

Bear Mountain

Highlands Neighbourhood Concept



General Overview

- February 11'04 Plan



Bear Mountain Highlands Neighbourhood Plan

- February 11'04 Plan

- 235 total residences
 - 185 Single family
 - 50 Townhomes
- 100 Resort Villas
- 1100 m2 Neighbourhood Commercial
- 100 units Senior Assisted Living
- Golf Academy
- Driving Range
- 18 hole Golf Course
- Community Benefit Package (valued at \$2,200,000)

- Amended Plan - May 14th'04



Bear Mountain Highlands Neighbourhood Plan

- Amended Plan - May 14th'04
 - 160 Total Residences
 - 140 Single Family Dwellings
 - 20 Townhouses
 - 300 Villas/Cabins/Wilderness Lodge
 - 1100 m² Neighbourhood Commercial
 - Golf Academy
 - Driving Range
 - 18 Hole Golf Course
 - 5000 m² Accessory Commercial to Hotel/Golf Course
 - Community Benefit Package
 - \$1,500,000 Cash Contribution to the District of Highlands
 - Community Tax Incentive for 5 yrs
 - Enhanced Trail Network (dedicated Linear Parks)
 - Use of Treated Septage for Golf Course Irrigation

- **New Plan - May 14th'04**
 - 150 Total Residences (no suites)
 - 150 Residential Units (max 30 units or 20% townhouses)
 - 300 Villas/Cabins/Wilderness Lodge
 - 1100 m² Business Commercial
 - Golf Academy
 - Driving Range
 - 18 Hole Golf Course
 - 5000 m² Accessory Commercial to Hotel/Golf Course
 - Community Benefit Package
 - \$2,500,000 Cash Contribution to the District of Highlands over 10 years
 - Community Tax Incentive for 5 yrs (implemented from time of zoning)
 - Further Enhancements to Trail Networks
 - Use of Treated Septage for Golf Course Irrigation
 - Extensive Retention of Treeline Along Roadways
 - Commit to Maintain Millstream Road Natural Streetscape
 - Golf Course Re-routing
 - Creating Strong Wildlife Corridors
 - Creating Extensive Protection of Wetlands

How did we get here?

- Environmental Baseline Report– Biology/Aquatic/Wildlife – *Enkon*
- Storm Water Management Baseline Report – *Focus*
- Ground Water Supply Report – *Thurber*
- Detailed Traffic Analysis Study - *Focus*
- Topographic Survey Report – *Focus*
- Multiple Golf Layouts
- Iterative Planning Concepts
 - Les = 1200 hrs
 - Roger = 500 hrs
- Tax Analysis – *KPMG*
- March 1st '04 Plan ?Council
- March 29th '04 - Committee of the Whole (300+ people attended)
- April '04 – Eight (8) Open House Meetings
 - Approx 125 total attended
 - 78 groups registered
 - 32 comment sheets received
 - Various Telephone/Email Correspondence
 - Review of Royal Roads University Web Forum

- April 12th '04 - Parks & Trails Committee
- April 13th '04 – Finance Committee
- April 14th '04 – Environmental Committee
- April 15th '04 – Roads Committee
- April 25th '04 – APC Tour of Bear Mountain Langford
- April 26th '04 – Protective Services Committee
- April 28th '04 – APC meeting
- April 30th '04 – Group of Six
- May 1st '04 – Group of Six Tour of Bear Mountain Langford
- May 4th '04 – Bruce Woodbury
- May 4th '04 – Group of Six
- May 12th '04 – Bruce Woodbury
- May 17th '04 – Council
- May 17th '04 - Impact Assessment Review of Concept Plan on Wildlife/Environment - *Enkon*
- May 19th '04 – Group of Six
- May 20th '04 – Group of Six
- May 25th '04 – Group of Six

Committee Review

Parks and Trails Committee

Concerns

East/West Regional
Trail Connector

North/South Regional
Trail Connector

Useable Parks

Trail Network

Roadside Trails

Actions

- Strong linear park for East/West trail and various alternate accesses using right-of-way trails
- Public parking area proposed at Mt Finlayson trailhead

- Strong North/South corridor along Millstream Rd and excellent North/South roadside trail network

- Significant (\$2,500,000) cash contribution in lieu of proposed community playing field and community hall

- Hatcher's Loop
- Protected Wetland loop and viewing platform
- East/West trail connection in linear park

- Extensive roadside trails separate from the road and minimize driveway crossings
- Maximize trail connections

Parks and Trails Committee

(cont'd)

Concerns

Parks/Covenant Areas

Actions

- Hatcher's Zone and Park corridor along the northern property boundary dedicated as park
- Areas where tree retention is desired will be by way of protective covenant

Environment Committee

Concerns

Negative Impact on Sensitive Ecosystems

Mitigation Strategies & Protection Efforts

Inappropriate Water Use

Actions

- Most sensitive areas were identified by a matrix evaluation completed by Enkon and were preserved by adjustment of the golf course routing, as well as road and housing realignment

- Total avoidance of development from central wetlands and cedar grove
- Establish trail network to control pedestrian impact
- 60m protective corridor along Millstream Creek
- Elimination of housing development through the East/West stream corridor

- Recycling of grey water from septage as primary irrigation source
- No reliance on ground water
- Section 219 Covenant will prevent residents from drilling wells
- CRD potable domestic water supply for residential and commercial uses
- Reconstruct Matson Dam to maintain water quality and incorporate storm water management practices

Environment Committee

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Inappropriate Scope & Magnitude

- Minimum clearing and grubbing in road rights-of-way
- Covenant green space on residential lots
- Maintain maximum tree retention
- Maintain a ratio of 1:1 replacement of disturbed wetlands
- Tree replacement program will be implemented to replant logged areas that are not required for development
- Sensitive placement of building sites to protect both environmental and topographical features
- Road construction will preserve natural features
- Single load roads will preserve the rural streetscape
- Soft surface trails will be separate from the roadway
- Road design will encourage immediate groundwater infiltration
- Reduced residential density from 235 to 150 (36% reduction)

Roads Committee

Concerns

Peak capacity of Millstream at Hannington/Treanor/TransCanada Highway

Assurances that N/S TCH Connection will occur prior to Development

Cost/Benefit Analysis of Roads Network

Level of Road Construction

Life Cycle Costing of Roads & Improvements

Millstream Road Remediation

Actions

- Detailed traffic study completed
- Traffic counts indicate a North/South connection to Trans Canada Highway is required prior to any development in the Highlands

- City of Langford will require this undertaking before they will provide any sewer capacity

- KPMG study will evaluate in time for Public Hearing

- Roads in south area will be to full urban standards, including street lights and sidewalks
- Roads north of roundabout will be to District of Highlands standards, 6.5m traveled surface, 0.3m flat concrete curb on both sides, separated roadside trail, and street lights at intersections only

- KPMG study will assess the amount of maintenance reserves to be considered by the District of Highlands, based on the lifecycle expectancy of new roads

- Millstream Rd to be re-paved concurrently with sewer/water installation from the Langford municipal border to Hannington Rd intersection

Protective Services Committee

Concerns

CRD Water

Sprinkler System

Road Standards

Wildland Interface

Emergency & Secondary Rds

Dead End Roads access

Water Supply for Fire

Building Height(s)

Actions

- To be provided, facilitating fire flows to the Industrial Park and eliminating the need for groundwater extraction

- All commercial and residential buildings will be sprinkled

- 6.5m road surface design and paved 12m radius cul de sacs will ensure adequate turnaround for emergency vehicles

- Report to be prepared by a professional forester and recommendations will be registered on title (Section 219 Covenant)
- Golf courses are known to be excellent firebreaks

- Consideration for a gated connection to Finlayson Arm Rd will be pursued at the direction of Council

- Golf course cart paths will accommodate and provide emergency

- Piped water as well as access to all surface storage will be available to the Fire Department for any emergency

- Buildings will be limited to 3 storeys above ground and are designed with “steps” to accommodate ladder access
- Consideration of \$250,000 for a new fire truck was factored into the total community cash contribution of \$2,500,000

Administration and Finance Committee

Concerns

Lower Residential Density

Independent Financial Analysis

Community Views

Tax Benefits

Tax Incentives

Actions

- Reduced residential density from 235 to 150

- KPMG will be engaged to assess terms of reference and scope of work to determine cost/benefit analysis in preparation for the Public Hearing

- Extensive community input gathered over the past 3 months

- With the addition of the Cabins and Wilderness Lodge, this project will return approximately 2 million dollars of tax benefit per annum at full buildout to the District of Highlands (KPMG to confirm)

- With adoption of the tax incentive by the District of Highlands, the developer will proceed, with development of the Hotels/Cabins in Highlands rather than their current plans in the City of Langford

Advisory Planning Committee

Maintenance Specified Area

As a result of implementation of the Community Charter, this is a provision to be handled through a “local service area”. It will deal specifically with sewer and water and may involve a higher level of service (ie road sweeping)

Additional Highlands Staff

As a result of the scale of this development, Highlands may require additional staff. Permit fees in excess of \$600,000 will be generated from this project, off-setting this expense. The additional tax base “net benefit” calculation will also take additional staffing costs into consideration.

Transition of Residential Density

Based on APC and public comment, the new plan provides clustering of urban sized lots (700 m² – 7500 m²) in the southern portion of the site, blending northward with golf course oriented lots (2000 m²– 0.5 acres) within the central portion, and with large home sites (3000 m² – 0.75 acre) in the northwest portion of the site.

Approximately 3100 hectares (77 acres or 16%) of the site is dedicated to residential housing with no provision for townhouses or suites. There is considerable diversity in the lots proposed, in size as well as width and depth. Through development guideline criteria, this will encourage a varied streetscape and the opportunity to preserve significant tree cover and natural topographic features, thus providing a sense of separation and privacy.

Advisory Planning Committee

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Extension of Piped Water within the Highlands

Will allowing piped water in Bear Mountain Highlands open the rest of the Highlands to piped services?

We will develop a water system only sufficient for our development and the Industrial Park lands. The cost of enlarging the pipes back to the Langford border is prohibitive and there is no sewer units in the CRD trunk system to allow further users from the Highlands.

Development Guidelines

A full and complete set of guidelines will be developed in cooperation with the District of Highlands, ensuring quality development and maximum environmental retention.

Bear Mountain Commitment

The Bear Mountain Executive has embraced this new proposal and with their proven ability to finance and construct, will commit to developing this project in the best interests of honoring the Highlands values, including maximum possible retention of the rural landscape and efficient use of natural resources. BMMP will enter into all necessary agreements with the District of Highlands to secure the rights and privileges of the development and to fully protect the District.

Tax Incentives

This proposal was poorly explained in previous presentations. The proposed tax incentive is for five years only, starting from the date of zoning and is for improvements only. The City of Langford has recently created a tax incentive to build a hotel(s). A similar incentive would encourage BMMP to locate its immediate future plans for hotel/cabin construction to the Highlands. Without this incentive, BMMP will likely continue on their current plan, building in the City of Langford. The benefit of the incentive to the District of Highlands is that the commercial tax base would be built much sooner, therefore result in a larger commercial tax base in 2010.

Advisory Planning Committee

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Innovative Technology

Through septage purification techniques, BMMP has embraced the concept of treating septage for use as their primary irrigation source. This, while not new technology, has been greatly refined and appropriate re-uses a by-product of development. The immediate benefits include:

- No demand on groundwater
- No demand on piped water
- Reduced demand for storage of surface water

Regional Growth Strategy

The Regional Growth Strategy does not override the desires or direction of the individual municipalities and is not a static document. Our proposal purposely parallels the OCP review process in order that full consideration is given to the proposal.

With endorsement of our proposal, the new OCP will reflect our Master Development Agreement. We will then apply to amend the Regional Growth Strategy and the Urban Containment Boundary



Bear Mountain Highlands Neighbourhood Plan