

Section 4

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4 Land Use Concept & Designations


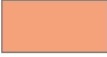





4.1 Land Use Concept

This section describes the overall land use concept for Bowser Village Centre, and the intent, uses and character of the different land use designations. The land Use Designations and key features reflect the work that was produced during the Bowser Charette (May 2009) and subsequent feedback from the Advisory Group and wider community (see Appendix B).







It is acknowledged that this concept plan will need to be revisited over time to support sustainable development and changing community needs/priorities.

4.1.1 LEGEND









Land Uses

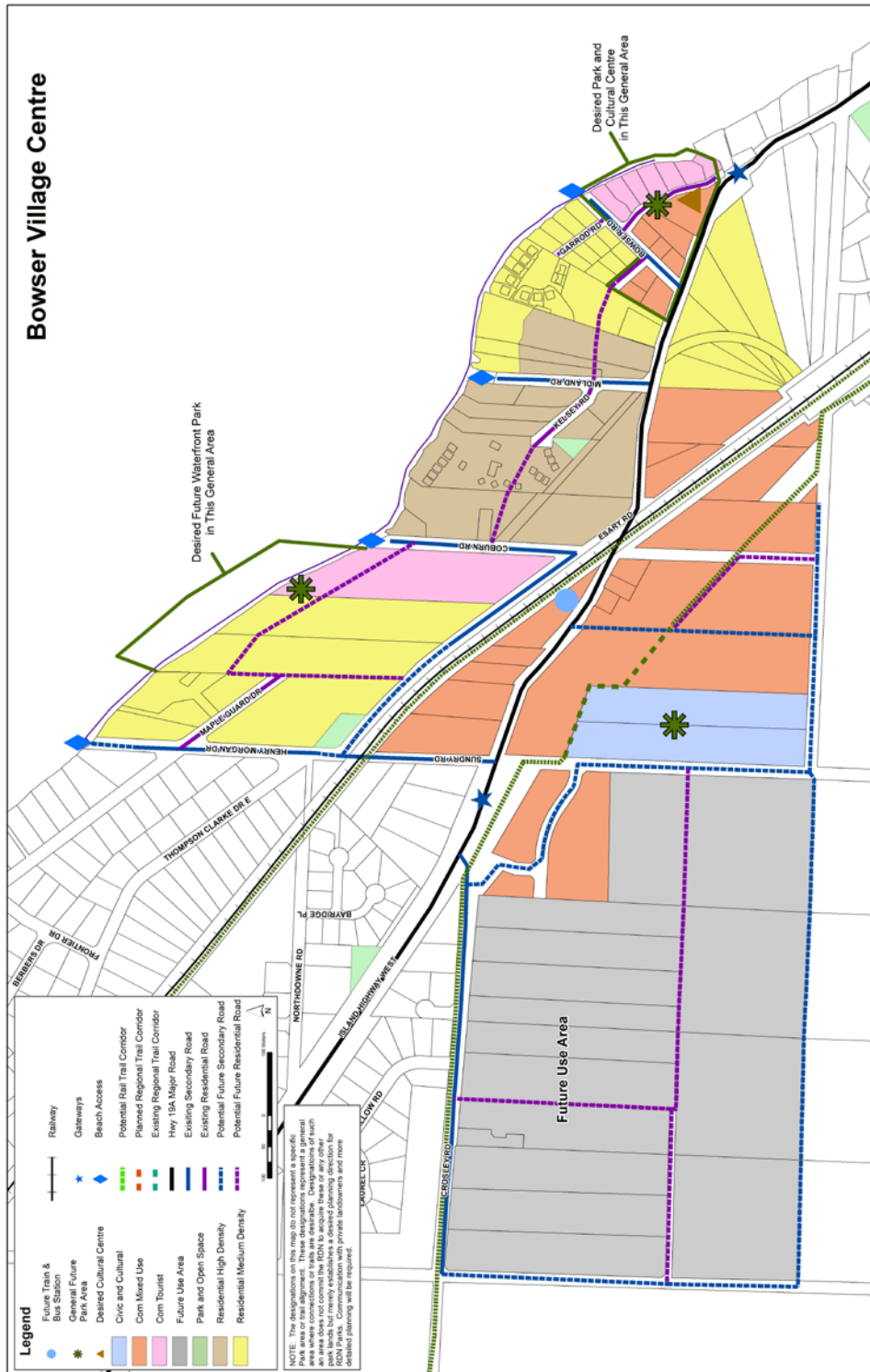
	Civic and Cultural
	Com Mixed Use
	Com Tourist
	Future Use Area
	Park and Open Space
	Residential High Density
	Residential Medium Density

Features

	Future Train & Bus Station		Railway
	General Future Park Area		Gateways
	Desired Cultural Centre		Beach Access

Mobility

	Potential Rail Trail Corridor
	Planned Regional Trail Corridor
	Existing Regional Trail Corridor
	Hwy 19A Major Road
	Existing Secondary Road
	Existing Residential Road
	Potential Future Secondary Road
	Potential Future Residential Road

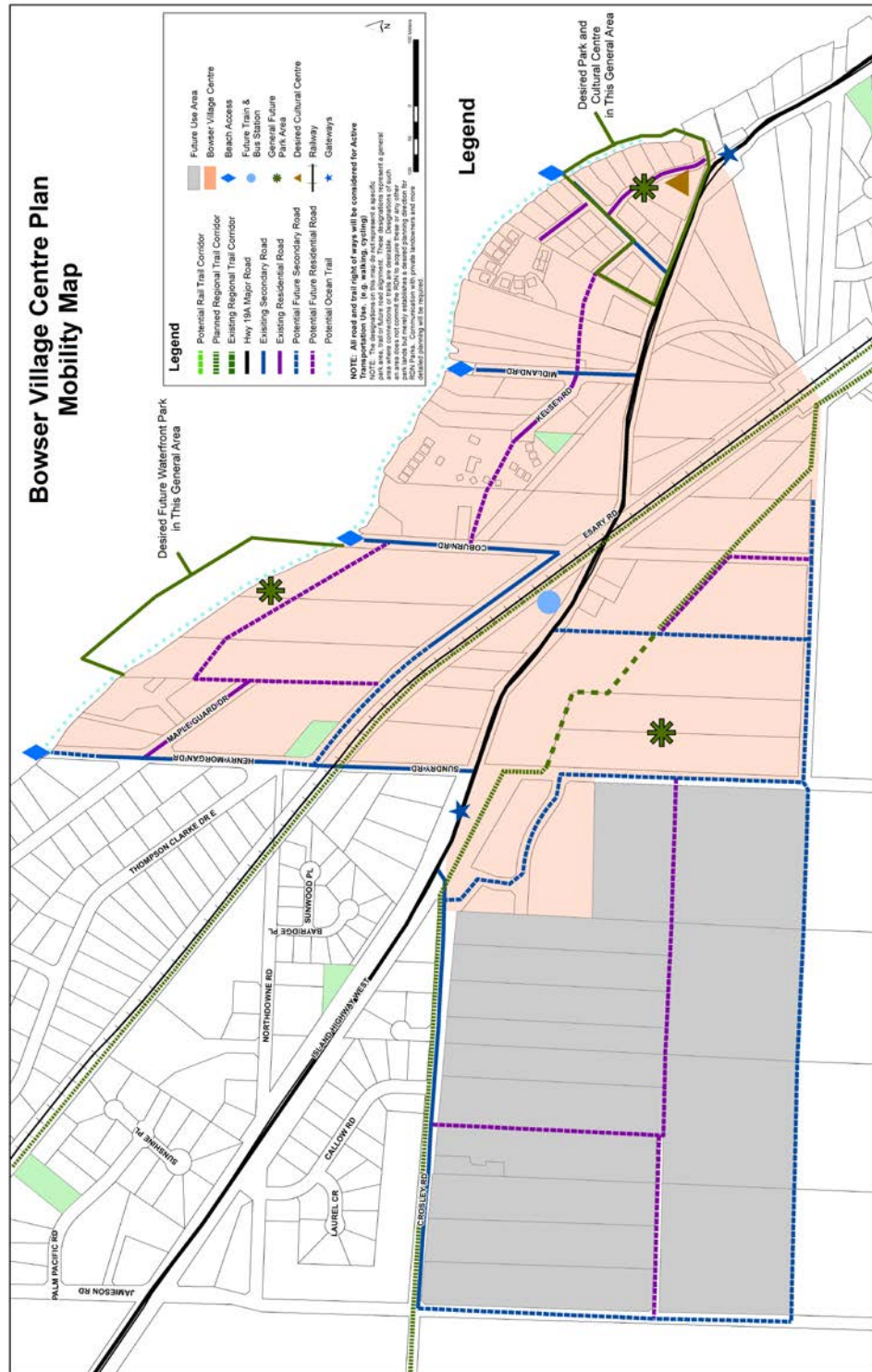


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¹⁰ Bylaw 1335.06, Adopted December 12, 2017

4 Land Use Concept & Designations

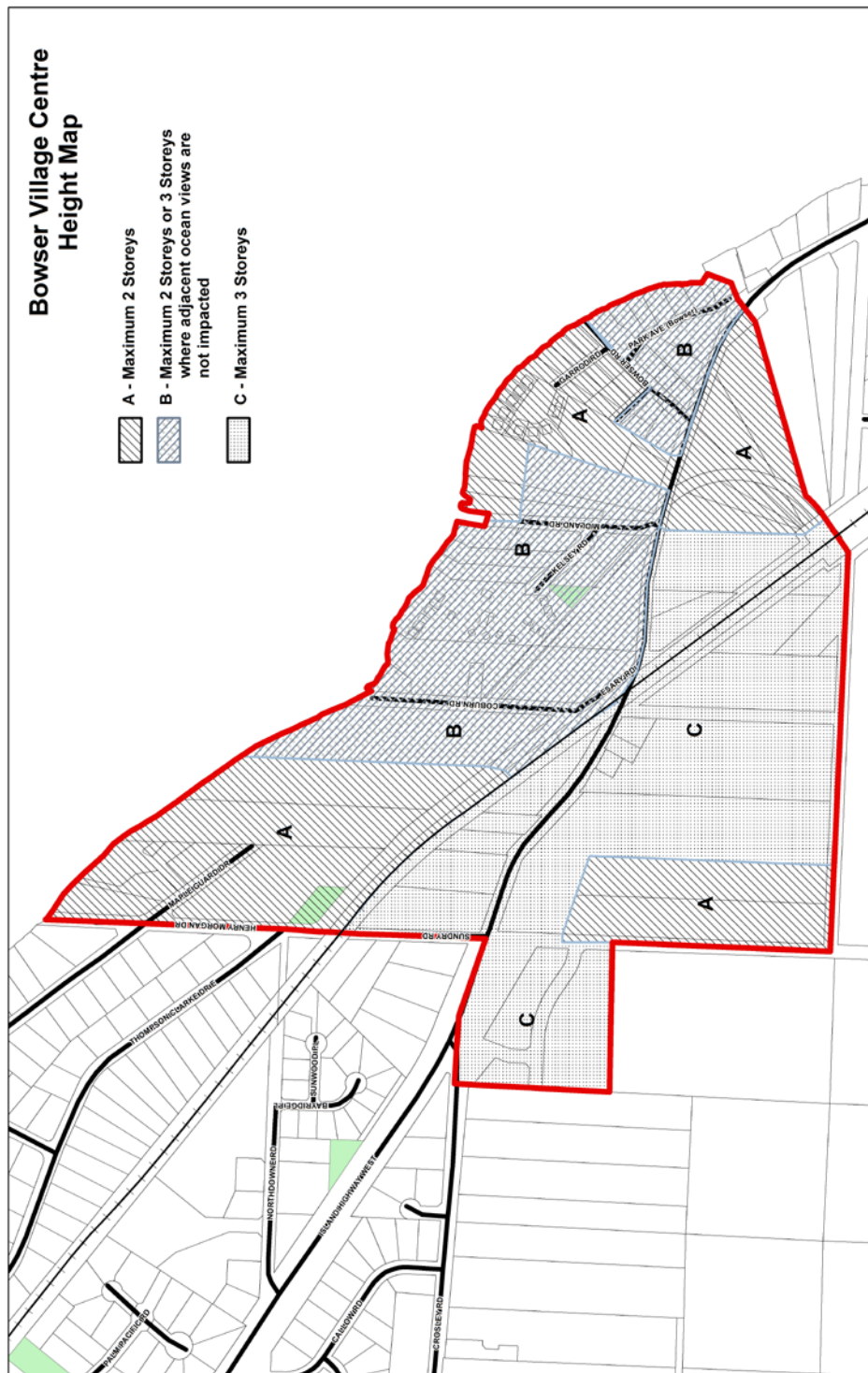
4.1.3 Proposed Mobility Map



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¹¹ Bylaw 1335.06, Adopted December 12, 2017

Proposed Building Height Map 4.1.4



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¹² Bylaw 1335.06, Adopted December 12, 2017

4 Land Use Concept & Designations

4.1.5 Proposed Density Targets

Density Targets for Affordable Transit

25 units per hectare (10 units per acre) is a commonly agreed upon level of density to achieve economically viable transit service.

This level of density can also support a range of retail, service and employment opportunities within close walking distance.



Water & Wastewater

Achieving Density Targets will require the establishment of economically viable and environmentally sensitive forms of wastewater treatment.

Applications for rezoning will be required to provide written confirmation from Water Districts that there is sufficient water to service proposed developments.

Gradual Growth

It is anticipated that future development in Bowser Village Centre will take place gradually over the next 10-50 years.

Density Targets

Density "Targets" have been set in this plan in order to help achieve a compact, complete Village Centre that meets the sustainability principles and goals outlined in this plan by making more efficient use of land and resources.

Accommodating a higher number people in a concentrated area reduces the environmental impact of development compared to accommodating the same number of people in low density development over a larger area of land.

These are targets to aim for rather than rigid requirements. Targets represent upper limits that will be used to guide future applications for changes in zoning.

Current residential density within the original Bowser Village Centre boundary is 1.6 units per hectare (0.6 units per acre).

This plan sets average residential density targets for lands within the original Bowser Village Centre as follows:

- 20 units per hectare (8 units per acre) by 2025; and
- 30 units per hectare (12 units per acre) by 2040.

The residential density targets included in the individual land use designations are higher than the average density targets for the whole area. In order to work towards reaching the average density targets, higher densities need to be allowed in certain areas to take into account non-residential land uses within the Village Centre.

See the table overleaf for an estimate of the number of units and potentially people that might be reached with different residential density targets in land use designations where residential use is allowed.

Proposed Density Targets 4.1.5

Figure 4.1.5 Density Estimates

Combined target densities for the different land use designations allow the possibility of reaching average targets for 20 & 30 upha – NOTE ALL AREAS & CALCULATIONS ARE APPROXIMATE & FIGURES HAVE BEEN ROUNDED UP FOR CONVENIENCE				
Land Use Designation that permits Residential	Residential Density Targets units/hectare	Area hectares	Estimated units based on reaching Density Targets* **	More realistic estimate of units if Com-Mixed Use and Civic include other uses & reach only 50% of target Residential Density
Civic	35 upha	4 ha	134	67
Com-Mixed Use	35 upha	16 ha	567	284
Com-Tourist	10 upha	5 ha	49	49
Res-High	45 upha	9 ha	419	210
Res-Medium	35 upha	16 ha	567	283
Total Estimated Units			1736 units	893 units
Estimated Population based on 2.1 people/unit			3645 people	<u>1875 people</u>

Number of units needed to meet the Average Density Targets of 20 upha =1016 units & 30 upha =1523 units

Reaching the maximum target densities for each land use could potentially produce up to 1736 residential units.

However, the reality of demand for other non-residential land uses, setbacks, costs of wastewater treatment etc. make 893 residential units a more likely estimate for Bowser over the next 30+ years.

* These are gross calculations and do not include limits on density based on meeting requirements for setbacks, parking, roads etc. that could reduce estimates by 20%.

** Reaching density targets will depend on wastewater treatment options.

4 Land Use Concept & Designations

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Land Use Designations 4.2

This section provides details of the intended uses and guidelines for each of the land Use Designations.

The Bowser Village Centre Development Permit Area Guidelines in Section 5 must also be reviewed in conjunction with this section.

Land Use Designations

- 4.2.1 Commercial - Mixed-Use
- 4.2.2 Commercial - Tourist
- 4.2.3 Residential - High Density
- 4.2.4 Residential - Medium Density
- 4.2.5 Civic and Cultural
- 4.2.6 Park and Open Space/Conservation Area
- 4.2.7 Future Use Area

4 Land Use Concept & Designations

4.2.1 Commercial Mixed Use

Intent

The Commercial Mixed-Use designation is a key component of building a 'compact and complete' Village Centre in Bowser that provides opportunities to 'live, work, learn and play'. This designation is intended to encourage the development of a vibrant commercial area with a complementary mix of village scale retail, office, services, residential, institutional and public uses designed to meet local housing, service, employment and social needs. Commercial service/light industrial uses will be considered in this designation where they are compatible with surrounding uses. Residential units that provide opportunities to live in close proximity to services, employment and transit are encouraged in this use.

There will be an emphasis on uses that are compatible with rural village life and that do not negatively impact the environment, especially ground and surface water.

Land Uses

The types of village scale uses that are supported in the Commercial Mixed-Use designation include but are not limited to:

- Retail stores
- Offices
- Multi-unit residential
- Seniors housing
- Affordable housing
- Live work units (1 per business)
- Care facilities
- Cultural and leisure facilities
- Sit-down cafes and restaurants
- Financial institutions
- Personal services such as hair salons and spas
- Educational/training facilities
- Public open space
- Art Galleries
- Libraries
- Temporary outdoor markets
- transit (railway station/platform, railway, bus station)

The following types of commercial service/light industrial uses will be considered where they are compatible with surrounding uses. These include but are not limited to:

- Wood working
- Hardware stores/building supply centres
- High technology research and manufacturing
- Printing, publishing and distribution
- Recycling facilities
- Garden centres
- Equipment rentals

Businesses/ uses are only permitted under the following conditions:

- Noise, odour, vibration, heat, high illumination levels or waste generated by the business are not disruptive to adjacent uses.
- Operations do not compromise surface and ground water quality and quantity.
- Operations do not compromise air quality.

Building Arrangement

- Retail uses at street
- Residential uses at or above street level when associated with the Seniors Housing, Affordable Housing or Core facilities land uses.
- in combined residential and commercial developments, residential uses above street
- Office uses at and above street

Building Height

See Map 4.1.4

Building Types

- Apartments above retail or office use
- Clustered multi-unit residential developments adjacent to retail or office use
- Attached or stacked town houses when associated with a retail or office use.

Target Density

35 Units per hectare (14 units per acre) by 2040

Orientation

Focus buildings to face the street

Parking

On street, behind buildings or underground

Access

Discourage direct vehicular access to Highway No. 19A.
Encourage use of side streets, collector roads or shared driveways.

Pedestrian & Cycling Access

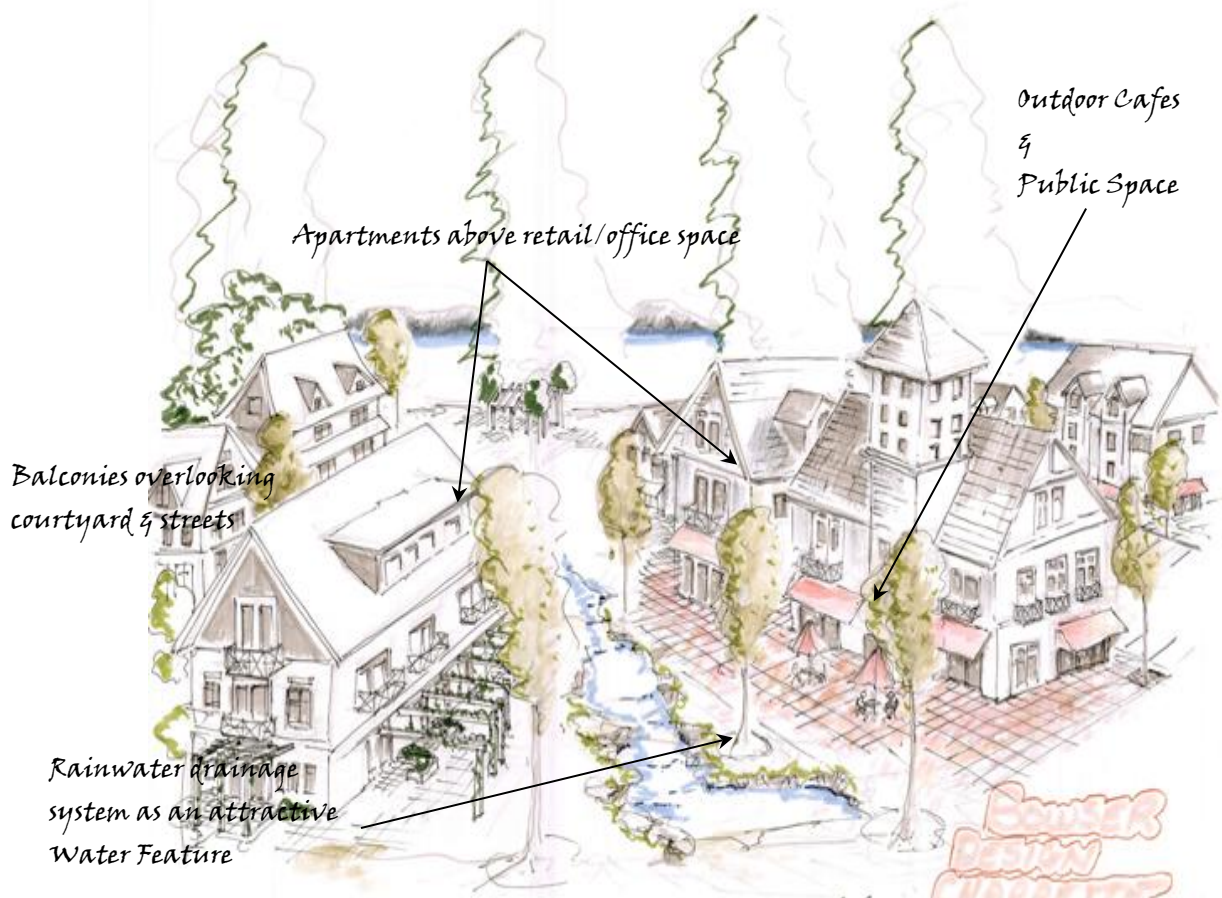
Promote pedestrian, scooter and cycling linkages.
Provide cycling and scooter parking/racks.

Features

Public squares/ courtyards, green space, seating areas, outdoor cafes, restaurants with patios. Green roofs, decks, balconies overlooking streets / views. Walkways sheltered by awnings, canopies or pergolas.

See DPA Guidelines for further direction

Image of Mixed Uses in Bowser Village Centre



4 Land Use Concept & Designations

4.2.2 Commercial - Tourist

Intent

The Commercial Tourist designation is intended to accommodate a range of 'village scale' commercial uses which support tourism activities. The locations of these areas are intended to take advantage of waterfront views and access and complement the village scale retail uses allowed in the Commercial Mixed Use designation.

Land Uses

The types of village scale uses that are supported in the Commercial-Tourist designation include but are not limited to:

- Commercial uses that support tourism
- hotels, motels
- Rental cabins/ cottages
- Guest houses
- Tourist related retail (gift shops, art galleries)
- Information Centres
- Tour centres
- Recreational rentals (boat rentals)
- Cafes, restaurants
- Residential
- Open Space
- Home Based Business

Building Arrangement

- Retail uses at street level
- Residential uses at and above street level
- Tourist accommodation uses at and above street level

Building Height

See Map 4.1.4

Building Types

- Low rise apartments above retail shops
- Clustered multi-residential developments/tourist accommodation adjacent to retail
- Attached or stacked town houses

Target Residential Density

10 Units per hectare (4 units/acre) by 2040

Target Tourist Accommodation Density

The target Floor Area Ratio for tourist accommodation is 1

Orientation

Focus buildings to face the street
Focus patios, balconies, and porches to face street and/views

Parking

On street, behind buildings or underground

Access

Discourage direct vehicular access from Highway No. 19A. Use side streets, collector roads or shared driveways.

Pedestrian & Cycling Access

Promote pedestrian, scooter and cycling linkages. Provide cycling and scooter parking/racks.

Features

Public courtyards, green space, seating areas, outdoor cafes, restaurants. Green roofs, decks, balconies overlooking streets / views.

See DPA Guidelines for further direction

Residential – High Density 4.2.3

Intent

The Residential—High Density designation is intended to allow for higher concentrations of people living in Bowser Village Centre by providing opportunities for a range of housing types in close proximity to employment opportunities, shops and services, recreational amenities and transit options. Affordable housing options for seniors, single parent and low income families is an important component of this land use designation.

Land Uses

Uses appropriate to Residential-High Density include but are not limited to:

- Single, two, three and four family dwelling units
- Secondary suites
- Carriage homes
- Garden suites
- Home based business
- Multi-unit residential
- Seniors housing
- Affordable housing
- Apartments
- Town homes
- Parks and Open Space
- Tourist accommodation as a home based business use

Building Arrangement

- Residential use at and above street level
- Secondary suites within primary single family dwelling units or detached at rear or side

Building Height

See Map 4.1.4

Target Residential Density

45 Units per hectare (18 units/acre) by 2040

Building Types

- Single family
- Duplex
- Triplex

- Fourplex
- Clustered town homes
- Low rise apartment buildings

Orientation

Focus buildings to face the street

Parking

On street (parallel to the street), behind, to the side or underground of buildings

Access

Discourage direct vehicular access from Highway No. 19A. Use side streets, collector roads, laneways or shared driveways.

Pedestrian & Cycling Access

Promote pedestrian, scooter and cycling linkages. Provide cycling and scooter parking/racks in multi-residential developments.

Features

Green space, community gardens, parks, green roofs/decks/balconies. Balconies overlooking streets and/views.

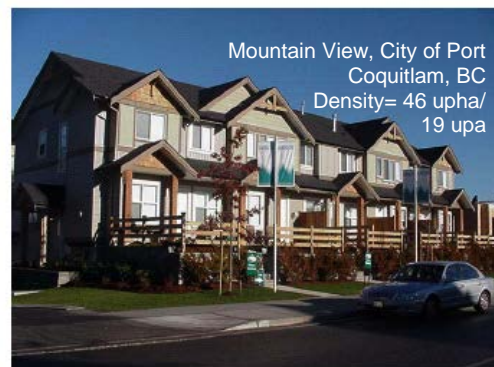
RURAL DENSITY DEFINED

The meaning of High Density in the context of this plan relates directly to a rural rather than urban context.

Accordingly, building heights (maximum 2 storeys or 3 storeys—see Map 4.1.4), limit residential density to a scale that is appropriate for a rural village.

While this level of development might be considered low density in an urban context, in relationship to the desired retention of larger lots outside of the Bowser Village Centre it is considered higher.

See DPA Guidelines for further direction



4 Land Use Concept & Designations

4.2.4 Residential – Medium Density

Intent

The Residential–Medium Density designation is intended to facilitate infill and densification of medium density residential areas in close proximity to commercial areas while providing a transition area or buffer between residential uses adjacent to the Bowser Village Centre. This designation also aims to provide a range of housing types to allow a greater range of choice and affordability.

Land Uses

Uses appropriate to Residential-Medium Density include but are not limited to:

- Single and two family dwelling units
- Secondary suites
- Carriage homes
- Garden suites
- Seniors housing
- Affordable housing
- Home based business
- Parks and Open Space
- Tourist accommodation as a home based business use

Building Arrangement

- Residential use at and above street level
- Secondary suites within primary single family dwelling units or detached at rear or side

Building Height

See Map 4.1.4

Target Residential Density

35 Units per hectare (14 units per acre) by 2040

Building Types

- One-two storey single/two family dwelling units

Character

Focus buildings to face the street

Parking

On street (parallel to the street), behind, to the side or underground of buildings

Access

Discourage direct vehicular access from Highway No. 19A. Use side streets, collector roads, laneways or shared driveways.

Pedestrian & Cycling Access

Promote pedestrian, scooter and cycling linkages.

Features

Green space, community gardens, parks, green roofs/decks/balconies. Balconies overlooking streets and/views.

See DPA Guidelines for further direction



Intent

The Civic and Cultural designation is intended to provide for a range of civic and cultural uses at a suitable village scale to meet the needs of Bowser Village Centre and surrounding rural / residential areas. This includes outdoor spaces for community use for informal gathering and temporary markets/ festival (arts and cultural events).

To encourage the development of multi-functional sites and buildings which maximize energy efficiency and conserve land use

Land Uses

Uses appropriate to the Civic and Cultural designation include but are not limited to:

- Parks, open space, playgrounds
- Educational uses
- Arts
- Transit (railway station/platform, railway, bus station)
- Temporary outdoor markets
- Schools
- Seniors housing
- Affordable housing
- Police, fire and ambulance stations
- Government offices
- Museums
- Clinics
- Recreational and cultural centres
- Libraries
- Post offices
- Churches

Building Arrangement

- 1-2 storey institutional buildings
- 1-2 storey ground oriented multi-residential units
- 1-3 storey multi-residential/mixed use buildings
- Clustered multi-residential units

Building Height

See Map 4.1.4

Target Residential Density

35 Units per hectare (14 units per acre) by 2040

Building Types

- One-two storey public buildings
- Clustered multi-residential units
- Attached or stacked town houses
- Low rise apartment buildings

Building Size

Maximum building size 1,000 sq m (10,764 sq ft) except for residential buildings.¹²

Character

Focus buildings to face the street/views

Parking

Behind, to the side or underground of buildings

Access

Discourage direct vehicular access from Highway No. 19A. Use side streets, collector roads, laneways or shared driveways.

Pedestrian & Cycling Access

Promote pedestrian, scooter and cycling linkages. Provide cycling and scooter parking/racks in multi residential developments.

Features

Porches, balconies, green space, green roofs/ decks.

See DPA Guidelines for further direction



¹³ Bylaw 1335.06, Adopted December 12, 2017

4 Land Use Concept & Designations

4.2.6 Parks & Open Space

Intent

The Parks and Open Space designation is intended to retain and create valued green space that:

1. enhances ecological functions through use of green space for riparian protection, habitat conservation, green infrastructure (catchment ponds, rain gardens, green streets);
2. improves community health and mobility by providing safe opportunities for walking and cycling and other recreational opportunities, and
3. provides a pleasing aesthetic environment for the enjoyment of residents and visitors alike.

Land Uses

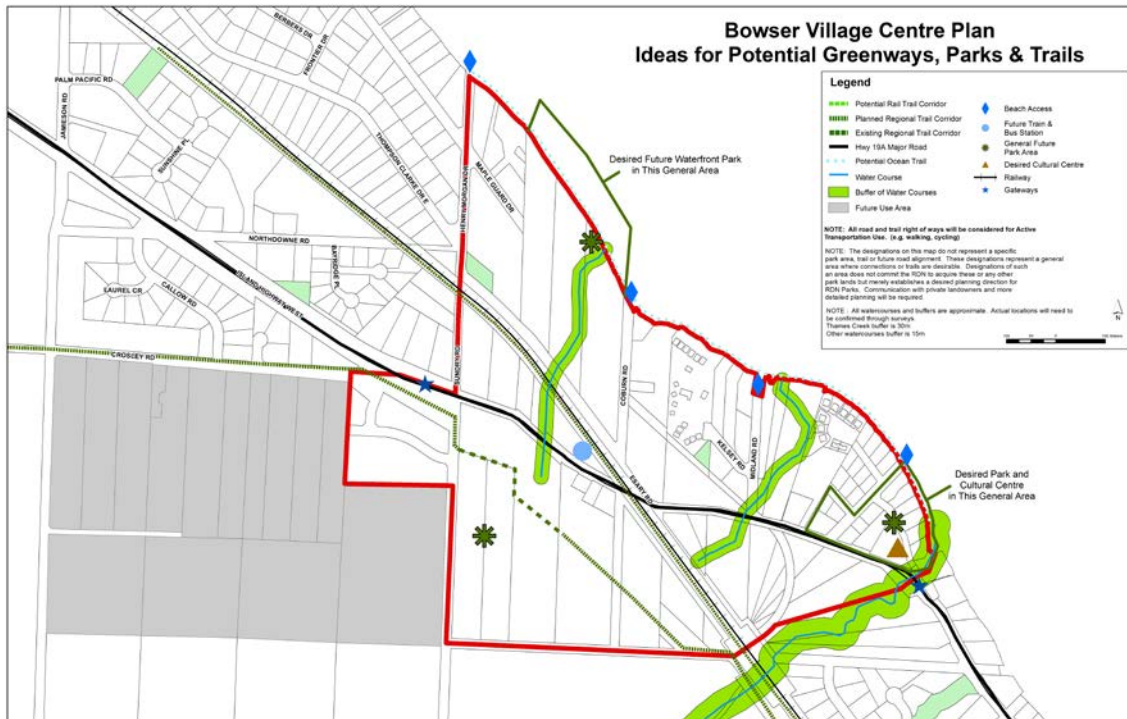
Uses appropriate to the Parks and Open Space designation include but are not limited to:

- Parks
- Open space
- Playgrounds
- Community gardens
- Trails, greenways/green streets, green corridors, rainwater management facilities

Features

- Conservation and habitat enhancement areas, trails, green streets, porous surfaces.
- Rainwater management amenities for public benefit including swales, rain/storm water catchment ponds, and rain gardens.
- Edible landscaping.
- Streamside protection (riparian) areas.
- Maps and informational signage to highlight natural, environmental, archaeological and culturally significant features.

Map 4.2.6 Ideas for potential future greenways, parks and trails¹⁴



¹⁴ Bylaw 1335.06, Adopted December 12, 2017

Intent

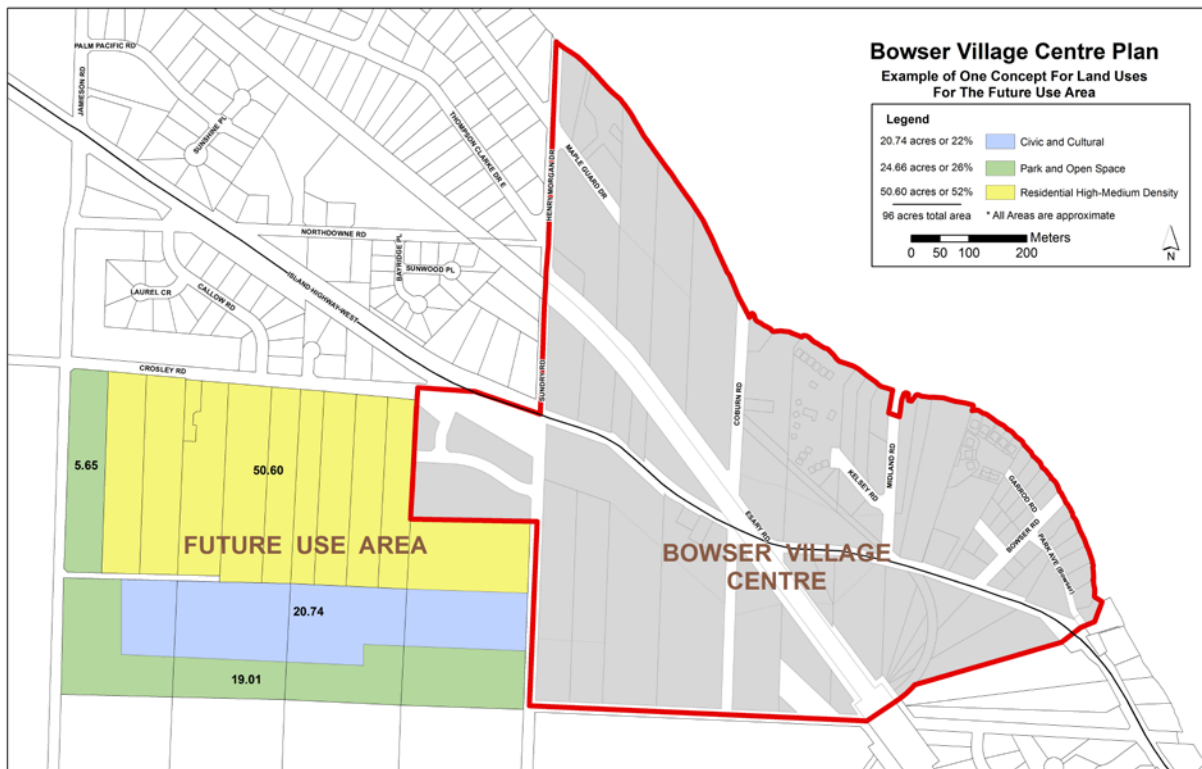
The Future Use Area designation identifies lands to be reserved to accommodate future demand for commercial, commercial service/light industrial, residential, civic and cultural uses within Bowser Village Centre. Potential development of these lands should enhance the overall development of Bowser Village Centre as a 'compact, complete community'.

The conversion of lands to higher intensity uses within the 'Future Use Area' designation shall only be permitted when it can be clearly demonstrated that:

- land within the original Bowser Village Centre Boundary has been fully utilized for the designated land uses.
- the land is necessary to accommodate demand for the proposed land use.
- proposed land uses will complement and enhance existing land uses in Bowser Village Centre and that such conversion shall not contribute to 'leapfrog' or scattered development patterns.
- Prior to any conversion of these lands, a comprehensive land use plan will be developed showing how the 'Future Use Area' will connect to and complement the existing Bowser Village Centre.

See Map 4.2.7 as one example of potential land uses in the Future Use Area.

Map 4.2.7 Example of one concept for land uses for the Future Use Area¹⁵



¹⁵ Bylaw 1335.06, Adopted December 12, 2017