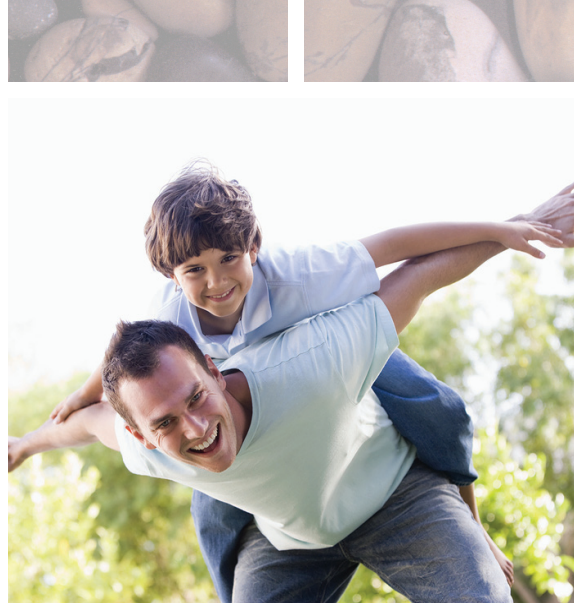
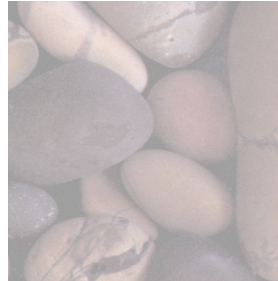




MASTER PLAN

OCTOBER 29, 2009





OCEANVIEW MASTER PLAN

Oceanview Resort

Prepared for: City of Nanaimo
Prepared by: Oceanview Golf Resort & Spa Ltd.

Application Date: May 01, 2009
Revision Date: August 01, 2009
Revision Date: October 29, 2009

Consultants

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Environmental:	Madrone Environmental Services
Archaeological:	Madrone Environmental Services Ltd.
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Transportation:	Ward Consulting Group (A division of EBA Engineering Consultants Ltd.)
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Project Economics:	Urbanics
Marketing:	McKinnon and Associates
Legal:	Vining Senini Barristers and Solicitors Scott Hall LLP





OCEANVIEW MASTER PLAN

The purpose of this plan is to outline a vision and policy framework of the land uses and public infrastructure for the resort development referred to in the plan Nanaimo Official Community Plan as Cable Bay Lands.

The project has now been renamed Oceanview Golf Resort & Spa (hereinafter referred to as “Oceanview”).

No single part of the Master Plan should be read in isolation from the others. Following are the organization principles of the Oceanview Master Plan.

Contents Summary

The Oceanview Master Plan is organized into the following parts:

EXECUTIVE SUMMARY – presents a brief overview of the Master Plan contents.

Part 1. INTRODUCTION – provides a description of the property, proponent, proposed vision, guiding principles and process.

Part 2. PLAN AREA CONTEXT – provides a description of existing conditions, environmental features, existing transportation and servicing.

Part 3. OCEANVIEW POLICY FRAMEWORK AND LAND USES – covers the City’s Resort Centre objectives, planning goals and principles, describes the development concept and outlines the policies and specific land uses that apply to the entire planning area. Also provides information about the land uses proposed for the site.

Part 4. TRANSPORTATION AND MOBILITY – provides information about policies addressing the road network, pedestrian and bicycle network, parks and open spaces and servicing for the entire planning area.

Part 5. UTILITIES AND SERVICES – contains information on water supply, sanitary sewers and storm-water management.

Part 6. URBAN DESIGN – contains principles, guidelines and standards addressing the urban, building, landscape and environmental aspects of the site.

Part 7. IMPLEMENTATION – addresses the measures required to implement the Plan, including information requirements, as well as the phasing and servicing of the development.



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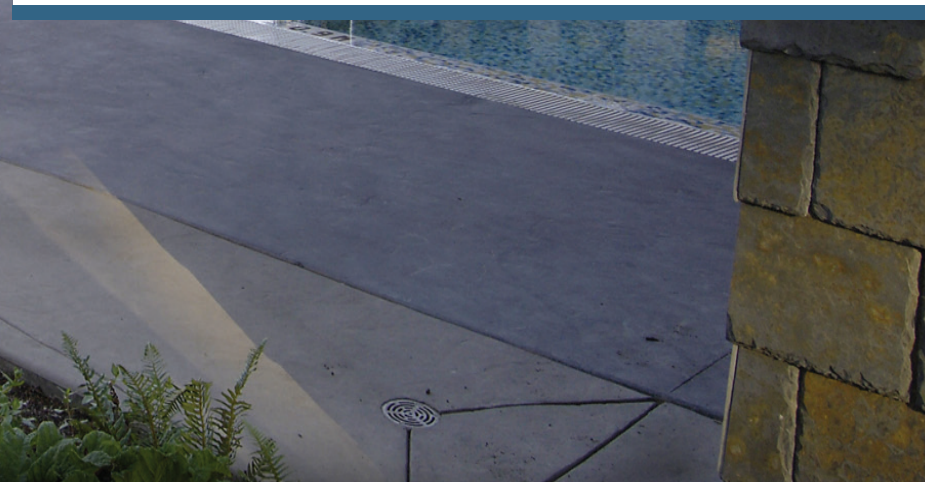
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EXECUTIVE SUMMARY

Community Context

The Oceanview project consists of a total of 170.5 ha (421.3 acres). The site is at the extreme south-east corner of the City of Nanaimo, bounded by the Stuart Channel on the east, Regional District of Nanaimo and the community of Cedar-by-the-Sea on the south and the City of Nanaimo on the west and the north.

Planning Background

Oceanview represents one of the largest undeveloped areas in the City. In order to help ensure a comprehensive approach to planning, the City of Nanaimo has requested this Master Plan.

Purpose of the Oceanview Master Plan

This Master Plan is a broad planning document intended to establish a vision and policy framework for the development of Oceanview and guide short-term and long-term decisions relating to more detailed planning and physical design. The purpose is to refine and implement the City's planning objectives as described in its major planning document – the planNanaimo Official Community Plan 2008 Bylaw No.6500 and amendments thereto (the "OCP").

The intent is:

- To promote development that is economically, socially and environmentally sustainable
- To provide policy direction and guidelines for subsequent land use, subdivision and development decisions, which will determine the shape of the community
- To provide for innovation and creativity in designs to enable an exciting and livable community while also meeting the demands of the market

Vision and Program

The vision that guides the Oceanview Master Plan is that of a comprehensively planned destination golf course and resort-oriented community in the City of Nanaimo, with a primary densified mixed-use core area - the "Village Centre" - and a secondary resort amenity area - the "Golf Centre." When completed, Oceanview will provide a variety of land uses including residential





neighbourhoods, retail-commercial centres, golf course, natural green spaces, parks and trails.

The development will be phased. At completion, Oceanview is expected to include:

- an 18-hole golf course
- 2,702 residences
- 295,000 sq. ft. of commercial retail/office/hospitality space
- 20% parks, open space and trail network

The Oceanview Master Plan recognizes the role of sound urban design and the need for a “core” centre (the Village Centre) to create a livable community with a unique character indigenous to the Nanaimo region. While the golf amenity is key to the project, its centre of commercial activities is geographically removed from the Village Centre to reduce impact of resort-destined traffic in the Village Centre for permanent residents.

The Oceanview Master Plan contains policies to ensure that the residential and commercial development, the golf amenities and the public systems - including streets, pathways, walkways and open spaces - support a positive image for the development of the area complementary to the ocean, parks and environmental areas.

The Oceanview Master Plan policies address the creation of a healthy and environmentally conscious community that is sensitive to the quality of the air, water and land and mitigation of development impact on the natural environment.

Environmental Principles

The Oceanview Master Plan has been directed by a number of goals and principles that provide for a healthy social, economic and environmental growth of the community. The most important goals and principles include:

1. Minimized impact on existing ecosystems
2. Location within the proximity of the City of Nanaimo Commercial Districts
3. Mixed Uses
4. Creation of work places and support of already existing educational facilities
5. Environmental sensitivity
6. Improved energy efficiency
7. Reduced water use
8. Reduced material use
9. Provision of transportation choices
10. Encouraged use of renewable energy
11. Ensured healthy living environments

Community Benefits

Oceanview provides a comprehensively planned ‘complete’ resort community in the City of Nanaimo boundaries with a full mix of land uses.

Oceanview will provide the following benefits to the community:

1. A comprehensively planned community with a recreational resort focus
2. An integrated plan with a mix of land uses including residential, commercial and recreational venues
3. Transportation links between the development, City region, and Nanaimo’s airport and marine ports
4. A range of housing options, from traditional single-family detached housing to higher density townhouses and multi-family housing that will appeal to people in different family types, life stages, and levels of income
5. A walkable community with an interconnected network of parks/open spaces, footpaths and bicycle trails
6. Preservation of many environmentally sensitive areas
7. Diversity of employment and economic development opportunities in the Nanaimo area





PART ONE - INTRODUCTION



1.1 Purpose of the Plan

This Master Plan is a broad planning document intended to establish a vision and policy framework for the development of Oceanview. It will guide both short-and long-term strategies relating to more detailed planning and physical design of the resort in order to achieve an orderly and compatible pattern of development to enhance the quality of life for resort users.

Oceanview's ultimate vision is a resort focused mixed-use, pedestrian-urban community. Below are the planning goals and principles of this Master Plan. The goals – which are statements of the Plan's required achievements to make the vision a reality – were determined by examining the principles, which give more explicit direction to achieving the Plan's goals.

Using principles for Cluster/Open-Space Zoning Developments and the concept of Natural Stewardship as the basis for land use planning and design, Oceanview is positioned to be a community in harmony with its environment. To ensure that these principles are carried through to the development of individual sites, six objectives for site development have been identified:

1. include a broad range of land uses
2. provide a pedestrian friendly, walkable community
3. create diversity of economic opportunities within the community
4. preserve or mitigate disturbance of significant existing natural features where possible, including views
5. create outdoor spaces that are natural extensions of the indoors, and that take maximum advantage of the climate and views
6. use plants, landscape materials and architectural details that respect the local context and respond to Vancouver Island's unique climate and setting

The Master Plan's goals, principles and policies aim to create a cohesive community. They do so within the context of the site's location at the edge of the City of Nanaimo, in close proximity to the City's downtown core and its unique natural features and surrounding communities.

The Oceanview Master Plan is intended to be a visioning document that will create guidelines for placing amendments into to the OCP.

The underlying philosophy for Oceanview is the integration of the Village Centre, residential neighbourhoods and community amenities with the proposed golf course and the indigenous landscape in a manner that is not only environmentally sensitive, but also enriching.

This Master Plan document will ensure that the Guidelines and Standards of design - established in response to the climatic conditions, natural terrain and landscape (including the Cable Bay Trail and Joan Point Park) - provide direction in the planning, design and construction of the golf course, as well as residential and commercial buildings. It will also ensure compatibility with the environment and respect the existing rich landscape. Emphasis will be on maintaining harmony with the land and preserving or mitigating disturbance to significant landscape features and characteristics.

To achieve this harmony between natural and built environments, Oceanview will encourage each Owner and Developer to follow designs that capture the character of Vancouver Island's rich contextual architectural tradition. The proposed building form design guidelines will be created to specifically describe and control the form and character of the resulting built facilities on the site.



1.2 Property Description and Subject Site Context

The factors influencing the development program include the site location, the character of the surrounding communities, the site's environmental conditions and the City of Nanaimo's current goals and policies.

1.2.1 Site History

Cable Bay History: Cable Bay, anecdotally named for its historical use as a log booming ground, is a small inlet of Northumberland Channel west of Joan Point. The historical mapping and naming of surrounding landmarks is summarized in the following table:

Table 1:

Place Name	Location Relative to Site	Origin & Dates
Joan Point	Northeast of site	No historical data available
Dodd Narrows	East property lines	Named c1843 by the officers of the Hudson's Bay Company, after Captain Charles Dodd (1808-1860. Known as late as 1863 as "Nanaimo Rapids" (Victoria Colonist 22 January 1863). Labelled 'Skoo-quacht' (possibly a Chinook or Snuneymuxw word for rapids) on a map of the Nanaimo Country, published in Victoria in 1860.
Mudge Island	East side of Dodd Narrows	Named c1859 by Captain Richards, RN, after Lieutenant William T. Fitzwilliam Mudge (1831-1863), HMS Pylades, on Pacific station 1859-1860. Labelled "Portland Island" on an unpublished chart in the 1850s used by HMS Virago.
Purvis Point	North tip of Mudge Island	Named in 1905 by Captain John F. Parry, after Lieutenant John Child Purvis, HMS Pylades under Captain DeCourcy, on this station 1859-1861 Labelled "Zachariah Point" on Captain Parry's survey plan, crossed out and overwritten "Purvis Point". Parry had probably assumed, during his 1905 surveys in these waters, that Mudge Island had been named after Captain Vancouver's 1st lieutenant Zachary Mudge.

Source: Walbran, John T; British Columbia Coast Names, 1592-1906: their origin and history; Ottawa, 1909 (republished for the Vancouver Public Library by J.J. Douglas Ltd, Vancouver, 1971)



Historical Land Titles

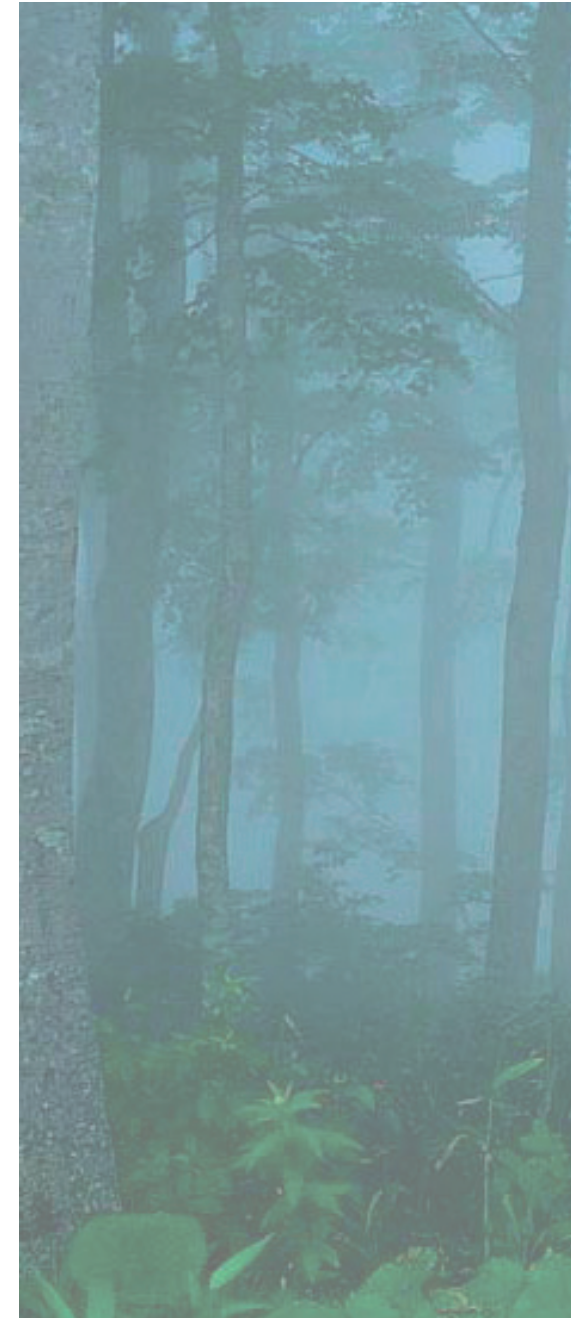
A 100 year historical Land Title search reaching to the original Crown Land grants was conducted by Dye & Durham at our request. This information is summarized in the following tables:

Table 2: 950 Phoenix Way (PID 023-922-907)

Title	Date(s)	Land Use(s)
MacMillan Bloedel Limited from Crown	1953-1997	Undeveloped –timber harvesting
Harmac Pacific Inc./ MacMillan Bloedel Limited	1994-1997	Undeveloped
MacMillan Bloedel Limited	1997-2000	Undeveloped
Weyerhaeuser Company Limited	2000-2005	Undeveloped
Island Timberlands GP Ltd.	2005	Undeveloped
Oceanview Golf Resort & Spa Ltd.	2005 - present	Undeveloped

Table 3: 960 Phoenix Way (PID 004-674-502)

Title	Date(s)	Land Use(s)
Urban Properties Inc. from Crown	1948	Undeveloped
Nanaimo Sulphate Pulp Ltd.	1948-1950	Not established
HR MacMillan Export Company	1950-1980	Undeveloped –timber harvesting
MacMillan Bloedel Limited	1980-2000	Not established
Weyerhaeuser Company Limited	2000-2005	Not established
Island Timberlands GP Ltd.	2005	Not established
Oceanview Golf Resort & Spa Ltd.	2005 - present	Undeveloped





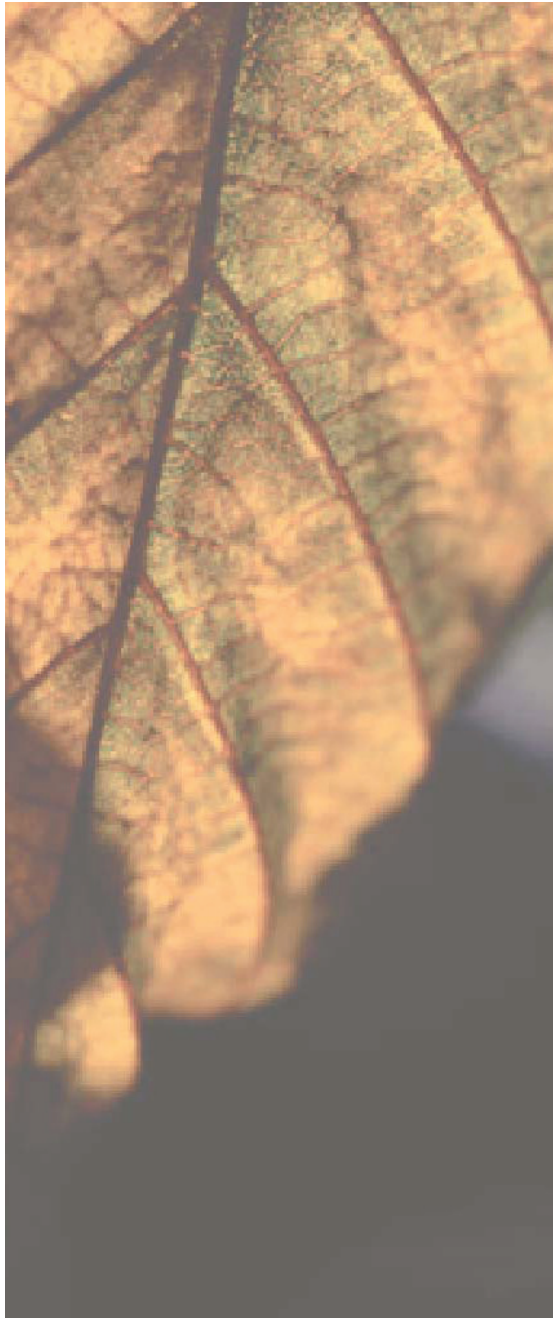


Table 4: 1170 Phoenix Way (PID 008-991-529)

Title	Date(s)	Land Use(s)
OA Hackwood from Crown	1947-1948	Undeveloped
Craycroft Forest Products	1948-1950	Undeveloped
Nanaimo Sulphate Pulp Ltd.	1948-1950	Undeveloped
HR MacMillan Export Company	1950-1987	Undeveloped –timber harvesting
MacMillan Bloedel Limited	1981-2000	Undeveloped
Weyerhaeuser Company Limited	2000-2005	Undeveloped
Oceanview Golf Resort & Spa Ltd.	2005 - present	Undeveloped

Table 5: 1260 Phoenix Way (PID 008-747-741)

Title	Date(s)	Land Use(s)
MacMillan Bloedel Limited from Crown	1954-1980	Timber harvesting
MacMillan Bloedel Limited (Amalgamation)	1980-2000	Undeveloped
Weyerhaeuser Company Limited	2000-2005	Undeveloped
Island Timberlands GP Ltd.	2005	Undeveloped
Oceanview Golf Resort & Spa Ltd.	2005 - present	Undeveloped



Table 6: 1270 Phoenix Way (PID 008-991-570)

Title	Date(s)	Land Use(s)
JE Planta, et al from E&N Railway	1905-1929	Undeveloped
RB Clazy	1929-1946	Undeveloped
IV Thomas	1946-1948	Undeveloped
Cottage Holdings Limited	1948	Undeveloped
Craycroft Forest Products	1948-1950	Undeveloped
Nanaimo Sulphate Pulp Ltd.	1948-1950	Undeveloped
HR MacMillan Export Company	1950-1981	Timber harvesting
MacMillan Bloedel Limited	1981-2000	Undeveloped
Weyerhaeuser Company Limited	2000-2005	Undeveloped
Oceanview Golf Resort & Spa Ltd.	2005 - present	Undeveloped

Summary & Conclusions:

Based on the foregoing data, we conclude that the site has not been historically developed beyond access infrastructure (roads and trails) leading to harvested timber stands. Timber harvesting on the site appears to have taken place after ca.1961. The hiking trail bisecting the site and leading to Cable Bay was established as park land in 1994. Joan Point Park was established by the City of Nanaimo in 2004.

Table 7: Airphoto Observations

Date	Flight & Frame	Observations
1954	BC1667:62	Site is forested, except for one area in the southwest & northwest quadrants of 1170 & 1270 Phoenix Way respectively. Roads are absent except for one leading to cleared area from the southwest corner of 1270 Phoenix Way. Harmac Pulp Mill seen to the northwest of site. Pond seen in 2000 flight absent.
1961	BC5026:37	Substantially unchanged from 1954
2000	N/A	Previously seen cleared area on 1170 & 1270 Phoenix present. Numerous roads and harvested areas on 950 Phoenix Way. Pond seen located in the southwest corner of 950 Phoenix Way.

1.2.2 Site Context

The Oceanview lands are comprised of approximately 170.5 ha (421.3 acres) of land area within the city limits of Nanaimo, on Vancouver Island, British Columbia, Canada. The property fronts onto Stuart Channel with 1000 metres of shoreline along its eastern boundary and is bisected from north to south by the locally famous Cable Bay Trail, a public access nature trail that leads hikers through the subject property to the ocean at the Cable Bay bridge.

Cable Bay is a small bay opening onto Northumberland Channel, a short distance from Duke Point and directly across from Gabriola Island. The bay is aptly named from the areas log booming days and the extensive steel cables that were used in those operations. The eroded rock outcrop formations in the bay, the views at Dodd Narrows and across Stuart Channel and Northumberland Channel to Mudge and Gabriola Islands make this area particularly scenic.

The subject site is in the extreme south-east corner of the City of Nanaimo along the south shore of the Stuart Channel. The community of Cedar abuts the south boundary of the property. Neighbouring land owners to the west are Nanaimo Forest Products Harmac Mill and, to the north, Island Timberland's deep sea loading facility and managed forest lands. The City of Nanaimo's Joan Point Park abuts the property on the northeast. Currently this natural ocean front park is landlocked, with no public access. The proposed Master Plan provides for public access and parking for Joan Point Park users.

1.2.3 Legal Property Descriptions, Current OCP and Zoning Status

The properties that are the subject of this Master Plan (the "The OCP Amendment Application Area") are listed below and keyed on the accompanying map (see Figure 1).

Area 1:

Civic: 950 Phoenix Way
Owner: Oceanview Golf Resort & Spa Ltd.
Legal: PID 023 922 907 Lot 4, Sections 21, 22 and 23, Range 2, and Section 21, Range 3, Cedar District, Plan VIP65621
OCP: Resort Centre
Zone: Rural Agricultural / Residential Zone A2 and Heavy Industrial Zone I-4
Area: 59.7 ha (147.5 acres) of 79.8 ha (197.1 acres)
Note: Only a 59.7 ha (147.5 acres) portion of this parcel is subject to this Master Plan as shown on Figure 1. The balance of the parcel, all of which is Zoned I4, is not included in the Master Plan.

Area 2:

Civic: 960 Phoenix Way
Owner: Oceanview Golf Resort & Spa Ltd.
Legal: PID 004 674 502 Section 21, Range 3, Cedar District
Except The Westerly 10 Chains
Except Those Parts In Plan VIP51912 and VIP65621
OCP: Resort Centre
Zone: Rural Agricultural / Residential Zone A 2
Area: 10.8 ha (26.7 acres)

Area 3:

Civic: 1170 Phoenix Way
Owner: Oceanview Golf Resort & Spa Ltd.
Legal: PID 008 991 529 Section 21, Range 4, Cedar District
OCP: Resort Centre
Zone: Rural Agricultural / Residential Zone A2
Area: 24.2 ha (59.8 acres)

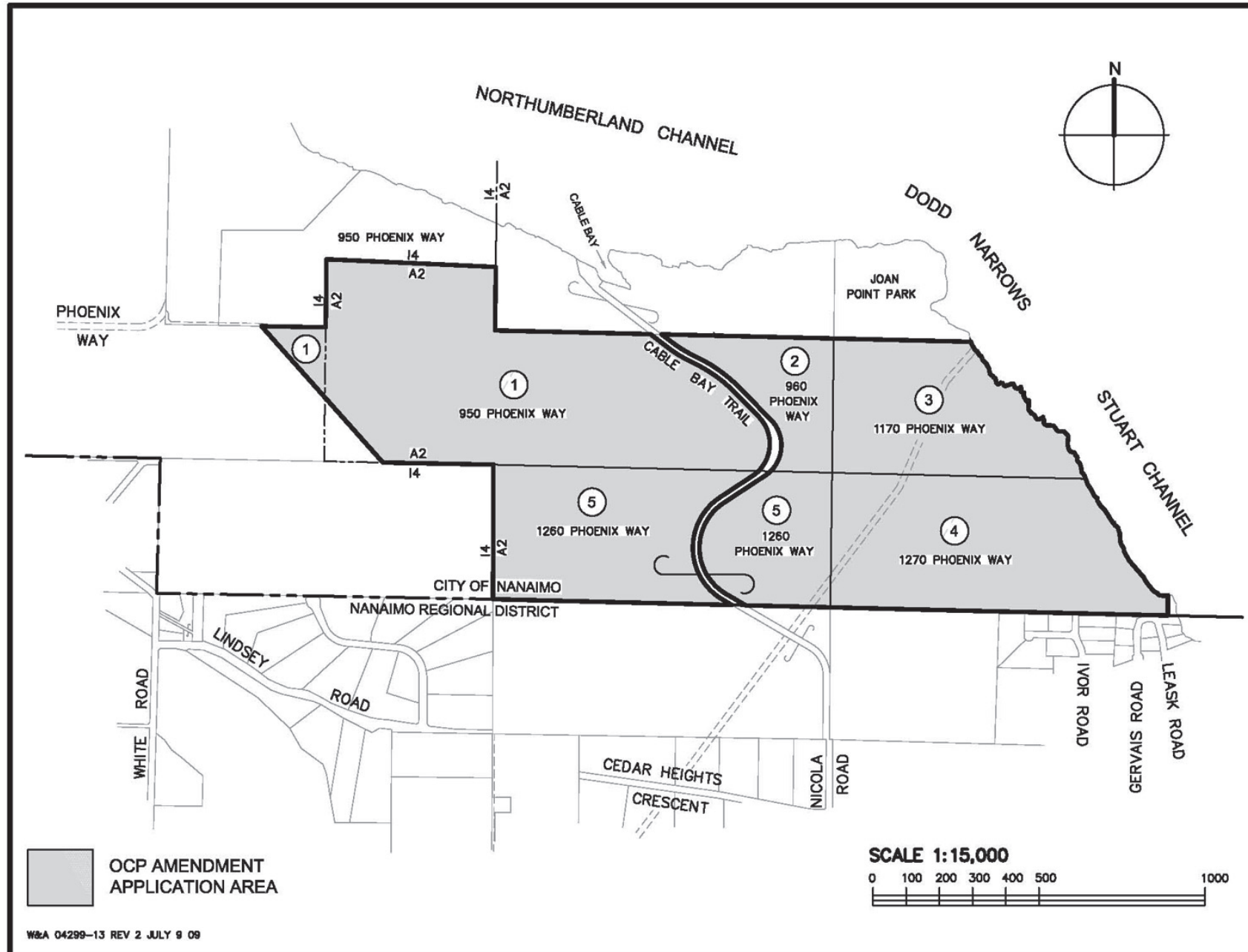
Area 4:

Civic: 1270 Phoenix Way
Owner: Oceanview Golf Resort & Spa Ltd.
Legal: PID 008 991 570 Section 20, Range 4, Cedar District
OCP: Resort Centre
Zone: Rural Agricultural / Residential Zone A 2
Area: 35.9 ha (88.7 acres)

Area 5:

Civic: 1260 Phoenix Way
Owner: Oceanview Golf Resort & Spa Ltd.
Legal: PID 008 747 741 Section 20, Range 3, Cedar District, Except That Part
OCP: Resort Centre
Zone: Rural Agricultural / Residential Zone A 2
Area: 39.9 ha (98.6 acres)

Figure 1: Legal Property Description/Current OCP and Zoning Status*



*Provided for illustrative purposes only

1.3 Proponent

The proponent's team includes developers and real estate consultants, architects, landscape architects, planners, engineers, environmental specialists and design professionals. The team members are located in Nanaimo, Duncan and Calgary.

Oceanview Golf Resort & Spa Ltd. (the "Company") was incorporated under the laws of the Province of Alberta on March 30, 2005 under the name Cable Bay Lands Inc. incorporation number 2011612765.

George Bains and Dianne Richard are the directors of the Company.

The registered and records office of the Developer is 203 - 200 Barclay Parade SW, Calgary, Alberta, Canada, T2P 4R5.

The Company was extra-provincially registered under the laws of the Province of British Columbia on April 14, 2005 under extra-provincial registration number A0064799.

The Attorney for the Company in the Province of British Columbia is Brian Senini of 30 Front Street, Box 190, Nanaimo BC V9R5K9.

On April 27, 2009, the Company, as extra-provincially registered in the Province of British Columbia, changed its name from Cable Bay Lands Inc. to Oceanview Golf Resort & Spa Ltd.

1.4 A Vision for the Future

Oceanview will transform what was once abandoned, partially tree harvested woodland in the remote southeast corner of Nanaimo into a thriving new community. The vision that guides the Master Plan concept is that of a vibrant, mixed-use, sustainable, resort oriented community within the City of Nanaimo at its southernmost boundary where people can live, work and play (see Figure 2).

Oceanview fosters diversity. It includes many different uses such as private residences, hotels, businesses, services, stores, recreation amenities, parks and trails. Varied housing types are also provided to allow people in different circumstances to live in single family and semi-detached homes, townhouses, apartment buildings, or even suites in homes or above garages, depending on their needs. People at different stages of life or in different circumstances can feel at home here.

The community has a core area with a mix of commercial and residential forms – the Village Centre.

The Village Centre is at the heart of the golf course, and is surrounded by fairways, where buildings are placed closer to the sidewalks to encourage people walking by to look into the store fronts. The buildings will offer a variety of architectural styles to welcome pedestrians and provide an interesting human environment. Within the Village Centre the widths of the streets will be reduced and the sidewalks will be widened to encourage drivers to slow down, increasing safety and encouraging residents to walk and bike.

Oceanview boasts a great system of parks, streets and pathways. The parks are more than merely decorative and the streets are more than just transportation arteries. The system provides vital connections both within the community and to its neighbouring communities. The elements of this system anchor the different parts of the community - places to live, work and play are structured around the system of streets, parks and pathways. Pedestrians, cyclists and golfers share the streets with cars, and roadways have been designed with this in mind.

Various park amenities allow people choose their level of activity, offering places to sit and relax or enjoy more active pursuits. The parks are connected by pathways and sidewalks for an evening stroll or family bike ride. A park along the eastern boundary of Oceanview (the "Eastern Oceanfront Park")



protects stands of mature trees where one can often see the pairs of nesting Bald Eagles that inhabit the area. A trail through the park along the shoreline leads to Joan Point Park overlooking Dodd Narrows. A trail through a protected meadow (the “ESA Meadow”) will offer an important interpretive trail system which will feature rare species of plants and the geology of this terrain. Cable Bay Trail winds within a linear park through stands of old forest leading down to the oceanfront at Cable Bay.

The riparian and mature growth protection areas will feature a stand of West Coast rain forest while the other smaller parks and green spaces that have been located carefully within the neighbourhoods will serve the needs of local residents, to give people landmarks and create a sense of neighbourhood identity.

The Cable Bay Trail, the riparian zones, the protected meadow and a number of other environmental areas are considered very important features of Oceanview and thus will be preserved and protected. “No Vegetation Disturbance Zones” will be placed on lands abutting Non-Classified Drainage areas and on lands along the perimeter of Cable Bay Trail. Other environmental buffers and protection zones will be provided throughout the site for designated areas including Eagle Nest Tree Protection Areas, Wetland Setbacks, Top of Bank Setbacks, Watercourse Setbacks, Archaeological Areas and Shoreline Setbacks.

The transportation concept within the Master Plan for Oceanview is designed to capitalize on the subject site’s proximity to Highway #1, Duke Point Highway, Duke Point Ferry Terminal and Nanaimo Airport.

Oceanview will be a world-class destination resort. The development will complement the area by bringing more residents, tourists and businesses to the City of Nanaimo and area, while employing the people, resources and facilities of the City of Nanaimo and the Regional District of Nanaimo.

Oceanview will be primarily accessed using two new roads. A main access point to the site will be provided by a new road which will link the southwest side of the community to Lindsey Road. A new road at the northwest corner of the site will connect to the existing Phoenix Way as an emergency access. Both roads will connect the site via Maughan Road to Duke Point Highway. Together, these new connections will allow for easy access to the City, airport, Duke Point Ferry Terminal, the region and emergency services.

The plan for Oceanview supports contemporary thinking with regards to the different ways one can navigate through the site. The car is no longer the consistently preferred option. People can walk and cycle to nearby offices, shops and parks or just to visit their friends who live nearby. Avid cyclists and walkers can connect to pathways running to the Village Centre, the Golf Centre, the ESA Meadow, the Eastern Oceanfront Park, Cable Bay Trail and Joan Point Park.

Residents and visitors can pursue an active, healthy lifestyle in an environment offering a mix of interconnected natural and landscaped parks and open areas interwoven through the urban fabric of the community.



Figure 2: Conceptual Illustrative Master Plan*



**Provided for illustrative purposes only*



PART TWO - PLAN AREA CONTEXT

2.1 Existing Conditions (Figure 1)

That portion of 950 Phoenix Way - described herein as Area 1 59.7 ha (147.5 acres) - is bounded partially on the north and west by the balance of the parcel not included in this Master Plan 20.1 ha (49.6 acres) of vacant I-4 industrial land, on the south-west by 1000 Wave Place 102.89 hectares (254 acres) of I-4 zoned industrial land used as a waste disposal site by Nanaimo Forest Products (formerly Harmac Pacific) and on the south by 1250 Phoenix Way 47.39 hectares (117 acres) of vacant I-4 zoned industrial land also owned by Nanaimo Forest Products. The easterly portion of 950 Phoenix Way is bounded on the north by 1060 Phoenix Way 24.26 hectares (59.9 acres) of vacant A-2 zoned Managed Forest land owned by Island Timberlands. 950 Phoenix Way is bounded on the south by 1260 Phoenix Way (part of Oceanview) and on the east by Cable Bay Trail (20 metres wide) and beyond that by 960 Phoenix Way (also part of Oceanview).

960 Phoenix Way 10.8 hectares (26.7 acres) vacant land bounded on the north by 1060 Phoenix Way 24.26 hectares (59.9 acres) of vacant A-2 zoned land owned by Island Timberlands, on the south by 1260 Phoenix Way and on the east by 1170 Phoenix Way (part of Oceanview). 960 Phoenix Way is the parcel lying to the east of the Cable Bay Trail and beyond that east of 950 Phoenix Way (part of Oceanview).

1170 Phoenix Way is a 24.2 hectare (59.8 acre) waterfront property bounded on the east by Stuart Channel, on the north by 1080 Phoenix Way 9.72 hectares (24 acres) also known as Joan Point Park, on the west by 960 Phoenix Way (part of Oceanview), and on the south by 1270 Phoenix Way (also part of the Oceanview).

1270 Phoenix Way is an 35.9 hectare (88.7 acre) waterfront property bounded on the east by Stuart Channel, on the north by 1170 Phoenix Way (part of Oceanview), on the west by 1260 Phoenix Way (part Oceanview), and on the south by rural residential properties within the Regional District of Nanaimo. The southerly boundary of 1270 Phoenix Way is coincident with the southerly boundary of the City of Nanaimo.

1260 Phoenix Way is a 39.9 hectare (98.6 acre) property bounded on the east by 1270 Phoenix Way (part of Oceanview), on the north by 950/960 Phoenix Way (part of Oceanview), on the west by 1250 Phoenix Way 47.39 hectares (117 acres) of I-4 zoned land owned by Nanaimo Forest products and on the south by a 39.5-hectare (97.6-acre) parcel zoned Rural Resource (within the Regional District of Nanaimo) owned by Oceanview Golf Resort & Spa Ltd. but not part of the proposed development. The southerly boundary of 1260 Phoenix Way is coincident with the southerly boundary of the City of Nanaimo.

Across Stuart Channel from the proposed development is Mudge Island, which has been subdivided for recreational use (water access only).

2.1.1 Land Form and Topography

The project site is situated in part of the Vancouver Island Ranges which run most of the length of the island, dividing it into a wet and rugged west coast and a drier more rolling east coast. Vancouver Island formed when volcanic and sedimentary rocks scraped off the ancient Kula Plate and plastered against the continental margin when it was subducted under North America 55 million years ago. The site encompasses lands located at the extreme south-eastern corner of the City of Nanaimo.

The property exhibits varied topographic relief but generally has a gradual slope to the north from a high elevation of +119 metres to the shoreline at sea level. The major site drainage follows a natural draw that parallels Cable Bay Trail and feeds into a natural, protected, riparian area. A steep escarpment to the water's edge defines the eastern site boundary (see Figure 3).

2.1.2 Drainage

In general, we expect that the ground water table will have a strong seasonal component, with ground water flows resulting from "perched" conditions above glacial till soils, as well as bedrock. The site does contain smaller streams that drain some of these perched water areas during periods of sustained rainfall but are generally dry during the summer months. Ground water conditions within anticipated building envelope areas are generally expected to be favourable for site development.

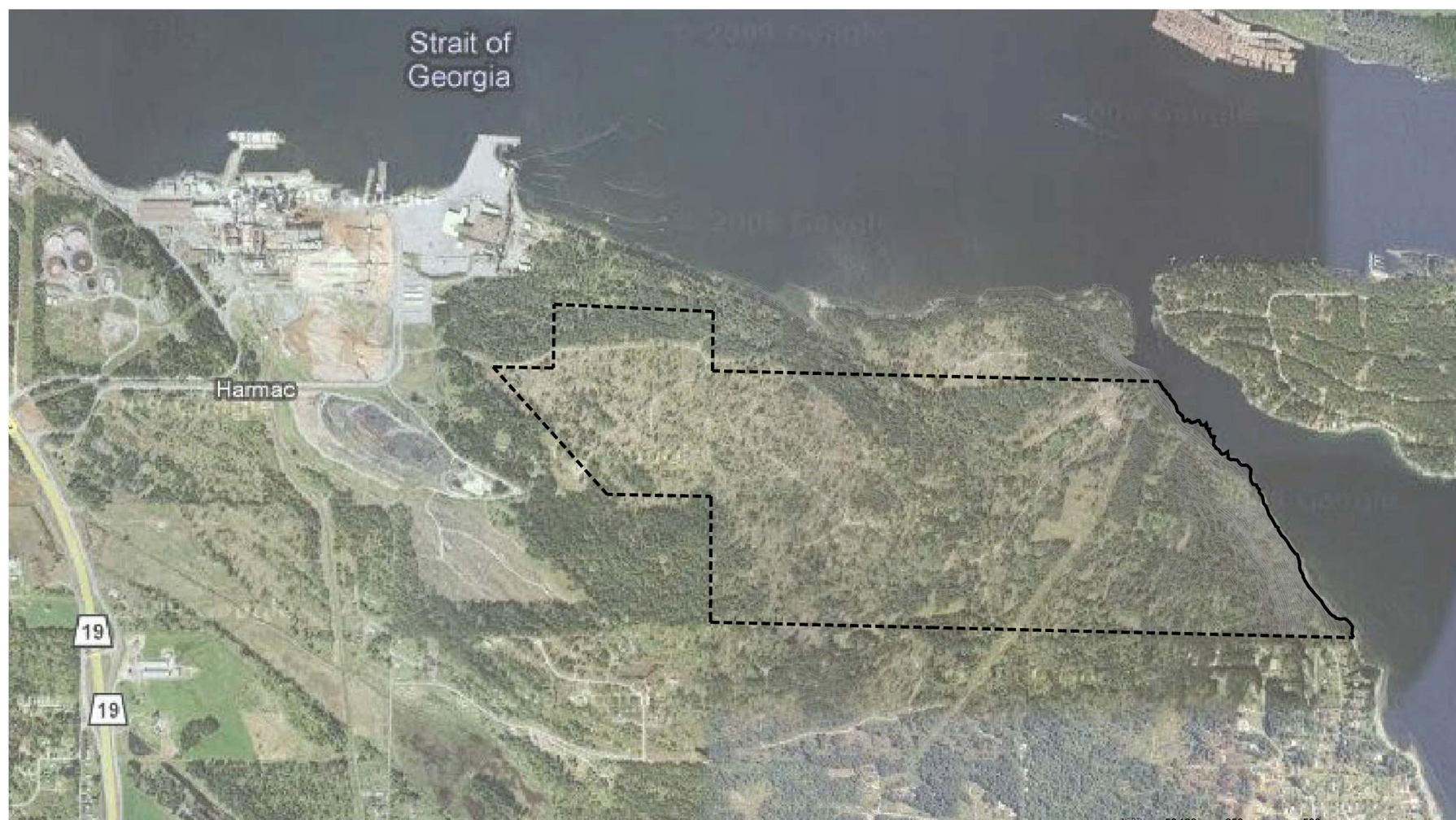
2.1.3 Soils and Bedrock Geology

Typical subsurface conditions throughout the site include exposed/shallow bedrock, overlain by veneers of soil formations including alluvial (water laid), colluvial and glacial till soils. Bedrock here consists of essentially two formations, both sedimentary in type and both of the Upper Cretaceous geologic age. Bedrock in the upland portion of the site consists of a sandstone formation identified in published geologic literature as the DeCourcy Formation.

Localized areas - notably within portions of the northern half of the site - have thicker deposits of soil. These soils are predominantly post-glacial soils typically granular in texture. An underlying formation of glacial till - identified as a mixture of silt, sand and gravel with traces of clay and frequent cobble- to boulder-sized materials - are typically thin in nature where exposed.

The DeCourcy Formation is a relatively extensive deposit of sandstone throughout portions of southern Nanaimo and Cedar, as well as numerous Southern Gulf Islands. It is exposed within a number of significant excavated rock slopes and is utilized as quarry rock within the Duke Point area. It is typically comprised of a massively (essentially featureless) bedded, uniformly graded and

Figure 3: Aerial Photo Showing Site Boundary





occasionally pebbly sandstone. Shaley interbeds or partings are locally present. This formation typically has light jointing (natural fractures) and, where present, often has no discernible pattern. In general, this formation is considered to have medium bedrock strength and is reasonably competent from a geotechnical perspective. Instabilities within this formation on the site typically result from shaley interbeds or partings.

The underlying Cedar Formation is inferred to be present within some of the lower portions of the main ocean-facing slope within the study area. This formation typically consists of a siltstone/shale deposit. Although older than the reasonably competent DeCourcy Formation, this deposit typically weathers poorly where exposed. The contact between the Cedar Formation and overlying DeCourcy Formation is poorly exposed. However, as a general statement, the Cedar Formation comprises the lower portions of one area of the main ocean-facing slope, while the DeCourcy Formation generally comprises founding conditions – where bedrock is shallow or exposed – within the upland portions of the study area.

2.2 Environmental Features

Over the past century much of the property was logged, but remnant stands of old growth forest remain including numerous individual specimen trees scattered throughout the property, many of which have been preserved through incorporation into the golf course design. Specifically, a number of Bald Eagle nesting trees have been identified for protection. Environmentally sensitive areas – primarily consisting of moss- and lichen-covered rock outcrops – have also been identified and protected from development.

Existing Ecological Conditions

The Oceanview property is located within the Coastal Douglas fir moist maritime biogeoclimatic subzone, which represents the dry, Douglas-fir dominated forests along south-eastern Vancouver Island and the Gulf Islands. The natural disturbance regime for this zone consists of infrequent wildfires. Evidence of historical fires at the site is indicated by scarring on the bark of a number of veteran Douglas-fir trees.

Logging has previously taken place throughout the majority of the site by private forest companies. The northern and eastern portions of the area are now dominated by coniferous and mixed mature second growth forest. A remnant patch of old growth forest is present in the south-eastern corner of the site, along the easterly edge of the site below and on the steep slope adjacent to Stuart Channel.

In addition to forested ecosystems, there are a series of open meadows (“terrestrial herbaceous ecosystems”) scattered throughout the central portion

of the property. The majority of the meadows have been disturbed by human activity; although the most extensive meadow remains largely intact. Provincially red-listed plants are known to occur in the largest terrestrial herbaceous area on the property.

A seasonal drainage and an associated riparian area runs northwest out of the central portion of the property, and discharges into Cable Bay approximately 200 metres north of the property's northern boundary. The eastern fork of this drainage originates within a Cedar forest area. Wetlands on site are represented by small, isolated features that support unique vegetation assemblages adapted to moist conditions.

2.2.1 Cable Bay Trail

The trailhead (see Figure 6) is located approximately 15 minutes from downtown Nanaimo at the end of Nicola Road, in the community of Cedar. From the trailhead, the well maintained trail moves north towards the ocean through a forested corridor. The upper portion of the trail is flat and passes through managed forest lands, with selective harvest occurring up to the edge of the forested trail corridor. Numerous veteran Douglas-fir and western red cedar occur along the trail and in the surrounding forest land. The lower portion of the trail steepens as it drops down and parallels a wide, mature mixed forested riparian area adjacent to an unnamed creek. The official trail terminates at the ocean; although a bridge over the creek connects with a rough trail heading to the east through private forest land at 1060 Phoenix Way owned by Island Timberlands and is not a legal access to Joan Point Park.

A rough trail running over 1060 Phoenix Way along the coast to Dodd Narrows offers good wildlife viewing opportunities, with harbour seals, sea lions, river otters and bald eagles commonly encountered. Killer whales can also be observed in this area on occasion.

Upon reaching Joan Point Park, the rough private trail becomes an unimproved public trail and continues through Joan Point Park to the park's southern border where the trail crosses onto private lands belonging to Oceanview. From that point, a further rough private trail extends south along Oceanview's eastern shoreline adjacent to Stuart Channel through the forested coastal fringe. At the southern border of Oceanview, the rough trail connects up with the end of Leask Road, offering the potential to loop back by road to the trailhead on Nicola Road.

2.2.2 Joan Point Park

There is no overland legal public access to Joan Point Park. Prior to development of Oceanview it can be accessed either via the Oceanview property (access exists to the north of the gravel pit) or via a rough trail over private property extending to the east from the terminus of the Cable Bay trail. The park offers





Figure 4: Aerial Photo Showing Existing Site Access





good access to Dodd Narrows and views of neighbouring Mudge and Gabriola Islands. The headland comprising Joan Point supports a mature forest ecosystem with a significant distribution of veteran Douglas-fir. These veterans provide known nesting habitat for bald eagles, with at least one nest known to exist within the park boundaries. Other wildlife commonly encountered along the coastal fringe includes harbour seals, sea lions and river otters in addition to numerous sea birds. Columbian black-tailed deer are very common throughout the inland portion of the park (see Figure 6).

2.2.3 Riparian Areas

The City of Nanaimo adheres to the provisions of the provincial Riparian Areas Regulation (RAR) and has completed a map that indicates all watercourses under their jurisdiction. The main Oceanview drainage into Cable Bay and the edges of all wetland ecosystems have been identified in the field and professionally surveyed. Two non-classified drainage areas (“NCDs”) have also been marked. One area east of the eastern fork of the main Oceanview drainage and a second area in the steep slope development area in the north eastern portion of the property. While neither of the NCDs nor wetlands support fish or connect to fish-bearing watercourses (isolated features), they do represent unique vegetation assemblages and contribute important wildlife habitat.

2.2.4 Environmentally Sensitive Areas (ESAs)

Environmentally Sensitive Areas (ESAs) are lands designated as having specific and identified environmental values requiring a higher level of protection. Potential ESAs were identified for the City of Nanaimo in 2003 (Inventory of Environmentally Sensitive Areas within the City of Nanaimo), with a portion having field verification and the rest mapped through photo interpretation at a broad scale. An ESA can be an area that provides productive fish or wildlife habitat; contains sensitive rare or depleted ecosystems and landforms; and/or represents sites of natural diversity that are in danger of disappearing. Prior to detailed environmental site assessments, eight ESAs were identified within the area each having an assigned ESA# and shown in crosshatching in Figure 5. Qualified professionals mapped the target terrestrial ecosystems at the site in finer detail. Some areas were no longer functioning ESAs due to logging activities by previous owners. For example ESA #603 and ESA #639 have been selectively harvested with some strands of second growth forest remaining.

A very limited area of ESA #633 impacts along part of the west boundary of the site and consists of second growth forest. ESA #603 and ESA #639 have been selectively harvested with some stands of second growth forest remaining. Three significant areas of very high conservation value were identified: a large meadow with Garry oaks (ESA #634 and ESA #653), a mature western redcedar forest (not previously mapped as an ESA), and a patch of old-growth forest (southeastern corner of the site within ESA#642).

2.2.4.1 Environmentally Sensitive Meadow Area (ESA Meadow)

A series of terrestrial herbaceous ecosystems (“meadows”) exist on the property. They are identified as ESA #634, ESA #653, ESA #655, and ESA #657 (Figure 5). The largest meadow (ESA #634 and ESA #653) was identified as being of very high conservation value due to its size, condition and presence of red- and blue-listed rare plants. ESA #655 and ESA #657 are less significant due to their condition and size.

Dominant vegetation within ESA #634 and ESA #653 consists of rock mosses, grasses, lichens and wildflowers. The open meadow is bordered by second growth, selectively logged forest that creates a natural buffer. Garry oak trees also occur along the border of the forest-meadow interface which provides highly suitable habitat for wildlife.

The presence of seepage sites through the meadow was identified as an important component for the rare plants. A watershed area helps maintain natural seepage flows through the meadow. The watershed acts as a buffer up-slope of the meadow.

2.2.4.2 Sensitive Western Red Cedar Forested Ecosystem

The eastern fork of the main Oceanview drainage – including the non-classified upper portion – is surrounded by a mature, western red cedar forest. This area is considered a functioning representative of a provincially red-listed ecosystem and conservation value is subsequently very high. Part of the sensitivity associated with this area is the sub-surface drainage connectivity between the wetland to the north east and the creek that drains into Cable Bay to the south west. Despite there being no obvious surface drainage through the upper portion of the forested ecosystem, water flows immediately below the surface. The low gradient creates a natural sink, which allows the water to be released slowly on a perennial basis. The mature cedar trees that form the main aspect of this ecosystem provide important ecological attributes (e.g. for wildlife), while the moist conditions and ephemeral pockets of water provide breeding opportunities for amphibians.

This ecosystem was not identified in the original ESA mapping for the City of Nanaimo, and is a good example of the importance of conducting detailed, on-site Environmental Assessments.

2.2.4.3 Old Forest and Mature Second Growth Forest

Over the past century much of the property was logged, but remnant specimens of old “veteran” trees remain scattered throughout the property. As a result of past logging by private forest companies, the northern and eastern portions of the area are now dominated by coniferous and mixed mature second growth forest.

[illegible]

**Provided for illustrative purposes only*

One remnant patch of very high conservation value old growth forest is present in ESA #642 at the south-eastern corner of the site, along the easterly edge of the site below and on the steep slope adjacent to Stuart Channel. Much of the remainder of ESA #642 is mature second growth forest of lesser conservation value with intermittent areas of young forest.

2.2.5 Bald Eagles and Nesting Areas

Five Bald Eagle nests were identified during environmental assessment surveys occurring since 2005. Three of these are inside the property boundaries. One nest is located off the property boundary in Joan Point Park and one is located in that portion of Area 1 that is excluded from this Master Plan near the old Phoenix mill site. The breeding season can occur anytime between February 1st to August 15th. Bald eagles and their nests are protected by legislation.

2.2.7 Forested Areas and Significant Trees

The Oceanview development area consists of a diverse tree resource. To assist with implementation of future tree-management plans, and to help protect ecologically valuable trees, all significant trees have been (or will be) mapped prior to development. Significant trees have been identified as per City of Nanaimo bylaws. In total, over 2,000 significant trees were identified, marked and mapped.

The most valuable trees on site, both from an ecological and aesthetic perspective, are the large veteran Douglas-fir.

2.2.8 Shoreline Area

The forested interface that exists between the coast and the forested fringe represents a significant ecological feature. Raptors (e.g. Bald Eagles) will perch along the coastal fringe, with high value forage immediately adjacent (i.e. the ocean). Other wildlife species (e.g. river otters) will also frequent the forested interface zone.

Foreshore riparian vegetation also provides biological function beneficial to fish and fish habitat. Overhanging vegetation will provide inputs of food to fish (e.g. insect drop) and will also provide a source for cover/security habitat for fish in the form of large woody debris. The forested coastal fringe provides natural shoreline armoring, with tree roots helping stabilize the bank and protect it from wave erosion.

2.2.9 Archaeological Features

Two coastal archaeological sites and three inland sites indicate previous use of the property by First Nations. The two coastal archaeological sites contained





in the provincial Archaeological Branch archives proved to be smaller than estimated by previous surveys in the area in 1975. The coastal sites have a high cultural significance to local First Nations. The three inland archaeological sites of only a few square metres each have been identified.

2.2.10 Wildlife Habitat Assessments

Environmental consultants performed an ecosystem, vegetation, and wildlife inventory for the entire Oceanview Resort site, including a screening for rare plants, wildlife and ecosystems. Environmentally Sensitive Areas (ESA) were also field verified for biologically appropriate polygon delineation. Fieldwork to confirm ecosystem distribution and to inventory any occurrence of rare plants was conducted in the spring when ephemeral plant species are most likely to be present.

In addition to rare plants, a list of focal wildlife species of interest was determined based on the location of the proposed development, and known ranges and occurrences of rare wildlife species ecosystems occurring within the proposed development site were assessed for habitat suitability for each of the focal species.

A breeding bird survey was completed in May and June 2005 to identify any species (including raptors and herons) nesting within the project footprint. Priority was given to the identification of the occurrence of provincial and federal listed species. Bird surveys involved traversing the study area and identifying birds both through vocalizations and visual confirmations.

In addition to songbirds and diurnal raptors, surveys were conducted to determine whether owls were present on site, and to establish species occurrence. All bird surveys were conducted as per the provincial standards established through the Resource Inventory Standards Committee (see reports attached as Appendix B).

2.3 Existing Site Access (Figure 4)

The current accesses to the site are located off Nicola Road, off Lindsey Road at Kurtis Crescent and by way of an access easement along Phoenix Way connecting to a Right of Way across Area 1. Both Leask and Ivor Roads abut the southerly boundary of the site at the south-easterly corner but provide pedestrian access only.

There is a pedestrian access right of way (Cable Bay Trail) traversing the site between Nicola Road and the waterfront at Cable Bay. The site is also accessible by water given its frontage on the Stuart Channel.

2.4 Existing Site Servicing

The subject properties are not currently serviced by municipal watermain, sanitary sewers or storm sewers.

There is a right-of-way through the Oceanview Lands which contains B.C. Hydro/Telus overhead servicing to Mudge and Gabriola Islands. There is currently no Terasen Gas servicing to the subject properties. There are currently no structures on the subject properties.







PART THREE - OCEANVIEW POLICY FRAMEWORK AND LAND USES

3.1 Planning Background and Process

3.1.1 Introduction

Planning is the process of shaping the physical environment in order to achieve an orderly and compatible pattern of development that will enhance the quality of life for users of a site.

This Master Plan is a broad planning document intended to establish a vision and a policy framework for the redevelopment of the planning area while guiding both short-term and long-term strategies relating to more detailed planning and physical design.

The approach to planning Oceanview has been to achieve the ultimate vision for the site by creating a mixed-use, pedestrian friendly, urban community with resort amenities.

This Master Plan is intended to be a flexible document that reflects the goals of the community and acknowledges City of Nanaimo policies. The purpose of this plan is to set the framework for more detailed planning steps that will follow, including rezoning, subdivision and development permits.

The Master Plan refines and implements the City's planning objectives as described in its major planning documents and provides policy guidelines and direction for subsequent land use, subdivision and development decisions that will determine the shape of Oceanview. It also provides for innovation and creativity in designs to stimulate community excitement and livability, while meeting the demands of the market.

The Oceanview Master Plan provides the framework and guidelines that allow amendments of the OCP be put in place. The broader vision of the Oceanview Master Plan is that of a vibrant, mixed-use, sustainable community at the edge of the Nanaimo with an urban, village-like feeling.

The underlying objective for Oceanview is to sensitively integrate the Resort Commercial Centre, surrounding residential neighbourhoods and community amenities with the golf course and the indigenous landscape in a manner that is not only sensitive but also enriching.



3.1.2 Planning Policy Context

The Oceanview Master Plan has been prepared within the context of the City of Nanaimo's Official Community Plan Bylaw 2008 No. 6500, Official Community Plan Bylaw Amendment Bylaw 2008 No. 6500.001, Official Community Plan Bylaw Amendment Bylaw 2009 No. 6500.004, Official Community Plan policy and direction, the surrounding Regional District of Nanaimo (RDN) "Regional Growth Strategy," the area's existing conditions and public consultations.

3.1.3 planNanaimo Official Community Plan Vision

The OCP identifies seven key goals for planning and development throughout the City. The goals listed below have impacted directly the planning process for Oceanview. Each of the seven goals is provided with a short description about how the Master Plan responds to and meets these goals.

Goal One - Manage urban growth:

Oceanview has been designed as a fulfilling, integrated community in the City of Nanaimo that will reduce urban sprawl and help manage the City's urban growth. It will transform a predominantly de-forested property in the remote south-east corner of the City – currently zoned for inefficient five-acre parcels – into a thriving new community maximizing service infrastructure and contributing significantly to the local economy and tax base. Growth will be managed in a concentrated area through a controlled and thoughtful process.

Goal Two – Build a more sustainable community:

Oceanview will be a sustainable community providing a preferred location for a golf venue with proximity to under-utilized infrastructure, a strong "core" area, compact and clustered sub-development areas, mixed uses, diversity of housing types, reduced parking footprint, walkable streets, good access to surrounding communities, abundance of public spaces and recreational facilities, storm and wastewater management, biodiversity, environmental mitigation, redevelopment of de-forested areas, on site shopping venues to limit vehicle use and a comprehensive water harvesting and storage plan for golf course irrigation.

Goal Three – Encourage social enrichment:

The community will have diversity of uses such as private residences, businesses, services, stores, recreation amenities, ocean front activities, walking and biking trails and park destinations where people will have an opportunity to meet and to socialize. Commercial streetscapes will focus on pedestrian interaction. Every demographic will be able to enjoy a variety of lifestyle choices, with multiple options in residence type, shopping, recreation, food/restaurants and entertainment.

Goal Four – Promote a thriving economy:

The resort construction and buildout will provide hundreds of jobs for more than a decade and will inject tens of millions of dollars into the local economy. At completion, Oceanview will continue to generate millions of dollars annually for the local economy by fostering tourism, and generating property tax revenues, commercial and business revenues and hundreds of jobs in the various commercial operations on site. Secondary offsite jobs will also be created. As well as the major golf amenities, economic benefits, regional tourism and jobs stimulated by their operation, additional businesses that locate to the Village Centre can take advantage of different uses and space requirements to meet their range of needs, from artists' boutiques and studio spaces to offices and retail stores. The project will establish a significant, environmentally clean and sustainable new base for jobs, commercial services and amenities in the south-eastern part of the City.





Goal Five – Protect and enhance our environment:

Oceanview has a great variety of special terrestrial, freshwater and marine ecosystems. The development of Oceanview has afforded an opportunity to preserve a number of important environmental features that otherwise could not have been achieved under existing zoning regulations. Select areas of mature forest slated for harvest – prior to approval of Oceanview – are being preserved. In developing areas that must be deforested, many specimen trees and smaller groves of significant trees will be retained. A large part of the site will be dedicated to parks and open space. A major environmentally sensitive meadow of national significance has also been preserved as a result of the approval of Oceanview. Natural ecosystems and habitats will be protected wherever possible and the impact of development will be mitigated.

Goal Six – Improve mobility and servicing efficiency:

Walking and cycling paths and public-transit-oriented streets will create new and preferred ways of transportation within this exciting interconnected community. Mobility offsite will be enhanced with new road connections to the under-utilized Duke Point Highway providing efficient and quick access to ferries, air transportation and downtown Nanaimo. Servicing efficiency for Nanaimo will be greatly improved by Oceanview connecting to and paying DCC fees to the City for the under-utilized Duke Point water line. Servicing efficiency will also be attained by the implementation of the latest standards for stormwater management and effective re-use of rain water.

Goal Seven – Work towards a sustainable Nanaimo:

By providing new jobs, business opportunities, a new tax base, various housing and commercial choices, a new golf course and a vibrant Village Centre, Oceanview will be a comprehensively planned community that will help to move Nanaimo towards sustainability as it capitalizes on the retirement and tourism potential of its location on Vancouver Island.

3.1.4 Official Community Plan (OCP) – Resort Centre

Mandate and Objectives

By amending the Official Community Plan Bylaw 2008 No.6500 with the Bylaw No.6500.001 and Official Community Plan Amendment Bylaw 2009 Number 6500.004 the City Council established a number of objectives, within the Resort Centre description, for the planning of the “Cable Bay Resort” lands (now referred to as “Oceanview” lands), including the following:

1. To provide for a comprehensively planned ‘complete’ resort community in the Cable Bay Lands.



2. To provide an integrated plan with a full mix of land uses including residential, commercial, open space, public and recreational.
3. To create opportunities for important links between Oceanview, the City, Region and Nanaimo's airport, ferry terminals and marine port
4. To provide walkable communities with a range of housing options, from traditional single-family detached housing to higher density townhouses and multi-family housing
5. To provide diverse employment and economic development opportunities in the Nanaimo area

Land Use Policy Areas

The Oceanview Master Plan follows the policies of Section 2.10 – Resort Centre and Schedule G of the OCP by:

1. following the primary approved uses - hotels and restaurants; small-scale commercial and office uses; community services and facilities; and mixed residential forms and seniors' housing,
2. providing this detailed Master Plan document showing all required components,
3. following the overall density guidelines,
4. securing the additional onsite open space and protecting or mitigating impact on the environmentally important areas,
5. implementing the sustainable development principles,
6. addressing the goals and principles of the Bylaw amendments.

The OCP states that the "Resort Centre" Land Use Designation is "A primary recreational facility with supporting residential neighbourhoods and accommodations in close proximity to small scale commercial uses."

Section 2.10 of the OCP states that "The Resort Centre is proposed as a destination resort comprising a mixed use district designed around a "core" of recreational and commercial uses. The vision for the Resort Centre is just that. Uses will be primarily pedestrian oriented, with buildings located along the street and sidewalk, and primary parking lots located behind or under buildings (with a limited amount of street parking similar to a traditional "Main Street")."

The vision for Oceanview includes residential uses that can support commercial areas and encourage activities that animate the area. Residential areas will encompass a variety of housing types and be designed to create a series of attractive, walkable and livable neighbourhoods. Higher density residential options will be incorporated into the development in order to encourage efficient and varied development patterns distinct from traditional homogeneous suburban development. As a comprehensively planned and developed area, a Resort Centre is expected to provide a coordinated park and open space network.





3.2 Oceanview Policies and Land Use Designations

3.2.1 Introduction

Oceanview will feature a predominant recreational facility - an 18 hole world class golf course weaving throughout the Oceanview development lands.

The golf course will be supported by ancillary uses including the following:

1. Hotels and restaurants;
2. Commercial and office uses;
3. Community services and facilities including a fire hall;
4. Mixed residential forms and seniors housing; and
5. Parks and open spaces

Adoption of this Master Plan, followed by a Phased Development Agreement, will be required prior to any development of the Oceanview lands.

This Master Plan and the Phased Development Agreement will detail the final development concept, unit count and square footages to be developed, parks and open space location and dedication mechanisms, required infrastructure and infrastructure phasing plans, transportation access and development plans, urban design standards, landscape requirements and proposed development phasing.

Within the Oceanview Master Plan neighbourhoods, clusters of low, medium and medium-high density development are supported.

The highest density clusters will be located adjacent to the local commercial centre and otherwise adjacent to transit stops. These clusters will have convenient and walkable access to local amenities. The Oceanview development will also encourage cluster housing and cluster subdivision in an effort to maximize additional on-site open space and to protect environmentally sensitive areas.

The Oceanview Resort Centre is proposed as a comprehensively planned destination resort community planned around the primary recreational facility of the golf course supported by other recreational facilities, tourist accommodations, small-scale commercial development and supporting residential neighborhoods providing a variety of housing types designed in a series of attractive, walkable and livable neighborhoods with a coordinated parks and open space network.

- a) The OCP Area Plan process is replaced by the Oceanview Master Plan and in the future by Phased Development Agreement specified in Future Planning of the OCP
- b) Land use designations identified by the OCP shall further be categorized to recognize mixed-use, residential, commercial, golf, parks and open space uses as identified in the Land Use Plan (see Map 1).



3.2.2 Sustainability

“Sustainability” is a broad concept that encompasses complex environmental, technological, economic and social issues; these interdependent issues can be difficult to understand, let alone manage. For Oceanview Resort, sustainability means applying informed design, planning and construction toward minimizing impact on the local and global environment.

The following principles have been selected to guide the development of the Oceanview Resort:

1. Develop sustainable sites:

- A) set aside greenfields and preserve wildlife habitat and natural resources in select areas
- B) rehabilitate sites damaged or disturbed during development
- C) minimize the development footprint where possible
- D) develop sites with existing or near existing infrastructure
- E) incorporate significant ecologically sensitive areas into development amenities

2. Enable alternative forms of transportation:

- A) locate buildings in close proximity to transit lines
- B) provide bicycle routes
- C) provide walkable environments for pedestrians

3. Promote efficient water use and wastewater strategies:

- A) use highly efficient irrigation technology
- B) maximize use of captured rain or recycled site water
- C) reduce generation of wastewater and potable water demand
- D) maximize water efficiency within buildings

4. Minimize energy consumption:

- A) optimize energy efficiency within buildings through the efficient provision of heating, cooling, domestic hot water and lighting
- B) if possible contract for grid-source renewable energy
- C) provide for ongoing measurement and verification of building energy consumption

5. Maximize passive benefits:

- A) maximize solar gains and day lighting through strategic orientation on the site
- B) provide solar protection via passive means such as roof overhangs or louvers
- C) ensure high levels of insulation and airtightness
- D) improve natural ventilation through building orientation and positioning of operable windows

6. Reduce, reuse and recycle materials and resources:

- A) provide easily accessible areas for the separation, collection and storage of recyclables
- B) divert construction, demolition and land clearing debris from landfill disposal
- C) support building products that incorporate recycled content materials
- D) if possible, use building materials and products that are extracted and manufactured within the local area
- E) employ rapidly renewable materials

7. Encourage social and economic diversification:

- A) encourage a healthy mix of commercial uses especially in the Resort Centre area
- B) provide different amenities for residents and visitors alike
- C) enrich the community by providing social possibilities for people to interact
- D) encourage a diversity of inhabitants and users

8. Light pollution reduction:

- A) minimize light trespass from the buildings and site
- B) improve night sky access and reduce development impact on nocturnal environments

9. Enable diversity of housing and residential types and densities:

- A) provide for mixed use of housing types throughout the development including single family, townhouse and apartment type as well as senior and employee housing
- B) provide for higher densities at the Resort Commercial Centre and Dodd Narrows Mixed Use Commercial and Residential Area
- C) provide for alternative housing and accommodation types, including secondary suites

3.2.3 Golf Course

The 18-hole golf course will be located on approximately 58 ha (143.5 acres) as illustrated on the Conceptual Development Plan (see Figure 7). The Oceanview golf course and golf centre is intended to be the primary recreational amenity for the Oceanview community and it is hoped that it will grow to be recognized as the premier golf course and learning centre on Vancouver Island.

The Oceanview golf course will be a sensitively designed facility that embraces the area's natural features and topography in such a way that the course seems to naturally fit the terrain. The course will be designed with an emphasis on environmental sensitivity and will strive to achieve 'Audobon Certification' early in its operation.

The golf course will play to a par-71 with a course length of 7,026 yards. The course design will equally challenge the physical and mental abilities of those who take it on. It is a layout that will demand accuracy off the tee, a controlled iron game and a deft putting stroke. As a major recreational amenity for the community and region, it is anticipated that the Oceanview Golf Course will quickly become recognized as a 'must-play' for all golf visitors to Vancouver Island.

The golf course will be governed by the following policies:

- a) Golf course design and development will use the site's natural terrain to minimize earthworks (blasting).
- b) Golf course design and development will have a general respect for nature and the environmental character of the site.
- c) Golf course design and development will preserve (wherever possible) existing vegetation, specimen old growth trees and unique landscape features.
- d) Golf course design and development will preserve and enhance existing wetlands and/or replace those lost in construction.
- e) Golf course design and development will ensure proper erosion and sediment control both during and post-construction.
- f) Golf course design and development will implement water conservation strategies both in the design of the irrigation system and in stormwater retention and reuse wherever possible.
- g) Golf course design and development will respect wildlife conservation through efforts of habitat protection and enhancement.
- h) Introduced landscaping to the golf course will be indigenous plant material only.
- i) All products used on the golf course maintenance will be endorsed/ approved by the Pesticide Management Regulatory Agency of Canada (PMRA). Prior to the golf course 'grow-in' period, an Integrated Pest Management Plan shall be prepared (in concert with golf course operations and its management staff).
- j) Detailed final design of the golf course will be coordinated with the City of Nanaimo Department of Parks, Recreation and Culture at the development permit stage.

Illustration 1: Conceptual Street Perspective



Map 1: Land Use Plan

LAND USE LEGEND

■	GOLF COURSE
■	VILLAGE CENTRE MIXED USE
■	RESIDENTIAL/COMMERCIAL
■	GOLF CENTRE MIXED USE
■	RESIDENTIAL/COMMERCIAL
■	DODD NARROWS CENTRE MIXED USE
■	RESIDENTIAL/COMMERCIAL
■	RESIDENTIAL (LOW DENSITY)
■	RESIDENTIAL (MEDIUM DENSITY)
■	RESIDENTIAL (MEDIUM-HIGH DENSITY)
■	COMMUNITY AND PUBLIC SERVICE
■	PUBLIC UTILITY
■	PARKS AND OPEN SPACE





3.2.4 Village Centre Mixed-Use Residential/Commercial Area

The Village Centre will be a comprehensively planned community designed to balance with the area's varied topography, environmentally sensitive areas and adjacent land uses as shown on Land Use Plan (see Map 1). The Village Centre will incorporate an integrated plan with a full mix of land uses with 250,000 sq. f. of building area for small-scale commercial use including, but not necessarily limited to, boutique hotels, street side cafes, restaurants, lounges, delis/specialty shops, retail stores, offices, including medical, dental and banking services, spa and recreational facilities, personal service uses and community and public service uses.

An integral component of the Village Centre will be a number of separate medium to medium-to-high density residential developments constructed in wood frame buildings ranging from two to six storeys. It may include mixed-use commercial and residential developments with street-level retail uses combined with two to six floors of office and/or residential units.

The larger commercial uses will be provided in strategic locations in the middle of the development off of a collector roadway to best serve both visitors and residents of the area. Together, the Village Centre and Golf Centre will provide amenities and will serve the resort and neighbourhood.

The concept identifies a Village Centre "core" area to accommodate mixed use developments. This provides opportunities for a fine grained mix of retail, commercial, hospitality, small office, recreational, institutional and residential uses. This purposely-located mixed use area creates a centre of activities for the community, and meets a range of needs within a convenient, pleasant walking environment. The result is a community where a car will be not necessary for meeting daily needs. The location of the "core" area has been chosen to take advantage of a major road running through the centre of the development. The Golf Centre with its associated offsite clientele and resultant traffic are situated very near the entrance to the project, far enough removed from the Village Centre to ensure a more relaxed quality of lifestyle for the Village Centre residents but close enough to provide convenient interaction between the areas.

The plan incorporates the "core" Village Centre as an important focal point of the community and the City. The buildings will provide space for a hotel, a spa/wellness/fitness centre, medical offices and clinics, retail stores, restaurants/lounges, business offices, apartments and townhouses. The boulevards along the streets will be well landscaped with trees and shrubs to accommodate activities ranging from people-watching and walking to playing games. People who will live in the immediate area – in seniors' housing, townhouses and apartments – will benefit from the attraction of the "core" area. Businesses that locate in the Village Centre will take advantage of different uses and space requirements to meet the range of needs, from artists' boutiques and studio spaces to offices, boutique



hotel and retail stores. The total commercial area at this location will constitute up to 250,000 sq. ft. of space (23,225 sq. m.).

Oceanview will include a core local commercial area to be known as the "Village Centre" that will be a focal point centred within the Oceanview Lands surrounded by golf course fairways.

Development within the Village Centre shall be governed by the following policies:

- a) All uses in the Village Centre will encourage pedestrian orientation, with buildings located along the streets and sidewalks with primary parking lots for the residential developments to be located behind and/or underneath the buildings.
- b) Lands within the Village Centre shall be planned to accommodate large-scale freestanding and "built in" commercial and smaller scale commercial uses such as stores, banking and restaurants.
- c) Building shall not exceed six storeys in height, excluding parking structures. Multi-storey buildings – to provide proper definition to the street edges and appropriate height-to-width ratio – should be encouraged.

- d) Commercial buildings will recognize their setting to minimize water conservation and to maximize energy efficiency.
- e) Pedestrian and transit accessibility shall be a primary consideration in site layout.
- f) Adequate on-street and off-street parking for commercial uses will be provided. Ratios should meet City of Nanaimo policies and tenant requirements.
- g) Loading and garbage pick-up areas will be concealed wherever possible and located at the side or back of buildings.
- h) All trees planted in the Village Centre will have required spacing, protection and growing medium for healthy, long term growth.
- i) An innovative storm water management system will be implemented to re-use rain water wherever possible. Impervious surfaces will be discouraged.
- j) Residential and office uses will be considered above the commercial uses, which should be located on main floors wherever possible.
- k) "Main street" commercial and residential style development will dominate the Village Centre.
- l) Commercial uses will be developed along main public streets.
- m) Buildings will form continuous street frontages wherever possible, with retail and other commercial activities oriented towards the streets.
- n) The plazas of the "main street" shall be landscaped, including street trees, paving materials, plantings, public art, light posts and directional signs, benches, etc.
- o) A food store shall be allowed as a separate building and should act as an anchor for the development.
- p) The "main street" boulevard design within the Village Centre will allow for two lanes of traffic separated by a treed boulevard with parking on both sides.
- q) To improve the pedestrian experience, off-street parking may be located at the rear or side of a building.
- r) Sidewalks will be on both sides of the boulevard and should meet or exceed minimum City of Nanaimo standards for width.
- s) All parking lots should be generously landscaped to break up view lines, shield pedestrian areas from vehicles as much as possible and minimize the "heat island" effect from large expanses of pavement exposed to the sun.
- t) Hotel uses will be easily accessible from the "main street" and will create an important visual element within the Village Centre planning.
- u) Golf course and natural landscape/coastal vistas will be accentuated to add interest to the overall character of the development.
- v) Alternative housing and accommodation types such as adaptable housing, flex housing, lock-off suites, home-based businesses and live-work suites, should be considered to increase housing choice, provide options for rental opportunities and accommodate for housing needs for young employees, students, seniors and families.

3.2.5 Golf Centre & Dodd Narrows Centre Mixed-Use Residential/Commercial Area

To provide a balance of housing choices throughout the project, there are two mixed-use multifamily sites located away from the Village Centre in locations selected for their superior aesthetic appeal and proximity to amenities. The Golf Centre Mixed Use Residential/Commercial area (the "Golf Centre") is at the heart of the golf course with commanding views overlooking fairways 1, 7 and 8, and will include commercial amenities directly associated with and supporting the golf course. It will comprise up to 35,000 sq.f. of space featuring the pro shop, retail space, golf academy, meeting rooms, restaurant and lounge, administration and storage. The residential component will compliment the golf facility and be oriented to stimulate vacation users and retirees.

The Dodd Narrows Mixed-Use Residential/Commercial area (the "Dodd Narrows Centre") is at the high point of the project in the south-east corner of the development by the large knoll. It is buffered from the existing residential development in the Cedar-by-the-Sea by either a row of townhouses or by a green space; each of which has a depth of approximately 110 feet (30 metres). This area provides a perfect location for the multi-family development in regards to views and to commanding an Italian-hill-top-village-like presence. The knoll area has the potential to become a dominant visual feature of the site that will be used as an orientation point for people on the water, adding to the overall perception of the proposed development as an enhancement to the natural and man-made beauty of Nanaimo. Also, a water reservoir will ultimately be located at the knoll area.

The small-scale commercial area proposed for this section of the site will include approximately 5,000 sq.f. to 10,000 sq.f. of space for the provision of a convenience store, personal service uses and a neighborhood café or restaurant to primarily service the daily needs of area residents and members of the general public using the various recreational facilities provided within Oceanview.

The Golf Centre and Dodd Narrows Centre neighborhoods will be developed in accordance to the following policies:

- a) A variety of housing types such as multi-level apartments, condominiums and townhouses shall be allowed in freestanding buildings and/or above commercial or office spaces.
- b) Alternative housing and accommodation types such as adaptable housing, flex housing, lock-off suites, home based businesses and live-work suites should be considered to increase housing choice, provide options for rental opportunities and accommodate for housing needs for young employees, students, seniors and families.
- c) Buildings shall incorporate site design and building strategies to maximize energy conservation and water efficiency wherever possible.

Illustration 2: Conceptual Hotel Rendering



- d) Lands will encourage landscaping to blend with the natural setting. All trees planted will have required spacing, protection and growing medium for healthy, long-term growth.
- e) Innovative-storm-water-management systems will be implemented to re-use rain water wherever possible.
- f) Clusters of medium- and high-density development are supported ranging from townhouses to apartment-condominiums.
- g) For medium density, the building height will not exceed four storeys.
- h) For high density, the building height will not exceed six storeys.
- i) For high-density developments, parking will be concealed in a podium and if possible built underground at ratios consistent with City policies.

3.2.6 Residential

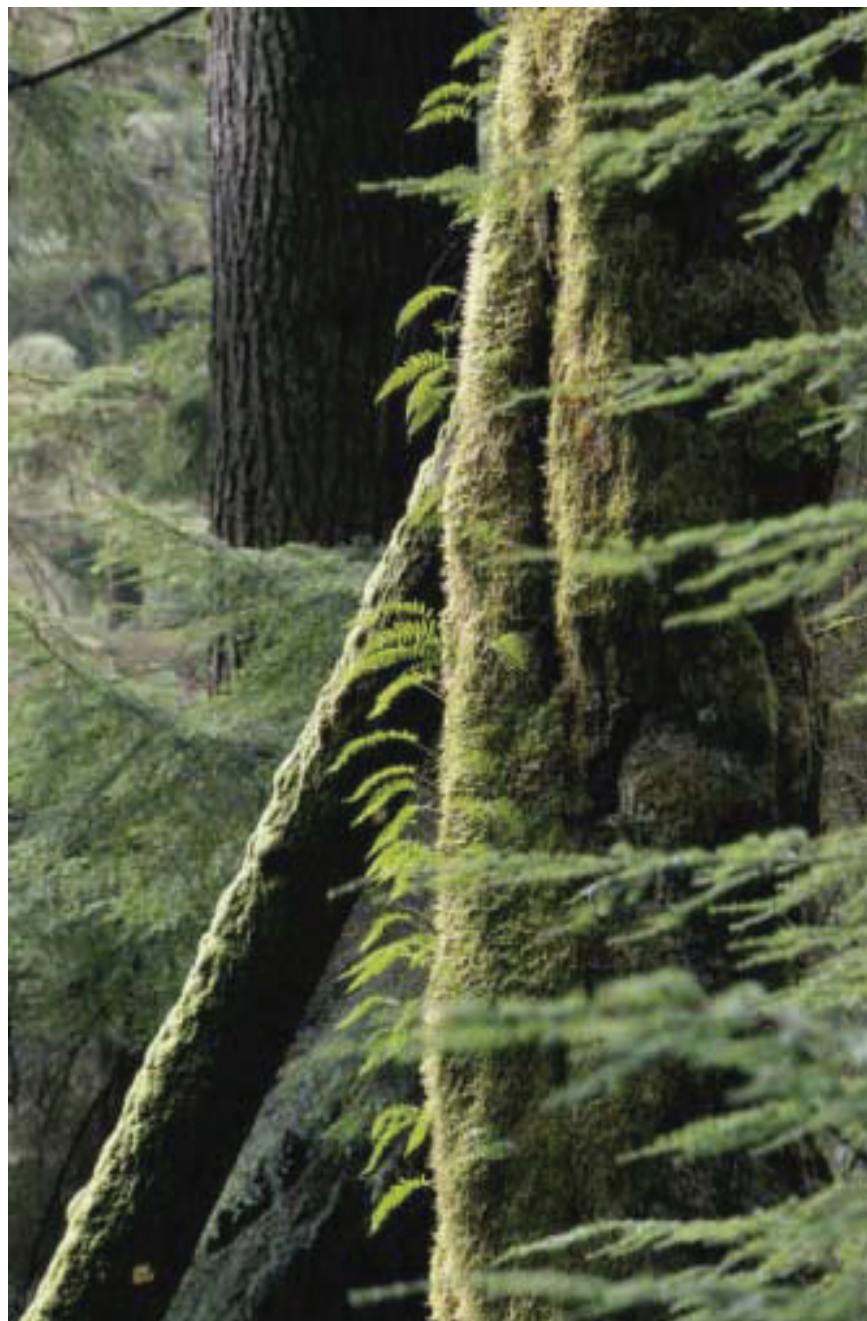
The Oceanview development aims to provide a variety of residential neighbourhoods (see Map 1) formulated around the concept of clustering density. Each neighbourhood will have its own character and appeal formulated around the specific natural features of the immediate surrounding area. The natural features of the site were used in determining the densities that could be appropriately located on each parcel of land. Along environmentally sensitive areas such as the ESA Meadows, Cable Bay Trail, Wetland, Riparian and East Ocean View Park, the development scale has been kept low to reduce the human impact on those sites.

Oceanview will encourage cluster housing and cluster subdivisions in an effort to achieve additional on-site open space and protect environmentally sensitive areas. Gated communities will not be permitted in the Oceanview Resort Centre.

The Oceanview Resort Centre will include a number of residential neighbourhoods featuring a wide variety of residential housing forms, including low, medium and medium to high density developments, including traditional single-family residential dwellings, duplex, triplex and fourplex dwellings, two- and three-storey multiple residential townhouse developments and medium- to high-density four- to six-storey multiple residential developments with provision for seniors and congregate care facilities and rental housing for the employees within the area.

The proposed residential density mix for Oceanview represents a ratio range of approximately 65/35 to 75/25 multi-family to single-family. This reflects the resort and recreational focus of the development. The largest concentration of multi-family units is located in and around the Village Centre.

Each neighbourhood will include a variety of housing types and be designed to create a series of attractive, walkable and livable neighbourhoods.



There will be a mix of low-, medium- and medium-to-high-density residential housing forms located in distinct neighbourhoods throughout Oceanview following the below listed policies:

- a) All buildings will be oriented to a public street or pedestrian route with access provided via the street or laneway.
- b) Alternative housing and accommodation types such as rental units, adaptable housing, flex housing, lock-off suites, secondary suites, bed and breakfast suites, home based businesses and live-work suites should be considered to increase housing choice, provide options for rental opportunities and accommodate for housing needs for young employees, students, seniors and families.
- c) Multi-use trails will interconnect all development areas and parks on the site.
- d) Buildings will incorporate site design and building strategies to maximize energy conservation and water efficiency, wherever possible.
- e) Lands will provide for landscaping to blend with the natural setting. All trees planted shall have required spacing, protection and growing medium for healthy, long term growth.
- f) Innovative storm water management system will be implemented to re-use rain water wherever possible.
- g) Seniors' housing and congregate care facilities and employee housing facilities will be permitted within the residential developments.
- h) Residential buildings will be oriented to public streets or pedestrian walkways. The design shall provide, wherever possible, 'eyes on the street' approach. Overall residential densities allowable under the OCP, for the 170.5 hectares of Oceanview Lands, are to be between 10 to 50 units per hectare.

Notwithstanding "overall" dwelling unit per hectare guidelines contained in the OCP, higher "site specific" densities are also supported based on applying



"clustering" design policies (i.e. concentration of densities in select areas thereby providing for greater open space on the overall site). The Village Centre and several other areas of the development have been designed as clusters as illustrated on the Land Use Plan (see Map 1). These development sites represent site specific densities of up to 100 units per hectare on the "net" developable lands (after excluding park lands, ESA/RARs, trails, open space and golf course lands).

Overall, the Oceanview Concept Plan projects a maximum density of 16 units per hectare.

Low Density Residential

The low density developments will include single family dwellings, duplexes, triplexes and fourplexes. Single family dwellings will be situated on either small, typical, street site, steep slope or estate lots. Multiplex dwellings will be situated on lots sized to accommodate such uses. These lots have been placed throughout Oceanview to interface with the natural features of the site and views beyond.

The following policies have been established to guide the Low Density Residential developments:

- a) Single-family residential dwellings will be constructed on small lots having a minimum density of 20 Units Per Hectare (UPH) and a maximum density of 30 UPH.
- b) Special side street oriented single-family residential dwellings to be constructed on lots having minimum density of 12 UPH and a maximum density of 18 UPH.
- c) Estate single-family residential dwellings to be constructed on lots having minimum density of 8 UPH and a maximum density of 13 UPH.
- d) Duplex residential dwellings will be constructed on lots having a minimum density of 10 UPH and a maximum density of 13 UPH.
- e) Three-unit and four-unit residential dwellings will be constructed on lots having a minimum density of 8 UPH and a maximum density of 13 UPH.
- f) Steep slope low-density residential developments will follow the City of Nanaimo Steep Slope Development Permit Area Guidelines.
- g) Building height will not exceed two (2) storeys.
- h) For single family dwellings, secondary suites both attached and detached from the main dwellings, bed and breakfast, home-based businesses and live/work studios are permitted. Secondary suites will not count toward minimum or maximum density totals.

Medium Density Residential

The medium density developments have been used throughout the site as transitions between the larger multifamily sites and the smaller single family



developments. This strategy has also been used between the Oceanview site and neighboring Cedar-by-the-Sea single family lots. The medium density development will include a variety of building types such as townhomes, stacked townhouses and small multifamily residential apartments.

The following policies have been established to guide the Medium Density Residential developments:

- a) Medium density areas will have a minimum density of 30 UPH and a maximum density of 50 UPH.
- b) Building height shall not exceed four storeys.
- c) Secondary Suites both attached and detached from the main dwellings will be permitted and may offer residences the opportunity to operate uses like rental suites, bed and breakfasts, home-based businesses and live/work studios.

Medium-High Density Residential

The larger medium-high residential density parcels have been strategically located on lands that allow for easy access to the Village Centre and Golf Centre. Smaller high-density parcels have been proportioned throughout the development allowing for a balance of housing types at Oceanview.

The following policies have been established to guide the Medium-High Density Residential developments:

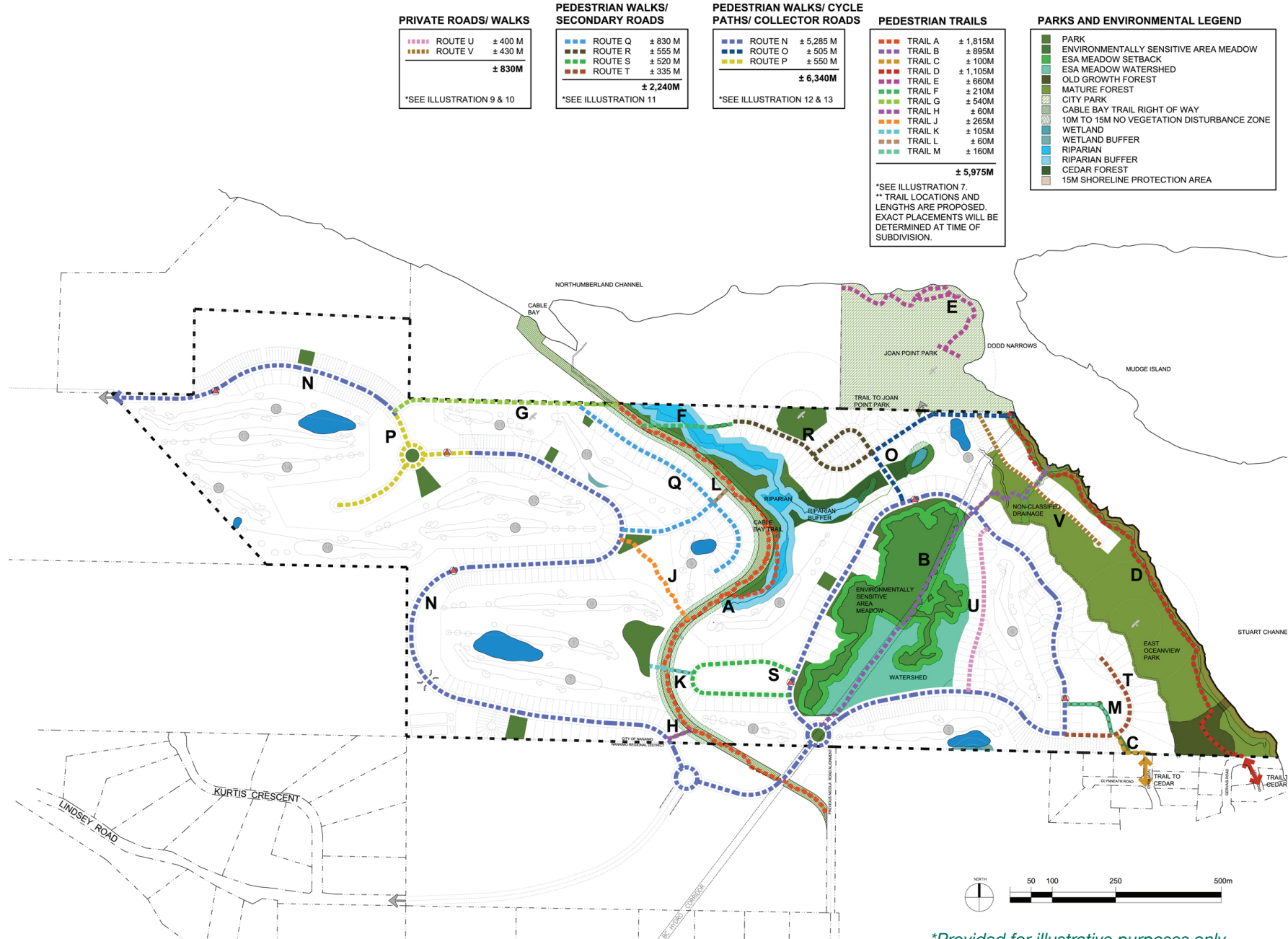
- a) Medium-High density areas will have a minimum density of 50 UPH and a maximum density of 100 UPH.
- b) The highest residential densities utilizing four to six storey wood frame apartment style buildings will be included in a number of separate developments.
- c) Building height shall not exceed 6 storeys.
- d) Off-street parking shall be screened with landscaping or concealed in a podium or underground.
- e) Transit stops will be located in the vicinity

3.2.7 Community and Public Services

The Parks and Open Space network with interconnected sidewalks, trails and multiple use pathways proposed for Oceanview will create active and vibrant walkable neighbourhoods. This represents the most significant community contribution for the Oceanview development. Detailed planning for Oceanview will also be coordinated with B.C. Transit, the Regional District of Nanaimo and other service agencies to identify key transit facilities to be provided for or allowed in the Oceanview development. A site for a fire station has been provided at the west side of the development adjacent to the Golf Centre.



Figure 6: Conceptual Site Plan Showing Parks and Trails*



*Provided for illustrative purposes only

3.2.8 Parks and Open Space

Section 2.8 of the OCP states that the “Parks and Open Space” designation applies to lands across Nanaimo that are titled as park land or otherwise serve as parks, plazas, open spaces or recreation. Both active and passive parks are included, with a range of park sizes from small neighbourhood parks to large destination park spaces and trails that provide respite and recreation for residents from the mid-Island area. Golf courses, open space areas, regional and provincial park land and environmentally sensitive lands are also included in this designation, as well as lands used or reserved for public utilities and services. Detailed planning for this network will be coordinated with the City of Nanaimo Development Services Department and the Department of Parks, Recreation and Culture.

As a comprehensively planned and developed community, Oceanview provides a coordinated system of Parks and Open Space, together with an integrated network of connecting trails. This network of parks, trails, bicycle pathways and open space provides a valuable public amenity with focal points to make Oceanview and its residential neighbourhoods, attractive and livable places while considering the preservation of sensitive environmental areas. A specific focus of the parks and open space concept for Oceanview is the coordinated trail and pathway network that provides a regional recreational amenity and allows for an integrated pedestrian and bicycle access route network throughout Oceanview.

Oceanview also includes an integrated sidewalk system adjacent to the public roadways to enable convenient, safe and efficient pedestrian travel within and between residential neighbourhoods, recreational areas and commercial areas, including the Village Centre and Golf Centre. The network of trails, parks and open space proposed for Oceanview support the following policies:

- a) ESA's will be evaluated by environmental professionals who shall prepare reports as to their status, conservation value and consequent recommendations. Very high conservation value ESAs will be protected and, where recommended, enhanced as park/open space. Lesser value ESA's will be enhanced or protected by incorporating them into green space/parks where feasible and practical. Where ESA areas are no retained appropriate mitigation and/or compensation plans, developed by a qualified professional, will be implemented.
- b) Dedication of a 1,000-lineal-metre nature trail along the shoreline of Stuart Channel (Dodd Narrows) connecting to Joan Point Park.
- c) Retention and protection of a substantial area of ESA #642 as park/open space including mature second growth forest along the Stuart Channel shore Steep Slope Area and old growth forest at the extreme southeast corner (the “East Oceanfront Park”).
- d) Parks and open spaces to be comprised of diverse elements, ranging in size, use and character from large natural areas (such as Cable Bay Trail or ESA areas) to neighborhood parks.

- e) Redefining the legal survey boundaries of Cable Bay Trail to incorporate locations, “as now constructed,” that are presently outside of the existing legal right of way.
- f) A 10-metre “no vegetation disturbance zone” on either side of the Cable Bay Trail.
- g) Preservation of the largest terrestrial herbaceous meadow as open space/park (ESA #634 and ESA #653) and its associated watershed located on the east side of the Cable Bay Trail (the “ESA Meadow”), which is to be dedicated or transferred to the City of Nanaimo.
- h) Associated watershed, riparian and wetland areas, significant Old Growth Forest (along the Stuart Channel), as well as Cable Bay Trail will be protected.
- i) Vehicle and pedestrian access to Joan Point Park (which is currently only legally accessible by water).
- j) Improved parking facilities at the relocated head of the Cable Bay Trail.
- k) Parks either in or directly adjacent to each residential neighbourhood.
- l) Plazas and open spaces within the Village Centre.
- m) Redevelopment of select deforested areas as reclaimed open space.
- n) The location, character and design of Parks and Open Space shall relate to the natural environmental areas or pattern of the adjacent development.
- o) Where appropriate, landscaping will incorporate planting materials native to the area.
- p) A multi-use trail network will connect all cluster areas and further connect the clusters with the parks and open spaces.
- q) Wherever possible, trails, walkways and paths will be designed to connect with the adjoining communities.
- r) The design of trails and walkways should allow for protection of sensitive areas to limit disturbance caused by either humans or animals.

3.2.9 Utilities and Public Services (Map 3)

Given that the Oceanview site is currently un-serviced, provision of both water and sanitary sewer services to Oceanview will require substantial off-site water and sewer main construction.

The proposed connection point to the City of Nanaimo water main network is located where the existing Duke Point Water Supply Main will be crossed by the extension of Lindsey Road (just to the east of the proposed intersection of Maughan Road with the Lindsey Road extension).

The proposed connection point to the City of Nanaimo sanitary sewer network is the existing southerly limit of the sanitary sewer in Maughan Road just to the north of the intersection of Maughan Road and Hooker Road. Due to the relative



elevations of the Oceanview project, the proposed extension of Lindsey Road and the existing sewer at the proposed connection point, as well as the topography of the Oceanview project itself, sanitary sewage will be pumped from the low point on the Oceanview project to the proposed connection point. Stormwater management within Oceanview will be undertaken in accordance with the policies listed below and as further detailed in the text of the Master Plan.

Proposed connections to B.C. Hydro, Telus, Shaw Cable, and Terasen Gas infrastructure are detailed in section 5.2.3 of the Master Plan.

Design and construction of the utilities and public services infrastructure within and surrounding Oceanview will be guided by the following policies:

- a) All utility design and construction outside of and in close proximity to the City of Nanaimo municipal boundary will require approval by both the Ministry of Transportation and the City of Nanaimo prior to commencement of any construction;
- b) Due to the magnitude of the development and its location relative to existing infrastructure, close collaboration with the City of Nanaimo (water supply and storage) and both the City of Nanaimo and the Regional District of Nanaimo (sewage treatment) will be required as detailed servicing design evolves;
- c) Measures to minimize water use both within buildings (domestic use) and outside of buildings (irrigation, building maintenance, and vehicle washing) will be undertaken wherever possible;
- d) Recycling and storage of grey water and/or rainwater for irrigation purposes will be undertaken wherever possible;
- e) Alternate water sources such as groundwater and the Harmac Supply Main will be explored in order to satisfy the expected irrigation demands of the golf course;
- f) Off-site and on-site services will be designed (in collaboration with the City of Nanaimo) to serve the ultimate population reasonably expected within the planning area during the design life of the infrastructure.

3.2.10 Transportation and Mobility (Map 2)

Oceanview is located in close proximity to the Duke Point Highway which provides direct access to both the Duke Point Ferry Terminal and the Island Highway. For trips required into and out of the development it is proposed to create a direct link via the extension of Lindsey Road between the Oceanview development and this critical transportation artery. Due to the relatively infrequent departures and arrivals of the Duke Point ferry (particularly during off-peak months) the Duke Point Highway has been an under-utilized transportation route since its construction.

For those trips within the development a circuitous road network has been

laid out which will discourage excessive speed within the development while providing efficient access between the residential, recreational, and commercial areas.

In addition to the road network, there will be a network of trails and sidewalks to permit pedestrian movement throughout both the developed and the undeveloped areas of the development.

Design and construction of the pedestrian and vehicular transportation infrastructure at and surrounding Oceanview will be guided by the following policies:

- a) All off-site roadway design and construction outside of and in close proximity to the City of Nanaimo municipal boundary will require approval by the Ministry of Transportation prior to commencement of any construction;
- b) All roadway design and construction within the City of Nanaimo municipal boundary will require approval of the City of Nanaimo Development Services Division prior to commencement of any construction;
- c) Oceanview requires a direct connection to the Duke Point Highway to facilitate any development of the subject properties. This is proposed via an extension of Lindsey Road both to the west of White Road (to Maughan Road) and to the east of Kurtis Crescent (to the site boundary), as well as by an upgrade of the existing portion of Lindsey Road;
- d) A secondary (emergency) access will be provided as development proceeds, via a connection to Phoenix Way from the north-westerly corner of the development;
- e) Increased vehicular traffic resulting from Oceanview within the existing rural road network surrounding Oceanview will be discouraged (on Nicola Road in particular) by traffic calming measures, site design and road network design;
- f) All roadways at Oceanview – with the exception of those accessing isolated private (strata) developments – will be dedicated to the City of Nanaimo;
- g) All pathways and trails not contained within dedicated road rights of way or public parks will be either dedicated as pedestrian corridors, or secured by way of Statutory Rights of Way in favour of the City of Nanaimo;
- h) As detailed design proceeds, a network of bus-stops, complete with

- i) shelters and bus pull-outs in anticipated high traffic areas will be developed in close consultation with the Regional District of Nanaimo; Vehicular and pedestrian facilities within and connecting to Oceanview will be designed, where practical and terrain permitting, to accommodate bicycles, pedestrians and, where necessary, golf carts. At those locations where golfers must cross roadways measures ranging from raised crosswalks, to golfer activated signals, to grade separated crossings will be incorporated to minimize risk and inconvenience to both groups.

3.3 Development Concept (Figure 7)

3.3.1 Introduction

Well conceived urban design creates a sense of place, and provides meaning, interest and identity to an area. It enriches lives, encourages civic pride and breathes new life into a community. Unique character and a sense of place are established through building heights, landscape elements, street widths and public spaces, vistas, landmarks, the texture of pavements and the diversity of uses. Three critical elements – the space and its form, activities/land uses and the perceptions they evoke – bring vitality and character to a place.

Oceanview is proposed as a destination resort comprising different districts placed around an urban core or Village Centre “core” area of commercial, recreational and higher density housing uses. The Village Centre “core” area will be pedestrian oriented with buildings located along the streets and sidewalks with screened off-street or covered/enclosed parking.

Where design densities warrant and economics permit, Oceanview will use enclosed parking garages (under occupied levels on multi-family sites) to reduce the amount of surface parking, thereby allowing increased landscape areas. Surface parking for short-term traffic and tour buses will be employed to accommodate resident, visitor and employee parking requirements at the Village Centre “core” area.

The residential areas beyond the Village Centre “core” area will include a variety of housing types (low to high density) which will be designed as cluster developments allowing for large open greened areas that will be treated as either a golf course or more natural landscaping. These residential pods will be carefully linked by designed treed roads, boulevards and pedestrian trails.

3.3.2 Master Plan Concept Background

The goals of Oceanview represent future aspirations of the City of Nanaimo, the land-owners and the broader public. They expand on the vision and form the basis of the principles:

1. Make efficient use of the existing infrastructure and services while creating a resort community.
2. Reduce reliance on the automobile.
3. Support sensitive densification.
4. Create a unique, diverse and integrated community.
5. Promote environmental sustainability.
6. Enhance and complement surroundings.
7. Respect and preserve or mitigate development impact on Cable Bay Trail and other environmentally valuable areas.
8. Encourage innovation and creativity.
9. Create employment opportunities.

3.3.3 Description

The overall site encompasses an area of approximately 170.5 ha (421.3 acres) of picturesque coastal land bisected by a scenic pedestrian path known as Cable Bay Trail. The site is planned to be developed as a destination resort golf and spa retirement-oriented community with a mix of uses including an 18-hole championship golf course with pro shop and dining and lounge facility, different sized single family residential lots, duplexes, medium density townhouse/condo units, high density condominium residential, a boutique hotel, potential employee housing, parks and environmental areas, paths, spa-wellness centre, medical/health clinics and offices, commercial, retail and other amenities.

The organizing principles of the plan are comprised of two large neighbouring areas that are bisected by the Cable Bay Trail and interwoven by the golf course and the existing environmental features also tied together by sight lines and an east/west pedestrian trail. Site access is provided via an extension of Lindsey Road from the south-west and emergency access via the existing Phoenix Way easement and right of way from the north-west. The currently dominant access from Nicola Road has been redirected and will be downplayed in order to minimize the impact of the proposed development upon the existing road network to the south of Oceanview (see Map 2).

Ten (10) new visitor parking stalls will be added for the users of the nature trails at the southern boundary of the Joan Point Park. Forty-five (45) visitor stalls will be placed at the relocated trail head providing easy access to the southern boundary of the Cable Bay Trail. Both will offer short-term parking for visitors and residents alike.

The proposed total number of residences will be 2,702 (potential population approximately 6,500 people). With regards to the building forms and their locations, the proposed development follows the principles of the Cluster-Open Space Development and the City of Nanaimo's Steep Slope Development Permit Area Guidelines. The project incorporates clustering of the developable areas to provide large open green spaces that have been integrated as either golf course fairways and greens or natural landscape forms and parks. The road

GOLF AREAS

GOLF COURSE	58.3 ha (144.0 acres)
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ROAD LEGEND

SITE ROADWAY	± 9,525 M	17.0 ha (42.0 acres)
RDN ROADWAY	± 1645 M	3.3 ha (8.2 acres)
	± 11,170M	20.3 ha (50.2 acres)

PARK AREAS

ESA MEADOW	4.8 ha (11.9 acres)
ESA MEADOW SETBACK	3.7 ha (9.1 acres)
ESA MEADOW WATERSHED	4.1 ha (10.1 acres)
OLD GROWTH FOREST	1.3 ha (3.2 acres)
MATURE FOREST	11.7 ha (28.8 acres)
CABLE BAY TRAIL (ON SITE)	2.5 ha (6.1 acres)
CEDAR FOREST	0.9 ha (2.3 acres)
WETLAND	0.1 ha (0.3 acres)
WETLAND BUFFER	0.1 ha (0.4 acres)
RIPIARIAN BUFFER	1.5 ha (3.7 acres)
RIPIARIAN BUFFER	3.0 ha (7.4 acres)
OTHER PARKS	4.9 ha (12.0 acres)
	38.6 ha (95.3 acres)

UNIT LEGEND

ESTATE DETACHED	32	3.4 ha (8.3 acres)
DETACHED	236	15.4 ha (38.1 acres)
SMALL DETACHED	14	0.5 ha (1.3 acres)
DUPLEX	294	13.4 ha (33.2 acres)
TOWNHOUSE	226	5.4 ha (13.4 acres)
MULTIFAMILY	1064	10.8 ha (26.6 acres)
MIXED USE NEIGHBORHOOD	258	4.0 ha (10.0 acres)
COMMERCIAL CENTRE*	553	5.6 ha (13.8 acres)
MIXED USE COMMERCIAL CENTRE*		
COMMUNITY SERVICE		0.4 ha (1.0 acres)
PUBLIC UTILITY		0.4 ha (0.9 acres)
	± 2677	59.3 ha (146.6 acres)

* MIXED USE WITH COMMERCIAL INCLUDING HOTELS ± 27,405SM (295,000SF)

HATCH LEGEND

PARK
ENVIRONMENTALLY SENSITIVE AREA MEADOW
ESA MEADOW SETBACK
ESA MEADOW WATERSHED
OLD GROWTH FOREST
MATURE FOREST
CITY PARK
CABLE BAY TRAIL RIGHT OF WAY
10M TO 15M NO VEGETATION DISTURBANCE ZONE
WETLAND
WETLAND BUFFER
RIPIARIAN
RIPIARIAN BUFFER
CEDAR FOREST
15M SHORELINE PROTECTION AREA
PARKING

LEGEND

PROPERTY LINE
LOT LINE
EXISTING UTILITY CORRIDOR
EXISTING CABLE BAY TRAIL
EXISTING CITY PARK TRAIL
EXISTING PEDESTRIAN NATURE TRAIL
PROPOSED PEDESTRIAN NATURE TRAIL
BICYCLE PATHWAY
GOLF CART PATH
CENTER LINE OF STREAM
WATERCOURSE TOP OF BANK
TOP OF BANK SETBACK
WETLAND BOUNDARY
WETLAND SETBACK
CEDAR FOREST
ARCHAEOLOGICAL SITE
PROPOSED TRANSIT STOP
EAGLES NEST

**Provided for illustrative purposes only*

layouts follow the existing contour lines of the site where possible, and when it is necessary to cross contours, the road has been designed to attempt to avoid gradients greater than 12% wherever possible.

In those areas where adherence to the City of Nanaimo maximum gradient and/or minimum road centreline radius requirements would result in excessive disruption of the natural features of the site, the proponent will be requesting:

- a) relaxations to shift road cross sections and/or right of ways;
- b) reduced speed limits within specific areas to slow traffic and allow for reduced road radii;
- c) allowance of greater than 12% road gradient in accordance with the City of Nanaimo Steep Slopes Development Permit Area Guidelines.

The design also provides for extensive trails and open spaces, including a new trail through the ESA Meadow following the existing power line right of way. As a result of the development, the existing B.C. Hydro and Telus utility corridor and associated maintenance road will be removed from the ESA Meadow area, which will be allowed to revert to its natural state where no trail construction is completed. Overall, the project seeks to embrace the grading principles with a mandate to minimize unnecessary grading and balance cut and fill while reducing the need for retaining walls. The design also aims to protect the ridgelines and scenic features while offering views to and from the site. While preserving the undisturbed ocean side shore line and enhancing its picturesque setting the Oceanview Resort will be promoting a cohesive and culturally sound architectural and urban look from afar.

A significant portion of Oceanview Resort will be developed with substantially different types of housing. The Masterplan's policies are designed to accommodate a diversity of residential development in compact urban form (Village Centre and the "knoll" area at the east side of the property) in order to minimize land consumption and servicing infrastructure cost, while at the same time providing more conventional single-family and townhouse-type products. This broad range of housing type will accommodate different needs, lifestyles and income levels resulting in a diverse and dynamic demographic. All housing clusters will be linked together by a network of roads, pathways and walkways.

As aforementioned, the residential developments will be located around landscape features such as Cable Bay Trail, the ESA Meadow, the riparian area, the knoll, the top of bank, the oceanfront, Joan Point Park and the golf course. Densities and building forms will be distributed in these areas to ensure a variety of housing types are located in each zone. The phase boundaries for the project have also been planned to afford a range of varied dwelling types in each phase or set of phases.

Most of the community retail stores and services will be located along the main boulevard in the centre of the "core" area of the Village Centre. Along the "Main Street" retail and service uses will occupy main floors of buildings, with a

provision for offices and apartments occupying upper storeys.

The proposed development will meet or exceed environmentally sensitive development practices and follow the Steep Slope Development Permit Area Guidelines which have been adopted by the City of Nanaimo where applicable. The Master Plan is designed to preserve, protect or mitigate impact on environmentally sensitive lands such as the ESAs, wetlands, riparian areas, eagle nesting trees and other environmental features.

Out of 170.5 ha (421.3 acres) of Oceanview land being developed, approximately 94.7 ha (234.0 acres) of land – representing over 50% of the site – will be green space, either natural or groomed. There will be 58.0 ha (143.5 acres) of golf course and 36.7 ha (90.7 acres) of public parks and trails on the site. Additional public park space already existing directly adjacent to Oceanview is Cable Bay Trail 3.8 ha (9.3 acres) and Joan Point Park 9.63 ha (23.8 acres) bringing the total parks and trails in the immediate area to 50.15 ha (123.8 acres).

The residential and commercial development will comprise 75.9 ha (187.6 acres) inclusive of roadways. Sustainable design practices, such as community diversity, a centrally located Village Centre to enhance the perception of a 'sense of community', a great system of parks and pathways, pedestrian and cyclist friendly streets, employment opportunities, various housing options for a range of income levels and ages and preservation of environmental features will make this project a valuable addition to the community.

3.3.4 Development Summary

The Oceanview Resort development represents a unique opportunity to plan for change for the City of Nanaimo. It combines significant development of the lands previously harvested of their forests with large areas of undisturbed natural zones and blends together a broad range of uses.

The Oceanview Resort Master Plan responds to the City of Nanaimo objectives by creating a compact, urban mixed-use resort oriented community where people can live, work, learn and play. The overall distribution and location of uses encourages pedestrian movement and transit ridership, and provides a variety of housing types with various affordability levels to accommodate the changing lifestyle needs of residents over time.

When completed, Oceanview will create a sustainable, pedestrian-oriented community with a mix of land uses, activities and housing types, serviced by an integrated circulation system. Alternative transportation methods, including transit, cycling and walking will be promoted.

Much consideration and respect has been paid to the site's natural features, because it is the inherent qualities and characteristics of Oceanview's landscape



and habitat that make this site unique and attractive. Furthermore, the approach to planning has been influenced by the specific nature of place resulting in land uses and activities that have been thoughtfully located within the site as opposed to being arbitrarily scattered across it. Since the site is a truly valuable resource, the planning has been seen as a stewardship of the natural environment. This approach to site planning looks at developable land for its most appropriate use in light of its context, which means that the unique landscape features, ecology and habitat of a site may be more effectively preserved than if development were to occur without consideration for the sensitivities of the landscape.

Natural stewardship is also about sustainability. Sustainability seeks to meet the needs of the present without compromising those of the future. Addressing issues of environmental sustainability is becoming both increasingly important and required.

These guidelines will help ensure that Oceanview Resort meets a consistent level of environmental sustainability in residential and commercial construction. Specific opportunities for site design, building design, site-utility services, landscaping and construction practices are focused around eight environmental sustainability principles:

1. Improve energy efficiency:

- a) high efficiency heating and cooling systems,
- b) maximizing solar gains for buildings by optimizing building and glazing orientation and configuration,
- c) high thermal-resistance (R) values for exterior insulation (min R20 for walls and min R30 for roofs) and “low-e” glazing for buildings.
- d) encourage natural ventilation in design of buildings to minimize energy use for cooling,
- e) include rain sensors in all automatic irrigation systems.

2. Minimize impact on existing ecosystems:

- a) porous paving surfaces for drainage and drainage catchment areas,
- b) native and drought resistant plants for landscaping,
- c) mitigate impacts to sensitive habitats.

3. Reduce water use:

- a) low-flow appliances, fixtures and faucets,
- b) water-efficient landscapes,
- c) micro irrigation design,
- d) capturing and using rain water wherever possible,
- e) use of treated sewage or grey water for irrigation where possible.

4. Reduce material use:

- a) easy access and infrastructure for community recycling bins,
- b) using salvaged, recycled, recyclable and re-used materials in construction,
- c) purchasing construction materials that minimize waste and maximize lifetime durability.

5. Provide transportation choices:

- a) infrastructure that could support public transit in the future,
- b) pedestrian and bicycle-friendly planning and street design.

6. Encourage use of renewable energy:

- a) potential ground source (geo-exchange) heating and cooling systems,
- b) solar heating (active or passive).

7. Ensure healthy living environments:

- a) fresh air circulation for indoor air quality in ventilation design,
- b) building materials low in VOCs (volatile organic compounds) ,
- c) building materials that are easily cleaned, durable, and require minimal maintenance.

8. Preserve, protect or mitigate disturbance of the natural setting:

- a) respect areas such as Cable Bay Trail, most significant ESAs, riparian zone, etc.,
- b) integrate indigenous plant material into groomed landscaping.





PART FOUR - TRANSPORTATION AND MOBILITY

Table 8: Land-Use Distribution Table*

LAND USE/UNIT TYPE		SITE AREA		% SITE AREA	UPH or sq.ft.	Unit Est.
		Hectares	Acres			
PHASE G1						
	GOLF	29.7	73.3	44.8		
	PARKS AND OPEN SPACE	36.5	90.2	55.2		
	Sub Total	66.2	163.5	100.0		
PHASE G2						
		28.6	70.7	100.0		
	Sub Total	28.6	70.7	100.0		
PHASE OV1						
	RESIDENTIAL (LOW DENSITY)	3.3	8.1	43.3	21 uph	66
	RESIDENTIAL (MEDIUM DENSITY)	0.4	1.0	5.4	48 uph	19
	RESIDENTIAL (MEDIUM-HIGH DENSITY)	0.6	1.5	8.0	100 uph	60
	COMMUNITY AND PUBLIC SERVICES	0.4	1.0	5.3		
	GOLF CENTRE MIXED USE COMMERCIAL	2.6	6.5	34.8	46 uph	120
	PARKS AND OPEN SPACE	0.2	0.6	3.2		
	Sub Total	7.5	18.7	100.0	35,000 sq.ft.	265
PHASE OV2						
	RESIDENTIAL (LOW DENSITY)	3.1	7.6	59.8	22 uph	68
	RESIDENTIAL (MEDIUM DENSITY)	0.3	0.7	5.5	40 uph	12
	RESIDENTIAL (MEDIUM-HIGH DENSITY)	1.6	3.9	30.7	98 uph	156
	PARKS AND OPEN SPACE	0.2	0.5	4.0		
	Sub Total	5.2	12.7	100.0		236
PHASE OV3						
	RESIDENTIAL (LOW DENSITY)	3.9	9.6	99.0	13 uph	51
	PARKS AND OPEN SPACE	0.0	0.1	1.0		
	Sub Total	3.9	9.7	100.0		51
PHASE OV4						
	RESIDENTIAL (LOW DENSITY)	1.6	3.9	36.8	25 uph	40
	RESIDENTIAL (MEDIUM-HIGH DENSITY)	2.6	6.4	60.4	98 uph	256
	PARKS AND OPEN SPACE	0.1	0.3	2.8		
	Sub Total	4.3	10.6	100.0		296
PHASE OV5						
	RESIDENTIAL (LOW DENSITY)	1.1	2.8	56.0	23 uph	25
	RESIDENTIAL (MEDIUM DENSITY)	0.9	2.2	44.0	41 uph	37
	Sub Total	2.0	5.0	100.0		62
PHASE OV6						
	RESIDENTIAL (LOW DENSITY)	2.7	6.7	48.9	13 uph	35
	RESIDENTIAL (MEDIUM DENSITY)	0.9	2.2	16.1	37 uph	33
	MIXED USE COMM. & RES. AREA	1.4	3.4	24.8	99 uph	138
	PUBLIC UTILITY LOT (PUL)	0.4	0.9	6.6		
	PARKS AND OPEN SPACE	0.2	0.5	3.6		
	Sub Total	5.6	13.7	100.0	10,000 sq.ft.	206

		SITE AREA		% SITE AREA	UPH or sq.ft.	Unit Est.
		Hectares	Acres			
PHASE OV7						
	RESIDENTIAL (LOW DENSITY)	3.8	9.5	100.0	16 uph	62
	Sub Total	3.8	9.5	100.0		62
PHASE OV8						
	RESIDENTIAL (LOW DENSITY)	2.6	6.4	95.5	23 uph	59
	PARKS AND OPEN SPACE	0.1	0.3	4.5		
	Sub Total	2.7	6.7	100.0		59
PHASE OV9						
	RESIDENTIAL (LOW DENSITY)	2.1	5.2	100.0	19 uph	39
	Sub Total	2.1	5.2	100.0		39
PHASE OV10						
	RESIDENTIAL (LOW DENSITY)	5.1	12.6	87.5	14 uph	70
	PARKS AND OPEN SPACE	0.7	1.8	12.5		
	Sub Total	5.8	14.4	100.0		70
PHASE OV11						
	RESIDENTIAL (LOW DENSITY)	0.9	2.1	28.0	26 uph	23
	RESIDENTIAL (MEDIUM DENSITY)	0.6	1.6	21.3	45 uph	27
	RESORT COMMERCIAL CENTRE	1.5	3.6	48.0	97 uph	142
	PARKS AND OPEN SPACE	0.1	0.2	2.7		
	Sub Total	3.1	7.5	100.0	68,500 sq.ft.	192
PHASE OV12						
	RESORT COMMERCIAL CENTRE	4.2	10.3	94.5	98 uph	411
	PARKS AND OPEN SPACE	0.2	0.6	5.5		
	Sub Total	4.4	10.9	100.0	181,500 sq.ft.	411
PHASE OV13						
	RESIDENTIAL (LOW DENSITY)	0.8	2.0	28.6	28 uph	22
	RESIDENTIAL (MEDIUM DENSITY)	2.0	5.0	71.4	43 uph	86
	Sub Total	2.8	7.0	100.0		108
PHASE OV14						
	RESIDENTIAL (LOW DENSITY)	1.7	4.3	86.0	9 uph	16
	RESIDENTIAL (MEDIUM DENSITY)	0.3	0.7	14.0	40 uph	12
	Sub Total	2.0	5.0	100.0		28
PHASE OV15						
	RESIDENTIAL (MEDIUM-HIGH DENSITY)	6.0	14.8	98.7	99 uph	592
	PARKS AND OPEN SPACE	0.1	0.2	1.3		
	Sub Total	6.1	15.0	100.0		592
TOTAL		156.1	385.8	100.0	295,000 sq.ft.	2677

*Unit conversions may lead to slight numeric discrepancies.

4.1 Design Principles

Providing for land uses alone cannot create a fulfilling community. The land uses need community-building elements, such as physical connections and places for recreation and social opportunities, to encourage interaction between the resort's inhabitants. The physical connections will be achieved through a circulation network that is safe, convenient and aesthetically pleasing, and that meets the needs of pedestrians, cyclists and vehicles in a balanced manner. At Oceanview Resort there are three main networks in the circulation system:

1. Roads (Map 2) – The network of roads and sidewalks designed to accommodate automobiles and pedestrians will provide pleasant and safe driving and walking environments. The access points to the existing road network have been selected to reduce the traffic impact that residents of Oceanview will have on neighbouring communities.
2. Streets, Sidewalks & Pathways (Map 2) – A network of streets and sidewalks – supplemented by regional and local pathways – will provide connections through the community and to adjacent neighbourhoods linking the community with the existing trail systems for pedestrians and cyclists.
3. Cart Paths (Figure 13) – The golf cart path will link the Golf Centre with the golf course. Where necessary crossings of the golf cart path and vehicular traffic on the community streets will occur, all necessary measures will be implemented, including “STOP” and “Yield to Golf Course Traffic” signs, allowing for the golfers to have a right of way while crossing the streets. If further required, pedestrian and/or golfer activated traffic signals or underground culverts for movements of the golf course users will be utilized.

4.2 Transportation and Mobility

The impact of traffic traveling to and from the Oceanview Resort development was assessed through an independent traffic study that was carried out in accordance with a Terms of Reference agreed to by City of Nanaimo staff. The Traffic Impact Study focused on identifying requirements (see Figure 9) for upgrading existing roads in the vicinity of the site and reviewing alternative access arrangements (see Appendix C).

4.3 Traffic Impact Study

The Traffic Impact Study considered conditions both with and without the Oceanview project developed as proposed. The analysis covered existing and future traffic volumes at five intersections, and along several roadways. The traffic analysis, which extended to the year 2031, indicates that under background conditions (i.e. without development traffic in place) the selected study area

intersections will operate at an acceptable level of service through to 2031.

The Traffic Impact Study was based on a total build-out of 2,725 residential units. This is slightly higher than the 2,702 units indicated on the current site plan. Residents of the development were split between retirees (30%), primary owners (45%) and recreational users and families (25%).

The analysis also included traffic from a standard 18-hole golf course, and 295,000 sq. ft. of commercial space. The commercial uses on the site are expected to be used primarily by residents and guests at the hotel and golf course, and will generate only a small amount of external traffic.

While ultimately site access may also be provided via Phoenix Way, this route was assumed to be available for emergency vehicle access only. All site-related traffic was assumed to use either Lindsey Road or Nicola Road to enter or exit the site.

4.4 Projected Traffic Volumes

The traffic analysis assumed development would be spread over a 20-year period with the initial phase (2011) comprising 10% of the ultimate build-out traffic volumes. Allowing for internal trips between residential, commercial and recreational uses, at build-out the site will generate approximately 1,000 two-way external vehicle trips during the weekday a.m. peak hour and 1,200 two-way external vehicle trips during the p.m. peak hour. In the a.m. peak, traffic will be primarily outbound. In the p.m., volumes will be more balanced; however, the majority of p.m. peak traffic will be inbound. The majority of site traffic (up to 85%) is expected to be oriented to the west of the Nanaimo River with 50% oriented to the City of Nanaimo.

Up to 90% of the external traffic is expected to use Lindsey Road to access the site. By 2031, the new Lindsey Road connector – between White Road and Maughan Road – is projected to carry 775 vehicles per hour (veh/h) both ways in the a.m. peak hour, and 925 veh/h both ways in the p.m. peak hour. The combined traffic volumes on Maughan Road south of the new connection point to Lindsey Road are projected to be approximately 1,300 veh/h in the a.m. peak hour and 1,450 veh/h in the p.m. peak hour.

With the new connector between Lindsey Road and Maughan Road, and with the site fully developed with up to 2,725 residential units, all five existing intersections analyzed in this assessment are predicted to operate at an acceptable level of service and within their theoretical capacity through to 2031.

Notwithstanding the above assessment of acceptable service, the intersection of Holden Corso Road and MacMillan Road will be analyzed prior to construction of each phase to determine if the traffic at the intersection has risen above its



“pre-Oceanview” traffic count, which is Level of Service B. Although Level of Service C, the next level up, is still deemed acceptable in an urban setting, Oceanview shall implement mitigation measures at the intersection to deal with increased volume at such time as it is determined that Level C is imminent.

4.5 Site Access

Site access is proposed via two locations: the primary access being an extension and upgrade of Lindsey Road and a secondary access via an upgraded Nicola Road. A previous traffic study for the site assessed three potential alignments for Lindsey Road to the west. Based on traffic operations, network connectivity, and the impact of site traffic on local roads, extending Lindsey Road to Maughan Road via a northern alignment was identified as the preferred option for providing a new route to the site.

Designing the new section of Lindsey Road between White Road and Maughan Road as a two-lane road (see Figures 8 & 9) will adequately serve the projected site traffic as estimated in the Traffic Impact Study. The City of Nanaimo engineering department requests that the paved section on the extension should be 10.8 metres, which will allow for one-lane travel in each direction and a 1.8-metre paved shoulder on each side. This would facilitate pedestrians and cycling along the shoulder and still allow a safe posted speed limit of 60 km/h. Local widening at intersections (ex. at White Road) may be necessary to accommodate turning traffic.

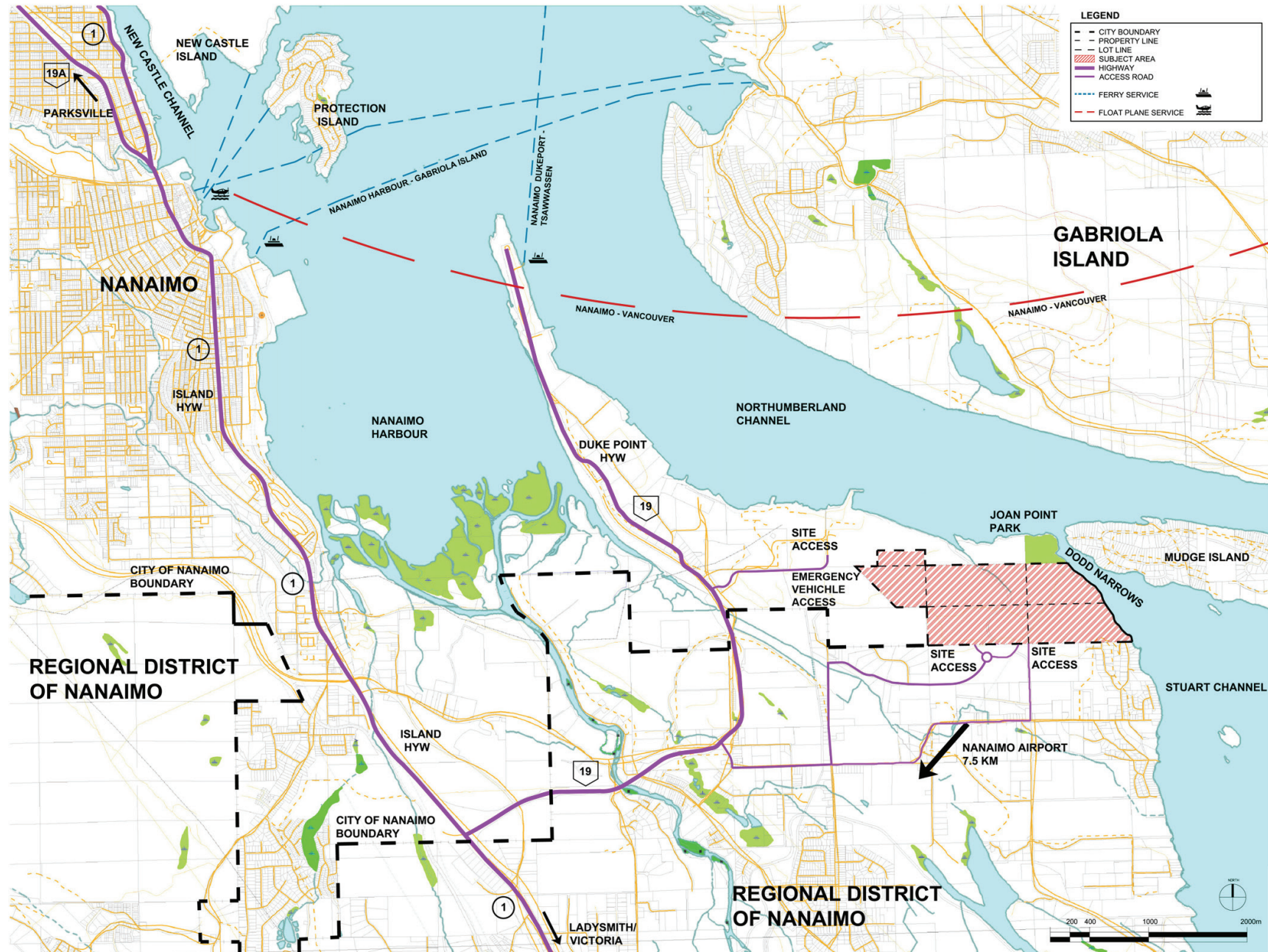
The extension of Lindsey Road will require a new intersection to be constructed on Maughan Road. This new intersection should be designed to accommodate a protected left turn slot for traffic exiting Lindsey Road onto Maughan Road. As an alternate, a design for a roundabout or traffic circle should be evaluated and considered based on a comparison of construction cost, traffic performance and safety perspectives.

To accommodate the additional site traffic on Maughan Road, it is recommended that Maughan Road between the new connector (Lindsey Road Extension) and Highway 19 overpass should be widened from two lanes to three and possibly four lanes. The timing for this upgrade will depend on the rate of development, and the final configuration for the intersection of the new Lindsey Road connector and Maughan Road.

The existing section of Lindsey Road between White Road and the site will require upgrading to allow a 3.6-metre travel lane plus at least a 1.0 metre paved shoulder in each direction. At selected locations with steep side slopes, roadside barriers will be required. It is also recommended that Nicola Road be upgraded to a standard two-lane road cross section.

The Lindsey Road extension and new intersection with Maughan Road will be required to be completed corresponding with the opening of the first residential

Figure 8: Vicinity Plan Showing Site Access*



*Provided for illustrative purposes only

Figure 9: Recommended Road Network Improvement*



phase. Other suggested improvements above will be required by 2031 to accommodate the Oceanview development as proposed. Tracking actual traffic counts as the project progresses will ultimately determine the timing for the installation of the various phases of the improvements noted.

4.6 Connections to Provincial Highways

The project site is currently accessed by Nicola Road which is a two-lane paved road terminating at the southerly boundary of the lands owned by Oceanview Golf Resort & Spa Ltd. (within the Regional District of Nanaimo). Given the rural nature of the road network to the south of the proposed development, Nicola Road is not a preferred primary access or egress route from Oceanview. Speed limit on Nicola Road should be limited to 50 km/h. While Nicola road will serve as a secondary access route for Oceanview, the internal road network will be configured to encourage use of the Lindsey Road transportation route.

The primary access to the development will connect to the existing City of Nanaimo road network at the intersection of Maughan Road and an extension of Lindsey Road (through private lands for which the future road dedication has been negotiated at 1230 Maughan Road) to the existing intersection of Lindsey and White Roads, along the existing alignment of Lindsey Road from White Road to Kurtis Crescent, and from there to the east via a further extension of Lindsey Road to the westerly boundary of the lands owned by Oceanview Resort. From this point, the access road will be constructed through the 96-acre parcel lying within the Regional District of Nanaimo to connect with the road network within the proposed development.

From the new intersection of Lindsey Road and Maughan Road, access to the Duke Point Highway going north is approximately 1.7 km away along Maughan Road. From the intersection of Phoenix Way and Maughan Road, access to the Duke Point Highway going south (via McMillan Road) is approximately 1.2 km away.

4.7 Transit Plan

As detailed design proceeds for the on-site utilities and roadways, liaison with the Regional District of Nanaimo and the City of Nanaimo will be undertaken in order to confirm where provision for bus pull-out(s) may be required within the road network for Oceanview. The concept plan has made preliminary provision for transit stops (see Map 2) as envisioned by the proponent and once these locations have been confirmed, the road design will incorporate any required accommodation for bus stops. Neither staging areas nor park and ride lots are envisioned due to the walkability of the site design. Discussions with the Region District of Nanaimo transit authority indicate that bus service to Oceanview will be predicated on ridership i.e. number of residents that will take the bus. When

sufficient demand is determined, the existing route 7 could be modified to include Oceanview.

4.8 Road Standards

The road standards for Oceanview will comply with the City of Nanaimo Manual of Engineering Standards and Specifications where applicable, with the requirements of the B.C. Ministry of Transportation requirements where applicable, according to the most recent version of the Transportation Association of Canada's Geometric Design for Canadian Roads, with the recommendations of the Traffic Study prepared for the project by Ward Consulting Ltd. (see Figure 10), and certified by a professional engineer.

In those areas of steep slopes, reliance will be made upon the provisions of the City of Nanaimo Steep Slopes Development Permit Area Guidelines to support requests for relaxations to such standards as minimum radius of curvature, maximum centerline gradient and alignment, sidewalk construction, pavement width and design speed in order to accomplish the following objectives:

1. minimize disruption to the natural landscape resulting from roadway and access driveway construction;
2. traffic calming;
3. minimize the "heat island" effect resulting from broad expanses of pavement;
4. minimize the increased area of hard surface and its impact upon rate of runoff resulting from the proposed development;
5. encourage creation of a peaceful, rural atmosphere in those areas of the development outside of the commercial core areas.

Where deemed necessary either as a result of the expected traffic flows on the fronting street, or as a result of steep topography, common access driveways may be incorporated into the design. In order to enhance the quality of the pedestrian environment and to facilitate the shading of the roadway pavement by landscaping, in those areas where topography permits, sidewalks may be separated from the roadway curbs to allow for a strip of landscaping between the curb and the sidewalk, including street trees.

4.9 Parking

In order to minimize the impact of parking construction on the rate and quality of runoff resulting from the proposed development, the following measures will be incorporated into the building and servicing design for commercial, multi-use and multi-family sites wherever feasible:

1. use of permeable pavements;
2. direction of pavement runoff over the pavement surface into landscaped areas along pavement edges as opposed to concentrated locations;
3. use of underground or under-building parking for larger buildings;
4. creation of rain gardens, vegetated swales, rock pits and constructed wetlands to facilitate infiltration and treatment of pavement runoff;
5. installation of paved wheel paths only or grass-grid (or approved equivalent) for those areas where vehicle access is expected to be intermittent (for example fire lanes and emergency access routes);
6. where practical and due to expected building occupancy, where there is a potential for dual-purpose use of parking areas (for example buildings which function both as commercial and residential) or where the patrons are expected to arrive by means other than private automobile or based on increased ratios of "small car" stalls, application for relaxations of the minimum parking stall count requirements will take place to reduce the area of impermeable surface created as a result of development.

4.10 Pathway System

The primary function of the pathway system or trail network is to ensure connectivity within the community's open space system, provide public ocean front access and connectivity to the existing Cable Bay Trail and to enhance the appreciation of the area's natural setting. The paths may be comprised of any of a combination of sidewalks, paved pathways, gravel pathways, chip pathways, boardwalks, walkways, nature trails and waterfront trails.

Sidewalks will be constructed when paths border a vehicular street. Pathways will be constructed where less formal, on-grade pedestrian circulation is required. Elevated boardwalks may be built in sensitive natural areas where appropriate to attract or encourage visitors. Predominantly unimproved nature trails and waterfront trails may occur where pedestrian movement is desired but complex pathway construction methods would result in extensive destruction of the natural site conditions or disturb archeological sites. When appropriate and suitable, the use of permeable trail surfaces (or other ecologically appropriate alternatives) should be used to minimize erosion and encourage infiltration of rainfall.

Redundancy of paths will be discouraged in order to minimize developed footprint, reduce heat island effect and support sustainable development.

Sidewalks and/or widened sidewalk pathways will only border one side of any street excepting in the Village Centre. In addition to mixed use (pedestrian/bicycle) widened sidewalk/pathways adjacent to roads, mixed use paths will be encouraged in other areas where topography and safety concerns permit.

4.11 Driveways and Walkways

On multifamily and/or mixed use sites, entrance driveways and walkways should be located to minimize their impact on the natural landscape character, large or significant trees, rock outcrops and natural site drainage. Where possible, common driveways should be considered to limit the environmental and visual impact of driveways on public realm.

4.12 Bicycle Network

A pedestrian and cycle network of streets and sidewalks, supplemented by regional and local pathways will provide connections through the community and to adjacent neighbourhoods, thereby linking the community with the existing trail systems.

Secondary roads branching from the collector thoroughfare shall feature pedestrian use sidewalks only, bordering a single side of the road, with no provision for bicycle paths off the road (see Illustration 11).

The collector road winding through Oceanview will feature a widened pedestrian/bicycle sidewalk/pathway on one side of the thoroughfare and no sidewalk or pathway on the opposite side (see Illustration 12).




The main street boulevard in the Village Centre will feature widened pedestrian/bicycle sidewalk/pathways adjacent to both sides of the road (see Illustration 13).

Figure 10: Road Gradient Analysis Plan*



*Provided for illustrative purposes only

ROAD LEGEND

	SITE ROADWAY	± 9,525 M	17.0 ha	(42.0 acres)
	RDN ROADWAY	± 1,645 M	3.3 ha	(8.2 acres)
		± 11,170M	20.3 ha	(50.2 acres)
	PROPOSED TRANSIT STOP			

PRIVATE ROADS/ WALKS

ROUTE U	$\pm 400 \text{ M}$
ROUTE V	$\pm 430 \text{ M}$
	$\pm 830 \text{ M}$

*SEE ILLUSTRATION 9 & 10

PEDESTRIAN WALKS/ SECONDARY ROADS

■ ■ ■	ROUTE Q	± 830 M
■ ■ ■	ROUTE R	± 555 M
■ ■ ■	ROUTE S	± 520 M
■ ■ ■	ROUTE T	± 335 M

*SEE ILLUSTRATION 11

**PEDESTRIAN WALKS/ CYCLE
PATHS/ COLLECTOR ROADS**

■ ■ ■	ROUTE N	± 5,285 M
■ ■ ■	ROUTE O	± 505 M
■ ■ ■	ROUTE P	± 550 M

*SEE ILLUSTRATION 12 & 13

PEDESTRIAN TRAILS

TRAIL A	± 1,815M
TRAIL B	± 895M
TRAIL C	± 100M
TRAIL D	± 1,105M
TRAIL E	± 660M
TRAIL F	± 210M
TRAIL G	± 540M
TRAIL H	± 60M
TRAIL J	± 265M
TRAIL K	± 105M
TRAIL L	± 60M
TRAIL M	± 160M

± 5,975M

*SEE ILLUSTRATION 7.
** TRAIL LOCATIONS AND LENGTHS ARE PROPOSED. EXACT PLACEMENTS WILL BE DETERMINED AT TIME OF SUBDIVISION.

UNIT LEGEND

- ESTATE DETACHED
- DETACHED
- SMALL DETACHED
- DUPLEX
- TOWNHOUSE
- MULTIFAMILY
- MIXED USE NEIGHBORHOOD
- COMMERCIAL CENTRE*
- MIXED USE COMMERCIAL CENTRE*
- COMMUNITY SERVICE
- PUBLIC UTILITY

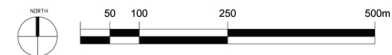


Illustration 3: Typical Section Through Mixed-Use Commercial Centre

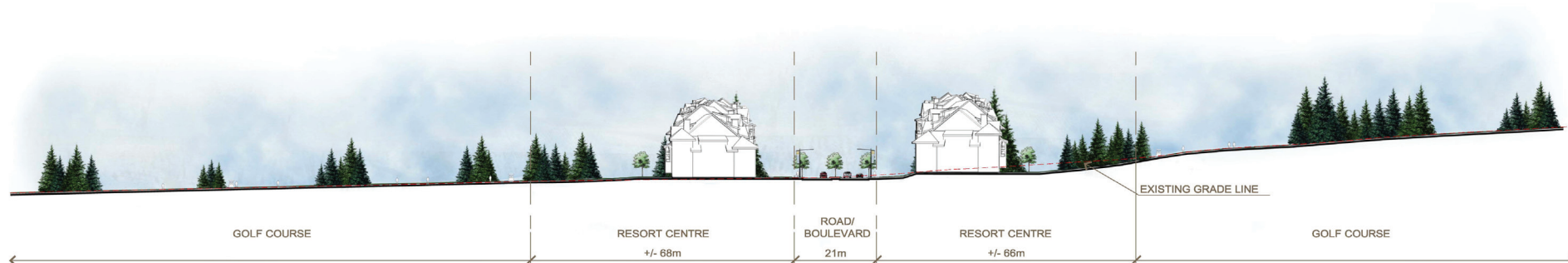


Illustration 4: Typical Section Through Residential Neighbourhood with Wetland

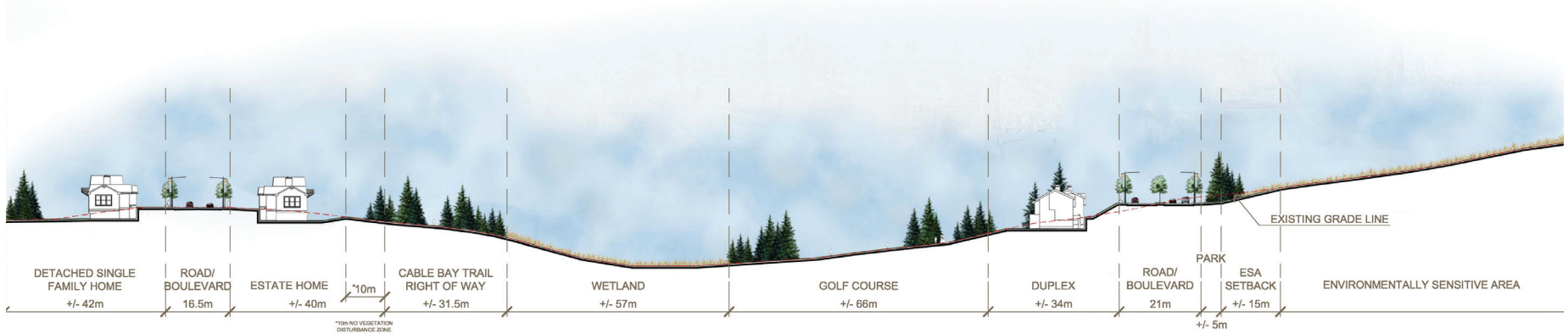


Illustration 5: Typical Section Through Residential with ESA



Illustration 6: Typical Section Through Residential Neighbourhood with East Oceanview Park

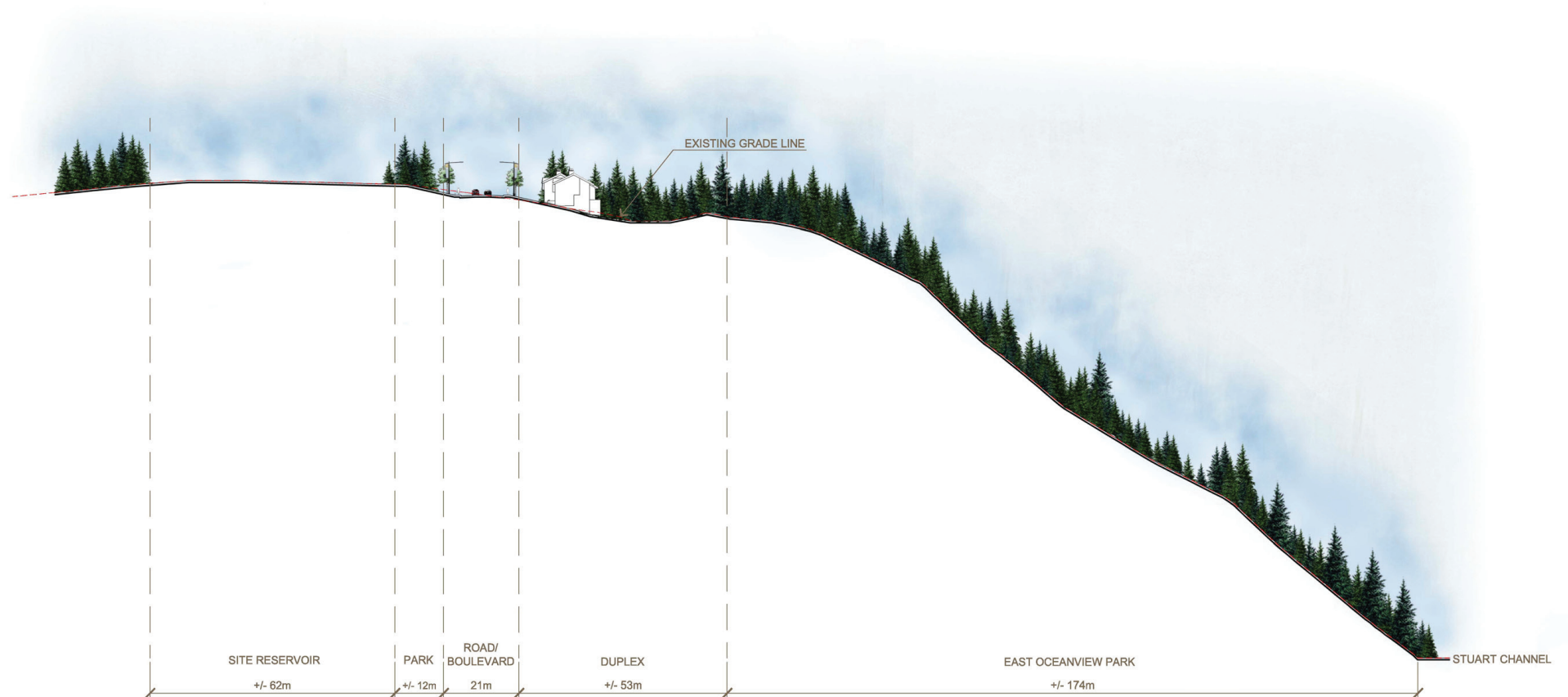


Illustration 7: Typical Section through Pedestrian Pathway



Illustration 8: Typical Section through Golf Cart Pathway

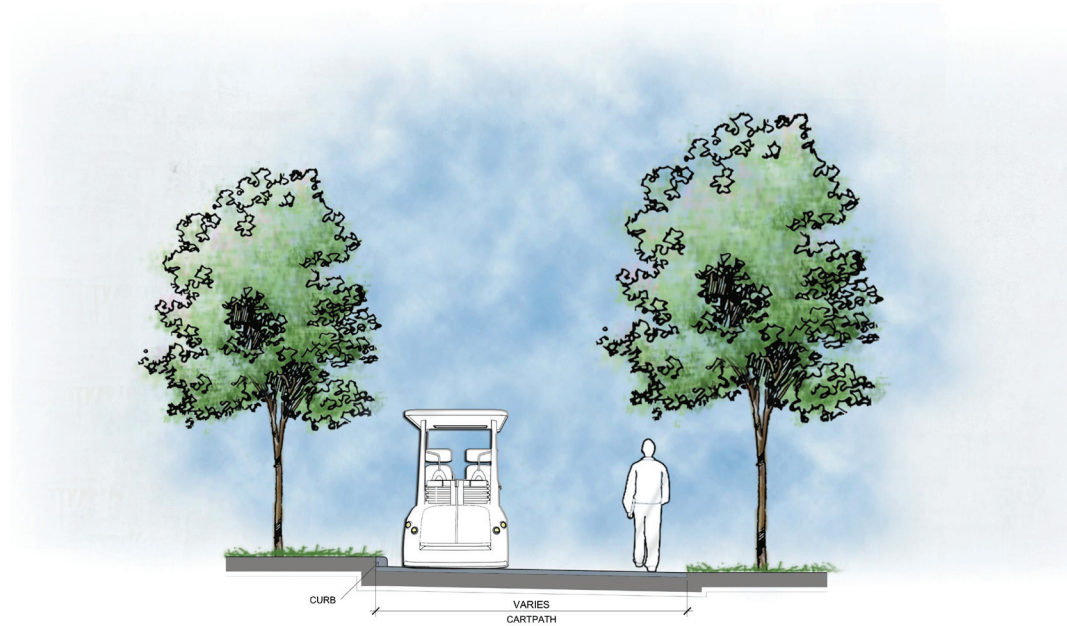


Illustration 9: Typical Section through Private Driveway (7.0m)

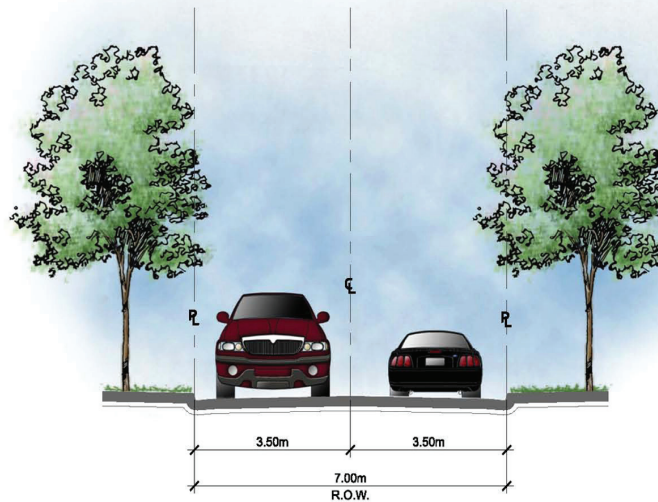


Illustration 10: Typical Section through Private Driveway (8.5m)

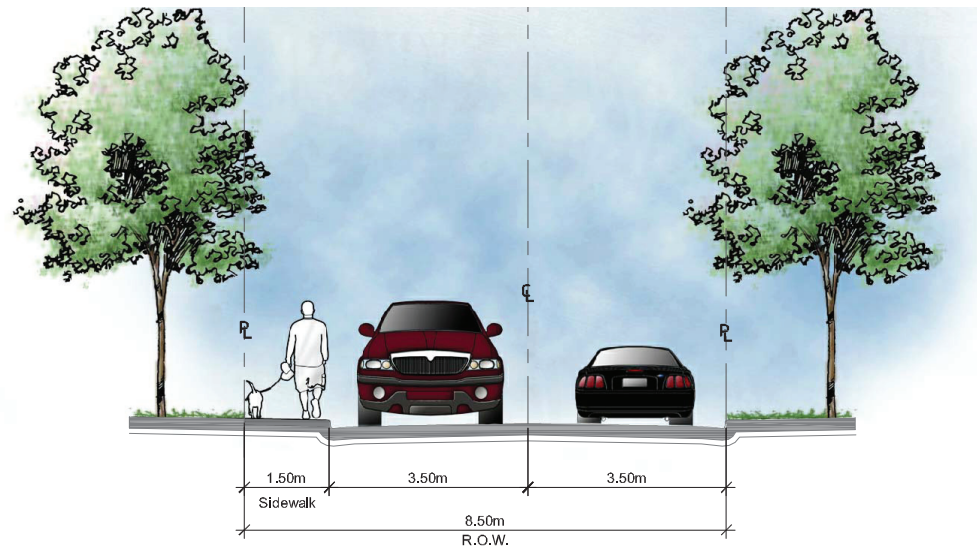


Illustration 11: Typical Section through Secondary Road (16.5m)

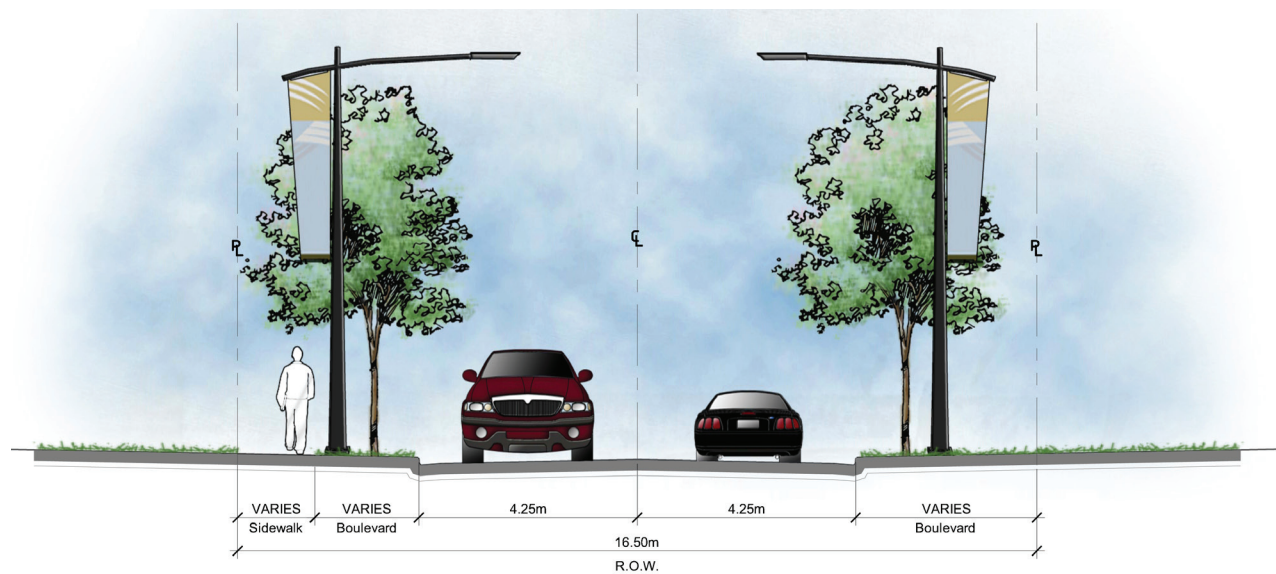


Illustration 12: Typical Section through Collector Road (20 m)

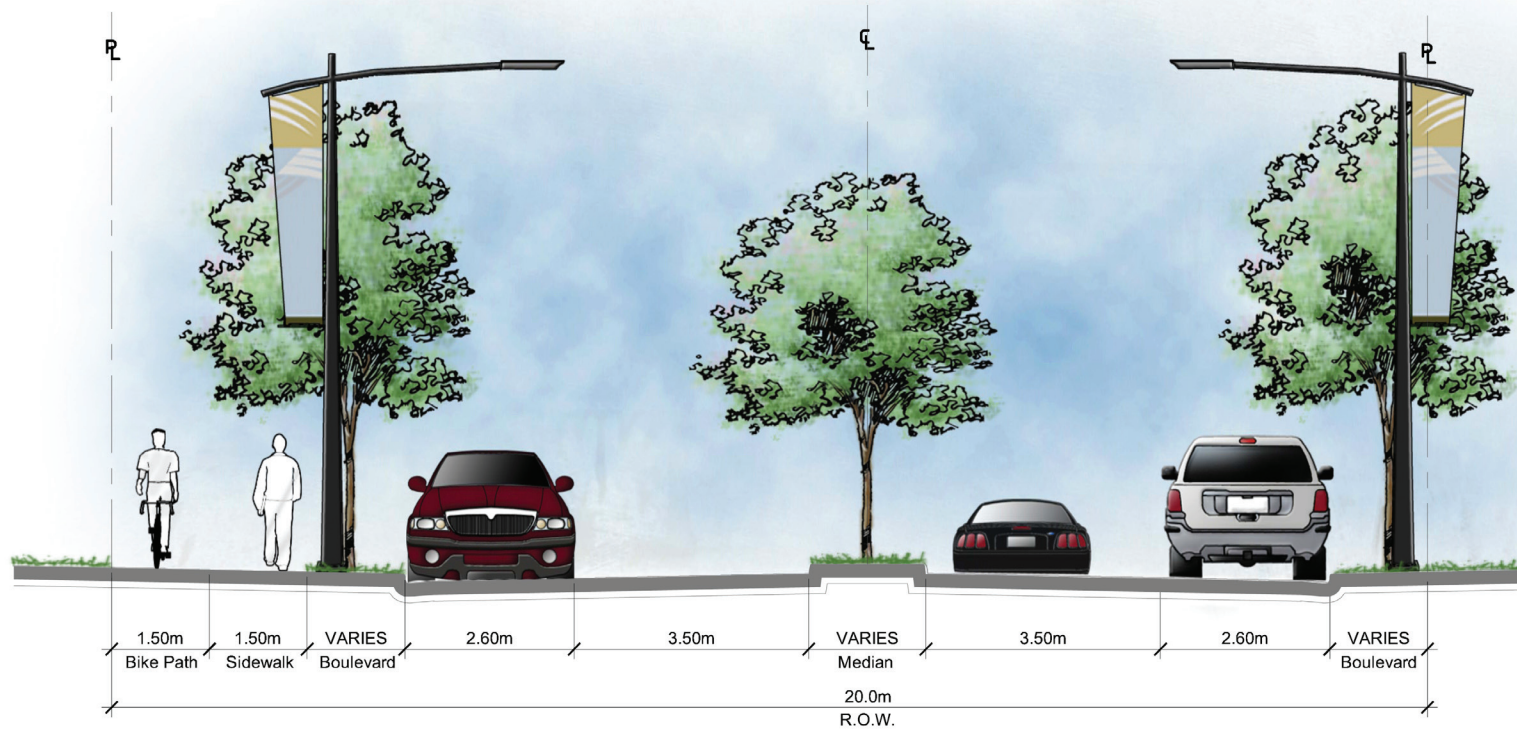
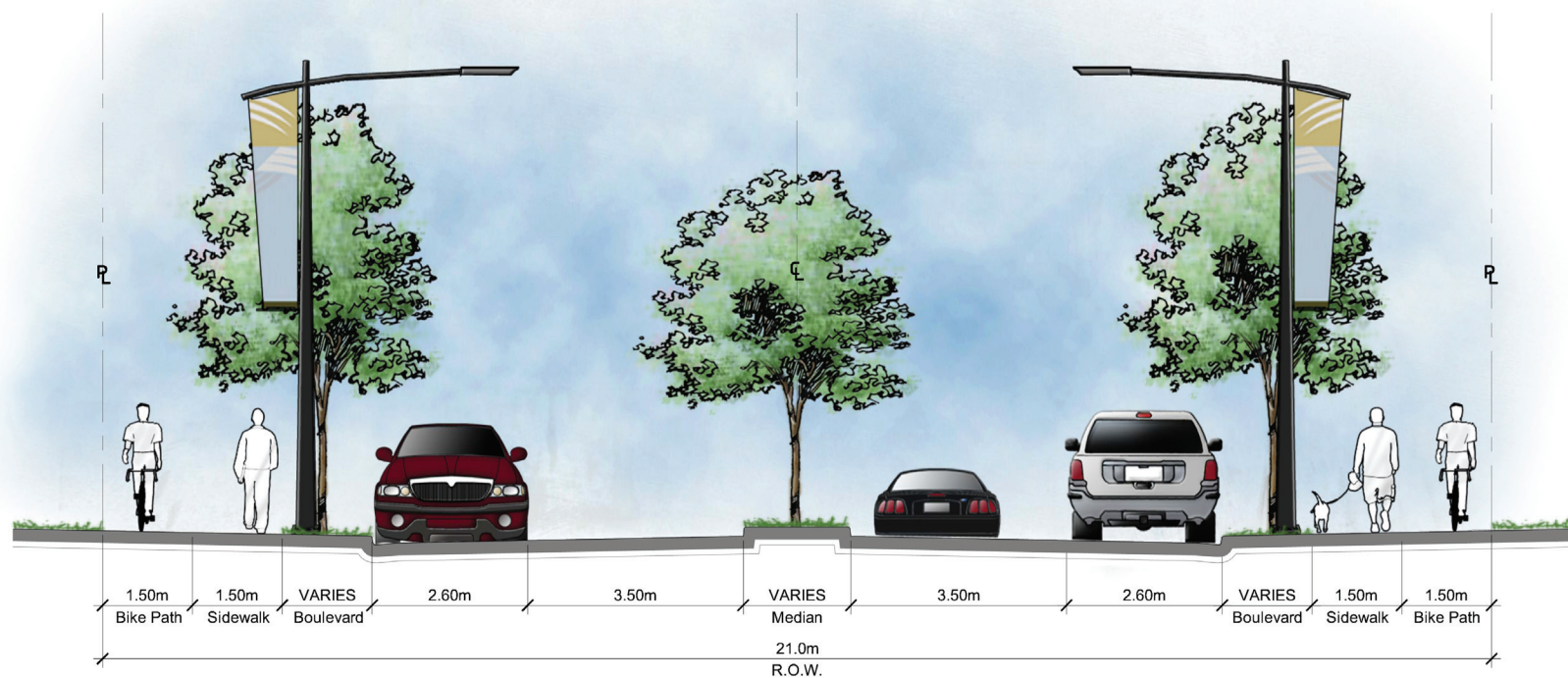


Illustration 13: Typical Section through Village Centre (21m)

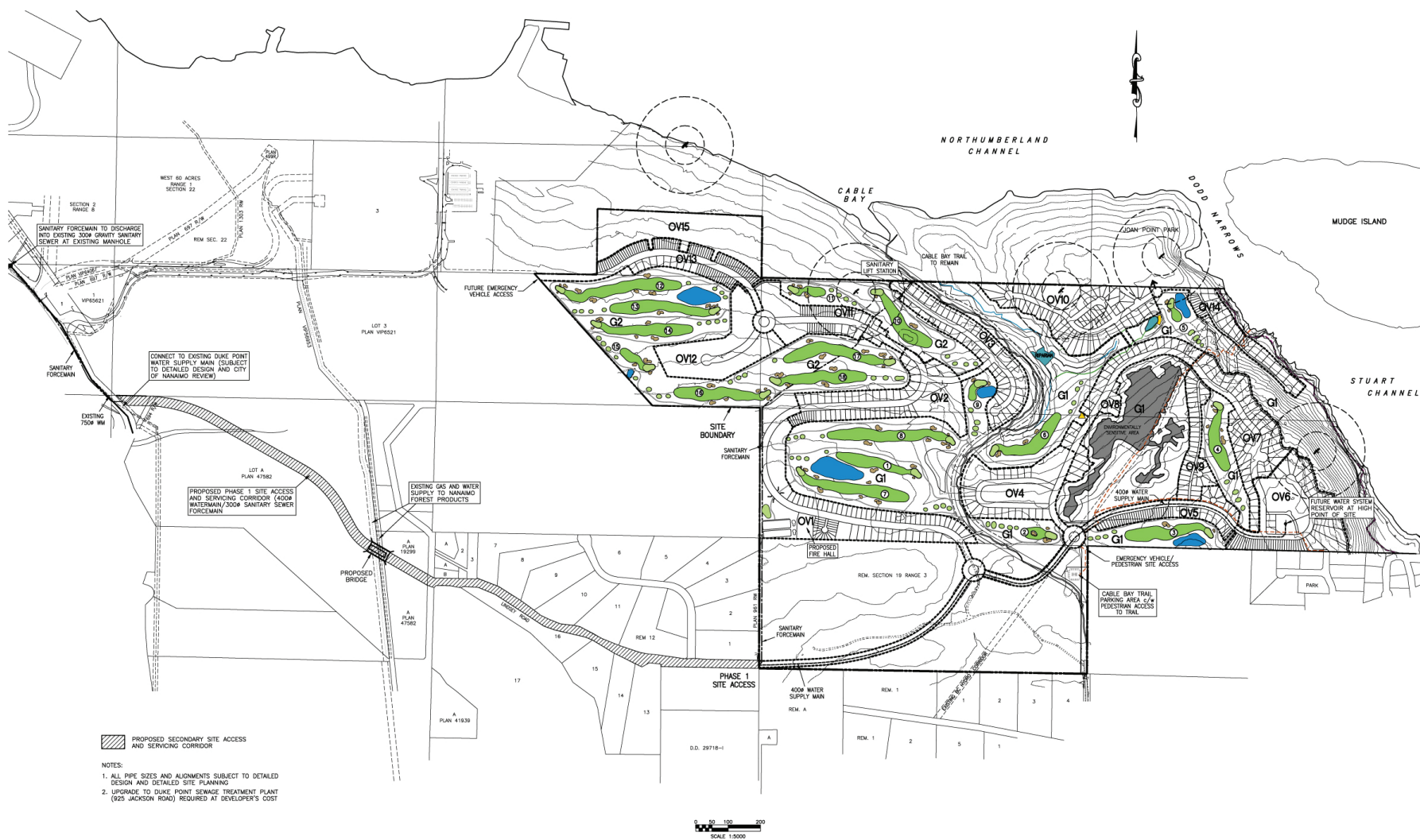






PART FIVE - UTILITIES AND SERVICES

Map 3: Servicing



5.1 Design Principles

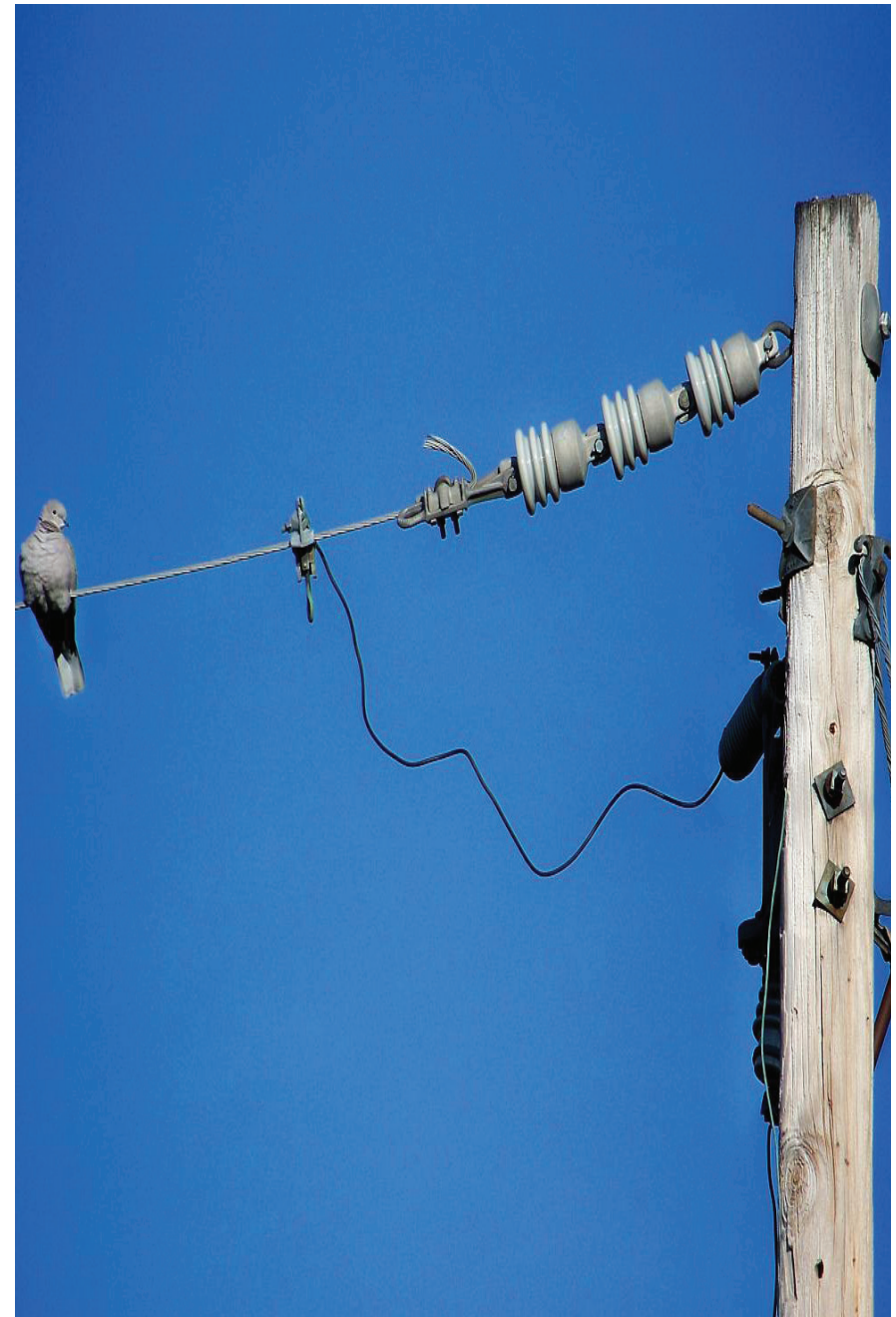
As the new community of Oceanview will require utilities and services, this Master Plan document includes policies to ensure that these are delivered in a safe, logical and efficient manner. It is recognized that the existing City of Nanaimo standards will have to be adapted to accommodate this site's unique features, such as its splendid views, environmental elements, mature vegetation and Cable Bay Trail, to support the desire to create a unique, livable urban community.

5.2 Utilities and Services

One of the benefits of a more compact urban form is that the utilities and other services can be provided more efficiently. The Oceanview area will be generally serviced with all municipal services (see Map 3). The introduction of increased population density and activity on the site will require the review and analysis of existing municipal infrastructure, consideration of upgrading of existing services where required, or the provision of new facilities where required to handle new development. The purpose of these policies is to ensure that water, sanitary sewer, storm water, telephone, natural gas, electricity, cable and other utilities are provided in a safe, logical and efficient manner.

5.2.1 Design Population

The preliminary design for the off-site water and sanitary sewer servicing has been based upon a theoretical population for all of the Oceanview lands including the un-addressed parcel to the south of 1260 Phoenix Way which currently lies outside of the City of Nanaimo boundary (the "RDN Parcel") using the population densities designated in the City of Nanaimo Manual of Engineering Standards and Specifications for each proposed use. It is acknowledged that the RDN Parcel would require annexation into the City of Nanaimo, Official Community Plan Amendments and re-zoning in order to achieve these theoretical population densities. The total area of the parcels included in the current development proposal is 170.5 Ha (421.3 Acres). Calculating theoretical population as noted above results in a theoretical population for the properties included in the current development proposal of 4,915 persons. The RDN Parcel comprises approximately 39.5 Ha (97.6 Acres). Calculating theoretical population as noted above results in a theoretical population for the RDN Parcel of 1,112 persons (based upon assumed future zoning). The total theoretical population for the properties under the control of Oceanview Golf Resort and Spa Ltd. is therefore 6,027 persons.



5.2.2 Water

It is proposed that the development will be serviced with City of Nanaimo water by a connection to the existing Duke Point Supply Main in the vicinity of the new intersection of Maughan Road and the extended Lindsey Road. The alignment of the proposed off-site watermain will follow the new alignment of the Lindsey Road extension from Maughan Road to the existing intersection of Lindsey Road and White Road, from there, the existing alignment of Lindsey Road to the intersection of Lindsey Road and Kurtis Crescent, from there, an extension to the east of Lindsey Road, and into the development site at its south-westerly corner. The exact point of connection to the City of Nanaimo watermain network will be confirmed early in the detailed design process.

The theoretical water demands for 6,027 persons based upon the consumption rates and population densities set out in the City of Nanaimo Manual of Engineering Standards Specifications work out to the following:

- Average Day Demand-2,742 m³/day (31.7 l/s)
- Maximum Day Demand-6,841 m³/day (79.2 l/s)
- Peak Hour Demand-10,969 m³/day (127 l/s)

Based upon a theoretical maximum allowable velocity of 1.5 m/s at peak hour (domestic) demand, preliminary calculations indicate that the off-site water supply



main should be 350Ø. Using the consumption rates set out in the City of Nanaimo Manual of Engineering Standards and Specifications, and a maximum theoretical velocity of 1.5 m/s, a 350Ø supply main could serve a maximum population of 6,851 persons. Based upon a theoretical fire flow of 300 l/s (City of Nanaimo Specification for Core Area Commercial) and a maximum allowable velocity of 3.0 m/s a 400Ø watermain would be required to convey the maximum theoretical fire flow for the core commercial area. Based upon a maximum allowable velocity of 1.5 m/s a 400Ø watermain could supply the theoretical domestic demand for a population of 8,948 persons.

A single offsite watermain is proposed inasmuch as the Duke Point Supply Main is itself a single line. Overspec polyethylene is proposed for the line as it is both durable and flexible and can move around without breaking as it uses no mechanical couplings (sections are fused as they are installed) with the fused joints effectively creating a single unbroken pipe. It also has no corrosion issues as does welded steel pipe.

Preliminary calculations also indicate that ultimately the required reservoir volume on site for a design population of 6,027 persons should be in the order of 4,860 m³. The required timing of the reservoir construction has not been determined at this time and will be established in consultation with the City of Nanaimo during detailed design of the site servicing for the project.

The foregoing flow estimates are based upon the preliminary site plan information available at this time and do not incorporate any consideration of the effects of low flow fixtures or other conservation measures. All flow estimates are therefore subject to re-calculation as site uses, detailed design and building/population data become available.

In addition to connection to the City of Nanaimo water services for domestic supply and fire fighting capacity, Oceanview will utilize untreated water (both

captured from stormwater run off and pumped from drilled wells on site) to irrigate golf fairways and greens. Ponds located on the golf course will be designed to hold a minimum of a 45-day supply of water to sustain the fairways and greens during dry periods. The ponds will be recharged by stormwater collection supplemented by drilled wells. Nanaimo Forest Products, in their pulp mill operations west of Oceanview, have an excess capacity of raw water that is available for delivery to the golf course via a separate raw water pipeline to be installed in a service corridor along Phoenix Way. Utilization of that raw water source will augment onsite water capture and extraction.

The golf course design contemplates tie in to the Nanaimo domestic system for golf irrigation only as a supplement to the onsite sources in the event of shortfalls during the grow in period or extended dry periods where onsite sources do not keep pace with consumption. Utilization of a certain supply of raw water from Nanaimo Forest Products will preclude the need to use City Nanaimo domestic water for irrigation except in case of an unforeseen supply emergency.

5.2.3 B.C. Hydro/Telus/Shaw Cable/Terasen Gas

There is an overhead B.C. Hydro/Telus transmission line traversing the site in a south-west to north-east direction which provides electrical power and telephone service to Mudge and Gabriola Islands. As part of the works it is intended that this line will be re-aligned to follow the roadway from its entry point onto the site up to the northerly property line of the site. This re-alignment of the B.C. Hydro/Telus transmission line will eliminate the requirement for B.C. Hydro and Telus

maintenance/inspection vehicles to travel through that portion of the site which has been designated Environmentally Sensitive.

B.C. Hydro, Telus and Shaw Cable services are also available at the intersection of Lindsey Road and Kurtis Crescent and it is at this location where the connection is expected to be made to existing infrastructure.

With the exception of the crossing of Dodd Narrows for the transmission lines noted above, and possibly with the exception of the infrastructure within the RDN parcel at the southerly limit of the development property, it is expected that B.C. Hydro, Telus, and Shaw Cable infrastructure constructed within the limits of the Oceanview Development will be underground.

Terasen Gas has plant in Maughan Road at the proposed intersection point and, given the scope of the proposed development, it is anticipated that they will extend a main along the proposed primary access road in order to give them the ability to provide Terasen Gas service to the site.

5.2.4 Sanitary Sewer

Based upon review of the topography of the site using available City of Nanaimo contour information and topographical survey completed to date, preliminary indications are that one (1) on-site sewer pump-station will be required for the currently proposed development. During detailed design every effort will be made to minimize the number of sewer pump stations ultimately required.



The sewage generated by the development will be conveyed by forcemain to a connection point with the existing City of Nanaimo sewer network located at the existing sewer manhole in Maughan Road just to the north of Hooker Road. This manhole discharges into a 300Ø sanitary sewer flowing to the north along Maughan Road and ultimately into the Duke Point Pollution Control Centre (DPPCC) located at 925 Jackson Road in the Duke Point Industrial Park.

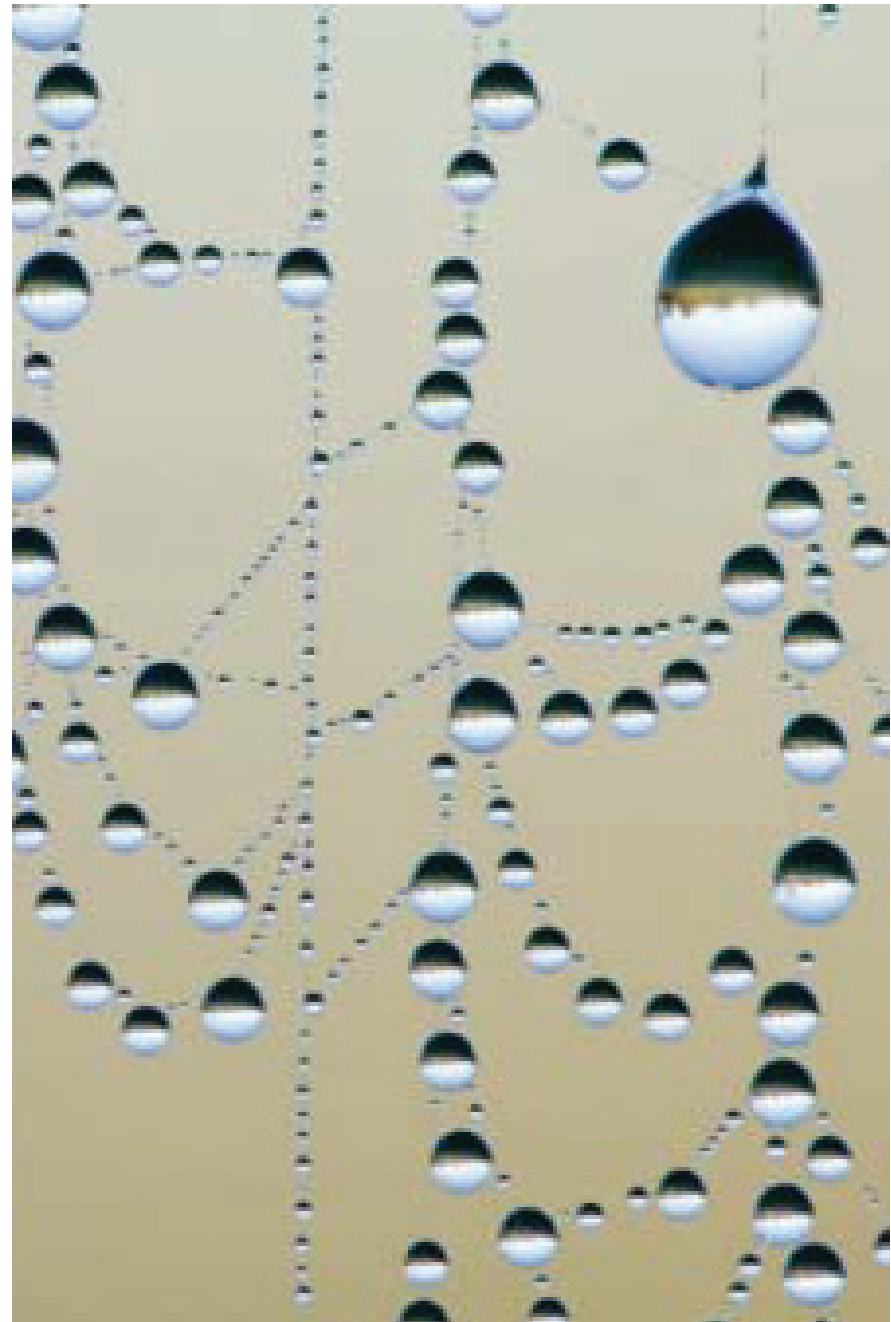
Preliminary calculations using City of Nanaimo standards indicate that the approximate total peak sewage volume (including infiltration at 25,000 l/Ha/day over the area to be serviced with sanitary sewer) to be generated by the development (including allowance for the potential capacity of the RDN Parcel) will be in the order of 75 l/s. This flow would dictate the sizing of the lowest pump-station and forcemain between the development property and the connection point to the Duke Point Sewage System. The capacity of the treatment facility would have to be increased to meet at least the theoretical ADWF (average dry weather flow) which is expected to be in the order of 1,386 m³/day (16 l/s) based upon the information available at this time.

At some point in the future, once design pumping rates have been established, it may be necessary, depending on volumes, to up-size the existing gravity sanitary sewer mains in Maughan Road between the connection point and the DPPCC as development proceeds (i.e. as sewage flow rates increase towards the ultimate design flow). Inasmuch as there are 15 phases of development envisioned, prior to approval of each phase engineers shall determine if upsizing is required to receive the design volume of the phase in question. In the event that the need to upsize is established, a design and cost analysis shall be undertaken by Oceanview and approved by the Regional District whereupon Oceanview shall provide funding for 100% of the agreed costs of the upgrade to the mains prior to receiving final approval for that phase.

The foregoing flow estimates do not consider the possible reductions which could be achieved by the following measures, which may be incorporated into the ultimate servicing design:

- installation of low flow fixtures in the proposed buildings on site,
- installation of a separate collection and treatment system for grey water or diversion of a portion of the sewage effluent generated by the development for on-site treatment and storage in order to facilitate its use for irrigation of the golf course,
- diversion, treatment, and storage of a portion of the sewage effluent from the development for use as irrigation water for the golf course.

Discussions with the Regional District of Nanaimo (who own and operate the DPPCC) indicate the following:



The current capacity of the plant is 370 m³/day (10.5 l/s);

- The current average flow through the plant is 25 m³/day (0.3 l/s);
- Within the next year or two a portion of the Cedar Village is expected to connect flows of approximately 200 m³/day (2.3 l/s);
- The available capacity of the plant is therefore anticipated to be approximately 345 m³/day (4.0 l/s) following the connection of the Cedar Village;
- Regional District of Nanaimo policy has set aside the entire design capacity of the plant for the Duke Point Industrial Park, therefore any entity wishing to discharge sewage to the plant must bond for the cost of required plant capacity expansion. The Regional District of Nanaimo typically collects bonding in advance of permitting connection to the plant in order to ensure that if/when the additional plant capacity is required, they have the funds available to increase the plant capacity.

In the case of the Oceanview project it is expected that submission of bonding to the Regional District of Nanaimo would initially be for the cost of the first incremental upgrade of the facility (see upgrade report summary below).

Thereafter, the capacity available as a result of the initial upgrade would be allocated to Oceanview until such time as the flow approached the full capacity of the upgrade. Determination of a further upgrade and the need to fund it would be tied to the phasing of the project (perhaps as a condition of Final Approval of each phase) wherein a calculation or more accurately a measure of the available capacity would have to be within the design flows of each subsequent phase until such time as it was determined that the phase in question would not be able to be accommodated at which point the design and cost of a further upgrade would be determined and agreed by the Regional District and its engineers and paid in advance by Oceanview whereupon the same scenarios as described above would take place until Oceanview reaches Final Approval stage.

It is further anticipated that the bonding amount would be evaluated at design stage for each upgrade by way of an updated report to be prepared by engineering consultants for the Regional District of Nanaimo;

- A report commissioned by Oceanview and completed by Associated Engineering Services Ltd. (AESL) (previous Consultants for the Regional District of Nanaimo) recommends that the ultimate capacity of the DPPCC be set at 3,150 cubic metres per day using the existing (SBR) technology (2,250 cubic metres per day above the current capacity).

This capacity can be added incrementally in stages over time, as volume from Oceanview increases, initially by the addition of one new cell, then later a second new cell, and later expansion of the volume of the two existing cells to create 4 new cells with equivalent volumes. It is noted in the AESL report that further treatment site capacity increases beyond 3,150 cubic metres per day may be available if the treatment method were revised from Sequencing Batch Reactor technology to a more space efficient technology such as Membrane Bioreactor technology.

As noted in the preceding section the foregoing flow estimates are based upon the preliminary site plan information available at this time and do not incorporate any consideration of the effects of low flow fixtures or other conservation measures. All flow estimates are therefore subject to re-calculation as detailed design and building/population data become available.

Based upon the foregoing it is expected that the Duke Point Pollution Control Centre could accommodate ultimate development of the Oceanview development and lands beyond (including more volume from Cedar) as noted above with the addition of 2 more cells to the plant and the upgrading of the capacity of the existing cells as detailed in the AESL report. Of course, like Oceanview, other users would be required to finance the costs of upgrading to support their flow as the Regional District would be obligated to advise latecomers that the apparent existing capacity was 100% allocated to Oceanview and Duke Point Industrial Park. A copy of the AESL report is available for review upon request.

Notwithstanding the above determination that the Duke Point Pollution Control Centre can be expanded to accommodate Oceanview, there are two other potential future lines that could receive and treat sewage from Oceanview that will be considered should they become available within a time frame that matches the development timelines for Oceanview.



One system is the extension of planned service lines extending east through the proposed Sandstone project into and to the east boundary of Snuneymuxw Nation lands. The tie in point would be on the west side of the overpass from Maughan Road crossing the Duke Point Highway.

The other system that could either augment or be an alternate to processing at the Duke Point Pollution Control Centre is one that is being proposed by Nanaimo Forest Products utilizing the previous Harmac mill treatment facility.

5.3 Stormwater Management Plan

5.3.1 Site Grading and Drainage

Site grading in the Top of Bank Natural Landscape Protection Area along the easterly boundary of the site shall be allowed for the purpose of driveway grading or site drainage. If required by site conditions or to eliminate a hazard and if undertaken, would be under the direct supervision of the Geotechnical Consultant. Approval for grading within the Natural Landscape Protection Area will be at the discretion of the City of Nanaimo, the Geotechnical Consultant and the developer. Finish grading at over excavated areas within the Natural Landscape Protection Area shall match original grades or as approved by the developer. Any alterations to drainage routes must be approved by the City of Nanaimo, and supported by the Environmental and/or the Geotechnical Consultant as appropriate.

To reduce the spread of plant types to other areas, all private area surface drainage shall be contained within the site development area. Site grading shall be designed to facilitate water being absorbed into the soil, such as by directing water into landscape planting areas and to replicate the pre-development runoff regime as closely as possible.

Wherever possible site drainage will be treated (for removal of silt and oil), detained, and disposed of using rain gardens and vegetated swales and/or infiltration basins as opposed to underground chambers.

Site grading, surface finishes, and drainage infrastructure shall be designed to minimize the increase in rate of runoff from the developed areas. To facilitate water being absorbed into the soil, and to maintain the quality of the runoff in a condition as close as possible to that which existed pre-development methods of directing water into landscape planting areas, rain gardens, infiltration/settling ponds, rock pits, green roofs, permeable pavements, directing roof drainage onto ground surface, etc. shall be used.

Building sites shall be graded so that water drains away from building or structure footings. The use of catch basins, water retention ponds and site drainage piping may be required to control surface drainage as well as roof drainage. All discharge from pool or hot-tub filter back wash systems or the draining of pools

or hot-tubs must follow Municipal and Provincial regulations, however, discharge onto or into the building site will not be permitted. Accumulated drainage from driveways and adjacent grading shall be directed approved drainage disposal/treatment/detention facilities within the developed area. Wherever possible site drainage will be treated (for removal of silt and oil), detained, and disposed of using rain gardens and vegetated swales and/or infiltration basins as opposed to underground chambers.

During final design of site grading, every effort will be made to balance cut and fill in order to, wherever possible, eliminate the requirement for import or export of materials from the site. This will include processing of blasted rock for re-use as roadway sub-base and base, and for structural fill beneath buildings, and in roadway/access/parking lot fill areas.

5.3.2 Stormwater Management

Current City of Nanaimo policy states that rate of runoff from new developments is not to increase over the pre-development rate and that any run-off from vehicle parking areas be passed through and oil-water separator prior to discharge into the receiving system.

Given the nature of the proposed development at Oceanview, there will be ample opportunities to provide sufficient on-site storage and treatment of stormwater runoff to meet these objectives. It is expected that the detailed design will ensure that post development runoff rates will not exceed pre-development rates up to the 1 in 100 year return period storm.

As detailed design evolves, the opportunity for infiltration of stormwater into the ground (in addition to the expected network of surface watercourses and ponds) will also be explored in order to ensure that every opportunity to minimize the impact of the development upon stormwater runoff rate and quality is fully exploited.

It will be required that surface runoff from any impermeable parking areas (other than driveways to single family dwellings) pass through an oil-water separator before being discharged into the stormwater collection system. Where possible, the stormwater will be treated (for oil separation and silt removal) using ponds, vegetated swales, and/or (rain gardens) rather than underground chambers.



Further, a series of storm water management ponds will be incorporated into the golf course layout on holes 1, 3, 5, 7, 9, 12 & 13 to collect and hold storm water runoff for ultimate re-use as golf course irrigation water. The ponds will be interconnected with the ability to transfer water from the lower holding ponds to the larger main irrigation reservoir on hole 1. The water will then be reapplied to the golf course and that which doesn't infiltrate will be recaptured, along with harvested rainfall, in a series of catch basins that return the water back to the holding ponds to repeat the cycle of re-use.

Site drainage and grading will be done with minimum disruption to the Top of Bank Natural Landscape Protection Area and Environmentally Sensitive Area. Natural cross drainage from one building site to another should be anticipated. Easements and/or restrictive covenants will be registered where this occurs, or is expected to occur, in order to minimize the likelihood of disruption of natural drainage patterns post development. Surface drainage shall not be redirected or increased to drain to adjoining sites or open spaces except as established by natural drainage patterns, nor cause a condition that could lead to soil erosion.

To develop the design principle for innovative low-impact storm water management solutions, the following surface water management principles have been identified:

- water shall be handled at the source as this is the most efficient way of reducing urban runoff and also the most energy efficient way to acquire water,
- capture water as close to where it falls as is practical ,
- avoid creating concentrated runoff and subsequent erosion and sediment transportation,
- avoid directing storm water runoff towards the building envelope,
- site grading shall allow for water collection and harvesting within each building site.

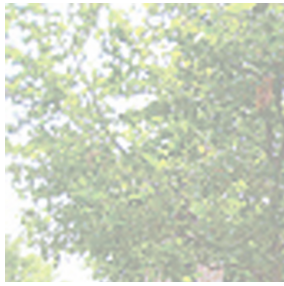
During construction of the golf course, site services and roadways, and subsequent structures, runoff will be managed in accordance with the Erosion and Sediment Control Plan to be prepared and monitored by the Geotechnical Consultant. This will minimize the chances of discharge of silt laden runoff from the construction zones into receiving bodies of water.

5.4 Easements and Statutory Rights of Way

Where public utilities or drainage paths cross private properties they will be contained within a Statutory Right of Way in accordance with standard City of Nanaimo policy. In those instances where only private utilities or accesses are involved, easements will be registered on the affected title(s) as necessary to protect the rights of the benefitting property owner(s).







PART SIX - URBAN DESIGN

Illustration 14: Conceptual Mixed-Use Development



6.0 Urban Design

The Master Plan has been developed to create a complete community based on principles of sustainable community design. The Urban Design at Oceanview recognizes its setting and the surrounding environment and especially Cable Bay Trail as a distinguishing feature that should be celebrated and protected. The goal of the Urban Design Framework is to ensure that Oceanview becomes an integrated community with highly livable public and private realms.

6.1 Principles

Using principles for Cluster-Open Space Zoning Developments and the concept of Natural Stewardship as the basis for land use planning and design, Oceanview is positioned to be a community in balance with its environment. To ensure that these principles are carried through to the development of individual sites, seven objectives for site development have been identified:

1. maintain the highest standards of design excellence in all improvements,
2. include a broad range of land uses,
3. provide for pedestrian friendly, walkable community,
4. create diversity of economic opportunities,
5. preserve, protect and enhance existing natural features where possible, including views,
6. create outdoor spaces that are natural extensions of the indoors, and that take maximum advantage of the climate and views,
7. use plants, landscape structures and architectural details that respect the local context and respond to Vancouver Island's unique climate and setting.

The Master Plan's goals, principles and policies aim to create a cohesive community. They do so within the context of the site's location at the edge of the City of Nanaimo, in close proximity to the City's downtown, its unique natural features and its surrounding communities.

This Master Plan document will ensure that the Guidelines and Standards of design, established in response to the climatic conditions, natural terrain, and landscape of the Cable Bay Trail area of Nanaimo provide direction in the planning, design and construction of residential and commercial buildings. It will also ensure compatibility with the environment and respect the existing rich landscape. Emphasis will be towards developing harmony with the land and sensitively preserving significant landscape features and characteristics.

To achieve this harmony between natural and built environments, the Oceanview Development will encourage each Owner and Developer to follow designs that exemplify a style of simple elegance that captures the local, regional architectural vocabulary, thereby upholding the regional character of Vancouver Island's rich

contextual architectural tradition. The proposed building form design guidelines have been created to specifically describe and control the form and character of the resulting built facilities on the site.

6.1.1 Innovative Community Design Principles

Oceanview aims to be a unique and sustainable ocean side community. The following design innovations have been incorporated into the Oceanview Master Plan to ensure that this vision is realized:

Oceanview is passionate about maintaining the highest standards of sustainability, stewardship and self-sufficiency in its planning and design projects. Its team is experienced in creating environments responsive to social, economic, environmental and functional needs in community planning. Sustainable developments incorporate proper development placement, landscape designs, creatively designed storm water systems, and water efficient green spaces that work to reduce the ecological impact. With the health of the future generations in mind, the team has blended restorative natural settings with spaces for community living ensuring that:

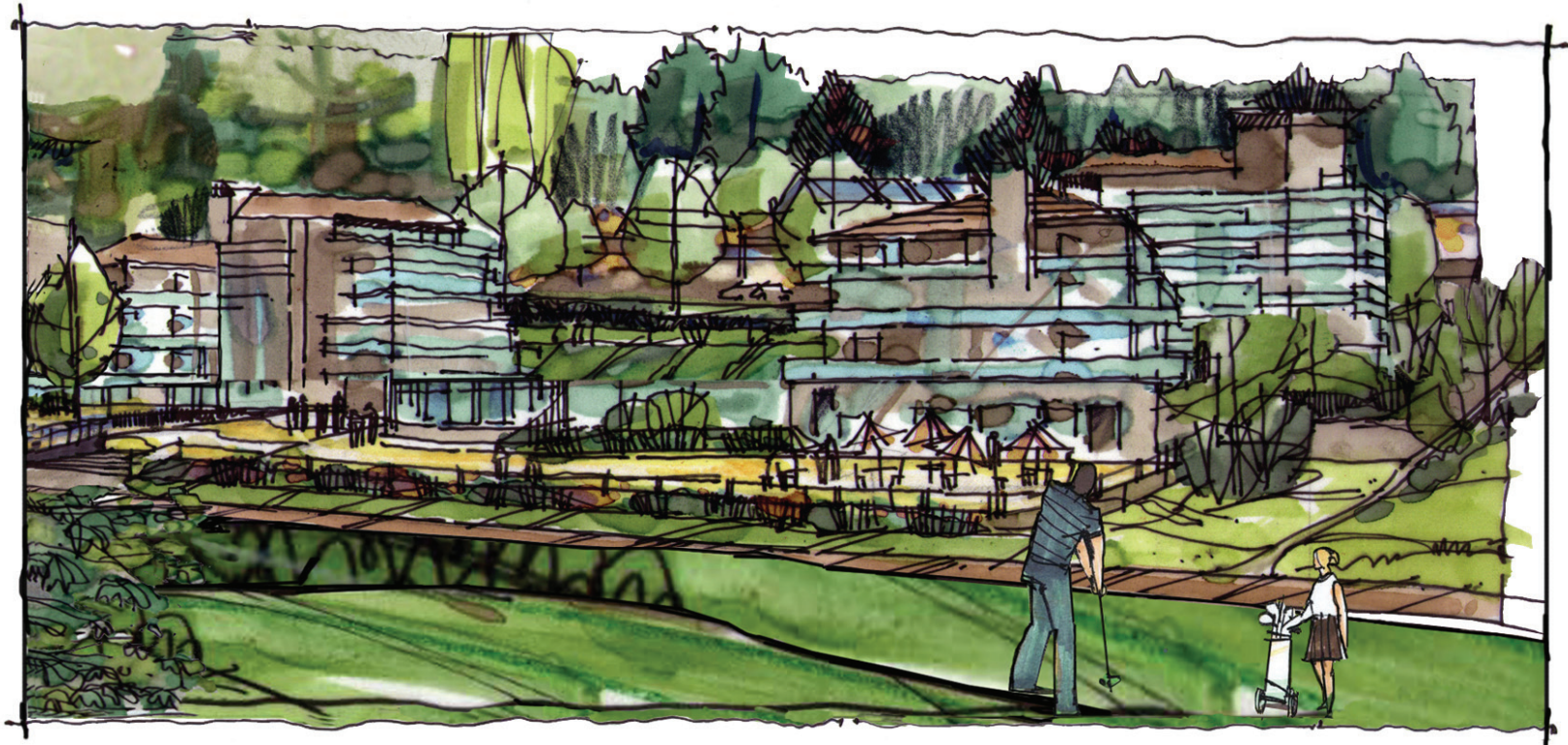
Illustration 15: Urban Flair



Illustration 16: Conceptual Interim Clubhouse

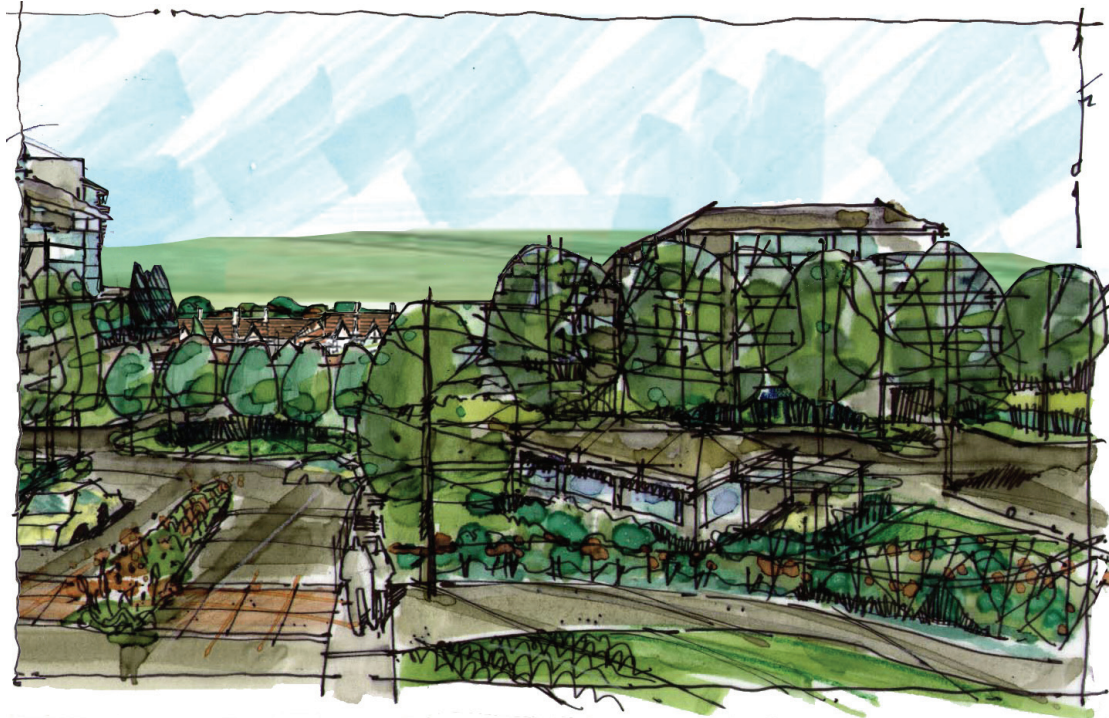


Illustration 17: Multifamily Residential on Steep Slope



1. Oceanview creates an environment promoting sustainable design principles for community design such as: convenient location, proximity of infrastructure, open community with a strong "core" area, compact and clustered sub-development areas, mixed uses, diversity of housing types, reduced parking footprint, walkable streets, good access to surrounding communities, abundance of public spaces and recreational facilities, storm and wastewater management, conservation and restoration or replacement of wetlands, biodiversity, redevelopment of de-forested areas, reduced automobile dependency, bicycle and pedestrian networks;
2. social, economic and environmental strategies are implemented into the Oceanview Master Plan design as outlined by the OCP;
3. distinct neighbourhoods are designed in response to the landscape to create a strong sense of place, providing for large open, natural or golf course landscaped areas,
4. a Village Centre incorporated well within the community;
5. a recreational and open space network is integrated throughout the development;
6. Steep Slope Design Guidelines maximize the hillside experience while minimizing environmental impact;
7. natural areas are conserved or restored where possible with development impact mitigated;
8. a minimalist approach to golf course design that respects and embraces the sites natural character.

Illustration 18: Multifamily Residential



6.1.2 Urban Design Principles

The Oceanview Master Plan establishes an innovative steep slope development model based on a Cluster-Open Space development principle and the Steep Slope Development Permit Area Guidelines from the City of Nanaimo Bylaw. The Oceanview Urban Design Principle, Guidelines and Standards will likewise be governed by these planning principles:

1. Design compact, pedestrian friendly, distinct neighbourhoods:

- a) provide a Resort Centre destination “core” area serving as a commercial, recreational and residential heart of the community linked with the clustered neighbourhoods via a pedestrian, cycling, transit and vehicular system,
- b) provide a coherent neighbourhood pattern with a variety of site sizes,
- c) promote higher density clustered residential neighborhoods allowing for large open green spaces,
- d) create a strong sense of place by establishing unique and distinct character areas with strong linkages between them,
- e) feature high-quality public realm design by creating interesting urban locations that encourage residents to meet each other and build relationships,
- f) promote pedestrian and cycling activity,
- g) promote compact cluster development footprint,
- h) ensure home sites address the public realm with “eyes on the street”,
- i) establish pedestrian oriented streets and walking/cycling/scooter paths,
- j) provide sufficient population and employment densities to support a sense of community while making efficient use of land and infrastructure, placing it sensitively to adjacent environmental features and communities,
- k) provide attractive and vital focal points to help foster a sense of community and provide gathering places,
- l) create a plan that can adapt to and accommodate changing land use demands, demographics and market dynamics.

Illustration 19: Single Residential with Pool



2. Create an integrated parks & environmental network:

- provide public open space within a 10-minute walking/cycling distance of each home,
- link neighbourhoods and natural areas with a pedestrian network,
- program park spaces for community gathering and recreation,
- offer a range of recreational opportunities to provide a great quality of life to residents and visitors.

3. Conserve ecological integrity:

- employ innovative low-impact storm water management solutions,
- conserve land and protect key environmental areas such as Cable Bay Trail, riparian areas and select wetlands, natural features and ESA's,
- minimize landscape disruption for construction of roadways, servicing, parking and buildings,
- promote natural topology and topography.

4. Celebrate natural and cultural heritage:

- steward environmental habitats and ecosystems such as Cable Bay Trail, eagle nests, archaeological areas, shores, etc.,
- celebrate local people, places and events.

5. Plan for alternative and well balanced transportation services:

- provide well connected biking/scooter and pedestrian pathways,
- design the community to facilitate use of public transit,
- explore alternative non-vehicular options to reduce auto-dependence,
- promote pedestrian oriented streets in the village centre,
- provide fine-grained pedestrian network linking all areas,
- provide streets designed with multiple objectives in mind, not solely for moving and storing cars,
- provide appealing and comfortable pedestrian street environments,

6. Foster a vibrant, livable and diverse mixed-age community:

- provide a variety of housing choices,
- accommodate diversity of lifestyles and life stages,
- promote and plan for aging-in-place for the maturing population,
- enable citizens from a wide range of economic levels, family sizes and age groups to live within a community,
- provide a range of activities that contribute to the cultural, recreational and institutional life of the community.

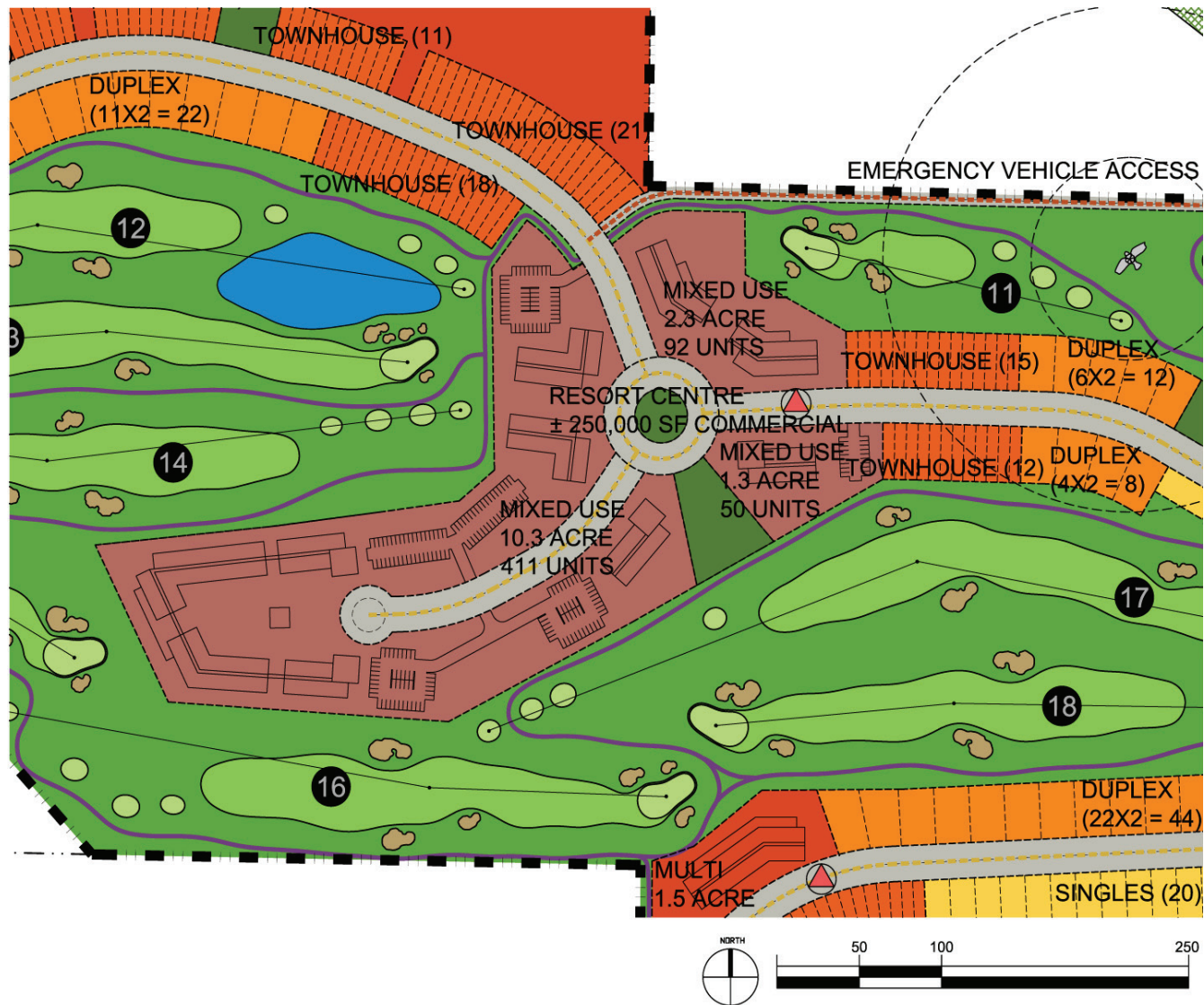
7. Promote an economically viable and mixed-use Resort Centre "core" area:

- encourage local employment opportunities,
- provide the opportunity for people to work in close proximity to where they live, by encouraging a compatible range of employment activities in the "core" area,
- provide amenities and facilities for all age groups,
- support a complete, vibrant mixed-use community by providing diversity of uses and unit types,
- promote livability, accessibility, transportation efficiency and walkability,
- provide opportunities to live, work, play and shop within community,
- increase affordability by providing opportunities for secondary suites,
- support a mixture of uses including restaurants and pubs, hotels, commercial uses, community services and facilities and higher density residential forms including seniors' housing,
- support the village centre with close proximity to higher density neighbourhoods.

8. Establish linkages and multiple routing options:

- integrate Oceanview into the existing fabric by providing pedestrian linkages to the surrounding communities, parks and trails,
- develop a road network that provides route choices for travel from and to all areas of Oceanview to the external road network,
- minimize potentially negative impacts by directing Oceanview traffic onto major roads and highways and discouraging short cutting traffic through the adjacent communities.

Figure 11: Conceptual Layout of the Village Centre*



*Provided for illustrative purposes only

6.2 Guidelines and Standards

The Guidelines and Standards create the framework to review any development on site. They have been created to complement the OCP guidelines and will be used in conjunction with the OCP. In addition, detailed development design review for individual buildings will be guided by the Development Permit Area Guidelines as defined in the OCP.

6.2.1 Urban Design Guidelines

Village Centre

Oceanview has incorporated a core “Village Centre” (see Figure 11) as an important focal point, destination, and heart of the community. Space will be provided for offices, clinics, restaurants, stores, hotels, spa/wellness centre, apartments and townhouses. Businesses that locate in the Village Centre will take advantage of different use and space configurations to meet a range of needs, from artists’ boutiques and studio spaces to medical and other offices and retail stores.

The boulevards along the streets will be landscaped with trees and shrubs to accommodate and promote pedestrian activities such as people-watching, walking, shopping, dining and social interaction with sitting areas, food gardens and sidewalk cafes overlooking natural and golf course themed landscape features. People who will live in the immediate area – seniors’ housing, townhouses and apartments, will benefit from the attraction of the “core”.

The buildings will offer a variety of architectural styles to welcome pedestrians and provide an interesting human environment. Within the Village Centre the widths of the streets will be reduced and the sidewalks will be widened to encourage drivers to slow down, increasing safety and encouraging residents to walk and bike. The buildings will be placed closer to the sidewalks to encourage interaction with pedestrians. The Village Centre area will be well incorporated within the community via a pedestrian and vehicular system.

Cluster Residential Neighbourhoods

Oceanview adopts the City of Nanaimo standards for clustered housing developments (see Figure 12) by creating concentrated forms of development and allowing for large green open spaces (natural featured areas, landscaped parks or golf course) to fill the space between them. This will allow for the highly valuable large Environmentally Sensitive Area, the riparian areas as well as many other sensitive lands to be protected. The cluster development neighbourhoods will have detached housing units as well as duplexes, townhouses and apartment style buildings.

Parks and Open Space

Parks and open green space will be provided throughout the project. The natural state Cable Bay Trail, the ESA Meadow, riparian and wetland zones, mature forest, steep cliffs along the Stuart Channel, as well as more developed lands such as golf course, boulevards, squares, plazas, and playgrounds and neighbourhood parks will be used as amenities for residents and the general public.

Merging of the existing pathways and trails with the new interconnecting trail system will provide extensive opportunities for walking, running and cycling. The design guidelines for the landscape areas are provided under the paragraph 7.2.3 Landscape Design Standards.

Development in Steep Slope Areas

The Steep Slope area guidelines are provided in section 7.4.2.

View Sheds

It is recognized that views are the prime element associated with the value of ocean and golf fronting properties. View corridors to, from and within the site will be preserved, created or maximized for those views wherever possible. These include views to Gabriola and Mudge Islands, Dodd Narrows, Stuart Channel, Northumberland Channel, and golf fairways, in addition to views of the Village Centre “core” area as well as other significant buildings or groupings of buildings which will comprise the proposed development.

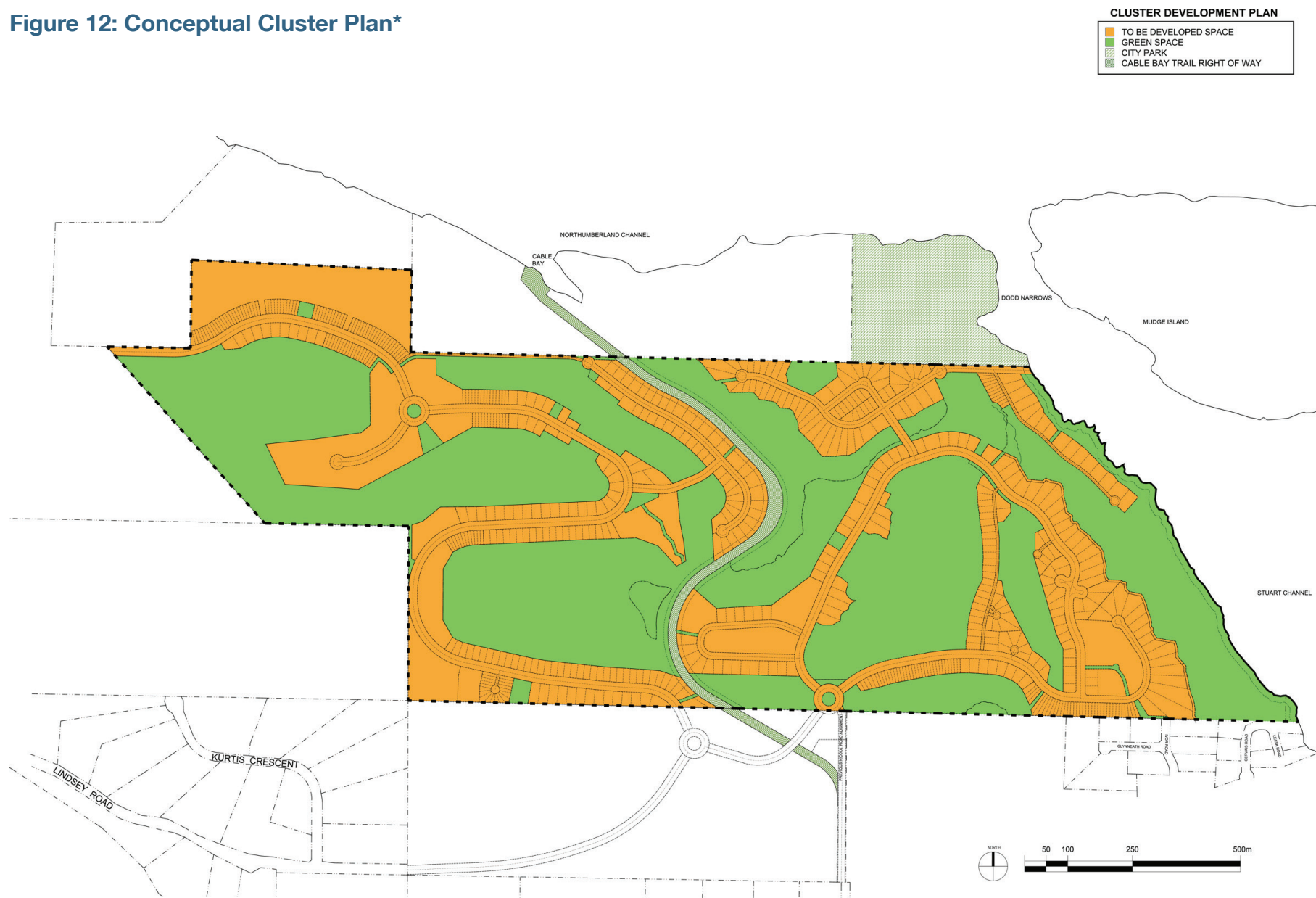
Building Locations

The design of commercial, multi-use and multifamily buildings at Oceanview will be adapted to the unique features of each site in an effort to achieve a blend of nature and building. To preserve the natural features of each building site, wherever possible without negatively impacting economics, structures will be sited so as to reasonably minimize disruption of the existing environment. Roads and driveways will, where possible, be winding and follow the natural terrain. Natural drainage routes will, to the extent practical, be left free and unimpeded. Natural terrain features such as slopes, ridges, knolls and significant rock formations will be carefully considered and integrated into the site improvements where possible. Landscape plans will be carefully reviewed to assure appropriate selection of plants. Construction will be controlled in an effort to preserve substantial open spaces and view corridors to and from the site. The appearance and character of the proposed development is to harmonize with and enhance the natural settings.

Illustration 20: Conceptual Village Centre



Figure 12: Conceptual Cluster Plan*



**Provided for illustrative purposes only*

Figure 13: Conceptual Golf Course Layout*

CABLE BAY COURSE CARD

HOLE	1	2	3	4	5	6	7	8	9	OUT	10	11	12	13	14	15	16	17	18	IN	TOTAL
Black	428	217	402	369	174	410	528	556	183	3267	424	213	572	475	437	197	443	566	432	3759	7026
Blue	405	197	376	338	159	384	505	528	153	3045	397	184	558	452	411	175	394	528	416	3515	6560
White	377	171	350	309	143	340	483	508	132	2811	363	159	533	420	382	151	360	506	376	3250	6061
Red	314	142	320	268	118	311	451	439	113	2476	328	131	444	374	351	117	328	439	335	2847	5323
Par	4	3	4	4	3	4	5	5	3	35	4	3	5	4	4	3	4	5	4	36	71

GOLF LEGEND

	TEE BOX
	FAIRWAY
	GREEN
	SAND BUNKER
	POND
	ROUGH
	GOLF - MIXED USE
	CART PATH

CART PATH LENGTH:
± 10,161M
*SEE ILLUSTRATION 8.

GOLF AREAS

PARCEL A	15.4 ha	(38.1 acres)
PARCEL B	1.9 ha	(4.7 acres)
PARCEL C	3.1 ha	(7.6 acres)
PARCEL D	3.2 ha	(7.9 acres)
PARCEL E	2.1 ha	(5.2 acres)
PARCEL F	4.0 ha	(9.9 acres)
PARCEL G	5.8 ha	(14.3 acres)
PARCEL H	22.8 ha	(56.3 acres)
TOTAL	58.3 ha	(144.0 acres)



**Provided for illustrative purposes only*



Urban Plazas and Street Corners

The design of urban plazas and street corners at Oceanview will provide for pleasing places to walk, gather and interact or to attend programmed activities. Different landscape options as well as “small architecture” elements such as benches, street lighting and public art, sidewalk patterning, colour and material choices will be implemented to create a sense of place and usability for all four seasons. The urban plazas will be located in the centres of activities such as retail and other commercial areas, transit stops and areas providing for beautiful vistas. Buildings surrounding the plazas by their design should allow for pedestrian friendly edges and interfaces. Where retail and other commercial activities are planned, the buildings should provide an abundant amount of glazing.

Linking Land Uses

Special care has been paid to linking the proposed communities and integrating them with the surroundings. The development concept uses open spaces, roads, sidewalks, pathways and trails to establish the structural framework for Oceanview and to provide the connections among the proposed land uses and the existing adjacent communities. The proposed linkages are not only physical but also provide recreational and social opportunities for Oceanview residents.



Secondary Suites

In support of enhancing affordability of short and long term accommodation at Oceanview, in support of providing options for economic sustainability for residents and in support of reduced reliance on the automobile, Secondary Suites (both attached and detached from main dwellings), Bed and Breakfast uses, Home Based Businesses and Live/Work Studios as described in Zoning Bylaw 1993 No. 4000 are permitted at Oceanview.

Encouraging Walking, Cycling and Transit

The mix of uses and the connections between those land uses provide support for a range of mobility choices by providing a comfortable driving environment while making walking, cycling and public transit an attractive option for many daily trips.

Oceanview recognizes that streets must serve a number of functions. They provide transportation for all kinds of users and vehicles and a right-of-way for utilities and public spaces. The intent is also to create attractive and safe streets for pedestrians, cyclists and transit users by coordinating all these and by balancing the requirements of all transportation modes.

6.2.2 Golf Course Design Guidelines

A central component of Oceanview is an 18 hole golf course and clubhouse. The course will provide a recreational anchor for the community and surrounding region (see Figure 13). The golf course is designed to fit the natural terrain as much as possible and provide a “championship” level golf experience, while also allowing residential views through the course and, where possible, to the ocean beyond.

The design endorses a “minimalist” approach geared to the protection of the natural landscape character of Oceanview property. Every effort has been made to preserve natural landscape features to enhance the golf experience.

The course has been designed to test every aspect of the players’ game. The holes themselves will be interesting and diverse, with rambling reachable par 5’s, strategic short par 4’s and treacherous, unique par 3’s all playing in opposing directions. The golf course, as envisioned, will form the recreational centerpiece to an innovative, sustainable and livable community. As the course matures, so too will its beauty and amenity value.

Golf Course Design Objectives

- a) to carefully route the golf course to respond to the existing site topography and unique site diversity,
- b) to respect and preserve the environmental quality of Oceanview property through the careful protection, where possible, of special natural areas, mature trees and riparian interfaces,
- c) to protect and enhance wildlife habitat through the preservation of designated “wildlife” trees and the introduction of indigenous shrubs and grasses to provide diverse habitats for wildlife,
- d) to enhance and restore disturbed, non-play, areas with indigenous shrubs and grasses to further support increased wildlife habitat,
- e) to conserve and collect surface and storm water runoff from the golf course in select storm water management ponds for re-use as irrigation water,
- f) to provide an enjoyable golf experience to the player through the protection and enhancement of the areas’ natural beauty and the use of appropriate safety setbacks between the golf/residential interface,
- g) to minimize golfer/vehicle conflicts with safe crossings and/or underpasses.

Golf Course Character

Perched above the ocean shore, Oceanview golf course is an 18 hole, par 71, 7,026 yard test of golf that will challenge players of all abilities.

The golf course layout is characterized by a continuous loop of eighteen holes and a central clubhouse facility with views over the course. The total golf course acreage is 58 ha (143.5 acres) ±. Water conservation strategies will be incorporated into both the golf course and irrigation design. The golf course will require a minimum of 120 acre/feet to a maximum of 185 acre/feet of water per year, with the grow-in period being the most consumptive. Strategic water features on the course will be used to harvest storm water and provide reservoir capacity for the golf course irrigation needs.

The golf course will be unique in the region in both its aesthetic quality and playability. The minimalist design approach will produce a low-profile look, with an emphasis on environmental sensitivity. The golf course edges, of native grasses and preserved natural zones, will enhance wildlife habitat and give the golf course a “modern-classic” look, with a timeless quality rarely seen in today’s golf market.

Irrigation

A state-of-the-art automatic computer controlled irrigation system will provide required water to all turf playing surfaces with no excess water to surrounding natural areas.

The system will be monitored by a digitally enhanced weather station. Hourly updates on current weather conditions will ensure that the golf course is watered precisely the required amounts, based on current weather and local evapotranspiration rates.

Water conservation efforts will include a piped catchment system that will capture all storm and surface water into storm water management ponds for irrigation re-use. The pond reservoirs will be augmented, as necessary, with water from drilled wells onsite.

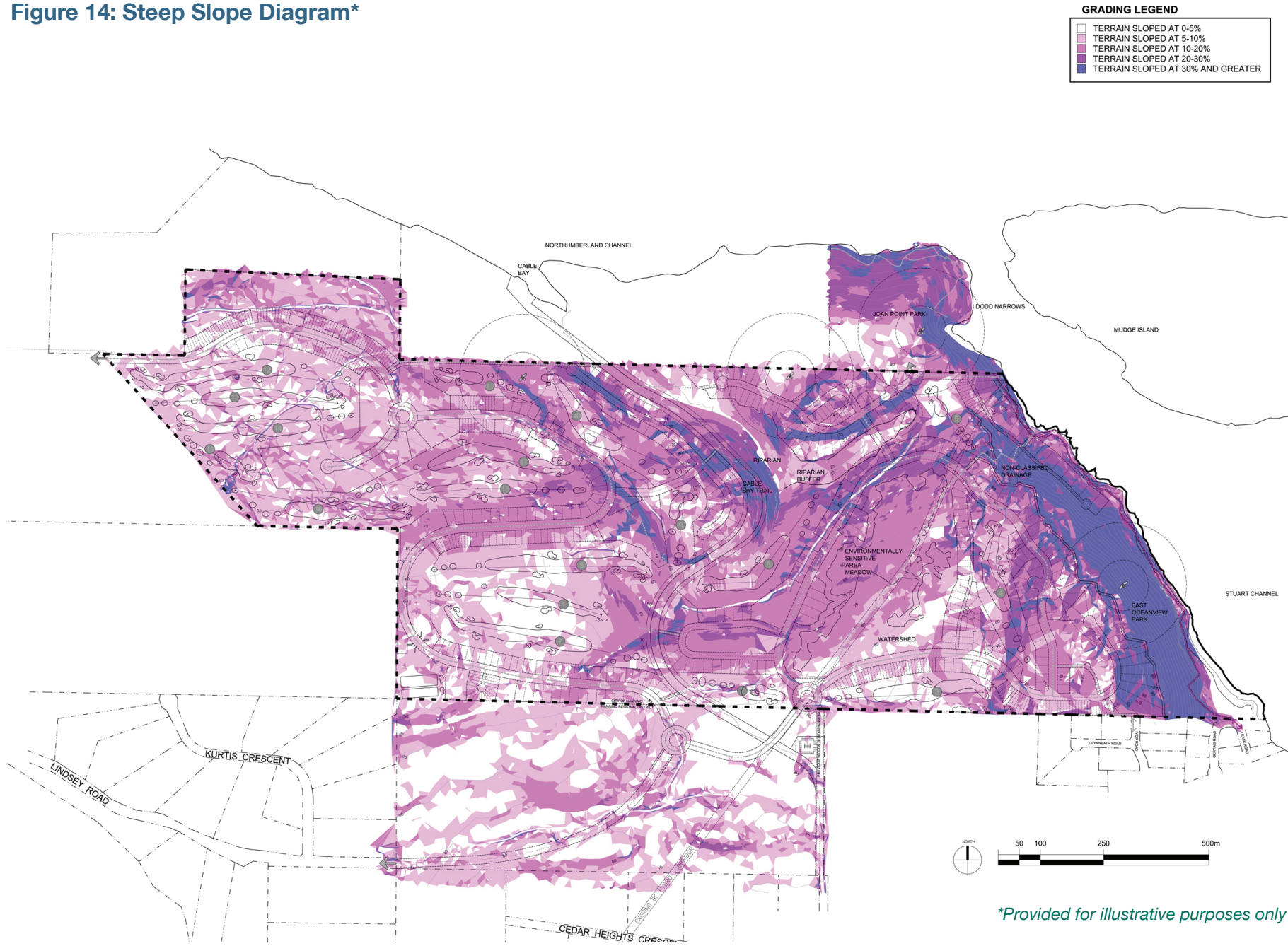
Offsite water from City of Nanaimo potable domestic supply will be utilized strictly as a temporary measure, if needed, to assist with the initial “grow in” period when water consumption on fairways is much higher than for established turf. Subsequent to the “grow in” period, City water would be utilized only for “preservation” of the fairways in the event of a prolonged drought should the reservoirs be depleted.

Additionally, should the adjacent landowner to the west, Nanaimo Forest Products, determine to become a purveyor of water from the overcapacity in their supply lines, Oceanview could supplement its onsite water resources with untreated water from the Nanaimo River via the pipeline system that supplies the pulp mill.

Illustration 21: Conceptual Medium Density Residences on Sloped Site



Figure 14: Steep Slope Diagram*



**Provided for illustrative purposes only*



Golf Pathway System

The golf cart pathway will be a continuous tee to green path system linking all 18-holes and returning back to the main clubhouse. The cart path system will be restricted to golf patrons only, for public safety reasons.

Street crossings by golf cart traffic, an inevitability in any golf/residential community, will either be at grade, with the appropriate signage (or possibly golf activated signals), or via cart path underpasses in areas of higher vehicular traffic volumes. Final decisions on crossing alternatives will be determined at the Development Permit stage, in concert with discussions with City of Nanaimo Traffic/Transportation Planning.

6.2.3 Landscape Design Standards

The Oceanview parks and environmental areas will serve as a number of different amenity areas, including parks, plazas, open spaces, environmentally sensitive areas, watershed areas, natural trail systems and recreational spaces.

Parks and open green space will be provided throughout Oceanview as an amenity for residents and the general public. These spaces will include passive green spaces, as well as more active recreation areas (such as playgrounds and golf course) and areas of environmental significance.

Pedestrian and bicycle pathways will relieve pressure on the pedestrian/vehicular interface and encourage movement throughout the community without the use of automobiles. Pathways will provide connections between residential neighbourhoods and access to the village commercial centre, the ocean and other public areas.

The parks and open space play a strong role in this Master Plan. A variety of open spaces are provided to meet the anticipated recreational needs of the community and to preserve and enhance natural areas such as Cable Bay Trail, riparian zones, a number of environmentally significant areas and to provide identity and character to different parts of the community. Combined with the existing open spaces and the golf course, the result is a comprehensive open space system that ensures that every residence will be within a ten minute walk of a park or a green space.

In addition to the existing Cable Bay Trail, new components of this system (see Figure 6) will be a nature inspired interpretive trail running through the ESA Meadow over what currently is a BC Hydro utility and maintenance access corridor, the Eastern Oceanview Park along Stuart Channel together with a primarily natural state waterfront trail as well as pedestrian access through Cable Bay Trail linking the Village Centre and the Golf Centre with the developments on the east side of Cable Bay Trail.

Landscape Design Objectives

- a) to locate parks and open spaces in a variety of areas so that they will serve the needs of Oceanview and visitors to the site,
- b) to maintain the environmental quality of the parks and open spaces by respecting and preserving select natural areas, steep slopes and water front interface,
- c) to preserve “wildlife trees” that provide wildlife and riparian habitat,
- d) to restore open areas disturbed during development with native trees and shrubs to create an aesthetically pleasing outdoor environment,
- e) to improve pedestrian accessibility to the waterfront and publicly accessible open space (i.e.: Joan Point Park, Cable Bay Trail) through an increased network of public paths and waterfront trails that promote safe and pleasant pedestrian use of recreation areas,
- f) to protect and conserve culturally significant areas through the identification and preservation of archaeological sites,
- g) to preserve the existing natural beauty
- h) to mitigate development impact where disturbance is unavoidable and/or preservation is not practical or possible.

Landscape Character

The Oceanview area is comprised of strong, aesthetic natural characteristics, including but not limited to natural rock outcrops, mature forest, eroded ocean shoreline, ecologically unique vegetation, wetlands and watershed areas and environmentally sensitive areas.

The natural landscape character of the area is to be preserved or disturbance mitigated wherever possible through appropriate siting and design of buildings and infrastructure, and the implementation of landscape architectural principles geared toward preservation and protection of the natural environment.

Areas disturbed as a result of development activity shall be re-vegetated with indigenous native planting material. Design principles for restorative work should seek a balance between ecological and aesthetic factors.

Irrigation (other than golf course)

Where required, an automatic irrigation system will provide minimal water to all landscaped turf and planting beds. Irrigation areas shall be clearly defined and separated from the surrounding natural landscape.

The automatic irrigation systems shall be low flow, low volume systems designed to reduce water usage. Further, the design shall be such that no spray onto roads, paved areas or natural areas will be permitted. All irrigation is to be electronically timed for evening operation and to include rain sensor to prevent operation of sprinkler systems during or following rainfall.

Preferred Landscape Plantings

Utmost care is to be given in retaining and protecting the natural vegetation wherever possible. Landscape architectural design principles shall ensure the planting and maintenance of sustainable landscape plants in all planting features, giving priority to indigenous plants, where appropriate.

All landscape plantings and general re-vegetation should be designed to respect and enhance the native existing landscape conditions.

Site Fixtures and Signage

Hard landscape elements or outdoor features, such as entry features, decks, courtyards, fences, site furnishings, retaining walls, etc., should be designed to complement and enhance the natural setting of the property. All hard landscape features should be designed to blend with the site by using appropriate complementary building materials and, as often as possible, existing natural materials.

Site fixtures, such as entrance features, interpretive signage and way-finding signage, should all be a “thematic” design consistency that enhances the pedestrian experience and reflects the design of the greater development of Oceanview.

Site Lighting

Exterior lighting within the Oceanview site will be limited to only that which is considered necessary for street lighting, safety and the subtle identification of major features of a building or entrance.

Specific exterior lighting requirements will be established to prevent light pollution and wasteful energy consumption and to meet the general goal of minimal outdoor light so that the evening sky is visually preserved for Oceanview residents.

Retaining Walls

At Oceanview, the site grading is to follow the natural slope of the land wherever possible (see Figure 14). Retaining walls, when required, shall be constructed of natural rock or rock-textured or stamped block or concrete.

The maximum grade for built up slopes would be 2:1 (run to rise) steeper slopes can be achieved using engineered fill and geosynthetics to a gradient of 1:1 (run to rise). Stacked rock walls to a maximum inclination of 1:6 (run to rise) can be achieved using engineered fill.

When conditions require increased height, then multiple, stepped walls must be used, with walls to be prepared by planting beds located between the top of the lower wall and the base of the upper wall.

All “poured in place” concrete retaining walls and all retaining walls, regardless of materials used, over 1.5 metres in height shall be designed by, and constructed under the supervision of, either a Geotechnical Engineer or a Structural Engineer, depending upon the materials used.

6.2.4 Environmental Protection Standards

Steep Slope Development Areas

Steep Slope Development Permit Area Guidelines in “designated” areas will be followed in order to protect the natural environment, its ecosystem and biodiversity and to maintain the pre-development character of the site. The guidelines will also be used to protect the development from hazardous conditions and establish “architectural form and character” for residential and commercial buildings proposed for the site. The Special Conditions or Objectives of the Steep Slope Development Permit Area Guidelines will be addressed at Oceanview (see Figure 14).



Illustration 22: Conceptual Wayfinding Signage and Fence





No Vegetation Disturbance Zone along the Cable Bay Trail

A “No Vegetation Disturbance Zone” shall be maintained along the Cable Bay Trail (see Figure 5). It is a 10 metre wide portion of the site that lies on either side of Cable Bay Trail along its entire length. It is a legally defined boundary line that will be registered on affected property titles in the form of a covenant. Any vegetation removal inside the No Vegetation Disturbance Zones will require written approval from the City of Nanaimo. These areas will be protected to match adjacent undisturbed areas of Cable Bay Trail.

Riparian Areas, Non-Classified Drainages and Wetlands Protection

One riparian area was identified on the property. The creek runs northwest out of the central portion of the property, and discharges into the ocean approximately 200 m north of the property’s northern boundary. It is a seasonal drainage, in that it flows less than six months of the year. Background research indicates that it is not fish-bearing, although this cannot be used to assume the creek does not support fish. The City of Nanaimo has taken the “meet or beat” approach to implementing the Riparian Area Regulations (RAR) made under the provincial Fish Protection Act (2004). For the main Cable Bay drainage that follows the public access trail, the Streamside Protection and Enhancement Area (SPEA) width is 15 m on either side (measured from the top of bank).

Areas beyond the upper eastern fork of the creek were mapped as a Non Classified Drainage (“NCD”) due to lack of stream attributes. A second NCD was mapped in the northeastern portion of the study area. When water is present, it flows east into Dodd Narrows. NCDs are not considered as streams and therefore do not fall under RAR guidelines nor are they included in the City of Nanaimo DPA process. Despite the lack of fish presence and lack of connectivity to fish habitat, the NCDs shall be protected by a 7.5 m “no vegetation disturbance zone” adjacent to both sides (for a total of 15 m).

Four small wetlands were identified on the property, two of which straddle the southern property boundary. While the wetlands are small and do not support fish, or connect to fish bearing habitat, they contribute significantly to biodiversity on the property, and provide habitat for numerous species of wildlife. All drainages and wetlands (including the top of bank and HWM, where appropriate) have been surveyed by professional surveyors for consideration in design of the development. Mitigation and/or compensation plans will be developed by a qualified professional for any of the wetlands and their associated buffers that cannot be preserved. A 15 m setback (“no vegetation disturbance zone”) will be provided to protect the wetland ecosystems that are maintained or replaced.



Environmentally Sensitive Areas

1. Terrestrial Herbaceous Meadows

A very significant terrestrial herbaceous ecosystem (ESA #634 and ESA# 653) referred to as the “ESA Meadow” occurs within the property boundaries and will be protected and dedicated as park/open space (Figure 6). Dominant vegetation within the open meadow consists of rock mosses, grasses, lichens, and wildflowers. Significant occurrences of rare plant species exist within the terrestrial herbaceous meadow. The presence of seepage sites through the meadow is an important component for the rare plants, which is the reasoning for the implementation of a watershed protection buffer up-slope of the meadow.

The watershed area will also be dedicated as park/open space. The meadow is bordered by second growth, selectively logged forest that creates a natural buffer. Garry oak trees also occur along the border of the forest-meadow interface.

The forested margin will be maintained by the implementation of a 15 metre buffer around the edge of the meadow. In addition to providing a buffered “screen” around the meadow, the forest-meadow interface will also provide highly suitable habitat for wildlife.

A defined walkway through the meadow or adjacent to it along the old hydro right-of-way will help local residents develop an appreciation for the significant values of the meadow ecosystem. A defined trail, especially if associated with an interpretive theme, will also help to alleviate potential degradation of the meadow ecosystem.

Two much smaller and less significant meadow areas (ESA #655 and ESA# 657) will not be preserved. Mitigation and/or compensation plans will be developed by a qualified professional for those areas.

2. Forested Areas and Significant Trees

The most valuable trees on site, both from an ecological and aesthetic perspective, are the large veteran Douglas-fir. This tree species makes up the majority of significant trees inventoried. During the development phase, efforts will be made to protect significant trees, especially the veteran Douglas-fir with many being incorporated into the golf course design.

Extensive stands of mature second growth forest have been incorporated in the Master Plan for protection as park most notably within ESA #642 along the steep slopes overlooking Stuart Channel (the Eastern Oceanfront Park) (Figure 6). This steep slope area contains a high concentration of veteran trees as well as a functioning patch of remnant “old growth” forest.

The additional protection of the forested coastal fringe, the mature forested riparian area adjacent to the main Oceanview drainage and a significant percentage of the red cedar forested ecosystem will also protect concentrations of significant trees.

3. Protection of Sensitive Western Red Cedar Forested Ecosystem

The eastern fork of the main Oceanview drainage, including the non classified upper portion, is surrounded by a mature, western red cedar forest. The mature cedar trees that form the main aspect of this ecosystem provide important ecological attributes (e.g. for wildlife), while the moist conditions and ephemeral pockets of water provide breeding opportunities for amphibians.

This sensitive site was flagged by professional ecologists and surveyed by professional surveyors to ensure correct delineation and protection of the majority of the ecosystem and mitigation of impacted areas.

A portion of the development unavoidably passes through a section of the area so mitigation of the impact will be undertaken, supervised by a certified environmental consultant, specifically implementing measures to ensure that the subsurface water and drainage pattern is maintained or restored.

Shoreline Protection Area

The forested interface that exists between the coast and the forested fringe represents a significant ecological feature. Raptors (e.g. Bald Eagles) will perch along the coastal fringe, with high value forage immediately adjacent (i.e. the ocean). Other wildlife species (e.g. river otters) will also frequent the forested interface zone.

Foreshore riparian vegetation also provides biological function beneficial to fish and fish habitat. Overhanging vegetation will provide inputs of food to fish (e.g. insect drop) and will also provide a source for cover/security habitat for fish in the form of large woody debris. The forested coastal fringe will provide natural shoreline armoring, with tree roots helping to stabilize the bank and protect it from wave erosion. The value of the coastal fringe has been recognized and will be protected with the implementation of a 15 metre buffer zone.

Protection of Bald Eagles and Nesting Areas

Five Bald Eagle nests have been identified during environmental assessment surveys since 2005, three of which are inside the Oceanview boundaries. One nest is located off the property boundary in Joan Point Park and one is located near the old Island Phoenix sawmill site.

Oceanview will assign buffer areas in proximity to nest trees to maintain the

integrity of the nest trees and mitigate disturbance of nesting eagles. Initial plans depict buffer areas as concentric circles around nest trees with progressively larger radii measuring 60 meters, 150 meters and 1,000 meters (see Figure 5).

Final plans will recognize “field” conditions. The closest buffer to active nest trees (the 60 meter buffer) should be biologically significant in order to be effective (well treed) and will not necessarily be a circle nor extend equally on all sides of the nest tree, therefore the final configuration will be determined by a qualified professional but will maintain an approximately equivalent area of protection (1 ha). Development will be avoided, wherever possible, in the 60 meter buffers and, where unavoidable, will be under the supervision of a biologist to ensure no disturbance of nesting eagles, to ensure that mature and significant trees are maintained where possible and to determine mitigation measures. Human disturbance will be minimized during the breeding season.

The buffers will demarcate “a no construction zone” within the 150 metre radius of active nests and a “no uncontrolled blasting activity zone” within a 1,000 metre radius of active nests during the breeding season (February 1st to August 15th).







There is no legislation requiring implementation of these measures. Their identification and inclusion in the Oceanview design at initial planning stage is based on recommendations within “Best Management Practices for Raptor Conservation during Urban and Rural Land Development in British Columbia (MoE 2005) and Develop with Care (MoE 2006) which have been generally adopted in principal by Oceanview. Relaxation or modification of the actual buffer areas at detailed design stage based on site specific circumstances, where doing so does not conflict with the intent of the buffers, will be considered on a case by case basis with the approval and monitoring of a certified raptor biologist.

6.2.5 Archaeological Features

Two coastal archaeological sites and three inland sites indicate previous use of the property by First Nations. The two coastal archaeological sites contained in the provincial Archaeological Branch archives proved to be smaller than estimated by previous surveys in the area in 1975. The coastal sites have a high cultural significance to local First Nations.

Protection of these sites is ensured through the 15 m ecological setback zone along the shoreline, and adjacent green space.

These coastal sites will be excluded from any future land development plan. This would leave all site areas in their present condition and would allow both future subdivision and land development to proceed without any further archaeological investigation or encumbrances, insofar as the Heritage Conservation Act is concerned.

The three inland archaeological sites occupy only a few square metres each. These three site locations will be avoided and/or preserved during land development.

6.2.6 Fire Prevention and Protection

Landscape planning at Oceanview will incorporate FireSmart guidelines wherever possible to minimize the threat of wildfire in the interface zone (any area where combustible Wildland fuels are found adjacent to homes and other structures). Strategic land use planning will ensure new development provides a “good fit” with Wildland areas and open space. “Green” areas – riparian corridors, sensitive ecosystems, and the golf course – will provide effective firebreaks. Looping access roads, too, will serve as buffers against wildfire.

Fire hazard reduction will involve ongoing fuel (vegetation) management, especially at portions of the site that border neighbouring lands with continuous fuels. Forested interface boundaries of Oceanview will be regularly thinned and pruned to remove surface and ladder fuels. Cooperation with adjoining landowners will increase fire protection. Oceanview will work in conjunction with



City of Nanaimo Parks Department and the City of Nanaimo Fire Department to reduce fire and tree fall hazards along the scenic Cable Bay Trail.

Native, fire-resistive plant species used in landscaping will enhance biodiversity, while minimizing the potential for fire starts and spread.

Development plans include a fire station site that will serve the growing population projected at the subject property, and the entire Duke Point/Oceanview area.

Given the forested surroundings of the subject site, building cladding materials should be selected with the intent of reducing susceptibility to fire. Partners in Protection's FireSmart guide is instructive in this regard. For this reason, wood shake roofs will not be permitted (see Appendix A).

6.2.7 Building Design Guidelines

The forms of the buildings at Oceanview result from the relationship between the inside and outside spaces and their location in the property's beautiful settings.

In the spirit of the West Coast flavour, houses should have simple massing, terraced building forms and earth tones to tie into the surrounding forests. The design of the buildings should respond to the direction of the view and orientation of the sun. Materials such as stone, tile and masonry used inside homes, will also be found on patios and walls. The definition between inside and outside spaces should be blurred through the addition of generous building openings, shade arbours, courtyards and terraces.

Building Design Objectives

The context and history of the subject site with the West Coast regionalism and the predominantly rainy environment call for responsive design solutions. In recognition of this, any proposed development should have a focus on:

1. enhancing the natural quality of the city of Nanaimo,
2. creating buildings worthy of occupying the site through innovative and high quality design,
3. buildings which allow for the best possible user enjoyment of the site,
4. built forms which are respectful of climate, topography, view, and existing site features,
5. utilizing high quality materials which are regionally appropriate and which minimize ongoing maintenance requirements,
6. using resources which adhere to environmental standards of architectural design, and to have no limited impact on the water, air and soil quality at Oceanview.



Architectural Character

Oceanview is intended to incorporate innovative, high-quality design, which is integrated with the site. Prescribing a particular style may inhibit a creative solution to the particular challenges of the site, and limit the innovative use of present-day building technologies crucial to meeting Environmental Building Standards. As such, the architectural character of building design at Oceanview is encouraged to be derived from the site, and from the expression of present-day building technologies.

Generally, the architectural character of buildings developed on the subject site should be derived from an ethic of respect for the site and region, rather than an aesthetic which may be foreign, and have no relevance to the subject site.

The simple elegance of the Oceanview architecture will be achieved through integrating built form with the surrounding landscape. The Oceanview philosophy envisions built forms that blend with, rather than dominate, the environment.

Careful consideration will be given to the building design and impact on the streets and adjacent neighbourhoods.

Environmental Building Standards

All development on the Oceanview site should follow general principles of environmentally sensitive building practice. As relating to architectural design guidelines, some general principles are:

1. reduced building footprints for multi-family buildings (build up, not out)
2. effective storm water runoff management,
3. reduced heat island effect through selection of roofing materials,
4. reduced heat island effect through tree planting around surface parking areas,
5. use of porous materials for sidewalks and driveways (where possible),
6. efficient & properly maintained HVAC systems,
7. efficient water use,
8. off-grid renewable energy sources (where possible),
9. user-operable systems,
10. use of reclaimed building materials,
11. use of recycled and recyclable content (where possible),
12. use of regional materials,
13. use of durable building materials,
14. provision for daylight & views.

Buildable Site Area

The Buildable Site Area is that portion of the site in which a built form can be

Illustration 23: Conceptual Site Entry



placed. The 15 m setback from the top of bank adjacent to watercourses, the 5 m No Build Zone from the top of the steep bank above Stuart Channel (unless otherwise approved by a geotechnical engineer), the 10m Cable Bay Trail No Vegetation Disturbance Zones are examples of areas within the site that are not Buildable Site Areas. Typically, these areas determine where buildings cannot be placed, thereby delineating the location of the Buildable Site.

The Buildable Site will include all built improvements, landscape edges or landscape transitional edges, to clearly separate the site improvements from protected natural areas.

Edges of the Buildable Site Area shall ensure the separation of the interior planting and irrigation areas from the existing natural landscape. These edges can be achieved by the use of retaining walls, curbs, building walls, fences or other construction. These edges can also be achieved through a defined change in plant materials and drainage area edges.

The Buildable Site Area is the least restrictive in terms of which plants, shrubs, and trees can be planted therein. These include plant materials listed in Appendix J (Approved Plant List for building sites), and, if approved in writing by the developer any other plant not included in Appendix K (Prohibited Plant List). Any planting or irrigation within the Buildable Site Area shall not intrude into either the Environmental Management Area Shoreline, Dense Cedar Forest, Archaeological Areas, Watercourse Setback, Wetland Boundaries or No Vegetation Disturbance Zone along Cable Bay Trail. Drainage control of the Building Site Area through use of drainage sumps will aid in containing Buildable Site Area seed spread.

Building Envelope Area

The Building Envelope Area is located within the Buildable Site Area and is the specific area where all proposed Improvements in the form of permanent structures can be made. The Building Envelope Area perimeter and size will be determined by the minimum setbacks from the site property lines as identified in the By Laws part of this Master Plan document. In addition, other no build zones applicable to some lots, as described above, may reduce the Building Envelope Area.

Building Form and Mass

Strong formal composition is also important in the context of the undulated and forested terrain of Oceanview. From most viewpoints on the site, forest, golf course or bodies of water will form the backdrop against which primary buildings on the site will be seen. As such, buildings' form and masses should be bold simple, primary forms with some refined detailing. Buildings should also be configured to fit within the existing contours of the landscape, to accept solar radiation, respond well to local wind patterns and allow for views. For this site,



split and multi level plans should be considered to help keep the mass of the building lower to the ground on average. Alternatively, structures in excess of one storey that are not split level design will be encouraged to incorporate visual relief elements at the horizontal transition line of each level. Careful attention should also be paid to prevailing rainfalls and wind driven precipitation, which are predominant in the central Vancouver Island area.

Historically, the precedent imagery that best describes this site's conditions is that of Mediterranean hill-top towns and villages with building massing clustered down the hillside. Each home or structure should have a distinct broken up mass with varying heights. One form and architectural character should predominate. The majority of the building massing should try to reflect the natural slope of the land. Individual taller elements are possible for accent if they are compatible with the overall house design.

Exterior Building Finishes

It is the intent of these guidelines to allow for creative and contextual use of exterior finishes on buildings. As such, a specific list of approved materials is not provided, although it should be obvious that some materials will be more appropriate than others.

In the context of a natural ocean shore setting such as that of Oceanview, the ideal exterior finishes palette should be composed of natural & regional materials or man-made facsimiles with natural looking textures. Selection based on environmental merits and support of local sourcing is encouraged.

Examples include wood board, wood shingle siding & stone masonry. Other materials which are found extensively in the local building vernacular include concrete, metal & brick, and would likewise be considered appropriate for their context and robustness to climate. Concrete is a durable finish which is also beautiful if finished considerably. Examples of appropriate finishes include board-form, exposed-aggregate, and smooth architectural. Due to the amount of rain in the region stucco should be discouraged from use at Oceanview.

Glass is essential to providing views & daylight to the building. Glass should be of a clear, non-reflective specification, low "e" glazing. In the spirit of these guidelines' intent to promote innovation to produce buildings that will become historically significant in the future, materials should be 'of their era.' Current building material technologies should be employed to meet this intent and also to help meet the environmental mandate of these guidelines.

Building cladding materials should be selected with the intent of reducing susceptibility to fire. Partners in Protection's FireSmart guide is instructive in this regard. For this reason, wood shake roofs will not be permitted.

Exterior Building Finishing Colours

The colours of the exterior finishes should, as much as possible, relate to the material being finished. For example, wood siding should be finished in a clear stain, or semitransparent stain of a colour similar to the natural colour of wood. Colour should also be carefully considered to be compatible with the colours already naturally found on the site, and in the region.

A broad range of colours is encouraged at Oceanview. Building colours should be warm and earthy in character, finding their inspiration from the Vancouver Island landscape. Each building should have at least two complementary exterior colours. Accent trim, trellises and shading devices may introduce an additional complementary colour.

Both dark and light colours are considered appropriate. As much as possible, the colours applied to an object should relate to that object's material. For example, a metal railing could be painted black, silver or brown. These are colours that relate to a metal's substance and the process of metal production. The colour of stone cladding should relate as close as possible to the natural stone colours found on the site. Wood trim, shading devices, trellises, screens or fences should be stained or painted in natural hues to complement and harmonize with the structure and larger landscape.

Colours for exterior art-work, sculpture and any other special feature shall be of complementary tones chosen to blend rather than contrast with the building and its surroundings. No highly reflective finishes shall be used on any exterior surfaces, including door and window hardware, with the exception of glass, which may not be mirrored or coloured.

Maximum Overall Building Height

The Maximum Overall Building Height guideline ensures that no buildings are built that significantly block the views of the inhabitants of other buildings around them by exceeding the accepted predominant height forms and that no buildings are built with overly imposing forms. No building or other improvement, except for chimneys, shall be constructed to a height higher than the Maximum Overall Building Height for each Phase.

The Maximum Building Height shall be determined for each Phase at the time of its final design based on community type, lot size, lot orientation, lot terrain, adjacent lot site lines, adjacent Phases, view potentials and zoning.

From the proposed building sites, the view to the ocean, golf course and natural environment is generally in a downward direction. The Maximum Overall Building Height will generally seek to ensure that overly imposing building forms do not unnecessarily block the views to the ocean, golf course and other natural

Illustration 24: Conceptual Steep-Slope Development 1



landscape areas from the buildings above. This guideline applies to the side yard and view side of the proposed single family houses.

Due to the prevalence of steeper terrain, view impacts of multi level homes that follow the slope are minimized and as such, for a single family house or other single family site improvement, a maximum height above the proposed finished exterior grade at street level, as opposed to an average from points around the house, shall be appropriate on sloped lots.

When established, height will be measured vertically from the highest roof ridge to the proposed finished grade at the lowest point adjacent to the building face, inclusive of site retaining walls, and terraces.

For single family and low density multifamily one, two, or three storey multi-level buildings that relate to the natural contours of the site are encouraged. Higher structures up to six storeys may be placed on the commercial/multi-family and medium-high density multi-family sites.

Minimum Building Size

Single family house size shall relate to the natural characteristics of the specific site. Houses shall be governed by minimum floor area guidelines relative to lot sizes and location within the community and such guidelines shall be determined at the release of each phase.

Underground structures, garages and covered outdoor spaces shall not be considered as part of the building footprint and shall be in addition to this requirement. For townhouse and apartment style buildings, a minimum size should be described as a “one bedroom” suite. Minimum sizes for hotels, employee residences, senior suites, “garage suites” and secondary suites may be of “bachelor” or “studio” type suites.

Roofs

Roofs are an important part of the visual environment and shall be carefully designed to harmonize their impact on the hillside community. Large monolithic roof forms are not allowed. Instead, roof forms that step down in scale, from major to minor, are required. Pitched roofs, flat roofs and hip roofs and barrel vaults, or a combination of these forms are encouraged. Shed roof forms are only acceptable on minor building forms, not as a predominate style. Double pitched roofs may be approved at the discretion of the developer. Large gambrel or full gable roofs or mansard roofs are discouraged. Typical gable-end roofs may not be approved unless the gable-end is an attractive design element and is intrinsic to the design style of the Home.

Because of the rainy climate of Vancouver Island the roof overhangs shall extend beyond the building wall line. Deep overhangs are strongly encouraged adjacent

to the primary living areas of a house. Shallow overhangs are suitable if combined with shading devices such as trellises or small shading roofs over windows and doors and if not over primary living areas of the house.

Recommended Roof Materials

The following list of recommended materials is not intended to be exclusive. Other materials may be approved at the discretion of the developer.

Tile roofs are permitted utilizing flat or raked tiles in earth tone colours. Other tiles may be permitted at the discretion of the Oceanview developer. Tiles should be of mixed or blended colours that are aesthetically pleasing. Blended colour includes tiles where two colours exist in the same tile as well as blending of individual solid colour tiles. The roof tile may be concrete, slate or clay. Glazed tiles must have a low reflectivity. Natural slate tiles should be mixed or blended to be natural in appearance, colour, and texture.

Asphalt or fiberglass shingle roofs are permitted and must be natural in appearance, colour, and texture. Wood shingles and shakes because of their fire hazardous properties are not permitted.

Metal roofs are permitted, provided they do not cause objectionable glare. Metal roofs should be designed to mitigate reflectivity. Standing seams or battens help to provide shadow pattern and visual relief to the roof and are preferred. Copper roofs are allowed in a dark “penny” patina or a flat green patina. Bright copper roofs are not allowed. Zinc roofs will be permitted. Painted metal roofs are permitted provided they have a matte finish. Matte silver and earthy colours such as bronze, dark brown, dark rust, earthy greens or grey-black will be allowed. Brightly coloured metal roofs will not be approved.

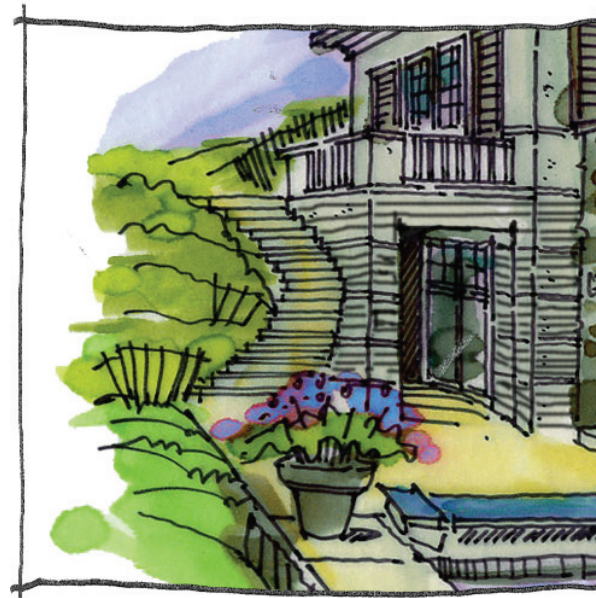
Built up roofs or similar types of flat or low slope roof applications would be discouraged unless they contain such features as vegetated (green) roofs which will further reduce the “heat island” effect. Building roofing materials should be selected with the intent of reducing susceptibility to fire.

Building Entries

The entry to any building represents an important threshold between private living space and the public realm of the street. The use of courtyards, trellises, garden walls and screens on the entry side of a building contributes to the welcoming character of the neighbourhood and the sequence of moving from the public realm of the street to the private realm of the particular structure.

All buildings at Oceanview should provide a transition area to the front door of the building structure. As semi-private spaces, transition areas should maintain some

Illustration 25: Conceptual Steep-Slope Development 2



sense of enclosure. Each single family house must have a visible front entry and door and whenever possible it must directly face the street.

The transition area should provide a variety of textures and materials. Entry elements shall be designed as an extension of the architecture of each building, set at the same grade as the entry floor level.

Garages and Parking

Each single family house shall contain parking space within the site for at least two automobiles in an enclosed garage either attached or detached from the main building. A minimum of one additional parking space should be provided to accommodate guest parking, this can usually be accommodated for on the driveway between the sidewalk and garage door. Guest parking can also be located on the lawn area if grass-crate or a similar system is used.

Parking for low-density multi-family housing can be provided as either drive in garages or multiple vehicle parkades located underneath the buildings.

Parking for high-density multi-family housing can be provided within screened, on-grade areas, covered breezeways or drive-in garages.

**Illustration 26: Conceptual Residential
Garage Entry and Fence**

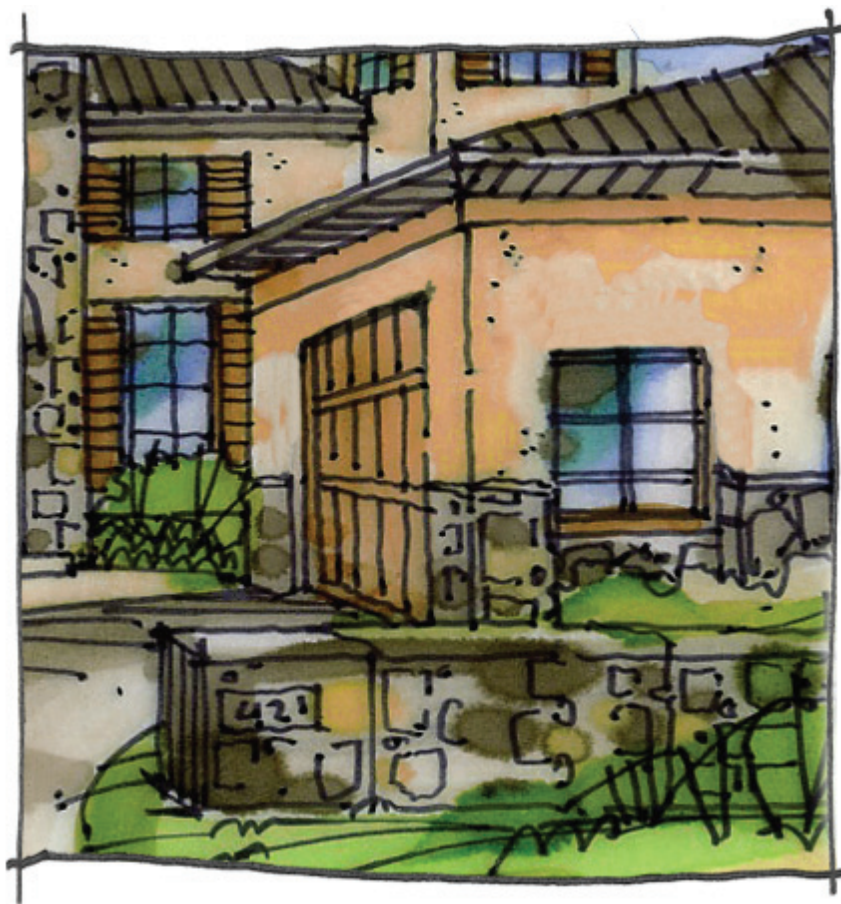


Illustration 27: Conceptual Steep-Slope Development 3



Design considerations shall be made to minimize the visual impact of the garage and garage door(s). Careful driveway orientation can ensure that visibility of the garage is reduced. In an effort to minimize visual impact, no more than two garage stalls, one double garage door or two single garage doors shall be adjacent to each other in a continuous plane.

All garages, in either attached or detached form, must closely follow the style of the main building and incorporate similar architectural form, proportion, detailing, exterior materials and colour. The garage roof shall have roofing material and pitches consistent with the main structure.

Accessory Buildings

Accessory buildings shall be designed as a single visual element with the main building and should be visually connected to it by walls, roof structure, courtyards or major landscape elements. All accessory buildings must be constructed within the Building Envelope Area and meet the requirements of the Master Plan Guidelines and the Bylaw regarding setbacks.

Courtyards, Terraces, Decks and Balconies

All courtyards, terraces, decks and balconies shall be consistent with the architectural style of the main building in terms of location, proportion, form, material and finish.

Fences and Railings

In general, wood, metal, glass, and stone walls and railings are acceptable materials, provided they are an extension of the architectural expression of the main building structure. Open metal fencing or railings are allowed if the design is integrated into the overall composition of the architecture and design elements of the main building structure. Light-weight aluminum railings are discouraged. All railings design should comply with the BC Building Code regulations. Swimming pool fencing is to be installed as per Government regulations.

Illustration 28: Conceptual Town Houses





PART SEVEN - IMPLEMENTATION OF THE OCEANVIEW MASTER PLAN

Off site works respecting roads and services will be timed so that delivery of those services matches the need for those services on site as the phases come on line. The phases are planned to commence at the main entrance to the site at approximately the midpoint of the property's southern boundary and will be accessed from Lindsey Road as shown on the Conceptual Phasing Plan (see Figure 15).

The initial development onsite will be commencement of construction of the 18 hole golf course. It has been designed to be undertaken in two phases. Phase G1 will be construction of fairways 1 through 9. Phase G2 will be construction of fairways 10 through 18. Market conditions and economics will determine whether Phase G2 proceeds concurrently with Phase G1 or does not proceed until a number of the residential phases surrounding Phase G1 are developed and sold out. Phase G2 will proceed prior to development of any of the residential and commercial phases that are geographically proximate to golf fairways 10 through 18.

After commencement of the first golf amenity phase (Phase G1), the first of the development phases (Phase OV1) providing serviced lots will proceed at such time as it can be established that completion of that phase will coincide with market acceptance of the certainty of completion of the golf course amenity.

Phase OV1 will provide a dynamic mix of regular sized single family, townhouses, semi-detached, and multifamily units as well as the site for the golf clubhouse, hotel, associated commercial facilities and parking area.

Subsequent phases (Phase OV2 through Phase OV15) will proceed as market dictates. In addition to the previously mentioned unit types, future phases will also include the "core" Village Centre (Phases OV11 and OV12), adding a significant concentrated commercial component to the mix of land use types. Phase OV6, while primarily densified residential, will also provide convenience boutique commercial/retail components to serve residents and the public in the far southeast quadrant of Oceanview.

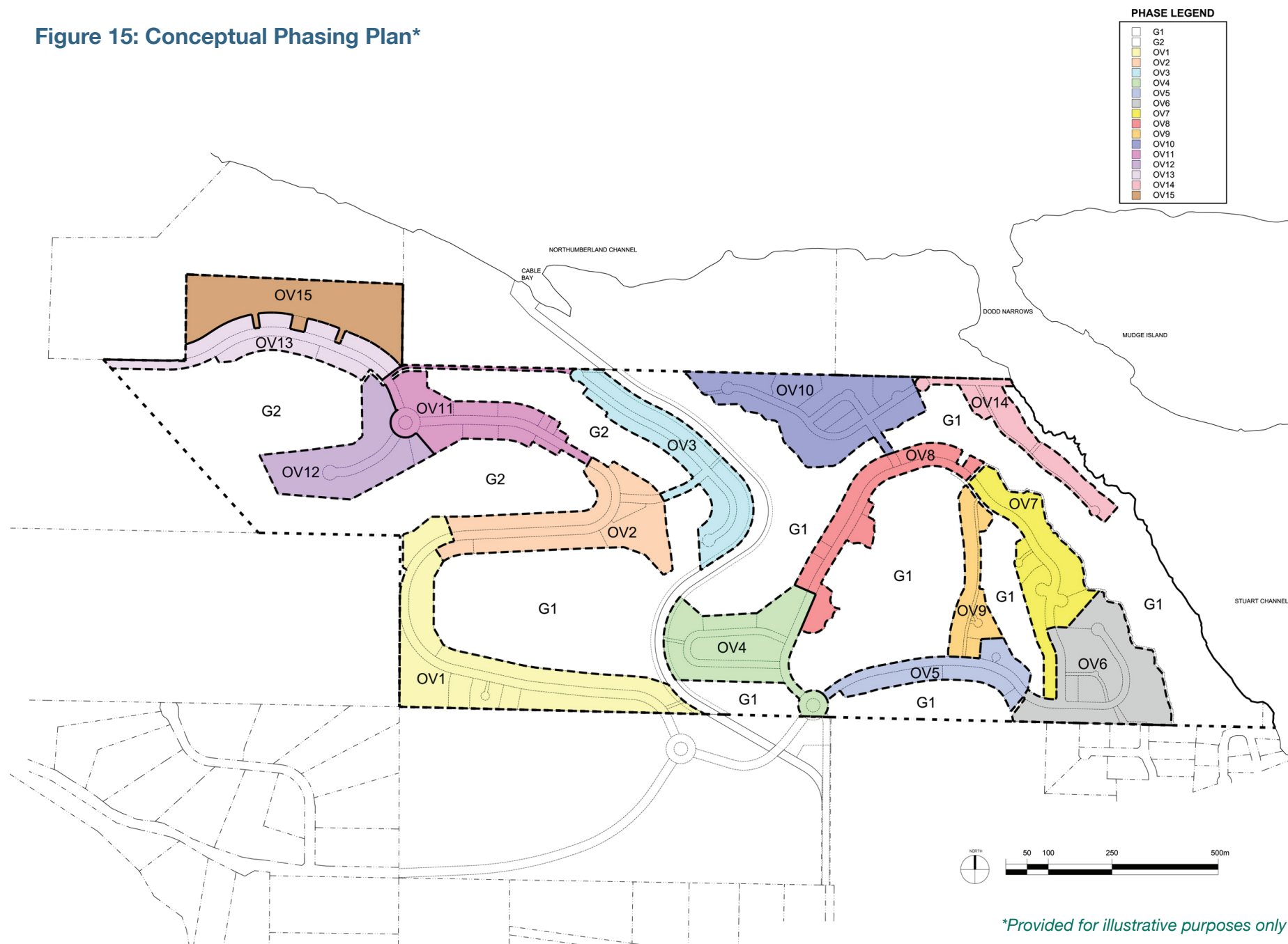
Notwithstanding the phasing schedule illustrated on the Conceptual Phasing Plan (see Figure 15), the Proponent may elect to revise the phasing schedule where it is deemed to be in the best interests of the Oceanview development to do so, in which event, the Phased Development Agreement will be revised accordingly.

7.1 Phasing of Oceanview

The Oceanview Master Plan anticipates a build out over the next 15 to 20 years oriented around the golf course. The Conceptual Phasing Plan (see Figure 15) for the Oceanview Lands indicates the proposed phases. Phasing for development of the Oceanview Lands will initially focus on development and construction of the golf course.



Figure 15: Conceptual Phasing Plan*



*Provided for illustrative purposes only

The Conceptual Phasing Plan illustrates the proposed phasing schedule for development of the Oceanview Lands.

The areas marked G1 and to G2 represent golf fairways 1 through 9 and 10 through 18 respectively. Areas marked OV1 through OV 15 are the 15 proposed phases for development of the Village Centre and the surrounding residential and mixed commercial and residential neighbourhoods.

Following construction of the golf course, which may be constructed in two 9 hole phases, timing for development of the remaining phases (OV 1 to OV 15) will be primarily driven by optimal servicing routes with development/construction within each phase primarily driven by residential housing market demand.

In any event, the intention is to ensure that the Phased Development Agreement entered into with the City of Nanaimo (see Section 7.2) will provide for a method of revising the phasing schedule as a matter of “minor amendment” in the Phased Development Agreement which will enable the Proponent and the City to agree to any such minor amendments by municipal Council resolution rather than by a municipal bylaw amendment.

7.2 Phased Development Agreement

Following the adoption of this Master Plan as an amendment to the OCP, and concurrent with an application to rezone the Oceanview Lands as one or more comprehensive development zones (see Section 7.3), the Proponent, Oceanview Golf Resort & Spa Ltd. and the City of Nanaimo will negotiate the terms and conditions of, and enter into, a Phased Development Agreement as provided for in Section 905.1 to 905.5 of the Local Government Act.

The Phased Development Agreement will include terms and conditions respecting one or more of the following concerning development of the Oceanview Lands:

1. the inclusion of specific features in the development;
2. the provision of amenities;
3. the phasing and timing of the development and of other matters covered by the agreement; and
4. the registration of covenants under Section 219 of the Land Title Act and agreements concerning minor amendments to the Phased Development Agreement, dispute resolution and early termination.

Section 905.2 of the Local Government Act states that the maximum term for a phased development Agreement is 10 years and, with the approval of the inspector, for a term not exceeding 20 years. A Phased Development Agreement may be renewed or extended, as long as the renewal or extension will not make the agreement effective for a period that could exceed 20 years.



Section 905.3 of the Local Government Act states that the local government must hold a public hearing before adopting a Phased Development Agreement Bylaw under Section 905.1.

The notice of the public hearing must include the following:

1. the name of the developer;
2. a general description of the specified zoning bylaw provisions;
3. the term; and
4. a general description of the nature of the development.

Section 905.4 of the Local Government Act states that an amendment to a Phased Development Agreement, other than a minor amendment, must be adopted by bylaw.

The Phased Development Agreement will ensure that development of Oceanview as contained in the phased development agreement will be a contractual obligation between the proponent and the City of Nanaimo and will ensure that details regarding the final development concept, unit count and square footages to be developed, parks and open space location and dedication mechanisms, required infrastructure and phasing plans, transportation access and development plans, urban design standards, landscaping requirements and final development phasing are ensured to the owners of the Oceanview Lands and to the City of Nanaimo.

7.3 Rezoning of the Oceanview Lands

The majority of the Oceanview Lands that are the subject of this Master Plan, approximately 166.5 ha (411.3 acres) are zoned Rural Agricultural/Residential Zone - (A-2). This zone provides for agricultural and rural uses on larger lots without urban services.

An approximate 4 ha (10 acre) portion of the Oceanview Lands that are the subject of this Master Plan are zoned Heavy Industrial Zone - (I-4). This zone provides for a full range of industrial uses.

Following the adoption of this Master Plan as an amendment to the OCP, the Proponent, Oceanview Golf Resort & Spa Ltd., intends to make application to the City of Nanaimo, concurrent with negotiations for entering into a Phased Development Agreement, to rezone all of the Oceanview Lands to one or more Comprehensive Development Zones.

The intent of this Comprehensive Development Zone will be to provide for an integrated community consisting of one predominant recreational facility - the 18 hole golf course, supported by ancillary uses including hotels and restaurants, small-scale commercial and office uses, community services and facilities and mixed residential housing forms, including seniors' housing.

This Comprehensive Development Zone will specifically provide for development of the Oceanview Lands in accordance with the mixed land use designations provided for in this Master Plan (see Section 3).

The Local Government Act permits a municipality to create comprehensive development zones. The City of Nanaimo has adopted the necessary zoning bylaws to permit comprehensive zones.

As with any rezoning application, an application to rezone the Oceanview Lands to a Comprehensive Development Zone will include the requirement for a public hearing.





The Oceanview Comprehensive Development Zone will include provisions for the following:

1. permitted principal uses;
2. permitted accessory uses;
3. conditions of use;
4. permitted density;
5. minimum lot area;
6. maximum lot coverage;
7. provisions for the siting of all buildings and structures;
8. maximum height of all buildings and structures and may also include provisions for the following:
 - (i) maximum gross floor area ratio;
 - (ii) maximum site coverage;
 - (iii) maximum perimeter wall heights;
 - (iv) height of fences;
 - (v) off-street parking requirements;
 - (vi) lot dimensions;
 - (vii) screening and landscaping;
 - (viii) private outdoor space; and
 - (ix) amenity areas.

Within the Oceanview Comprehensive Zone the permitted uses may be different for different locations within the Zone. The Oceanview Comprehensive Development zone will provide for the following essential terms and conditions:

1. The maximum number of single use tourist accommodations (hotel units) shall not be limited excepting by the total allowable commercial square footage that they utilize. These units shall not form part of the maximum residential unit count but rather are included within the maximum allowable commercial square footage.
2. A hotel shall be permitted within any commercial or mixed use area at Oceanview so long as the commercial area allocation for prior approvals combined with the total area of the proposed hotel does not exceed the gross permitted commercial square footage for Oceanview of 295,000 sq. ft.
3. Tourist accommodation units may be reallocated between different districts within the Oceanview Comprehensive Development Zone
4. A maximum of 2,702 residential units including all single family residential dwellings, duplex units, triplex units, quadraplex units and low, medium and medium-high density residential units, employee rental housing units, seniors' housing units, congregate care housing units. The maximum number of residential units for Oceanview will be allocated to the different locations (districts) within the Oceanview Comprehensive Development Zone. However, the allocated residential housing units may be reallocated between districts. In addition, the Proponent may elect to reallocate within and between the districts the number of single family residential lots or multi-family residential units provided that the



- aggregate of the number of residential lots and multi-family residential units in Oceanview does not exceed 2,702 units.
5. The total area of the Oceanview Lands to be provided as parks and trails shall be approximately 20% of the total area of the Oceanview Lands, generally in the locations identified on the Conceptual Site Plan Showing Parks and Trails (see Figure 6). The small community parks depicted within any phase may, prior to dedication, be relocated within that phase, with the consent of Nanaimo Parks Department, as long as the area of the park remains the same. The Proponent shall, without compensation, dedicate to the City of Nanaimo and/or the Regional District of Nanaimo, as parks and trails, certain agreed parts of the Oceanview Lands identified as City Park, Environmentally Sensitive Area (ESA), ESA Setback, Watershed, Wetland, Wetland Setback and Cedar Forest generally as shown on the Conceptual Site Plan Showing Parks and Trails (see Figure 6) and will improve and landscape certain agreed parks and trails to mutually agreed standards and designs approved by the City of Nanaimo and/or the Regional District of Nanaimo.

A new trail system will connect to the existing Cable Bay Trail (Trail A). The new trails shall be comprised of linear parks in the general locations as shown the Conceptual Site Plan Showing Parks and Trails (see Figure 6) identified as Trail B, Trail C, Trail D, Trail E, Trail F, Trail, Trail H and Trail J will be dedicated, without compensation and improved to the mutually agreed standards of the City of Nanaimo and/or the Regional District of Nanaimo at the expense of the Proponents.

The dedication and/or improvement(s) of any park, trail or open space shall be completed in conjunction with each approved phase of subdivision of development parcels from and within the Oceanview Lands.

No additional land will be required to be provided by the Proponent pursuant to Section 941 of the Local Government Act.

7.4 Development Permits

The City of Nanaimo has established 9 development permit areas and associated guidelines to regulate land development.

A Development Permit initiates an opportunity to review proposed developments to ensure that they comply with the policies and objectives of the OCP, including this Master Plan, together with design and environmental guidelines.

7.4.1 Environmentally Sensitive Areas

A significant part of the Oceanview Lands have been designated in the OCP as



Environmentally Sensitive Areas (ESAs) including all of the Oceanview Lands east of the Cable Bay Trail and part of the Oceanview Lands adjacent to the southeast corner of the Cable Bay Trail. These lands are designated Development Permit Area 2 (DPA2).

The OCP states that ESAs are designated as a development permit area for protection of the natural environment, its ecosystems and biological diversity. It includes lands that have been identified as having environmental values that require consideration and protection but that have not already been designated as a development permit area for watercourses.

Sensitive ecosystems are relatively unmodified, rare and fragile terrestrial ecosystem types. ESAs provide habitat for endangered species of native, rare vegetation or wildlife and provide wildlife corridors and secondary habitat within the City.

The stated OCP objectives are to identify, protect and minimize the disturbance of ESAs within the City and to preserve native, rare and endangered vegetation, wildlife and their habitat in their natural state.

The OCP guidelines for development within DPA2 require an application for a development permit to provide information on the anticipated impact of all proposed development or activity in relation to the natural environment for the lands within DPA2.

Schedule G to the OCP specifically states that development of the Cable Bay Lands (subsequently the Oceanview Lands) must address goals for protection, enhancement or mitigation of disturbance of ESAs (including wetlands, watercourses and associated drainages), through the development approvals process.

7.4.2 Steep Slope Development Areas

Most of the Oceanview Lands east of the Cable Bay Trail are designated in the OCP as lying within Development Permit Area 5 (DPA5) concerning Steep Slope Development Areas.

The stated objectives in the OCP are:

1. To achieve environmentally sound and livable hillside neighborhoods.
2. To minimize the risk of erosion, landslip and rock fall to development in steep slope areas.
3. To preserve the natural vegetation in steep slope areas in its natural state for the preservation of native flora and fauna habitat.
4. To enhance the desirability and marketability of hillside developments, allowing flexibility and innovation in design while recognizing the



importance of preserving the natural features and the hillside character.

Development Permits issued in this area will follow the Steep Slope Development Permit Area Guidelines which form part of the OCP.

7.4.3 Building Form and Character

Development Permit Area 9 (DPA9) in the OCP is a designation which applies to all lands within the City of Nanaimo concerning the form and character of all commercial, industrial, institutional, multiple family and mixed commercial/residential development.

The stated objectives in the OCP for DPA9 are as follows:

1. To ensure coordination and integration of design in new areas of development.
2. To ensure infill development in existing neighbourhoods contributes to the preservation of neighbourhood character.
3. To ensure mixed commercial and multi-family land uses are properly integrated.
4. To improve the character of commercial development.
5. To highlight the significance of community institutional buildings.
6. To encourage pedestrian, bicycle and transit use.
7. To encourage a high level of design and quality of construction of all future development.

Where land is subject to more than one DPA designation, a single development permit is required. The Development Permit Application, however, will be subject to the requirements of all applicable DPAs.

Prior to making application for Preliminary Layout Acceptance ("PLA") from the Subdivision Approving Officer for the City of Nanaimo to subdivide any of the

Oceanview Lands, an application for an ESA Development Permit and/or a Steep Slope Development Permit will be required.

In addition, prior to making application for a building permit to construct any commercial, institutional, multiple family and mixed commercial/residential development will require application for and issuance of a DPA9 development permit with respect to the form and character of the subject Building(s).

7.5 Subdivision

Subdivision is the legal mechanism that leads to the creation of new parcels of land by way of dividing an existing parcel into two or more parcels. Each development parcel within the Oceanview Lands will require a legal subdivision prior to any development for construction of buildings.

Provincial statutes and City of Nanaimo bylaws require that subdivisions that take place within its municipal boundaries be approved by the Subdivision Approving Officer for the City of Nanaimo.

The appointed Subdivision Approving Officer has the authority to use considerable discretion when making decisions concerning subdivision application and is responsible to either approve or reject a subdivision application based on their opinion regarding confirmation of a proposal with City bylaws and policies and Provincial statutes.

The Subdivision Approving Officer is also expected to determine if the final subdivision is in the public interest. In this role, the Approving Officer acts in a judiciary manner.

It is the Subdivision Approving Officer and not the municipal council that approves and rejects a subdivision application.

Following the adoption of this Master Plan as an amendment to the OCP and following the adoption of a Comprehensive Development Zone for all of the Oceanview Lands or such other rezoning of the Oceanview Lands to permit the requested land use designations, the Proponent, Oceanview Golf Resort & Spa Ltd., intends to make a PLA subdivision application to the Subdivision Approving Officer for the City of Nanaimo to initially subdivide all those parts of the Oceanview Lands comprising the 18 hole golf course into a new legal parcel of land.

