

Report

Date	August 31, 2016	Prospero No. OCP00004 File No. 3380-20 14.04
To	Council	
From	Kyle Young, Assistant Manager of Planning and Subdivision	Endorsed:
Subject	Kingsview Comprehensive Development Plan and Zoning	

Purpose

The purpose of this report is to provide Council with information, analysis and recommendations regarding the proposed new Kingsview Comprehensive Development Plan (CDP) and associated proposed comprehensive development zone.

Background

At its July 20, 2016 meeting, Council provided first reading to the 4 bylaws associated with this application and requested that a summary of the public input from the developer-led community meeting held on May 17, 2016 be provided prior to consideration of second reading. The summary of the public input is included as ATTACHMENT 1.

Council also directed staff to request, prior to consideration of bylaw adoption, registration of a restrictive covenant outlining the off-site servicing and infrastructure improvement requirements to be met prior to subdivision or development on the subject properties

Discussion

Section 475 (Consultation during OCP development)

Section 475 of the *Local Government Act* requires the Municipality to provide one of more opportunities it considers appropriate for consultation with persons, organisations and authorities it considers will be affected. Should Council choose to provide second reading to the OCP amendment bylaw, staff recommend referring the proposed bylaw to the Cowichan Valley Regional District, Cowichan Tribes and the Maple Bay Community Association for review and comment prior to the Public Hearing.

Section 476 (Consultation on planning for school facilities)

Section 476 of the *Local Government Act* requires the Municipality to seek input from the School District when considering an OCP amendment. Staff will refer the proposal to School District #79 to seek input in advance of the public hearing.

Section 477 (Adoption procedures for OCP)

Section 477 of the *Local Government Act* states that the Municipality must, following first reading of the OCP amendment bylaw, consider the plan in conjunction with its financial plan and waste management plan. Staff have reviewed this requirement and do not have any concerns.

Implications

Should Council choose to give second reading to the subject bylaws, a public hearing would be scheduled and the OCP amendment bylaw would be referred to persons, organisations and authorities Council deems appropriate.

Recommendation

That Council:

1. direct staff to refer Official Community Plan Amendment Bylaw, 2016, No. 3628, (and the "Kingsview Comprehensive Development Plan Bylaw, 2016", No. 3629) to the following organizations for their comments: (a) Cowichan Valley Regional District, (b) Cowichan Tribes, (c) Maple Bay Community Association, and (d) School District #79.
2. consider Official Community Plan Amendment Bylaw, 2016, No. 3628, to be consistent with North Cowichan's financial plan and applicable waste management plans;
3. read a second time Official Community Plan Amendment Bylaw, 2016, No. 3628;
4. read a second time Kingsview Comprehensive Development Plan Bylaw, 2016, No. 3629;
5. read a second time Zoning Amendment Bylaw (No. 8 – Cliffs Development), 2016, No. 3630;
6. read a second time Zoning Amendment Bylaw (No. 9 – Kingsview Development), 2016, No. 3631;
7. direct staff to refer Official Community Plan Amendment Bylaw, 2016, No. 3628 to the Cowichan Valley Regional District, Maple Bay Community Association, Cowichan Tribes and School District #79.

Attachments:

1. May 17, 2016 Public Input

KingsView Open House

Summary of Comments

May 17, 2016

Maple Bay Elementary School

The open house was held from 4 pm to 8 pm on Thursday, May 17th, 2016. The open house was advertised on consecutive weeks of the local newspaper and through a number of posters advertising this open house in the local neighbourhood and to other contacts.

Number of people attending: 99

Number of responses: 22

Comments ranged from positive and “looking better than what it is”, to concerns with number of units and traffic along Maple Bay Road.

Direct Comments	
1	Looks better than what it is.
2	Good to see some parks and trails.
3	Good luck.
4	Rear of Nevilene Dr southside buffer zone — tall trees would block out sun.
5	Great idea to add some green space.
6	Walking trails is a great idea.
7	Can't start soon enough. Replace brown and moonscape.
8	There is a lot of houses.
9	Worried that remediation will take too long.
10	Don't be idealistic about people not having cars.
11	Worried about the infrastructure to support all the people getting in and out of Maple Bay.
12	Make sure trails create loops.
13	Make multi-family units higher end, not lower end.
14	I think we need more development such as this in North Cowichan. Should be made easier and faster to get this done.
15	Townhouses conflict somewhat with character of existing adjacent and might downgrade the neighbourhood.
16	Don't want a bunch of gated communities.

Direct Comments	
17	Appreciate the green space — concerned with park maintenance.
18	Concerned with density and traffic along KingsView.
19	Multi-family dwellings not desirable.
20	Have more than 3 km of trails.
21	Don't like the plan.
22	Issues with density even with 40% "parkland".
23	Traffic up KingsView will become extremely heavy and take away from user enjoyment of existing neighbourhood.
24	Good to clean up broom.
25	Make houses eco-friendly.
26	Who will plant the trees? Will there be community gardens?
27	Very pleased to see someone prepared to develop this spectacular property.
28	Density is a serious issue — roads already have too much traffic, area not designed for density.
29	Need more green space.
30	Houses on large lots fit the area.
31	What happened to the plan to develop a golf course?
32	Concerned with the volume of multi-family and impact on services, schools, fire department, policing, hospital, personal health services.
33	Thank you for attempting to deal with this land.
34	3 km of trails is not enough.
35	Have concerns around density and traffic.
36	How are you going to address wildlife?
37	Major concern is the buffer zone on Nevilene Drive and impact of cutting out sun.
38	You are plumbing for solar but how about making it mandatory? Also, adding cisterns for rainwater collection.
39	Ensure that the vegetation selected — need Douglas Fir.
40	Should be takeaway material and more opportunity for further engagement.
41	Very impressive, much planning has obviously gone into this project.
42	The Properties need a good news story resulting in building homes and community including well planned parks, trails, and views. Thanks you for the fine work done.

Direct Comments	
43	Concerned with tree buffer along Nevilene Dr and not blocking eastern sunshine — request shrubs, not tall trees.
44	Too crowded.
45	Concern about traffic into town along inadequate system.
46	Concern where sewer is going to end up. I own property adjoining and I am on septic field. Can I hook into your system?
47	Make “take-home” sheets available.
48	Not large enough green space. What about plan to build a market at the bottom of KingsView?
49	Seems like a large number of homes and too few roads leading to the development.
50	It’s gratifying to see something will be don't to remove eyesore.
51	Avoid reaching the skyline — give more rural character and less suburban with less sidewalk and lighting. Ensure lighting shines downward.
52	Maple Bay Road can’t accommodate much additional traffic.
53	Hoping this works out as the land is looking sad now.
54	I like the idea of a round-about at KingsView and Maple Bay Road.
55	Got many questions answered re: sewer and water. Need a small local store and meeting place.