

Community Update May 27, 2021 Zoom Meeting Summary

<p>Welcome - Alison</p>	<p>Territorial acknowledgement – we live on the traditional territory of Coast Salish people – specifically the Q’wutsun who have cared for these lands and waters for thousands of years and continue to do so today,</p> <p>Thank you to everyone who is kindly contributing to make this meeting happen: Hilary Nixon, Chair Area E APC; Susan Kaufmann Vice-chair Area E APC; Lyndon Crossman, resident; Coralie Breen, Senior Planner CVRD</p>
<p>Land Use Planning – Alison and Coralie</p>	<ul style="list-style-type: none"> • Designing for people – official community plans (OCPs) lay out policies about density, how development takes place and what activities are allowed in different areas. Zoning bylaws translate the policies into regulations. • Why is land-use planning important? – friendly neighbourhoods, maintain viewscapes, environmental protection, economical/efficient access to services • Challenge - Keeping policies and regulations responsive to changing situation, e.g., population pressures, demographics, housing pressures, climate change, knew understanding about enviro protection, new provincial and federal regulations etc. • Area E OCP out of date - created in 90s – some revisions since then but overall not reflective of best land use practices for today’s world. Similar situation in the other 8 electoral areas. CVRD is desperately in need of more streamlined land use planning. • Harmonizing and Modernizing - In 2018 embarked on a large complicated project to pull all the electoral area OCPs together into one consistent doc to harmonize them, and then embark on updating those policies and regulations to reflect the community’s vision – modernization. • https://youtu.be/Vi2Gs htUyQ • Harmonization (HOCP) is complete with input from the various APCs. You can expect a public hearing very soon followed by community outreach on a variety of modernization topics. https://www.cvr.ca/3206/OCP-for-the-Electoral-Areas-HOCP-Bylaw-4 <p>Q & As:</p> <ul style="list-style-type: none"> • <i>Has any analysis been done on what our region would look like if we built out the current zoning? I saw this done on the Olympic Peninsula and it was informative for visioning what would happen re imperviousness. <u>Yes, the CVRD GIS group has conducted build-out analysis of current zones and that information will inform modernization.</u></i> • <i>Can we see city water coming anytime in Area E? <u>No, Area E is largely rural and is not serviced. The exception is the Eagle Heights/Koksilah Business Park area close to town which is on City of Duncan water. There is a possibility that the small subdivision off Wilson Road in Cowichan Station could be connected to city water in the future by hooking into Cowichan Tribe’s recent connection to city water on the reserve nearby.</u></i> • <i>How are CVRD climate projections being integrated (into modernized OCP)? <u>Does it plan for sea level rise? A 2022 project is planned to integrate climate change into the Modernized OCP; a separate Marine plan is also scheduled for 2022 – Sea Level Rise will be part of the plan</u></i>

	<ul style="list-style-type: none"> • <i>Is there an emphasis on reducing travel by reducing sprawl? <u>New GCBs are under development now</u></i> • <i>Was there any mention in the video of the six mountains in the Cowichan Valley? <u>No. Six mountains are in the Municipality of North Cowichan and they manage the land use in their jurisdiction.</u></i> • <i>I think we need to encourage more live /work opportunities in the light industrial and commercial areas but the regulations e.g., building height are too restrictive – how can we encourage it? <u>This can be considered as part of the modernization of the zoning bylaw .</u></i>
<p>Advisory Planning Commissions - Alison and Hilary</p>	<ul style="list-style-type: none"> • When someone wants to build, renovate, change the land use etc. you are required to apply for a permit • OCPs belong to the community – so when development is proposed it is important and valuable to hear from the community! One way the Board hears advice from the community is through the Advisory Planning Commissions (APC) • Area E APC – has members from throughout the four neighbourhoods of Area E - Sahtlam, Glenora, Cowichan Station and Eagle Heights/Koksilah Business Park who have a range of experience and backgrounds helpful for advising on community interests (e.g., design, biology, public health, business etc.) • Current Membership - Hilary Nixon, chair (Cowichan Station); Susan Kaufmann, vice chair (Sahtlam); Laura Warren and Parker Jefferson (Sahtlam); Caroline Deary and Marianna Terauds (Glenora); Sarah DL and Celina Gold (Cowichan Station); David Coulson (Eagle heights/Koksilah Business Park) • APC meets monthly - Always looking for interested people to step in when there is vacancy so let Alison know if you can spare the time to review applications and meet to discuss. • The Area E APC has reviewed a range of applications - accessory building size, impervious surfaces, storm water management and wetland protection are recurring themes that will benefit from modernization. • It will be very important to follow the modernized Official Community Plan process with a modernized zoning bylaw to bring to life the new policies.
<p>Other Area E Updates - Alison</p>	<p>Sahtlam Firehall – What are the options for meeting future community needs?</p> <ul style="list-style-type: none"> • Work is being undertaken on the firehall in three areas: <ul style="list-style-type: none"> • <u>Detailed seismic review</u> to better understand what it will cost to achieve reasonable level of safety - completed • <u>Hazardous material assessment</u> to understand additional costs to be expected from hazardous materials - completed a. <u>Assessment of functionality of station for longterm</u> e.g., size, location etc. – postponed to 2022 due to capacity limitations • <u>Note:</u> The Sahtlam community might also want to consider – Is there a need for a community gathering space? Would it make sense design for a separate community space in conjunction with firehall? Is there space for another building or can it be tacked on a firehall? What level of community support is there? How would the community like to be involved? • Seismic results - Stantec estimated 2 seismic upgrade levels.

1. Life Safety Upgrade Level (approx. \$1M)
 - a. Based on 2018 building
 - b. Upgrade is to 70% of Building Code
 - c. Building will shake, everyone can get out.
2. Post Disaster Upgrade Level (approx. \$1.5M)
 - a. **Sahtlam Fire Hall has been deemed feasible for Post Disaster Upgrade Level
 - b. Based on 2018 building
 - c. 150% of current building code
 - d. Operational after earthquake

- As per BC Building Code 2018, new firehalls are considered to be post disaster structures, which are required to be designed to more stringent requirements. Stantec assessed the Sahtlam firehall for post disaster loading and found that a post disaster upgrade is feasible. Stantec recommends upgrading the structure to post disaster standards to ensure the firehall is operational following a major earthquake to improve the resiliency of the municipality's emergency facilities.
- Results also suggest that expansion to the current Fire Hall is possible on the balcony side.
- Conducting the seismic and renovation work at the same time is most efficient and cost effective.
- It would take 9 months – 1 year to complete the seismic upgrades (could be phased, but more costly).
- The hazardous materials assessment is complete and findings are what one would expect with a building of this vintage. Materials identified as being present in areas that are not affected by the renovations do not need to be removed from the building at this time.

Roadside Pathways

- **Improving safety** for pedestrians and cyclists has repeatedly been mentioned to me by residents throughout area E as a priority.
- **Complicated** issue because:
 - MOTI owns and maintains the roads;
 - MOTI does not invest in pathways, sidewalks;
 - most rural roads are too narrow or are taken up with big drainage ditches to accommodate bike lanes or wide shoulders.
 - Sometimes MOTI does not own the road
 - MOTI has recently come out with standards for regional districts who want to enter into agreements with MOTI and invest in roadside pathway infrastructure and maintenance.

	<ul style="list-style-type: none"> • These projects are costly. The CVRD does not currently tax for this type of infrastructure. However, grant funding is possible. Area E currently has about \$800K community works grant funding¹ to use to get started. • The CVRD has begun exploring the possibility for roadside pathway improvements in the Miller Road/Koksilah Rd/Allenby road area. This is Area E's densest residential community and it is close to town therefore a priority for roadside pathway investments. Hopefully some community consultation in the Eagle Heights neighbourhood will get off the ground this year.
Wrap-up	Thank you for coming; Any questions please get in touch with Alison at 250 510 3544 or Alison.Nicholson@cverd.bc.ca

¹ The CVRD has been receiving community works funds – gas tax funding – from the federal government every four or five years. It comes as a per capita amount and is intended to be spent on green infrastructure type projects. For the last couple of rounds the CVRD has allocated a portion to each EA based on population and has used some of the funds to reduce CVRD liability wrt deteriorating assets. Area E has invested quite a bit of gas tax into dyking for flood protection.