
Electoral Area H

Official Community Plan Review



Community Input at May 3, 2016 Open House with BBQ and Children's Activities

June 28, 2016

Introduction

An Open House for the Electoral Area 'H' Official Community Plan (OCP) Review was held on Tuesday, May 3 at the Lighthouse Community Hall from 5:00 pm – 7:30 pm with a hot dog BBQ and children's activities. The purpose of this Open House was to engage with parents of children at Bowser Elementary School, and anyone else with young children who would have an easier time attending an event with childcare and dinner.

The Open House was also open to anyone who was interested in attending, but specifically targeted the younger adult demographic that had so far been underrepresented in OCP Review input. The Open House was advertised as a Facebook Event, on posters around the area, and a flier went home with every student at Bowser Elementary School. Approximately 40 adults and 12 children attended.

There were a series of posters with information about the project, and the following topics: Streets and Movement, Environment and Climate Change, and Growth and Development. For each topic there was a blank poster beside for comments to be added via sticky note, and with prompting questions. The section below lists the topics, prompting questions, and transcribed sticky note responses grouped into themes.

Comments on Sticky Notes

Streets & Movement

"The RDN is creating an Active Transportation Plan as part of this OCP Review. Stay tuned for online and in-person consultation. For now, what are your first thoughts?"

"Where do you and your family members walk and cycle?"

"What are the challenges with active transportation, such as lack of safe routes?"

Transit

- Local transit within community
- Public transit to an entry level job is non-existent

- The only way to find out if a bus route is truly viable is to run a daily service and find out if it addresses the transit problem. Preliminary ridership stats s/b available from the transit system. If a morning pick up is available, with an early evening return, does it solve the transport problem of getting people to work?
- Transit app that illustrates where the bus is (real) time – to help riders ensure they get to the bus route on time (like on Gabriola Isl)

Road shoulder

- Road shoulder too narrow – not safe for biking – not consistent. Bike lane – just on one side OK. Challenge is parking on side of road. Therefore does not ride on roads.
- Bike lanes
- Put in Bike Lanes on 19A
- I walk a lot but Island Hwy West has unsafe, narrow shoulders which makes walking risky
- Sidewalks needed in most areas, especially Highway 19A
- Need safe cycle routes
- Cycle old highway all the time. So scary b/c inconsistent shoulders
- Need to sweep shoulders more often to increase safety. This will make the shoulders that exist safer

Trails and Rail

- Safe bike trails (parents with young kids, kids in bike trailer)
- Create a world class biking/hiking trail on RR right away. This will encourage and support businesses.
- Change R/R tracks to bike lanes
- Hiking trail development is always welcome
- Walking trail by the train tracks for bikes and families so we don't have to walk on the highway
- Want rail to come back re tourism and transit

Driving

- "Cat's eyes", better road visibility at night and especially when there is fog
- Reduce 19A Qualicum Bay to Deep Bay to lower speeds except areas with dedicated passing lanes. Should be 60-70 km norm.
- Recognize that new Inland Hwy is the high speed route, 19A has lower speeds but should be lower to allow walkways and bike routes

Bowser Village

- We need safe walking paths in village centre end of story!! Also walk paths (sidewalks) in other populated areas
- Create formal sidewalks in Bowser Village to promote walking between stores
- Sidewalk from Bowser store to Legion
- Cross walk at Magnolia Court
- Need sidewalk between Georgia Park store and the Legion *priority
- Water slide, pool, exercise stuff @ park Magnolia Park
- Skate park Magnolia Court
- Restaurants in Bowser

School / Faye Rd

- Walking trail to the school for the kids please

- Currently “Grey Owl Close” dead ends. Is it possible to create a bike/walking route from Grey Owl over the creek and up to Faye Rd? This would allow kids to bike/walk to school while avoiding Jamison traffic. Great for keeping kids alive and well, plus promoting physical activity.
- Faye Rd turnaround 1 way by school
- Path from Grey Owl to school
- Speed bumps / side walk / trail on Fay Road (School road)
- More trails to school, connecting VIU + parks + school
- Walking trails for school kids on Faye Rd. Not safe for our school kids

Deep Bay

- More than one access road into Deep Bay (Gainsburg), Jamieson Roads
- 2nd access to Deep Bay
- Cross walk across Thompson Clark

Qualicum Bay

- Slower speeds posted in areas of multiple driveways, ex between Bowser and Qualicum Bay

Corcan / Meadowood

- Need transportation rom Meadowood/Corcan + all of Area H
- This is holding back the younger demographic from living here + families w/youth seeking youth employment
- IDEA: install 3-way stop Grandrose + Corcan. Way to reduce speed along Corcan. Traffic calming. So can lower speed near bus stop + the higher density areas. Parents afraid to walk/bike with kids
- Corcan roads need traffic calming

Other

- Soccer field
- Toy library. Hoola hoop, jump rope, balls
- Hang out spot in shelter @ Henry Morgan Park
- Monkey bars
- Petting zoo
- Bike trail, swing set, tree house with books, basketball

Environment & Climate Change

What are the natural assets you value most?

What needs to be protected?

How should we prepare for climate change?

Protect Water

- Black Brook year round creek
- Water needs to be protected
- Protect fresh water

- Protect aquifers
- Water conservation plan
- Unchlorinated and non-fluorinated water
- Groundwater protection and management
- Stock piling water – water storage

Protect Shoreline

- Foreshore (waterfront) needs to be protected, especially with predicted rising water levels.
- Protect shoreline (nearshore fish habitat)

Protect Forest

- Old growth forest off the end of Lions Way (past seniors housing) over the tracks. Between tracks and main lighthouse trails. Would like to see protected as an ESA.
- Trees need to be protected
- Forest planning for fire protection including homes
- Protect local forest and wildlife

Air quality

- Keep air clean
- Fresh air – regulate open burning, provide enforcement, need bylaws to regulate back yard burning

Development

- Create communities with cluster housing and amenities so people can walk and bike
- Stop developing on agricultural land
- Put up signs for bear sightings

Climate Change

- Need to educate the community about climate change
- Timeframe for climate change for building permit should be less than 100 years (eg sea level rise/flood construction levels)

Transportation (comments at Environment and Climate Change station)

- 2 traffic circles so people will slow down. Before McColl Road, through pizza place, Bowser – Legion.
- Need to have a trail system so people can walk to amenities and not use their cars.
- Bike trail
- Need rail system to Victoria from Courtenay twice a day including Dunsmuir Estates as a stop
- Need better public transit for economy and jobs
- Safe walkways for children and families and everyone to get around community
- Make highway safer for walking and biking
- Trails beside railway tracks for kids to go to school so parents don't need to drive them
- Could arrange for carpooling through a website
- More trails
- Need a safe path to school

Growth & Development

Concentrating growth and development in the three Village Centres and keeping lands rural is a foundation of the RDN's Regional Growth Strategy and this Official Community Plan. Is it working? What needs to change?

What kind of economic development should be encouraged in Area H?

How can the way we grow meet the needs of all ages?

Business

- Investment on tech & home based business support (business centres)
- With work space, wi-fi or (allow for) add cellular coverage

Services and Amenities

- Business services such as lawyer, dentist, environmental health services
- A large enough population base to support lawyer, doctor, dentist, pharmacy, health services
- Medical and dental clinic
- Medical health service etc
- Red tape and costs of development permits, rezoning, unnecessary studies etc on small parcels of land in the Bowser Village Centre discourages small businesses establishing in Bowser
- Recreational boating is growing. The wait to access a slip in Deep Bay (either private or Gov) is 2-3 years. Can we not create another marina c/w support services somewhere along the shoreline? Only boat launch is at Deep Bay and then up to Fanny Bay or back down to French Creek
- Add another marina or allow expansion. Good for tourism and for residents.
- Magnolia Court area park/rest stop with public restrooms, picnic tables, etc
- Restore the rail in Dunsmuir flats with ecotourism facilities
- Ecotourism. Convert railway tracks to bike route. Safer and tourism draw.

Youth

- More entry level employment for youth
- Employment for youth idea: summer general workers. Have crew of students that could be bussed to various places in need of help (ie blueberry farms, campgrounds etc) as an option for summer work
- Place for children and teenagers to go
- Youth centre

Development

- Mixed use. Smaller lots with more green space, secondary suites, waterfront park should be public with clearly marked access points.
- Cluster housing with more public green space
- Smaller lots
- Community garden
- Low income family housing

Other

- Lions way ditch – needs redesignation (should not be RAR)