

REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA PLANNING COMMITTEE
TUESDAY, JULY 13, 2010

A D D E N D U M

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SMCA	BOARD	
CHAIR		
<i>G. Holme</i>		

July 6, 2010

Directors of the Board of the Regional District of Nanaimo
6300 Hammond Bay Road,
Nanaimo, BC V9T-6N2

Dear Directors of the Board,

My name is Dr. E. Michael Wilby and my wife Jan and I reside at 3530 Grilse Road in Nanoose Bay. We are immediate neighbours of Schooner Cove and we reside across from the proposed Schooner Cove development. We represent a majority of the local residents whose properties include the shoreline bordering the Cove and we have a signed petition to indicate our solidarity. Thank you for the opportunity to voice our concerns at the meeting of June 28th 2010.

We all are deeply concerned about the extent of the proposed development, and also with its design and impact on the immediate community. We agree that development can be an asset to the community but on a controlled, unobtrusive, and harmonizing plan. Fairwinds Development Corporation has advertised their intent to “Harmonize with the Neighbourhood and the Environment”. They said they would “not infringe upon the views of existing homes”. They said they would “respect local residents” and their plans would “maintain the aura of the natural views without overwhelming public presence”.

Well, Jan and I would like to be the voice of the residents of Schooner Cove whose properties extend to the shoreline of the Cove itself. Although we have concerns about the extent of condo development with its relative effects on the immediate neighbourhood, we are also deeply concerned about the plan to extend the development out into the ocean on top of the proposed enlarged breakwater. We are in favour of the enlargement of the height of the breakwater for the protection of the marina, but we are not in favour of further extensions of the wall and we are profoundly against building a boardwalk for public access out onto this breakwater. The sacrifice is just too great to the environment. The term environment not only implies the effect on the wildlife that we have seen frequenting the breakwater wall but also on the serene natural views that presently are unencumbered by the presence of people walking back and forth. Other significant sacrifices would be visual privacy and noise pollution – obviously we have all experienced how sound carries so well across the water. This breakwater is presently the only side of the Cove that is without the presence of human beings. We local residents are extremely passionate about our view over the breakwater as well as the visual and sound pollution that will be associated with the human traffic on the breakwater. Our view is an asset to the neighbourhood and an asset to our properties. I’m sure that others along the shoreline would be

irate if their views and privacy would be sacrificed. Also the developer refers to the spectacular views from the shoreline boardwalk. Surely that is enough without extending the human footprint out onto the breakwater.

As said in the Schooner Cove Neighbourhood Plan Proposal, in its Executive Summary, the developer would be “engaging local participation in the drafting of the Plan” – this I believe definitely includes those who would be mostly affected by the Plan as we immediate local residents would be. We are definitely not in favour of an unnecessary extension of the development onto the breakwater for the purpose of expanding human presence at our sacrifice. They refer to a “Sustaining Community” – well this must include the preservation of the natural environment and the pre-existing assets of the neighbourhood. The developer continues to refer to the “particular attention to adjacent neighbourhoods” and a “consideration for Community Values” – well this community enjoys our wildlife and privacy and views without over extension of the human element onto the breakwater. The developer refers to “Best Management Practices (BMP’s) for Environmental Management” and also to “Protect the Integrity of Rural and Resource Areas”. By these words it seems that we are all on the same side of opinion and that the breakwater boardwalk with its accessories (buildings et cetera) will be eliminated from the development plan.

It is evident that the RDN has a mandate in the Regional Growth Strategy Plan for “Environmental Protection” which surely includes the only non-humanized side of Schooner Cove. Preservation of the “natural” (as much as possible seawall) without the presence of humans and preservation of the natural “environmental” views without human presence is obviously in the best interest of the community and especially those people intimately associated with the Cove. The Regional Growth Strategy refers to “Protection of Rural Integrity and an End to Sprawl” – well people flowing out onto the breakwater would be sprawl. Natural environmental beauty does not include humans in the middle of it. Every person who resides along this lovely coast obviously has respect for the beauty and serenity of the shoreline and would want to preserve it as naturally as possible without sacrificing even more of it than absolutely necessary. Surely the residents of Fairwinds community can empathize with the position of the immediate neighbours of Schooner Cove and show support to eliminate the proposal for a walkway out onto the breakwater. We must all work together to create, through the developers and the RDN, a result that fulfills the needs of the Community without destroying any natural assets or overwhelming the community with overdevelopment and over-presence of human beings. As is promoted by the developers we must accept only a plan that respects and harmonizes with the environment and the neighbourhood.

We appreciate the extent of communication and input from the neighbourhood that has been allowed by the developers in preparation of their final proposal to the RDN although, in some respects, we are still waiting to see the effects of our communication. We urge the developers to abide by their advertised intent without misrepresentation. We especially appreciate and thank the RDN for representing our community and, according to the Regional Growth Strategy, with our local values in mind.

RDN	
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July 5, 2010

ELECTORIAL AREA PLANNING COMMITTEE,
 REGIONAL DISTRICT OF NANAIMO,
 6300 Hammond Bay Road.
 Nanaimo , B C , V9T 6N2

RE: AREA E, Proposed Lakes District and Schooner Cove Development

Dear EAPC:

We attended the Public Information Meeting on June 28th and reviewed the submitted plans as provided by The RDN and Fairwinds Development Corporation (Fairwinds) and found little or no change from the original plans that Fairwinds asked residents to comment on. At that time we presented comments and suggestions, along with many others, all of which have been ignored.

The submission indicates that it was prepared with the co-operation and support of the RDN. Quotations such as “supporting RDN’s own sustainability goals”, and “taking direction from the RDN’s Regional Growth Strategy, the Lakes District Neighbourhood plan reconfigures the currently approved 1675 units”, implies submission to RDN’s wishes, and recognition of the OCP (2005).

The OCP was last amended in 2005. Residents and Community groups put a great deal of time and effort into the development of the 2005 OCP. New residents purchased into the area believing they could rely on the contents of the OCP to give them some assurance of what to expect in their future. Fairwinds submission does not reflect what is in the OCP nor does it reflect the wishes of the majority of the residents.

SCHOONER COVE; Bylaw 1400 (2005) OCP should not be amended to accommodate Fairwinds proposal. They were present and party to the preparation of Bylaw 1400. The current OCP allows for all of the residents requests such as food facilities etc. It also provides reasonable limits for residential units at a maximum of 188 with restrictions for structures “2 c) to be developed to a height that maintains human scale (generally less than three storeys”. The OCP also provides protection for current residents in DPA 1 Guidelines @ 1 a), 2 c), 2 g)

for the protection of views. These are totally ignored by the Fairwinds Proposal. No consideration was given to views of bordering and nearby property owners.

The OCP allows for a MAXIMUM of 2500 units within Fairwinds. According to Fairwinds the RDN's Regional Growth Strategy has approved 1675 additional units for The Lakes District. The 800 existing approved units plus 1675 equal 2475 units. An additional 188 units at Schooner Cove would mean 2663 units. The proposed 395 units in addition to commercial must be rejected by the RDN. The site cannot accommodate the proposed commercial and overbuild of residential units.

Schooner Cove should provide only those few services the site can accommodate after allowing the 188 units allowed for in the OCP. More extensive services and commercial facilities may be provided elsewhere within the development and at Red Gap as is provided for in the OCP. Residents and community input groups did not ask for six (or more) storey buildings and 395 residential units at Schooner Cove and if the RDN staff did; it is not with the blessing of the community.

The Land Use and Subdivision Bylaw @ Section V1 Policy requiring a "Setback of 15 m from the natural boundary of the sea in addition to the existing 8 m Setback from the top of the bank, whichever is greater", Should not be changed and should be strictly upheld. Also the existing boat ramp should be retained. The boat ramp is a prized community facility along with the open and accessible Bay along Dolphin Drive. Both of these will be lost forever, with this development. Residents will lose access to the Sea.

The RDN has not been able to provide "potable water" on a consistent basis to the existing 500 homes in Fairwinds and many other water communities on the Peninsula. The Fairwinds proposal clearly does not provide sufficient current water or water in the future to serve the proposed development. Water has been a long time problem and we do hope the RDN Board will remember Area E Representative George Holmes promise at a meeting in August 26th, 2009 of "No water, no development".

Presentations have previously been made to the RDN's planning department regarding transportation, parking and traffic congestion. Fairwinds proposal assumes only small slow vehicles, bicycles and the likes will be used. This is not practical nor is it probable. Buses cannot and will not meet the needs of those travelling to work, to acquire daily needs and or services. This proposal does not meet the definition of "Sustainable Development" that is "Development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

The Lakes District proposal requests the RDN acquire the "Protective Areas" at market rates. The RDN does not have authority to "acquire" any lands without a

referendum. The OCP provides @Section 4 Page 6, 13) "The Province of BC shall be encouraged to acquire this area pursuant to the Protective Areas Strategy" Any acquisitions of lands should be left to the Province to deal with. By accepting this proposal the RDN is agreeing to this acquisition. They do not have this authority, they can only agree to encourage the Province to do so.

The development is too large and complicated for the RDN to approve at this time. The RDN will loose control of all decision making powers now and forever into the future. Fairwinds have given the illusion of co-operation and consultation while using Social Manipulation to circumvent the intent of the OCP and desires of the majority of the Nanoose Peninsula residents.

Respectfully yours:



Nettie & William Kokura.

Cc: Planning, Regional District of Nanaimo.

Joe Stanhope: Chairman of the Board RDN

George Holme Area E Representative.