is also a consideration.

The expansion of the current Light Industrial zone was explored as a possibility by one of the working groups.

Establishing an urban containment boundary was raised as a consideration.

Other issues raised were:

- Need for a dog park;
- Attracting a hostel;
- Coach houses or accessory dwellings, modular homes;
- Requirement for 20% affordable homes in rezoning applications;
- Increasing density;
- Raised community garden;
- Clarity on permitted uses on waterfront properties;
- Downtown as separate districts; and
- 

- (b) The table of contents for the OCP is being reorganized and the review process was again discussed.
- (c) The Open House slated for June 2<sup>nd</sup>, 2018 has been publicized.
- (d) The Community Plan of the Lake Cowichan First Nation was treated as information.
- (e) On the FureFibre Item, Robert Patterson had contact information But a buy-in from the community is needed.

**8. NEW BUSINESS**

None.

**9. NEXT MEETING DATES**

June 28<sup>th</sup>, 2018 at 4.00 p.m.

**10. ADJOURNMENT**

No. APC.08/18  
Adjournment

Moved: Robert Patterson  
Seconded: Janice New  
that the meeting be adjourned at 5.58 p.m.

CARRIED.

Certified correct \_\_\_\_\_

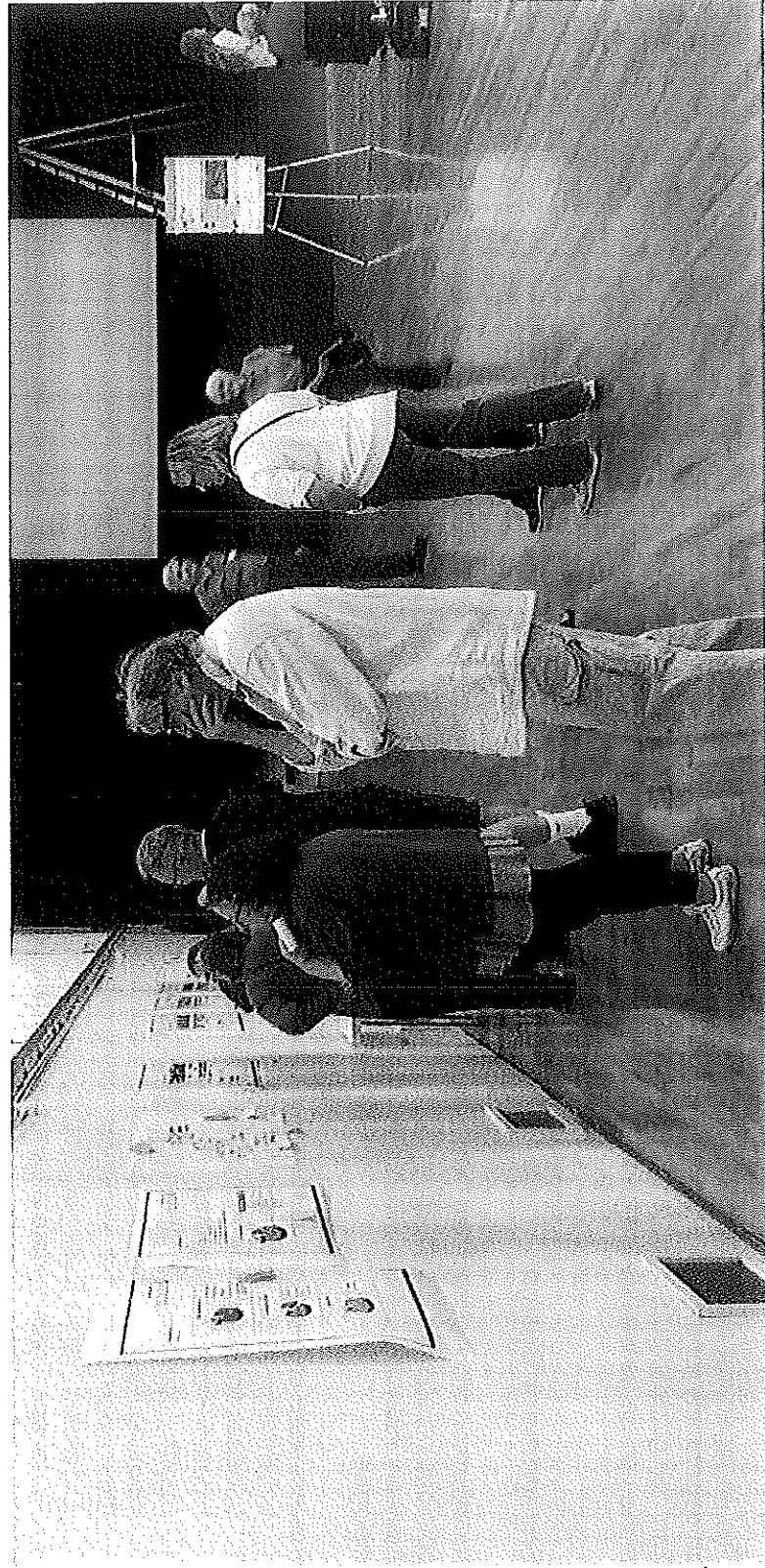
Confirmed on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Chair

**Community Open House**

***Overview***

Saturday, June 2, 1 to 4 pm, Centennial Hall



## Purpose of the Event

The engagement event, occurring at the end of the 'what we know now' and 'learning together' stages of the update, provided an opportunity for the entire community to view the 'work in progress' and express their opinion on specific topics. The input from the general public serves to validate the work done to date and to further refine the working draft of the policy component of the update as well as the maps, particularly the land use and 'greenways and blueways' maps.

## Engagement Design

An informal 'drop in' approach was used to offer people an opportunity to leisurely review information and to express their opinions on specific topics as well as an 'open space' wall for the expression of any ideas and concerns. Members of the Advisory Planning Commission, the three working groups, and the consulting planner were available for individual one on one dialogue.

Posters were created on the following topics

1. Information about town demographics and population growth projections
2. Information about where residents live (dwelling types) and work (commuting destinations)
3. Update Process Diagrams
4. Healthy community built environment linkages –two posters designed by Island Health
5. Housing Types –choices, and 'sticky dot' voting on preferences
6. Downtown Character, sticky dot voting on preferences
7. Expanded Home Business, voting on level of support for change
8. Parks and Trails update as a more detailed greenways and blueways map
9. Downtown Districts map
10. Land Use map illustrating the major changes proposed, including an urban containment boundary and new employment lands designation
11. Transportation and Mobility map illustrating 15 minute walking and cycling areas encompassing the two public schools
12. Walk score station on a laptop for entering home address and discovering one's walk score
13. Open space 'what do you think?' posters for any opinion to be expressed

In addition to directions provided, participants took their own initiative in their use of sticky dots and sticky note paper by responding to comments by others, either by 'voting' on comments, or responding in writing.

## Results

Attendance was 56 over the course of the afternoon, inclusive of elected officials, working group members and Advisory Planning Commission members.

## Highlights

### Housing Choices

- Broad level of support for all housing types within the detached, attached, and accessory dwelling categories, except for 'mobile homes in a park'
- Highest levels of support for single detached (larger than 1,000 square feet), small house (400 to 1,000 square feet), and 'residential above commercial
- Some uncertainty expressed with respect to accessory dwellings, including the carriage house, garden flat, and tiny house on wheels

### Downtown Character

- Images of Scarlett's/ Dots and Country Grocer garnered approval ratings of 75% and 94% respectively for the combined categories of 'like very much' & 'like'
- The image of the Fields store had a disapproval rating of 85%, combining the 'don't like' and 'really don't like'
- **NOTE:** the results of visual preference surveys for building character are somewhat predictable: people like articulated walls, landscaping, no parking in front of buildings, sidewalk furniture, and natural colours

### Economic Development

Expand Opportunity for Home business

- Mixed: 52% 'like' and 'really like' the idea, 24% 'don't like' and 'really don't like'

### Downtown Districts

- Mixed reactions; some uncertainty as to the rationale and the ability to successfully implement

### Greenways / Blueways

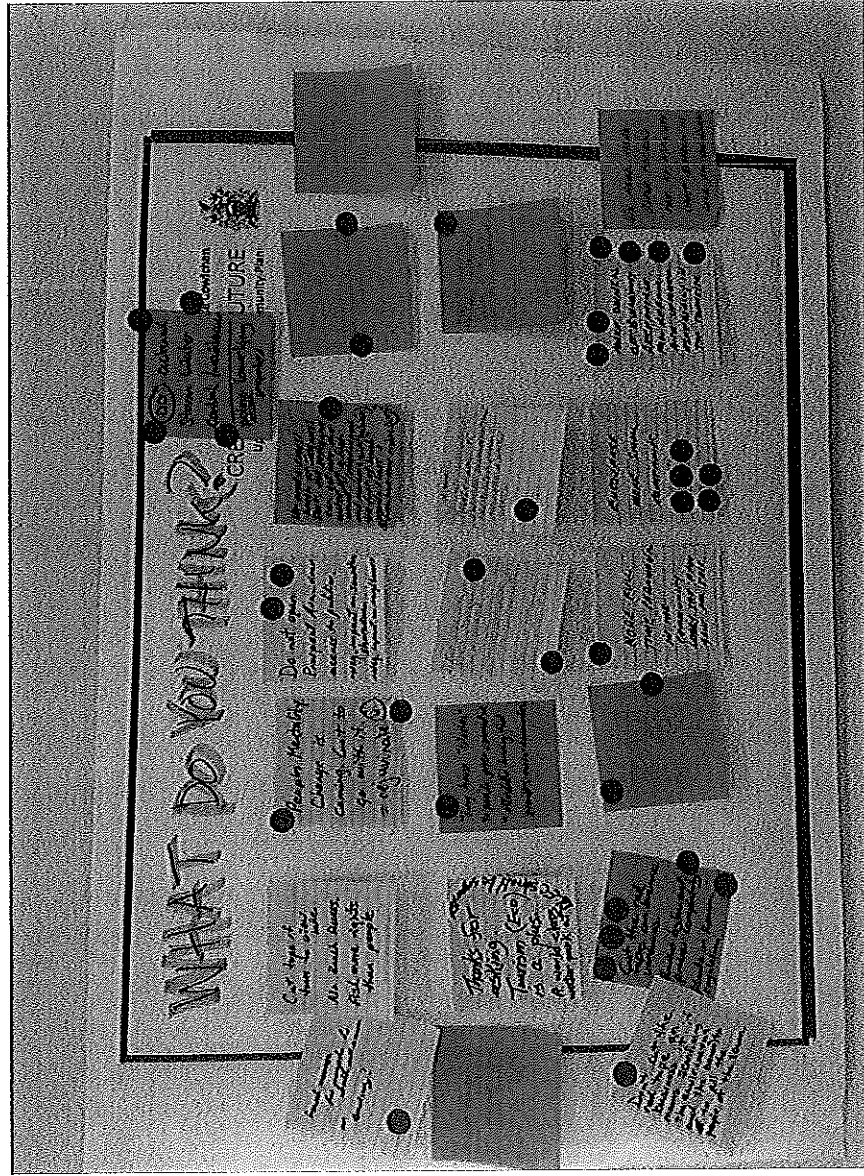
- High level of interest, generating many comments and additions to the map
- Top comments related to desire for improved access to the lake and river for the public

### Land Use

- Most comments related to ecological protection

**Open Space (What do you think?)**

- Concern about sufficient river and lake access for the public
- Concern about red tape that discourages new businesses
- Desire for a nearby beach for families
- Need for affordable and seniors housing
- Appropriate and consistent bylaw enforcement
- More indoor recreation facilities

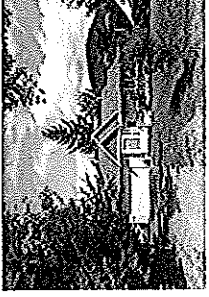

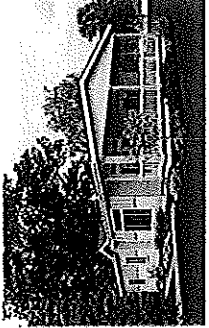
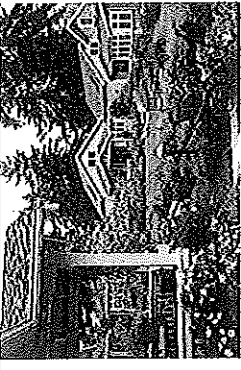




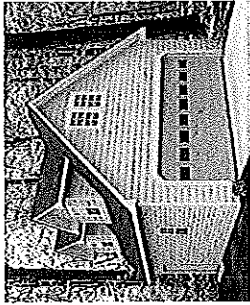
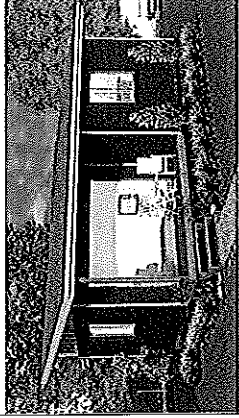
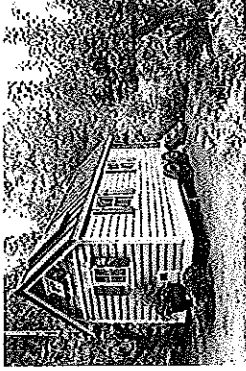
### Housing Choices

Participants were asked to vote their response using blue sticky dots. The numbers of dots are tabulated in the table.


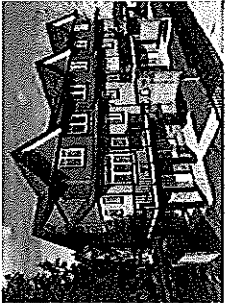

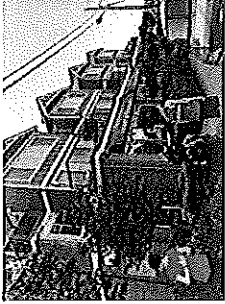
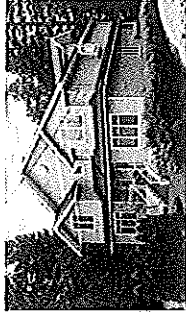
#### Detached

	Single Detached	Mobile Home	Modular Home	Small House
				
	Larger than 1,000 sq. ft.	In a mobile home park	Permanently on foundation	400 to 1000 sq. ft.
Yes	27	8	29	32
Not sure		3	3	1
No	1	11	1	1

Accessory housing types

	Carriage House (above garage)	Garden Flat	Tiny House on Wheels
			
	Accessory dwelling above a garage	Single story accessory dwelling in a backyard	Less than 400 square ft.
Yes	23	25	15
Not sure	5	5	7
No	3	4	6

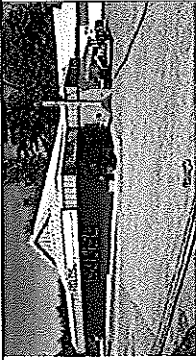
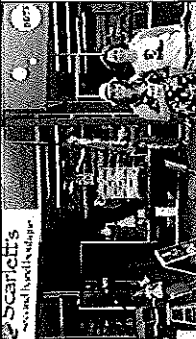
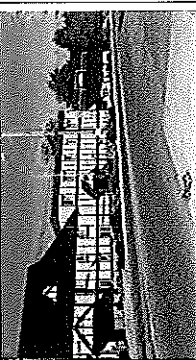
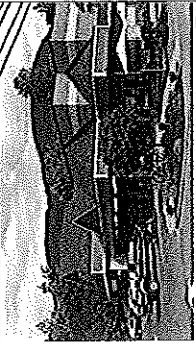
Attached housing types

	Patio Home	Town Home	Apartment	Apartments Above Commercial	Duplex/triplex
Use a					
	Single story attached	2 to 3 story attached; 4 or more	Multiple story; rental or owned		Two or three attached units
Yes	23	21	18	36	20
Not sure	2	3	3	1	6
No	2	5	2	1	.

Comments

- Could introduce more financial incentives for rental housing, and improve protections for landlords so is worth the effort to have a rental suite
- Re duplex/triplex housing: \* Have to make sure you have the appropriate parking for this. No parking on street

*Downtown character*

				
Really like		9	4	11
Like		12	21	19
Neither like nor dislike	4	7	5	2
Don't like	8		3	
Really don't like	15			

**Comments:**

- Bargain Store had the building painted awful red!! Fields could have re-painted it by now? At least it has faded somewhat. Horrible colour.
- Get a volunteer working group together to paint the municipal hall and annex

**Economic Development**

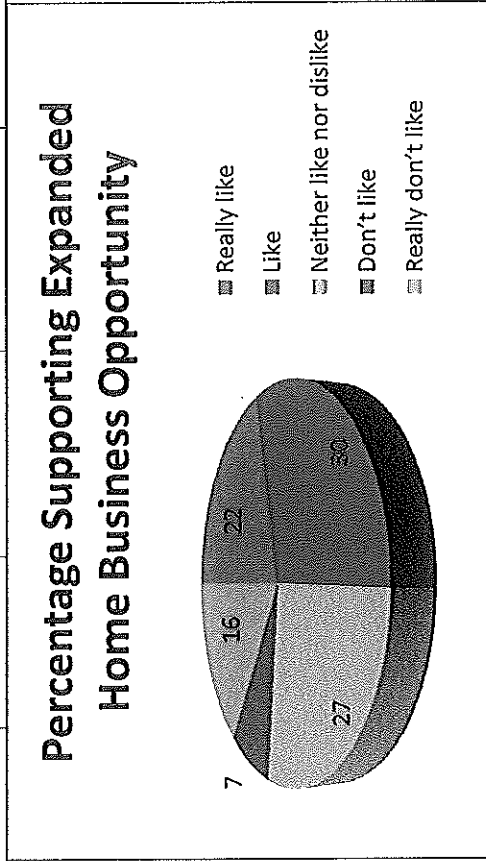
**Expand Opportunity for Home business**

Zoning Bylaw currently allows home businesses for a person engaged in business, art, health, crafts or instruction; and the operation of a child care centre. It provides that no more than 40% of the gross floor area, up to a maximum of 861 square feet, may be used for the business.

Question asked:

*Consider that under certain conditions and for specific locations that a home business could serve as a temporary incubator space for new start-up businesses and permit employees, the use of more space, and limited assembly of product. What do you think?*

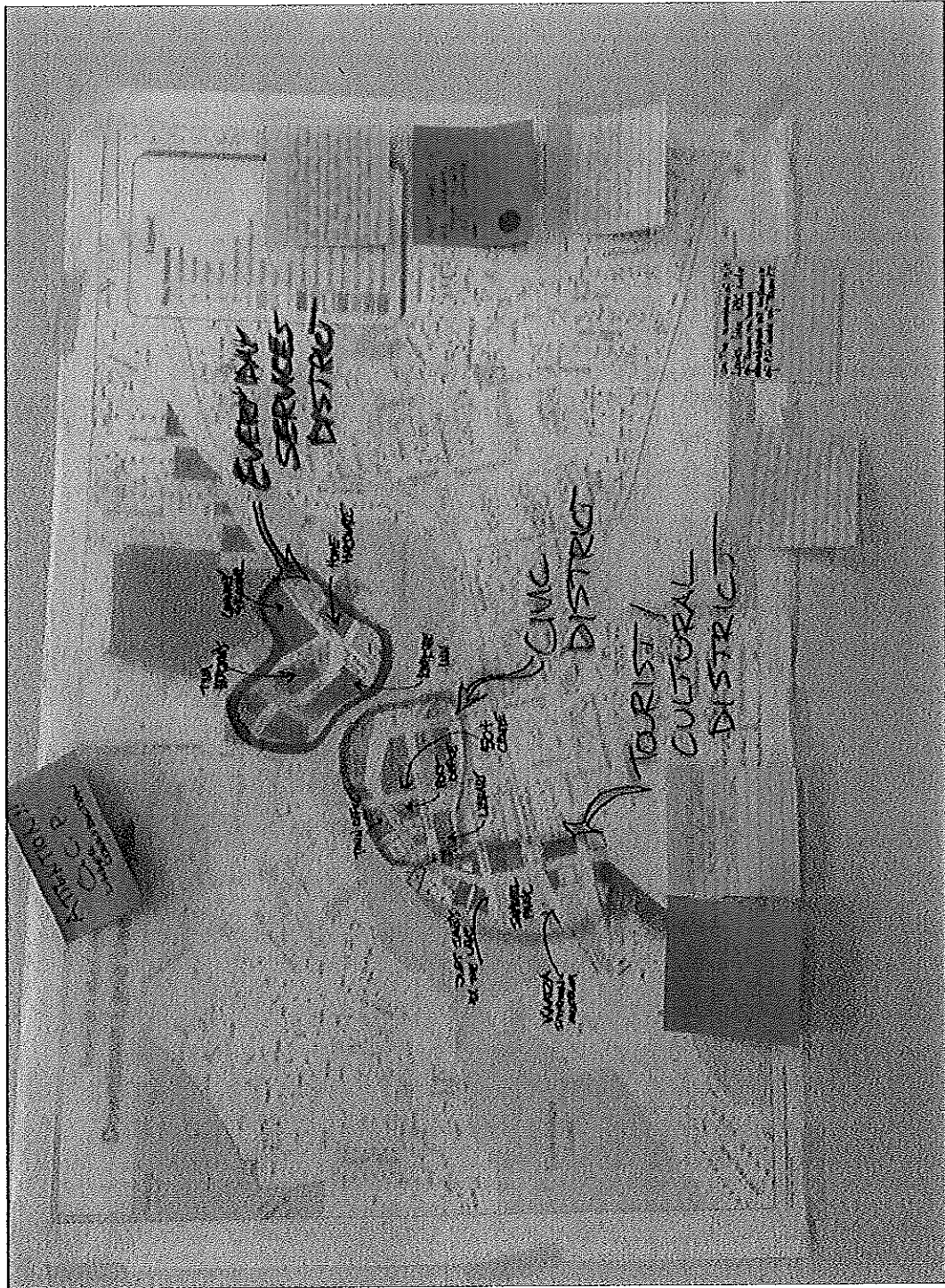
Really like	Like	Neither like nor dislike	Don't like	Really don't like
8	11	10	2	6



**Comment:**

How long? # staff/ employees, parking? Question is unclear. it would really depend on how the rules were expanded and what they allow for.

*Downtown Districts*

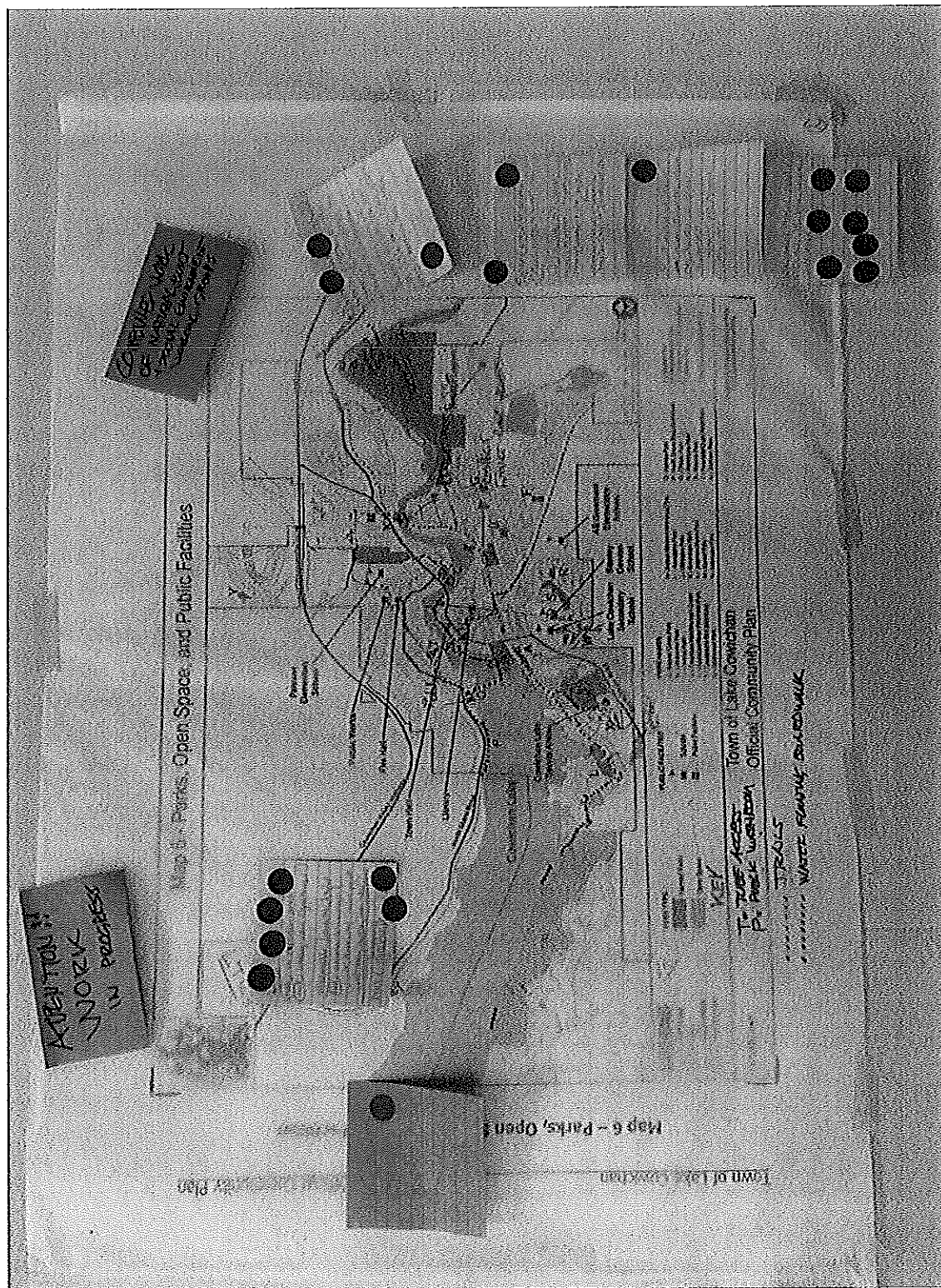


**Comments:**

- Live work?
- Need more access for public to the lake
- +++ tourist/ business
- Unless you hold more culture events how are you going to get the tourist to stay on one side of town?
- Business needs to be all over South Shore and Day Cares should be moved to a non-busy area (Added comment by other person: Then it would be empty)
- On the surface of it, it looks like RBC side of town is being developed at expense of P.O. side of town??
- I don't think it is necessary –such a small town anyway. Would business then be in 'wrong district' is the question begs asking?? I don't 'get it'.
- Not sure if we need that kind of change
- Please ensure ambulance is completely included within the Everyday Services District
- I like the idea but the zoning has to be flexible, for example, businesses such as Tim's shouldn't be strictly specified as an everyday service as it can fit into more than one category.



Map 6 Parks, Open Space, and Public Facilities –Greenways and 'Blueways' additions



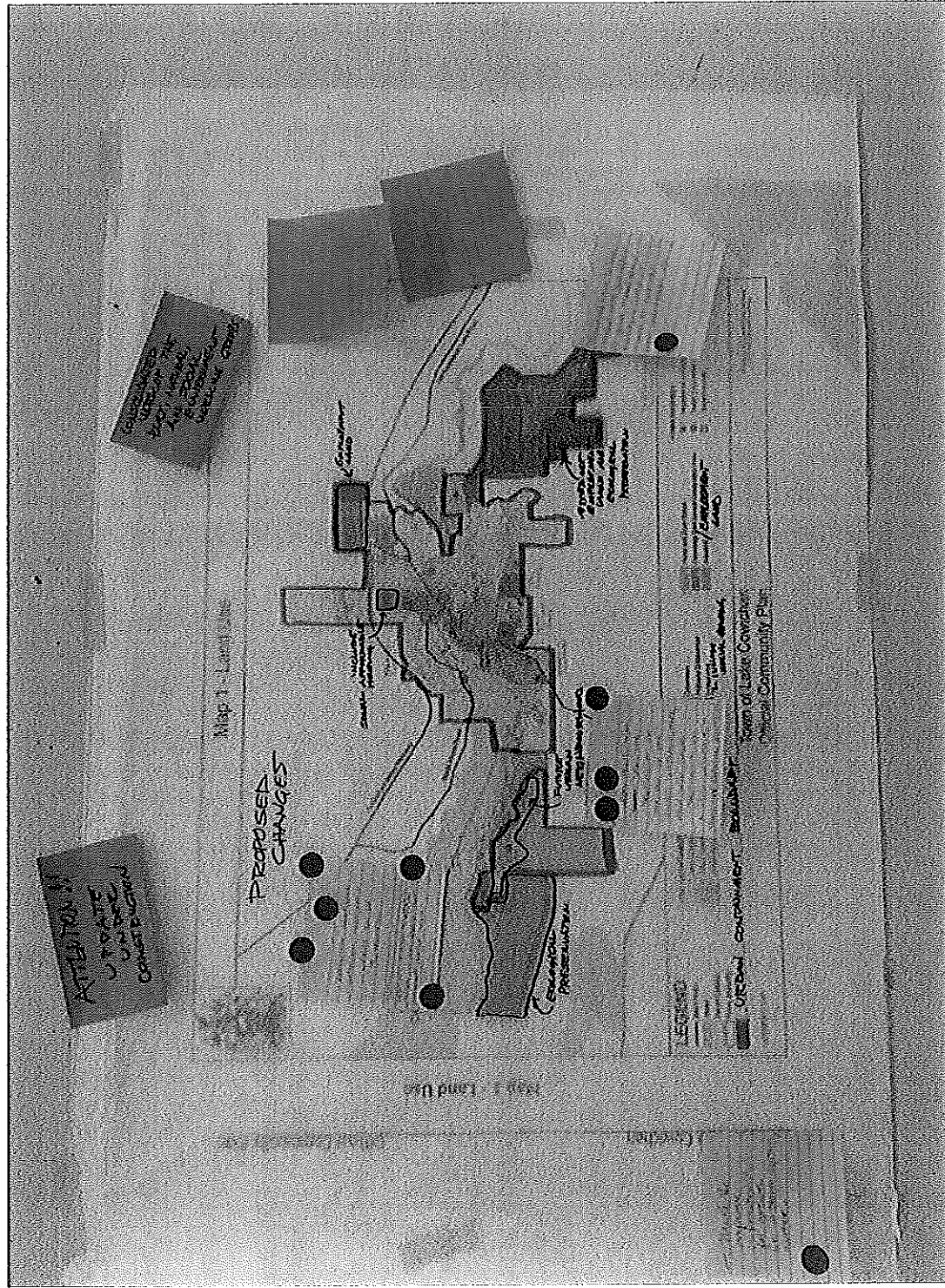


## Comments

- Trails:
  - Not in riparian areas
  - Not along lake (garbage?)
- Sidewalks/roadside trails
  - Not across driveways or driveway access points, put them across the road
- More bear-proof garbage cans
  - 6 additional people added sticky dots to this collection of comments
- Don't think you should have a campsite on the river. The town already has a campsite at Lakeshore.
- The exit points on the river at Little Beach causes problems for Greendale Road traffic.
  - 3 additional people added sticky dots to this collection of comments
- Expand preserve; protect public access to water and shore.
- Put in multiple off-leash areas (with aesthetics and water access)
- Clean up brownfield site by the river.
- Fire Smart CLEC and Lake View
- Demo Forest trail at Friendship Park
  - 2 additional sticky dots in support of these comments
- A walking path more directly from The Slopes to the town centre –through old school property
  - -one sticky dot in support
- We need more public access to the lake and river
  - -7 sticky dots in support
- Encourage cycling routes around town
  - -one sticky dot in support



Land Use



## Comments

- o Extremely sensitive wetland needs to be protected!
- o Dedicate an area as beach access –and protect the remainder / larger area (arrows pointing to CLEC and lake front between CLEC and Lake View)
  - 5 sticky dots in support
- o Urban development will see the destruction of the rest of the forest wetland here, and will cause destruction of a very valuable and sensitive riparian ecosystem (reference to 'future urban neighbourhood' between Lake View and CLEC)
  - 3 sticky dots in support of comment
- o You will have to be careful what you allow on your mixed use/ ecologic land in regard to run-off from businesses, etc.
  - One sticky dot in support
- o JH Boyd: 1. School-yes, housing; 2. Field, no s/b parkland not housing, its PI and originally given to the town /then School. District for public!
- o Define affordable housing: who aimed at?



### *What do you think?*

- Cut tops of trees to view lake. (Another added: No cutting tops of trees)
- No beach access
- Fish more rights than people (another added: Noooooo!)
- Peoples Mentality. Change is coming. Got to go with it. Rejuvenate ☺
  - 2 supporting sticky dots
- Do not open Prospect Ave. access to public. Negative impact on sensitive shoreline. Negative impact on neighbours
  - 2 supporting sticky dots
    - We need a small beach at Saywell Park. Not everyone can get into the water off a high wharf (Handicapped, and mothers with babies) Fish have more rights than humans.
      - One sticky dot in support
    - Do actual storm water control / maintenance. Protect lower lying properties.
      - 4 sticky dots in support
    - Stanley Gordon School: seniors apartments, long term care
      - 2 sticky dots in support
    - New development must have some affordable homes
    - Town needs to do more for cleaning / topping large trees, dangerous in wind
    - Beach access for people to walk ??? or boating?
    - JH Boyd was given for public use. Build on older bldg. site. Keep field part for the public since its zoned P1
    - Thanks for asking. Tourism (eco) is a plus. A world class water park at CLEC should be supported.
    - Tiny house 'clusters' to provide green, innovative and affordable housing that promotes micro-communities
      - 1 sticky dot in support
    - Find use for empty schools (LC and Youbou)
      - 1 sticky dot in support
    - Attract commercial business (tech companies?)
    - Develop more public access to lake
      - 1 sticky dot in support
    - Develop waterfront areas on lake to promote environmentally responsible marine activities and water sports
      - 1 sticky dot in support
    - Need more home support services in area for aging population
      - 1 sticky dot in support
    - Cut the red tape on business ventures.
      - 4 sticky dots in support
    - Revise bylaw enforcement process entirely

- 1 sticky dot in support
- Educate on riparian regulation
  - 1 sticky dot in support
- Don't cut the red tape on business if it means sacrificing the environment and the benefits to all the people of the town.
  - 1 sticky dot in support
- Enforce bylaws on RVs
  - Sticky dot in support
- Demolish and clean up of non maintained properties (4 houses on Nova)
  - Sticky dot in support
- Residential housing in empty commercial buildings?
  - More full time paramedics in the community. Lobby the province government for this
- Sticky dot in support
  - Encourage more small companies
  - 5 sticky dots in support
- Make owners of buildings responsible for repair and upkeep, especially in the town site
  - 6 sticky dots in support
- We need more river access for locals who can't afford to live on the river
- Ask fire chief: can ladder trucks reach top of current apartment buildings here?
  - By 2020 the population in LC will be over 5,000 I predict.
  - Comments re demographic information shown:
    - How does the 15-65 age bracket break down? (from census information)
    - How may less than 30, less than 50? How many families have income less than \$40,000. Breakdown lone parent/ couple.
- Please remember the public for beach access. We need more of it.
- Also social housing and seniors housing needs addressing
  - Sticky dot in support
- . Work with business to grow the town.
  - 2 sticky dots in support
- Celebrate Lake Cowichan's 75<sup>th</sup> Anniversary next year, "honouring our past, building the future"
  - 2 sticky dots in support
- M.J. and fires!
  - 1 sticky dot in support
- We need more fire services and protection
  - 2 sticky dots in support

- Bylaw enforcement
  - Stop nitpicking
  - Tackle the big issues/ nuisances
  - Likely need a full timer
- Keep people here indoor winter activity
  - Pickle ball, tennis bubble, indoor soccer, squash/racquetball, badminton, volleyball/basketball, handball, tournaments, indoor sports
    - o 2 sticky dots in support

added enforcement  
 buildings responsible small  
 Fish impact housing indoor empty  
 rights business lake people  
 seniors information beach services  
 river public S canoe  
 fire pacted town full  
 less tape water  
 site trees sports

### *Island Health's Healthy Built Environment posters*

#### **Comments**

- Lake Cowichan now has a community paramedic who will be doing home health visits
- Improvement needs to be made on sidewalks for walkers, scooters, strollers
  - 3 sticky dots in support
- The recreation centre needs a dedicated 'workout' area with weights, machines, and change rooms
  - 5 sticky dots in support
- Re mental health, the arts in all its disciplines (art, music, dance, movement, theatre) healthy mind and healthy body. It goes in hand in hand.
- STEAM not just STEM for learning of all ages, children, teens, adults, seniors, live time learners.
- The Public Health Unit sponsored excellent programs for people with chronic health issues –walking group, circuit exercise group, quit smoking, sleep clinic, just to mention a few. Some of these groups were growing in numbers when staffing changes brought them to a close. Many of the exercise programs sponsored through the arena are too expensive for low incomes and some seniors. If the town, health unit, provincial aid could work together we might be able to supply low cost program –both indoor and outdoor.

Table 13.1 Remaining Development Potential Within the Town Boundaries

Draft. Data does not include small scale redevelopment opportunities.

No.	Parcel ID	Folio No.	Road Name	House No.	Zoning	Land Size	Gross Density	Second Suite	Potential Yield	Owner	Comments
1	Block 177	N/A	Off of South Shore Road	n/a	CD-1	337 Acres	?	No	-		Mostly forest with a small camp ground on the lake
2	Block 177	956005/10/15/20	Off of South Shore Road	n/a	R-1	106.3 Acres	2-5 Units/Acre	Yes	213 - 532		This parcel was recently logged
3	Block 25	SD001-06	Access from Boundary Road	n/a	R-3	Estimate 15 Acres	15 Units/Acre	Yes	225		Appears to be part of a 465 acre parcel, most of which is in ALR outside of the Town Boundary
4	2975941		Access from Johel Rd	n/a	R-1	Estimate 30 acres	2-5 Units/Acre	Yes	60-150	Crown Land Development Corp.	Access from Johel Rd near the end of the cul-de-sac
5	Block 200	964000	Access from Hudgrove Rd. behind the waste water treatment plant	n/a	CD	Estimate 380 acres	0 - 0.25 Units/Acre	-	0-95	D.S. JohelInd	This land makes sense for large lot subdivision - not serviced by the town or as an area for future industrial lands
6		47900		n/a	R-2	18.5 Acres	2-5 Units/Acre	No	37-93		
7	Block 28		Access off of Quamichan Rd	n/a	CD-1	35 Acres	2-5 Units/Acre	-	70-175	Province	Province Park Land



<p><b>Total Number of possible units</b></p>	<p>942-1814 units</p>	<p>*potential yield varies</p>
<p><b>Potential additional yield of secondary units</b></p>	<p>548-957 units</p>	<p>*permitted secondary units based on R1 or R3 zoning</p>
<p><b>Highest yield based on zoning</b></p>	<p>1490-2771 units</p>	<p>*this figure is the combination of the highest uptake of units as well as assuming 100% uptake on secondary units within the R-1 and R-3 zoning</p>

