

**0869189 BC LTD,
Rivers Crossing at the Mountain
3320 Weald Road
Victoria, BC V8R 6E3**

District of Highlands
1980 Millstream Road
Victoria, BC
V9B 6H1

August 9, 2011

Attention: Mayor and Council

RE: Recommendation from May 9, 2011 Council Meeting Regarding Proposed Rezoning and OCP Amendment of Strata plan VIS 6103 - 1150 Bear Mountain Parkway

At the May 9, 2011 Council meeting the applicant presented a revised development scheme for the above noted property. You will recall the revised proposal consisted of approximately 49 residential lots configured and a variety of forms (cottage style housing, secondary suites, duplex, etc.). The introductory presentation appeared to be reasonably well received. The meeting concluding with Council endorsing the planners proposed option #3 which states:

Council may wish to request more information. Staff has suggested some preliminary points. This could take the form of the following motion:

- 1. What does the community think? What would they like to see on that property?*
- 2. Regarding density, an updated environmental assessment Of the property that dictates the constraints for, or at least shows options for, the density, is desirable. It is recognized that much of the property is not developable due to the covenant, yet there is uncertainty that the CII zone area was meant to be treated as a `residential use zone' in that it could be completely developed. An updated environmental assessment, along with a constraints map is in order.*
- 3. Would the residential use contribute to greater long term costs for the District? If so, how could this be completely mitigated?*
- 4. Can the District realistically provide fire protection to this property under this proposal or something similar?*
- 5. How does this development impact City of Langford roads, bearing in mind the regional nature of roadways and the obvious lack of a Highlands' access point to the property?*

In corresponding order, the commentary below relates to the questions above:

#1 - On June 22, 2011, at 7:00 -- 8:30 pm a public presentation was held at the Caleb Pike Hall to allow the general public to view the proposal and provide commentary. Meeting notices were posted at the Highlands municipal hall as well as all postal boxes within the Highlands. Despite a fairly extensive notification process, only five people attended the meeting. While the turnout was low, constructive ideas were exchanged which have now been incorporated in to a further refined *design* scheme.

#2 - Aqua-Tex Scientific Consulting Ltd. was retained by the applicant to do a full review/assessment of the water course that passes through the property, complete from source to terminus. In addition, Aqua-Tex provided an environmental impact comparison between the previously approved communal living/retreat design versus the current proposal for residential subdivision. Please see attached.

#3 - The proposed subdivision will result in no cost to the District, short term or long term. The roads within the development will be strata roads (privately owned and maintained). Water service for the development was been confirmed from the CRD therefore, the existing well system and burden on the local aquifer will be eliminated permanently. The existing septic field system will be decommissioned and confirmation has been received from Corix (utility provider for Langford sewers) that connection to the Corix system can be obtained.

#4 - Fire protection for the proposal will not be an issue. As noted above, CRD has confirmed access to the piped water system and the volumes/pressure is adequate to service the development and provide the necessary fire protection. In addition, all construction will utilize a fire retardant roofing system, as well as low, or non flammable, exterior cladding.

#5 - The developer has been working closely with the City of Langford on the issue of the sanitary sewer system, as noted above, as well as road access via Bear Mountain Parkway. There has been no concern expressed from Langford engineering with regard to this proposal utilizing the parkway.

I trust you will find the above responses adequately address your questions. If you have any further questions or require clarification, please feel free to contact me at the address noted below.

Sincerely,

Roger Tinney MCIP

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Full Extent of Site

Tinney & Associates
Land Planning & Design
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RIVER'S CROSSING





Cottages



Carports



Site Plan



Lot 18



Lot 17



Lot 5

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