Official Community Plan (OCP) Review
Summary of Draft Changes

Wednesday, April 4 @ 7:00 pm
Qualicum Beach Civic Centre
Tonight’s Agenda

• Summarize the draft changes in this update to the Official Community Plan (OCP)
• Answer questions about the draft OCP and the process
• Listen to your comments about the draft OCP so that it can be amended as needed.
• Outline the next steps in the process so that you can stay involved.
OCP Review Public Engagement Process

1. Preliminary Consultation
2. Public Engagement Plan
3. Quality of Life Survey
4. Public Engagement on Key Topics
5. Validation of Public Feedback
6. Draft Plan
7. Bylaw Amendment Process
Public Engagement

- Quality of Life Survey: Over 2000 responses!
- Five large-format meetings;
- Nine small-group weekly conversations hosted by the Town;
- Thirteen small group meetings in various formats and locations
- Three kitchen table conversations hosted by community members;
- Informal “popup” engagement;
- Online engagement on Facebook and via surveys;
- Five Committee of the Whole Meetings to review OCP policy recommendations; and
- More than 30 meetings of the OCP Review Steering Committee.
RUN FOR YOUR LIVES

TOO MANY MEETINGS!
YOU SAID YOU WANTED TO TALK ABOUT ...

- Housing (Residential Development)
- Parks, Recreation and Culture
- Governance
- Environment
- Transportation
Housing (Residential Development)

Why was this an OCP Review topic?
• Rapidly escalating house prices
• Extremely low vacancy rate for rental housing
• Housing inventory that does match needs
• Neighbourhood compatibility and character

How?  Where?
How Should Residential Development Occur?

Overview of Changes:

1. Creation of a housing task force
2. Support for new, innovative approaches to housing
3. Creation of partnerships to develop affordable housing
4. Continue to consider building height on a case-by-case basis
How Should Residential Development Occur?

Overview of Changes (cont.):

5. Development of a values-based framework
6. Improved consistency between the Village Design Guidelines and Development Permit areas
7. Requirement of commercial use on ground floor streetfronts throughout the commercial core
8. Support for the use of Development Cost Charges to support OCP goals, priorities and objectives
Where Should Residential Development Occur?

What does the existing OCP say?
Change: Existing Residential Areas
Change: Airport
Change: “East Village”
Change: Bus Garage/ Qualicum Commons
Change: West Qualicum Beach
Change: Laburnum Ridge
Change: Town Lands (Yet to be specified)
PARKS, RECREATION AND CULTURE
Parks, Recreation, and Culture

Why was this an OCP Review topic?

- Waterfront
- Parks and Recreational Spaces
- Community Gathering
- Demographics
- Health
- Tourism
Parks, Recreation, and Culture

Overview of Changes:

• Development of recreational amenities for youth and children
• Qualicum Commons:
  Support for additional outdoor gathering places, opportunities for arts, culture, education, and community services, and retention of a future school use
• Evaluation of Town facilities with the goal of facilitating community gathering
• Development of policies that encourage building design and urban spaces that facilitate gathering
• Development of policies that activate and program public spaces for activities and socialization
Parks, Recreation, and Culture

Overview of Changes (cont.):

- Support for more neighbourhood gathering places
- Integration of 2016 Waterfront Master Plan
- Designation of the central waterfront as a special area with a park-like character
- Support for tourism while emphasizing quality of life for residents and supporting local business
Yambury Park

2016-2018 Official Community Plan Review
Environment

Why was this an OCP Review topic?

• Areas of focus included:
  o Trees
  o Green Building
  o Urban Agriculture
  o Natural Assets
Overview of Changes:

• Town-wide tree and vegetation management and conservation plan
• Site-specific tree and vegetation management and conservation plans
• Province of BC’s Energy Step Code – Green Building and Development Cost Charges
• Encouragement for recognized green building standards
• Support for local watersheds and mitigating the impacts of climate change
• Better understanding of our hydrological regime, rainwater management systems and watershed stewardship
• Evaluation of bylaws and policies to identify barriers to urban agriculture
TRANSPORTATION
Transportation

Why was this an OCP Review topic?

• Some of the areas of focus included:
  o Transit
  o Active Transportation
  o Parking
Overview of Changes:

• Policies that do not support allocating resources toward restoring or maintaining rail service infrastructure until a viable and sustainable plan for rail service has been presented to the Town

• Incorporation of goals, evaluative criteria and projects from the Age-friendly Transportation Plan

• Policies to support improvements to the transit service, as well as evaluating and monitoring demands for transit
GOVERNANCE
Governance

Why was this an OCP Review topic?
• Situations where parts of the OCP conflict with each other
• Specific wording vs intent of OCP policies
• 6-year OCP review timeline
• Defining the OCP Review process
Overview of Changes:

- Development of a values-based criteria that should be considered by future decision-makers
- Management of natural assets using infrastructure and financial management concepts
- Guidance for future OCP Reviews, including a reference to the Quality of Life Survey and the International Association of Public Participation guidelines

Governance
Questions and Comments
Ground Rules

- Respect each other’s opinions and ideas even if we don’t agree with them.
- Be brief and meaningful when voicing your opinion.
- Allow every voice to be heard – raise your hand or come to the microphone.

*If you don’t have the chance to share your question or comment, please write it down and leave it with us.*
Bylaw Amendment Process

1. First Reading of the amendment bylaw
2. Public Information Meeting
3. Second Reading of the amendment bylaw
4. Official Public Hearing
5. Third Reading
6. Adoption (Fourth Reading)

Written feedback can be submitted at any time up until the Public Hearing
Next Steps

1. Special Council Meeting
   April 9, 2018 at 7:00pm in Council Chambers.

2. Second Reading of the Bylaw (April 16\textsuperscript{th}?)

3. Public Hearing (May 7\textsuperscript{th}?)

4. Third Reading (May 7\textsuperscript{th}?)

5. Adoption (May 28\textsuperscript{th}?)
Thank You

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Town of Qualicum Beach
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