

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.