

WELCOME

POWELL RIVER BENCHLANDS

Couverdon Real Estate is seeking to engage the Powell River community as part of their early exploration of neighbourhood development opportunities on the 'Benchlands.'


The ~250-acre property occupies a strategic location in the heart of Powell River and has the potential to meet many of the community objectives related to housing, parks and trails and enhancement of natural areas. We believe community development can be a powerful force that supports community health, prosperity and sustainability.


We're keen to hear what's on your mind.


The purpose of this event is to:

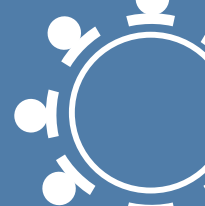
- host local community members for an in-person information sharing event;
- share our early understanding and approach to site planning;
- receive feedback from local community members; and
- better understand opportunities for the Benchlands.

Enjoy the event in 4 simple steps:

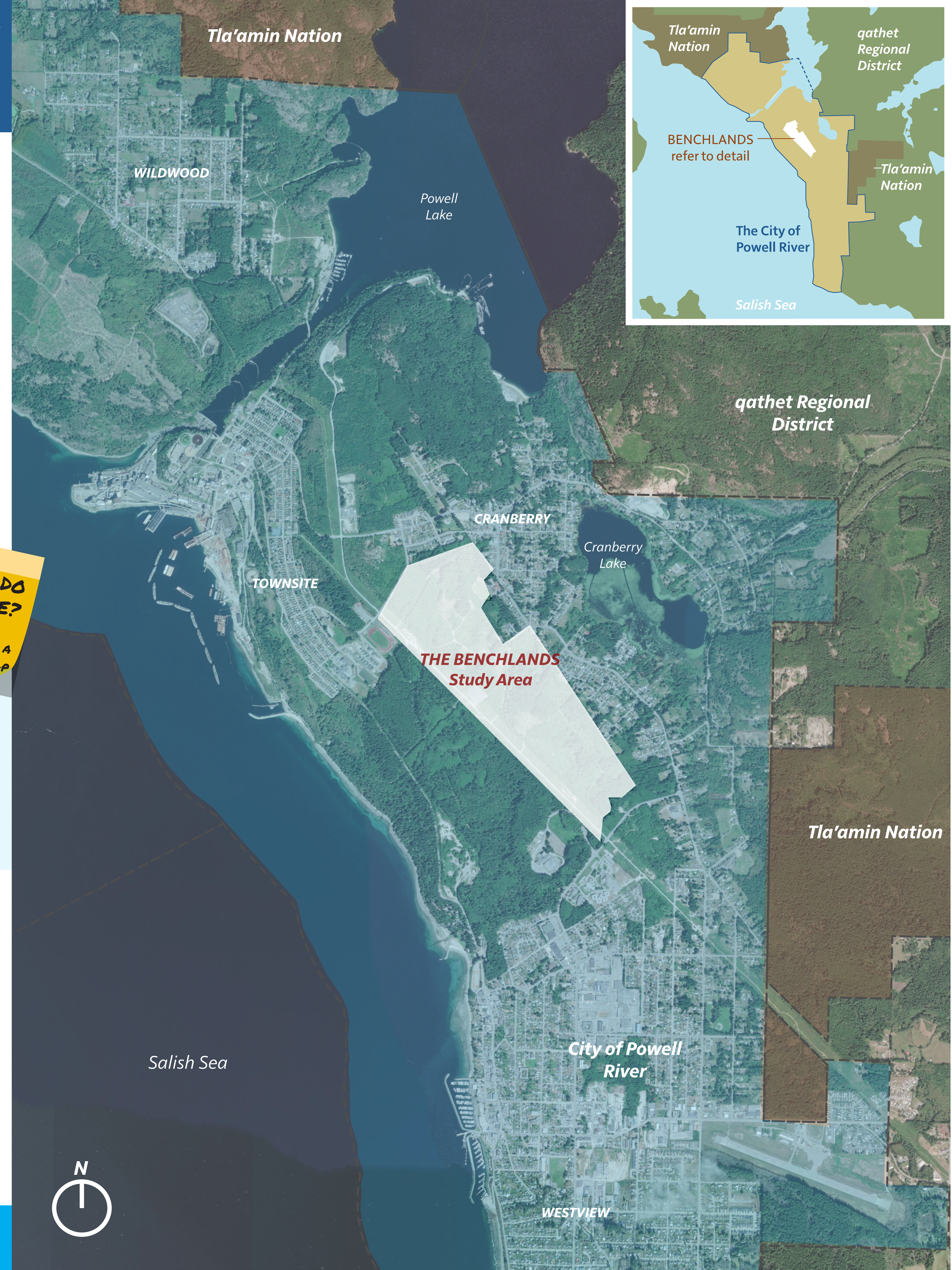
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1 Enjoy a self-guided tour of the background information & strategies. Let us know if you have any questions.
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2 Grab some sticky notes and a pen to make comments and provide input along the way. We appreciate your feedback.
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3 Find someone with a name tag if you have any questions or need any assistance. We are here to help.
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4 Join us for a seat at the centre table to fill out a survey (or take a rest). Thank you for your time :)



WHERE DO YOU LIVE?
PLEASE PLACE A DOT ON THE MAP

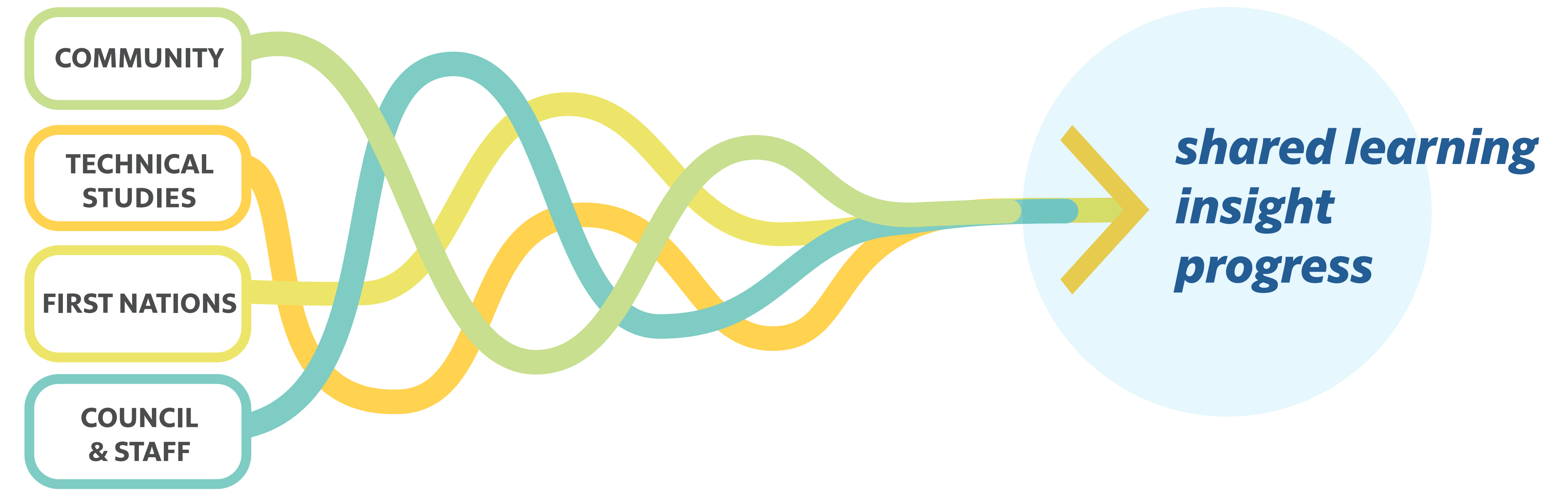


The “weave” diagram (at right) illustrates how the engagement process brings together community input, technical studies, best practice research, engagement with First Nations, and insights from Council and City staff, to create best solutions.

We put our trust and confidence in how these different streams work together over time to move from the general to the specific, finding consensus and agreement by working together. Information and ideas from all of these streams interact, leading to shared learning and insight, and the emergence of new ideas throughout the process, from start-up to implementation.

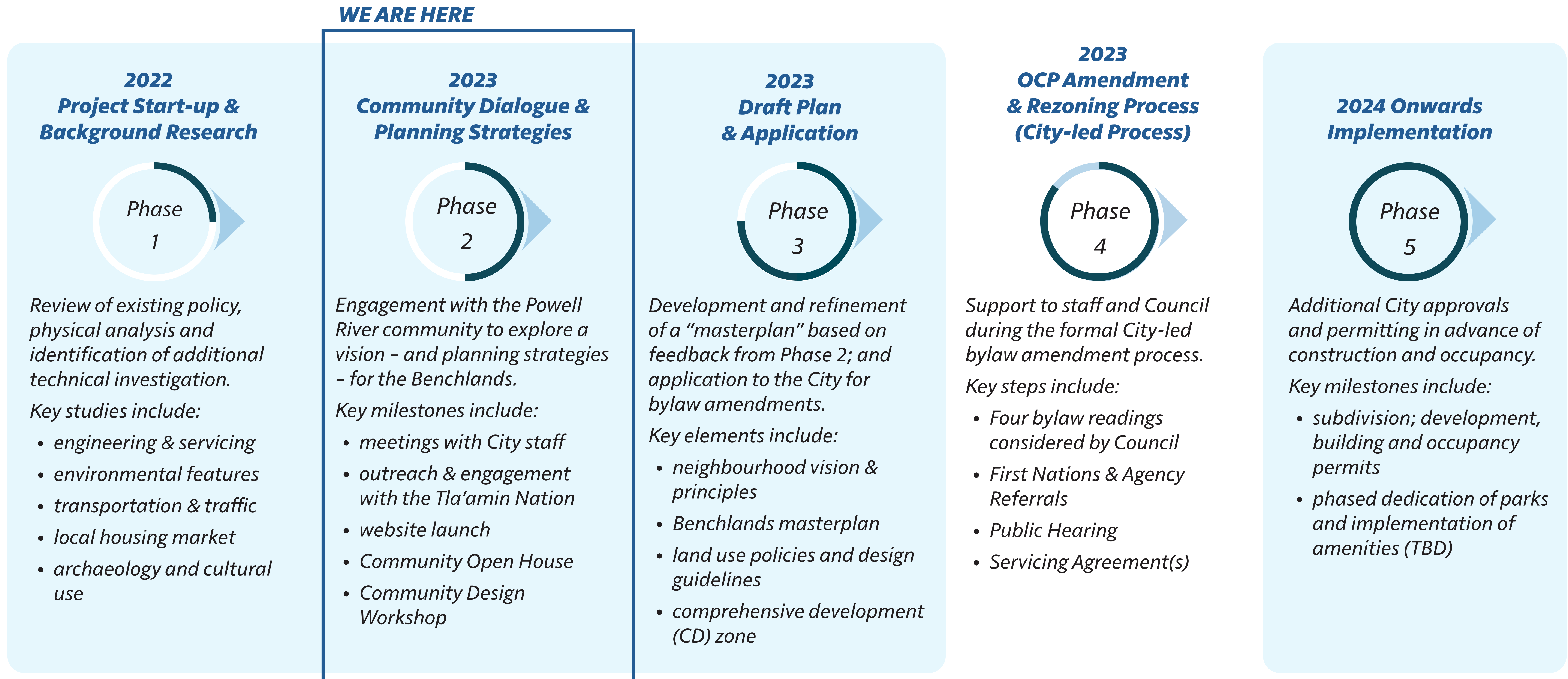
We recognize that no single “thread” – input, comment, or activity – determines the outcome, however the City of Powell River Council ultimately is the decision-making authority on land use.

Our Approach to Engagement



The **project timeline** for the Benchlands is outlined in five simplified “phases” to:

- understand context; engage community and explore opportunities;
- develop a masterplan;
- seek City approval(s); and
- implement the vision.



Couverdon

Couverdon Real Estate ("Couverdon") is the real estate business of Mosaic Forest Management Corp., which has been on Vancouver Island and the Sunshine Coast for over 100 years.

We are working with communities – from Sooke to Campbell River to Powell River – exploring opportunities that will help shape the future of Vancouver Island and the Sunshine Coast.

Our work is guided by the following core values (at right).

The Sunshine Coast is an incredible place and we feel a strong sense of responsibility for its well being and want to take a proactive role in how it evolves.

Our goal is to create perpetual value – for the people who live, work and relax on the Sunshine Coast; and those who invest in our lands, developments and company.

Couverdon believes in collaborating with communities and partners. We listen first to understand needs and interests, and then discuss ways our land can help unlock value.

A principled approach

We are committed to community growth that considers the triple bottom line of environmental, social and economic health.

Engage local stakeholders in planning for the future

A successful planning process depends upon thoughtful and transparent dialogue with community stakeholders.

Celebrate the natural and cultural heritage

Community building will recognize the existing rural character and celebrate the area's strong community history and culture.

Conserve ecological integrity

Through comprehensive analysis, sensitive environmental systems are preserved and enhanced, including stream corridors and wetlands, steep slopes and natural habitat.

Employ green infrastructure

Green infrastructure holistically addresses issues of water quality, energy, public health, and neighbourhood identity.

Create integrated networks of parks and natural spaces for outdoor recreation

Parks, open space, and trails provide fundamental community benefits that sustain economic, environmental, and social health.

Foster vibrant and diverse neighbourhoods

A healthy neighbourhood has a mix housing types and sizes, providing options for a variety of lifestyles and stages of life.

Create economically sustainable communities

An economically sustainable community will provide employment for its residents and improve physical health.



View of Powell River

Regulatory Framework for Community Development

The diagram below shows the typical layers of land use planning and regulation within the context of long-term community development.

Each step requires more detailed information, review and approval. We are just getting started...



The **Official Community Plan (OCP)** articulates community vision and anticipates long-term needs to guide growth through land use & servicing policies.

The **Zoning Bylaw** regulates specific land use, density and development permitted on properties.

The **Subdivision** process regulates the legal subdivision of land and set the standards for road alignments and civic infrastructure servicing.

Development Permits regulate development in terms of environmental, geotechnical hazard, commercial and intensive residential forms & character.

Building Permits occur following compliance with all of the above regulatory requirements.

Current and future land use at the Benchlands is governed by the City of Powell River Sustainable Official Community Plan and Zoning Bylaws. The following information provides specific context with respect to: current designations and regulations; and the potential for this process to shape amendments to better align with opportunities and/or community aspirations.

OCP | Evolution of Future Land Use

The Powell River Sustainable Official Community Plan (2014) identifies the Benchlands as a site for “Urban Residential Low Density”, “Employment Centre”, and “Parks, Schools & Green Space”.

This engagement process will help determine how land use designations may need to change to permit a more complete mix of uses, including a more diverse range of housing.



LEGEND

Site Area	Parks, Schools & Green Space	} Uses include Parks & Playing Fields, Campground } Uses include Single Family Detached, Duplexes, Townhomes, Neighbourhood } Uses include Industrial, Commercial
National Historic District	Urban Residential Low Density	
Waterbody	Employment Centre	
Waterfront Commercial/Industrial	Millsite Industrial	
Agriculture	Urban Residential Single Family	
Resource	Mixed Use Commercial/Residential	

Zoning | A Need for Amendment

The Zoning Bylaw regulates current uses. Specifically, the **A2 “Large Lot Rural” zone** permits low density residential, natural resource and agricultural uses.

A rezoning application (i.e. amendment to the Zoning Bylaw) - reflective of the vision for Benchlands - will be required in order to update zoning permissions and support implementation.



LEGEND

Site Area	Multi-Family Residential RM1	Industrial M3
Rural & Residential R1	Multi-Family Residential RM3	Commercial MX
Rural & Residential R2	Comprehensive Development CD2	Civic PK
Rural & Residential R4	Comprehensive Development CD4	Civic NT
Rural & Residential A1		
Rural & Residential A2		

Various layers of analysis inform our planning process. The information below illustrates how a basic understanding of the physical features – and their influence – helps us shape neighbourhood planning. Specifically, this insight helps us avoid areas of particular sensitivity while identifying areas more suitable for development. The following layers form the foundation for neighbourhood planning.

Relative Height & Position | Elevation analysis reveals the relative height of specific areas within their larger landscape context. Contour lines represent 3m of vertical relief (e.g. ~1 storey).

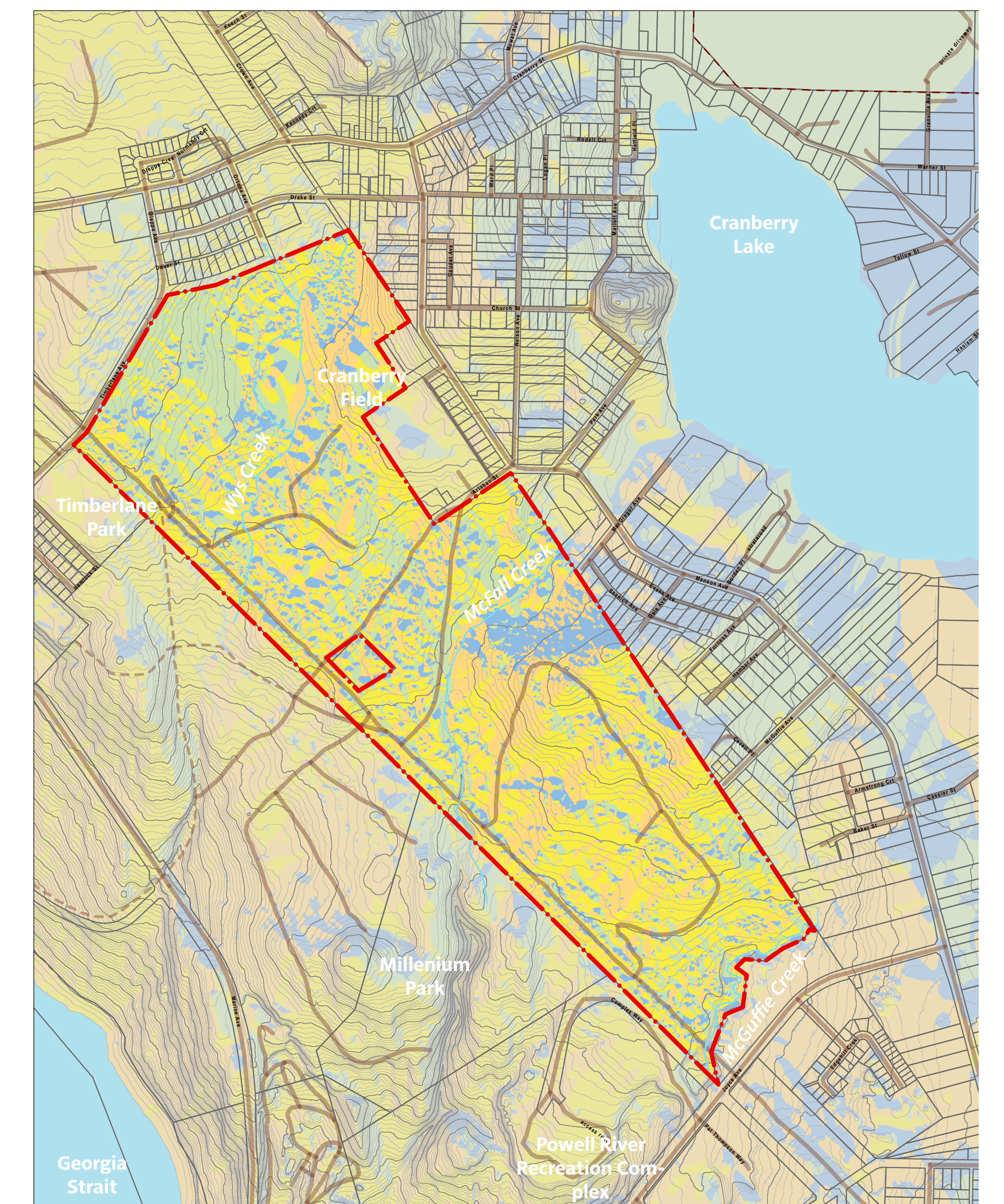
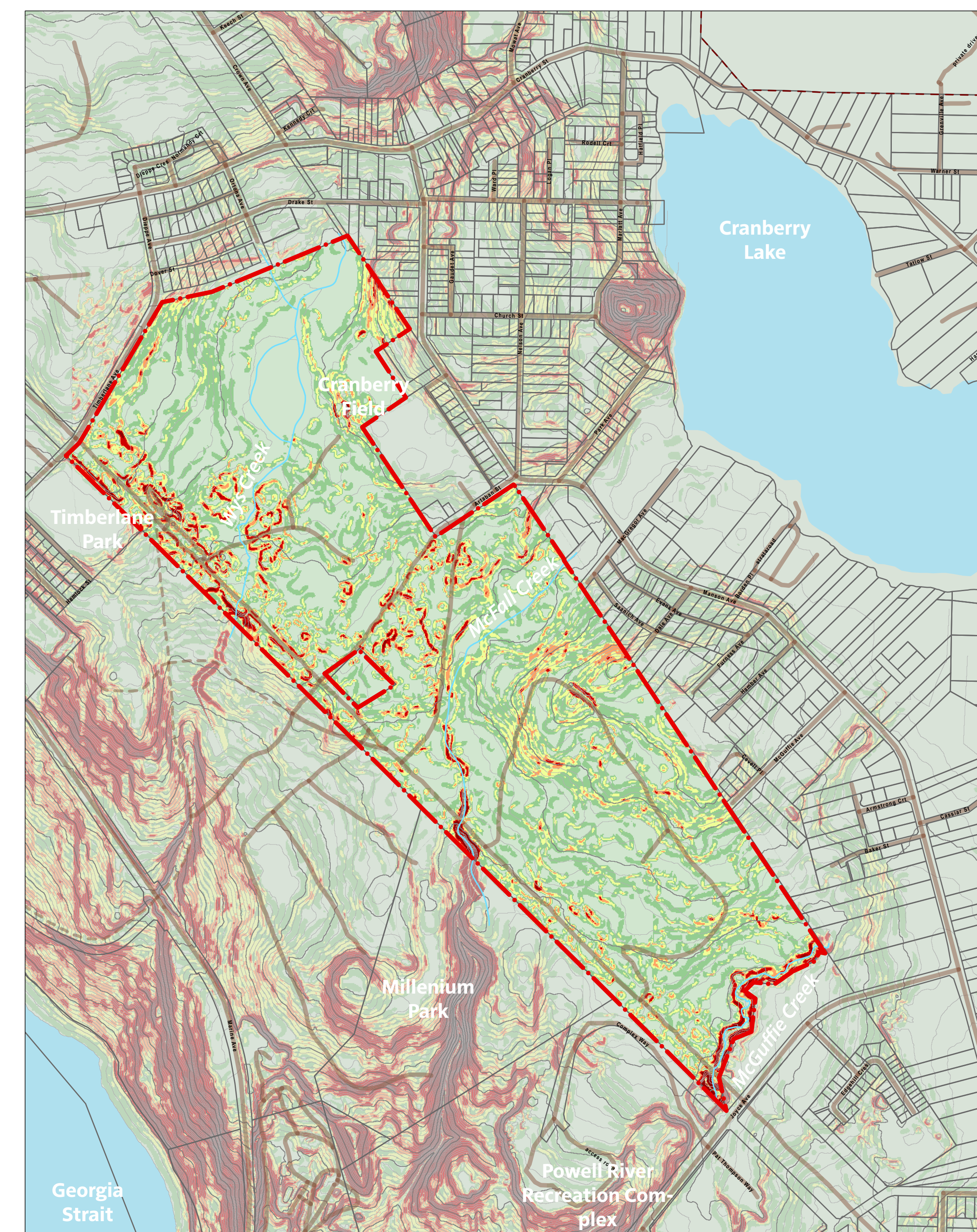
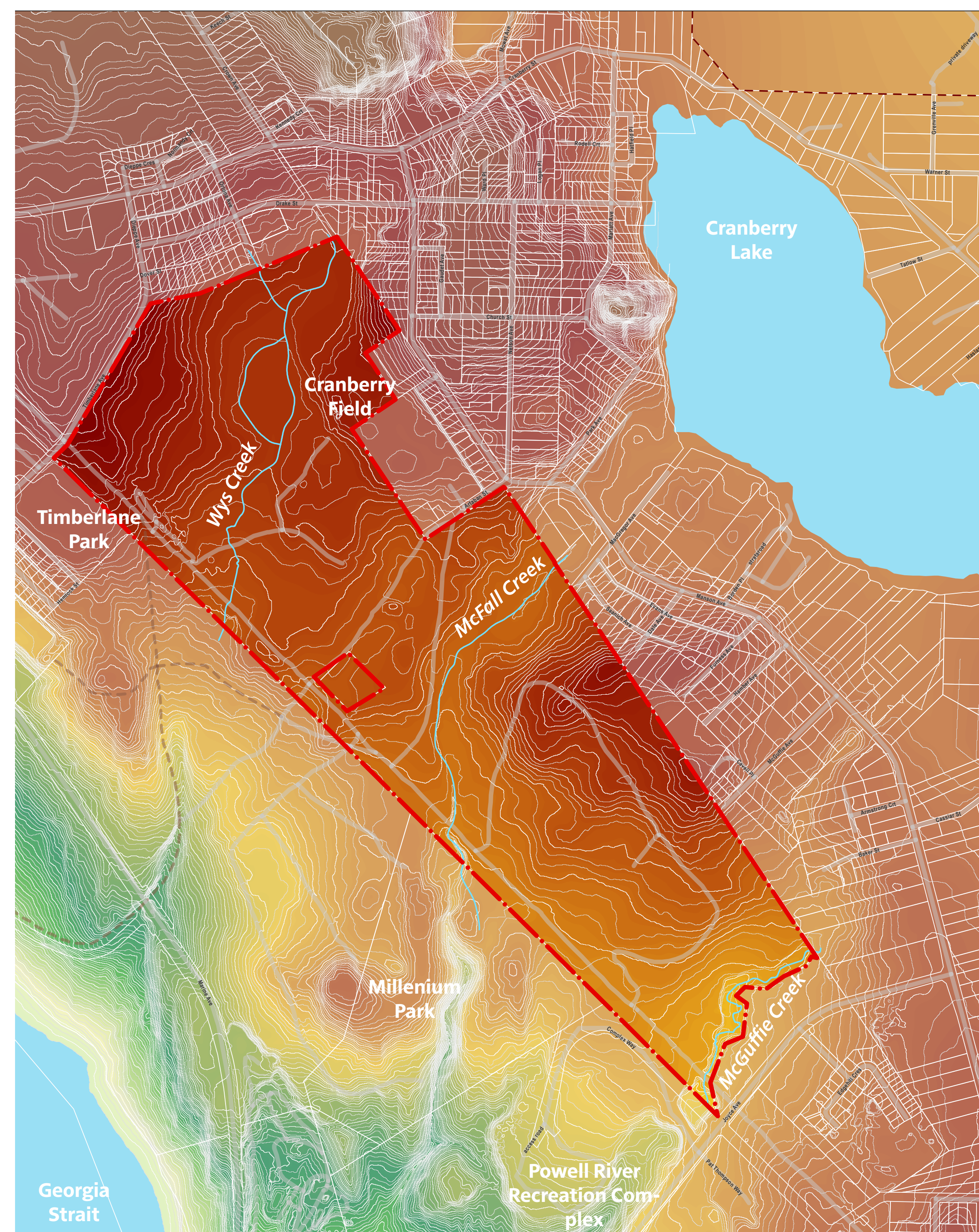
The study area is defined by: a gentle southeastern-facing slope along its northwestern edge; and a subtle knoll feature that defines the eastern edge of the McGregor Creek catchment.

Steep Slopes & Riparian Areas | Slope analysis reveals large expanses of gentle terrain that can easily accommodate community development.

The majority of the study area is flat with some gentle hillside areas. Slope edges also help identify significant riparian features that form the basis of a comprehensive conservation strategy.

Aspect & Sunshine | Aspect analysis shows what direction the land is facing (toward the north, south, east or west) and provides insight on sun exposure.

Large expanses of the study area reflect south and west-facing land, providing an ideal setting for neighbourhood design that optimizes comfort (and strategies for passive energy).



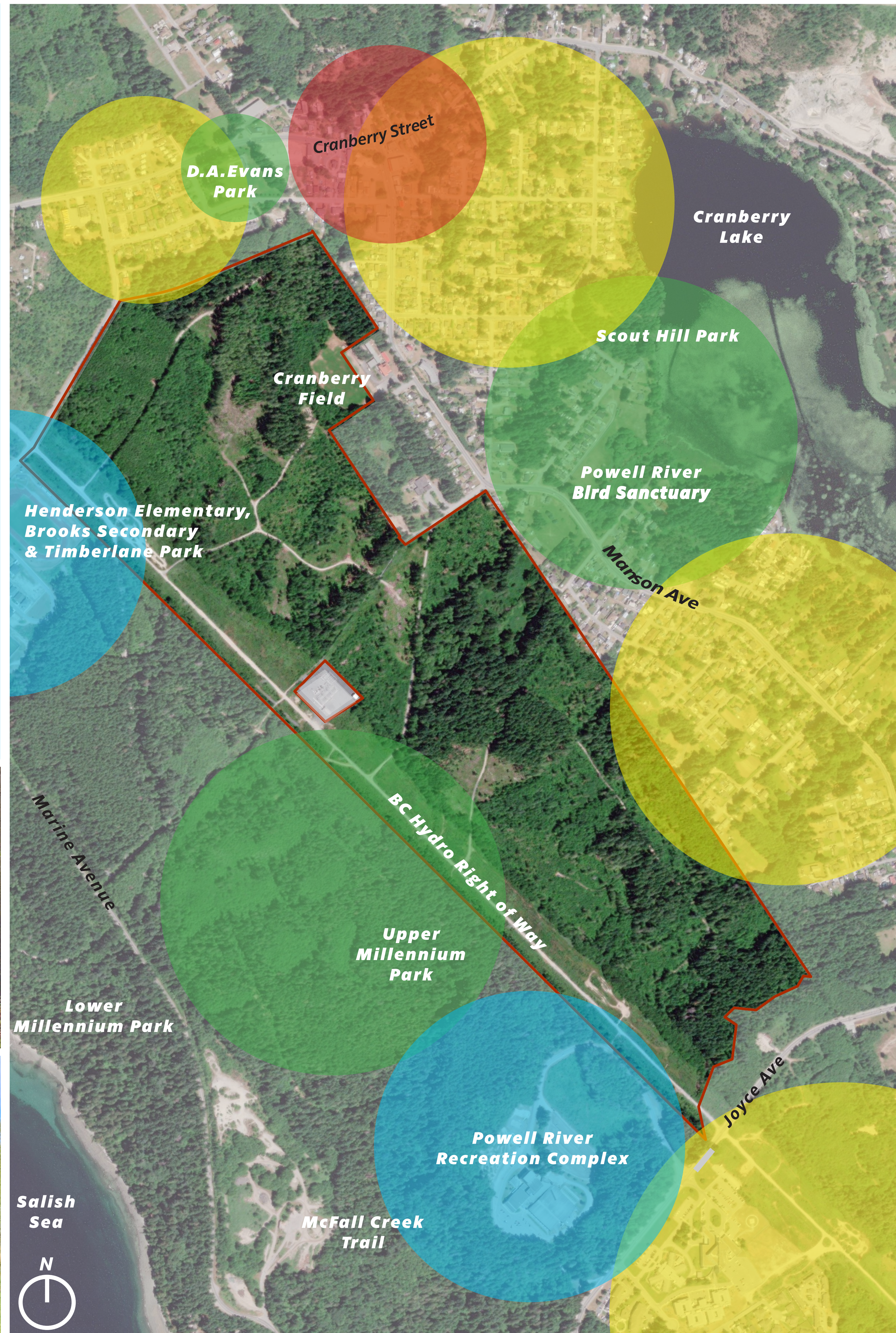
NEIGHBOURHOOD CONTEXT

According to the City's Sustainable Official Community Plan, the Benchlands site is located within the **Cranberry Lake** or *xa?aji (Xha ha jee)* neighborhood, named by the Tla'amin People for the wild cranberries that used to grow in the lake.

The map to the right highlights the relationship of the Benchlands to a range of surrounding uses. Specifically, the study area is bounded by:

- residential neighbourhoods along Manson Avenue and Cranberry Streets (to the north and east);
- the Cranberry commercial area (anchoring the northernmost corner of the study area);
- the BC Hydro Right of Way (that defines the entire southwestern edge from Joyce Avenue in the south to Timberlane Avenue in the north);
- a range of parks and open spaces, including Millennium and Timberlane Parks (on the southwestern side of the BC Hydro ROW); and,
- The Powell River Recreation Complex (to the south).

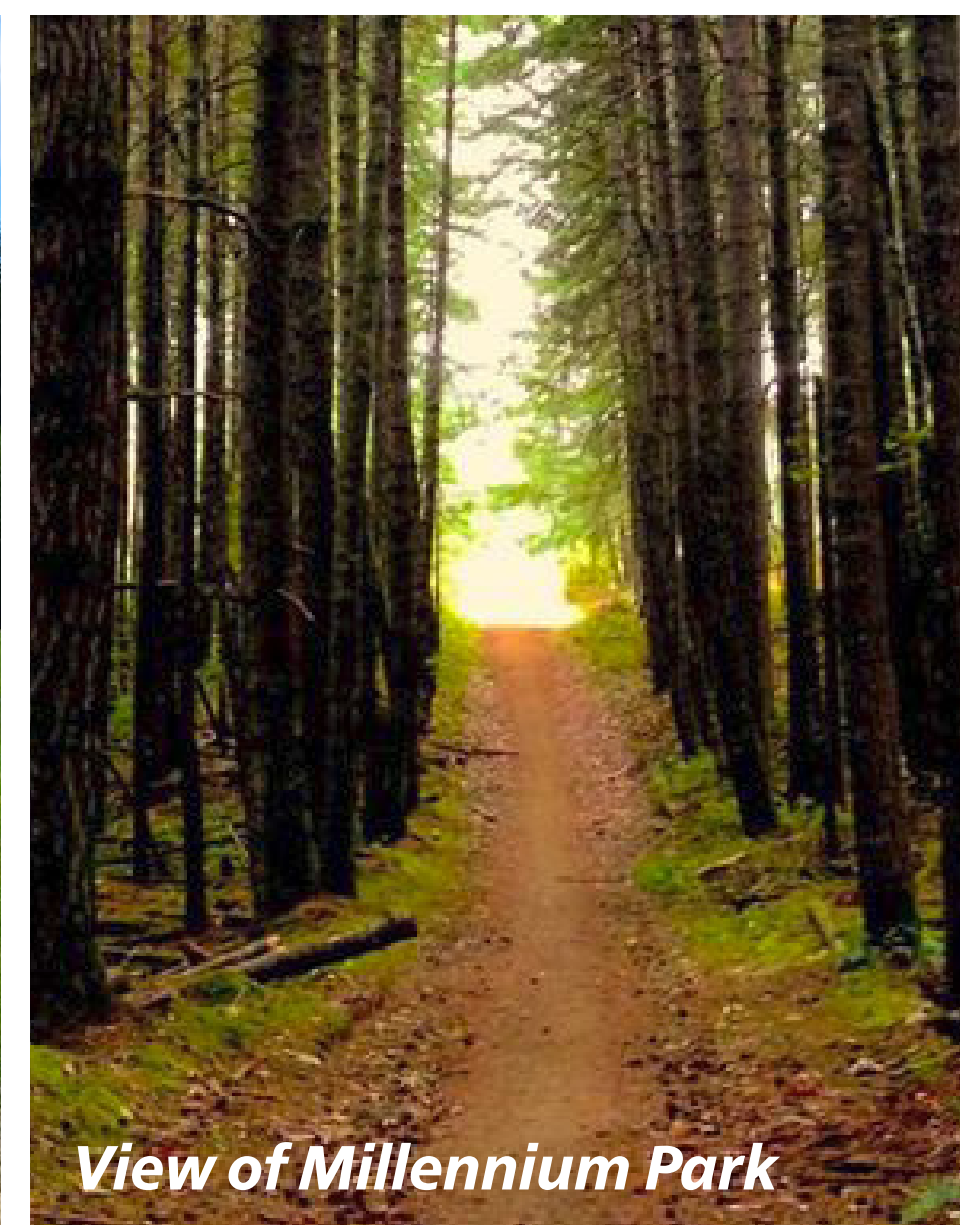
Planning for the study area will consider these relationships and explore opportunities to connect, enhance and compliment neighbouring uses.



**What do you value about the area?
What are your favourite spots?**



View of Cranberry Field



View of Millennium Park



View of the community complex



View of Cranberry commercial area

DID YOU KNOW.... The Benchlands sits in the heart of Powell River. Surrounded by diverse uses such as residential, commercial, parks and community amenities, thoughtful planning can build upon and strengthen existing assets, contributing to a more "complete" community.

Planning and design for the Benchlands aims to create a neighbourhood where residents can connect with each other, are physically active and can enjoy a range of activities, all within close proximity to home.

Great neighbourhoods typically include: a 'sense of place' defined by local landscape, gathering spaces for social connection, places to play and be active, ease of mobility, a variety of housing options, and convenient, small-scale commercial services (e.g. corner store/cafe).

There is an opportunity at the BENCHLANDS to design a neighbourhood for all ages with a focus on quality of life, livability and social cohesion.

A PLACE FOR ALL AGES

In order to build a welcoming community, it is essential to approach neighbourhood design that supports social connections for a **mix of ages, incomes and abilities**.

Strategies include diverse housing types, tenures (i.e. rental) and designs that accommodate a range of residents' needs and promote social interaction. Simple design elements – such as front doors and porches, street trees and sidewalks – promote comfort, safety, mobility and sociability across all life stages (e.g. baby strollers, mobility scooters, etc.).

FRIENDLY TO OUR FAMILIES

Housing, parks and open space design can also bring greater livability to **families with young children**. Housing diversity can support overall affordability; and specific design considerations of open space (e.g. yards and parks) and local neighbourhood amenities which provide opportunities for parents to socialize with neighbouring families is a key feature to community connection.

BEYOND NEIGHBOURHOOD BOUNDARIES

Surrounded by a range of complimentary neighbourhood uses and facilities (e.g. the Rec Complex and Cranberry commercial area), neighbourhood design will seek to connect and strengthen the existing 'fabric' of the Powell River community.



What do you think makes a great neighbourhood?



DID YOU KNOW....the 2019 City of Powell River Social Plan identified social cohesion as one of the priority areas for enhancing well-being?

IMAGINE...

POWELL RIVER

BENCHLANDS

Artist's illustration of a mixed-use "Neighbourhood Hub" as imagined within the Benchlands.



What elements of neighbourhood design are most important to you?

YOUR
IDEAS

The Benchlands neighbourhood aims to include high quality, comfortable homes for Powell River community members. **There is an opportunity at the BENCHLANDS to help support the immediate and future housing needs through strategies related to diversity, accessibility and sustainability.**

DIVERSITY FOR GREATER AFFORDABILITY

Housing at the Benchlands can play a role in addressing current 'gaps' in local supply by incorporating a mix of unit types and sizes (e.g. price points) and tenures (e.g. rental).

FLEXIBILITY TO ADDRESS FUTURE NEEDS

As a large site – to be developed in phases over many years – planning for the Benchlands can also help anticipate and adapt to future needs as they emerge.

ACCESSIBILITY & AGING IN PLACE

As our population ages, many seniors who wish to stay in their own home are often forced to relocate as their needs evolve. Opportunities at the Benchlands include designing housing for accessibility, adaptability and aging in place, include 'single-level living' floorplans (e.g. flats) and considerations for intergenerational housing models.

BUILDING OUR MISSING MIDDLE

Subject to zoning permissions (and recommendations of the City's Housing Implementation Plan), market housing at the Benchlands will explore a wide range of ground-oriented forms, including more compact and affordable "missing middle" housing such as semi-detached, triplexes and/or rowhomes with secondary suites.



LOCAL PRECEDENTS, NEW EXAMPLES

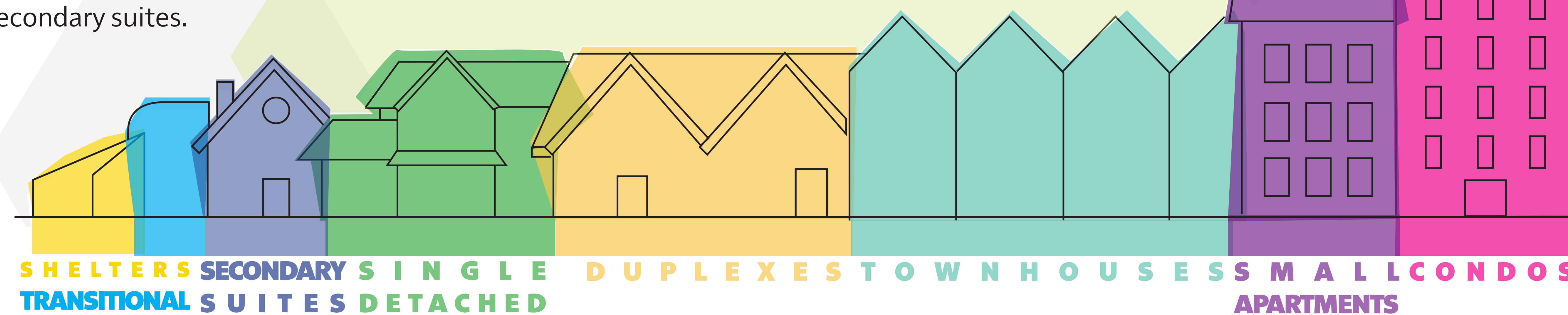
The above examples of local residential forms – including ground-oriented single detached, multi-unit and condos – provides a foundation from which housing diversification can meet the evolving needs.

As a defining feature of the built environment, housing can also reflect the strong local identity and unifying character of Powell River, as defined by modest scale and massing, simple shed and gable roof forms, natural building materials and native landscape retention.

What are the housing types that will meet your and/or your family needs?



THE MISSING MIDDLE AFFORDABLE COMPONENT



DID YOU KNOW....that the qathet Regional District, the City of Powell River and the Tla'amin Nation recently completed a Housing Needs Assessment (2021) and the Housing Implementation Plan (2022)?

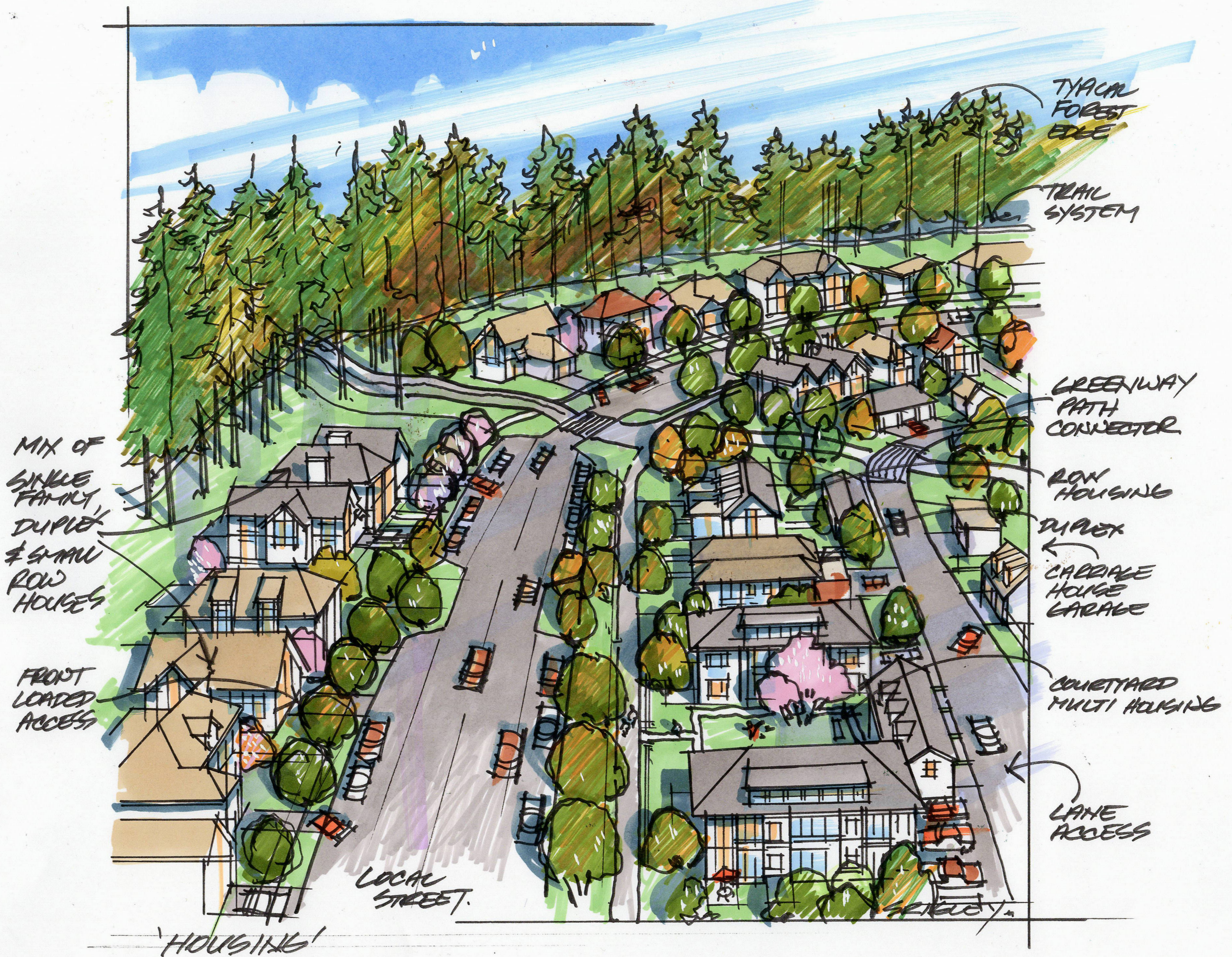
According to the Implementation Plan, many homes in Powell River are too large or too expensive to address current needs. Both reports identify a need for more homes in Powell River to accommodate the diversity of community members.

IMAGINE...

POWELL RIVER

BENCHLANDS

Artist's illustration of housing diversity, "hidden density" and architectural character as imagined within the Benchlands.



What elements of housing design are most important to you?

**YOUR
IDEAS**

Parks, trails and open space at the Benchlands aims to connect, enhance and expand protected environmental features (e.g. riparian areas) and recreational opportunities (e.g. parks and trails network) within and beyond the site.

There is an opportunity at the BENCHLANDS to establish parks, trails and open spaces that preserve natural areas for future generations, promote an active lifestyle and create a vibrant and sustainable neighbourhood.

PROTECTION OF NATURAL FEATURES

Three creeks – Wys, McFall, and McGuffie – move through the Benchlands. Their riparian corridors and associated wetlands account for the majority of “environmentally sensitive areas” (ESAs) within the study area. Protected under Provincial Riparian Area Regulation, these features form the core of the open space strategy.

PHYSICAL ACTIVITY AND SOCIAL CONNECTION

Beyond environmental protection, open space design at the Benchlands will emphasize physical and social connectivity within and beyond the neighbourhood.

Trail connections – within an interconnected network of the trails, greenways, and cycling routes – will support a livable, walkable and healthy community. The strategy seeks to enhance and expand trails for the community that loves to be connected with nature. A network of pathways will link residential streets with gathering areas...while extending to the community trails networks such as Pole Line Trail and beyond to provide safer cycling and walking space.

“Neighbourhood pocket parks” will serve as gathering spaces (e.g. seating/picnic areas) for residents and visitors to socialize together and create/maintain connections.

More centrally-located neighbourhood parks will host complimentary activities with the opportunity for features such as biking and hiking trails, pump track, dog park and/or community gardens.



What trail connections are most important to you? What types of park do you want to see at the Benchlands?



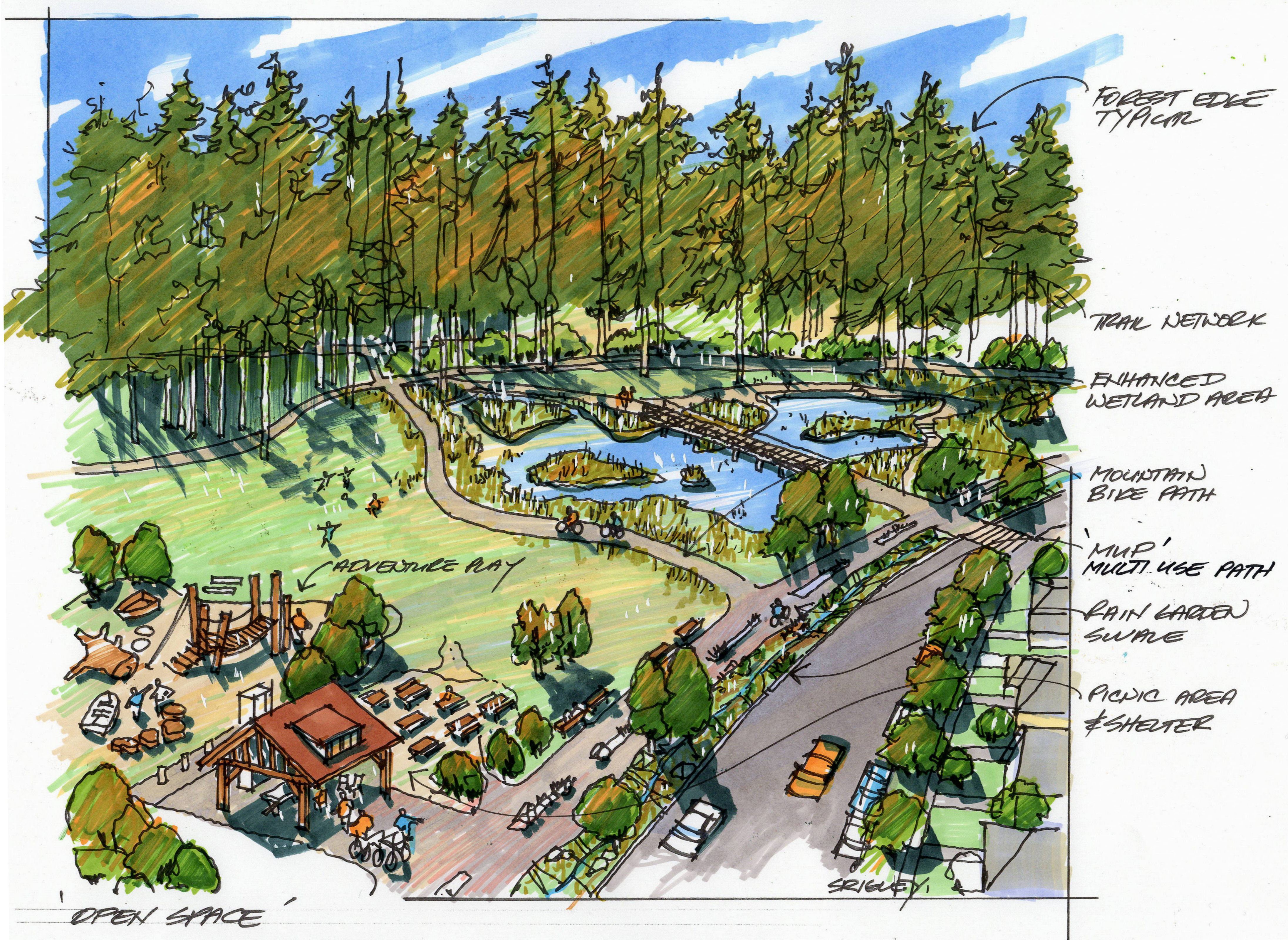
DID YOU KNOW....the 2021 City's Parks and Trails Master Plan provides an inventory of parks and trails and identifies the need for new park amenities, trails, lanes and walking paths?

IMAGINE...

POWELL RIVER

BENCHLANDS

Artist's illustration of a neighbourhood park (and connections to natural areas) as imagined within the Benchlands.



What elements of park & open space design are most important to you?



Access to and through the Benchlands aims to create a well-connected network of transportation options suitable for all ages and abilities. The mobility strategy considers safety, comfort and enjoyment with priority given to the pedestrian experience and connectivity with adjacent neighbourhoods and amenities.

At the BENCHLANDS there is an opportunity to accommodate a range of sustainable modes of transportation that balances the need for vehicle use, active transportation and impact on the environment.

COMPLETE STREETS

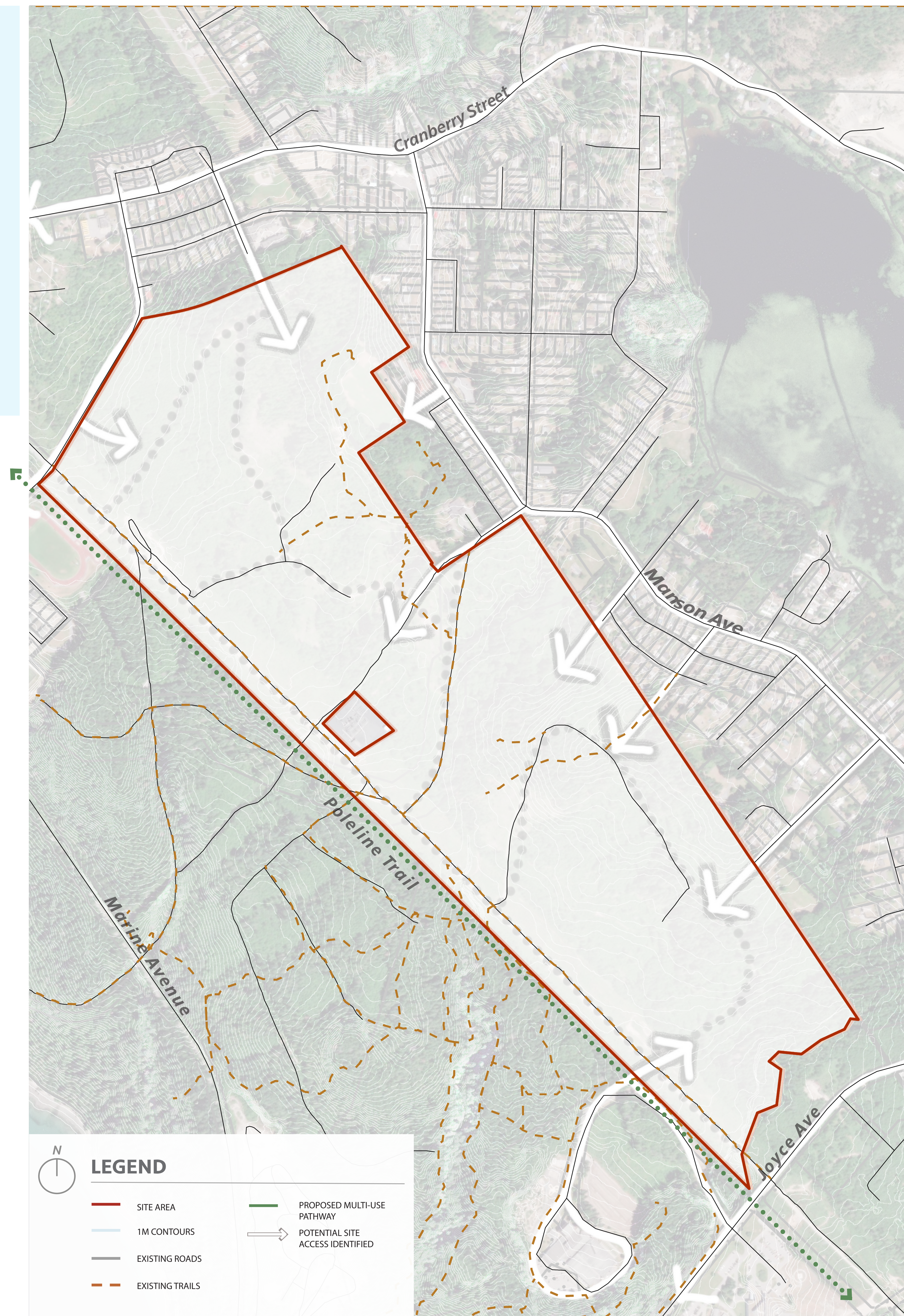
Street design at the Benchlands is intended to prioritize pedestrian-friendly means of accessing homes, trails and open space while maintaining vehicle access. Better designed streets can reduce costs, improve safety and mitigate environmental impacts while optimizing the connectivity, comfort and enjoyment of the public street network.

CONNECTIONS WITHIN AND BEYOND

In light of the bicycle routes on Drake Street, Manson Avenue and Joyce Avenue – and a proposed greenway on the Pole Line trail adjacent the study area – there is an opportunity to enhance the existing network with a multi-use paths providing connections within and beyond the Benchlands.

OPPORTUNITY FOR TRANSIT & RIDE SHARING

Beyond vehicular access to individual homes, an interconnected street network can further support opportunities for transit service (e.g. BC Transit) and ride sharing (e.g. Zunga).



What routes do you take through area and the surrounding neighbourhoods?

Are you typically driving, walking, rolling, cycling or taking transit?



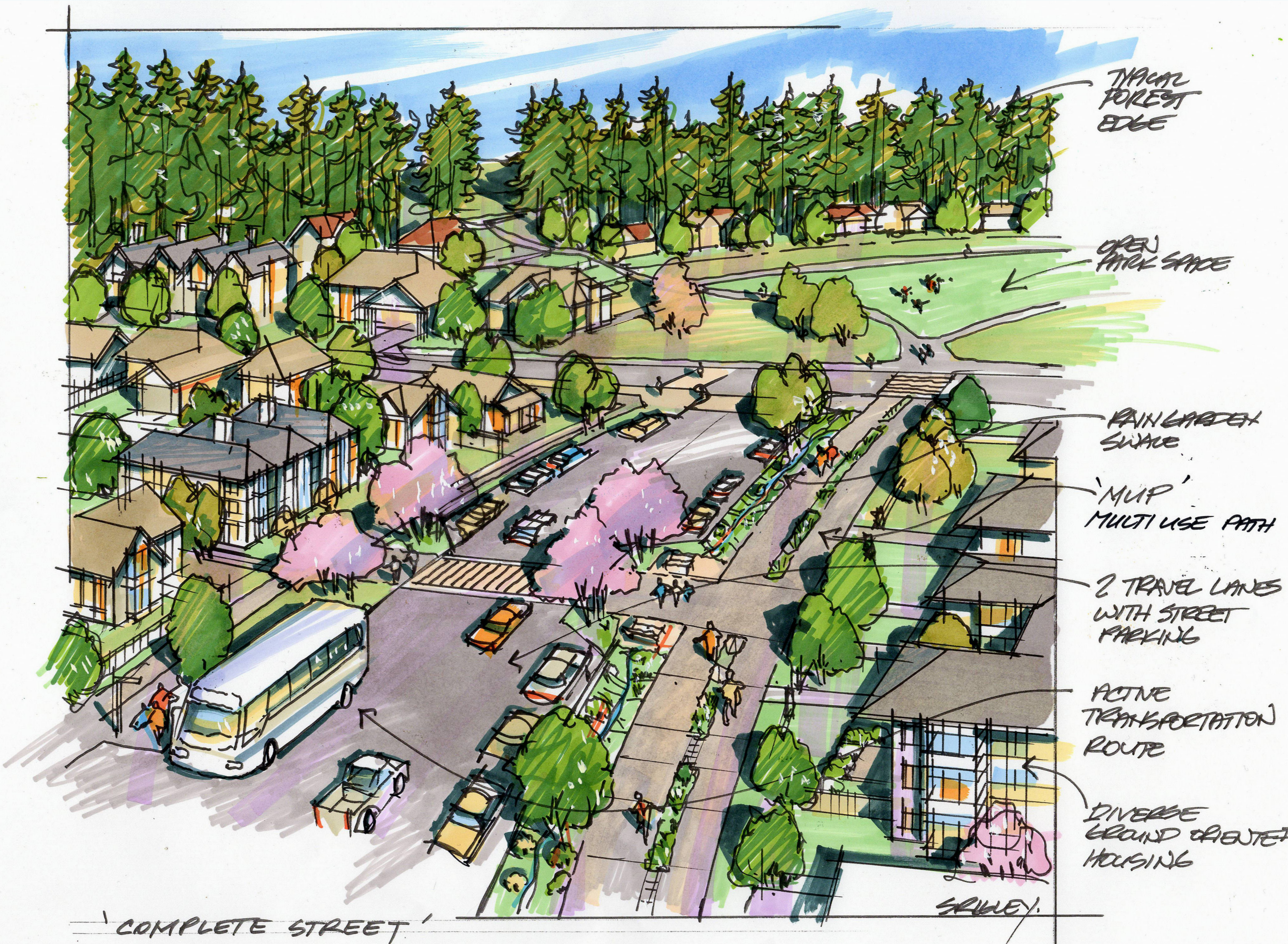
DID YOU KNOW.... The 2021 Bicycle Network, Road Network Plan, and 2014 Regional Transportation Plan all work in tandem to help the City of Powell River to reduce dependency on the car and have a large impact on reducing GHG emissions and protecting sensitive ecosystems?

IMAGINE...

POWELL RIVER

BENCHLANDS

Artist's illustration of a "complete street" as imagined within the Benchlands.



What elements of street design are most important to you?



Planning, design and phasing of civil infrastructure should be premised upon the logical extension of and connection to the City's existing infrastructure.

Careful planning and design of community infrastructure – in accordance with local and Provincial standards – should ultimately link to, expand and enhance City systems through economies of scale (e.g. added users) and security of service (e.g. increased water supply and sanitary flows).

ENGINEERING & SITE SERVICING

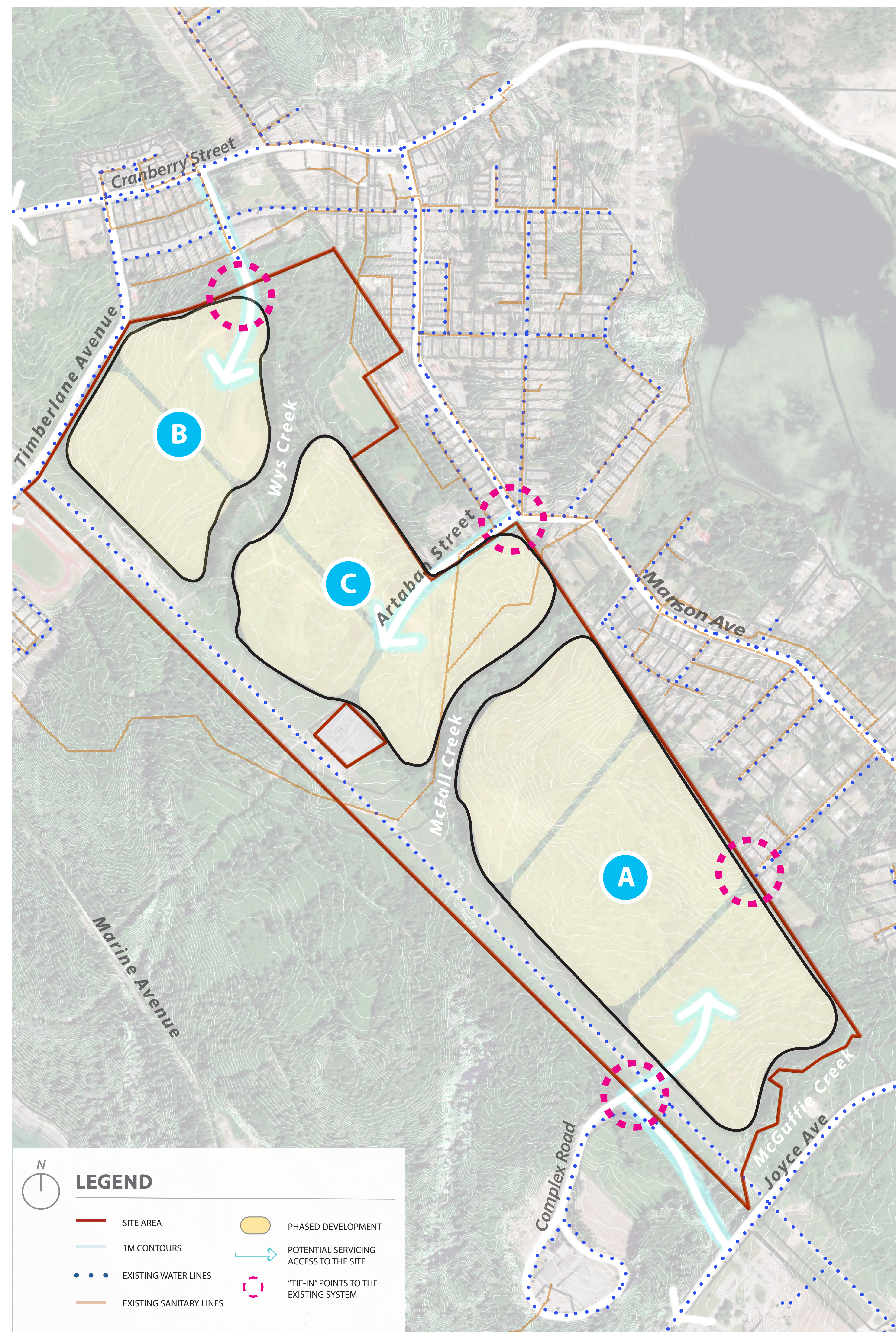
Generally speaking, the servicing strategy for future development at the BENCHLANDS prioritizes “working with the land” to inform the servicing and phasing strategy, whereby compact development areas are more efficiently serviced and the sequence of development is logical.

A PHASED APPROACH

Development is typically phased according to existing infrastructure (i.e. access, service connections), diversity and distribution of neighbourhood amenities and in light of local market strength (i.e. real estate sales).

The phasing diagram at right illustrates current thinking, subject to change as additional opportunities and constraints are identified:

- **AREA-A** has greater optionality of access options – which may include local road end extensions from Manson Avenue and connection to Complex Road – and is understood as a logical first phase of development.
- **AREA-B** may be accessed via the existing road network adjacent to Cranberry Street and Timberlane Avenue and is generally bounded by Wys Creek to the south and is understood as a logical second phase of development.
- **AREA-C** may be accessed via the extension of Artaban Street and is generally bounded by Wys Creek to the north and McFall Creek to the south and is understood as a logical final phase of development.



Do you have any questions or comments about servicing and phasing?



DID YOU KNOW.... The City of Powell River's 2014 Asset Management Strategy provides a detailed outline to direct City staff in managing and upgrading things like roads, water and sewer systems and parks?