

Schedule D

Official Community Plan Bylaw 2008 No. 6500

Rocky Point-Hammond Bay-Stephenson Point Neighbourhood Plan

7.4 Neighbourhood Plans – Rocky Point-Hammond Bay-Stephenson Point Neighbourhood Plan

7.4.1 Local Service Centre

1. All commercial development (excluding home based businesses and development on existing commercially zoned land) in the Neighbourhood Planning Area is to be directed to the Local Service Centre.
2. Commercial development in the Local Service Centre located between McGuffie Road and Vista View Drive should not exceed a total area of approximately 500 m² (5382 ft²), and should consist of three or more individual commercial retail units.
3. A Local Service Centre located at Hammond Bay Road and Nottingham Drive is supported, where commercial development should not exceed a total area of 750 m² (8072 ft²), and should consist of three or more individual commercial retail units.
4. Seniors' and special needs facilities are encouraged to locate adjacent to the Local Service Centre, hence closer to services the residents may require.
5. Developed open-space (e.g. squares, seating areas, picnic tables, BBQ's, public notice boards) is an important component of Local Service Centres and as such will be negotiated as part of the amenity package for relevant rezoning applications.
6. Park acquisition in the Local Service Centre between McGuffie Road and Vista View Crescent should be focused towards the development of an enhanced greenway along Walley Creek.
7. The following types of commercial activities are not supported: businesses that generate excessive noise, noxious materials or odours, automobile service stations or gasoline pumps.
8. The owners of the property zoned commercial on Stephenson Point Road are encouraged to offer additional services suitable to a Local Service Centre.

7.4.2 Parks & Open Space

1. Amenity negotiations as part of rezoning applications will focus on the acquisition of parkland and open space.
2. After parkland and open space acquisition, amenity negotiations as part of rezoning applications will focus on restoration and the establishment of walking trails and cycle networks appropriate for such lands.
3. The City is encouraged to pursue the extension of a public pedestrian trail between McGuffie Road and Neck Point Park.
4. Section deleted (6000.069, 2005-Oct-17)

7.4.3 Enterprise Areas

1. The continued use and expansion of the Pacific Biological Station is strongly supported.
2. In an effort to derive as much public good as possible from the existing sewage treatment facility, Council and the RDN are encouraged to support research and development and educational opportunities at the sewage treatment facility.

7.4.4 Heritage

1. The site, landscape features, objects, and buildings identified in Figure 1. are considered to have heritage significance by the community and should be considered for future placement on the City's Heritage Inventory.
2. Development of sites identified in Figure 1, will not be supported unless the specific social and/or physical aspect is preserved and on-site interpretative signage installed.
3. Figure 1. is not a definitive listing of important historical features. Accordingly, if important historical features are determined to exist on a site as part of the development application process, their preservation is strongly encouraged.

7.4.5 Recreation & Culture (leisure facilities)

1. Council is strongly encouraged to provide for a community centre preferably in conjunction with, or in the vicinity of, Hammond Bay Elementary School, and/or Frank Ney Elementary School.

7.4.6 Environmentally Sensitive Areas

1. Additional leave strip areas will be sought along Walley Creek and Cottle Creek as opportunities arise as part of future development projects or as part of Council's parkland acquisition programme.

7.4.7 Urban Containment Boundary (UCB)

1. The City will pursue the acquisition of the remaining portion of Crown land DL 56 that lies inside the Urban Containment Boundary.

7.4.8 Walking Mode

1. Negotiations as part of development applications will focus on the acquisition of the proposed trails and park in order to complete the pedestrian network as noted on Schedule A.
2. City work and/or land acquisition within the Neighbourhood Planning Area will focus on completing the sidewalks and trail networks outlined in Schedule A.
3. Where the developer agrees and Staff believe pedestrian and vehicular safety will not be compromised, narrower sidewalks, lower cost surfacing of sidewalks and/or sidewalks on one side of the street only, will be supported. The reduction in current standards would be supported subject to safety issues being addressed and under the condition that the developer use at least 50% of their infrastructure savings towards the completion of the sidewalk network within the Neighbourhood Planning Area.

7.4.9 Road Infrastructure

1. Priority should be given to the development of left hand turning lanes and bus pullouts, as opposed to four-laning the road, to alleviate future vehicle congestion along Hammond Bay Road.
2. The existing ambience of Laguna Way, McGuffie Road, Morningside Drive, Sundown Drive, Place Road, Lagoon Road, Polaris Drive, Linley Road, Stephenson Point Road and Nottingham Drive should be maintained. The upgrading of these streets beyond their existing condition will not be done without consulting local residents AND that future development accessing such streets would not be supported if it resulted in excessive vehicular traffic being added to the street. (6000.035; 2002-Apr.-08)
3. Development of the property at 3335 Hammond Bay Road (legal description - That Part of Section 15A, Wellington District shown outlined in red on Plan 1277R except that part in Plan 37226 009-446-842) is not supported unless primary vehicular access for the development is from Hammond Bay Road. (6000.034; 2001-Oct-22)

Heritage

Figure 1

