



STONEBRIDGE NORTH

Neighbourhood Plan



JANUARY 2016

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“Planning for Mill Bay’s future development.”

JANUARY 2016

Prepared TownSquare Planning for the Limona Group
for Submission to the Cowichan Valley Regional District

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“Planning for Mill Bay’s future development.”

1.0 INTRODUCTION

1.1 Planning for Mill Bay's Future Development

Stonebridge is a master-planned neighbourhood that will help complete Mill Bay's community core.

Long-anticipated as a future development area at the heart of Mill Bay, the Stonebridge lands have been the subject of community visioning and long-range planning for a number of years. Following completion of the Cowichan Valley Regional District's South Cowichan Official Community Plan and the Mill Bay Village Plan in 2011, and the successful rezoning of the Stonebridge South lands by the Limona Group in 2013, the last parcels of the site are now positioned to be integrated into the overall neighbourhood context.

At the community's direction as outlined in the Mill Bay Village Plan, the Limona Group advanced a neighbourhood planning process in 2015 to focus on the Stonebridge North lands. The plan addresses how this final component of the future development area will serve to knit together the fabric of the community by creating a mix of complementary land uses shaped by the natural environment and connected by a network of walking trails and roadways.

Building upon the guiding directions of the Mill Bay Village Plan, the Stonebridge North Neighbourhood Plan establishes a framework for the proposed rezoning of the properties to bring the lands into community use. Realizing the community's vision for the site has been a priority of the planning process, exhibited by the donation of a 1-hectare (2.47 acre) site at the outset to the Royal Canadian Mounted Police (RCMP) to be home to their new detachment. This public amenity contribution serves to address an important community need and consolidates civic facilities along the Shawnigan Lake-Mill Bay Road corridor, while also demonstrating Limona Group's commitment to the community.

The neighbourhood planning process was informed both by the policies of the OCP documents and by direct public input, gathered through a community engagement program. The Limona Group hosted a neighbourhood plan open house in June 2015, presenting the planning concepts for the Stonebridge North Neighbourhood and welcoming community feedback.

The planning team heard strong support for completion of the Stonebridge master plan and the realization of the new housing choices, integrated mixed-use commercial revitalization and additional parks and open space contributions.

At the centre of the neighbourhood, the namesake historic stone bridge is featured as a key community amenity linking the lands on either side of Shawnigan Creek. The Stonebridge North Neighbourhood Plan Area similarly is focused on linking the community and providing the connection between new and old at the heart of Mill Bay.



Photos from CVRD Mill Bay Village Plan

“Mill Bay is one of the most beautiful places on Vancouver Island.”

2.0 NEIGHBOURHOOD PLAN AREA

2.1 Site Location

The Stonebridge North Neighbourhood Plan Area includes 18.39 hectares (45.44 acres) of the overall 60.7-hectare (150-acre) historic Stonebridge site, located in the community of Mill Bay on Vancouver Island. Mill Bay is part of the southern Cowichan Valley Regional District (CVRD) with close proximity to the neighbouring communities of Shawnigan Lake and Cobble Hill.

The site is roughly bound by Shawnigan - Mill Bay Road to the north and Barry Road to the east, with the Stonebridge South lands directly to the south and existing single-family neighbourhoods to the west.



2.2 Neighbourhood Context

Mill Bay is a community located along the western shore of the Saanich Inlet. It is characterized by a small town feel, which blends the rural charm of the inland acreages and natural forestlands with the marine environment of a coastal community. Mill Bay is within the CVRD's Electoral Area A, which has a population of approximately 4500 people of which about 2,700 live in Mill Bay Village. The community is largely comprised of single-family neighbourhoods, supported by four commercial shopping nodes, civic, school, recreational and parkland uses. The area immediately surrounding the Stonebridge site includes the established Mill Bay Village, including the commercial node of Pioneer Square located at the intersection of Shawnigan Lake- Mill Bay Road and the Trans Canada Highway. Access to the site from Barry Road also connects southwest into the Deloume Road commercial node. A seniors residential complex (The Cove Mill Bay) is located to the east of the site, off of Barry Road and represents one of the limited number of existing multi-family residential developments in Mill Bay.

There are a number of important community uses northwest of the Stonebridge site, including Francis Kelsey Secondary School, the Mill Bay Ambulance Centre and the Kerry Park Recreation Centre. Francis Kelsey Secondary School serves students in grades 9 through 12. East of Shawnigan Creek is the Kerry Park Recreation Centre, which includes a hockey rink, curling facilities, a multi-use field, two baseball diamonds and a skateboard park. Increasing community connectivity between these important civic facilities through the Stonebridge lands to the commercial amenities to the south and neighbourhoods to the southwest is an important objective of the site development plan.

In the broader community context, the commercial plaza of Mill Bay Centre located to the east of the Trans Canada Highway at Deloume Road is part of the village core and offers residents access to a number of shops and services necessary on a day-to-day basis. Further east along Deloume Road is the Brentwood College School site, which is an established private school for over 400 day-students and boarders.

There are also a number of parks and sports fields in the immediate neighbourhood, including the proposed 2.5 hectare (6.17 acre) neighbourhood park as part of the over 8 hectares (20 acres) of new parkland dedication in the Stonebridge South lands.



2.3 Site Geography

The Stonebridge North Neighbourhood Plan area is characterized by its natural geographic features, notably Shawnigan Creek running east-west through the centre, and Hollings Creek running to the southeast.

The lands adjacent to the intersection of the two creeks are characterized as low-lying and vegetated primarily with grasses. Informal walking trails in this area are frequently used by the community. The namesake historic stone bridge provides a pedestrian crossing over Shawnigan Creek and serves as an important community amenity.

The natural topography becomes steeper to the north and south of the site. Areas adjacent to Barry Road, at the north of the site, include a mixture of open areas and evergreen trees.



2.4 Site History

The Stonebridge lands were originally owned by the Garnett family, who have a long history in the Mill Bay community and built the stone bridge over Shawnigan Creek.

An earlier plan for the site included the concept of a residential golf course community; however, the proposal did not proceed, leaving this important central site undeveloped for a number of years. In 2013, the Limona Group successfully rezoned the southern lands to reflect the previously-approved development density. The remainder northern lands, roughly the site of the conceptual golf course, were to be the subject of a future planning exercise, now being advanced as the Stonebridge North Neighbourhood Plan.





“The OCP endeavors to enhance the lifestyles of its residents without compromising its small-town appeal.”

3.0 REGULATORY CONTEXT

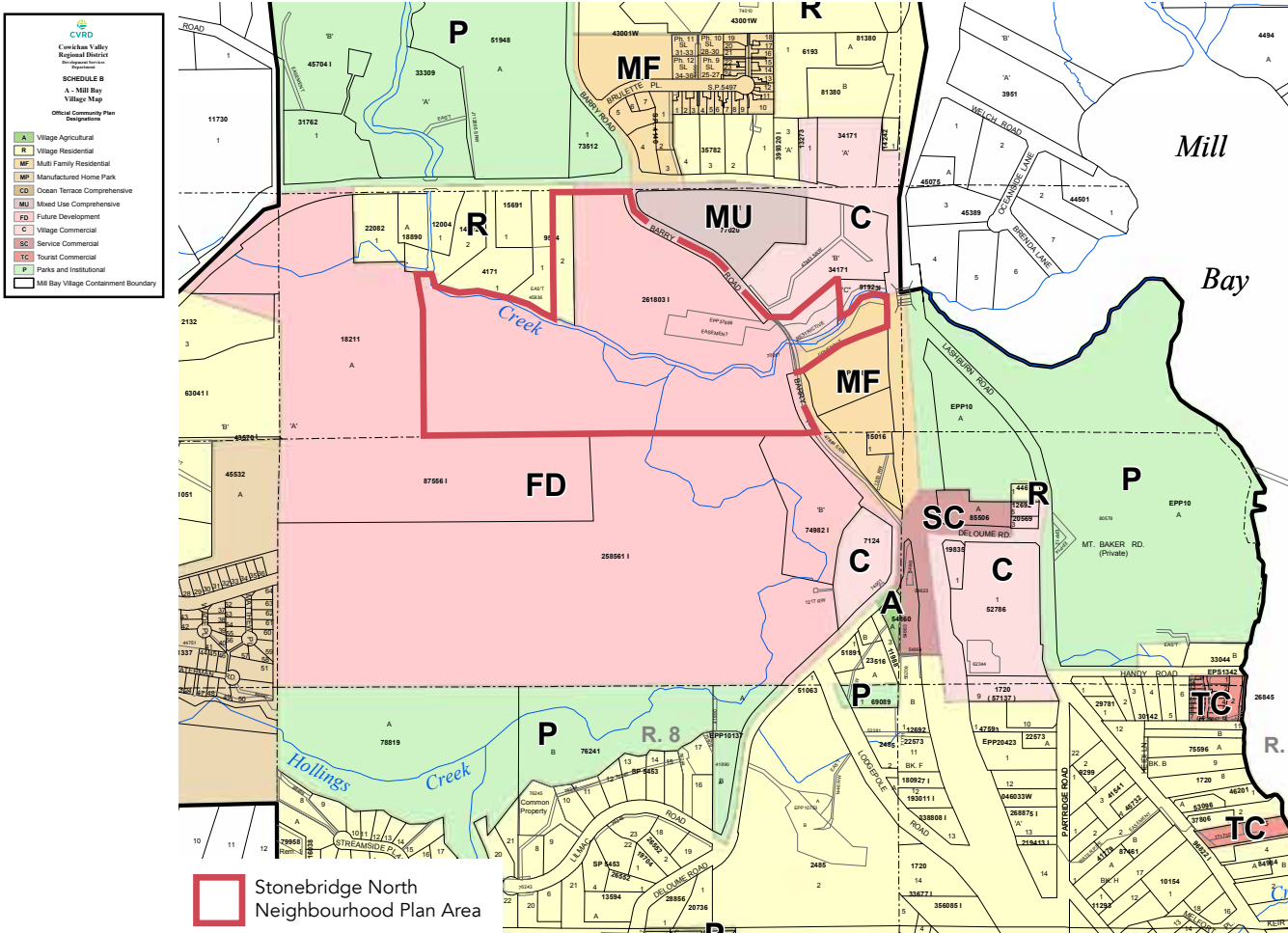
The Stonebridge lands are within Electoral Area A (Mill Bay/Malahat) of the Cowichan Valley Regional District (CVRD) and form part of the Mill Bay Village Area. The following sections summarize the land use regulations that direct the future development of the site and provide guidance to the Stonebridge North Neighbourhood Plan.

3.1 Official Community Plan Designation

The CVRD’s comprehensive South Cowichan Official Community Plan (OCP) provides the policy framework to guide the future of the Mill Bay, Shawnigan Lake and Cobble Hill communities of the southern Cowichan Valley region. Specific land use policies for Mill Bay are contained in the Mill Bay Village Plan of the South Cowichan OCP.

The Mill Bay Village Plan describes the Stonebridge lands as being at the heart of the Mill Bay community and within the Village Containment Boundary where the majority of future growth will be accommodated. “Future growth and development in this area will consist of a more diverse supply of housing, to meet the needs of a diverse population. Residents will be able to live comfortably in Mill Bay. Seniors wishing to remain in the community will be able to receive the services they need to enjoy the quality of life they desire.”

The Mill Bay Village Plan designates the Stonebridge lands as Future Development (FD), including the southern portion of the site, which has been pre-zoned and the northern portion of the site, which is the subject of this Neighbourhood Plan.



The Mill Bay Village Plan recognizes that the Stonebridge lands have been long anticipated as a future development area for the community.

“This is one of the largest undeveloped sites within Mill Bay Village, and its central location highlights its strategic importance to the future of the community. It represents the best opportunity for Mill Bay to develop a community core area that embodies the best aspects of community life: a wide variety of residences, informal social mixing opportunities, nature appreciation, and commercial services mixed with other land uses, including public institutional uses. These lands are at the centre of the Mill Bay community.”

Rezoning of the southern portion of the site was achieved in 2013, allowing for the development of up to 325 residential units. A key objective of the Mill Bay Village Plan and the Future Development Designation is to support the development of a Neighbourhood Plan for the remainder northern portion of the site that will strengthen the connectivity of the lands to the rest of the community in a holistic way.

Policy 7.3 of the Mill Bay Village Plan directs the following:

“The neighbourhood plan may propose a combination of land uses, including seniors housing, congregate care, commercial, multiple family residential, duplex and single family residential uses. The entire area subject to this policy should have a gross residential density in the 12-16 units per hectare range. The zoning that implements the neighbourhood plan will require the dedication of riparian areas to the CVRD as well as the provision of a community facility lot of approximately 1 hectare in area, to be located near the northern part of Barry Road. The development must be serviced with Mill Bay Waterworks District (MBWD) and a CVRD owned and operated Class ‘A’ community sewer system.”

Policy 7.4 of the Mill Bay Village Plan requires that the Neighbourhood Plan be developed through a process of community consultation to consider a number of specific items, as identified in the adjacent table. These land use directions are addressed in the Stonebridge North Neighbourhood Plan.

Items to be Addressed in the Neighbourhood Plan:

- A. Residential land uses and densities, and where on the land they should be located;
- B. The possibility of mixed uses (for example, residential above ground level commercial use);
- C. Affordability of housing, with at least 10% of the units being subsidized or non-market affordable housing, in accordance with the amenity provisions of Section 8 – Social Sustainability;
- D. The extent to which commercial uses should be located on this site, either as stand-alone retail or mixed use areas;
- E. How the area can be effectively developed to serve as a complete pedestrian-oriented village centre for Mill Bay, with a mix of retail, service commercial uses, residential and specialty housing, public spaces such as a pedestrian plaza surrounded by commercial/residential use, and how the area so developed will be effectively linked to the adjacent developments that either already exist or may be underway at the time the Neighbourhood Plan is being prepared;
- F. The ability to integrate transit into the neighbourhood design;
- G. The ability to ensure at least two access roads into the development;
- H. The preparation of detailed development permit area guidelines for the village area;
- I. Measures to ensure that this development will be well landscaped and protective of the nearby riparian environments;
- J. Submission of Development Approval Information (DAI) in accordance with the provisions of the DAI Bylaw; and
- K. Make recommendations respecting the content of a Phased Development Agreement, which would link amenities to the development and also commit the CVRD to the resulting zoning for a period of up to 20 years.

3.2 Existing Zoning Bylaw

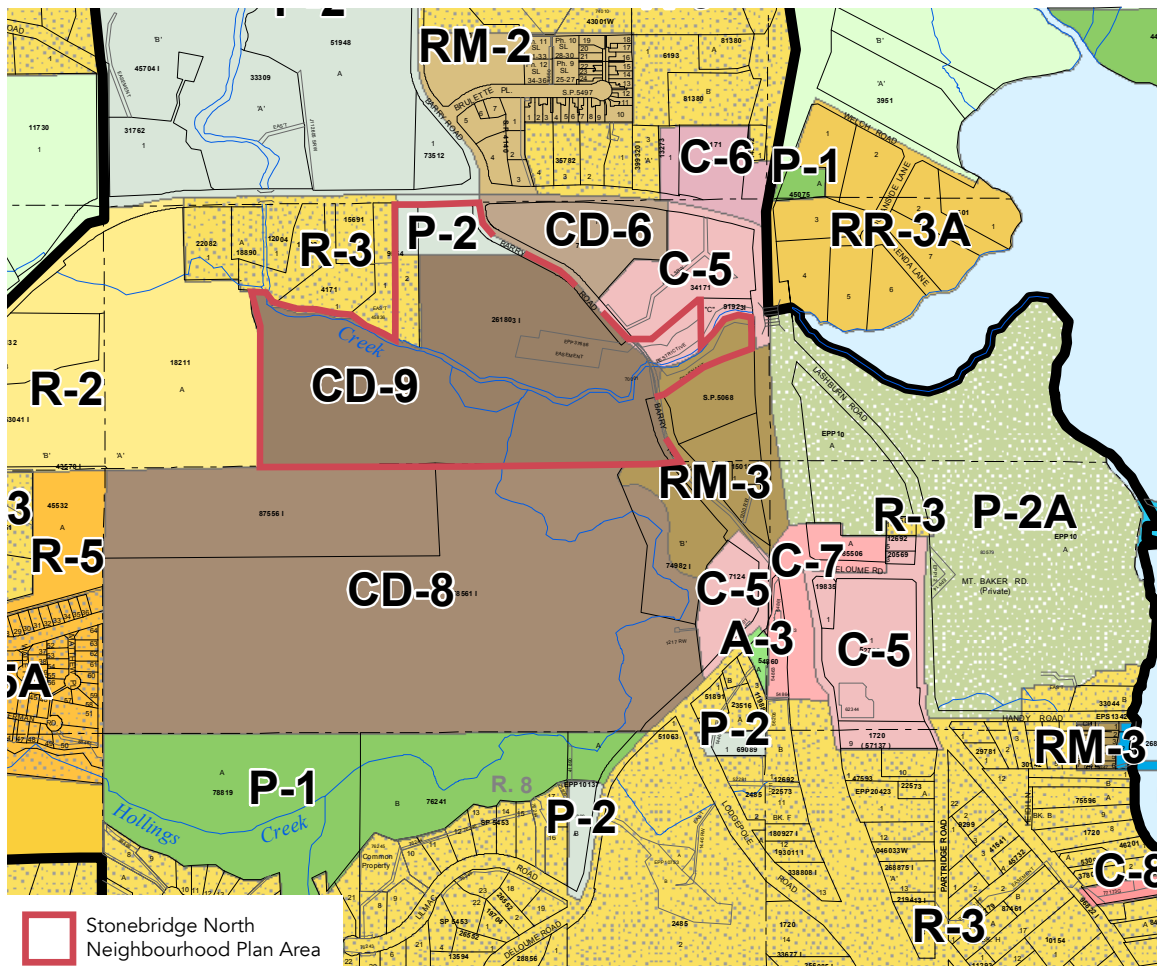
The majority of the lands included in this Neighbourhood Plan area are currently zoned Village Comprehensive Development 9 - Stonebridge North (CD-9). In addition, a parcel of land already donated to the RCMP for institutional use is zoned Institutional 2 (P-2) and a small parcel in the northwest corner of the site is zoned Village Residential 3 (R-3). The adjacent commercial lands to the northeast of the Neighbourhood Plan area are currently zoned Village Commercial 5 (C-5) and Village Comprehensive Development 6 – Congregate Care (CD-6). The Stonebridge lands to the south are zoned Village Comprehensive Development 8 – Stonebridge South (CD-8).

The CD-9 Zone limits development of the lands until completion of a Neighbourhood Plan, which will then inform a rezoning application to a new or revised Comprehensive Development zone.

3.3 Existing Development Permit Area Guidelines

“The Mill Bay Village Development Permit Area is designed to guide future development to ensure that the natural environment is respected, invasive plants (such as Scotch Broom and Gorse) are eradicated or managed, riparian areas are protected, and future development is consistent with the village character.”

The existing Development Permit Area Guidelines will apply to the future development of site. Section 5.4 of this document suggests some new Development Permit Area Guidelines for the Stonebridge North Neighbourhood Plan Area to address specific directions for the mixed-use development and public realm improvements along Barry Road, north of Shawnigan Creek.



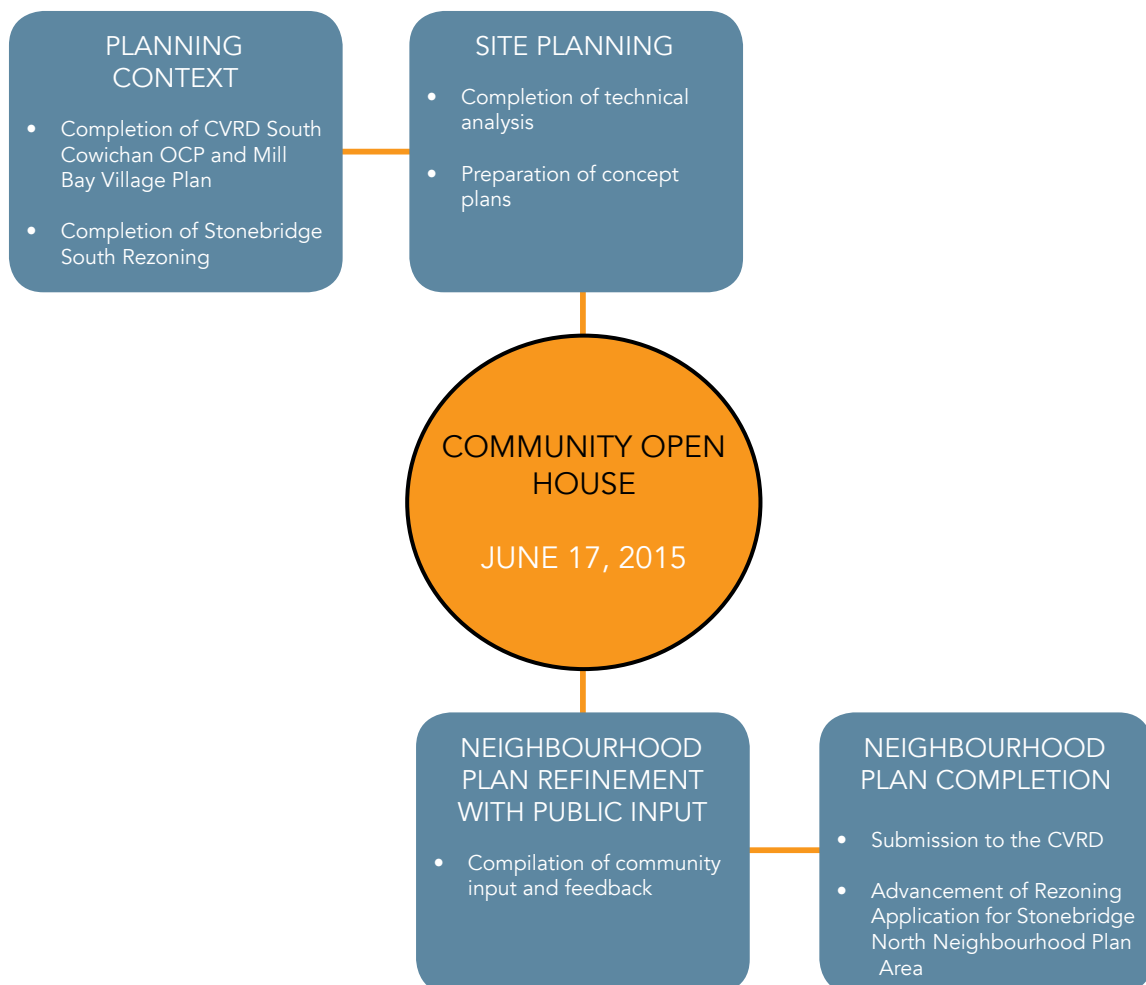
4.0 COMMUNITY CONSULTATION

4.1 Neighbourhood Planning Process

The Stonebridge lands have long been considered a future development site in Mill Bay, and the Stonebridge North Neighbourhood Plan area represents the last piece of the site to advance through detailed development planning.

The Limona Group successfully rezoned the Stonebridge South lands in 2013, achieving a mix of residential land uses along with parks, trails and open space areas for community use. Public input during the rezoning process emphasized the importance of achieving an increased range of housing choices supporting seniors who wish to remain in the community as well as young families seeking more affordable, market housing options along with the amenities of Mill Bay's small town feel. Preservation of riparian areas and the creation of new parks and open spaces were also important community objectives.

Re-engaging with the community to prepare the Stonebridge North Neighborhood Plan builds upon the momentum of community input to the Stonebridge South land as well as public participation during the development of the South Cowichan OCP and Mill Bay Village Plan, adopted in 2011.



4.2 Community Engagement and Feedback

The Limona Team hosted a Public Open House on Wednesday, June 17, 2015 between 6:00 pm and 8:00 pm at the Mill Bay Community League Hall. Approximately 70 people attended the meeting, with 49 signing in.

A comment form was provided asking attendees to share their feedback on the preliminary planning concepts for the Stonebridge North Neighbourhood Plan. A total of 13 completed comment forms were provided.

Based both on the completed comment forms and discussions during the Open House, the team heard general support for the proposed mixed-use neighbourhood plan, with particular interest from community members in seeing the plan realized and the development started. Many indicated support for the plan's proposal for protection of the Shawnigan Creek riparian areas and maintaining public walking access to the stone bridge and network of trails. Many also noted concern about the potential future road connection across the stone bridge and favoured preservation of the bridge as a pedestrian/cyclist link only. The comments related to concern about the potential for traffic to cutt through the site to avoid the Shawnigan-Mill Bay/Trans Canada Highway intersection and others valued the historic walking route as an important community amenity. Based on this feedback, the plan has been revised to remove reference to the future potential connection of Barry Road and to emphasize the preservation of the stone bridge as a pedestrian/cyclist-only connection.

Other comments indicated concern with the existing road intersection at Deloume/Barry and the Trans Canada Highway and interest in potential future upgrades. Others emphasized the importance of ensuring adequate water supply and support for future sewage treatment upgrades.

While most attendees strongly supported the plan's emphasis on smaller and more affordable housing options, some commented on the importance of ensuring affordability objectives do not compromise the creation of a high-quality development.



“Looking forward to future plans.”

“Good to see continued plan for use of path and creek area.”

“Yes, more affordable housing is good for Mill Bay.”

“Keep the pathway across the stone bridge. Don't connect Barry Road. Rework intersection where Barry Road meets Deloume and the highway.”

- Comments from Public Open House



“Integrate the site within its context and fulfill the community’s aspiration for a complete neighbourhood centre.”

5.0 STONEBRIDGE NORTH NEIGHBOURHOOD PLAN

5.1 Stonebridge North Neighbourhood Plan Vision

The vision for the Stonebridge Neighbourhood Plan area is to achieve mixed-use village development that integrates the site within the community context through connected streets, trails and pedestrian walkways and fulfills the community’s aspiration for a complete neighbourhood centre. The plan has been developed through a collaborative process of engagement, considering community needs and objectives as outlined in the Mill Bay Village Plan.

As the final piece of the Stonebridge lands to be comprehensively planned, it is important that the proposed mix and distribution of land uses be complementary to the surrounding neighbourhood, while continuing to respond to the specific planning policies of the Mill Bay Village Plan. The Neighbourhood Planning process benefits significantly from the extensive work completed by the CVRD in documenting the community’s aspirations for the future of Mill Bay in developing and adopting the South Cowichan OCP and the Mill Bay Village Plan.



LEGEND

- Riparian
- Park
- Civic (RCMP)
- Mixed-Use commercial multi-family
- Multi-Family residential
- Single-Family residential
- Stormwater Management
- Streets
- Wastewater Treatment

5.2 Overall Planning Objectives

All of the goals of the Mill Bay Village Plan will be advanced through the Stonebridge North Neighbourhood Plan. A set of specific planning objectives for the Stonebridge North Neighbourhood Plan have been developed to guide the process and respond directly to the community's aspirations.

Mill Bay Village Plan Goals: Neighbourhood Plan Objectives

- A. *To preserve and enhance the Village character of Mill Bay;*
 - *Design a high-quality neighbourhood, reflective of Mill Bay's small town character.*
- B. *To ensure a compact, complete Village area, where residents can live, work and play without being required to travel elsewhere;*
 - *Plan a walkable neighbourhood with strong connections to area amenities and community destinations.*
- C. *To recognize Mill Bay Village as a unique, seaside community, and enhance opportunities for public ocean views and access;*
 - *Support enhanced community connectivity through the development of public walking trails through the neighbourhood.*
- D. *To provide a variety of housing types to meet the needs of a diverse population;*
 - *Provide a mix of housing types suited to young families and seniors alike.*
- E. *To encourage alternative transportation modes such as walking, cycling, and public transit, including buses and ferries;*
 - *Support walking, cycling and access to public transit through provision of integrated network of circulation routes for alternative modes of travel.*
- F. *To revitalize existing commercial areas and create new ones, providing services, shopping opportunities and employment;*
 - *Support commercial revitalization by locating mixed-use development along new Barry Road high street.*

- G. *To ensure the provision of community amenities and preserve, enhance, improve and increase greenspace, parks, trails and recreation;*
 - Recognize the land dedication to the RCMP, protect riparian areas for dedication to the CVRD and creation of new parkland areas.

- H. *To ensure that community sewer servicing is provided in a timely and environmentally sustainable manner;*
 - Provide efficient on-site servicing to ensure new development is self-sustaining.

- I. *To encourage safety for all residents, inclusive of abilities, ages, incomes, races, and gender;*
 - Design an inclusive neighbourhood with access to safe and convenient walking trails, streets and public places.

- J. *To conserve and celebrate the heritage and history of Mill Bay;*
 - Preserve the historic stone bridge over Shawnigan Creek as a public amenity, allowing continued community access to and through the neighbourhood.

- K. *To protect the quality of the Mill Bay Aquifer and ensure water conservation;*
 - Design an efficient stormwater management program to protect local water quality and demonstrate best practices in sustainable development.

- L. *To protect the natural environment in Mill Bay Village.*
 - Preserve riparian areas along Shawnigan Creek and Hollings Creek as dedicated parkland and support community awareness of these important natural resources through interpretive signage and public ownership.

5.3 Stonebridge North Neighbourhood Plan

The character of the Stonebridge North Neighbourhood is influenced by its unique creekside setting and walkable community context.

The plan includes a mix of uses, focused primarily on the provision of more diverse housing types for the Mill Bay community, and centred around the stunning natural features of Shawnigan Creek and Hollings Creek. The neighbourhood area accommodates a total of 278 residential housing units, resulting in a density of less than 16 units per hectare in keeping with the Mill Bay Village Plan.

The plan includes clusters of smaller single-family lots nestled adjacent to the natural areas adjacent to Shawnigan Creek and Hollings Creek. The neighbourhood is characterized by these valued riparian areas, which are to be preserved as natural areas and dedicated to the CVRD. The land dedication supports future development of a network of low-impact walking trails to continue public access to the natural and passive recreational amenity areas and to enhance neighbourhood connectivity.

The namesake stone bridge will be maintained as a key linkage between the northern and southern portions of the neighbourhood and will be accessible for continued public use. Maintaining the bridge as a pedestrian/cyclist crossing only also achieves the benefit of restricting vehicular cut-through traffic within the neighborhood and emphasizes the importance of the Shawnigan Creek corridor as a natural area with minimal disturbance.

Families living in the neighbourhood will benefit from walkable access to educational and recreational facilities, in addition to local shopping at the adjacent commercial centres. In the north, Barry Road will connect with Shawnigan - Mill Bay Road and serve as a neighbourhood 'main street' with commercial shops and services animating the streetscape. The new RCMP detachment will be located on the 1 hectare site donated by the Limona Group as a key public amenity, serving to consolidate civic uses along the Shawnigan - Mill Bay Road corridor and acting as a gateway to the Barry Road commercial areas.



LEGEND



To serve as a transition between the commercial village centre to the northeast, sites along the new Barry Road extension will accommodate mixed-use commercial and residential development. It is anticipated that these sites will include commercial shops and services on the ground floor, with 4 storeys of residential units above. Multi-family housing in the form of clustered ground-oriented townhouses and multi-storey buildings, are integrated into the neighbourhood plan to further diversify the housing options. In the south, access to the neighbourhood will be provided off of Barry Road, connecting through the Stonebridge North site into the Stonebridge South site, with the potential to eventually connect to the existing community road network in the west.



Artist's Rendering of Barry Road Street End



Artist's Rendering of Barry Road Streetscape

Access to the central network of walking trails will be provided from each end of Barry Road. In the north, there is potential for the creation of a small pocket-park through the development of the adjacent commercial lands to provide a community gathering place and gateway to the Stonebridge walking trails.



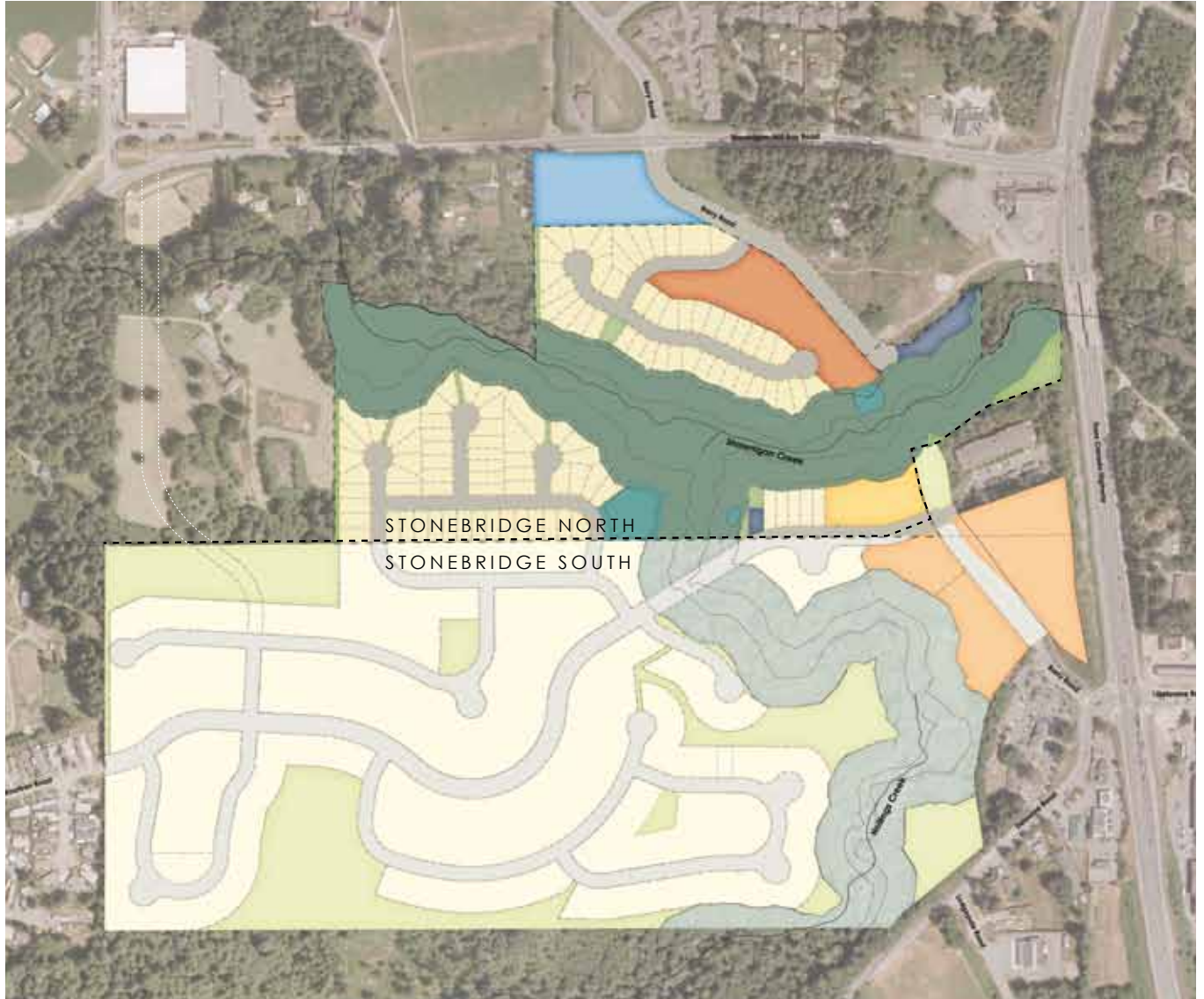
Rendered Plan of Conceptual Barry Road Pocket Park

5.3.1 Land Use Plan

The proposed mix of land uses includes single-family residential, multi-family residential and mixed-use commercial/residential, complemented by natural riparian areas to be dedicated to the CVRD, and public walkway connections to link residential areas to the network of walking trails. The plan also includes sites for stormwater management and a wastewater treatment facility.

The conceptual land use plan accommodates approximately 278 residential units, representing a total density of less than 16 units per hectare.

A key public amenity of the Stonebridge North Neighbourhood Plan is the dedication of land to accommodate the new Royal Canadian Mounted Police (RCMP) station on Shawnigan Mill Bay Road. The 1 hectare (2.47 acre) site has already been dedicated to the RCMP under the terms of a tripartite agreement between the Limona Group, the Federal Government/RCMP, and the CVRD. This important amenity represents a land contribution of approximately 5.4% of the total site area. Combined with the parks, trails and riparian areas (described in the next section), a total of approximately 9.02 hectares (22.29 acres) or 49.4% of the total site area is part of the public amenity contribution.



LEGEND

- Riparian
- Park
- Civic (RCMP)
- Mixed-Use commercial multi-family
- Multi-Family residential
- Single-Family residential
- Stormwater Management
- Streets
- Wastewater Treatment

5.3.2 Parks, Trails and Open Space Plan

The natural systems of the Shawnigan Creek and Hollings Creek corridors provide the foundation of the parks, trails and open space plan for the neighbourhood. The riparian areas represent approximately 2.82 hectares (6.97 acres) of land, proposed to be dedicated to the CVRD as parkland. The Streamside Protection and Enhancement Areas (SPEAs) represent approximately 5.07 hectares (12.53 acres) of land, to be dedicated and/or covenanted as protected areas. The riparian areas represent approximately 15% of the total site area and the SPEAs represent approximately 28% of the total site area, for a combined total of approximately 43% of the total site area to remain as greenspace/park dedication.

In addition, a neighbourhood tot lot is proposed as part of the residential area located north of the Shawnigan Creek corridor. The pattern of residential lots includes a series of public access linkages to further support neighbourhood walkability and connectivity into the central walking trail network.

The stone bridge across Shawnigan Creek will be maintained as an important and valued pedestrian and cyclist connection. The tot lot and pedestrian trail connections represent an additional 0.13 hectares (0.32 acres), or approximately 1% of the total site area as greenspace/park dedication. In summary, the total greenspace/park dedication represents 8.02 hectares (19.82 acres).

Additional neighbourhood open spaces are formed around the framework of the stormwater management plan, with the detention ponds designed within landscaped amenity areas.



LEGEND

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|---|--|--|---|--|---|---|---|--|
|  Riparian |  Park |  Civic (RCMP) |  Mixed-Use commercial multi-family |  Multi-Family residential |  Single-Family residential |  Stormwater Management |  Streets |  Wastewater Treatment |
|  Trail Network |  Stone Bridge |  Future Community Park (Stonebridge South Plan) | | | | | | |

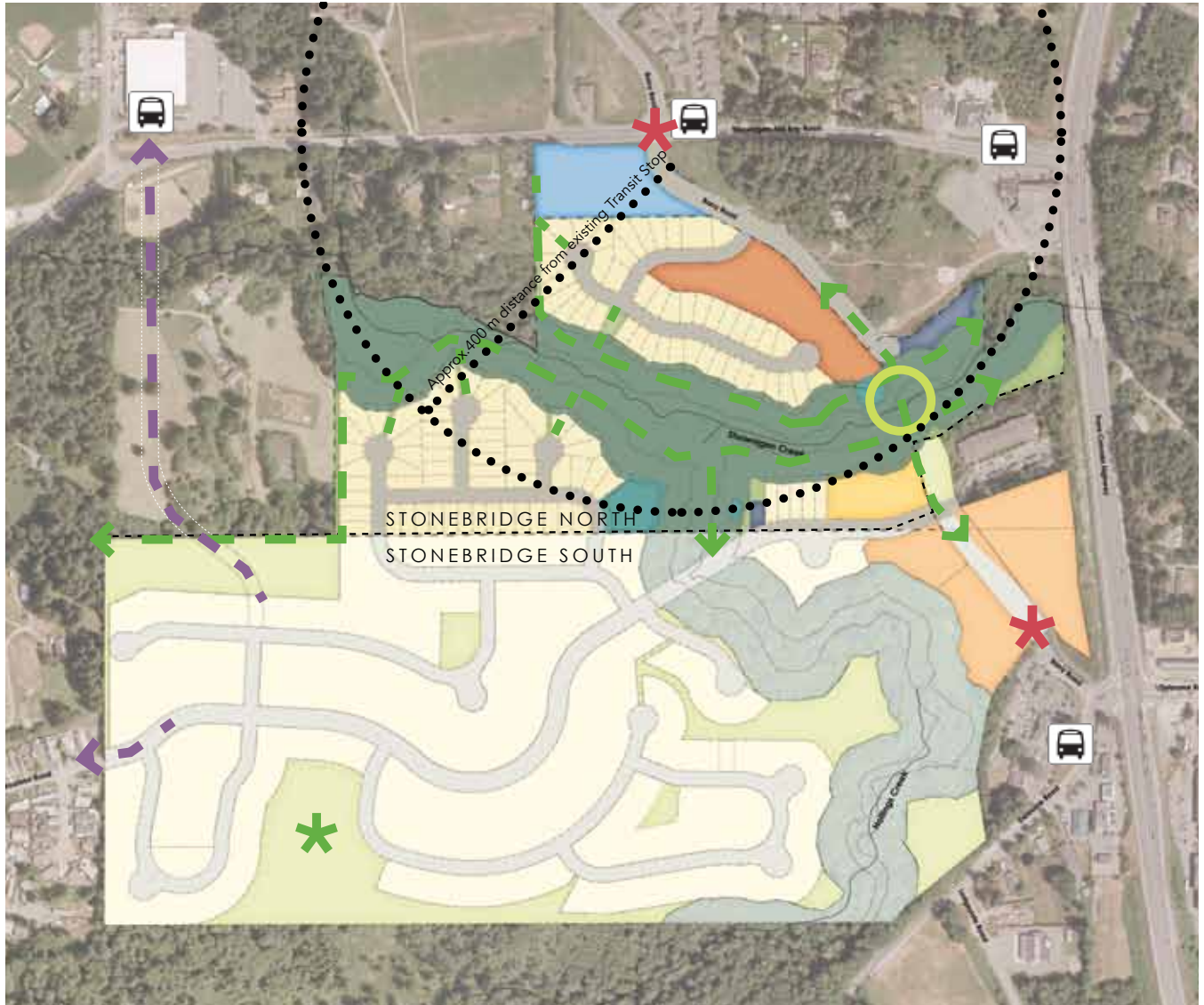
5.3.3 *Neighbourhood Circulation Plan*

The neighbourhood planning process considered the need to accommodate multiple modes of transportation, while supporting enhanced pedestrian, cyclist and transit use. Stonebridge is designed as a walkable neighbourhood, with a strong emphasis on the network of walking trails serving as major neighbourhood amenity. The stone bridge will remain as a pedestrian/cyclist connection across the Shawnigan Creek corridor.








The plan includes two access roads, one connected from Barry Road in the south to link through the Stonebridge North neighbourhood west into the Stonebridge South neighbourhood. There is the long-term potential to connect into the existing street network in the west at Bourbon Road for emergency vehicle access. Another potential future connection could be provided to the north through adjacent lands to link the neighbourhood to Shawnigan - Mill Bay Road. The intent of the long-range plan is to provide a connected network of public roads between the new development and the existing Mill Bay community.

In the north, Barry Road will provide the primary access into the site along a new 'main street' running adjacent to the commercial lands to the north. It is anticipated that future additional connections into the commercial site will be provided off of Barry Road.

Access to public transit will be facilitated along the new sidewalks and walking trails within the neighbourhood. Existing transit service is located along Shawnigan Mill Bay Road and at Deloume Road, with much of the neighbourhood within a 400 metre / 5-minute to 800 metre / 10-minute walking distance of an existing stop.



LEGEND

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|--|---|---|---|--|---|---|---|--|
|  Riparian |  Park |  Civic (RCMP) |  Mixed-Use commercial multi-family |  Multi-Family residential |  Single-Family residential |  Stormwater Management |  Streets |  Wastewater Treatment |
|  Proposed Road Connection |  Potential Long-Range Future Road Connection |  Existing Transit Stop |  Trail Network |  Stone Bridge | | | | |

5.3.4 *Housing Choice and Affordable Housing*

The Mill Bay Village Plan calls for the inclusion of affordable housing as a means of enhancing the social sustainability of Mill Bay and providing options for a more diverse population.

Housing affordability is addressed in the Stonebridge North Neighbourhood through the incorporation of up to 5% of the units as affordable, non-market units. We propose to partner with a non profit housing provider in the provision of these housing units. We have entered into a Memorandum of Understanding with Habitat for Humanity to build affordable housing at Stonebridge North.

In addition to the specific non-market units, greater affordability is also achieved through the creation of greater housing choice, including smaller single-family lots, townhouses and apartment units that offer alternatives to the local market. The Limona Group is a leader in the design and development of master-planned neighbourhoods offering smaller single-family lots. Floor plans are designed to meet the needs of people of all ages and stages in life, including layouts with main floor bedroom suited to seniors as well as traditional family homes with bedrooms on an upper floor.

It is anticipated that the proposed single-family homes will offer a more affordable alternative to the current market options, which are priced to reflect the typical larger lot sizes in Mill Bay. It is also recognized that Mill Bay offers an attractive and more affordable community within close proximity of Duncan and the Capital Region for young professionals, families and empty-nesters on Vancouver Island.

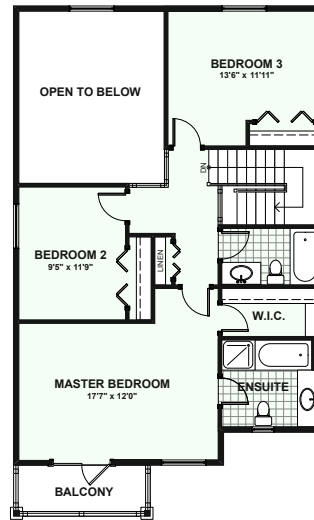
Limona also brings award-winning experience in the development of high-quality energy-efficient homes, demonstrating leadership in the environmentally responsible construction industry.



PATIO



Main Floor



Upper Floor

5.3.5 *Servicing and Phasing Plan*

The development phasing of Stonebridge North is linked to the wastewater treatment servicing. The neighbourhood will be serviced with an sewage treatment facility, to be owned and operated by the CVRD. Initially, the existing sewer treatment plant and disposal field would be upgraded with further expansion of the treatment plant and eventual relocation of the disposal field as required to build out the site.

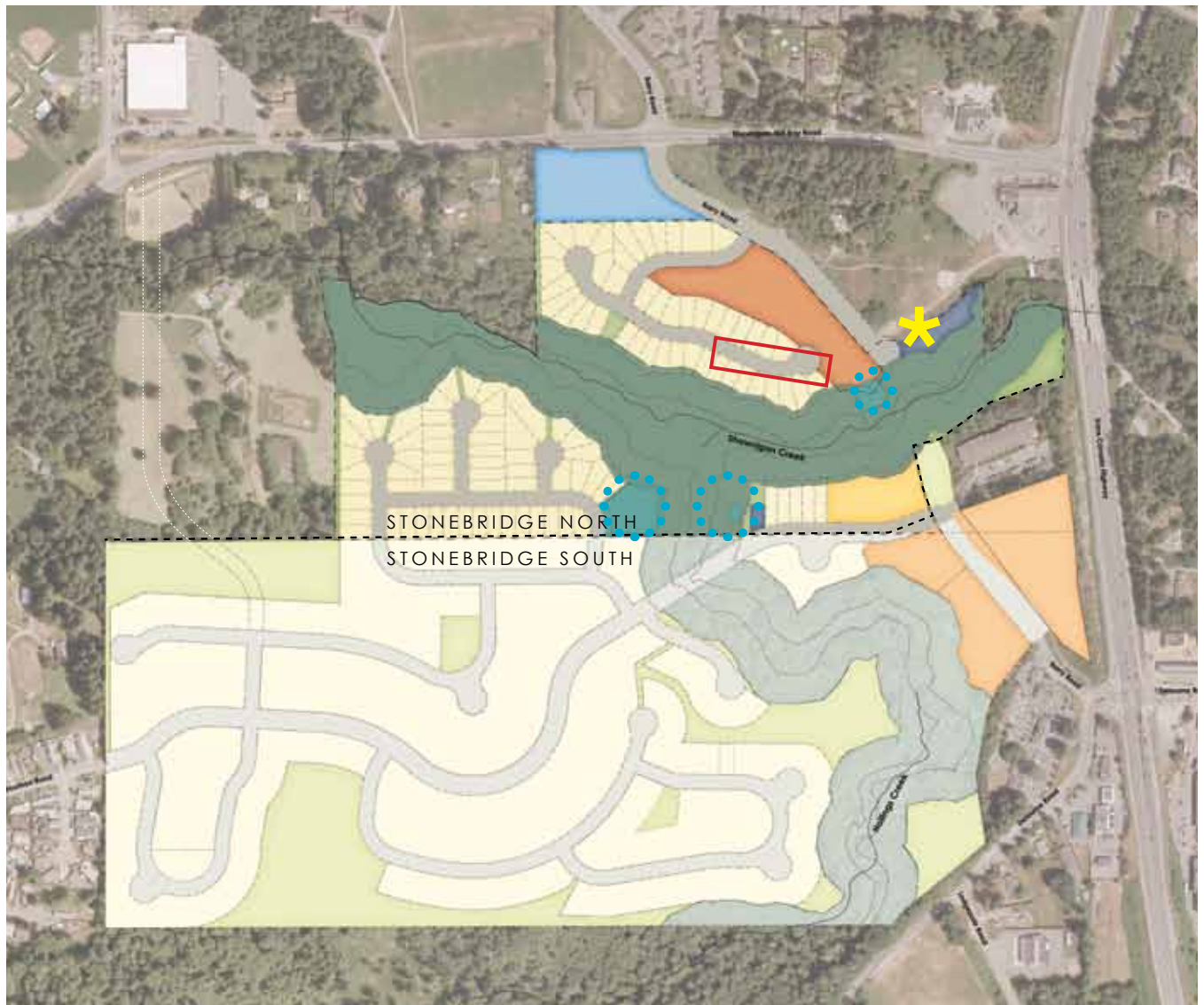
It is anticipated that the first phase of development will include up to 35 units that can be serviced by the existing treatment plant. Subsequent phases of the development will follow when the new community sewage treatment facility is available and as the market conditions allow. Decommissioning of the existing plant and field will allow future build-out of the site.

The site is within the boundaries of the Mill Bay Water Improvement District for water service. The neighbourhood will be integrated with the existing community water system and the development will be responsible for providing its own source of water into the system.

5.3.6 *Stormwater Management Plan*




The neighbourhood plan includes stormwater detention ponds that will be developed as part of the overall stormwater management plan for the site.

These ponds will serve as visual features of the site and become part of the landscaped setting of the neighbourhood, while also showcasing best practices in sustainable community development. It is anticipated that the stormwater management ponds would be managed through a specified area and/or administrative structure to be determined at the future subdivision phase.



LEGEND

-  Riparian
-  Park
-  Civic (RCMP)
-  Mixed-Use commercial multi-family
-  Multi-Family residential
-  Single-Family residential
-  Stormwater Management
-  Streets
-  Wastewater Treatment

-  Existing Septic Field (to be relocated)
-  Wastewater Treatment Facility
-  Stormwater Management Pond

5.4 Proposed Zoning and Development Permit Approach

The proposed zoning approach for the revised CD-9 Village Comprehensive Development 9 - Stonebridge North lands follows the framework established by the CD-8 zone of the southern lands. Permitted uses will include single family dwellings, duplexes, multiple family dwellings and commercial mixed-use.

It is proposed that the CD-9 zone permit a maximum of 278 residential units, approximately half of which would be single-family homes, to a maximum 16 units per hectare in density.

The site is within the Mill Bay Village Development Permit Area and will be subject to the Riparian Protection Guidelines. Any commercial mixed-use or multi family residential development will be subject to the Development Permit Area Guidelines, including:

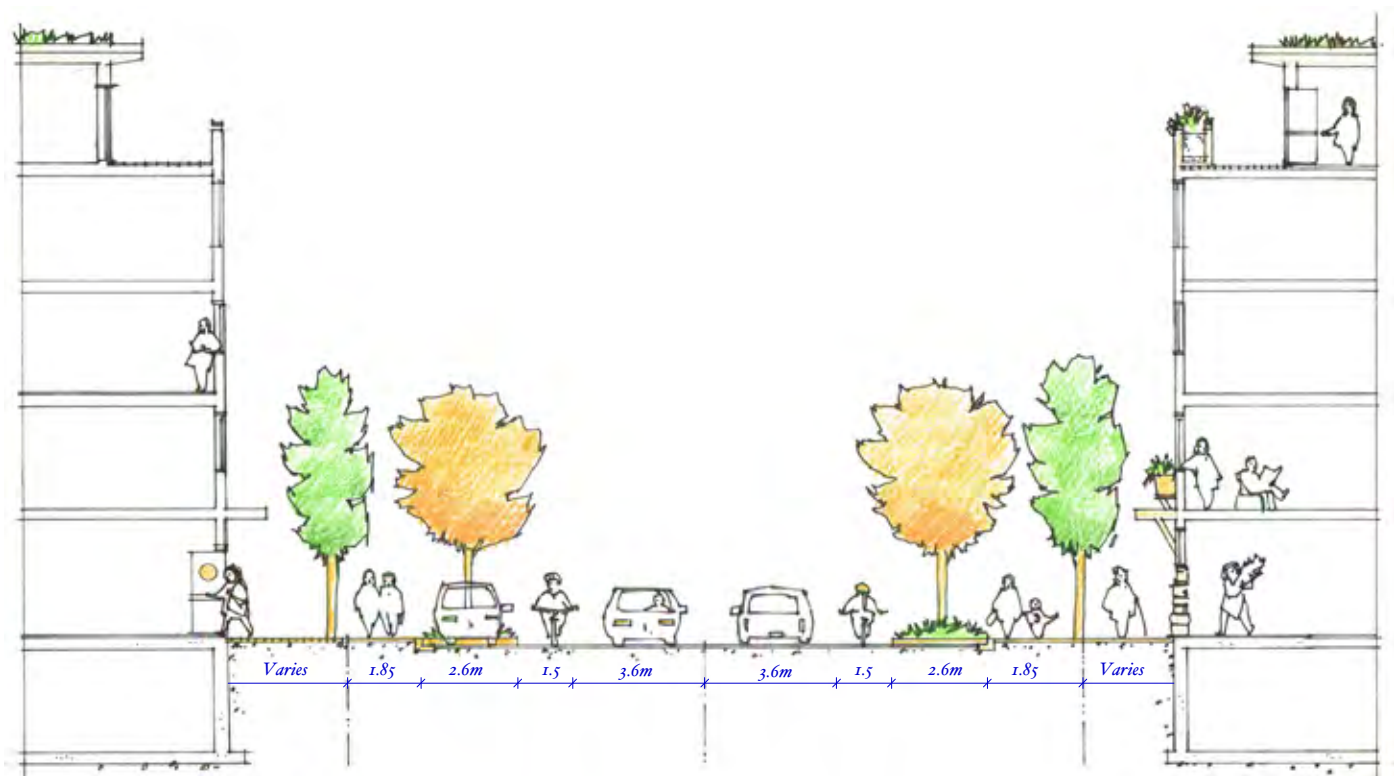
- Building Design Guidelines
- Landscaping, Rainwater Management and Environmental Protection Guidelines
- Outdoor Lighting Guidelines
- Parking, Vehicular Access, and Pedestrian Guidelines
- Sign Guidelines

The team reviewed the existing Development Permit Area Guidelines to assess whether any additional details would be required to address any site-specific development issues. It was concluded that the existing guidelines are of sufficient detail to appropriately direct the development of the Stonebridge North Neighbourhood Plan area, except where the anticipated unique mixed-use character of the Barry Road corridor merits development of focused new guidelines.

The following are suggested new Development Permit Area Guidelines to supplement the Mill Bay Village Development Permit Area, to be applied specifically to the properties adjacent to the northern section of Barry Road (between Shawnigan Mill Bay Road and Shawnigan Creek).

Suggested New Design Guidelines

- Design the northern portion of Barry Road as a multi-modal street corridor, supporting pedestrians and cyclists, and include pockets of on-street parking and street trees to contribute to a pedestrian-oriented environment.
- Design buildings along the northern Barry Road corridor to contribute to a pedestrian-oriented “village-like” character.
- Encourage development where storefronts and building entries are oriented toward the street.
- Consider the stepping or terracing of buildings on sloped sites.
- Encourage under-building and/or partial underground parking.
- Encourage the upper storey of buildings to be stepped back from the storey below to reduce the massing.



Section of Barry Road



“Creating a more complete and connected community.”

6.0 COMMUNITY BENEFITS

6.1 Sustainable Neighbourhood Development

The Stonebridge North Neighbourhood Plan is founded in the principles of sustainable development, advancing a number of environmental, social and economic benefits to the community. The following summarizes the key components of the plan which address sustainable neighbourhood development.

ENVIRONMENTAL BENEFITS

- Parkland dedication (riparian areas and trails).
- Green infrastructure and stormwater management.
- Buildings designed and constructed to minimum BuiltGreen Gold standard, and participation in BC Hydro PowerSmart and Fortis BC programs.
- Increased access to greater transportation choices.
- Compact neighbourhood development utilizing land more efficiently.

SOCIAL BENEFITS

- Collaborative community planning process for Neighbourhood Plan development.
- Institutional land dedication (RCMP Site).
- Diverse housing choices.
- Affordable housing (market and non-market options).
- Access to parks, recreation and community gathering places.
- Preservation of the historic walking corridor across the stone bridge.

ECONOMIC BENEFITS

- Employment opportunities.
- Increased property tax revenue.
- Mixed-use development supporting neighbourhood commercial revitalization.
- Road dedication enhancing community connectivity.
- Efficient development within the Village Containment Boundary to support planned growth.