

REPORT

Oyster Bay Neighbourhood Concept Plan: Assisted Living Stz'uminus First Nation



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1.0 Oyster Bay Neighbourhood

1.1 Overview

Stz'uminus First Nation has identified its Oyster Bay Neighbourhood (the Neighbourhood) for future development. Located between the city of Nanaimo and town of Ladysmith, the Neighbourhood consists of 64.8 acres (26.2 ha)¹ of land that straddles the Trans-Canada Highway and sits adjacent to beautiful Ladysmith Harbour. Due its size and unparalleled location, the Oyster Bay Neighbourhood presents multiple development opportunities, including residential, commercial, assisted living, and hotel uses.

Stz'uminus First Nation is currently seeking development partners to help realize the Nation's vision for the Oyster Bay Neighbourhood. The Nation has worked diligently over the last decade to establish a strong policy foundation, legal structure, and community vision for development on this key site. This report serves as the next step in the process – to turn the vision into a reality through providing potential development partners with:

- A development overview of the Oyster Bay Neighbourhood and the Assisted Living Neighbourhood Concept Plan (NCP). This will include a summary of relevant policies, procedures, guidelines, and/or studies; and
- A detailed Conceptual Development Plan for the Assisted Living development opportunity and a description of key features.

The Conceptual Development Plan has been designed to convey the Nation's vision for the site and to demonstrate the site's substantial potential to prospective development partners. However, it is important to note that **the Conceptual Development Plan does not represent the only approach to development on the site. Rather, it represents one (of many) potential development scenarios.** Stz'uminus First Nation is committed to working with its partners to develop a final product tailored to meet their needs.

1.2 The Vision

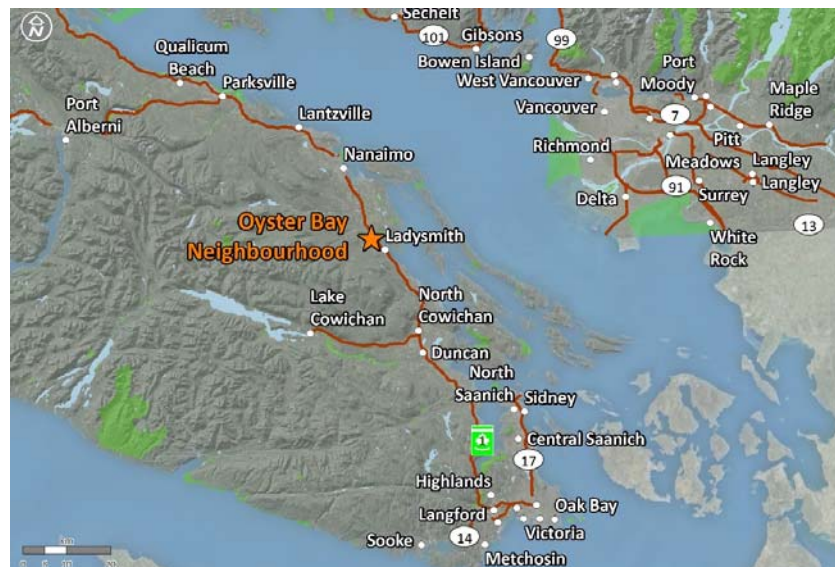
Stz'uminus First Nation envisions the Oyster Bay Neighbourhood to be a vibrant and complete community, serving as an active and attractive residential, commercial, recreational, and tourism hub for the region. In offering a wide range of high quality amenities and services for residents and visitors, the development will bring economic prosperity to Stz'uminus First Nation and its development partners. Furthermore, it will provide a stable and sustainable source of revenue, jobs, and business opportunities for the First Nation and the broader, local economy. The development will balance sustainable urbanism while embracing the cultural heritage of the area and protecting the natural environment. It will be a place that both Stz'uminus members and non-members can enjoy and share.

¹ All land areas included in this report are approximate. For precise land areas, a site survey is required.

1.3 Location & Natural Amenities

The Oyster Bay Neighbourhood is located on Vancouver Island, British Columbia, approximately 4 km north of the town of Ladysmith and less than 20 km south of the city of Nanaimo, both major local / regional service centres.

Figure 1: Regional Context



The Nanaimo airport and ferry terminals, which provide key transportation linkages to the city of Vancouver (among other places), are located approximately 8 km and 20 km, respectively, from the site. The site's location along the Trans-Canada Highway (Highway 1) – the major highway on the island – provides exceptional access and mobility on the local level.

Figure 2: Local Context



The site boasts a range of natural amenities, including a beautiful coastal location along Ladysmith Harbour, the adjoining Bush Creek Park, and a pristine forrest environment full of native plants and trees.

Figure 3: Oyster Bay Natural Environment



1.4 Stz'uminus First Nation Planning and Policy Context

Stz'uminus First Nation is a signatory to the federal *Framework Agreement on First Nations Land Management*. The Agreement establishes a First Nation's right to adopt its own *Land Code*, rather than operating under the land-related rules of the *Indian Act*. In accordance with the Agreement, Stz'uminus First Nation enacted its *Land Code* on January 17, 2013. All future development on Oyster Bay I.R. 12 will be subject to this *Land Code*. A copy of the **Land Code** can be found in **Appendix C**.

In addition to its *Land Code*, Stz'uminus First Nation has established a comprehensive planning and policy framework to guide future development on its lands, which include the Oyster Bay Neighbourhood. **Key documents** can be found in **Appendix C**. These laws and policies underpin the Oyster Bay Neighbourhood Concept Plans:

- *Stz'uminus First Nation Governance Manual*
- *Stz'uminus First Nation Land Code (July 25, 2013)*
- *Oyster Bay Land Use Plan (2010)*
- *Stz'uminus First Nation Development Permit Law*
- *Oyster Bay Design Guidelines (2011)*
- *Stz'uminus First Nation Zoning Law (includes Zoning Guidelines)*
- *Stz'uminus First Nation Building Law*
- *Stz'uminus First Nation Land Development Procedures Manual*
- *Stz'uminus First Nation Fees and Charges Law*
- *Co-operation Protocol between Stz'uminus First Nation and the Town of Ladysmith*
- *Servicing Agreement (Town of Ladysmith) [furnished upon request]*

1.5 *Servicing Agreement with Town of Ladysmith*

As part of its *Cooperation Protocol* with the Town of Ladysmith, Stz'uminus First Nation has signed a *Servicing Agreement* with the Town concerning the provision of certain municipal-type services for future development on Stz'uminus land. Securing these services was a key step for Stz'uminus, as it greatly increases the development capacity of the site and simultaneously reduces the servicing and infrastructure costs for the First Nation and its development partners. In return for the provision of municipal-type services, Stz'uminus First Nation has agreed to collect Development Cost Charges and reimburse the Town of Ladysmith.

Development Cost Charges:

As defined in the *Servicing Agreement* between Stz'uminus First Nation and the Town of Ladysmith, payment of Development Cost Charges to the Town is required for any development in the Oyster Bay Neighbourhood. **Stz'uminus First Nation requires that these costs be covered – in their entirety – by its development partner(s) under the terms and conditions outlined in the Servicing Agreement. A copy of the Agreement will be provided to potential development partners upon request.**

1.6 *Background Analysis of Development Potential*

The development scenario presented in this document is supported by detailed site and market analysis, as well as local development expertise, including:

- *Highest and Best Use Market Study* for Oyster Bay I.R. 12 (completed by Urbanics in 2009)
- *Residential and Retail Market Demand for Proposed Multi-Use Development Report* (completed by Site Economics in 2013); and
- Development expertise of the Coast Salish Development Corporation.

The 2009 and 2013 reports can be found in **Appendix B**.

2.0 Neighbourhood Concept Plans (NCPs)

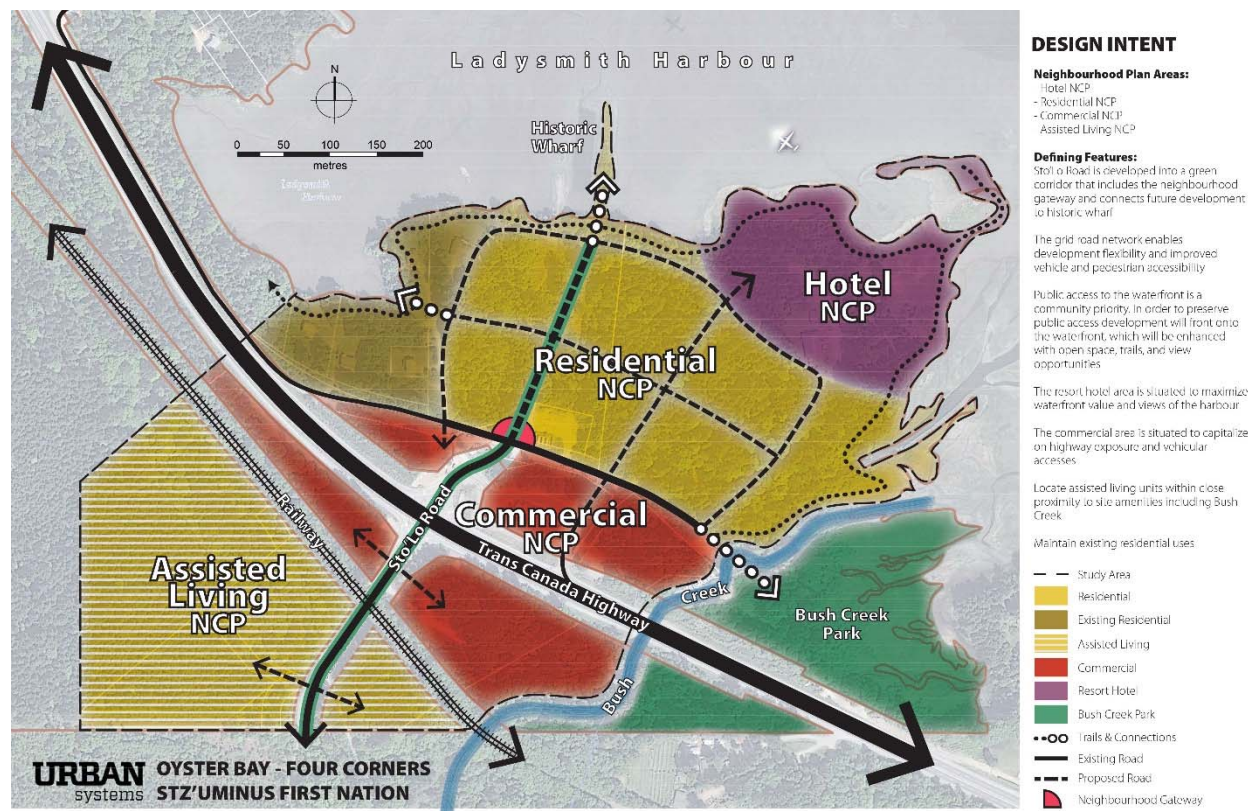
2.1 Overview

The Oyster Bay Neighbourhood can be viewed as one cohesive site or, alternatively, as a combination of four, smaller 'sub-areas', each defined by unique site conditions and characteristics. To advance its vision, Stz'uminus First Nation has developed Neighbourhood Concept Plans (NCPs) for these distinct areas. The NCPs have been carefully designed to allow them to be developed independently (i.e. staged development or multiple development partners) or as a whole (i.e. simultaneous development or one development partner). The intent of the NCPs is to provide potential development partners with a clear direction for development on Stz'uminus land. As mentioned earlier, the Conceptual Development Plans have been designed to convey the Nation's vision and is just one of many different development scenarios.

Neighbourhood Concept Plans (NCPs):

1. **Commercial NCP (18.5 acres / 7.5 ha):** The commercial anchor and neighbourhood gateway;
2. **Residential NCP (21.3 acres / 8.6 ha):** The core residential neighbourhood;
3. **Hotel NCP (3.7 acres / 1.5 ha):** The tourism and recreational hub, and Neighbourhood showpiece; and
4. **Assisted Living NCP (21.3 acres / 8.6 ha):** Assisted living for local seniors in close proximity to commercial and natural amenities.

Figure 4: Oyster Bay Neighbourhood Concept Plan Areas



2.2 Design Guidelines

To ensure high quality design and development on the Oyster Bay site, Stz'uminus First Nation has developed *Design Guidelines* (2011). The Neighbourhood Concept Plans have incorporated the following general principles of the *Design Guidelines*:

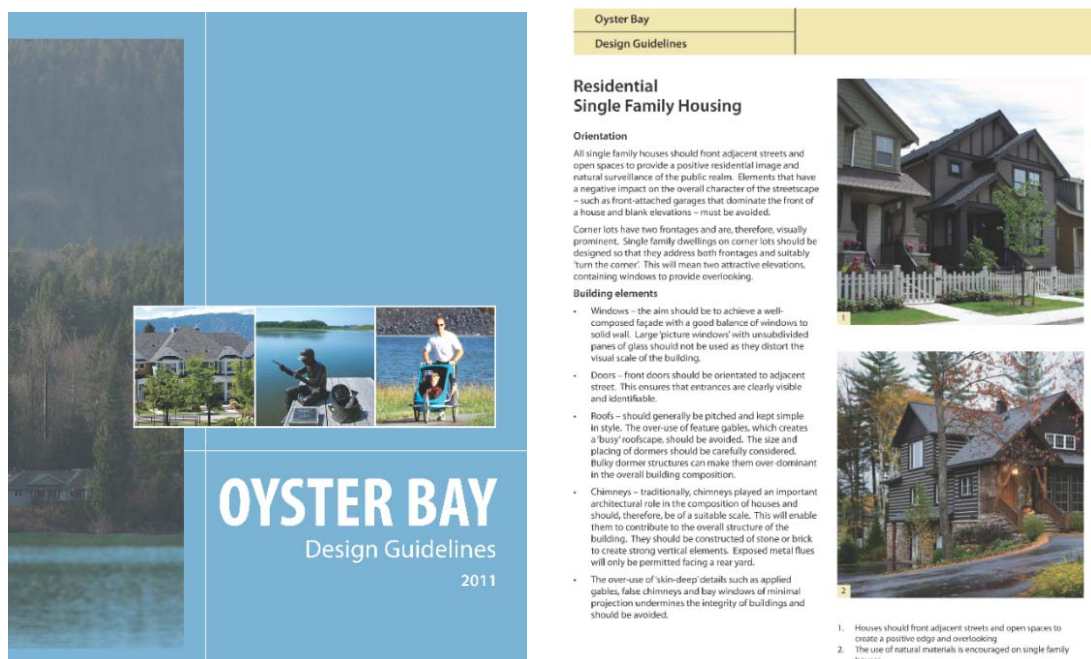
- Capitalize on the natural setting of the site including the mature forest and the coastline;
- Create a visually attractive development with a distinct sense of place;
- Create a mix of land uses, including residential, office, commercial and community uses;
- Provide a range of housing opportunities and choices; and
- Promote a compact, walkable urban form.

A key principle included in the *Design Guidelines* is the concept of placemaking. It is the intention of Stz'uminus First Nation that this concept helps guide the design and development of projects on its lands:

“Placemaking is the process of bringing individuality and distinctiveness to the built environment in order to produce a sense of place. Responding to local character and context provides a starting point for creating a unique sense of place... There are many existing features, such as views across Ladysmith Harbour, the interesting coastline and existing vegetation, which should act as form-givers for the development with the purpose of assisting in achieving uniqueness of character.”

In addition to general principles, the document provides specific design guidelines for a range of land uses and development types relevant to the Oyster Bay Neighbourhood (e.g. residential single-family housing). As plans for the site advance in further detail, the Guidelines will serve as a key tool to guide the physical form and character of each component of the site. A copy of the *Oyster Bay Design Guidelines* can be found in **Appendix C**.

Figure 5: Oyster Bay Design Guidelines (2011)

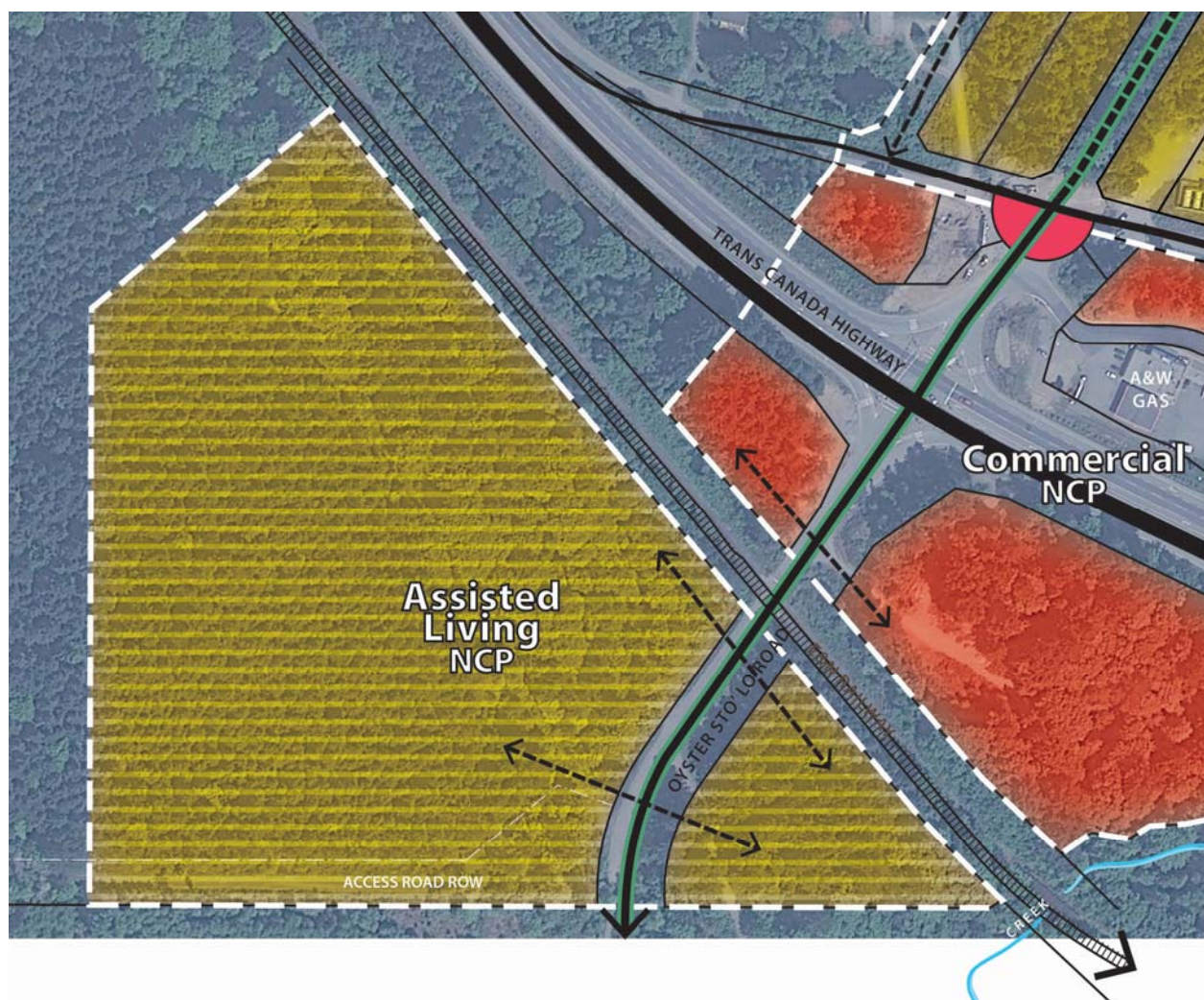


3.0 Oyster Bay Neighbourhood Concept Plan: Assisted Living

3.1 The Opportunity

Located along the southeastern edge of Oyster Bay's Commercial Sector, the Assisted Living Sector (NCP) site has been designed to accommodate the development of a diverse assisted living community. This will include patio homes, assisted living facilities, extended care facilities, and associated amenities that will combine to form a compact, senior-oriented, residential neighbourhood. With a sizeable concentration of residents, workers, and visitors, the Assisted Living community will support the Commercial Sector, while also serving as an anchor for the southern half of the broader Oyster Bay Neighbourhood.

Figure 6: Assisted Living NCP – Site Overview (21.3 acres / 8.6 ha)



3.2 Site Overview

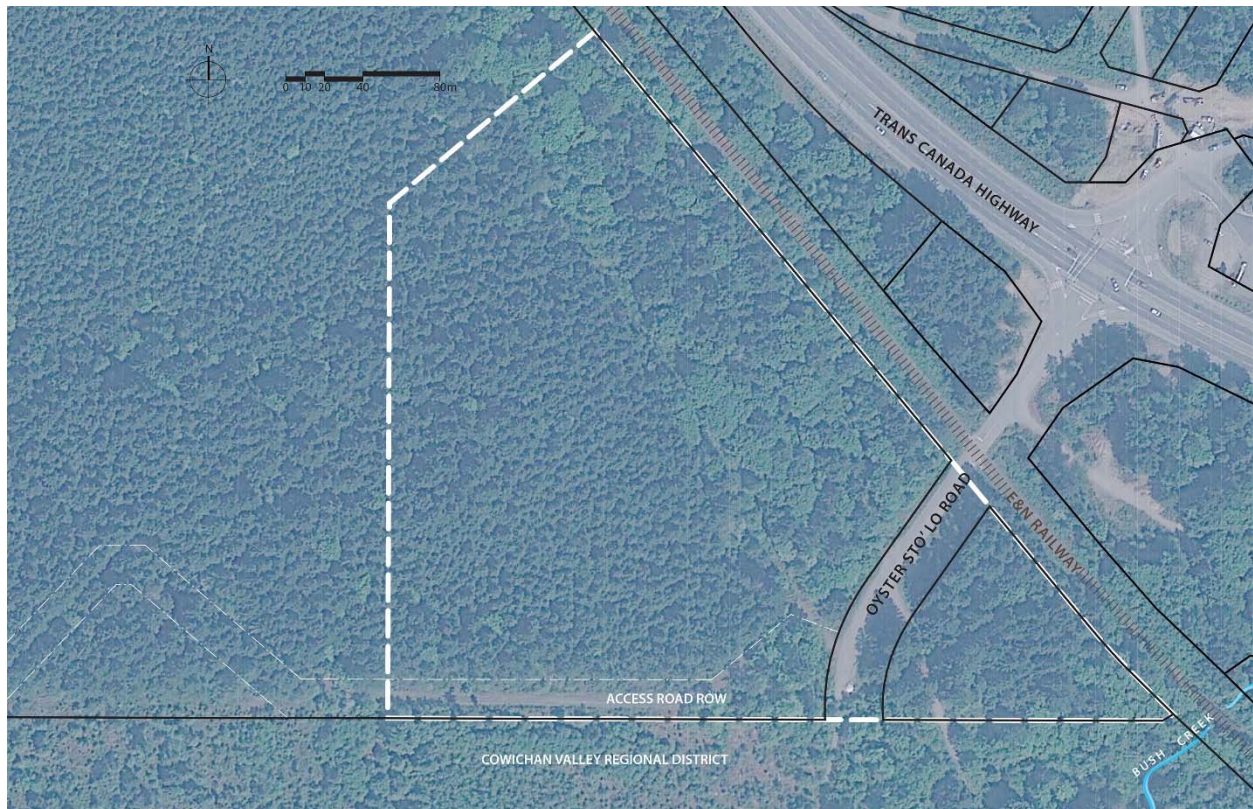
The Assisted Living NCP has a total area of 21.3 acres (8.6 ha)². The site is currently undeveloped and forested.

The site is bordered to the northeast by the E&N rail line and the Commercial NCP, while the remainder of the site is surrounded by undeveloped land. Primary access to the site is via Oyster Sto'Lo Road, which runs perpendicular to the Trans-Canada Highway and through the southeastern corner of the site.

The site is well suited for the proposed residential uses due to its close proximity to the Trans-Canada Highway (less than 200 m), which ensures quick and easy access to the regional centres of Ladysmith and Nanaimo. Its location adjacent to the Commercial Sector will ensure sufficient separation from the highway to allow for a quiet and safe residential neighbourhood.

A key feature of the site is its varying topography, with grades ranging from 5 – 15% (moving west to southwest). As a result, development in the first phase will be focused on the lower elevation areas in the eastern portion of the site, which have grades of 5 – 10%.

Figure 7: Assisted Living NCP – Development Area



² Includes 1.0 acres (0.4 ha) of existing Oyster Sto'Lo Road right-of-way.

3.3 Land Use & Zoning

As noted, the site has been identified to become an assisted living community with patio homes and assisted living and extended care facilities. The proposed zoning and land use designations for these forms of development are **Single Family Residential** and **Assisted Living & Extended Care Residential**.

Figure 8: Example of Assisted Living Residential – Origin at Longwood, Nanaimo, BC



Source: <http://www.originway.ca/>

In addition to the primary residential uses, certain areas of the site have been set aside for **Future Development** and an **Access Road Right-of-Way (ROW)**.

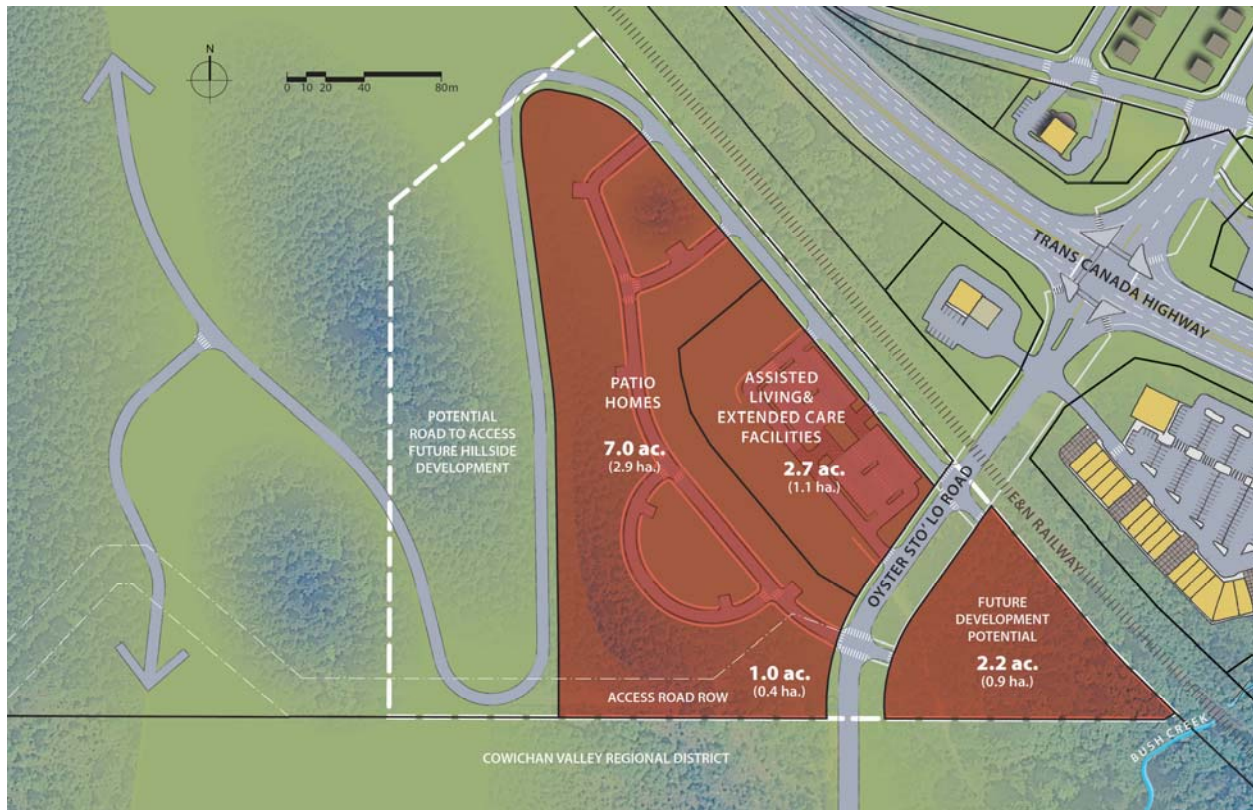
The leasable area of each development type³ is summarized below and illustrated in Figure 9:

- Single Family Area (Patio Homes): **7.0 acres (2.9 ha)**
- Assisted Living & Extended Care Area: **2.7 acres (1.1 ha)**
- Future Development Area – East of Sto'Lo Road (Use TBD): **2.2 acres (0.9 ha)**
- Future Development Area – Upland (Use TBD): **6.4 acres (2.6 ha)**
- Access Road ROW: **1.0 acres (0.4 ha)**
- Proposed Roads & Walkways: **1.0 acres (0.4 ha)**

³ Excluding Oyster Sto'Lo Road.

As per Stz'uminus First Nation's existing *Land Use Policy* and *Zoning Law*, the southeast corner of the Assisted Living NCP site is designated for future Commercial land use and zoned as Highway Commercial (C2). The remainder, and majority, of the Assisted Living NCP site is designated for Future Residential land use and zoned as Holding Zone – Residential (H1). The following assesses the compatibility of the proposed **Residential** uses for the Assisted Living NCP site in the context of existing Stz'uminus First Nation policy.

Figure 9: Assisted Living NCP – Lease Areas



Single-Family Residential

The proposed Single-Family Residential (RS) use – in the form of patio homes for independent seniors – is consistent with the Future Residential land use designation and the H1 Holding zone. However due to the nature of the H1 zone, an amendment to the *Zoning Law* will be required to remove the holding symbol (H):

“When the holding symbol (H) is removed from the zoning designation, the area shall be rezoned to allow for a range of residential uses, including single-family dwellings, townhouse dwellings and apartment dwellings. The permitted uses and regulations shall be subject to the standards of the RS or RM zones. The application of the Zones will be determined by the SFN at the time of development.”

Aside from the removal of the holding symbol, as long as the form of development on the site is consistent with the requirements of the applicable RS zone (e.g. setbacks, lot size, etc.) and such development is

limited to the H1 zone area, no additional land use or zoning amendments will be necessary. However, should the proposed form not fit within the guidelines of the applicable Single-Family Residential zone (i.e. be a hybrid of more than one zone), then adjustments to the zoning will be required.

Assisted Living & Extended Care Residential

Assisted living facilities provide in-house, supportive services for residents (typically seniors) but offer limited medical care, while extended care facilities provide 24-hour, hands-on medical care (in addition to supportive services).

The current *Land Use Policy* and *Zoning Law* does not include a designation that specifically addresses Assisted Living & Extended Care Residential use. Rather, such a use is best viewed as a hybrid of the following existing uses / designations:

- Institutional (I1)
- Multi-Family Apartment Residential (RM2)

As a result, Assisted Living & Extended Care Residential use on the Assisted Living NCP site does not conform to the Commercial / Highway Commercial (C2) or Future Residential / Holding Zone - Residential (H1) designation. Prior to development on the Assisted Living NCP site, it will be required that amendment(s) be made to the *Land Use Policy* / *Zoning Law* to accommodate such uses. This may include:

- Incorporating Assisted Living & Extended Care Residential into the existing Institutional (I1) or Multi-Family Apartment Residential (RM2) zones; redesignating and/or rezoning the area within the site identified for such use (if applicable); or
- Creating a new Assisted Living & Extended Care Residential zone and developing the necessary regulations to guide such development (e.g. setback, lot size, and site coverage); redesignating and/or rezoning the area within the site identified for such use.

Further conversations will be required between Stz'uminus First Nation and its development partners to work out the most suitable approach.

Table 1: Assisted Living NCP – Land Use & Zoning

Current & Proposed Land Use & Zoning		
Current Land Use Policy Designation(s)	Current Zoning Law Designation(s)	Proposed Land Use / Zoning
Commercial	Highway Commercial (C2)	Single-Family Residential
Future Residential	Holding Zone – Residential (H1)	Assisted Living & Extended Care Residential

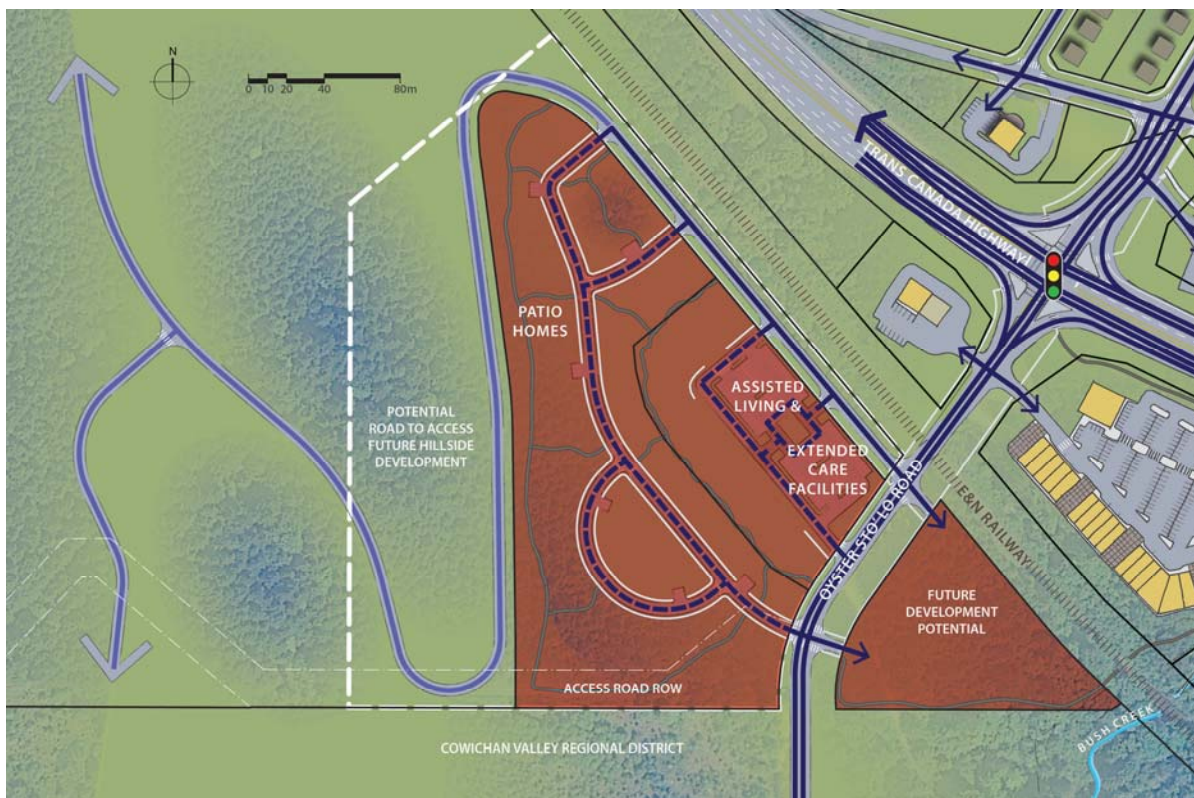
It is important to note that, despite the procedural requirement to amend the *Land Use Policy / Zoning Law* (as applicable), the future uses identified for the Assisted Living NCP site are in close alignment with the goals and vision of Stz'uminus First Nation. As a result, the process of accommodating such uses within the existing policy context should not be seen as a barrier to future development on the site. Stz'uminus First Nation is committed to working with its partners through the regulatory / development process to advance a shared vision for the Assisted Living NCP.

Specific details of each land use and zoning designation and the relevant regulatory procedures and requirements can be found in **Appendix C**.

3.4 Access & Servicing

Access to the Assisted Living NCP is from the full-movement signalized intersection of the Trans-Canada Highway and Oyster Sto'Lo Road, as shown in Figure 10. As of 2012, the average traffic volume along the Trans-Canada Highway was approximately 27,000 per day⁴. The highway intersection is characterized by two eastbound and two westbound through lanes, along with dedicated left-turn and right-turn lanes. Oyster Sto'Lo Road is a paved two-lane road and identified as the primary access road to the Assisted Living NCP area.

Figure 10: Assisted Living NCP – Site Access & Circulation

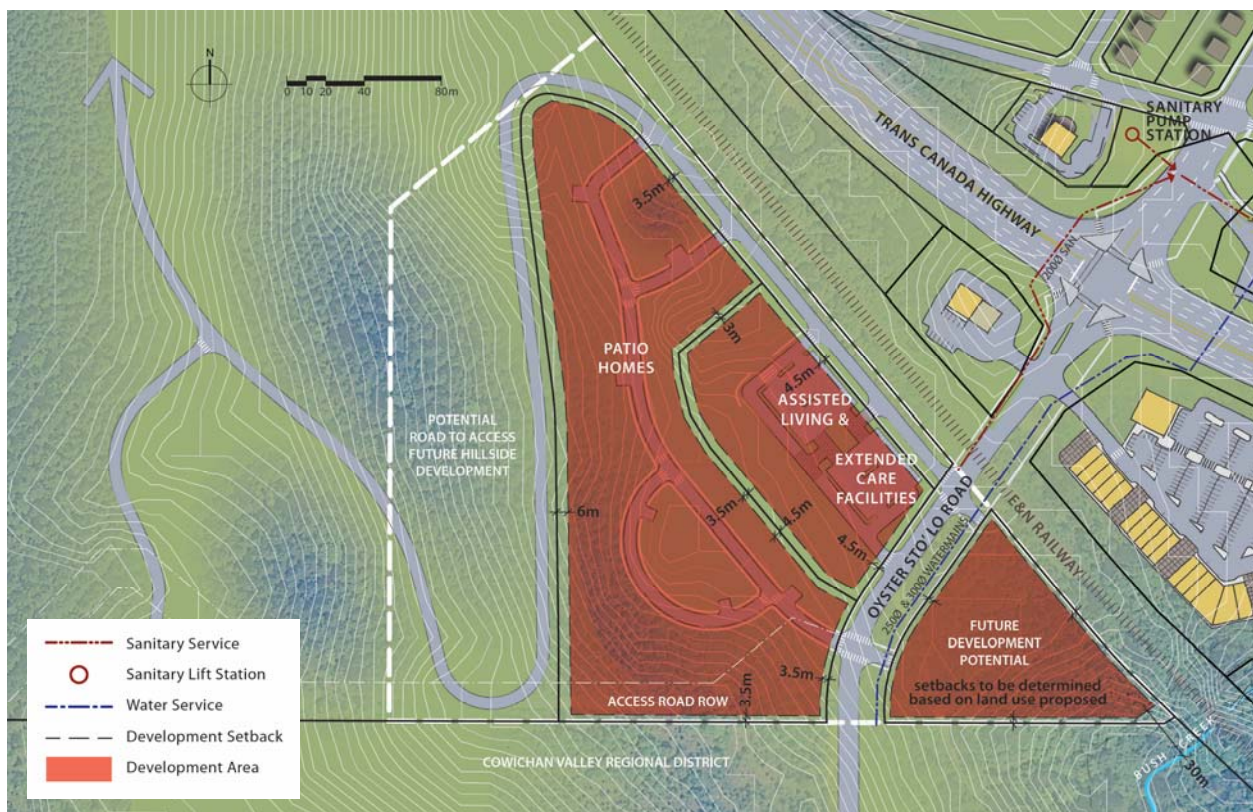


⁴ BC Ministry of Transportation, Average Annual Daily Trips (AADT), Traffic Information GIS Website - Uniform Traffic Volume Segment View along Trans-Canada Highway from First Avenue (Ladysmith) to Cedar/Carmichael Road.

As shown in Figure 11, an existing trunk sanitary forcemain and trunk watermain system services the Assisted Living NCP area. These sanitary and watermain systems have been designed to accommodate the full build-out for the entire Oyster Bay Neighbourhood. McElhanney Consulting Services designed the water system to supply a fire flow of 150 L/s for commercial land uses. These trunk services extend to the Town of Ladysmith's municipal system at a connection point approximately 2 kilometres northeast of the lands. The Town of Ladysmith provides water supply and sewage collection services by way of a Municipal Type Servicing Agreement with Stz'uminus. For further information relating to the design of these systems, please refer to McElhanney Consulting Services' design report provided in **Appendix D**.

Please note the engineering servicing commentary provided in this report is preliminary in nature and has been developed solely for conceptual level planning purposes. As such, confirmation of engineering opportunities and/or constraints requires further investigation, analysis and engineering design. The developer of the lands will need to identify offsite infrastructure and access related improvements based on their proposed development concept.

Figure 11: Assisted Living NCP – Site Servicing & Setbacks



4.0 Assisted Living NCP: Conceptual Development Plan

4.1 Plan Overview

To demonstrate the substantial potential of the site, Stz'uminus has completed a detailed Conceptual Development Plan for the Assisted Living NCP. The purpose of the Plan is to convey the First Nation's vision for the Assisted Living NCP to potential development partners. The Conceptual Development Plan presents a development scenario consistent with:

- The results of detailed highest and best use and market analysis by Urbanics and Site Economics (**Appendix B**);
- The site's physical characteristics;
- Best practices in planning, design, and engineering;
- The goals, priorities, policies, and regulatory framework of Stz'uminus First Nation;
- The expertise of Coast Salish Development Corporation.

Built upon this foundation, the Conceptual Development Plan presents a development scenario that is **realistic**, yet **flexible** enough to be tailored to the needs of Stz'uminus and its development partners. The Plan does not represent the *only* approach to development of the Assisted Living NCP. Rather, it represents *one* potential development scenario for the site.

Figure 12: Assisted Living NCP – Conceptual Development Plan



4.2 General Design Considerations

As within the broader Oyster Bay Neighbourhood, the Assisted Living NCP has been designed to function both independently and as a whole. As a result, the following overall principles underpin the design of the Conceptual Development Plan and its key features:

- Maximizing value for Stz'uminus First Nation;
- Providing a realistic, yet flexible layout and mix of uses;
- Ensuring high connectivity to the broader Neighbourhood;
- Providing a high quality destination and experience for users;
- Maximizing the efficient use of the site;
- Allowing for potential expansion of certain uses / future phases;
- Incorporating natural areas into the site while meeting parking and circulation needs (i.e. accommodating cars as well as neighbourhood pedestrians);
- Ensuring adequate parking:
 - The design respects the Stz'uminus First Nation parking Bylaw;
 - Site densities / demand have been projected based on the on assumption of surface parking only; and
- Providing a visually attractive product to residents and visitors that reflects the high quality design and character of the broader Oyster Bay Neighbourhood.

With those principles in the background, the following section provides a detailed breakdown of the key components of the site.

4.3 Key Features

Based on the aforementioned combination of market analysis / development expertise, the site conditions, and the land use and zoning policies and regulations of Stz'uminus First Nation, the site has been designed to include the following key features:

- 53 patio homes (800 – 900 sq. ft. each) + 2 future patio homes (when ROW discharged);
- 80-100 assisted living units in two four-storey buildings (38,750 sq. ft. per building);
- 80-100 extended care rooms in one four-storey building (34,875 sq. ft.);
- In-house services, amenities, and activity spaces for residents of the assisted living and extended care facilities;
- Outdoor recreational opportunities for all users;
- Building layout to minimize lot disturbances and avoid steep terrain;
- Adequate parking to accommodate a range of needs / users;
- Potential room for future expansion of development;
- Enhanced circulation and connectivity;
- Dimensions and layout of units and lots based on a combination of Stz'uminus *Zoning Law's* SR and MR designations (*see following sub-sections for further details*).

Single-Family Residential

The Assisted Living NCP has been designed to accommodate up to 55 patio homes (approximately 800 – 900 sq. ft. each), forming an intimate, private residential neighbourhood.

These homes will be compact, one-storey, single-family bungalows catering to independent-living seniors. All homes are within walking distance to the Commercial NCP and have been sited to be compatible with the existing slope conditions.

It is important to note that the patio homes have been designed with the expectation that they will be developed as a bareland strata condominium. Due to the unique requirements of bareland strata condominium development in combination with independent living for seniors, the units, site layout, and parking have been designed based on a combination of the Stz'uminus *Zoning Law's* RS Zones (Single-Family / Low Density Residential) and RM1 Zone (Multi-Family Townhouse Residential). ***As a result, a zoning amendment will be necessary to accommodate this unique, hybrid form of single-family development.***

Figure 13: Single-Family Residential Units



Assisted Living & Extended Care Residential

The southeastern corner of the (primary) development site along Oyster Sto'Lo Road has been identified for higher density residential development in the form of assisted living and extended care facilities.

As per the Conceptual Development Plan, approximately 80 – 100 Assisted Living Residential units and 80 – 100 Extended Care Residential rooms will be housed in three multi-storey buildings. Two of the buildings will be for assisted living and will be adjoined to facilitate mobility / access, while the third, 'stand-alone' building will be for extended care.

These facilities will cater to seniors that require a varying level of in-house care and related services. Within the limits presented by the site, the buildings have been set back / oriented away from the railway line to reduce potential noise issues. Due to their larger scale, the buildings have been directed to areas on the site with limited slope.

The current dimensions and layout of the extended care buildings and parking have been designed in accordance with the Multi-Family Apartment Residential (RM2) zone as outlined in the Stz'uminus Zoning Law. ***As noted in Section 3.3 of this report, certain zoning / land use amendments will be required to accommodate the proposed Assisted Living & Extended Care Residential use.***

Figure 14: Assisted Living & Extended Care Residential



In-House Services, Amenities, and Activity Spaces

The Assisted Living and Extended Care facilities will provide residents with a broad range of in-house services, amenities, and social activity spaces. This may include a small pharmacy, convenience store, common areas, exercise facilities, arts & crafts spaces, and/or a library.

Figure 15: Amenity Spaces



Outdoor Recreational Opportunities

The Assisted Living NCP boasts numerous outdoor recreational opportunities for the enjoyment of all users. This includes a robust trail network, extensive greenspace, outdoor gathering spaces, and a neighbourhood park. In addition, Ladysmith Harbour and Bush Creek Park are located in close proximity to the Assisted Living NCP.

Figure 16: Outdoor Recreational Spaces & Trails



Parking

The Conceptual Development Plan provides for approximately 150 parking spaces to be shared by residents, visitors, and staff of the assisted living and extended care facilities. The parking lot has been located at the front of the facilities (where possible) in order to provide a buffer from the rail line. For the patio homes, a private driveway has been provided for each unit. In addition, 23 visitor stalls have been provided within the single-family neighbourhood.

Overall, parking has been provided in accordance with the character of each use and based upon a combination of the *Zoning Law's* Residential Single-Family (RS) and Residential Multi-Family (RM) designations. ***As noted in previous sections, adjustment(s) to the zoning regulations will be necessary to accommodate the hybrid nature of the identified uses and related requirements (such as parking).***

Figure 17 & 18: Shared, Private & Visitor Parking



Enhanced Circulation & Connectivity

The Conceptual Development Plan has been designed to maximize connectivity to the site from the Trans-Canada Highway, Oyster Sto'Lo Road (both north and southbound), and the Commercial NCP. The internal road network encourages efficient circulation within the site by separating access to the different residential uses while maintaining the ability to circulate the entire site. The external road network provides an opportunity to extend past the residential development, allowing the site to connect to future hillside development. Additionally, an area for a future access road ROW has been set aside along the southern edge of the site. Finally, walking / biking paths have been included in the design to enhance both internal site circulation and access to Bush Creek Park.

Figure 19 & 20: Internal Site Circulation



Future Development

Two areas within the Assisted Living NCP have been set aside for future development as illustrated in Figures 21 & 22. This includes:

- A separate, triangular parcel east of Sto'Lo Road consisting of 2.2 acres (0.9 ha); and
- The western edge of the primary development site (i.e. the site area with the highest grades) consisting of 6.4 acres (2.6 ha).

Combined, these areas could provide up to 8.6 acres (3.5 ha) of additional development on the Assisted Living NCP site. The uses for each area will be determined at a future date.

Figure 21: Future Development – East of Sto'Lo Road

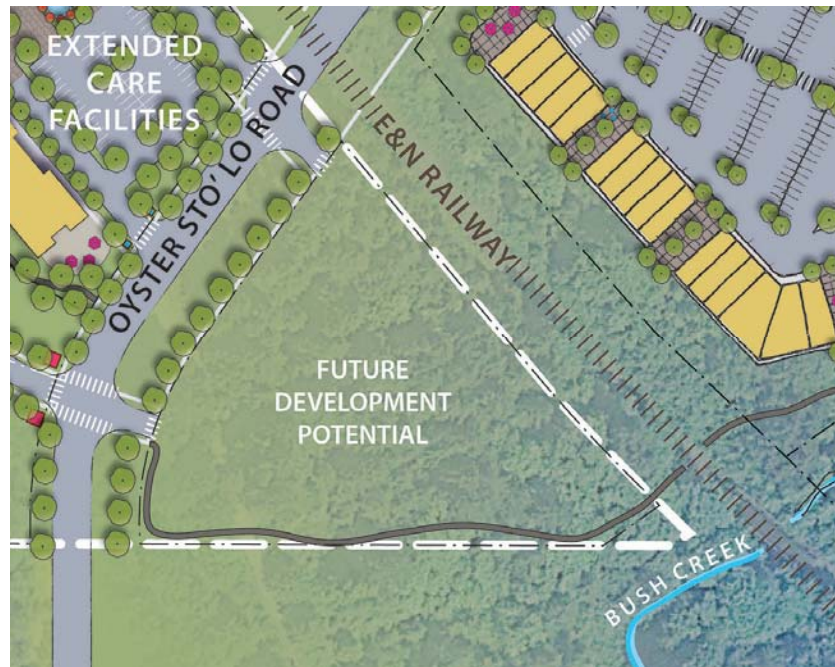


Figure 22: Future Development – Hillside



4.4 Site Access & Trip Generation

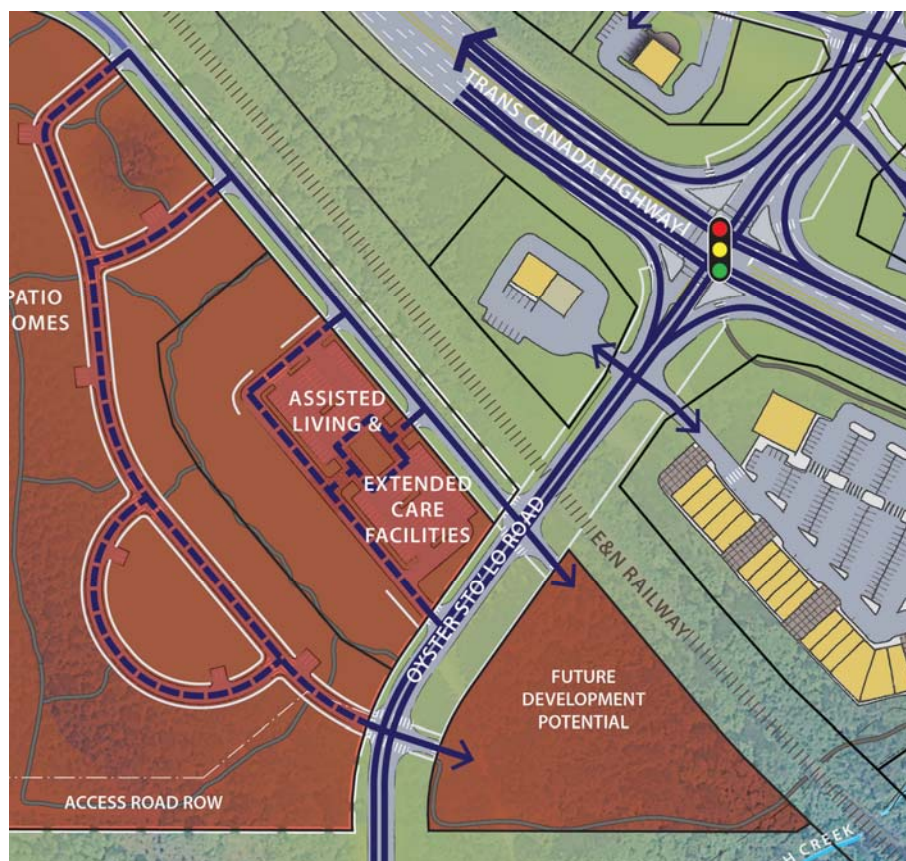
As previously noted, the existing access to the Assisted Living NCP is provided from Oyster Sto'Lo Road and the Trans-Canada Highway. The intersection of the Trans-Canada Highway and Oyster Sto'Lo Road is a full turn signalized intersection, therefore providing easy access to Oyster Sto'Lo Road from multiple directions. As shown on the proposed concept for the area, a proposed local road extends through the Assisted Living NCP for site access and the future development of adjacent lands.

Based on the proposed land uses and dwelling units, we have approximated that the subject development could generate the following traffic volumes:

- A total of 770 weekday trips;
- 50 trips during the weekday AM peak period; and
- 70 trips during the weekday PM peak period.

Please note that the above noted traffic volumes do not include the future development areas such as the hillside development area (west of the proposed patio homes) or the development area on the east side of Oyster Sto-Lo Road.

Figure 23: Site Access (Detail)



4.5 Site Servicing

The subject lands are located in close proximity to existing services and utilities. We note that an existing 200mm diameter sanitary sewer is located near the northeast corner of the Assisted Living NCP area along Oyster Sto'Lo Road. The nearest watermain is an existing 250mm diameter main located on the east side of Oyster Sto'Lo Road right-of-way fronting the lands. Upon development, both water and sanitary sewers would need to be sized and extended throughout the proposed development. Please note that the developer will need to determine a servicing strategy for the lands based on their development concept and grading plan. As part of this work, the developer will need to determine if the sanitary system requires pumping/forcemains or if the system can operate with conventional gravity sewers. Existing utilities in the area also include overhead hydro and telephone along the north side of the Trans-Canada Highway.

Based on the proposed land use and dwelling units, it is anticipated that the proposed development could generate the following servicing requirements and loads⁵:

- Watermain Servicing
 - Average Day Demand = 2.2 L/s
 - Maximum Day Demand = 3.9 L/s
 - Peak Hour Demand = 7.7 L/s
 - Design Fire Flow Provided = 150 L/s⁶
- Sanitary Servicing
 - Average Day Dry Weather Flow = 1.8 L/s
 - Peak Wet Weather Flow = 8.1 L/s

Please note that the above noted servicing flow rates do not include the future development areas such as the hillside development area (west of the proposed patio homes) or the development area on the east side of Oyster Sto-Lo Road.

⁵ Servicing requirements are based on the criteria established in the Town of Ladysmith's Manual of Engineering Standards and Specifications along with the criteria established in McElhanney Consulting Services' report entitled Coast Salish Development Corp., Oyster Bay IR No. 12 Water and Sewer Servicing Study, January 2011.

⁶ Fire Flow provided is based on McElhanney Consulting Services' report entitled Coast Salish Development Corp., Oyster Bay IR No. 12 Water and Sewer Servicing Study, January 2011. Required fire flows shall be in accordance with the latest release of "Water Supply for Public Fire Protection" as published by the Fire Underwriter's Survey and/or INAC's Design Guidelines for First Nations Waterworks. During a fire situation, the system shall be designed to supply an adequate volume of water at a minimum residual pressure of 140 kPa (20 psi).

Figure 24: Site Servicing (Detail)



4.6 Environmental & Geotechnical

The primary environmental feature of the site is its varied topography and steep slopes, particularly on the western / southwestern portion. To analyse potential impacts of development in-and-around the Oyster Bay Neighbourhood and to identify areas of potential environmental concern, Stz'uminus First Nation commissioned two recent Environmental Site Assessments. For further information, please see the full reports located in **Appendix D**.

4.7 Policies & Procedures

As noted in Sections 3.3 and 4.2, a number of land use / zoning amendments will be required to ensure that the proposed development conforms to the First Nation's *Zoning Law* and *Land Use Policy*. For further information regarding Stz'uminus First Nation policy and the next steps in the development process, please see the following documents located in **Appendix C**:

- *Stz'uminus First Nation Governance Manual*

- *Stz'uminus First Nation Land Code (July 25, 2013)*
- *Oyster Bay Land Use Plan (2010)*
- *Stz'uminus First Nation Development Permit Law*
- *Oyster Bay Design Guidelines (2011)*
- *Stz'uminus First Nation Zoning Law (includes Zoning Guidelines)*
- *Stz'uminus First Nation Building Law*
- *Stz'uminus First Nation Land Development Procedures Manual*
- *Stz'uminus First Nation Fees and Charges Law*
- *Co-operation Protocol between Stz'uminus First Nation and the Town of Ladysmith*
- *Servicing Agreement (Town of Ladysmith) [furnished upon request]*

Appendix A

Concept Plans & Mapping

Appendix B

Market Studies

Appendix C

Stz'uminus First Nation Policy & Law

Appendix D

Environmental, Engineering & Land Status Reports