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From: [Anne Ayre](#)

To: [Witty, Dave](#)

Sent: Monday, July 06, 2009 11:40 AM

Subject: OCP

Hi Dave,

I have not read the present OCP document but here are a few issues that I feel should be considered for the update:

1. Higher density should not only be confined to the Cove area where there is already some congestion with the ferry line up and people shopping, etc. Decisions by Council on the ferry marshalling is something that is well overdue. This issue was explored in depth when I was on the Ferry Advisory Committee some 4 years ago. Since then nothing further has happened to my knowledge.

2. Although the CRC neighbourhood plan was rejected by Council, I still believe the OCP should allow for higher density in areas other than the Cove. I would suggest that zoning in existing subdivisions should incorporate provisions for higher density, such as smaller lots, duplexes, even a small cluster of townhomes. Any research that I have read recently indicates that development should be clustered in order to make the most of public transportation and to allow existing green space to remain undeveloped. The Sealeigh Park strata is, in my opinion, a good example of smaller lots which give a sense of a community while at the same time still feel like Bowen and not an urban development. To have development spread over 10 acre lots is not a sustainable option.

3. Those of us on the west side of the island presently have to travel to the Cove to pick up a newspaper or buy a loaf of bread. If increased density is allowed on the west side of the island in existing subdivisions such as Tunstall Bay and Blue Water, then there should also be provision in the OCP for zoning for a small convenience store. This would help to reduce the amount of gas emissions by those of us who presently have to drive into the Cove to pick up our Globe and Mail. Wherever this is located, it should be accessible to anyone who wishes to walk (e.g. Alderwood Farms would not be an ideal location due to the long and steep driveway which would discourage walkers, but the location of the Ruddy Kitchen on Sunset would be more appropriate). I have no idea how such zoning could be incorporated into the OCP but perhaps this is something to be considered for a future OCP review/update once the population of the west side has increased sufficiently to support such a store.

4. I feel it is important to remember that many of us who have retired or are about to retire, do not necessarily wish to leave the island and our friends in order to downsize, neither do we wish to live in the Cove area. There are few properties on the island which are appropriate for downsizing, usually because the lots are too large and/or the houses are older and require considerable maintenance. This brings me back to (2) above regarding higher density in areas other than the Cove.

Just a few thoughts.

Anne Ayre