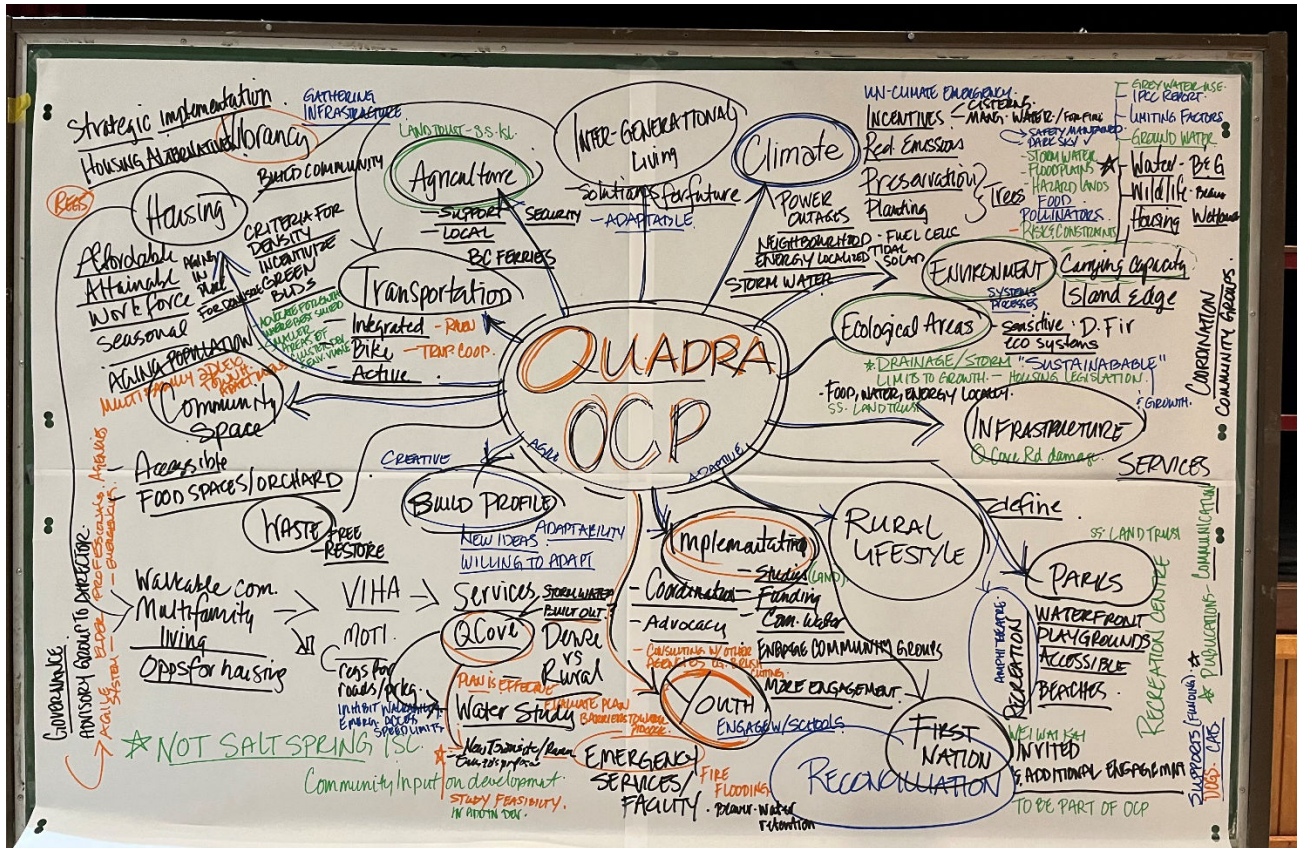




The Strathcona Regional District would like to thank the Quadra Island community members who attended the Area C OCP project kick off meeting. The meeting consisted of a brief overview of the OCP review process, required content, what the OCP does, which was then followed by a mind mapping discussion where community members shared which topics were important to them. The key question for the evening was, "What topics and values does Quadra want to see reflected in the OCP?"

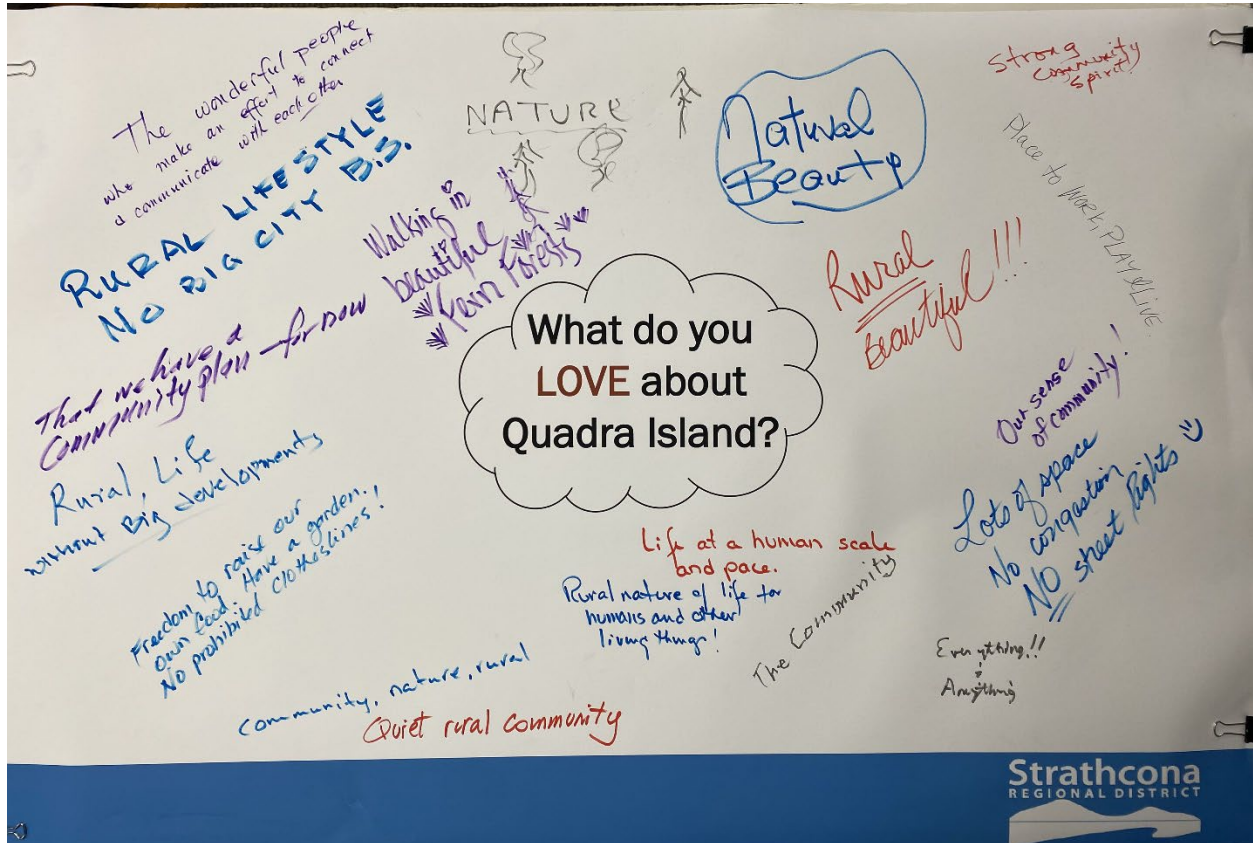


Nineteen (19) long form written comments and notes taken by staff were collected from the (approximately) 75 community members in attendance. The discussions both with the group and staff members were informative and included what residents love about their community, as well as concerns to be addressed in the OCP.

The following provides a summary of the responses and materials received.

## Introduction

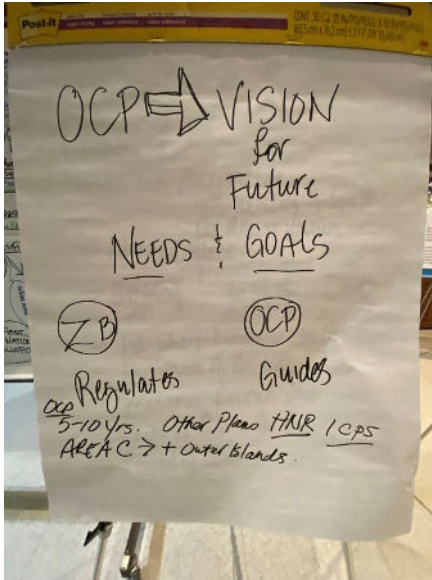
As attendees entered the community center, they were given an opportunity to respond to the question, “what do you LOVE about Quadra Island?”



Key themes among the answers:

- Nature
- Community
- Rural lifestyle
- Freedom
- Quiet

The beginning of the meeting included a brief presentation from staff to address the following questions:



- What is an Official Community Plan (OCP)?
- What is the difference between an OCP and a Zoning Bylaw?
- What is the purpose of the OCP? How is it used?
- What content belongs in an OCP?
- What is involved in an OCP review?

## What high priority topics should be included in the new OCP to reflect the values of the Quadra community?

Following the presentation, attendees were asked “what are the key priorities for your community”. The responses that followed are summarized below, organized by the eleven topics that emerged from this discussion.

### Environment

Focus on the preservation, protection, and enhancement of existing natural systems, by incorporating environmental protection policies.

- Preservation of natural systems
- Conservation of natural areas
- Assessments of environmental hazards and risks
- Explore ecological carrying capacity with the goal of avoiding ecological overshoot
- Aquifer assessments
- Consider establishing Development Permit Areas to ensure responsible development and that ecological health is prioritized
- Concentrate housing and all other forms of development into small pockets or village hub locations in order to leave the remainder of Quadra Island in as natural of a state as possible

## **Climate Change**

Many Quadra Island residents are concerned about future climate impacts and want to prioritize adaptation and mitigation efforts.

- Preservation of existing trees/forests/replenishing stock to sequester carbon and absorb rainwater for future flooding prevention (low valley Douglas fir becoming an endangered ecosystem on the island)
- The OCP should embody the principles of the UN Framework Convention on Climate Change
- Explore incentivization programs to implementation of climate adaptation and mitigation measures at the homeowner level (example given was energy efficient building incentives for improvements or new construction)
- Suggestion to follow IPCC's recommendation of preserving 30-50% of all land and water systems to adequately protect species and ecosystems.
- Exploration of local energy systems to prepare the community for greater extreme weather events and future power outages

## **Water**

Promotion of water supply management mechanisms such as rainwater capture systems to reduce pressure on storm drains during floods and to support future droughts and wildfire risk; reuse of water for landscape irrigation and agriculture; grey water recycling

## **Infrastructure and Services**

- Solid waste management (including a free store to support waste reduction, recycling and reuse of goods and materials)
- Sufficient stormwater and water infrastructure should be a prerequisite to future considerations regarding increased densification
- Quadra-based emergency management facility
- Recreation center to avoid having to travel to Campbell River for activities
- Animal control coordination
- Timing windows for works and services to ensure least environmental harm

## **First Nations**

- Prioritize reconciliation and embed relationship building principles into the entire OCP
- Promote inclusive decision making

## **Transportation**

Community members discussed increased connectivity between Quadra Island, Cortes Island, and Campbell River as well as the incorporation of active transportation opportunities within Quadra Island.

- Improve connectivity
- Enhance active transportation (walking, cycling, any other active methods)
- Advocate to Ministry of Transportation and Infrastructure (MOTI) to improve connectivity and improve road conditions
- Support for trails

## **Housing**

Residents had varying ideas regarding housing typology and the amount of density deemed appropriate for the island. Comments included:

- The need for affordable, attainable housing
- Workforce housing
- Smaller housing options for seniors to enable aging in place
- Alternative development forms including townhouses, 4-plex, 6-plex, 2-3 story multifamily housing
- Introduction of Housing Authority

## **Settlement/ Development Patterns**

Quadra residents expressed mixed support for growth as it relates to pockets of densification around village hubs.

- General support for growth and focused development within Quathiaski Cove, although some concerns were noted regarding storm water and flooding
- Adapt plans to ensure future identified village nodes are outside of environmentally sensitive areas
- Some support to avoid development sprawl and retain the rural character
- Incentivize green building development
- Some support for density bonusing for multi-family development
- Raven lands (privately owned) posed as a potential new village area, but concerns were noted around viability

## **Community Character**

Quadra residents expressed visions for a more cohesive, vibrant community characterized by the maintenance of a rural, quiet, peaceful, and connected community.

- Maintain rural lifestyle
- Accessibility to recreational spaces including the waterfront, parkland, and beaches

- High importance placed on indoor and outdoor community gathering spaces (eg. an amphitheater)
- Emphasis on intergenerational, agile, adaptive solutions that support the needs of future generations and viability/affordability for future generations to continue residing on the island

### **Food Security**

- Encourage public spaces for food growing opportunities (i.e. community orchard)
- Community-supported agriculture
- Learn and draw from Salt Spring Island’s Farmland Trust community agriculture model to help foster increase food security (The Farmland Trust acquires, restores, and maintains farmland for lease, develops community gardens and the Island’s first commercial-level food hub, and stewards food and farming educational programs to create a more sustainable, knowledgeable, and food-secure community)

### **Governance**

Many Quadra residents expressed desire for increased government accountability and multi-level government coordination including:

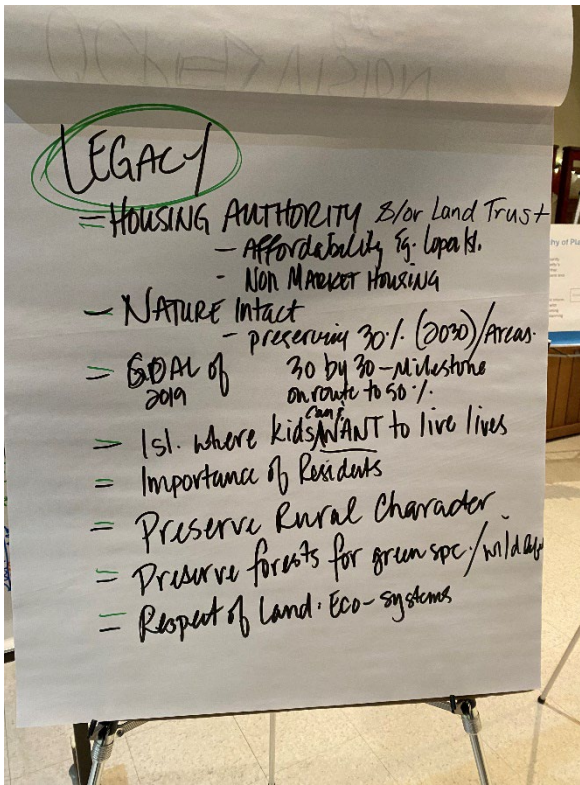
- Greater advocacy by the Regional Board at the provincial level
  - Island Health
  - Ministry of Transportation and Infrastructure
- Potential formation of a local advisory board to the Electoral Area Director
- Building an adaptive and agile system
- Local decision making

## **Closing thoughts: What legacy do you want this OCP to have for the future?**

When asked what legacy the community wants to have for future generations, the key themes that emerged from the discussion included:

- Preserving the community values of rural lifestyle and character
- Ensure that the OCP project maintains a transparent process
- Explore the creation of a Housing Authority or Land Trust to ensure long-term housing affordability through initiatives such as non-market housing development
- Ensuring protection of 50% (minimum 30%) by land area as ecologically intact
- Ensuring that the next generations of Quadra residents will want to and be able to remain living in the community
- Preserve forests for greenspace and wildlife habitat

- Respect for the land and ecosystems



# Mind Map

The full list of topics identified in the min mapping discussion are provided below:

## Quadra OCP

Adaptable

Agile

### **Climate**

UN Climate Emergency

Incentives – cisterns, manage water for the future

Reduce emissions

Preservation and planting of trees

Power outages

Neighbourhood energy localized – tidal, solar, fuel cells

Storm water

Floodplains

Hazard lands

Safety management

Dark sky

Food

Pollinators

Risk and constraints

Grey water use

IPCC Report (Intergovernmental Panel on Climate Change)

### **Water**

Ground water

Wildlife

Wetlands

### **Environment**

Coordination

Community groups

**Ecological Areas**

Carrying Capacity

Island edge

Systems processes

Drainage/ storm water

Limits to growth – housing legislation

Food, water, energy, locally

“Sustainababble” – need for real sustainability

**Infrastructure**

Q Cove

Road damage

Services

**Rural Lifestyle**

Define

**Parks**

Land trust

**Recreation**

Recreation centre

Publications

Communication

Supports (funding)

Dogs and Cats

Waterfront

Playgrounds

Accessible

Beaches

**First Nations**

We Wai Kai

Invite participation

Additional engagement

Be part of the OCP

### **Reconciliation**

### **Implementation**

Coordination

Advocacy

Studies (land)

Funding

Community water

Engage community groups

More engagement

Consulting with other agencies – eg. Brush Cutting

### **Youth**

Engage schools

### **Emergency**

Services and facilities

Fire

Flooding

Beavers

Water retention

### **QCove**

Services

Storm water

Built out

Dense vs Rural

Plan is effective

Water study

New townsite

Raven (90s proposal)

Study feasibility in addition to development

Evacuation plan

Barriers to water

Pidcock creek

### **Build profile**

New ideas

Adaptability

Willing to adapt

Creative

### **Governance**

Advisory group to director

Agile system

Emergency professionals

Elders

VIHA

MOTI – regulations for roads/ parking, inhibit walkability, emergency access, speed limits

NOT SALTSRING

Community input on development

Study feasibility

Agencies

### **Waste**

Free re-store

### **Community space**

Accessible

Food spaces/ orchard

### **Transportation**

Integrated

Bike

Active

Raven

Transportation Co-op

### **Agriculture**

Support security

Local

BC Ferries

Land trust

### **Housing**

Affordable

Attainable

Workforce

Seasonal

Aging population

Multi-family – duplex, townhomes, apartments

Aging in place

Criteria for density

Incentives – green buildings

Advocate for growth where best suited

Smaller areas of clustered development

Environmentally viable

Less regulations

### **Vibrancy**

Build community

Gathering infrastructure

Housing alternatives

Strategic implementation

### **Intergenerational Living**

Solutions for the future

Adaptable