



## **BYLAW NO. 120**

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### **A BYLAW TO AMEND BYLAW NO. 3050, BEING QUADRA ISLAND OFFICIAL COMMUNITY PLAN BYLAW 2007**

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**WHEREAS** the former Comox-Strathcona Regional District has, by Bylaw No. 3050, adopted an official community plan for part of Electoral Area C (Quadra Island) pursuant to Part 26 of the *Local Government Act*;

**AND WHEREAS** a bylaw of the former Comox-Strathcona Regional District that regulates the use or development of land within the area comprising the Strathcona Regional District remains in force until amended or repealed;

**AND WHEREAS** the Regional Board wishes to amend the aforesaid Bylaw No. 3050 having due regard to the requirements of the *Local Government Act*;

**NOW THEREFORE** the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

#### **Amendments**

1. (1) Schedule 'A' to Bylaw No. 3050, being the Quadra Island Official Community Plan Bylaw 2007, is hereby amended as set out in Schedule 'A', attached to and forming part of this bylaw.  
  
(2) Bylaw No. 3050 is further amended by the addition of Schedule 'B' (*Quathiaski Cove Village Plan*), attached to and forming part of this bylaw.

#### **Citation**

2. This bylaw may be cited for all purposes as Bylaw No. 120, being Quadra Island Official Community Plan Bylaw 2007, Amendment No. 6.

**READ A FIRST TIME ON THE 27<sup>TH</sup> DAY OF OCTOBER, 2011.**

**READ A SECOND TIME ON THE 27<sup>TH</sup> DAY OF OCTOBER, 2011.**

**PUBLIC HEARING HELD ON THE 23<sup>RD</sup> DAY OF MAY 2012.**

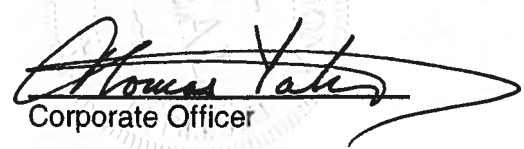
**READ A THIRD TIME ON THE 26<sup>TH</sup> DAY OF JUNE, 2012.**

**APPROVED BY THE MINISTER OF COMMUNITY, SPORT AND CULTURAL  
DEVELOPMENT ON THE 18<sup>TH</sup> DAY OF SEPTEMBER, 2012.**

**RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 20<sup>TH</sup> DAY OF  
SEPTEMBER, 2012**



Chair



Corporate Officer

## **SCHEDULE 'A'**

### **SECTION ONE      TEXT AMENDMENTS**

1. A new "Table of Contents" is inserted as follows:

#### *Table of Contents*

#### **SCHEDULE 'A'**

##### **PART I    INTRODUCTION**

- 1.1      PURPOSE OF THE OFFICIAL COMMUNITY PLAN
- 1.2      PLANNING HISTORY / PUBLIC PARTICIPATION

##### **PART II    COMMUNITY VALUES & OBJECTIVES**

- 2.1      COMMUNITY VALUES
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##### **PART III    COMMUNITY PLAN POLICIES**

- 3.1      SETTLEMENT PATTERNS
- 3.2      PUBLIC ASSEMBLY
- 3.3      TRANSPORTATION PLANNING
- 3.4      ENVIRONMENTAL MANAGEMENT
- 3.5      COMMERCIAL ACTIVITY
- 3.6      INDUSTRIAL ACTIVITY
- 3.7      FORESTS / SILVICULTURE
- 3.8      AGRICULTURE
- 3.9      FISHERIES AND AQUACULTURE
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##### **PART IV    APPLICATION REQUIREMENTS: DEVELOPMENT PERMIT AND DEVELOPMENT APPROVAL INFORMATION AREAS**

- 4.1      ADDITIONAL REQUIREMENTS
- 4.2      SENIOR HOUSING DEVELOPMENT PERMIT AREA (NO.1)
- 4.3      COMMERCIAL DEVELOPMENT PERMIT AREA (NO.2)
- 4.4      INDUSTRIAL DEVELOPMENT PERMIT AREA (NO.3)
- 4.5      QUATHIASKI COVE DEVELOPMENT PERMIT AREA (NO.4)

##### **PART V    INTERPRETATION AND PLAN MAPS**

##### **PART VI    PLAN IMPLEMENTATION**

- 6.1      IMPLEMENTATION MEASURES REQUIRED
- 6.2      QUATHIASKI COVE VILLAGE PLAN IMPLEMENTATION

#### **MAP SCHEDULES**

- SCHEDULE 'A-1' - OCP LAND USE DESIGNATIONS
- SCHEDULE 'A-2' - EXISTING AND POTENTIAL TRAILS AND PARKS

#### **SCHEDULE 'B' QUATHIASKI COVE VILLAGE PLAN**

2. Part I, 'Section 1.2 PLANNING HISTORY / PUBLIC PARTICIPATION' is hereby amended by the addition of the following:
  - (d) *In 2010/2011, a planning initiative to complete a plan for the Quathiaski Cove area was undertaken. This work was guided by a steering committee with 19 members, including the Area Director, and is included within the official community plan as the "Quathiaski Cove Village Plan" (Schedule 'B').*
3. Part II, 'Section 2.2 a OBJECTIVES – SETTLEMENT PATTERNS' is hereby amended by the addition of the following:
  - (vii) *To implement the model of village structure, specific land use designations and the form and character guidance for new developments as provided by the "Quathiaski Cove Village Plan".*
4. Part III, Section 3.1 SETTLEMENT PATTERNS '(a)' is hereby amended by deleting the last sentence in its entirety and inserting the following:

*With the exception of those land use designations identified within the Quathiaski Cove Village Plan, there are four settlement designations: residential, country residential, rural residential, and rural, which have been identified for Quadra Island in Schedule A-1.*
5. Part III, Section 3.1 SETTLEMENT PATTERNS '(c)' is hereby amended by deleting (c) (ii), (vii) and (xiii) in their entirety and inserting the following:
  - (ii) *Unless otherwise specified, all parcels shall have a liquid waste disposal system as approved by the Ministry of Health Services.*
  - (vii) *Rezoning applications for residential use, other than for single family housing, shall be reviewed on a case by case basis, shall include a public hearing process, and if approved, and unless otherwise specified, shall be designated as a development permit area.*
  - (xiii) *To ensure compliance with regional district zoning bylaw provisions, a siting approval from the regional district shall be required as part of any new construction, renovation, and/or site development project. The construction or renovations of accessory structures, which do not exceed 20 square metres (215.3 sq.ft.) in size, are exempted from this requirement. In addition to this requirement, homeowners are strongly encouraged to contact the regional district regarding any other requirements that may apply as part of land development.*
6. Part III, Section 3.1.1 Quathiaski Cove Village Containment Boundary '(a) through (xiv)' are deleted and replaced by the following:

**3.1.1 Quathiaski Cove Village Containment Boundary**

  - (a) *In 2010/2011, a planning initiative to complete a plan for the Quathiaski Cove Village Containment Boundary was undertaken. The resulting plan attached as Schedule "B" - "Quathiaski Cove Village Plan" outlines the vision for a sustainable walkable village and encourages the concentration of residential and commercial development within the village containment boundary. The "Quathiaski Cove Village Plan" outlines those policies which apply specifically to those lands within the Quathiaski Cove Village Containment Boundary.*
7. Part III, Section 3.1.3 Residential Policies '(a)' is amended by deleting the first sentence in its entirety and inserting the following:

- (a) *In addition to the Quathiaski Cove Village Plan area and the policies and designations identified therein, areas designated as residential are identified in Schedule A-1 and represent the current residential zoning framework and the existing neighbourhood areas within the plan area.*
8. 'Part IV DEVELOPMENT PERMIT AREAS' is renamed 'Part IV DEVELOPMENT PERMIT & DEVELOPMENT APPROVAL INFORMATION AREAS'.
9. Part IV, 'Section 4.1' is deleted in its entirety and replaced by the following:
- Development Permit and Development Approval Information Area Application Requirements:*
- 4.1 *The following application requirements are in addition to the requirements specified elsewhere within the OCP:*
- 1) *Development approvals shall be issued in accordance with the following guidelines. Where it appears one of more of the following guidelines is not applicable to an application, the guideline(s) may be waived by the board:*
    - (a) *a site survey / plan and analysis, showing:*
      - (i) *lot boundaries, all abutting streets and lanes;*
      - (ii) *a topographic plan or plans of the lands showing existing contours at an appropriate contour interval;*
      - (iii) *all sloping terrain, mapped in three classes, namely 20% to 30%, 30% to 50%, and over 50%. Slopes flatter than 20% do not need to be shown; and*
      - (iv) *all existing woods, individual trees, significant trees, buildings, structures and paving.*
    - (b) *ecological greenway plans indicating:*
      - (i) *all watercourses, watercourse leave area boundaries, access envelopes, and Aquatic Habitat / Ecological Greenway boundaries;*
      - (ii) *where vegetation retention is proposed, the mitigation measures planned during and after construction to ensure the health of the vegetation to remain.*
    - (c) *a proposed development plan indicating:*
      - (i) *the nature of the proposed development, associated densities, and form and character of the development, including proposed roads, driveways, parking areas, garden spaces, buildings, structures, and paving;*
      - (ii) *environmental site planning considerations related to stormwater management, riparian protection, and native vegetation retention, if applicable;*
      - (iii) *details relating to green building considerations and proposed amenities if applicable;*
      - (iv) *any proposed connections to and from the development site in terms of greenways, pedestrian and/or cycle trails.*
    - (d) *utilities and other work;*

- (i) *details respecting proposed servicing, including proposed clearing, grubbing and grading. The grading plan should also show existing vegetation to remain and related protective measures;*
  - (ii) *proposed location of park and/or trail dedication, if applicable;*
  - (iii) *site plans showing the location and configuration of the proposed landscape or habitat landscape, if new planting is required or proposed;*
  - (iv) *details of any proposed works in watercourses.*
- 2) *To the extent that a proposed activity or development can reasonably be expected to have an impact on any of the following, these shall be included in the information to be submitted:*
- (a) *the natural environment of the area affected, including surface drainage and groundwater, ecosystems and vegetation, soils, and identification of areas of environmental sensitivity and any rare place or animal species;*
  - (b) *local highways, water supply and sewage disposal systems including wells and ground sewage, ecosystems absorption systems, utilities, parks, local transportation services, local parking facilities and any other affected public services or infrastructure;*
  - (c) *agricultural land reserve areas in the vicinity;*
  - (d) *aesthetic values associated with the property and its surroundings;*
  - (e) *heritage resources;*
  - (f) *recommendations indicating how undesirable impacts will be mitigated or avoided, and how the proposal will comply with the official community plan.*

10. Part IV 'DEVELOPMENT PERMIT & DEVELOPMENT APPROVAL INFORMATION AREAS' is amended by the addition of the following new section:

**4.5 QUATHIASKI COVE VILLAGE DEVELOPMENT PERMIT AREA (NO.4)**

*All lands within the Quathiaski Cove Village Containment Boundary are designated as a Development Permit Area pursuant to Part 5.2 'Development Permit Area Designation' of the "Quathiaski Cove Village Plan" attached as Schedule 'B' to this plan.*

11. Part V INTERPRETATION AND PLAN MAPS, '5.1 (1)' is amended by deleting the first sentence in its entirety and inserting the following:

*The OCP Land Use Designations Map, Schedule A-1, identifies the location of the main land use designations.*

12. Part VI 'PLAN IMPLEMENTATION' is amended by the addition of the following new section:

**6.2 QUATHIASKI COVE VILLAGE PLAN IMPLEMENTATION**

*The "Quathiaski Cove Village Plan" was developed following a comprehensive community consultation process and through this process the Village Plan has identified areas where additional information and/or actions are required as follows:*

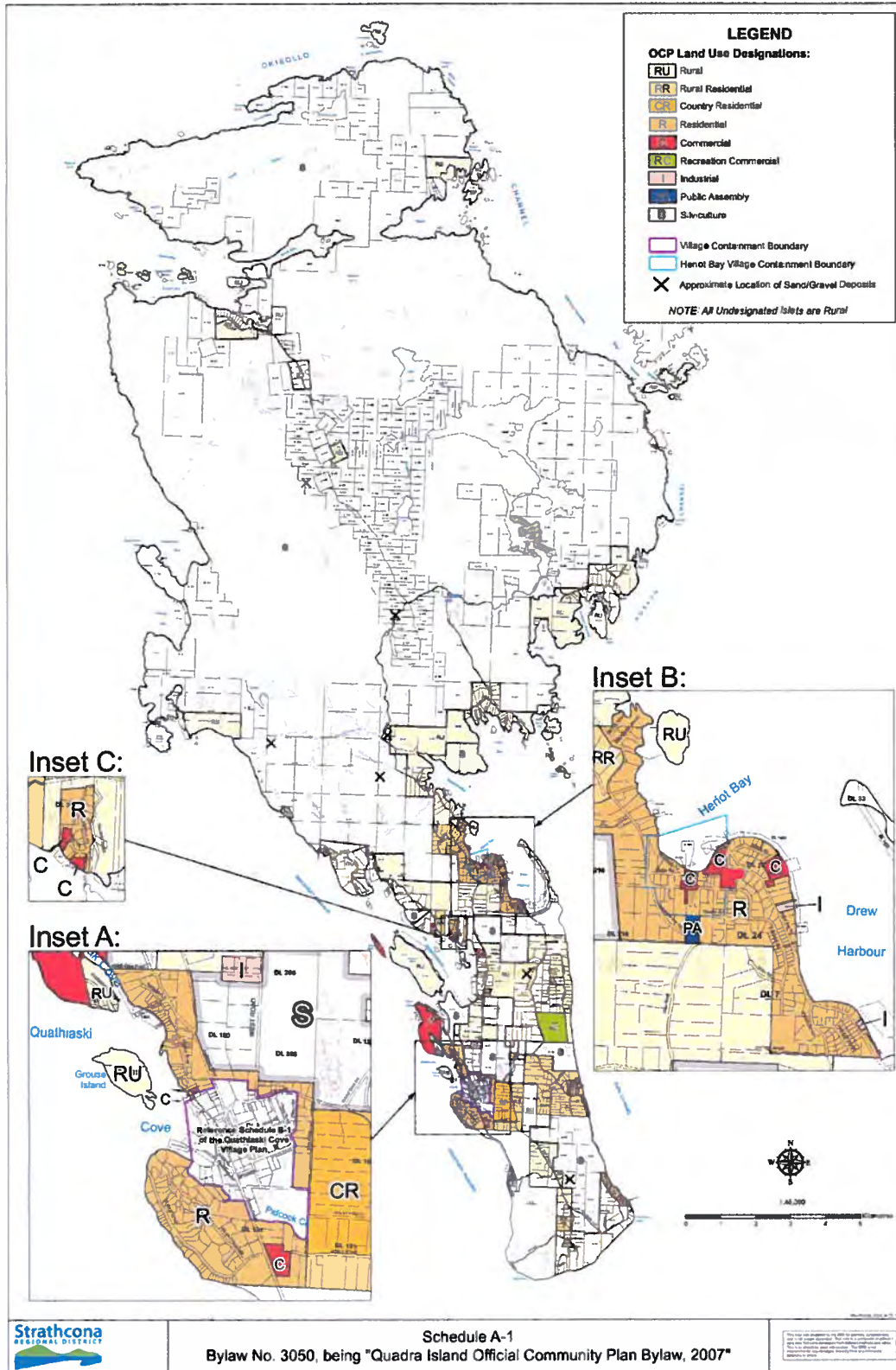
- 1) *Undertake a parking study with particular reference on additional parking for ferry users and on-street parking within the village centre on secondary roads.*
- 2) *Encourage a neighbourhood level engineering feasibility study for energy utilities for Quathiaski Cove Village.*
- 3) *Plan for and manage the completion of a water study for the Quathiaski Cove Village area.*
- 4) *Investigate the feasibility of a small recyclables operation with pick-up service.*
- 5) *Investigate implementation of a Development Cost Charge Bylaw for the Quathiaski Cove Local Service Area.*
- 6) *Investigate building inspection options for the Quathiaski Cove Village area.*
- 7) *Investigate implementation of a Development Cost Charge Bylaw for park land.*
- 8) *Investigate the feasibility for establishment of a cultural centre within the Cove.*

13. Bylaw No. 3050 is hereby amended by the addition of a Schedule 'B', attached to and forming part of this bylaw as Schedule 'B'.

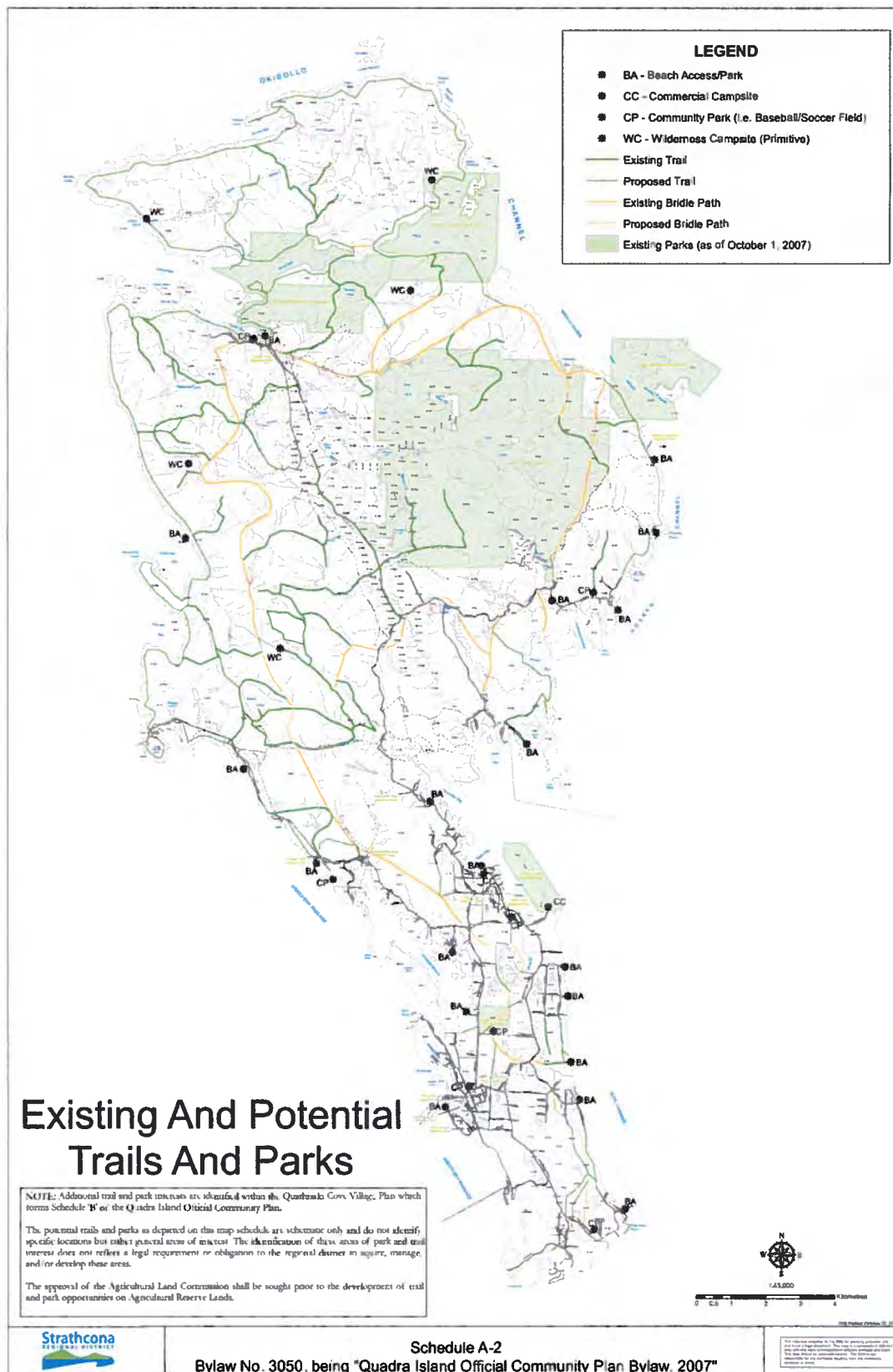
## **SECTION TWO      MAP AMENDMENTS**

- 1) Map Schedule A-1 forming part of Bylaw No. 3050 is hereby deleted and replaced by new map schedule A-1 attached to and forming part of this bylaw as Appendix '1'.
- 2) Map Schedule A-2 forming part of Bylaw No. 3050 is hereby deleted and replaced by new map schedule A-2 attached to and forming part of this bylaw as Appendix '2'.

# Appendix '1'



## Appendix '2'



**SCHEDULE 'B'**

**QUATHIASKI COVE VILLAGE PLAN**



Cover Photo Credit: David Rousseau

***SCHEDULE 'B'***  
***TO BYLAW NO. 3050, BEING THE***  
***"QUADRA ISLAND OFFICIAL COMMUNITY***  
***PLAN BYLAW, 2007"***

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### **Appendix 5 - Housing Needs Survey & Quathiaski Cove Character Questionnaire**

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## **PART 1 - THE VILLAGE & PLANNING CONTEXT**

### **1.1 PURPOSE AND BACKGROUND**

The purpose of the Quathiaski Cove Village Plan is to provide a strong model of village structure. The most important aspects of the Village being that it:

- be compact, walkable and mixed use,
- be green in terms of landscaping and sustainability features,
- provide for a variety of small footprint housing types that are appropriate to seniors, young families and youth,
- provide for affordable housing options, including rentals, and
- provide for excellent public space and public amenity in the pedestrian realm.

The foundation for the Village Plan was shaped by key policies contained within the Quadra Island Official Community Plan. The Village Plan shall serve to inform and guide development within the Cove, and shall be the reference document against which all specific zoning and development proposals for Quathiaski Cove are measured.

Its purposes are:

- to define a vision, character and implementation framework for future change in the Cove,
- to assure that change is orderly,
- to assure that community needs and public values are met in overall development,
- to assure that public amenities are provided for in overall development,
- to assure that a range of ages and incomes are provided for in overall development,
- to assure that natural systems of drainage, forests, soils and productivity are respected in any development, and
- to assure that green standards regarding energy, water, materials and waste reduction are incorporated into any development.

### **1.2 CONTEXT**

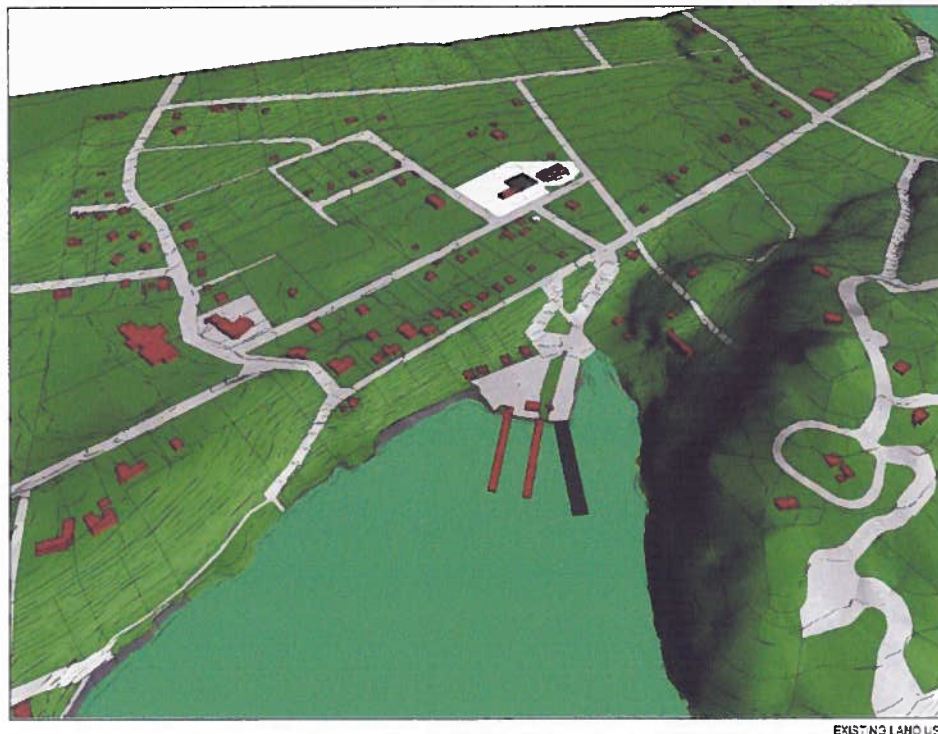
Quathiaski Cove served at the turn of the 20<sup>th</sup> century as a centre for newly arrived settlers in the area. Fishing and logging were the primary industries on the Island, with a fish canning plant flourishing in the early 1900's on the Quathiaski Cove waterfront, employing between 200 to 300 workers. Although the industrial profile of the Cove was significantly altered in 1941 when the cannery was destroyed by fire, the resource-based character of the Cove remains today through its function as a safe and active harbour for fishing vessels, with the We Wai Kai Band's fishing fleet having a strong presence. The influence of First Nations and early pioneers on the heritage of the Village, and Island as a whole is acknowledged. The We Wai Kai Band of the indigenous Laich-Kwil-Tach People (part of the Kwakwak'awakw First Nation) reside at Cape Mudge Village, south of Quathiaski Cove.

Today Quathiaski Cove is the principal cluster of commercial and smaller-lot residential development on Quadra Island, and as such has the most characteristics of a village in an otherwise semi-rural and rural area. As the location of the terminal for the BC Ferry from Campbell River, it also serves as the gateway to Quadra Island and islands beyond.

In recent years the greater Quathiaski Cove area has undergone significant changes, including new residential and commercial development, removal of waterfront industry, and a redeveloped ferry terminal and small vessels harbour. At present, in and around the central commercial area, there remains a few large undeveloped parcels and some potential re-development that offer the opportunity to shape the character and direction of Quathiaski Cove as a village, serving several unmet needs, and creating a distinct focal point for the island.

With changing demographics and island population growth it has become particularly apparent that there is a shortage of housing options available on Quadra Island for several groups, including seniors wishing to downsize, young families at a variety of income levels, plus residents with special needs. The developed areas of Quathiaski Cove are now in a long term transition state, moving towards village densities and housing forms, and new and redeveloped commercial space. A housing needs survey completed in 2007 and a Quathiaski Cove Character questionnaire completed in 2010 provided valuable information to inform the Plan, summaries of which are provided in Appendix 5.

The main immediate opportunities in Quathiaski Cove are for compact, walkable, village character development on the few, large undeveloped parcels, and for revitalization in some existing areas. In view of these potential changes, it is also timely to establish neighbourhood networks, including pedestrian and bicycle routes, greenways, and utility corridors.



**Quathiaski Cove from the Northwest**

Some of the significant geographic features of Quathiaski Cove are:

- The presence of large forested areas, especially at the edges of the study area. Forest cover is mostly small to medium, second growth fir and hemlock, alder, maple and some cedar and cottonwood.
- A gentle slope falling approximately from the northeast to the southwest.
- Steep slopes west of Green Rd and West of Anderson Rd, some with poor stability, but with a good deal of healthy deciduous tree cover.
- A few large, bare lots in the central area with little tree cover and exposed clay soils - some parts with high water tables.
- Pidcock Creek and its tributaries draining the majority of the area via a roadside ditch system.

### 1.3 PLANNING HISTORY AND PUBLIC PARTICIPATION

The Quathiaski Cove Village Plan was initiated by the 2006-2008 Quadra Island Official Community Plan review process, as well as the vision of a committee concerned with senior's housing options. The 2008 Official Community Plan led directly to the identified need for a Village Plan to guide development of Quathiaski Cove, since it is the foremost of the areas identified for concentration of future compact housing and commercial expansion.

The Quathiaski Cove Village Plan was guided by a steering committee with 19 members, including the Area Director, representing a wide range of ages, interests and experience. The committee shaped the process and advised the consultants on the unique aspects of Quadra Island. A charette (design workshop) process was used to produce the majority of the images and scenarios included in this plan (refer to Appendix 6).

The information gathering process included more than eight steering committee meetings, four public meetings plus open house times at the charette, six newsletters and articles, posters, marquee announcements and numerous telephone and e-mail exchanges. Process outcomes were then drafted into a Village Plan format in 2011 and offered for review by the steering committee and the public through a variety of venues and opportunities.

### 1.4 PLANNING PRINCIPLES

#### 1.4.1 Defining a Village

(a) The word "village" implies traditions of congenial village life. Bringing back the qualities of the village requires several values:

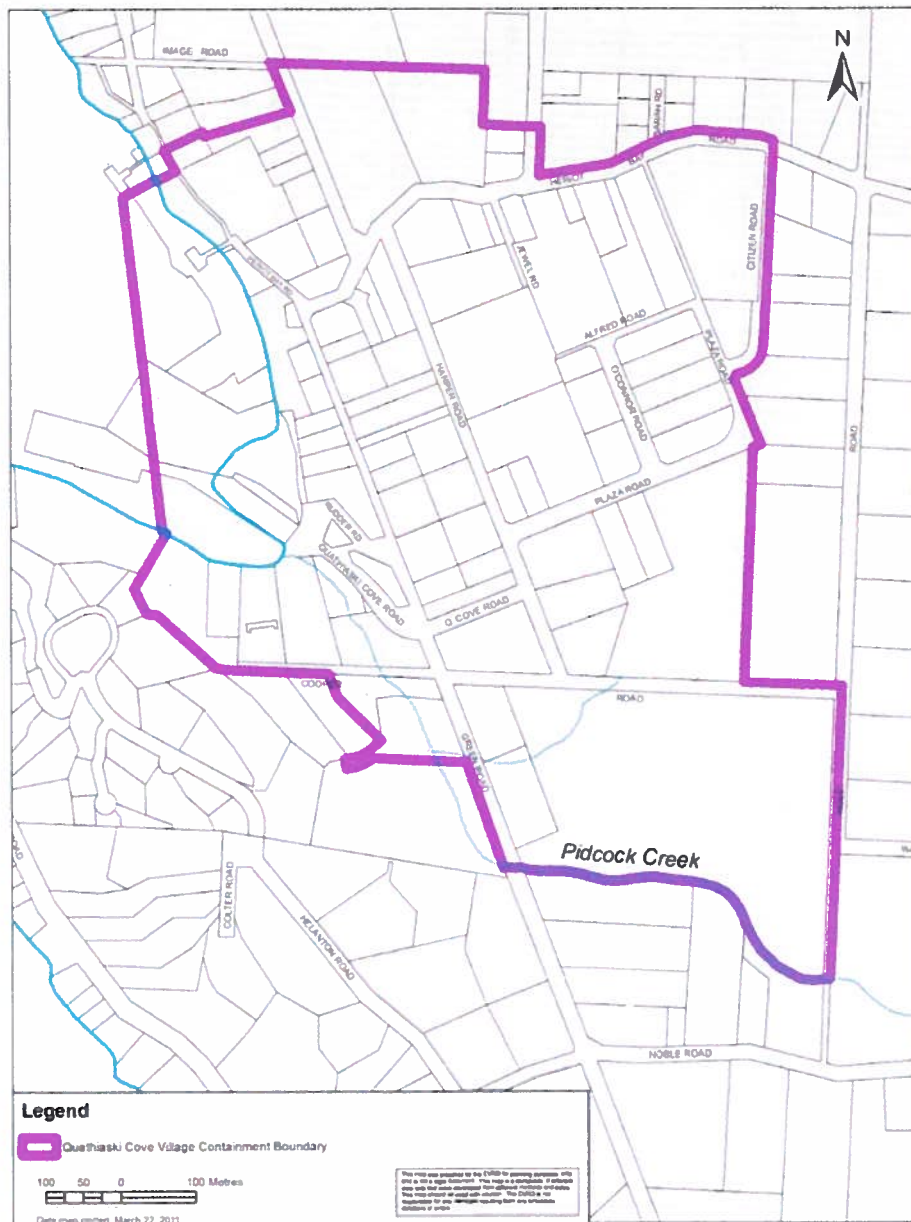
- *Congeniality* - comfortable, sheltered meeting places for informal activities.
- *Village green or commons* - focal open spaces for gatherings, public markets, etc.
- *Small scale, fine-grained* - never out of reach and not too big.
- *Compact* - small spaces between, moderate unit sizes, "streets on a diet".
- *Nature runs throughout and dominates at the edge* - the village is contained; no sprawl.
- *Buildings and surroundings are well adapted to the local region* - e.g. rain and wind protection, regionally appropriate & weather resistant materials, etc.
- *"The village can be the defender of the rural surroundings"*.

(b) With the aim to define Quathiaski Cove as a "village", there were seven major planning principles adopted for the Quathiaski Cove design charette held in March 2010. The main focus of the planning principles being to "knit together" the various pieces to make The Cove a pedestrian friendly place that is small scale and green. The planning principles adopted are as follows:

- *Transformation Over Time* - the principle that a plan must be staged over decades, be reflective of incremental growth of the Village as it radiates outwards from the centre, and contain many small steps leading toward an integrated whole.
- *Connectivity* - the principle that pedestrian and bicycle routes are connected to parks and forested areas and that visual connections are made with local history and culture.
- *Inclusivity & Diversity* - the principle that physical accessibility, multiple uses and people of many ages, income levels and abilities are accommodated.

- *Public Space for People* - the principle that the automobile is under control and that there are public commons, greenways and market squares anchoring the plan.
- *Village Traditions* - the principle that buildings are at a small scale, they provide congenial meeting places, and nature runs throughout.
- *Respecting Natural Systems and Living Within Budgets* - the principle that water flows and soils are protected, and that development is designed to reduce energy use, carbon emissions and waste to well below typical levels.
- *Future Ready* - the principle that designs are adaptable to future changes, new technology local productivity and economic viability.

#### 1.4.2 The Village Plan Area - The Quathiaski Cove Containment Boundary



**MAP 1 – VILLAGE PLAN AREA**

The defined plan area is largely within a five minute walking distance from the commercial cores along Harper Road. It excludes peripheral, large lot, semi-rural areas fronting on Nole, Noble, and Anderson Roads north of the school site because they are in the character of the more rural parts of Quadra Island and are seen to be relatively stable for some time. It excludes areas south of Pidcock Creek as it is a natural village boundary. Additionally, it excludes the recent subdivision between Green and Helanton Roads because it is assumed that land use there will not change for a long time.

## PART 2 - VISION, OBJECTIVES & POLICIES

### 2.1 VISION - QUATHIASKI COVE VILLAGE

The vision is one of a village that provides high quality public space and amenities, accessible to all, and exemplifies the use of green land-use practices, green utilities and green building performance. It is a clustered neighbourhood with many public gathering spaces, designed for "village life" with its congenial nature. People will be more inclined to meet their friends at the market square because it is easy to walk and cycle there and because of the availability of weather-sheltered places. Seniors will be able to remain in their Island community after they can no longer support a rural lifestyle. With a variety of housing options, young people and others with low incomes will be able to find accommodation for rent and purchase. The village setting offers an improved future for local businesses, with a larger immediate population catchment being able to walk to shopping and services.



### 2.2 OBJECTIVES – DEFINING THE VILLAGE

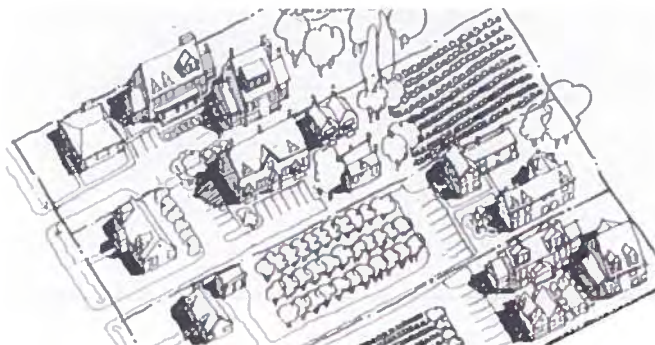
- a) **Village Social Intentions:** to provide residential options for seniors, young families and youth, including those seasonally employed, in an integrated, mixed setting.
- b) **Village Economics:** to provide a range of housing affordability and to support local businesses, a varied local economy, local employment and reinvestment in local capital.
- c) **Village Environmental Standards:** to preserve and enhance ecological function of the landscape and to achieve energy and water demand reduction in development utilizing neighbourhood design and green building standards.



## **2.3 LAND USE POLICIES - QUATHIASKI COVE VILLAGE**

In addition to policies contained within the Official Community Plan, the following land use components and associated objectives and policies, as outlined in Sections 2.3.1 through 2.3.14 shall apply to all identified land use designations within the Quathiaski Cove Village boundaries.

- 2.3.1 Water Resources & Management**
- 2.3.2 Waste Management**
  - 2.3.2.1 Solid Waste**
  - 2.3.2.2 Liquid Waste**
- 2.3.3 Local Agriculture & Community Gardens**
- 2.3.4 Energy, Greenhouse Gases & Environmental Sustainability**
- 2.3.5 Stormwater Management & Riparian Protection**
- 2.3.6 Ecosystems Protection & Enhancement**
  - 2.3.6.1 Wetland Preserves & Riparian Edges**
  - 2.3.6.2 Marine Environment**
- 2.3.7 Public Space & Amenities**
  - 2.3.7.1 Green Networks & Forested Buffers**
  - 2.3.7.2 Parks, Trails, Greenways & Buffers**
- 2.3.8 Public Assembly**
- 2.3.9 Culture & Heritage**
- 2.3.10 Transportation & Infrastructure**
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- 2.3.11 Built Form & Character**
- 2.3.12 Housing Variety, Tenure & Affordability**
- 2.3.13 Commercial Activity**
- 2.3.14 Industrial Activity**



### 2.3.1 Water Resources and Management

Providing potable water for future needs in Quathiaski Cove is a critical element for success of the village. There is currently no municipal water supply infrastructure in The Cove, and the capacity of the current system of local drilled wells is unknown. The water supply will continue to be well water and some springs for the foreseeable future. However the quantity of groundwater extraction that can be sustained is unknown, and will set limits for future water use.

In the early stages of any significant new development proposal it will be necessary to determine an available water supply sufficient to supply the demand. The wish of the Quadra community is that a water supply study be prepared for the entire Cove area.

#### (a) Objectives:

- (i) To ensure that water demand in Quathiaski Cove does not exceed a sustainable supply rate.
- (ii) To protect groundwater quality and availability for the future and to ensure that groundwater does not inhibit the natural systems that depend on it.
- (iii) To provide an orderly means of eventually establishing a public water utility for Quathiaski Cove.

#### (b) Policies:

- (i) The Regional District shall plan and manage the completion of a water study for the Quathiaski Cove Village area.
- (ii) A water evaluation of the area, including the effects of proposed extraction will be required before multi-unit projects are approved that may substantially increase the population and water demand.
- (iii) In all cases potable water use in Quathiaski Cove shall be minimized by:
  - adhering to best practice standards for low-flow fixtures in all buildings, or to a Green Building Standard,
  - limiting or eliminating the use of potable water for irrigation and other non-potable uses,
  - using drought tolerant plant selection, mulching and irrigation controls in all gardens and landscaped areas,
  - encouraging the collection of rainwater for permitted uses, and
  - encouraging the metering of water use, for new and existing developments alike.
- (iv) Water supply systems subject to the *Drinking Water Protection Act* (DWPA) shall meet the Vancouver Island Health Authority requirements for obtaining construction permits and operating permits.
- (v) Any development in the Village serving multiple dwellings from one water supply should construct a water supply system that meets engineering standards as determined by the Regional Board and as per the DWPA which will allow for development of a future municipal system.
- (vi) Rights-of-way to allow for a future water utility should be included as part of all land use planning application processes.

## **2.3.2 Waste Management**

### **2.3.2.1 Solid Waste**

Nearly all solid waste produced on Quadra comes from materials brought by truck and ferries from off-island, and then removed as waste to landfills on Vancouver Island. A modest amount of consumer materials brought to Quadra are separated and shipped back to the mainland for recycling. This is an unsustainable and expensive situation. Reduction of solid waste and increased recycling rates have multiple benefits by reducing transportation and services costs, reducing landfill costs, etc. There may also be a local business opportunity in collecting recyclables. The collection, handling and disposal of solid waste shall be guided by and inform those policies contained within the Regional Solid Waste Management Plan.

#### **(a) Objectives:**

- (i) To ensure that solid waste production in Quathiaski Cove is at or below "best example" levels, meeting or exceeding provincial and regional solid waste reduction targets.
- (ii) To achieve a "best example" recycling rate for consumer recyclables, and to reduce construction and demolition waste (CDW) going to landfills to 5% of CDW produced by volume by 2015.
- (iii) To control the cost of consumer waste disposal services by reducing waste production.
- (iv) To relocate the recyclables collection point in Quathiaski Cove.
- (v) To eliminate the use of garbage disposal units by providing access to kitchen waste composting in association with local gardening and farms.
- (vi) To ensure the appropriate handling and disposal of hazardous wastes.

#### **(b) Policies:**

- (i) The regional district, as part of waste management planning, shall be encouraged to consider relocation and establishment of the recyclables collection point to a compacting and transfer station at an industrial site on Quadra and to investigate the feasibility of setting up small recyclables collection points in the Quathiaski Cove neighbourhoods with a pickup service.
- (ii) Solid waste production in Quathiaski Cove shall be minimized by:
  - promoting public education on solid waste reduction and recycling, including notices to visitors,
  - provision of convenient consumer recycling facilities, and
  - kitchen, yard and garden waste composting locations for the Cove Village multi-family areas.
- (iii) All development shall strive to minimize construction and demolition waste going to the landfill.
- (iv) Wherever possible, local waste reduction efforts shall be coordinated with the Regional District Solid Waste Reduction Plan.
- (v) As part of new development, the use of garbage disposal units shall be discouraged by improving access to kitchen waste composting sites.
- (vi) The inclusion of policies respecting the handling and disposal of hazardous wastes shall be encouraged within the Regional Solid Waste Management Plan.

### **2.3.2.2 Liquid Waste:**

The Quathiaski Cove sewer system is an essential element in protecting groundwater quality in The Cove. On-site liquid waste disposal systems cannot be expected to do the same, particularly with the high water tables and impermeable soils in the area. On-site systems are also difficult to monitor. All buildings in Quathiaski Cove are expected to be connected to the Q Cove sewer system.

#### **(a) Objectives:**

- (i) To connect all buildings to the Quathiaski Cove sewer system, and expand its capacity as necessary, in order to make the system more affordable by economy of scale.
- (ii) To reduce load on sewage collection and treatment facilities by using low-flow fixtures.
- (iii) To move to a high secondary level of treatment for the Quathiaski Cove sewer system.
- (iv) To apply Development Cost Charges (DCC's) to future development.

#### **(b) Policies:**

- (i) In order to promote increased resiliency within the liquid waste management system, and protect health and groundwater quality, new developments and redevelopments of land will be required to hook-up to the sewer system.
- (ii) The connection of existing onsite sewage systems to the community sewer system shall be encouraged.
- (iii) The reduction of liquid waste volumes shall be encouraged through promoting adherence to best practice standards for low-flush fixtures in all buildings, discouraging the use of garbage disposal units and improving access to kitchen waste composting.
- (iv) Following the completion of the Quathiaski Cove Sewage Local Service Area Development Cost Charge Study, the Regional District shall investigate implementation of a Development Cost Charge Bylaw for the Local Service Area.

### **2.3.3 Local Agriculture and Community Gardens**

Many Islanders who may move to The Cove have decades of gardening experience and are accustomed to growing food and flowers. For some, having access to a garden will ease the transition from acreage to the village. For those who don't garden, immediate access to green space is an essential element of the village concept. The vision for agricultural activity for Quathiaski Cove is one of integration of private gardens, shared neighbourhood gardens, public allotment gardens and small scale farming into the land use pattern.

#### **(a) Objectives:**

- (i) To provide Cove residents access to gardening space in close proximity to their homes, and to allow for production of food in both the private and public realm.
- (ii) To encourage the provision of public garden spaces and community gardens as part of Village development.

**(b) Policies:**

- (i) Access to garden/greenspace for each residential unit in Quathiaski Cove shall be encouraged and the size, siting and sunlight access criteria shall be identified as part of new development applications.
- (ii) Wherever possible, edible perennial landscaping shall be strongly encouraged in all streetscaping and public areas.
- (iii) Where it is not appropriate, or feasible, to invest in edible landscaping, the use of native plant materials promoting benefits to wildlife shall be encouraged.
- (iv) A means for establishing a prohibition on the use of any toxic pest control substances shall be investigated in order to protect waterways, soils and edible landscaping from contamination.



**2.3.4 Energy, Greenhouse Gases and Environmental Sustainability**

In the 21st century there are whole new agendas which must guide neighbourhood design and construction for the future. Reducing greenhouse gases to mitigate climate change, preparing for energy supply uncertainties and price increases, conserving water for future needs and protecting the health and productivity of local soils and waterways are just a few of these.

The Quathiaski Cove Village Plan vision is one of green land-use practices, green utilities and green building performance. Green building performance will be set by recognized programs such as Built Green BC. Resource conservation will be assured in future by metering and monitoring of energy and water use and waste. Greenhouse gas emissions (GHG's) are targeted to be 33% less than other similar neighbourhoods by 2020, and declining towards greenhouse gas neutrality by 2030. Greenhouse gas emission reductions in the village will meet or exceed those set out in the Quadra Island OCP at any time. Quadra Island will be developing a greenhouse gas reduction target and plan in 2010-2011. The Cove Village can be a part of achieving those goals.

The completion of a village level engineering feasibility study for establishment of energy utilities for Quathiaski Cove is encouraged. Suggested Village Energy Utility (VEU) types are:

- gasifying wood waste boiler burning Quadra wood waste and providing space heat,
- ground source or seawater source heat pump providing space heat,
- systems as above with solar thermal boost (Spring & Fall), and /or
- systems as above with adequate capacity to also provide domestic hot water.

**(a) Objectives:**

- (i) To engage owners, builders and residents in an exemplary model green community.
- (ii) To meet, or exceed, greenhouse gas emission reductions as identified by the Quadra Island Official Community Plan.
- (iii) To exceed typical standards for green land use, stormwater management, energy and water conservation.
- (iv) To investigate the feasibility of establishing a village energy utility.

**(b) Policies:**

- (i) A greenhouse and gas reduction target and plan shall be developed in the 2010-2011 period.
- (ii) In order to reduce energy use and greenhouse gas emissions for Quathiaski Cove, the adoption of a three part strategy (building energy demand and transportation emissions reduction as well as renewable and efficient energy supply) is encouraged.
- (iii) Green building design, construction practices, and site planning considerations shall be encouraged as part of any revitalization/renovation project and/or new development within the Village.
- (iv) Where feasible, Green energy initiatives, such as village heat and hot water utilities, or village utilities utilizing renewal energy supplies *shall be encouraged*.
- (v) Any proposals for solar, wind and tidal electrical supply to the Village shall be given consideration in light of their size and scale, impact on surrounding properties, and potential for offering regional, grid-connected capacity.
- (vi) Measures that demonstrably reduce per-unit energy use, GHG emissions, enhance renewable energy utilization or increase local energy self-reliance at a cluster or neighbourhood scale shall be encouraged.
- (vii) The completion of a village level engineering feasibility study for establishment of an energy utility, or utilities, for Quathiaski Cove is strongly encouraged.
- (viii) If feasible, every residential development exceeding 12 units/ha (5 units/ ac) net site density, or where there are 6 or more units within a 60 m (200 ft) radius, shall be encouraged to pre-install heating pipes, conduit etc. as necessary serving each unit from a designated neighbourhood energy utility plant location.

**2.3.5 STORMWATER MANAGEMENT AND RIPARIAN PROTECTION**

Quathiaski Cove Centre is in a basin with large volumes of surface and shallow sub-surface water flow in winter. The flow follows the slopes moving approximately in a south west direction. A large part of this flow is picked up by road ditches and eventually enters

Pidcock creek, risking erosion and sedimentation which damages fish habitat. The surface flow situation is aggravated by the fact that much of the cleared but undeveloped land area in the Cove Centre has been stripped of pervious surface soils. The three main remedies for this problem are source reduction, retention and treatment and infiltration.



Restoring topsoil and surface vegetation in areas that have been stripped will improve the retention capacity of land surfaces. Limiting impervious surface (paving) and using hard surface materials that are porous (such as compacted gravel and widely spaced paving stones) in development serves three functions. It slows the runoff rate from surfaces, retaining silt and reducing the flow and erosion in collector ditches. It allows natural (air and sunlight dependent) biological treatment of inevitable spills such as vehicle lubricants before they can enter waterways. Also, it may allow absorption of cleaned storm water into ground aquifers.

**(a) Objectives:**

- (i) To protect groundwater quality in Quathiaski Cove.
- (ii) To protect creeks and aquatic habitat from damage due to extreme flows, pollution, siltation, debris etc.
- (iii) To stabilize soils and improve stormwater drainage.
- (iv) To encourage the on-site interception of water flows through the inclusion of catch basins and constructed wetlands.

**(b) Policies:**

- (i) Source Reduction:  
Impervious surfacing as part of site development shall be limited in the zoning bylaw utilizing the following guidelines:

- Village Centre Mixed - not more than 40% of lot area may be impermeable.
- Village Centre Multi-Family - not more than 30% of lot area may be impermeable.
- Village Peripheral Residential - not more than 25% of lot area may be impermeable.

Green roofs, pavement or unit pavers with at least 15% void space, gardens, turf, reinforced turf and compacted gravel are considered permeable.

- (ii) Retention:  
Where storm water surface flows are collected and directed to a drainage leading to a creek, they must first enter a retention area suitable in size for the flows, to protect the drainage system from sedimentation and other contamination.
- (iii) Infiltration:  
The use of stormwater infiltration basins is strongly encouraged in Quathiaski Cove, where soil conditions allow, in order to treat storm water and recharge aquifers. Infiltration basis can be incorporated as part of the landscape, and included as part of greenways and buffers.
- (iv) As the "riparian" edges of streams and wetlands are recognized as important buffers functioning to slow surface water, treat and absorb it, and prevent erosion of soils into creeks, the protection, in accordance with Riparian Area Regulation, and enhancement of these areas shall be clearly demonstrated as part of any development proposal.

## 2.3.6 ECOSYSTEMS PROTECTION AND ENHANCEMENT

### 2.3.6.1 Wetland Preserves and Riparian Edges

The edges of streams and wetlands are ecologically important buffers as these "riparian" edges slow surface water, treat and absorb it, and prevent erosion of soils into creeks. Clean water in creeks is essential for successful fish habitat. The riparian edges also provide habitat for amphibians, nesting birds etc. An important factor about all buffer and edge elements is that they are far better as complete networks, i.e. the connected system is more effective than the sum of its individual parts. The connection of greenways, buffers, parks, wetland preserves and riparian edges into a whole system is strongly encouraged in Quathiaski Cove.

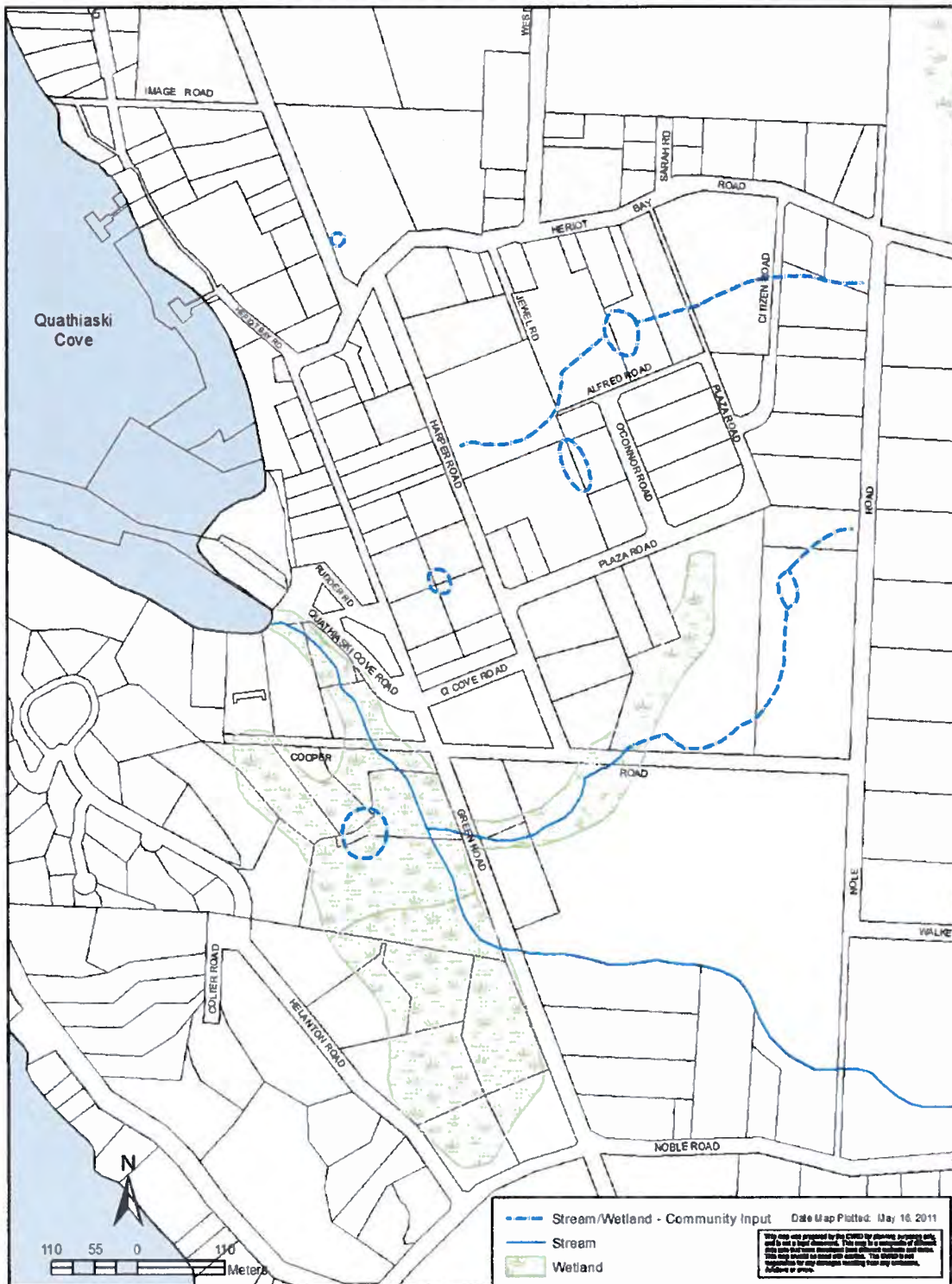
#### (a) Objectives:

- (i) To emphasize protection and restoration of watercourses, wetlands, forested buffers and soils.
- (ii) To promote the establishment of a "green" system within the Cove consisting of greenways, buffers, parks wetland preserves and riparian edges.

#### (b) Policies:

- (i) As part of any development, recognized wetland areas are to be protected and where appropriate incorporated into parks and greenways. Additionally, stormwater treatment needs are to be anticipated in the landscape and forested buffers are to be allocated along creeks and at development boundaries.
- (ii) The values of surface and groundwater quality, creek protection, forest habitat and soils stabilization are expected to be clearly defended in any land use proposal for Quathiaski Cove.
- (iii) Wetland Preserves: existing wetlands and seasonal watercourses must be preserved from development as important water quality protection and bird habitat. Where approved in consideration of the Riparian Areas Regulation (RAR) and the streamside protection and enhancement area (SPEA), they may be accessed by trails and traversed by footbridges, but should not be diverted, filled or otherwise altered for development. Where approved by the Ministry of Forests, Lands and Natural Resource Operations, exit flow from existing wetlands may be directed to collection and retention systems designed to protect surface water quality.
- (iv) Riparian Edges: all development shall be in compliance with the RAR. A riparian edge buffer of 30 m (100 ft.) from roads and development is identified as the typical minimum watercourse protection guideline, though it may vary based on professional biological management advice. These areas should be protected and left naturally vegetated unless there is an authorization from DFO for a restoration plan that would ensure protection of aquatic habitats. Where previously disturbed, these areas may need to be re-vegetated, sloped appropriately and protected from foot traffic and domestic animals in order to function successfully.





**MAP 2 – VILLAGE ENVIRONMENTAL CONSIDERATIONS**

Note: Prior to the determination of specific development requirements that may be associated with the mapped Village Environmental Considerations, ground-truthing is required to verify the existence and actual location of stream/wetland areas.

### **2.3.6.2 Marine Environment**

The foreshore fronting Quathiaski Cove, although largely disturbed in certain areas as a result of historic and existing industrial marine uses, does hold significant environmental value as well as serving to define the physical setting and character of the Village. As there is potential as development activity intensifies within the Cove to further alter the marine environment, future development fronting the waterfront area of the Cove must be undertaken in a manner which respects foreshore values and delivers appropriate marine-based viewsapes reflective of the Cove's history and the Village Plan vision of a vibrant, mixed use public and tourist commercial area.

#### **(a) Objectives:**

- (i) To recognize the importance of the marine and foreshore environment fronting Quathiaski Cove.
- (ii) To establish a balance in terms of allowing for appropriate marine-based development yet offering protection of natural and scenic values of the Quathiaski Cove shoreline.
- (iii) To discourage encroachment of incompatible uses within the marine environment.
- (iv) To encourage the preservation, protection, and where possible the rehabilitation of the marine foreshore environment.

#### **(b) Policies:**

- (i) Development shall be discouraged within the foreshore area fronting and forming part of the Pidcock Creek estuary.
- (ii) All marine based and adjacent upland development applications shall clearly demonstrate respectful consideration of the marine environment and shall include as part of application details an assessment of the potential impact of the development on the marine foreshore. Specific measures to be taken to reduce impacts and where possible enhance the marine environment shall be clearly articulated.
- (iii) All related development applications shall be referred to appropriate senior levels of government for review and comment.

### **2.3.7 PUBLIC SPACE AND AMENITY**

The Quathiaski Cove Village Plan vision is one of high quality public space and amenity, accessible to all. The plan emphasizes public space in the central area in the form of squares, greens, greenways and sheltered sidewalks at commercial frontage. These are meant to provide public amenities, such as shelter, seating areas, play areas and gathering places for events such as outdoor markets close to the commercial cores. At the waterfront, full and unobstructed public access in the form of seawalks, squares, mini-parks and possibly a public pier directly adjacent to the water's edge are the first priority. Throughout the entire plan area, safe and unobstructed pedestrian and bicycle routes, physically separated from vehicle traffic where possible, and including road crossings with traffic calming and other safety features are a high priority. Neighbourhood parks, gardens and playing fields, and greenway trails designed to bring trees and ground-level vegetation into the neighbourhood are also desired.

### **2.3.7.1 Green Networks and Forested Buffers**

The Quathiaski Cove Village Plan vision is one of a village in a natural setting, with nature woven throughout. The plan emphasizes green networks including large areas of green open space, tree rows and groupings, naturally landscaped trails, wetlands, swales, creeks, ponds and naturally wooded parklands. Some or all of these elements may be contained in integrated greenways.

Forested buffers are essential at the edges of areas to be developed to village densities where they abut low-density or rural lands. The principle of connectivity is also a key element of the green networks. It is well known that the habitat value, natural productivity and effectiveness of green space is far greater for connected networks than for isolated segments. The plan therefore emphasizes continuous chains of greenways and forested buffers. Additionally, as Quathiaski Cove is surrounded by low density, semi-rural residential acreage and residents are accustomed to visual seclusion and relative quiet, buffers at the edges of developed areas are required to separate village buildings from semi-rural lands.

### **2.3.7.2 Parks, Open Space, Trails, and Greenways**

Local knowledge led to the Village Network Map showing open space, streams, ponds, trails, greenways, pedestrian and bicycle routes, roads, utilities etc., primarily in the public realm. A second map was drawn showing an "internal" network, essentially on private property. This map also shows the proposed village greens, market square and open space.

The trail systems, both external and internal, are designed to improve the through-connectivity of the public network, and provide access from each unit within the development to the network, and to public spaces. At the heart of the plan is an effective greenway system connecting the woodlands and fields on the perimeter of the village through to the village parks and squares as one continuous habitat and surface water absorption system. Pedestrian and cycle paths following the greenways lead to the central commons spaces. The location of trail connections, as shown below, is conceptual in nature only.

## PUBLIC PATHS AND GREEN NETWORK



**DIAGRAM 1 – CONCEPTUAL COMMUNITY EXTERNAL NETWORK PATHS**

Note: Prior to the determination of specific development requirements that may be associated with the mapped Community External Network Paths, ground-truthing is required to verify the existence and actual location of stream/wetland areas and the status of dedicated road rights-of-way.



**DIAGRAM 2 – CONCEPTUAL COMMUNITY INTERNAL NETWORK PATHS**

Note: The mapping provided above is conceptual in nature only and is not intended to denote a specific location. It is intended as a guideline to highlight the desire for pedestrian connections within the Village realm.

**(a) Objectives:**

- (i) To preserve and enhance the natural setting of Quathiaski Cove.
- (ii) To assure that natural vegetation, forests and open spaces are integrated into land use planning and wherever possible interconnected to form the green elements of a community trail network.
- (iii) To assure that residents adjacent to, but outside the plan area are separated from visual contact and noise from development.
- (iv) To assure that key open spaces and recreational areas are secured by appropriate means (parkland or right-of-ways) to be held and managed for public use.
- (v) To assure that a pedestrian and cycle network provides easy access to these areas for residents and visitors.
- (vi) To make walking and cycling a safe, pleasurable experience by separation from vehicle traffic and provision of greenway paths.
- (vii) To support the development of a comprehensive park and trail system as part of the Village's growth.

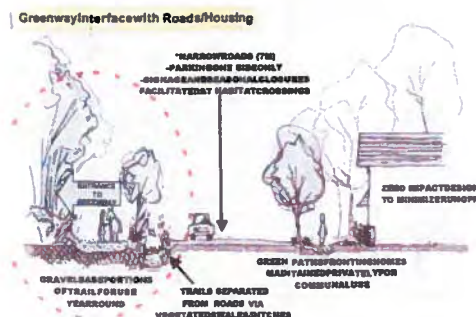
**(b) Policies:**

- (i) Park planning priorities for the Village shall include;
  - the identification of a pedestrian waterfront walkway, and a direct connection from the waterfront to the Village centre, where appropriate,
  - the development of safe, accessible and continuous pedestrian routes providing connectivity to and throughout the neighbourhood,
  - the provision of greenspace protecting sensitive areas, and
  - the provision of lands offering open space areas for community gardens, public markets, greens and squares, or recreational opportunities.
- (ii) The development of a comprehensive park and trail system within the Quathiaski Cove Village shall be supported and implemented through a variety of mechanisms such as, but not limited to, parkland dedication at time of subdivision, acceptance of donations of land and/or cash, density bonusing provisions, the use of right-of-ways and/or licenses, and the acquisition of land.
- (iii) Plan policies and trail mapping shall be utilized as guidelines in the future development of a park land Development Cost Charge Bylaw for the Quathiaski Cove Village containment boundary area.
- (iv) Small scale recreation facilities in the Quathiaski Cove Village are encouraged, providing that they are complementary to those already existing on Quadra Island.
- (v) Parks and open space provision in the Quathiaski Cove Centre areas shall be primarily public-use oriented, e.g. public greens, market squares, greenway trails etc. These shall be sized and located appropriately so that the majority of residential units have an outlook onto public open space. Open space elements of 0.1 ha (0.25 ac) and larger are considered appropriate.
- (vi) Parks and open space provision in the Quathiaski Cove Periphery areas shall be natural, forested vegetated space that shall be sized and located to maximize

habitat value. Trails through these areas are appropriate where these will not interfere with habitat and ecological protection.

- (vii) Parks and open space shall be provided through development agreements, park requirements, development cost charges or other means, including the use of density bonusing provisions.
- (viii) Open space elements of 0.2 ha (0.5 ac) and larger are recommended in the Quathiaski Cove Periphery Areas.

### Sample Design Elements - Trail, Greenways, and Buffers



- (ix) The trail system design considerations for Quathiaski Cove shall emphasize several functions and characteristics in order:
  - to make walking a safe, pleasurable experience by separation from vehicle traffic and provision of greenway paths,
    - to provide a surface for pedestrian wheeled conveyances such as strollers and shopping carts,
    - to provide for cycling, separated from pedestrians where possible, and
    - to interconnect the green elements of the Cove Network (i.e. parks, wooded buffers, riparian edges etc).
- (x) Greenway networks that brings trees and ground-level vegetation into the neighbourhood and provide places to walk and cycle shall be encouraged for these values as well as serving the following functions:
  - it provides summer shade,
  - it provides surface water treatment and absorption,
  - it buffers noise, and
  - it provides habitat for birds, squirrels etc.
- (xi) The inclusion of an Internal Path Network and green system shall be encouraged as part of any development in order to provide walking and cycling connections for residents that enable connections to and from adjacent public spaces (paths, greenway networks, parks and squares).
- (xii) In order to protect the seclusion of residential areas abutting the edge of the Quathiaski Cove Containment Boundary, zoning provisions for any new development proposal sited adjacent to these residential lands shall include a minimum landscape and screening buffer requirement of 15 m (50 ft).



- (xiii) In all cases where a residential development faces a public road, other than a neighbourhood access street, a wooded buffer of at least 10 m (33 ft.) is strongly encouraged.

### **2.3.8 PUBLIC ASSEMBLY**

The provision of key public facilities within the Quathiaski Cove Village is of significance to the long-term social well-being of the Village and the Island community as a whole.

#### **(a) Objectives:**

- (i) To support the establishment of public facilities within the Village.
- (ii) To encourage the provision of public amenities as part of development.

#### **(b) Policies:**

- (i) In addition to the public assembly policies contained within Part III of the Official Community Plan, the following additional policies shall apply within the Quathiaski Cove Village boundaries.
- (ii) SD 72 shall be encouraged to consult with the Regional District and the community regarding future plans for the Quathiaski Cove Village school site.
- (iii) Where deemed appropriate, the community and/or the Regional District, shall seek joint use / partnerships with SD72 for future public use of all, or a portion of the school building and/or surrounding land.
- (iv) Wherever possible, future public and community-based facilities should be sited within easy walking distance of Village residences.
- (v) The provision of public amenities, including land and/or buildings, for a congregate care facility for seniors, public gardens, public plaza, square, and civic facilities such as a public library and or cultural/museum centre shall be strongly encouraged.
- (vi) Public Assembly shall be viewed as including facilities, such as but not limited to schools, churches, recreational facilities, fire hall, ambulance station, library, museum and hospitals.

### **2.3.9 CULTURE & HERITAGE**

There is opportunity to acknowledge and incorporate elements of the Island's rich First Nations' history and the Cove's fishing and marine-industrial focus into the Village's future development; particularly as part of waterfront development, both as part of design elements and within public spaces. The future offers opportunity for the residents of the Village to further define a "sense of place" through building design, creation of public spaces and the activities and celebrations which take place within the Village.

#### **(a) Objectives:**

- (i) To encourage an inclusive Village structure which supports a diversity of cultures, demographics, values and beliefs.
- (ii) To strengthen the "sense of place" within the Village.
- (iii) To encourage the development of public and private cultural and institutional facilities within the Village Centre.

**(b) Policies:**

- (i) In consultation with the We Wai Kai Band opportunities shall be investigated to establish connections on the waterfront and within the Village centre to the First Nation's history, Cape Mudge Village, and its people.
- (ii) The feasibility of establishing a cultural centre (either stand alone, or as part of other public facility development such as a library and/or museum) which offers opportunity for celebration of the arts, festivals or other public gatherings and a venue in which recognition of the Island's First Nations and settlement history can be captured, shall be investigated.
- (iii) Wherever possible, the Regional District shall collaborate with other levels of government, non-governmental agencies and the private sector to ensure the best use of resources to support a range of services to meet the needs of the community.
- (iv) Provide support for favourable living environment for young and old alike, including "barrier-free" design considerations in both the public and private realm.
- (v) Wherever possible the use of open spaces, village squares and other public areas to provide educational opportunities, offer public participation through public art, performances, festivals and exhibitions, shall be encouraged.

**2.3.10 TRANSPORTATION AND INFRASTRUCTURE**

The Quathiaski Cove Village Plan vision is one of pedestrian and bicycle oriented transportation, safely separated from main vehicle routes. The connectivity of paths with the surrounding Quadra Island trails system is also essential. The importance of a ferry shuttle and eventually an island bus service is also recognized and should be encouraged when financially feasible.

Traffic flow during busy ferry times is a management problem and can present a safety risk to pedestrian and cyclists on main roads in Quathiaski Cove. However better pavement marking and warning signs may improve pedestrian crossings in these areas. Where alternatives to the use of main traffic routes are not available, the best approach is to separate pedestrian and bicycle traffic from vehicles, wherever possible.

The design elements of a transportation system around Quathiaski Cove are as follows:

**2.3.10.1 Path and Cycling System**

- (i) The elements of the Quathiaski Cove Village pedestrian system are:
  - separation of the pedestrian route from traffic, with barriers if necessary,
  - safe, well marked road crossings, with traffic calming devices,
  - path surfacing able to support strollers and push-buggies, and
  - naturalized, well landscaped pedestrian zones with shade and wind shelter.
- (ii) The elements of the Quathiaski Cove Village bicycling system are:
  - separation of bicycle paths from main roads (Quathiaski Cove Rd, Harper Rd and Heriot Bay Rd) by bypass route or barriers if necessary,
  - separation of bicycle paths from pedestrian paths by 2 metre spacing or barriers if necessary,
  - compacted and mud-free, permeable path surfacing (e.g. gravel, unit pavers), and
  - the provision of bike racks at each main commercial destination.



### 2.3.10.2 Driveways

- (i) The addition of new driveways accessing principal roads (Quathiaski Cove Rd, Harper Rd and Heriot Bay Rd) in Quathiaski Cove shall be strongly discouraged.
- (ii) Shared driveways serving infilled and densified lots are encouraged providing public safety at the road entrance can be demonstrated. In new neighbourhoods, driveways serving more than one unit or serving shared parking are strongly encouraged.

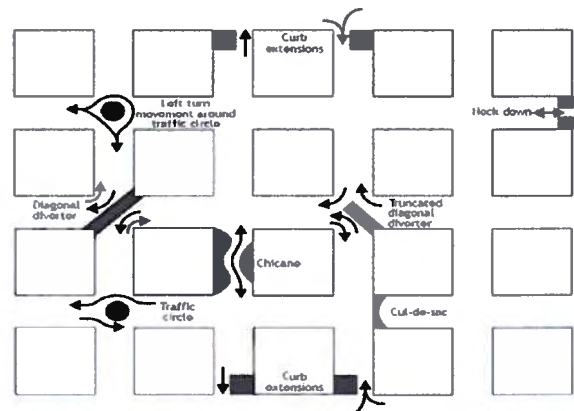
### 2.3.10.3 Parking

- (i) It is proposed that off-street parking requirements for the Village be somewhat reduced from current Zoning Bylaw requirements as Village services are expected to be less automobile oriented, and receive more customers walking and cycling. Furthermore an allowance for “shared parking” facilities in mixed use areas is encouraged. These areas are typically used by commercial customers in daytime and residents at night.
- (ii) The proposed residential parking requirements for compact dwelling types are also reduced from the current bylaw. The reasoning for this is that the housing types are likely to be occupied by seniors and youth; households with fewer cars than families with children. On-street parking is viewed as being effective and appropriate to accommodate visitors. In future, signage may be needed to limit the allowed parking time.
- (iii) RV and trailer parking is another important element of the Quathiaski Cove Village transportation plan. Because tourism is a major part of the local economy, and some visitors arrive with large vehicles, wishing to stop in Quathiaski Cove for shopping and services, it is necessary to have a few on-street and possibly off-street long-bay parking spaces available near the cove centre that are allocated to RV's. Pull-out bays parallel to secondary streets are appropriate, possibly on Plaza Road. The street system must also allow these vehicles to re-enter the main roads without the need for difficult turns.

### 2.3.10.4 Road Transportation & Traffic Control Policies

- (i) On secondary roads, such as Green Road and Cooper Road the use of traffic calming measures are a possible means of reducing the pedestrian risk and the noise affecting residents. Appropriate calming measures for secondary roads in Quathiaski Cove may include:

- pavement markings and surface changes,
- pinch points (neck down),
- chicanes,
- planters & curb extensions at the road edge and/or traffic circles.



Speed humps are not recommended on streets; they are considered dangerous.

### **2.3.11 Built Form and Character**

The Plan vision is one of village building forms that echo traditions and cultural heritage. Buildings will be low in height, small in extent and highly varied or detailed, consistent with village character. Building elements, as outlined below, are strongly preferred in the Quathiaski Cove Village and are therefore reflected in development permit guidelines contained within Part 5 of this Plan.

- Covered outdoor walkways and landscaped areas with benches and tables adjacent to buildings.
- Landscaping, especially large deciduous trees, providing shade in public areas and fall colours,
- Shop windows with low sills allowing a view in from the outside.
- Upper floor residential balconies and roof terraces overlooking public areas.
- Dormers with windows, especially in long, sloped roof sections.
- Windows that have frames are divided into multiple pane, etc. rather than just glass set into the wall.
- Small buildings not larger than 30 M (100 ft) wide without a break. Spaces between buildings that are landscaped or contain shops or activities are strongly encouraged.
- Varied buildings (both in height and depth along their length and in their roofline).
- Traditional cladding materials such as shingles, wood siding, stone and brick are preferred.

In light of the enhanced design criteria associated with development permit requirements for the Village, as well as the community's desire to achieve specific green building standards as part of future development, it is recommended that consideration be given to the investigation of building inspection options for the Quathiaski Cove containment boundary area. The requirement for building inspection is viewed as being an effective means to regulate the design and construction processes to achieve desired building outcomes as well as to safeguard lives and property.

It is proposed that building inspection requirements be limited to the construction of intensive residential development, multi-family, commercial, industrial, institutional and mixed use buildings. Unless otherwise specified, intensive residential development is defined as being residential land use resulting in more than 5 units/ha (2 units/ac).

Building inspection requirements are not intended to apply to residential development where the density is equal to, or less than, 5 units/ha (2 units/ac); or where residential development is occurring as part of infilling on a Residential One (R-1) zoned lot which limits the density of dwelling units to a maximum of two units/lot. Unit is defined as including a single family dwelling, guest dwelling, or secondary suite.

#### **(a) Objectives:**

- (i) To encourage Village building forms that echo traditions and cultural heritage.
- (ii) To encourage Village land use patterns which promote an intimate level of village development.
- (iii) To promote the provision of community amenities through the allowance of density bonusing.
- (iv) To investigate building inspection options for the Quathiaski Cove Village containment area.

- (v) To include consideration of archaeological and environmental values and hazard land considerations (steep slopes) as part of development in the Village.
- (vi) To promote the preservation and protection of archaeological sites.

**(b) Policies:**

- (i) All development shall integrate with the surrounding neighbourhood and demonstrate a high standard of design and compatibility in scale, form and appearance in keeping with the Quathiaski Cove village character.
- (ii) The incorporation of design elements which reflect First Nations' culture and interests and/or the historic marine character of the Cove shall be encouraged.
- (iii) Clustering of development, as a means of avoiding sprawl and development of large lot subdivisions, as well as promoting an intimate level of village development, shall be encouraged.
- (iv) All development shall respect environmental values and clearly demonstrate protection of, and wherever possible, enhancement of natural systems.
- (v) As there is potential for archaeological sites/values in the Quathiaski Cove waterfront, all new and/or re-development interests considered for this area shall be referred to the Province (Archaeology) for comment.
- (vi) Hazard land considerations shall apply to all properties where steep slopes exist, and a geotechnical requirement may be specified as part of the development approval process (refer to development approval information area requirements for full details).
- (vii) The Regional District shall further investigate—building inspection options for the Quathiaski Cove Village Containment Boundary; this investigation to include further consultation with the community and other stakeholders.
- (viii) Proponents of all new developments are encouraged to include community amenities as listed below in 2.3.11(b)(ix) in their proposals.
- (ix) Proposals where amenities are provided in exchange for a density bonus require provision of amenities including, but not limited to:
  - Affordable housing,
  - Youth or family oriented amenities (day care, health clinic),
  - Senior or special needs facilities,
  - Recycling / free store centre or land, or buildings for other public facilities,
  - Parks, greenways, pedestrian connections, community gardens, and other public open space as dedicated or protected by covenant,
  - Waterfront walkways and piers,
  - Public square or plaza and/or land or buildings for other civic and cultural purposes,
  - Establishment of neighbourhood energy utilities, or other measures that demonstrably reduce per-unit energy use, Greenhouse Gas emissions, enhance renewable energy utilization or increase local energy self-reliance at a cluster or neighbourhood scale.
  - Green building design and construction meeting specified standards which meet or exceed BC Built Green,
  - Provision of lands as identified by a water system study and capacity analysis for the purposes of community water servicing and/or aquifer protection, or
  - Other amenities as identified and supported by the community.

### **2.3.12 Housing Variety, Tenure and Affordability**

A fundamental goal of the Quathiaski Cove Village is to provide housing options that are scarce or non-existent on Quadra Island today, all in a local area within easy walking distance to shops, restaurants and services, the school and the ferry. Small units, accessible to those with limited mobility, are a high priority. Moderately priced homes for young families are also a priority, as are affordable rental units.

The intention of the plan is to encourage a diversity of ages, abilities and incomes in each neighbourhood by allowing and incenting multiple housing types. These types include infill homes on existing residential lots, small homes on small individual lots, garden cottages on common lots, townhomes and apartments above commercial spaces. It is also recognized that fee simple and condominium ownership and market rentals may not satisfy some of the housing needs on Quadra. Non-market housing options such as non-profit housing societies (e.g. co-ops) and land trusts are therefore also encouraged.

A community of mixed ages, abilities and incomes is a healthy and resilient one. The Plan promotes a mix of housing types in each neighbourhood to the extent that financial and other factors will allow.

#### **(a) Objectives:**

- (i) To introduce a range of housing types appropriate for all ages and abilities, and a range of incomes.
- (ii) To encourage inclusivity and diversity – multi-age, multi-ability and multi-income mix in each neighbourhood.
- (iii) To promote development of residential units that are suitable for seniors and those with physical disabilities, with low operation and maintenance demands (e.g. single level, ground floor entry, with accessible bathrooms, kitchens and other Flex Housing™ features – a CMHC term denoting housing ready for all life stages).
- (iv) To include a range of tenure options, including fee simple, strata and modestly priced rental accommodation for all age groups, and for the seasonal workforce.

#### **(b) Policies:**

- (i) Development should incorporate a range of housing options, in terms of size, intended market and tenure (fee simple and rental):
  - 1. Development proposal exceeding 6 units should have at least one unit or self-contained secondary suite of less than 80 m<sup>2</sup> (861 sq. ft.) for each 5 that exceed 80 m<sup>2</sup>.
  - 2. Development proposal exceeding 12 units should have at least 2 housing types (detached homes, garden cottages, townhomes and apartments above commercial).
- (ii) Residential developments of 4 units or more may be eligible for additional unit allowances (density bonusing), where parks, squares, gardens, greenways, public markets and other public amenity are provided on at least 20% of the site area, and a minimum of 2 of the 4 following criteria are met.

1. At least 25% are accessible offering a fully self-contained living unit on the ground floor,
2. At least 25% of the units do not exceed 90 m<sup>2</sup> (970 sq. ft.) in gross floor area and the average gross floor area does not exceed 125 m<sup>2</sup> (1345 sq. ft.),
3. There are at least 25% rentals mixed with ownership,
4. There are at least 25% of units that can be rented or purchased for less than 30% of the household income of the 30<sup>th</sup> income percentile of Quadra Islanders according to the most current census data.

Where, three or more of the criteria are met, the density bonusing allowance may be enhanced.

It is noted that the Regional District's review and ultimate approval of any amenity or amenities offered in accordance with 1 through 4 above, may include the requirement for a development and/or housing agreement at the Regional District level, and/or the involvement of a co-operative housing society or similar not-for-profit community based organization to oversee and ensure an on-going commitment to control housing costs (rental rates and purchase prices) in accordance with Item 4 above.

- (iii) Notwithstanding the policy outlined above, and the guideline bonusing densities as identified in Part 3 'Land Use Designations Principles', the Regional District may give consideration to other applications for density bonusing on a case-by-case basis where the application demonstrates provision of community supported amenities as suggested in Policy 2.3.11(b)(viii).
- (iii) Applications for density bonusing are not encouraged:
  - on those lands bounded by Heriot Bay Road, Green Road, Quathiaski Cove Road and Harper Road, in order to provide for a gradual transition of density from the Village Core outward to the waterfront,
  - on those lands located upland of, and adjacent to, the Village Waterfront Mixed Use designation which are bounded on the north by the junction of Green Road and Heriot Bay Road, on the east by Green Road on the east and on the south by Rudder Road due to steep slope hazards, and
  - on those Village Peripheral Residential lands located south of Quathiaski Cove Road and west of Green Road, due to environmental considerations (Pidcock Creek stream corridor).
- (v) The zoning bylaw shall specify a range of housing options and associated footprints such as the inclusion of small unit cottages, secondary suites and apartments (typically less than 110 m<sup>2</sup> (1180 sq ft).
- (vi) Special purpose residential facilities, intended to meet the needs of people with disabilities, in need of professional care, shall be considered on a case-by-case basis; these facilities to be sited within the Village centre, or immediately adjacent to.
- (vii) Green Buildings Standards shall be strongly encouraged for all new residential construction. Multi-family construction proposals are encouraged to be designed and built to the Built Green™ BC Gold Standard. All Residential remodels are strongly encouraged to comply with the Built Green™ BC Silver Standard. Multi-family residential construction is to be certified under the Built Green™ BC program.

### **2.3.13 COMMERCIAL ACTIVITY**

The vision for appropriate commercial services for Quathiaski Cove is commercial activity that is small in scale which reflects the local character and is in accordance with the village concept. Other small commercial enterprise that provide local employment and does not produce high noise levels, water or air pollution is acceptable in peripheral areas may be given consideration on a case-by-case basis.

#### **(a) Objectives:**

- (i) To support small-scale local retail, medical-dental, professional, restaurant and tourist related services.
- (ii) To encourage a business environment which offers local employment opportunities.
- (iii) To support peripheral service-related commercial enterprises which meet the needs of the Island community and demonstrate environmentally responsible operating standards.

#### **(b) Policies:**

- (i) Retail commercial uses such as local retail, restaurants, medical-dental and professional offices shall be encouraged.
- (ii) The provision of small-scale tourism related commercial ventures shall be recognized as being an important component of the Village.
- (iii) Commercial new construction that conforms to the *BC Built Green standard* Silver criteria, using a checklist method, may be eligible for bonusing.
- (iv) Commercial developments in the peripheral areas shall be considered on a case by case basis in light of the following key considerations: appropriate siting and design considerations, provision of local services and employment opportunities, environmentally responsible operating standards, and integration within the Village setting.

### **2.3.14 INDUSTRIAL ACTIVITY**

Although the history of the Quathiaski Cove waterfront reflects a thriving resource-based industrial profile, today's profile is one of a much more limited industrial footprint. Much of the foreshore zoned land is now vacant, or no longer utilized for industrial use. As such, the Village plan identifies new Marine Waterfront and Village Aquatic designations for this area, which reflects recognition of existing industrial uses only and do not promote the establishment of new industrial development in the Cove.

#### **(b) Policies:**

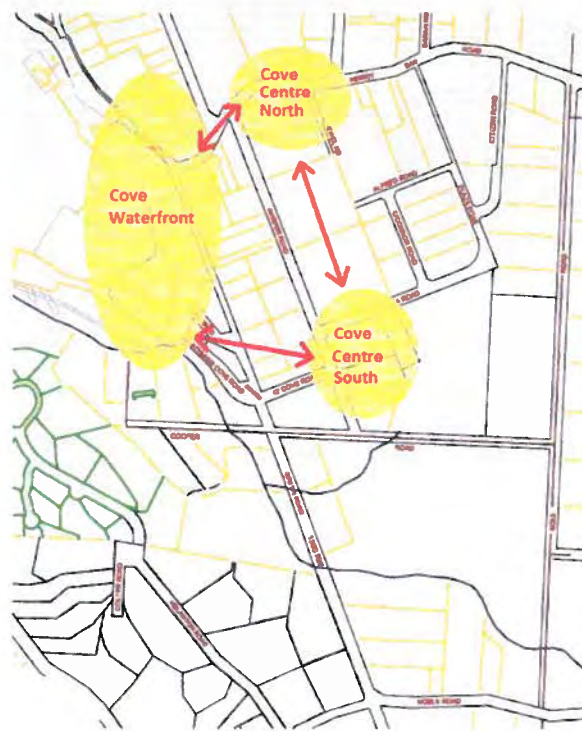
- (i) Any applications received for expansion of existing operations, or new industrial land uses, to be located within the Quathiaski Cove Village Containment Boundary area shall be reviewed in light of the policy direction contained within the Village Plan and as provided for in Section 3.6 "Industrial Activity" of the Official Community Plan.

## PART 3 - LAND USE DESIGNATION PRINCIPLES

### 3.1 INTRODUCTION

The land use designation map, as identified within Schedule 'B-1' is based on the twin principles of growth outward from existing centres, in rings of decreasing density, and the "knitting together" of the parts with a green pedestrian network.

There are three recognizable sub-areas within the Quathiaski Cove Village Study Area: the Cove Centre South, centred on the shops there; the Cove Centre North, centred on the school, service station and café; and the Waterfront. Everything else is peripheral residential. Though the three areas are in close proximity, they are currently fragmented and disconnected from each other. A clear goal of the plan is to improve the connectivity at all levels. This can be done by filling in spaces between, and introducing networks of pedestrian and bicycle paths, greenways and watercourses.



The sub-areas outlined above are conceptual only and are not to be used for specific policy reference. This conceptual mapping assisted in the eventual identification and delineation of land use designations for the Village as listed below and mapped on Schedule 'B-1'.

The following land use designations have been identified within the Quathiaski Cove Village:

- Village Centre Mixed Use - (VCM)
- Village Centre Residential - (VCR)
- Village Peripheral Residential - (VPR)
- Village Waterfront Mixed Use - (VWM)
- Village Aquatic - (VA)

### **3.2 VILLAGE DESIGNATIONS**

Within each of the Village designations, the intent of the designation, appropriate land uses and building typologies are identified to offer future guidance for development of zoning regulations and landuse applications. Part 4 'Comprehensive Development' and Part 5 'Development Guidelines' also provide specific policy and regulatory framework for landuse applications.

#### **3.2.1 Village Centre Mixed Use (VCM)**

- (a) The intent of this designation is to provide a variety of uses including commercial, compact medium density residential, residential congregate care, home occupation /studio, community service, recreational and cultural uses as further refined and defined by the zoning bylaw. The suggested density of land use in the VCM designation is identified as being 15 units/ha (6 units/acre). Where development applications are received that propose a density less than the suggested 15 units/ha (6 units/acre), these applications shall clearly demonstrate the ability to accommodate future development of the land to the suggested VCM density or provide for a portion of the land or cash-in-lieu to be used to accommodate appropriate amenities as identified in Section 2.3.7. Appropriate building typologies suitable for this designation are outlined in Appendix 2 and include:
- Types 4 & 5 Townhomes
  - Type 6 Village Centre Mixed
  - Type 7 Live-Work Studio
  - Type 9 Special Purpose Residential
  - Type 10 Village Centre Commercial
- (b) Also included are uses for special purpose residential facilities which may be approved on a case-by-case basis. Such facilities are intended to meet the needs of people with disabilities or people in need of professional care. Type 9 is the appropriate building typology as outlined in Appendix 2.
- (c) Density Bonusing (VCM): Where a development proposal meets at least two of four parameters related to housing size, accessibility and affordability and where parks, squares, gardens, greenways, public markets and other public amenities are provided on at least 20% of the site area, the recommended base density of 15 units/ha (6 units/acre) may be increased to 20 units/ha (8 units/acre) and lot coverage increased proportionally.
- (d) Where three or more of the parameters are met, the density bonusing allowance may be increased from 20 units/ha (8 units/acre) to allow for a maximum of 25 units/ha (10 units/acre) and lot coverage increased proportionally.

#### **3.2.2 Village Centre Residential (VCR)**

- (a) The intent of this designation is to provide a variety of uses including compact low-medium density residential, residential (infill and densification), small scale tourism accommodation or hostel (8 beds maximum), and home occupation /studio uses to be further refined and defined by the Zoning Bylaw.
- (b) The suggested density of land use in the VCR designation is identified as being 15 units/ha (6 units/acre). Where development applications are received that propose a density less than the suggested 15 units/ha (6 units/acre), these applications shall clearly demonstrate the ability to accommodate future development of the land to the suggested VCR density or provide for a portion of the land or cash-in-lieu to be used to accommodate appropriate amenities as identified in Section 2.3.7. The appropriate building typologies suitable for this designation are outlined in Appendix 2 and include:

- Type 1 Mini-lot Single Family
  - Types 4 & 5 Townhomes
  - Type 7 Live-Work Studio
  - Type 8 Infill – Single Family Residential
  - Type 9 Special Purpose Residential
- (c) Also included are uses for special purpose residential facilities which may be approved on a case-by-case basis. Such facilities are intended to meet the needs of people with disabilities or people in need of professional care. Type 9 is the appropriate building typology as outlined in Appendix 2 to the Neighbourhood Plan.
- (d) Density Bonusing (VCR): Where a development proposal meets at least two of four parameters related to housing size, accessibility and affordability and where parks, squares, gardens, greenways, public markets and other public amenities are provided on at least 20% of the site area, the recommended base density of 15 units/ha (6 units/acre) may be increased to 20 units/ha (8 units/acre) and lot coverage increased proportionally.
- (e) Where three or more of the parameters are met, the density bonusing allowance may be increased from 20 units/ha (8 units/acre) to allow for a maximum of 25 units/ha (10 units/acre) and lot coverage increased proportionally.

### **3.2.3 Village Peripheral Residential (VPR)**

- (a) The intent of this designation is to provide a variety of uses including compact low-medium density residential, residential (infill and densification), secondary suite within a principal residence and home occupation /studio uses as well as commercial uses on a case-by-case basis to be further refined and defined by the zoning bylaw.
- (b) The suggested density of land use in the VPR designation is identified as being 10 units/ha (4 units/acre). Where development applications are received that propose a density less than the suggested 10 units/ha (4 units/acre), these applications shall clearly demonstrate the ability to accommodate future development of the land to the suggested VPR density or provided for a portion of the land or cash-in-lieu to be used to accommodate appropriate amenities as identified in Section 2.3.7. The appropriate building typologies suitable for this designation are outlined in Appendix 2 and include:
- Type 8 Infill - Single Family Residential
  - Type 1 Mini-lot Single Family
  - Type 2 Garden Cottage
  - Type 3 Duplex
  - Type 7 Live-Work Studio
- (c) Density Bonusing (VPR): Where a development proposal meets at least two of four parameters related to housing size, accessibility and affordability and where parks, squares, gardens, greenways, public markets and other public amenities are provided on at least 20% of the site area, the recommended base density of 10 units/ha (4 units/acre) may be increased to 15 units/ha (6 units/acre) provided the increased density is in the form of 5 secondary suites/ha (2 secondary suites/acre).
- (d) Where three or more of the parameters are met, the density bonusing allowance may be increased from 15 units/ha (6 units/acre) to 20 units/ha (8 units/acre) to allow for a further 5 additional units/ha (2 units/ acre). The overall maximum density with the application of this additional bonusing is not to exceed 20 units/ha (8 units/ac), with the requirement for a minimum of 5 of these units/ha (2 units/ac) being built as secondary suites.

### **3.2.4 Village Waterfront Mixed Use (VWM)**

- (a) The intent of this designation is to provide a variety of uses in the upland and foreshore areas including water oriented commercial, hospitality and studio uses as well as limited small unit residential uses only in association with commercial and studio uses; and including water lot uses accessory to the upland public and commercial uses, such as short term stay marinas for any vessel type or public access docks and recreation and tourism facilities for non-powered vessels.
- (b) The density of land use in this designation is to be provided in the zoning bylaw and the appropriate building typologies suitable for this designation are outlined in Appendix 2 of the Neighbourhood Plan and include:
  - Type 6 Village Centre Mixed
  - Type 7 Live-Work Studio
  - Type 10 Village Centre Commercial
- (c) It is recognized that some filling and re-profiling of shoreline may be necessary to achieve development goals. Such activity should be limited to shoreline that has been previously altered.

### **3.2.5 Village Aquatic (VA)**

- (a) Land, including the surface of water, extending outward from the high water mark of Quathiaski Cove and as outlined on Schedule 'B-1' is designated as Aquatic to permit uses such as:
  - public access, tourist commercial services, and recreational uses;
  - uses associated with the BC Ferries terminal and existing marina; and
  - water lot uses accessory to the upland public and commercial uses, such as short term stay marinas for any vessel type or public access docks and recreation and tourism facilities for non-powered vessels.
- (b) It is recognized that some filling and re-profiling of shoreline may be necessary to achieve development goals. Such activity should be limited to shoreline that has been previously altered. Private docks are not supported in the future in favour of community based facilities, or shared docks offering improved public access to and along the Quathiaski Cove waterfront.

## **PART 4 – COMPREHENSIVE DEVELOPMENT**

### **4.1 COMPREHENSIVE DEVELOPMENT DESIGNATION AREAS**

#### **Designated Areas & Justification:**

Those areas identified as 'Comprehensive Development Area 1' (CDA-1) and 'Comprehensive Development Area 2' (CDA-2) on the Village Land Use Designation Map are designated as Comprehensive Development Areas. The Areas identified are those larger tracts of unsettled land which are strategically located within the Village, hold significant development potential and are of particular value to the community. It is critical that these properties develop in a manner in keeping with the vision and values of the Village Plan and offer opportunity, through their development, for the provision of key community amenities. In addition to the policies contained within Part III and Part IV of the Official Community Plan, and elsewhere within the Quathiaski Cove Village Plan, the following land use policies are specific to these areas and will serve to guide and further inform the pattern of future development within these areas.

#### **4.2.1 CDA– 1: Cooper & Green Road / Pidcock Creek Properties**

- a) It is important that the Cooper & Green Road / Pidcock Creek area, located in close proximity to the Village Core, the waterfront and to existing residential neighbourhoods is developed in a manner that:
  - (i) maximizes the potential land value (in terms of both densities and land uses) in keeping with the vision and objectives of the Village Plan,
  - (ii) provides opportunity to obtain key community amenities,
  - (iii) provides for respectful transition of Village densities to those existing residential neighbourhoods to the south, and
  - (iv) respects, maintains and wherever possible enhances existing environmental attributes.
- b) Development along the Cooper Road area shall be designed to blend into the Village Centre Mixed Use designation boundaries, with development viewsapes both to and from the property reflective of the Village character and vision identified within this Plan.
- c) The design and siting of new development along the Green Road area shall be compatible with existing residential densities beyond the Village containment boundary. Site plans shall clearly demonstrate a respectful consideration of, and provision of buffering/separation between, the land use patterns of existing neighbourhoods and those of proposed new development. Riparian area protection shall be demonstrated through the provision of habitat greenway corridors along Pidcock Creek.
- d) Residential development should take the form of housing clusters or enclaves to retain as much of the undeveloped land as possible in its natural state. The overall site development plans should clearly demonstrate a minimum of 30% open space component comprised of no build areas in the form of buffering, riparian habitat corridor, garden spaces, parkland and/or trails, garden spaces, etc.
- e) The provision of key community amenities, such as land and/or buildings for seniors' housing and a congregate care facility, parkland, and open space and/or trail connections shall be strongly encouraged as part of development.
- f) The number of dwellings shall be in accordance with those densities as identified within the Village Peripheral Residential and the Village Centre Residential designations. Exceptions shall be offered through density bonusing provisions, where community amenities are offered and supported by the community through a rezoning process.

#### **4.2.2 CDA - 2: Harper / Plaza Road Village Core Properties**

- (a) The Harper/Plaza Road area, strategically located within the Village Centre, is significant in its potential to be developed as a key residential/commercial interface area of the Village. Village scale design elements representing both the public and private realm are desired, as is the provision of public spaces and pedestrian walkways which provide a “sense of place” and connections to established north and south edges of the Village centre. It is important that the Harper/Plaza Road area is developed in a manner that:
- maximizes the potential land value (in terms of both densities and land uses) in keeping with the vision and objectives of the Village Plan,
  - provides for a strategic mix of housing typologies at appropriate Village densities,
  - provides opportunity to obtain key community amenities such as public open spaces and key north/south pedestrian connections through the Village core, and
  - respects, maintains, and wherever possible enhances, existing environmental attributes.
- b) Development along the Harper/Plaza Road area shall be designed to blend and transition into the Village Centre Mixed Use designation boundaries,
- c) Development viewscales, both to and from the property, shall be reflective of the Village character and vision identified within this Plan.
- d) Development shall incorporate and promote pedestrian connections between commercial/residential areas, parking areas, peripheral parks and trails and other public spaces.
- e) Site development shall clearly demonstrate consideration of the provision of a mix of land uses, housing typologies and building forms as identified and permitted within the applicable designation.
- f) The number of dwellings shall be in accordance with those densities as identified within the applicable plan designation. Exceptions shall be offered through density bonusing provisions, where community amenities are offered and supported by the community through a rezoning process.
- g) New development should be sited in compact groupings or clusters as a way of reducing sprawl, reducing servicing costs and creating opportunity for provision of open space and other amenities.
- h) The provision of key community amenities such as land and / or buildings for public facilities and civic uses (plaza, public square, community gardens, etc.) and/or the provision of key lands for north-south public trail connections shall be strongly encouraged.

#### **4.2 COMPREHENSIVE DEVELOPMENT AREA DESIGNATION IMPLEMENTATION**

Consideration shall be given to the use of comprehensive development zoning to regulate land use development in these areas; zoning regulations to include provisions related to such matters as building setbacks, buffer requirements, no build areas and/or open space requirements, height and density limitations, etc. The use of development agreements, housing agreements, covenants and other similar mechanisms shall be considered in order to provide additional tools to ensure these lands are developed in accordance with approved plans and amenities, public lands, green building standards and/or housing concessions are provided.

## **PART 5 – DEVELOPMENT GUIDELINES**

The Regional District will be guided by the policies of the Quathiaski Cove Village Plan and the Official Community Plan in its review of all applications received for amendment to the Quathiaski Cove Village Plan and/or rezoning of lands within the Quathiaski Cove Village Containment Boundary.

### **5.1 DEVELOPMENT APPROVAL INFORMATION AREA DESIGNATION**

- (a) The Quathiaski Cove Village Containment Boundary is designated as a development approval information area; the justification for this designation as outlined in the "Vision and Objectives" outlined in Part 2 of the Quathiaski Cove Village Plan. All applications submitted shall clearly include, unless otherwise specified, information in accordance with Part IV of the Official Community Plan (Development Guidelines).
- (b) Applicants are required to provide a detailed description as to how the proposal adheres to the policies, objectives and guidelines of the Village plan, as well as providing information related, but not limited, to the following:
  - intended land uses, densities, and the form and character of the development, including Green building design and build considerations,
  - environmental site planning considerations (i.e. stormwater management, riparian protection, native vegetation retention/buffers),
  - connections to, from and within the site in terms of pedestrian and cycle trails, and greenways,
  - driveway, parking and garden spaces to be incorporated as part of the development, and, if applicable, and
  - details relating to any proposed amenities to be offered as part of the application process.

### **5.2 DEVELOPMENT PERMIT AREA DESIGNATION**

- (a) The first emphasis in the village is on the quality of the public realm, including the quality of the built environment. As such, development permit areas are designated within the Village to ensure form and character elements of development are a priority.



- (b) All lands within the Quathiaski Cove Village Containment Boundary are considered as intensive residential areas and are hereby designated as a Development Permit area to establish objectives for the form and character of new residential developments as outlined in Part 5.3 of this Plan.
- (c) All lands within the Quathiaski Cove Village Containment Boundary are hereby designated as Development Permit areas to establish objectives for the form and character of intensive residential, multi-family residential, commercial, and industrial developments as outlined in Part 5.3 of this Plan.

### **5.3 QUATHIASKI COVE VILLAGE DEVELOPMENT PERMITS**

- (a) Pursuant to Provincial legislation under the “Local Government Act”, land in the Quathiaski Cove Village Containment Boundary must not be subdivided or the construction of, addition to, or alteration of a building or other structure must not be started until the owner first obtains a Development Permit.
- (b) Exceptions and guidelines for the issuance of a Development Permit are as follows.

#### **5.3.1 Quathiaski Cove Village Development Permit Area No. 4**

Pursuant to Section 5.2 (b) & (c) of this Plan, all lands within the Quathiaski Cove Village Containment Boundary, as identified on Schedule ‘B-1’, are designated as a Development Permit area.

##### **(1) Exemptions:**

Development Permits shall not be required for:

- (i) structures undergoing interior renovations or minor external repairs;
- (ii) residential development where the density of development is equal to, or less than, two units per acre; or where residential development is occurring as part of infilling on a Residential One (R-1) zoned lot which limits the density of dwelling units to a maximum of two units/lot. Unit is defined as including a single family dwelling, guest dwelling, or secondary suite;
- (iii) docks or other marine structural components, excluding buildings, as part of development in the area designated as Village Aquatic.

##### **(2) Category:**

Establishment of objectives and the provision of guidelines for the form and character of intensive residential, multi-family residential, commercial and industrial development.

##### **(3) Justification:**

The objectives that identify this designation are as follows:

- (i) to design Quathiaski Cove Village as a compact, walkable and mixed use village;
- (ii) to create a community that is green in terms of landscaping, and sustainability features;
- (iii) to provide a variety of small footprint housing types that are appropriate to seniors, young families and youth; and
- (iv) to provide excellent public space and public amenity in the pedestrian realm.

#### (4) General Guidelines:

General guidelines for the form and character of developments within the Quathiaski Cove Village Containment Boundary as identified on Schedule 'B-1' are as follows:

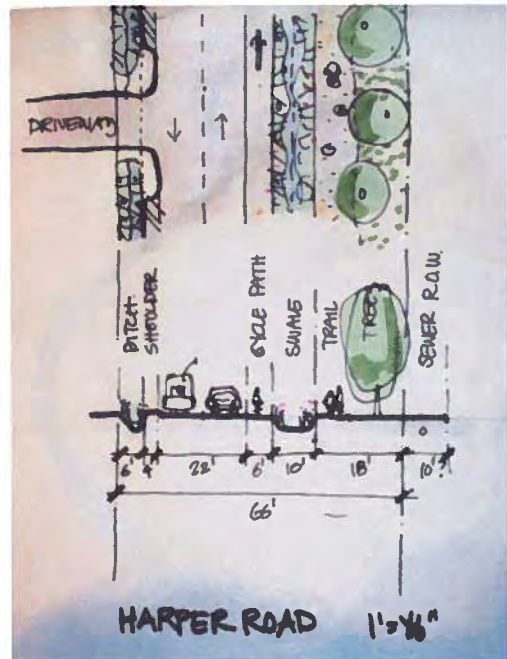
- (i) Covered outdoor walkways and landscaped areas with benches and tables adjacent to buildings.
- (ii) Landscaping, especially large deciduous trees, providing shade in public areas and Fall colours.
- (iii) Shop windows with low sills allowing a view in from the outside.
- (iv) Upper floor residential balconies and roof terraces overlooking public areas.
- (v) Dormers with windows, especially in long, sloped roof sections.
- (vi) Windows that have frames, are divided into multiple panes etc. rather than just glass set into the wall.
- (vii) Small buildings: Buildings should not be larger than 30 m (100 ft.) wide without a break. Spaces between buildings that are landscaped or contain shops or activities are strongly encouraged. Wherever possible accessory buildings, such as garages, shall be sited in a side or rear yard.
- (viii) Varied buildings: Buildings should be varied in height and depth along their length, i.e. plain flat blocks are strongly discouraged. A building that is 30 m (100 ft.) long may be expected to have at least three changes of plane in the street wall (recesses, bays, etc) along its length.
- (ix) Varied rooflines: Buildings must have variation in rooflines that provide visual interest. Pitched roofs, gables, dormers, curved vaults etc. are examples. Flat or low pitch roofs must have shaped parapets where they are visible from the ground level.
- (x) Where a residential development faces a main collector road, the provision of a landscaped buffer shall be strongly encouraged.
- (xi) Street Types:
  - Pedestrian paths on main roads in Quathiaski Cove should be physically separated from vehicles. Where appropriate, bicycle traffic may also be separated.
  - The character of streetscapes should be dominated by trees planted on adjacent greenways.
  - Curb-and-gutter hard road edges are strongly discouraged; road edges should be constructed with compacted gravel and landscape materials, with traffic barriers as necessary.
  - Driveways and side roads intersecting main roads should be marked by bulges at the intersection points; bulges may be built with stone and gravel, pavers etc. but should not be planted with trees or shrubs that will interrupt vision.



- Where neighbourhood streets may provide an undesirable traffic shortcut, or circuit allowing excessive speeds, visual barrier points with signage indicating that passage is limited to emergency vehicles only are encouraged. These should be clearly marked with pavement changes, colours etc. not with actual barriers.

(xii) Trails and Greenways:

- Trails meant for cycling shall provide adequate path width to separate pedestrians and cyclists, a minimum of 3 m (10ft.).
- Compacted gravel surfacing is appropriate for trails, so long as it is stable enough for wheels. Trails that may require emergency vehicle access, such as those internal to neighbourhoods, may use reinforced turf wide enough for such access.
- Greenways shall be planted with native plants materials and trees producing edible fruit and nuts. Mulch is recommended to reduce summer water needs. Swales shall be profiled to encourage year-round plant growth, and seeded with native aquatic plants.



(xiii) Buffers:

- Wooded buffers at the edges of developed areas shall only be planted, where planting is necessary, with native trees and shrubs. Village greens shall be seeded with drought tolerant and pest resistant grass mixtures that are also tolerant of foot traffic.

(xiv) Exterior Lighting:

- Lighting used to illuminate any building, path or parking area should be arranged such that direct light will not illuminate the sky or onto adjoining properties as per the Dark Sky policy of the Regional District. Lighting levels shall be kept to the minimum necessary for safety.

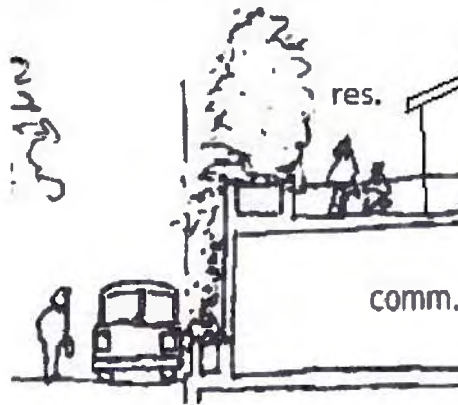


- All outdoor fixtures must be full cut-off, down-light type.
- Wherever possible, outdoor lighting shall be controlled by motion sensors so that it operates only when needed.

### 5.3.2 Guidelines – Village Centre Mixed Use

Guidelines for the form and character of developments within the area designated as Village Centre Mixed Use within the Quathiaski Cove Village Containment Boundary identified on Schedule 'B-1' are as follows:

- (i) Where pitched roofs are used, roofs of at least 4/12 (18 degree) slope are strongly preferred over low-pitch roofs, as are strongly modulated roof forms such as hips, broken-pitch and dormers. Traditional exterior detailing materials such as wood trim, stone and brick are preferred. Acrylic thin-section stucco (EIFS) may be acceptable on a case-by-case basis. Coloured metal or asphalt shingle roofing is considered appropriate, as well as composite tiles and slates.
- (ii) Residential Entrances: Residential units must have dedicated ground level entrances that may be shared by no more than two units. Privacy at entrances should be protected by recesses and screening.
- (iii) Building Step Back: For buildings of 2 or 2-1/2 stories, designs with upper floor(s) walls set back from the main floor walls by at least 2.4 m (8 ft.) or 15% of building depth are encouraged to reduce visual bulk from street level.



- (iv) Weather Shelter: Commercial buildings with canopies or roof extensions that shelter the public are strongly encouraged, designed specifically to accommodate outdoor furniture in these sheltered zones
- (v) Shop Windows: Shop windows along the majority of public frontage are strongly preferred. Blank walls facing public areas greater than 8 m (25 ft.) in length are discouraged.
- (vi) Signage: High quality materials, design and subtle colours are strongly encouraged. Signs shall not have dedicated lighting.

### 5.3.3 Guidelines – Village Centre Residential

Guidelines for the form and character of developments within the area designated as Village Centre Residential within the Quathiaski Cove Village Containment Boundary identified on Schedule 'B-1' are as follows:



- (i) Pitched roofs of at least 6/12 (27 degree) slope are strongly preferred over low-pitch and flat roofs. Acrylic thin-section stucco (EIFS) and vinyl siding are discouraged.
- (ii) Residential Entrances: Every residential unit must have a unique ground level entrance (i.e. no shared corridors). Privacy at entrances and outdoor spaces should be protected by stepping buildings and screen walls.
- (iii) Articulation: Every building should have varied wall lines and roof lines to add interest.
- (iv) Exterior Detail: Wood craft detail is strongly encouraged.
- (v) Relationship to Gardens and Greens: Every residential unit shall have direct access to a semi-private or shared garden.
- (vi) Landscaping Adjacent to Buildings: Landscaping adjacent to buildings should be selected to provide privacy, shade, food and seasonal colour. Plant materials must be well suited to local climatic conditions, drought tolerant and naturally pest resistant.

### 5.3.4 Guidelines – Village Peripheral Residential

Guidelines for the form and character of developments within the area designated as Village Peripheral Residential within the Quathiaski Cove Village Containment Boundary identified on Schedule 'B-1' are as follows:

- (i) Pitched roofs of at least 6/12 (27 degree) slope are strongly preferred over low-pitch roofs, unless there are persuasive reasons such as view blockage. Flat roofs are discouraged. Traditional cladding materials such as wood shingles, wood detailing, stone and brick are preferred. Acrylic thin-section stucco (EIFS) and vinyl siding are discouraged.
- (ii) Residential Entrances: Every residential unit must have a unique ground level entrance. Privacy at entrances and outdoor spaces should be protected by landscaping and screen walls.
- (iii) Roof Articulation: Every building should have a roof line that is in the character of traditional craftsman homes. Gables, dormers, hipped roofs, hipped gables and salt-boxes are appropriate. Single slope (shed) roofs are acceptable as a main roof if split into two or more sections, or as a secondary roof (e.g. porch roof).

- (iv) **Exterior Detail:** Natural and coloured wood trims are encouraged, as are coloured window sash.
- (v) **Porches:** All residences should have at least an entry porch with a roof, ideally with enough space for chairs. Additional porches and patios are strongly encouraged.
- (vi) **Relationship to Gardens:** Every residential unit shall have direct access to a private or shared garden.
- (vii) **Landscaping Adjacent to Buildings:** Landscaping adjacent to buildings should be selected to provide privacy, shade, food and seasonal colour. Plant materials must be well suited to local climatic conditions, drought tolerant and naturally pest resistant.



- (viii) **Non-retail Commercial:** Guidelines for the form and character of commercial developments in the Village Peripheral Residential designation follow the guidelines for the Village Centre Mixed Use designation.



### **5.3.5 Guidelines – Village Waterfront Mixed Use & Village Aquatic**

Guidelines for the form and character of all developments within the area designated as Village Waterfront Mixed Use and Village Aquatic within the Quathiaski Cove Village Containment Boundary identified on Schedule 'B-1' are as follows:

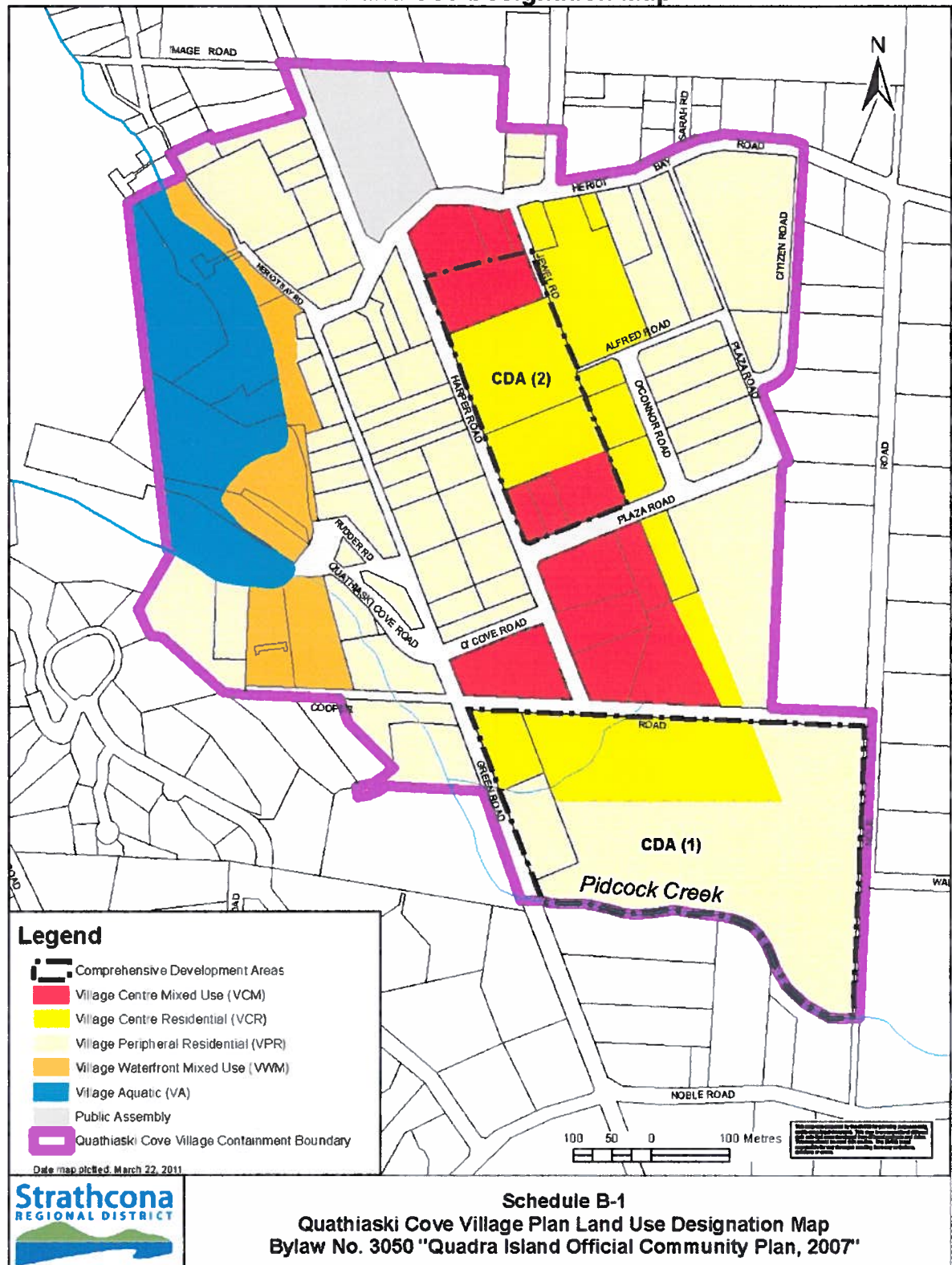
- (i) Steeply pitched gable roofs consistent with the heritage waterfront character are required. Pitched roofs of at least 8/12 (34 degree) slope are strongly preferred over lower-pitch roofs. Long gable roofs are appropriate, as are dormers, ridge dormers and industrial exterior materials such as steel. Non-combustible materials laid like traditional wood siding and shingles are encouraged. Exposed heavy timber elements, wood trim and wood cladding where allowed by BC Building Code are also encouraged. Stucco cladding is discouraged.
- (ii) **Relationship to Seawalk:** The seawalk and related public amenities are the most important elements of the waterfront. The walk should be at least 3 m (10 ft.) in

width, accommodating cyclists and pedestrians, and directly connect to the patios or plazas around the waterfront buildings.

- (iii) **Residential Entrances:** Residential units must have dedicated ground level entrances that may be shared by no more than four units (i.e. small corridors are allowed). Privacy at entrances should be protected by recesses and screening.
- (iv) **Weather Shelter:** Commercial/restaurant buildings with canopies or roof extensions that shelter the public are strongly encouraged. Outdoor seating in these sheltered zones is also encouraged.
- (v) **Shop Windows:** Shop windows along the majority of public frontage are strongly preferred.
- (vi) **Signage:** High quality materials, design and subtle colours are strongly encouraged. Signs shall not have dedicated lighting.
- (vii) **Landscaping:** The deciduous trees on the slopes around the Quathiaski Cove shoreline are considered an important element of local character; especially the fall colours. Maple, Mountain Ash and Alder should be protected and enhanced in this area. Where tree removals are necessary, trees should be replanted with the resident deciduous species.
- (viii) **Exterior Lighting:** Moderate exterior lighting on waterfront building facades is acceptable; respecting the Regional District dark-sky policy; that is, it must be downlighting.



## Schedule 'B-1' Land Use Designation Map



## **Appendix 1 – Plan Area 3D View and Phasing**

These drawings are “scenarios”, and not finished products. They represent a creative view of what could happen over time. Their main use is to visually explore the possible outcomes of the land use designations and guidelines contained in this plan. Ultimately the actual development will also be shaped by land owners, economics, public input, the regulatory process of rezoning and development permits and the changing times.

The further ahead one projects, the less exact the vision. Please view them accordingly.

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# The Plan and the Process

## Who is the Cove Plan for?

Using 2006 census data, the average age on Quadra Island is over 50 years and more than 20% are over 60. There may be 200 senior households that are candidates for different housing in the immediate term, and many wish to stay on Quadra. Adding young families and individuals who are poorly housed and have modest incomes would increase that number substantially. This matches well with the results of the 2007 Quadra Housing Survey. Most housing on Quadra now is semi-rural, on acreage. It is expensive to purchase and labour intensive to keep. More housing options that are not available now, and that meet the needs of seniors and young people are essential to the future of Quadra. This is an existing need, and it's the focus of the plan.



## How was the Cove Plan generated?

The Quathiaski Cove Village Plan was developed using a charter process. It is a structured form of 'facilitating' sessions with specific goals and products. It is more than a design workshop. It is a complete community engagement process, with preparatory sessions for stakeholders and essential public follow-up. The process is based on the well-proven observation that changes and improvements in any planning and design process are relatively easy to make at the concept stage, with community participation, but become increasingly difficult, costly and disruptive as the process unfolds and commitments are made. Charterers produce an illustrated plan including development options and a 'roadmap' for implementation - i.e. how we will move from here.



The charter process used for Quathiaski Cove was guided by a 19 person steering committee who shaped and participated in the process. It also used interviews with stakeholders groups and feedback from the general public collected through public presentations, publications, and a questionnaire. The 2 1/2 day chartering event included other stakeholders not on the steering committee, and was open to the public each afternoon.

## From the 2008 Official Community Plan

"The community would like to create a new, well-served community center in Quathiaski Cove... Forms of development should incorporate low, small scale, 'residential style' building design and the provision of internal pedestrian and cycle circulation patterns designed to fit into existing and/or future road and transit systems."

From a 2007, when statement by an ad-hoc working group on Seniors Housing: housing and care options for senior or disabled people and housing options for younger people... It is a multi-generational setting in the Cove village core area...



# Quathiaski Cove Village Plan 2010

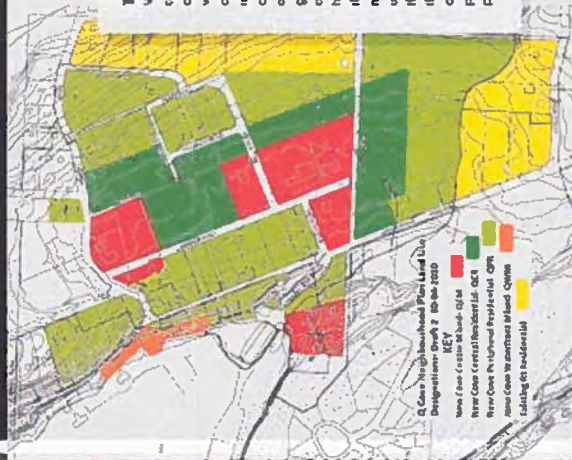


# Networks and Land Use



## Green Networks, Trails and Forested Buffers

The Quathiaski Cove Village Plan is one of a village in natural setting, with nature woven throughout. The plan emphasizes green networks, including tree rows and groupings, naturally landscaped trails, wetlands, water, creeks, ponds and naturally wooded parklands. Forested buffers are situated at the edges of areas to be developed to mitigate disturbance where they are low-density or rural lands. The principle of connectivity is also a key element of the green networks. It is well known that the habitat value, natural productivity and effectiveness of green space is far greater for connected networks than for isolated segments. The plan therefore emphasizes chains of greenways and forested buffers. There are two proposed trails and cycle networks. One for the public (open roads, greenways and property edges), and another "internal" network to allow residents to walk or cycle on a connecting path on private land very close to their home.



**The number of Dwellings**  
What we are proposing is that core areas might have up to about 6 dwellings per acre while peripheral areas up to about 4 dwellings per acre maximum. Of course this is both a very long term possibility only, and is also limited by the geography, parks, trails, gardens, greenways, wetland corridors, roads, parking etc. So the actual average density maximum would be less than 4 units per acre. As a comparison, the Seniors Housing underway in the Cove will have 6 or 7 units on one acre. A typical city lot pattern is about 8 to 10 lots per acre.

## Proposed Land Use Designations

The proposed plan shows new land use designations radiating outward from the existing two village commercial cores.  
OC4a The central cores, now commercial, would allow commercial and mixed use zonings such as apartments above shops as well as attached housing (townhouses) and live-work studios. It would also allow community service and recreation uses.  
OC4b The next layer, within about 150 M (500 ft) of these centres, would be residential uses such as garden cottages, townhouses and live-work studios. A seniors residential core facility might someday be built in this zone.

OC4c The next layer, more than 150m from the commercial core would allow more widely spaced housing such as 15 M (50ft) wide single family lots as well as the mill of the existing 1Ac lots with cottages.

OC4d is a special character designation for the waterfront belonging to Weston Foods. It is meant for public water access and low density commercial (shops and cafes etc.) with possible apartments above. The outer circle of the village would remain unchanged. 1a 1Acre and larger residential lots. All residential units are ascertained to have individual entrances - i.e. no apartment buildings.



Board #2

## Public Space and Amenity

The Quathiaski Cove Village Plan vision features high quality public space and amenity, accessible to all. The plan emphasizes squares, greens and greenways in the central areas, and sheltered sidewalks at commercial frontage. At the waterfront there is unobstructed public access by seawalks, squares, mini-parks and possibly a public pier directly adjacent to the water's edge. Throughout the entire plan area, safe and unobstructed pedestrian and bicycle routes, physically separated from vehicle traffic where possible, and including road crossings with traffic calming and other safety features are a high priority. These elements must take precedence in all land use decisions and zoning and development permit applications. Acquisition of land for public space and construction of amenities will also be priorities in rezoning and development permit negotiations.



# A Long Term Plan

Board #3

## Rate of Change

The Quathiasi Cove Village Plan anticipates that change will occur over a long time period. It is expected that a few rezoning applications and development permits will come forward once the plan is finalized, but at typical growth rates there may be fewer than 100 new units built in the first 10-15 years. The current residential capacity inside the Cove boundaries under R1 zoning is about 150 units. Of course this is highly dependent on local real estate markets and broader economic conditions. Many of the new units will likely be taken up by those already living on Quadra, so the absolute population change is harder to predict.

The annual population growth rate for Quadra is usually less than 2%. If few new acreages are developed outside the Cove, then much of the change may occur as growing families move onto existing developed acreage, and seniors and youth move to the Cove.



**Environmental Sustainability**  
The Quathiasi Cove Village Plan can only proceed if water supply, sewer capacity, storm water drainage and other key systems are in place. If these are not, the plan will be delayed. When a rezoning or development permit is received, the plan will be updated to reflect the latest information. When a rezoning or development permit is received, the plan will be updated to reflect the latest information.

Some of the greenland use principles are:  
• Large areas of green public open space  
• Local agricultural production, including edible landscaping and community gardens  
• Green utility opportunities include:  
• Neighborhood level and low water utilities where feasible (i.e. where proximity of users and other economies prevail)  
• Neighborhood utilities utilizing renewable energy supplies and advanced, highly efficient technology such as wood waste gasification  
• Local or regional supplies of fuel or wind power  
• Grid-integrated renewable electricity production mounted on buildings

Green building includes:  
• Green the interiors: permeable surfaces, on-site stormwater absorption, adjacent garden areas and shade trees  
• Green building envelope standards: high performance insulation and windows, passive solar design  
• Green energy systems: high efficiency heating, lighting and appliances  
• Green landscaping and landscaping materials  
• Green, healthy, low-maintenance local (where possible).



PHASE 2 SCENARIO - 15-20 YEARS



PHASE 3 SCENARIO - 25 YEARS +



PHASE 4 30 YEARS PLUS

Strathcona  
REGIONAL DISTRICT

# New Housing Options

The plan vision is for mostly small residential units, about 50 to 120M2 (540 to 1 290 SF), many with accessible ground floors for those with limited mobility (containing a living room, bedroom, kitchen and bathroom). New or redeveloped retail buildings may have apartments above with ground level entrances and enclosed stairs. These are the most likely to be affordable rentals. Other residential types not currently permitted on Quadra are small-lot single family, possibly 15 x 33M lots (50 x 110ft), small duplexes, garden cottages in clusters and town homes. Townhomes are row houses with a common wall between each unit. They have individual, ground level entrances.



## Form and Character

Buildings will be low in height, small in extent and highly varied or detailed, consistent with village character. We have developed an outline guide for the character of buildings for the sub-areas. It recommends things like varied trims and details, gardens & greens adjacent to residences, covered walkways and shop windows for commercial, etc. This part is still being drafted, but is seen as an important way to guide overall village character. It applies only to multi-family and commercial units. It will not apply to single-family homes using the current R1 zoning.



Board #4



## Appendix 2 – Building Typologies

The information provided below is offered as background information relating to the built form only. The densities identified are appropriate for dense urban development and do not reflect, nor correspond with, the Village densities identified for the Quathiaski Cove containment boundary.

### 1) Mini-lot single family (Traditional Neighbourhood Development) - 2 storey max.

#### Advantages:

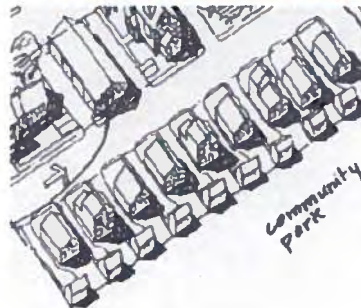
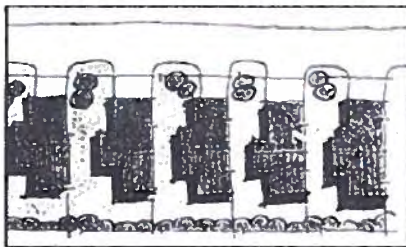
The mini-lot single family is a fully detached individual home with a private lot preferred by many families with children. Though it is compact and uses land effectively, it still has an individual yard and garden for each home.

#### Typical Lot Size and Setbacks:

A typical lot size can range from 228M<sup>2</sup> (2454 ft<sup>2</sup>) to 400 M<sup>2</sup> (4306 ft<sup>2</sup>). Front yards may be about 3M to 7M (10ft to 23ft, or 10 to 23%) and rear yards 7M to 9M (23ft to 30ft or 23 to 30%). Minimum side yard may be zero to 15% of lot width. Building codes restrict windows facing side yards, based on side yard width, so one side yard of at least 1.2M (4 ft) is important.

#### Typical Building Size:

Mini lot houses are typically about 6.4 M wide by 12M long and 7M tall (21ft x 40ft x 23ft) Floor area excluding basement may be from about 90 to 155 M<sup>2</sup> (960 sq ft to 1650 sq ft). They are sometimes much smaller, as little as 38 M<sup>2</sup> (400 Sq ft)



## 2) Garden cottage – 2 storey max.

### Advantages:

The garden cottage is a fully detached individual home, but with a common garden. It is preferred by many seniors (individual yard maintenance is minimal) and households with no children, or with older children. It is compact and uses land effectively, and also fosters a cooperative neighbourly spirit. It is an excellent form for intentional community such as co-op housing. Often there will be shared parking and a shared commons building, such as those at the bottom centre in the aerial photo.

### Typical Lot Size and Setbacks:

A typical block size may be 50M x 90 M (160 ft x 300 ft) for about 14 to 20 units. Front yards may be about 3M to 7M (10ft to 23ft) and garden courts 12M to 20M (40ft to 65ft) wide. Spacing between buildings is usually wide enough to allow substantial windows in all sidewalls (i.e. at least 2.4M- 8ft).

### Typical Building Size:

Garden cottages are typically about 8M wide by 12M long and 7M tall (26ft x 40ft x 23ft). Floor area excluding basement may be from about 100 to 140 M<sup>2</sup> (1070 sq ft to 1500 sq ft). They can be smaller, about 70 M<sup>2</sup> (750 sq ft) particularly if they are seniors-oriented one storey.



Property of The Cottage Company



### 3) Medium lot duplex - 2-1/2 storey max.

#### Advantages:

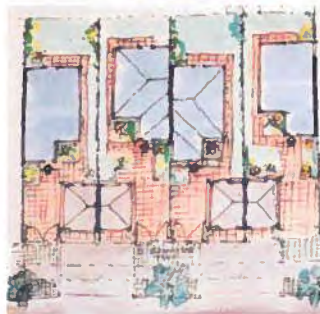
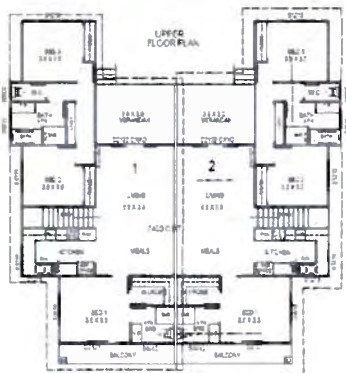
The side-by-side duplex uses land efficiently and are economical to build and operate because of the common wall. It can be suitable for seniors and families. Front and rear yards are usually shared by both units, but an alternative is to use a zero-lot-line on the common wall, providing private yards for each (the option shown on the lower right). Up & down duplexes are more common in urban neighbourhoods.

#### Typical Lot Size and Setbacks:

A typical lot size 16 M x 33 M (52ft x 110 ft). Front yards may be about 3.5M to 8M (12ft to 25ft, or 10 to 23%) and rear yards 7M to 9M (23ft to 30ft or 21 to 27%). Minimum side yard may be zero to 20% of lot width. Building codes restrict windows facing side yards, based on side yard width, so one side yard of at least 1.2M (4 ft) is important.

#### Typical Building Size:

Each duplex unit is typically about 7M wide by 14M long and 7M tall (23ft x 45ft x 23ft) Floor area for each excluding basement may be from about 100 to 140 M<sup>2</sup> (1070 sq ft to 1500 sq ft). Smaller duplexes are also an option, especially one storey units for seniors. These may be 85M<sup>2</sup> (900 sq ft) or less.



#### 4) Townhome – 2 story max.

##### Advantages:

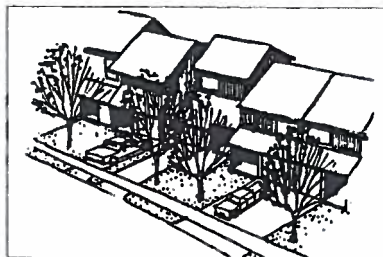
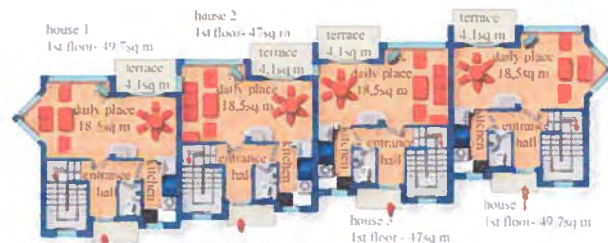
The townhouse uses land very efficiently and is economical to build and operate because of the common walls. It can be suitable for active seniors able to use stairs and for families, especially those with young children. Front and rear yards are often shared by all units, but an alternative is to fence outward from the common wall, providing private yards for each.

##### Typical Lot Size and Setbacks:

A typical block size with lanes may be 60M x 90 M (200 ft x 300 ft) for about 20 to 28 units. Front yards are generally shallow, about 3M to 5M (10ft to 16ft). Blocks may also have garages facing the street and may have garden courts 10M to 16M (33ft to 52ft) wide at the centre.

##### Typical Building Size:

Each townhouse is typically about 6M wide by 12M long (20ft x 30ft). Height may be from 7M to 9M (23ft to 30ft) depending on whether there is a garage on the ground level. Floor area for each, excluding basement and garage may be from about 120 to 160 M<sup>2</sup> (1280 sq ft to 1700 sq ft). Smaller townhouses, around 70-90 M<sup>2</sup> (750 sq ft to 960 sq ft) are also being built as "downsizing and starter" homes.



## 5) Stacked townhome- usually 3 storeys

### Advantages:

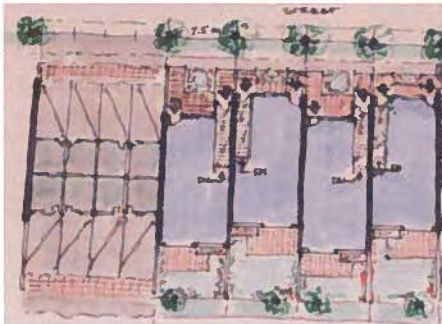
The stacked townhouse uses land very efficiently and is economical to build and operate because two units share the same envelope. The ground floor garden units can be suitable for seniors and young families. Upper units are for those who can climb stairs regularly. Front yards are often shared by all units, but an alternative is to fence outward from the common wall, providing a small semi-private yard for each. The stacked townhouse offers multi-generational living in the same building with seniors on the ground floor and younger people upstairs.

### Typical Lot Size and Setbacks:

A typical block size with lanes may be 60M x 90 M (200 ft x 300 ft) for about 36 to 50 units. Front yards are generally shallow, about 3M to 5M (10ft to 16ft).

### Typical Building Size:

Each townhouse is typically about 6M wide by 12M long (20ft x 30ft). Height may be from 9M to 12M (30ft to 39ft) depending on basement and roof type. Floor area for ground level units, excluding basement, may be from about 65 to 80 M<sup>2</sup> (700 sq ft to 850 sq ft). Upper units may be from about 95 to 130 M<sup>2</sup> (1020 to 1390 sq ft).



## 6) Village centre mixed – 3 storey max.

### Advantages:

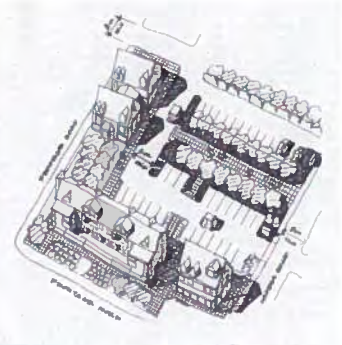
Residential units above commercial can be inexpensive to build and operate because they share structure and envelope with the commercial below. These residences are often popular with youth and singles who wish to live in an active, walkable location, and do not want to be automobile dependent. This form produces the closest proximity between a residential population and the services in a village. There are usually very few noise and parking conflicts between the two uses because the residents are at home when the shops are closed. The commercial parking can also often be shared with the residential. Having residents there improves the safety and property security for the commercial area, especially at night.

### Typical Lot Size:

The minimum lot depth for this type is about 25M (80 ft) to allow for surface parking, loading etc.

### Typical Building Size:

Ground floor commercial units may be almost any size allowed by code. Residential units are generally based on about 5M to 9M (16ft to 30ft) widths. The depth of the residential units is usually limited to about 13M (43 ft) because windows can only be at the front and back. If there are two stacked residences above commercial, they may step back in depth so each has a roof terrace. Note that there are important building code fire safety and exit requirements for the mixed-use building type.



## 7) Live-work studio –vertical and horizontal - 2 storey max.

### Advantages

Live-work spaces are highly desirable to those who make a living from their art and crafts. They do not need to operate separate facilities or commute. The studios create an interest in a village that attracts visitors and stimulates the economy. Many live-work studios will also be used for office-based businesses and services. They are not just for artists. There are usually very few noise and parking conflicts between the two uses because the residents are at home when the studios are closed.

### Typical Lot Size

N/A

### Typical Building Size

Live-work studios are highly varied in size and configuration, depending on their setting. They can be cottage like with low buildings as they often are on Quadra or they can be narrow and taller as they often were in traditional villages.



## 8) Infill and densification of existing residential – 2 storey max.

### Advantages:

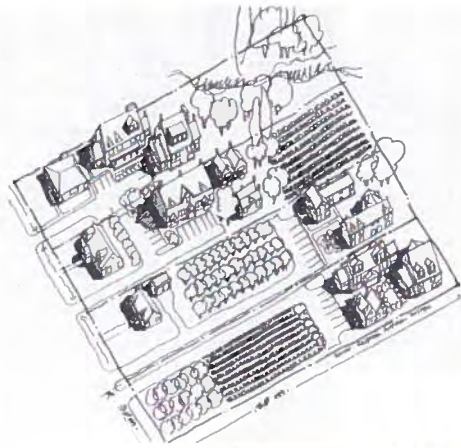
Large lot homes become a tax and maintenance burden to aging residents. Infill and densification allows residents to provide for family members on land they own, to produce retirement income from their holdings, and to downsize without moving. For example residents may move from a principal dwelling into a smaller unit on their property and sell or rent their former home. This provides for stability in the community and affordable housing options.

### Typical Lot Size:

Lots larger than 1/2 acre are the most likely candidates for densification.

### Typical Building Size:

Guest cottages and secondary suites allowed under current zoning are 80 M2 (861 sq ft) which is a generous one bedroom unit or a very compact two bedroom (or a bedroom plus a small office). If densification zoning is considered, it may be appropriate to limit building size more than the current zoning does, probably by increasing setbacks and limiting footprint size.



800 sq. ft. tangent cottage over garage/workshop 1 bed, 1 bath



\* over garage/shop where local zoning and site conditions allow.



## 9) Special Purpose Residential

**Characteristics:** This type is reserved for special purposes, for example, a congregate care facility for seniors (such as those below) that cannot be accommodated by any of the other building forms shown. All the other types shown above are ground oriented and have individual "street" entrances to each suite. A congregate care facility is typically based on an apartment building model (in semi-rural areas often just one storey) with a common entrance and one or more large common rooms.



## 10) Village Centre Commercial

**Characteristics:** This type is already provided for in current zoning. However some character, signage and public amenity guidelines may be appropriate for the future.

**Parking:** Commercial parking requirements are based on the type of service and the floor area of the unit. There are several considerations for future parking requirements in the Cove as follows:

**Reduced Parking:** There is a persuasive argument that village small-unit residential should have reduced parking requirements (perhaps 1 space per unit or less) because it is oriented towards seniors and youth who are less likely to be auto dependent than families with children.

**Shared Parking:** In villages with residential and commercial close together, there is a strong likelihood that shared spaces can be effective because some residential spaces are in use at only at night when commercial spaces are vacant.

**Preferred Parking:** Green transportation policies can be promoted by offering preferred parking to special vehicle types, such as zero-emission vehicles and co-operative (shared) vehicles.

**Parking Location and Lot Size:** Small clusters of parking sheltered by trees, and located beside and behind buildings rather than in front improves the village character. It is also important to accommodate large vehicles such as RV's and trailers that stop frequently in the Village in summer. This can be done by clearing wide shoulders on perimeter roads (such as Plaza Rd.) and providing a through route or large turn-around area away from the village core.



### **Appendix 3 – Zoning Template Guidelines**

The following zoning templates are offered as guidelines for the future development of zoning bylaw provisions.

#### **VCM - Mixed Use Village Centre, Commercial & Residential**

- a) Suggested Uses: Commercial, Compact Medium Density Residential, Residential Congregate Care, Home Occupation /Studio, Community Service, Recreation and Culture.
- b) Appropriate building typologies (Appendix '2')
  - Types 4 & 5 Townhomes
  - Type 6 Village Centre Mixed
  - Type 7 Live-Work Studio
  - Type 9 Special Purpose Residential
  - Type 10 Village Centre Commercial

All residential units shall have ground level entrances serving no more than two units.

- c) Guideline Density
  - Permitted units /ha (units/ac)  
Max 15 units/ha (6 units /ac)
- d) Guideline Lot Coverage
  - Coverage Max. 0.30
- e) Guideline Height and Setback
  - 2 stories or 8 m (26 ft.) max height for flat roofs
  - 3 stories or 12 m (39 ft.) max height for pitched roofs
  - 3m (10 ft.) from front and rear boundary (facing principle street or service street)
  - 1.75 m (5.74 ft.) from side boundary.
- f) Guideline Off-Street Parking
  - Primary Commercial- 2 places per first 50M<sup>2</sup> (540 sq. ft.) Commercial, plus 1 places for each additional 50 m<sup>2</sup> or portion, in direct association with the building. 4 spaces per 100 m<sup>2</sup> (1080 sq. ft.) of Community Service, Recreation and Culture, in direct association with the building, plus a passenger zone.
  - Associated Residential- 1 place for each residential unit not exceeding 60 m<sup>2</sup> (645 sq. ft.) in floor area and one bedroom. 1.5 places for each residential unit not exceeding 80 m<sup>2</sup> (860 sq. ft.) in floor area or two bedrooms. 2 places for residential units exceeding 80 M<sup>2</sup>. Places may be located up to 60 m (200 ft.) distant from unit entrance.
  - Residential Visitor- 1 visitor place for each 8 residential places.
  - Shared- Associated Residential- parking allocation may be reduced by 20% where residential floor area does not exceed commercial area.

**VCR – Village Centre Residential** (approx. 150 m (500 ft.) radius from village centre boundary)

- a) Suggested Uses: Compact Low-Medium Density Residential, Residential Infill and Densification, Small Scale Tourism Accommodation or Hostel (8 beds maximum) Home Occupation /Studio
- b) Appropriate building typologies (Appendix '2')
  - Types 4 & 5 Townhomes
  - Type 7, Live-Work Studio
  - Type 8 Infill, Single Family Residential
  - Type 9, Special Purpose Residential

All residential units shall have individual ground level entrances.

- c) Guideline Density & Lot Coverage
  - Permitted units /ha (units/ac), Coverage Max
  - Max 15 units/ha (6 units /ac) Coverage Max. 0.25
- d) Guideline Height and Setback
  - 2-1/2 stories or 9 m (30 ft.) max ht.
  - 6 m (20 ft.) from front and rear boundary (facing principle street or service street)
  - 2 m (6.4 ft) from side boundary.
- e) Guideline Off-Street Parking
  - Primary- 1.5 places off-street per residential unit <80 m<sup>2</sup> (860 sq. ft.), 2 places off-street per residential unit >80m<sup>2</sup>.
  - Residential Visitor- 1 visitor place for each 8 residential places.

**VPR - Village Peripheral Residential**

- a) Suggested Uses: Compact Low-to-Medium Density Residential, Residential Infill and Densification, Secondary suite within a Principal Residence, Home Occupation /Studio, Commercial on a Case-By-Case Basis.
- b) Appropriate building typologies (Appendix '2')
  - Type 8 Infill, Single Family Residential
  - Type 1 Mini-lot single family
  - Type 2, Garden Cottage
  - Type 3, Duplex
  - Type 7, Live-Work Studio

All residential units shall have individual ground level entrances.

- c) Guideline Lot Coverage
  - Permitted units/ha (units/ac), Coverage Max
  - Max 10 units/ha (4 units/ac) Coverage Max. 0.20
- d) Guideline Height and Setback
  - 2-1/2 stories or 9m (30 ft.) max ht.
  - 6M (20 ft) from front and rear boundary (facing principle street or service street), 2 m (6.4 ft.) from side boundary.
- e) Guideline Off-Street Parking
  - Primary- 1 place off-street per residential unit <80 m<sup>2</sup> (860 sq. ft.), 2 places off-street per residential unit >80 m<sup>2</sup>.
  - Residential Visitor- 1 visitor place for each 8 residential places.

### **Special Purpose Residential**

In the Mixed Use Village Centre and the Cove Centre Residential (QCM and QCR) designations, special purpose residential facilities may be located on a case-by-case basis. Such facilities are intended to meet the needs of people with disabilities, in need of professional care. These will be limited in FSR, height and setback the same as buildings in the Mixed Use Village Centre (QCM) designation (above). Any number of units may share entrances (i.e. corridor building).

- a) Appropriate building typologies (Appendix '2')
  - Type 9, Special Purpose Residential
- b) Guideline Coverage
  - Coverage Max. 0.25

### **QWM- Waterfront Special Character - Mixed Use.**

- a) Upland and Foreshore Uses- Water Oriented Commercial, Hospitality, Studio and limited Small Unit Residential only in association with commercial and studio uses.
- b) Water Lot Uses- Uses accessory to the upland public and commercial uses, such as short term stay marinas for any vessel type or public access docks and recreation and tourism facilities for small sail and paddle powered vessels.
- c) Appropriate building typologies (Appendix '2')
  - Type 6, Village Centre Mixed
  - Type 7, Live-Work Studio
  - Type 10, Village Centre Commercial

All residential units shall have exclusive ground level entrances serving no more than four units.

- d) Guideline Coverage (combined upland and foreshore uses)
  - Coverage Max. 0.20
- e) Guideline Height and Setback
  - 2-1/2 stories or 11 m. (36 ft.) max ht.
  - As appropriate to meet the intent of this plan.
- f) Guideline, Off-Street Parking
  - Similar to Cove Centre Mixed

\*It is recognized that some filling and re-profiling of shoreline may be necessary to achieve development goals. Such activity should be limited to shoreline that has been previously altered.

### **Commercial - Peripheral**

It is recognized that some commercial uses in peripheral areas may be desirable. These should be considered on a case-by-case basis and conform to existing C-1 and C-2 zoning provisions.

## **Appendix 4 – Application Guidelines / Land Use Development Checklist**

In addition to information requirements as identified as part of specific land use applications (official community plan amendments, rezoning, development permit, and/or subdivision), the following application requirements, as well as review and completion of the development checklist, shall be applied as part of the land development process.

**Built Form** - Landowners wishing to rezone for development must show proposed unit types, sizes and proposed tenures on site plans. Projections of initial sale and rental prices may also be appropriate if a case is being made for bonusing on the basis of affordability. Requests for bonusing will be dealt with on a case-by-case basis, on the merits of the proposal, based on the intent and provisions of this Village Plan.

Landowners wishing to rezone for development must show allocation of garden/green space for each unit in site plans. Dedication of land for community gardens by landowners may qualify for a density bonus.

- Detached residential units- at least 40M<sup>2</sup> (430 SF) of garden/green space on the lot or in a shared commons located within 20M (65 ft) of the unit. Garden space should have access to sunlight for at least 2 hours on Nov. 7<sup>th</sup>\*, and within 2 hours of noon.
- Attached residential units- at least 20M<sup>2</sup> (215 SF) of garden/green space on the lot or in a shared commons located within 30M (100 ft) of the unit. Garden space should have access to sunlight for at least 2 hours on Nov. 7<sup>th</sup>\*, and within 2 hours of noon.
- Mixed-use (upper floor) residential units- at least 10M<sup>2</sup> (108 SF) of garden/green space on a roof terrace, on the lot, or in a community garden located within 500M (1600 Ft) of the unit. Garden space should have access to sunlight for at least 2 hours on Nov. 7<sup>th</sup>\*, and within 2 hours of noon.

\* **NOTE:** Nov 7th sun angles are midway between fall equinox and winter solstice, and approximately the same as Feb 7th.

**Public Amenity (Park & Open Space)** - In addition to standard park allotments, acquisition of land or rights-of-way for public space and trails, and construction of common amenities shall be priorities in rezoning and development permit negotiations, particularly for commercial, mixed-use and multi-family areas. A land use and site plan indicating parks, open space, buffers, trails and greenway design that complies with the above is required for these development proposals. These elements must take precedence in all land use decisions and zoning and development permit applications. Developers of private land located on designated trail and greenway systems are encouraged to provide rights of way that will assure permanent public passage when rezoning or redevelopment is undertaken.

**Energy, GHG's & Environmental Sustainability** - A process for applying these standards in the Cove is TBD. Built Green BC and Energy Star for New Homes are being considered as green standards for new homes. The Canada Green Building Council's LEED program is being considered for commercial and public buildings. Green buildings also include:

- Green site standards- permeable surfaces, on-site stormwater absorption, garden areas and shade trees,
- Green building envelope standards- high performance insulation and windows, passive solar design,
- Green energy systems- high efficiency heating, lighting and appliances to reduce GHGs,
- Water conserving landscaping and household fixtures, and
- Green, healthy, local, renewable materials.

Consideration of establishment of neighbourhood heat and hot water utilities, where feasible, is encouraged; in particular those utilities utilizing renewable energy supplies.

**Water Management** – All applications must include detailed evidence of the capacity of potable water supply to meet expected demand and compliance with the new *BC Water Act*. It must also include historical water and well data, as available. All development permit applications must include a design for a potable water supply system that conforms to the *BC Drinking Water Protection Act (DWPA)*, and conforms to the engineering standards to be set out by the Strathcona Regional District for a public water utility. Developments shall also demonstrate that there will be no negative impacts to ground water or reduction of neighbouring ground water supplies. A hydrological assessment may be required prior to development. Where required by BC Building Code, water storage for fire fighting, as well as fire suppression for building protection may be required.

**Stormwater Management & Riparian Protection** - A land use and site plan indicating stormwater management design that complies with the above is required for development proposals. Where development proposals about Pidcock Creek, a riparian edge plan certified by a qualified biologist will be required. All riparian edges shall be protected in accordance with the Riparian Area Requirements of the Fish Protection Act of British Columbia.

#### **Land Use Development Checklist**

- |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Who's responsible:    | property owners, developers, builders, staff and the public.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| What does it require: | the consideration of environmental, social and economic objectives as part of each and every development proposal / land use initiative.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| When it is required:  | before, during, and after development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Where does it apply:  | Quathiaski Cove Village Containment Boundary Lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Why a checklist:      | <p>to ensure the development approval process provides the framework for a resulting high quality built environment.</p> <p>The checklist includes development considerations related to achieving the following identified Village objectives:</p> <ul style="list-style-type: none"><li>• To define a vision, character and implementation framework for future change in the Cove and ensure that change is orderly.</li><li>• To ensure that community needs and public values are met in overall development and where appropriate, public amenities are provided for.</li><li>• To ensure that natural systems of drainage, forests, soils and productivity are respected in any development; and green standards regarding energy, water, materials and waste reduction are incorporated into any development.</li></ul> |

## LAND USE DEVELOPMENT CHECKLIST

| Item                                          | Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | ✓ |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Land Use & Village Needs                      | <ul style="list-style-type: none"> <li>• Mix of uses provided and consistent with OCP, type and size appropriate for the area</li> <li>• Adds to diversity-employment, housing, retail, civic, cultural &amp; recreational.</li> <li>• Creates or enhances community spaces, such as plazas, squares, parks &amp; streets.</li> <li>• Strong connections to adjacent natural features, parks, and open space.</li> <li>• Builds or improves pedestrian amenities, such as sidewalks, transit shelters, bike racks, and connections to civic, cultural, school and retail/service uses.</li> <li>• Contains elements of community pride and local character.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |   |
| Density / Infill                              | <ul style="list-style-type: none"> <li>• Maximizes dwelling unit/acre density.</li> <li>• Results in infill/redevelopment and enhanced community fabric.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |
| Amenities (housing, parks, public facilities) | <ul style="list-style-type: none"> <li>• Parkland dedication that is of suitable size and/or location – provides connections and is of significant value to the community (greenspace, recreation, environmental values).</li> <li>• Provide a variety of housing in close proximity to a public amenity, transit, or commercial area.</li> <li>• Incorporate community social gathering places (village square, hall, youth &amp; senior facilities, wharf, or pier.)</li> <li>• Include rental housing, seniors housing, and affordable housing units.</li> <li>• Density Bonus Considerations : <ul style="list-style-type: none"> <li>• 25% of which are accessible offering a fully self contained on the ground level.</li> <li>• At least 25% of secondary suites do not exceed 90m<sup>2</sup> in gross floor area and the average gross floor area does not exceed 125 m<sup>2</sup>.</li> <li>• There is at least 25% rentals mixed with resident ownership.</li> <li>• There are at least 25% of units that can be rented or purchased for less than 30% of the household income of the 30<sup>th</sup> percentile of Quadra Islanders according to census data.</li> <li>• Where parks, squares, gardens, greenways, public markets and other public amenities are provided on at least 20% of the site area.</li> </ul> </li> </ul> |   |
| Greenways                                     | <ul style="list-style-type: none"> <li>• Planted with native plant materials and trees producing edible fruits &amp; nuts</li> <li>• Mulch to reduce summer water needs and swales – seeded with native aquatics</li> <li>• Wooded buffers at development edges, and where needed to be enhanced and planted with native trees &amp; shrubs</li> <li>• Village greens to be seeded with drought tolerant and pest resistant grass mixtures – tolerant of foot traffic</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |   |
| Cycle paths & connections                     | <ul style="list-style-type: none"> <li>• Pedestrian pathways/walkways – provides/enhances connectivity</li> <li>• Land use &amp; site plan indicating parks, open space, buffers, trails and greenway design.</li> <li>• Every multi-family or commercial development in the Cove Central Area shall provide an internal path and green system that tie into adjacent path</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |   |

|                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                     | <ul style="list-style-type: none"> <li>and greenway network and parks and squares.</li> <li>• provision of adequate width (a min. of 3 m) and surface of compacted gravel or other to standard suitable for wheels.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| Environ-mental                      | <ul style="list-style-type: none"> <li>• Protects riparian areas, wetland areas and other designated environmentally sensitive areas.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Soil Protection                     | <ul style="list-style-type: none"> <li>• Minimize excavation and soil disturbances of natural landscapes.</li> <li>• Save, protect and reuse all topsoil removed during construction.</li> <li>• Wherever possible utilize top soil to augment future garden areas.</li> <li>• Wherever possible avoid major changes in surface grade during construction.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                        |  |
| Landscap-ing / Vegetation           | <ul style="list-style-type: none"> <li>• Preserve natural site vegetation /restore damaged ecosystems / encourage biodiversity.</li> <li>• Utilize edible perennial landscaping &amp; wildlife friendly landscaping in street scaping &amp; public areas.</li> <li>• Remove invasive species from site.</li> <li>• Fence off vegetation, watercourses &amp; wildlife during construction.</li> <li>• Provide adequate buffers (natural and landscaped).</li> </ul>                                                                                                                                                                                                                                                                           |  |
| Recharge/ Protect Ground-water      | <ul style="list-style-type: none"> <li>• design infiltration basins, vegetative swales and drywells, where soil conditions permit</li> <li>• use vegetative swales, filter strips, or vegetative buffers (minimum 10 m in depth) to treat storm water runoff</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Stormwater Manage-ment              | <ul style="list-style-type: none"> <li>• Minimize site stormwater runoff.</li> <li>• Demonstrated source reduction and consideration and use of retention, infiltration and wetland preservation and riparian edge protection.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Agriculture / Local Food Production | <ul style="list-style-type: none"> <li>• Design the site to allow for food gardens and other plantings – provide as private / community amenity.</li> <li>• Location of garden space (2 hours sunlight/2hours of noon) <ul style="list-style-type: none"> <li>-detached residential 40 m<sup>2</sup> of space within 20m of unit.</li> <li>-attached residential 20 m<sup>2</sup> of space within 30m of unit.</li> <li>-second floor residential 10 m<sup>2</sup> of space within 500 m of unit.</li> </ul> </li> <li>• Make it easy for occupants to recycle &amp; compost.</li> <li>• Reduce or eliminate the use of pesticides.</li> <li>• Where possible utilize rainwater harvesting for irrigating garden/landscape areas.</li> </ul> |  |
| Housing                             | <ul style="list-style-type: none"> <li>• Multi-age, multi-ability &amp; multi-income mix.</li> <li>• Offers, or adds a mix of housing types, sizes and tenure including special needs.</li> <li>• Provides subsidized or rental housing / Senior friendly housing / disabilities /access</li> <li>• Provides units with a wide-range of pricing options that will be sold or leased</li> <li>• Developments ≥6 units should have one unit less than 80 m<sup>2</sup> for every 5 that exceed 80m<sup>2</sup></li> <li>• Developments ≥12 units should have at least 2 housing types (detached homes, garden cottages, townhomes &amp; apartments above commercial).</li> </ul>                                                               |  |
| Green Building Design               | <ul style="list-style-type: none"> <li>• Provides LEED certification or accepted green building best practices.</li> <li>• Green site standards, permeable surfaces, on-site stormwater absorption.</li> <li>• High performance insulation and windows &amp; High efficiency heating,</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |

|                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                             | lighting and appliances <ul style="list-style-type: none"> <li>• Water conserving landscape, passive solar design, garden areas and shade trees</li> <li>• Green building envelope standards &amp; Green, renewable materials</li> <li>• Multi-family construction – Built Green BC Gold Std.</li> <li>• Residential remodels to comply with Build Green BC Silver Std.</li> <li>• All commercial new construction to conform to the Canada Green Building Council LEED Silver criteria.</li> </ul>                                                                                                                                                                                                                                                                  |  |
| Lighting (Exterior)                         | <ul style="list-style-type: none"> <li>• Dark-Sky Policy - Direct light will not illuminate the sky or onto adjoining properties</li> <li>• Levels shall be kept to a minimum necessary for safety – full cut-off, down-light type.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| Solid Waste Management                      | <ul style="list-style-type: none"> <li>• Minimize construction and demolition waste to landfill.</li> <li>• Recycling encouraged &amp; compost disposal encouraged/furthered.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Liquid Waste Management                     | <ul style="list-style-type: none"> <li>• Sewer system hook-up</li> <li>• Low flush fixtures.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| Water Supply                                | <ul style="list-style-type: none"> <li>• A water evaluation of the area, including the effects of proposed extraction will be required before multi-unit projects are approved.</li> <li>• Evidence of capacity of water supply to meet expected demand and compliance with BC Water Act.</li> <li>• Potable water supply system - conforms with the BC Drinking Water Requirements</li> <li>• New uses must be metered &amp; existing users strongly encouraged to add metering</li> <li>• Standard of construction for future water system tie-in and rights-of-way for future water utility</li> <li>• Best practice standards for low-flow fixtures, or to Green Building Standard</li> <li>• recycled water / collection of rainwater for irrigation</li> </ul> |  |
| Renewable or Alternate Energy (Green Power) | <ul style="list-style-type: none"> <li>• Use solar water pre-heating, photo voltaic panels, wind power, geothermal heat exchange, local or regional supplies of tidal or wind power micro hydro where possible.</li> <li>• Maximize use of natural ventilation and passive energy to meet heating &amp; cooling needs.</li> <li>• Neighbourhood heat and hot water utilities where feasible.</li> <li>• Neighbourhood utilities utilizing renewable energy supplies and advanced highly efficient technology.</li> <li>• Grid-integrated renewable electricity production in the neighbourhood.</li> </ul>                                                                                                                                                           |  |
| Sustainable Transportation                  | <ul style="list-style-type: none"> <li>• Design safe, attractive, pedestrian and bike-friendly access within the site.</li> <li>• Maximize bicycle parking spaces.</li> <li>• Provide “car stop” location.</li> <li>• Interconnected road system.</li> <li>• Transportation planning with MOTI - traffic speed and demand management.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| Parking                                     | <ul style="list-style-type: none"> <li>• Appropriate parking spaces are provided.</li> <li>• Parking does not visually dominate the street view - easy, safe pedestrian building access.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |

## Appendix 5

### Housing Needs Survey & Character Questionnaire

The 2007 Housing Needs Survey conducted on Quadra produced 502 returns representing 1027 people, or about one third of the population of Quadra. Results indicated that:

- 20% under 55 need different housing now due to:
  - High cost
  - Unsuitable homes
  - Hard to find homes
  - Seasonal availability
- 50% over 55 need different housing within 5-10 yrs with these characteristics:
  - Lower maintenance
  - Accessible
  - Less car dependent
  - More seniors would like to live in The Cove than Heriot Bay
  - The majority over 55 prefer to live in a mixed age community

A 2007 vision statement by an ad-hoc working group on Seniors Housing proposed: *'housing and care options for senior or disabled people and housing options for younger people ... in a multi generational setting in The Cove village core area'.*

Using 2006 census data indicating that the average age on Quadra Island is over 50 years, and that more than 20% are over 60, there may be at least 200 senior's households that are candidates for different housing in the near future. Adding young families and individuals who are poorly housed would increase that number substantially. Most housing on Quadra is semi-rural on acreage. It is expensive to purchase and labour intensive to keep. New housing options that meet the needs of seniors and young people are essential to the future of Quadra, if a healthy and balanced mix of ages, abilities and incomes is to be maintained.

A 2010 Quathiaski Cove Character Questionnaire was circulated as part of the public participation in this plan. There were 76 replies received.

- Over 60% of respondents have lived on Quadra more than 20 years. 26% have lived on Quadra more than 10 years.
- 79% like the concentration and variety of services in the Cove. 60% like the convenience to the ferry and the ease of getting around. There were comments about the friendly business operators, the feeling of community, the possibility of cycling, the quiet, the beautiful homes on Green Rd (North part) and the Saturday Market in summer.
- 45% think the Cove is ugly. 40% report that it's hard to be a pedestrian with all the traffic and parking. 29% don't like the bare lots and open ditches, and 21% don't like the mess on the lot at the corner of Harper and Q Cove Rds. There were comments about the scattered appearance, lack of trees and lack of rental housing. Also, people dislike the speeding traffic, parking on roads and unsafe walking on road shoulders.
- 56% called for greens, squares, parks and landscaping. 37% want trails and walkways, and 14% would like to see traffic patterns improved and parking lots relocated. There were several comments on the need for compact seniors housing and more affordable options for young families. Respondents also want public washrooms, a new library, a real arrival place and more attractive signs.
- 64% said it must be walk-able. 29% said it must be well landscaped with lots of meeting places, and 28% said it must be at a small scale. There were many images offered: contained, higher density residential connected to rural surroundings; organized, attractive; a mix of all ages and incomes; mixed commercial and residential; cosy, quiet and charming; and a good place to grow old!

## Appendix 6 – Charette Results

A Charette is a creative design workshop. It is a focused event where concepts and drawings must be produced. The Quathiaski Cove Village Charette was a two and a half day workshop including property owners, Steering Committee members, delegates from stakeholders groups such as the Salmon Enhancement Society and the general public. It was facilitated by the consultant team.

A note on the Charette drawings: The Charette was the point at which all the experience, preparation and vision of involved Quadra Islanders was placed on paper to guide the consultants in preparing this plan. In some areas you will note a fairly exact correspondence to the scenario modeling above. These are the areas that were highly resolved at the Charette. In other areas there have been substantial changes, driven by previous conversations and subsequent work and consultations.





Collect Local  
Knowledge

The Cove 2010



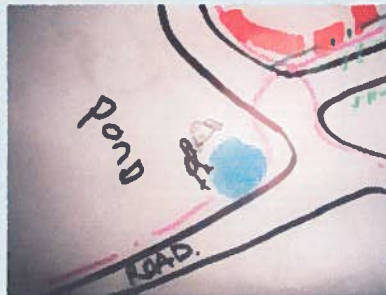
Quathiaski Cove Village Plan

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Collect Local  
Knowledge- School  
Children

The Cove 2010



Quathiaski Cove Village Plan

8



Base Map with surface water flows, trails, cyclepaths, sidewalks, sewers, public greens, and roads



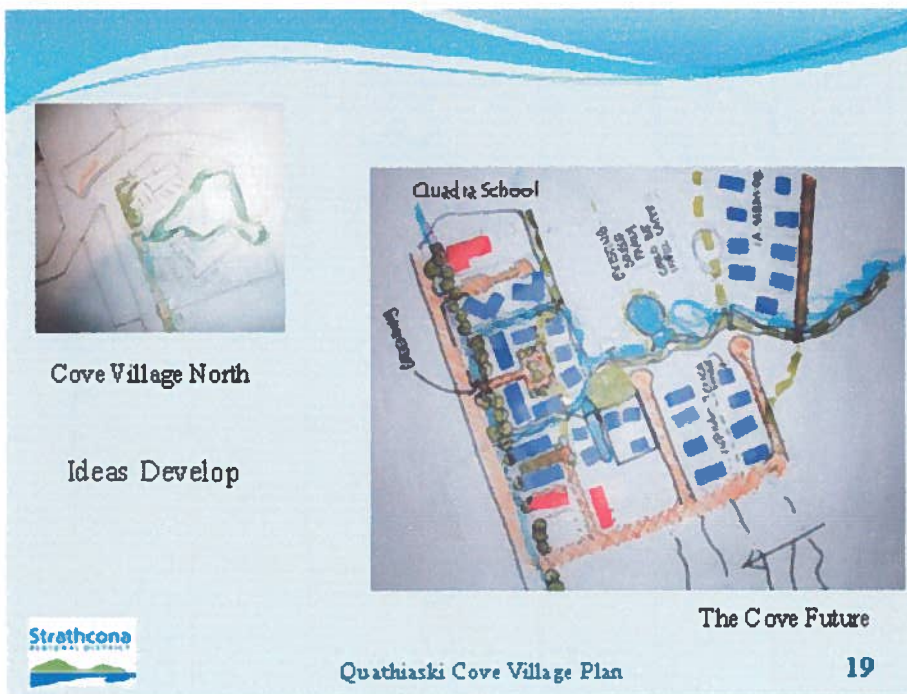
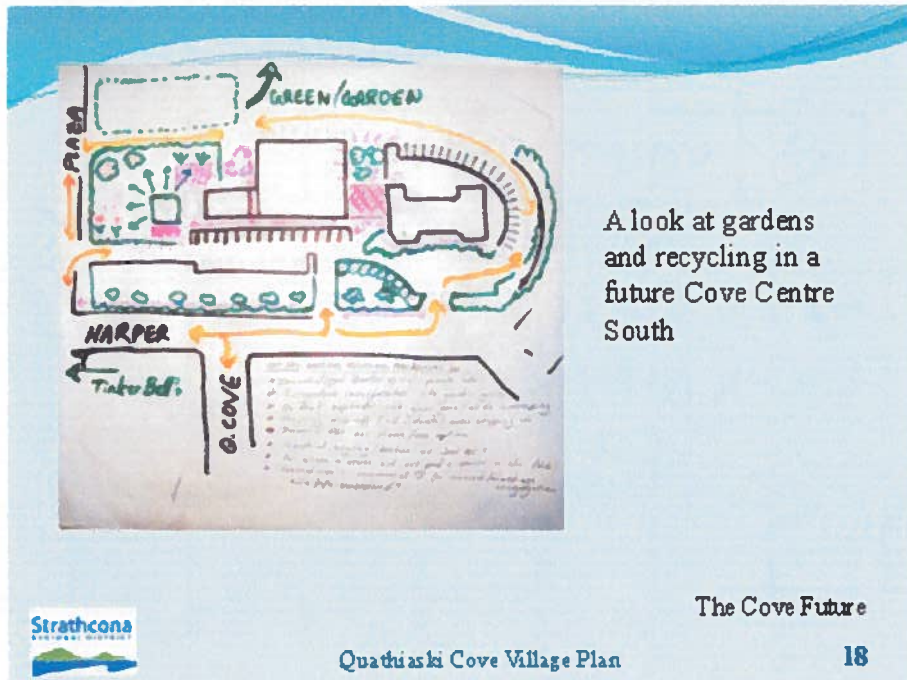
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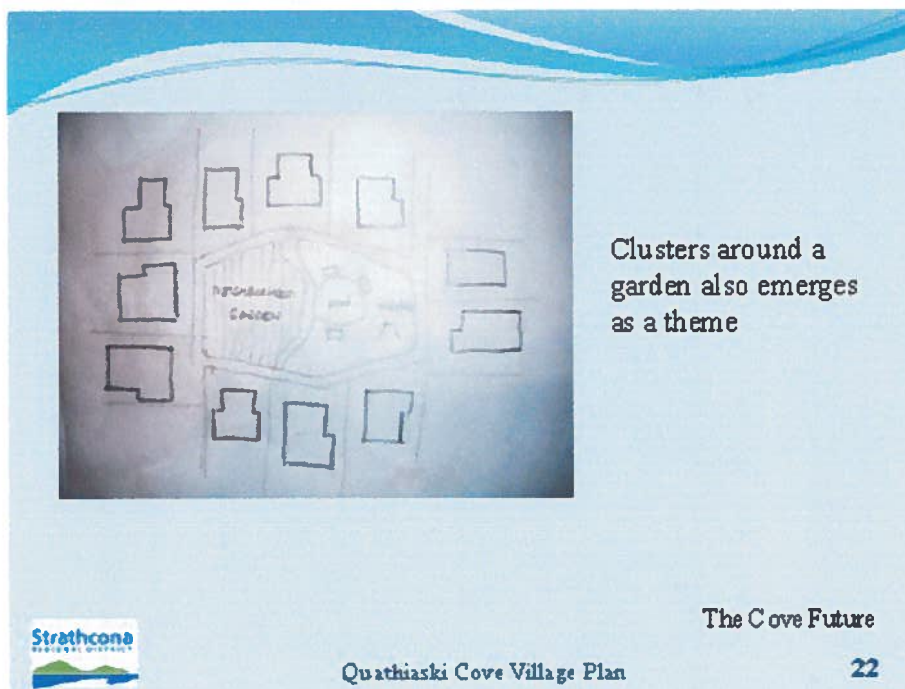
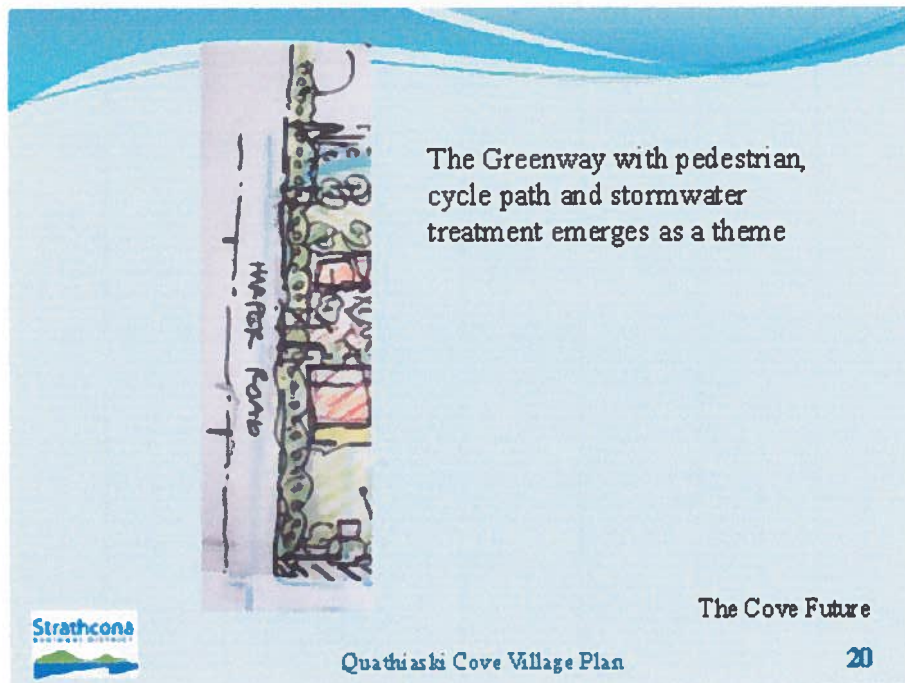


Cove Center South long term concept.



## The Cove Future







And further development of the concept for the south residential area.

Concept for seniors and small unit housing on Toelle's land



Quathiaski Cove Village Plan

The Cove Future

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Keeping the connected garden theme

Detail of centre area of concept for Toelle's



Quathiaski Cove Village Plan

The Cove Future

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Three option for Oswald's lot south of the Credit Union

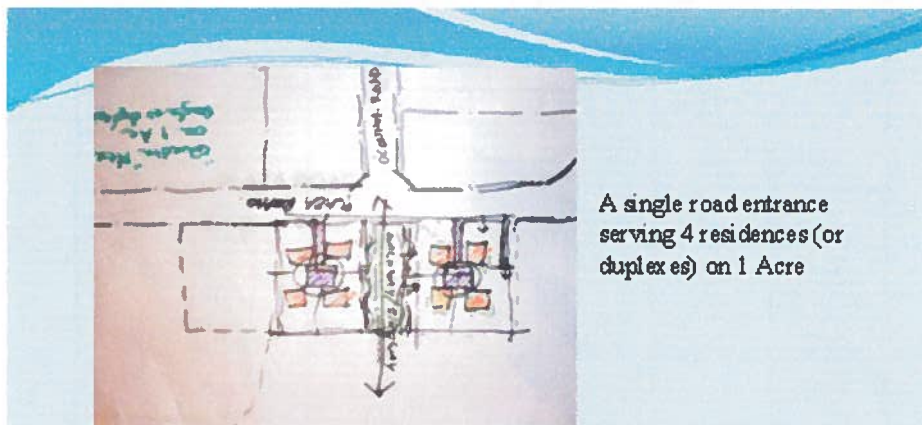
Exploring other multi-family residential near the core



The Cove Future

Quathiaski Cove Village Plan

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A single road entrance serving 4 residences (or duplexes) on 1 Acre

A novel "Quadra-plex" concept for O'Connors East of Cove Centre on Plaza Rd

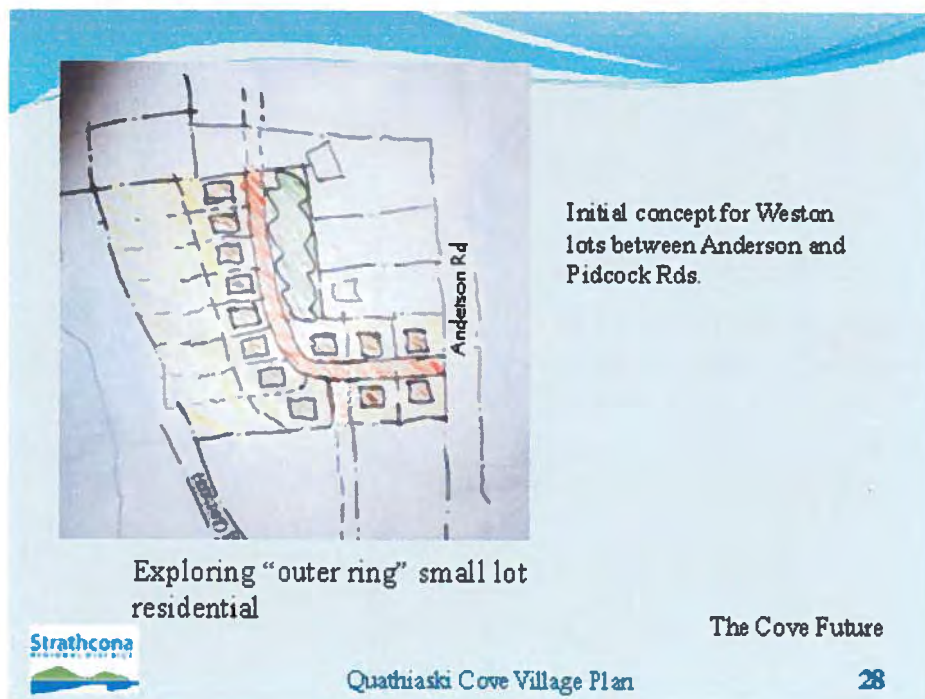
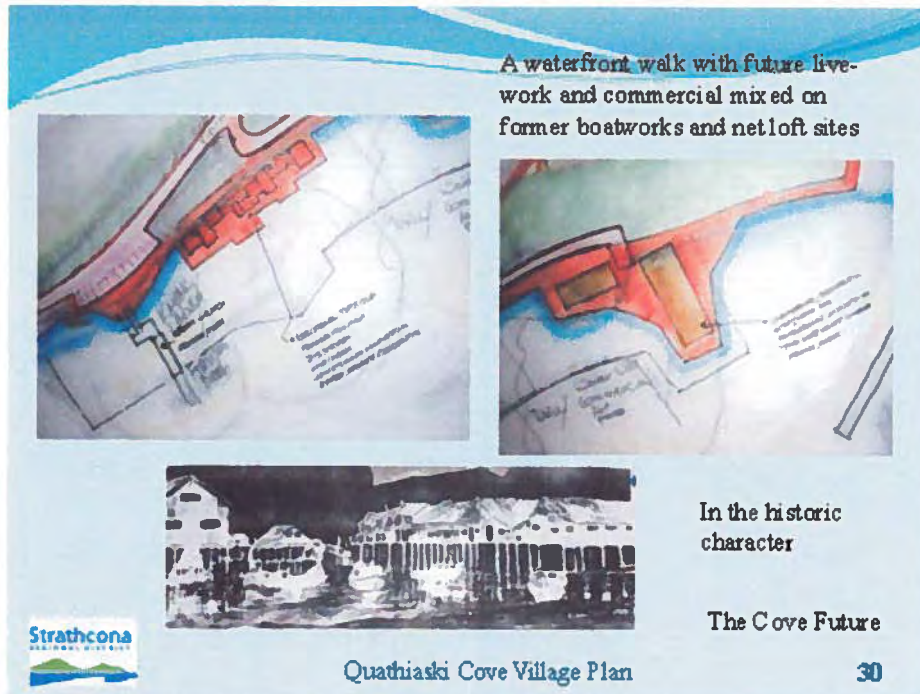
Exploring other multi-family residential near the core



The Cove Future

Quathiaski Cove Village Plan

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Exploration of infill and densification  
of existing large-lot residential

Panhandle road access

Shared road access

Green / Harper Rd example-  
dividing lots by depth or frontage

The Cove Future

Strathcona  
DISTRICT

Quathiaski Cove Village Plan

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