

A Renewed Vision for Schooner Cove

A Marine Village Serving The Community

The Schooner Cove planning initiative comes at a time when the Fairwinds community is both growing and striving to fulfill its potential to be a complete and sustainable community. Schooner Cove presents the opportunity to expand the community's commercial services and amenities while preserving the area's marine identity in a pedestrian friendly village setting.

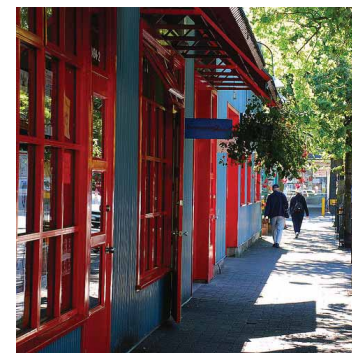
The renewed vision for Schooner Cove centres on a maritime village offering accessible waterfront that unites the residential highlands with the ocean and serves as a portal to the Strait of Georgia. In place of the current hotel, a traditional Waterfront Village will become a community hub where people can gather, interact, and participate in culture, the arts, recreation and education. In addition to maritime buildings that house local retail and commercial services, vibrant public spaces as well as residential homes will round out the village uses.

"Complete community" design will be at the forefront of planning at Schooner Cove, by accommodating a mix of uses for local residents, promoting local culture, encouraging small business, and providing walkable daily destinations. With potential amenities such as a waterfront pub, wine merchant, general store, shops and small offices, the Schooner Cove site holds the opportunity for a unique village experience that contributes to sustainability in the larger community.

Defining the Path Ahead

Schooner Cove will be as influential in defining the future of Fairwinds as the residential uplands of the Lakes District. The waterfront village will become a centre for convenience, recreation and social interaction that embodies West Coast lifestyle and further supports the existing Fairwinds community. Through this planning process, opportunities will be identified and the character of the future Village will be defined.

The information presented today begins the translation of planning principles and policy into analysis and actions that will shape the **form, function and character** of future community development at Schooner Cove.



Schooner Cove Today ~ The Community's Marine Landing

SCHOONER COVE



Schooner Cove - 49 degrees 17.28 North Latitude, 124 degrees 07.90 West Longitude

Schooner Cove is located on the Nanoose Peninsula and offers a range of amenities, catering to tourists, boaters and local residents. Schooner Cove is a short distance from the urban centres of Parksville (15 km), Nanaimo (20 km), Victoria (140 km) and even Vancouver (about 60 km via the Departure Bay - Horseshoe Bay ferry or by floatplane).

Over the years, Schooner Cove has become recognized as a hub for the community and a destination for travellers and boaters.



Origin & Character

Originally developed as a small resort and marina, Schooner Cove was purchased by Fairwinds in 1988. Today Schooner Cove offers services centred around the Schooner Cove Marina, a 360-slip marina with moorage available on both a long-term and transient (visitor) basis. Services include: the Dockside Cafe and Beer & Wine Store. Until recently, the Schooner Cove Hotel also provided accommodation for visitors as well as meeting and banquet facilities.

More than simply a centre for services, Schooner Cove also represents the opportunity for a significant connection to the water for Fairwinds and the entire Nanoose Peninsula. While much of the community is proximate to water, most of the waterfront at Fairwinds is residential and held under private ownership. As such, development of Schooner Cove represents a unique opportunity to achieve an accessible waterfront experience for the greater Fairwinds Community and Nanoose Peninsula.



Changing Times

With the development of Fairwinds' Lakes District fulfilling its promise, there is a need to look at Schooner Cove with new eyes. Schooner Cove has enormous potential to contribute to Fairwinds as a "complete community," by realizing the role of the neighbourhood centre, promoting local culture, encouraging small business, and providing welcoming public access to the ocean.

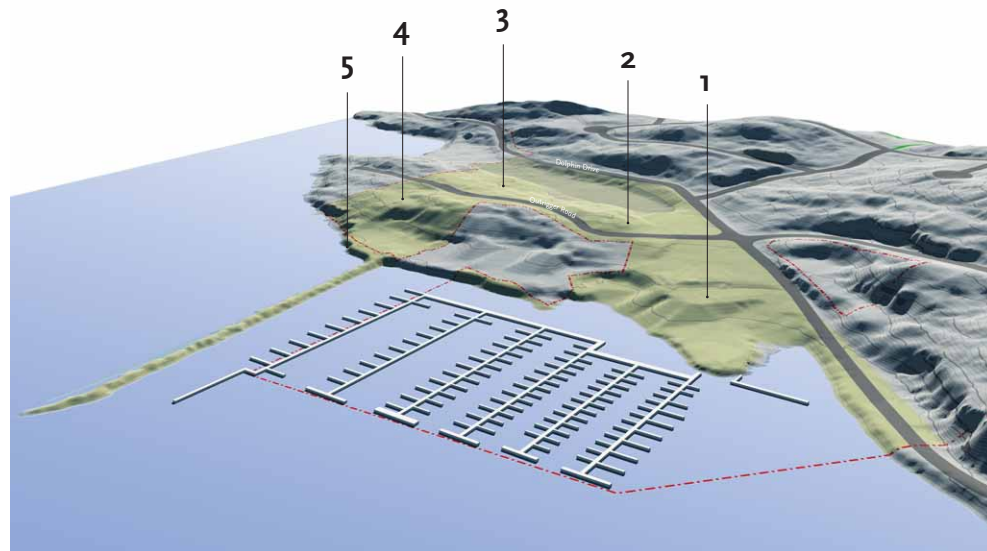
As we pause to understand the future of the Fairwinds community, we seek to develop thoughtful planning that builds upon the past, recognizes the qualities of the present and designs for the needs of the future. Taking direction from the current success of Schooner Cove's marina and the Official Community Plan, Fairwinds wishes to enhance the Schooner Cove location as a Maritime Village. This includes the development of new amenities such as a general store and market, restaurant and small community oriented shops, as well as a range of new multi-family housing types.

Neighbourhood character and sustainable community design are important principles which will guide the revisioning process. What makes Schooner Cove special today is the foundation from where we begin: our goal is to enhance the experience of Schooner Cove as a community destination, providing services and amenities that will compliment Fairwinds and Nanoose Bay as a complete community.

Understanding Place ~ The Setting for a Waterfront Village

Site Analysis

Information gathering and site analysis are the first steps in a comprehensive development planning process. Through an in-depth understanding of landform and the physical composition of Schooner Cove, a more site-sensitive design for the Waterfront Village can capture its spirit of place.



1: PROTECTED COVE & HILLSIDE

The Village site and present-day marina is nestled into the southern edge (north-facing slope) of Schooner Cove. Protected by the natural shape of the coastline and constructed breakwater, the Cove is ideally suited for the enhancement of public waterfront access, while the hillside has potential to offer views to the Strait of Georgia for residential uses.

2: UPPER LANDING

Situated at the corner of Dolphin Drive and Outrigger Road, the Upper Landing is an obvious and central access point for the larger Schooner Cove site. The Upper Landing overlooks the Cove and offers gentle terrain with south-facing light and distant views eastward down the Strait.

3: INLAND BOWL

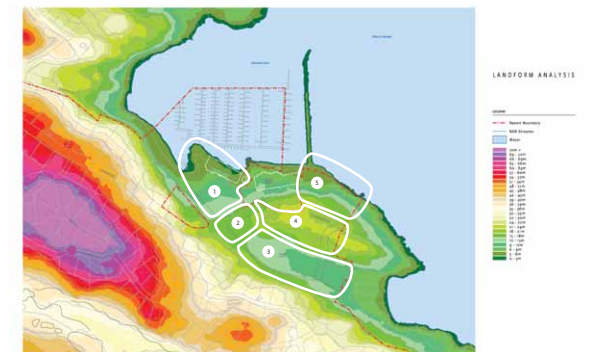
Sloping gently to the east, the Inland Bowl is a landscape 'room' somewhat separated from the waterfront drama of Schooner Cove. The forested ridge to the north helps define the Inland Bowl as the 'quiet back' of the Schooner Cove Village, though only a short walk from the marina and water's edge.

4: RIDGE-TOP BENCH

Enjoying uninterrupted vistas along the Strait, the Ridge-top Bench sits above the surrounding waterfront and creates the most defining landform feature of the Schooner Cove neighbourhood. The mature forest represents the defining landscape character of the inland Lakes District and creates a natural neighbourhood edge for the Inland Bowl (mentioned above).

5: WATERFRONT TERRACE

Positioned along the shore with commanding vistas of open water and the distant Coast Mountain range, the waterfront terrace is at the far eastern edge of Schooner Cove Village. Intrinsicly connected to the water, the Terrace - like the 'Inland Bowl' - sits in a 'room' to itself, though linked to the Village along the water's edge.



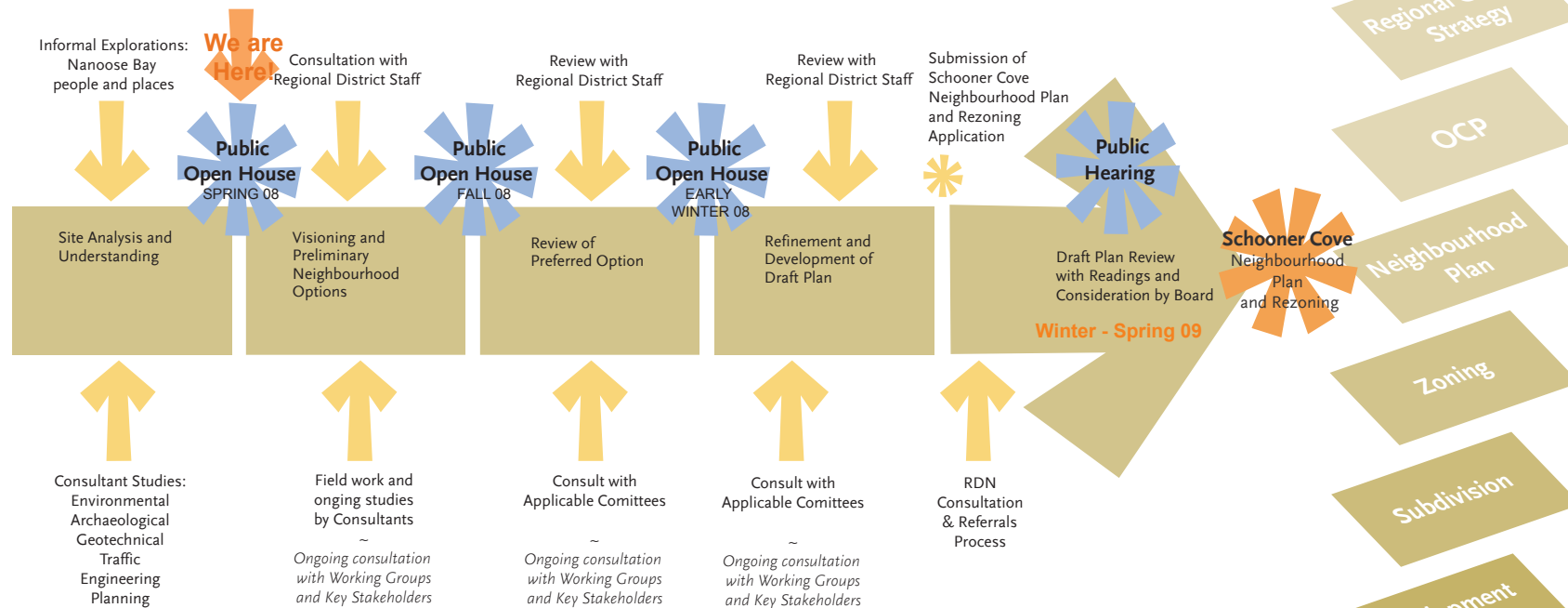
Planning Framework ~ The Way Forward

How will the Planning Process Work?

The Schooner Cove Neighbourhood Plan is being developed by Ekistics Town Planning, a Vancouver-based, multi-disciplinary planning and design firm with local and international experience in sustainable community design, in partnership with the internationally recognized architecture and planning firm The Hulbert Group.

The process is designed to gather community input through Public Open Houses and Working Groups, and to consult with Regional District staff as well as supporting consultants in environment and ecology, hydrogeology, and archaeology, as well as geotechnical, civil and traffic engineering.

Design solutions are explored and documented, and ultimately a Neighbourhood Plan is developed. Finally, the regional approval process involves the review of the application through several levels of local regulation.*



* Levels of Regulatory Approvals

The RDN's **Regional Growth Strategy** sets out the direction of growth and change in the region, managing development over the long-term.

The application must first meet the intent of the Nanoose Bay **Official Community Plan (OCP)**, or alternatively the OCP must be amended.

The **Neighbourhood Plan** further refines the intent of Nanoose Bay's Official Community Plan (OCP) and serves as a more precise vision for a specific neighbourhood to amend the existing OCP.

Zoning The RDN regulates the specific use and development of property through a series of bylaws approved by local government.

Subdivision regulations The Ministry of Transportation (MoT) set the standards for road alignments and widths, civic infrastructure, servicing and other associated criteria, as well as approves the subdivision of land.

Through **Development Permits** the RDN regulates the form and character of areas which fall under "special conditions" such as multi-family residential and commercial.

Design guidelines for public and private realm help maintain quality standards for neighbourhood form and character in architecture and landscape design.

Implementation of the neighbourhood design can occur only after all layers of the RDN and MoT regulatory framework have been addressed.

Precise dates for public open houses will be advertised in advance.

We want to hear from you!

Your active involvement is a critical component of this comprehensive planning process. Through your attendance at the planned Public Open Houses, your questions and concerns can be heard and your local knowledge can help shape the future of the community.