

9.2 South Lerwick Local Area

9.2.1 Introduction

South Lerwick is contiguous with the Valley View neighbourhood and the southern border of Crown Isle neighbourhood. In 2002, much of the study area became part of the City of Courtenay through a boundary extension. The South Lerwick Area now forms the south-eastern boundary of the City of Courtenay, adjacent to the Town of Comox, divided by McDonald Road. The proposed land uses and densities are illustrated on Map #2.

We are studying an area that includes:

- areas of established single-family residential in Valley View neighbourhood
- areas of newly developed single-family residential in the Highlands and along Hawk Drive
- about 120 acres (48 ha.) of very low density or undeveloped parcels
- existing agricultural uses
- small pockets of multi-family residential including townhouses and new senior's patio homes
- about 48 acres (19.3 has) that is institutional/community use. Glacier View Lodge, an existing intermediate care facility, has an approved master plan that proposes the expansion of the lodge and construction of seniors residential units for congregate care.
- 20 acres of park that the City of Courtenay has recently purchased (referred to as "Lerwick Forest"). These former provincial Crown lands had been used as a demonstration forest.

9.2.2 Purpose of the Plan

1. To identify acceptable land use changes.
2. To provide guidelines and options for future developments and subdivisions.
3. To provide direction for investments by the City of Courtenay with respect to parks & greenways, sidewalks, roads and services.
4. To address neighbourhood issues and opportunities identified by residents and other community members during the planning process.
5. To involve residents in identifying the unique features of their neighbourhood and expressing their wishes for its future.
6. To strengthen the sense of community and neighbourhood quality.

9.2.3 Issues & Opportunities

The City of Courtenay invited the community to a public open house to discuss issues and opportunities within the South Lerwick Neighbourhood. Letters have also been sent to all property owners within the study area seeking their input. The following policies are the outcome of our study and neighbourhood consultation.

9.2.4 Housing

Policies:

1. To provide a variety of opportunities for redevelopment with a strong emphasis on single-family residential development.
2. To provide opportunities for large lot single family development and to allow comfortable and continued coexistence of rural residential with new developments.
3. To allow for limited multi-family developments such as patio homes north of Lerwick Road Park between Sheraton and Lerwick Roads
4. To provide opportunities for “density bonusing” or increased number of units in exchange for greater amount of parks and open space.
5. The recommendations are summarized in the proposed changes to the Official Community Plan and the Zoning Bylaw. Generally, this area will have a strong single-family presence and illustrate a transition from traditional single-family lots to a more rural residential lifestyle.

9.2.5 Institutions & Community Facilities

Policies:

1. Support the Glacier View Lodge master plan for seniors-oriented institutional and community facilities
2. Limited support for institutional uses such as churches. Locate these uses adjacent to residential arterial routes to allow for appropriate traffic flows and access to major intersections on Lerwick and McDonald Roads

9.2.6 Parks, Recreation & Open Space

The South Lerwick neighbourhood strongly values local walking trails and natural area parks.

Policies:

1. To emphasize connectivity through the provision of walking trails throughout the neighbourhood
2. To require pedestrian connections at the end of cul-de-sacs and other roads to allow excellent pedestrian connectivity throughout neighbourhoods.
3. To require safe, convenient pedestrian routes that link residences to public walkways, transit and public facilities and neighbourhood amenities as part of all subdivisions.
4. To use and maintain the former Lerwick Crown lands as a community park and a natural forested area
5. To provide parks and greenway acquisition for neighbourhood use within the South Lerwick neighbourhood through subdivision
6. To reserve undeveloped road right-of-ways as future pedestrian greenways.
7. To preserve existing trees through the application of the City of Courtenay’s Tree Management and Protection Bylaw.

9.2.7 Transportation

Policies:

1. To provide a safe and hierarchical road network system
2. To provide a residential collector road to Back Road via MacDonald Road but not through the neighbourhood or Glacier View parcels
3. To provide a safe and convenient bike path network
4. To provide safe and convenient pedestrian sidewalks and crossing locations
5. To allow for present and future transit network
6. To redesign the Lerwick corridor to allow for more generous pedestrian, bicycle and landscaping buffers. Introduce a right-of-way width of 30 metres for Lerwick Road within the Plan area.
7. To develop a detailed streetscape design so that appropriate fencing, screening and landscaping is installed between residences and Lerwick Road. We recommend that we require, through the subdivision process, a continuous fence along Lerwick Road constructed out of a combination of stone pillars and wood panels or a durable alternative such as concrete fencing. The fence must be installed in conjunction with landscaping to ensure an attractive streetscape.
8. To provide a landscaped boulevard area between the sidewalks and curb of Lerwick Road
9. To develop Sheraton Road as a pedestrian walkway from Hawk Drive to McDonald Road