



BOWERS

• DISTRICT •

REZONING APPLICATION

SEPTEMBER 2026 UPDATE





Rezoning Application

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Victoria, BC

ON BEHALF OF

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ORIGINAL SUBMISSION

December 2023

FIRST UPDATE

April 2025

SECOND UPDATE

June 2026

THIRD UPDATE

September 2026



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1.0 APPLICATION SUMMARY

This application builds upon the Bowers District Master Plan (BDMP) and seeks to achieve the vision and policies of the BDMP as site-specific Zoning Regulations and a Development Strategy – to be further realized in future Development Permit applications.

The proposed zoning regulations are entirely consistent with the land use policies adopted by the City via the BDMP. The Development Strategy subsequently provides a framework for implementing the project and its components – land use, transportation, community amenities, parks and open spaces – across time and phases.

Bowers District provides a premier opportunity for the creation of a cohesive, progressive, and exemplary urban neighbourhood in the north of Nanaimo – one that enhances the urban design, environmental, and social performance of development in the area.

The Gerke family's vision is to see the spirit of Green Thumb live on in the Bowers District. This means a place that [a] brings the community together; [b] honours and celebrates the land; and [c] provides a place where people feel at home. Bowers District is, therefore, both a vibrant, walkable village and a distinct refuge from the wider city – defined by high standards for architecture, rich landscaping and abundant tree canopy, and a network of greenways, pathways, and parks.

The vision for the property offers a complementary and appropriate transition from the adjacent low- to mid-rise Neighbourhood and Corridor land use designations to the east and the higher-density Secondary Urban Centre lands to the west.

In 2021, the Bowers District Master Plan (BDMP) was integrated into the City of Nanaimo Official Community Plan (OCP) and provides detailed policies and directions to guide future development, decision-making, and change on the site over the next 20+ years. The plan provides a roadmap for future land use and urban design, transportation, open spaces, infrastructure, and sustainability measures that support the community's vision for the future. It also sets a framework for subsequent, more detailed planning and approval processes, including this report and application as well as future development permit processes to guide development on this site.

In addition to a comprehensive development plan, the application includes a strong Community Amenity Contribution (CAC) package, which totals \$14,001,204 – approximately 168% of the Nanaimo 2023 CAC Policy amount (estimated to be \$8,355,777).



2.0 REZONING APPLICATION

2.1 Purpose & Extent

The purpose of the rezoning application is to allow a range of uses and built forms in the creation of a vibrant mixed-use urban redevelopment and to successfully realize the directions and aspirations of the Bowers District Master Plan (BDMP) – including the following features:

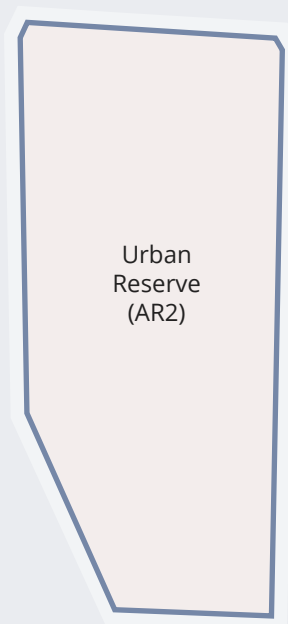
- 1 Low- to mid-rise, pedestrian-friendly village with a central park, plaza, and mixed-use 'main street'
- 2 Large multi-functional park and gathering space at the heart of an extensive trail and open space network
- 3 Green, pedestrian-friendly street network with wide sidewalks, on-street parking, street trees, landscaping, and rain gardens
- 4 Preserved and expanded tree stands at key gateways
- 5 Improved Uplands Drive (sidewalks, cycle tracks, street trees) and sensitive interface to adjacent neighbourhoods
- 6 Higher-density northern and western precincts (future phases) contextual to Hammond Bay Road and Woodgrove Centre
- 7 High-quality built environment with a focus on people-centric and green design principles, including courtyards and green open spaces



2.2 Current & Proposed Zoning

The current proposal seeks to rezone the Bowers District site from Urban Reserve (AR2) to four site-specific zones (and parkland), which are highly consistent with both the BDMP and Nanaimo's OCP.

BOWERS DISTRICT
CURRENT ZONING



BOWERS DISTRICT
PROPOSED ZONING

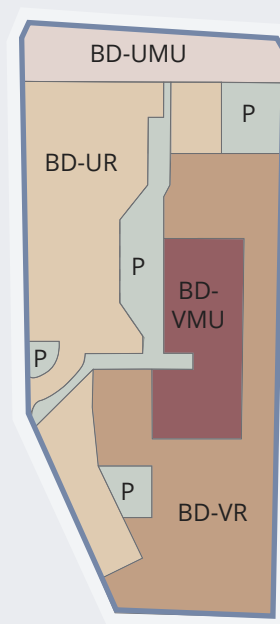


Table: Proposed Zoning Summary

PROPOSED ZONE	SUMMARY
Urban Mixed-use (BD-UMU)	An adaptable, higher density phase and mixed-use precinct.
Urban Residential (BD-UR)	A higher density, flexible, and diverse residential precinct.
Village Mixed-use (BD-VMU)	A 2-6 storey mixed-use village and central gathering place.
Village Residential (BD-VR)	A 2-6 storey residential precinct with a distinct sense of place.
Park (P)	Parks and plazas

2.3 Key Highlights



Attainable/Affordable Housing

A cash contribution toward the City's Housing Fund.

Attainable housing by design throughout, including transit-oriented development, a mix of unit sizes, rental and ownership units, workforce-oriented housing, and family-sized units.



Blue-Green Design

The design of streets, public spaces, and private development will be consistent with the BDMP Blue-Green Strategy which focuses on maximizing public and private green space while integrating landscape-based stormwater management into site design and planning.



Complete Community

A mix of residential, live/work units, mixed-use buildings, ground floor retail, commercial and office buildings, and abundant parks and amenities support a complete community – live, work, and play – within easy walking distance for Bowers residents and surrounding neighbourhoods.



Parks and Open Space

A refined Parks Strategy provides clear direction for a network of diverse public open spaces, from nature-oriented parks to multi-functional neighbourhood gathering places to a central urban plaza.



Neighbourhood Transition

Sensitive transition in height, scale, character, and use from the highly urban Woodgrove Centre (Secondary Urban Centre) to the lower density Parkwood (Neighbourhood) community.



Agricultural History

The Bowers District retains the Gerke family's strong connection to the land and continued desire to contribute to their community and help people find joy in their surroundings.

3.0 DEVELOPMENT CONTEXT

3.1 Site Information

Civic Addresses & Legal Descriptions

6261 Hammond Bay Road

PID	002-319-314
Legal Plan Number	PLAN 6421
Legal Description	PART E1/2, SECTION 12, WELLINGTON LAND DISTRICT, EXCEPT PLAN 6421, & EXC PLANS 7469, 8598 & EXC THAT PT LYING TO THE SW OF THE SWESTERLY BOUNDARY OF PL 1116RW & EXC THOSE PARTS IN PLANS 33807 & VIP59002

Site Size & Interface

The 17.76-hectare site is bounded by Hammond Bay Road, Uplands Drive, and the Island Highway.

Existing Zoning

Urban Reserve (AR2)

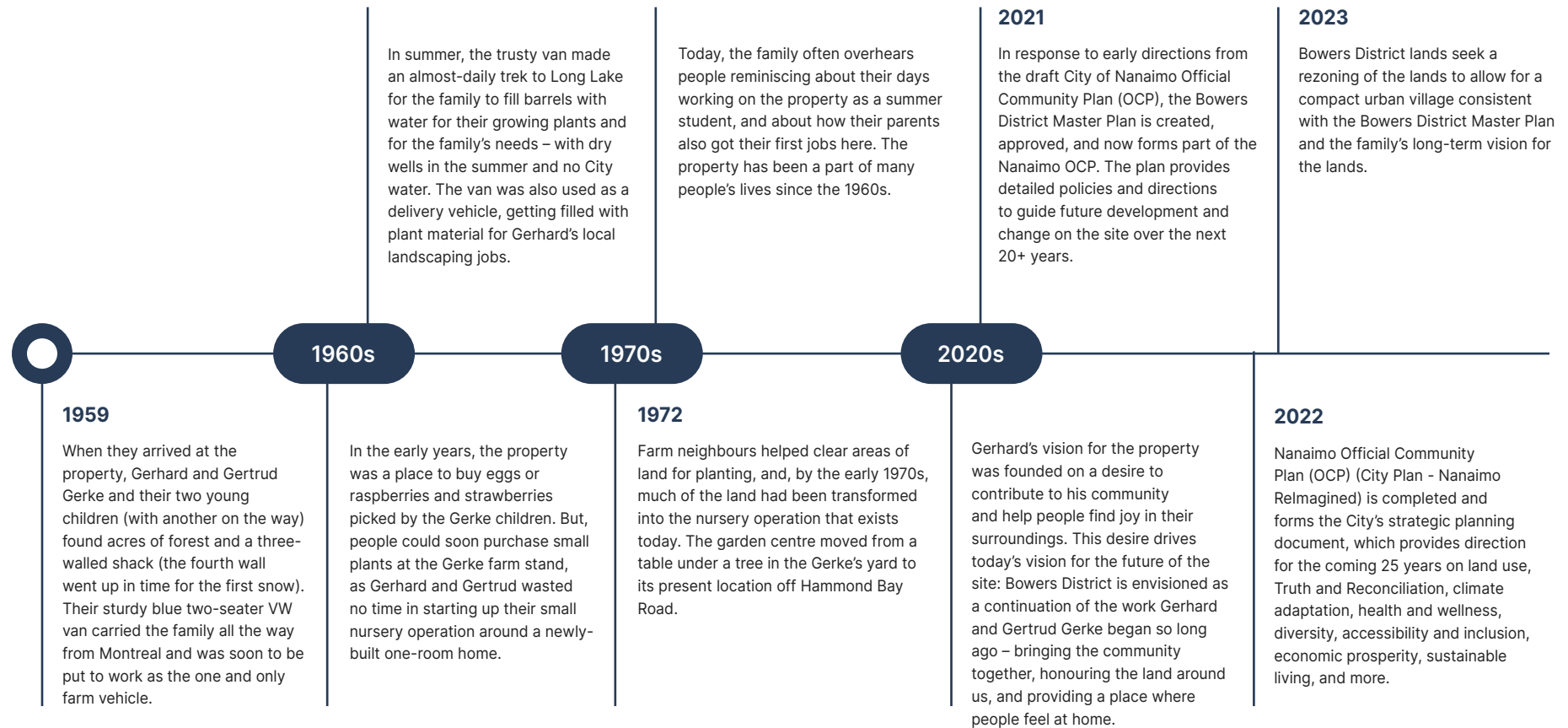


3.2 Location Context



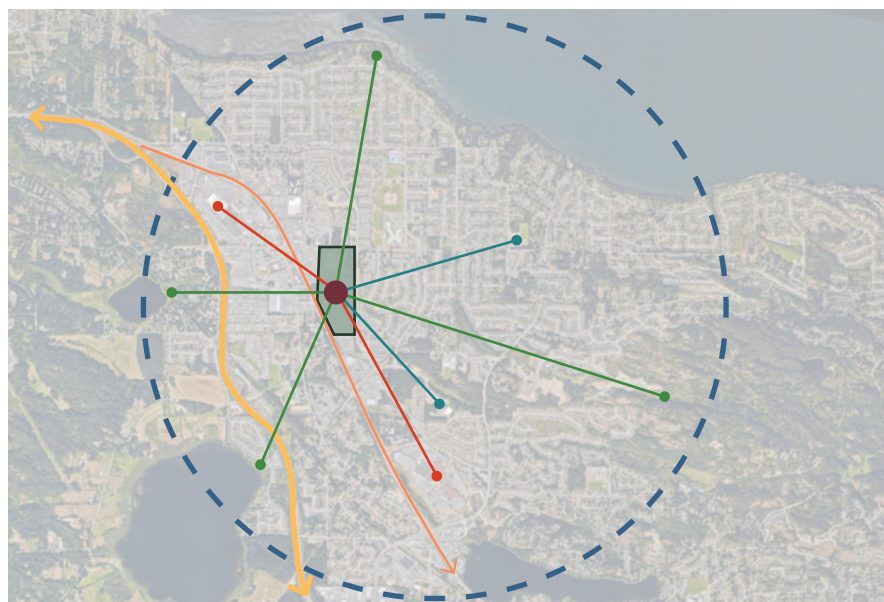


3.3 Site History



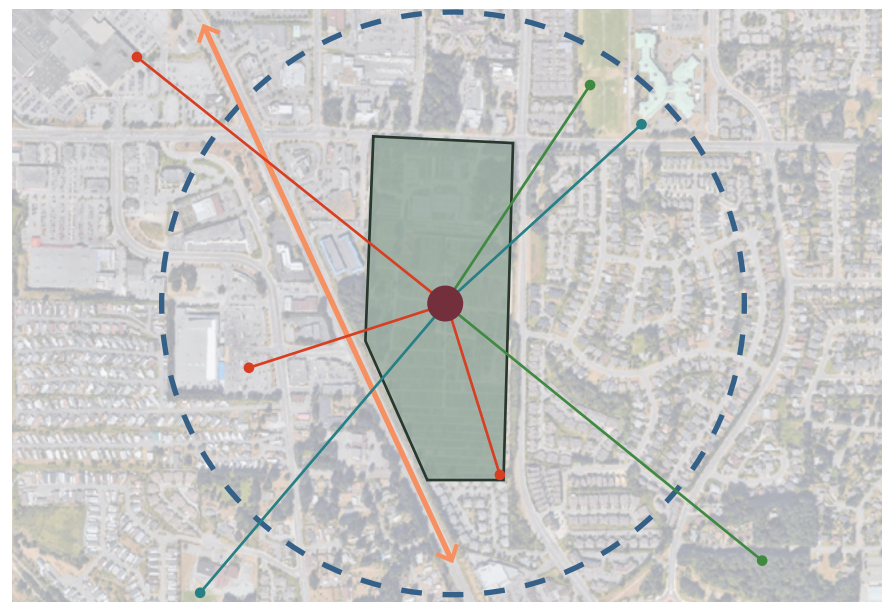
3.4 Site Opportunity & Role

The Bowers District site presents a strategic opportunity for best-practice city-building in Nanaimo. The site responds to its role at both the city- and neighbourhood-wide scales. With its central location in North Nanaimo, Bowers District will be highly accessible to the wider city, with improved connections to key vehicular and active transportation corridors, regional shopping, employment, and destinations, and the future redevelopment of the Woodgrove Centre. At the neighbourhood level, the plan will create a complete, walkable district with extensive connections to nearby neighbourhood homes, schools, shops, and recreational opportunities.



City-wide Role & Opportunity

- Centrally located in North Nanaimo, a vision for a connected and accessible focal point to the surrounding community.
- Extensive connections to regional schools, shopping, and recreational opportunities.
- Integration with City-wide vehicular and active transportation corridors.



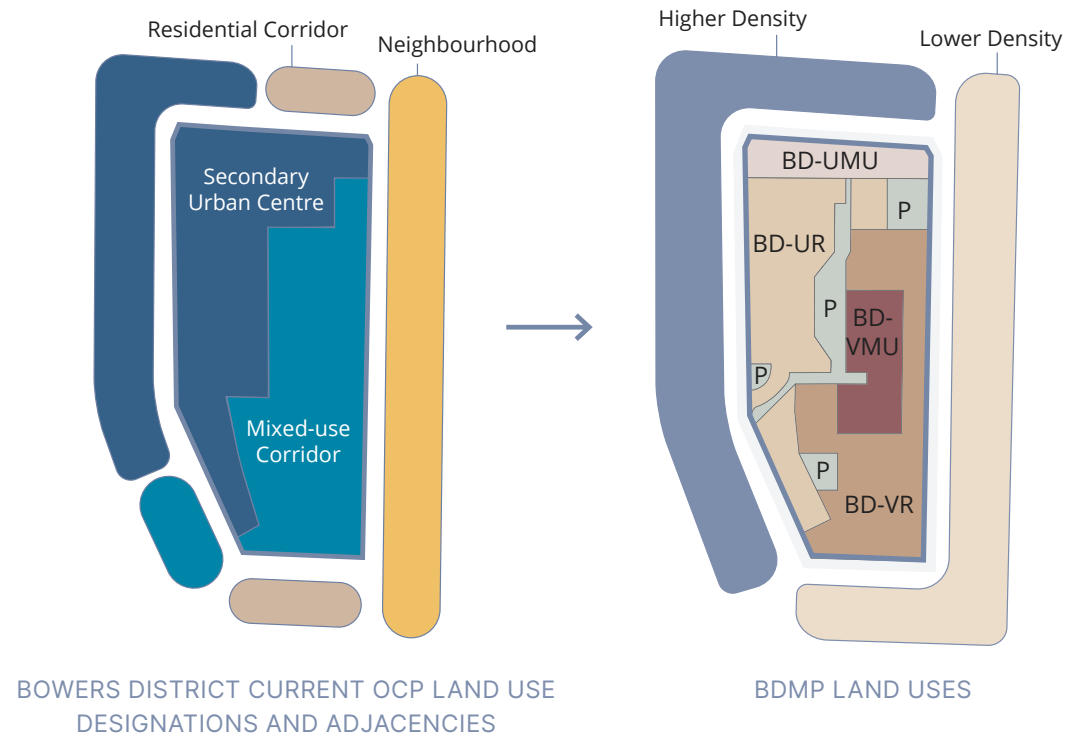
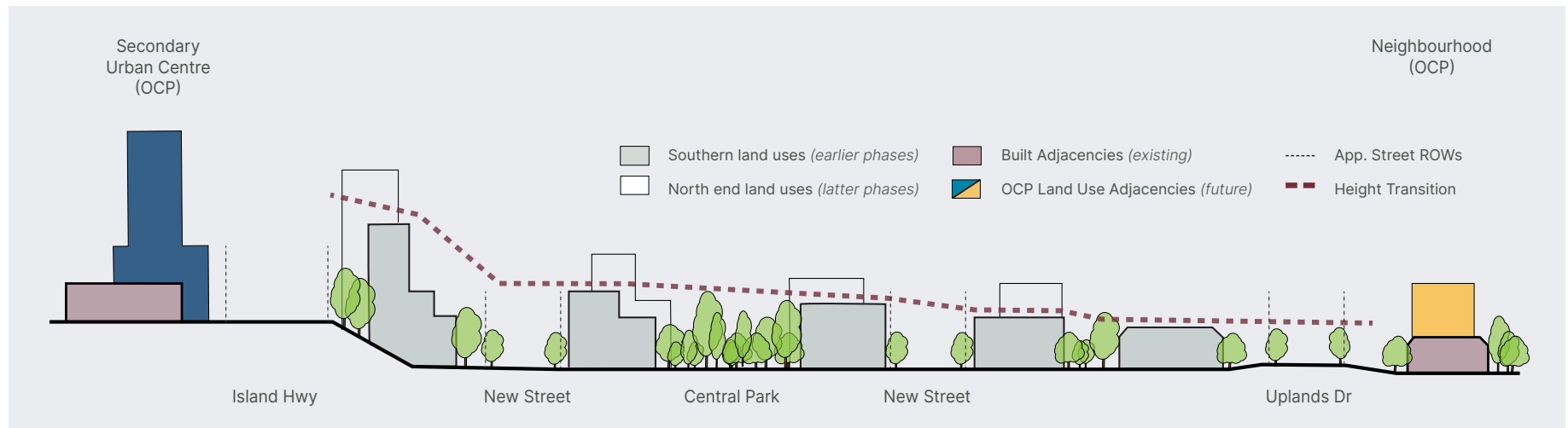
Neighbourhood Wide Role & Opportunity

- The opportunity to implement smart-growth principles – complete, walkable, central and connected.
- A broad mix of uses including neighbourhood retail, amenities, public, and cultural.
- Extensive walking, cycling, and rolling connections to nearby schools, shopping, and parks and open space.

3.5 OCP Policy and Contextual

Bowers District creates a natural land use transition between the low-rise residential areas to the east and south and the future high-density commercial centre to the west and north.

The diagram below illustrates the transitional and contextual development pattern, with the Bowers District bridging the highly urban Woodgrove Centre (Secondary Urban Centre) with the lower density Parkwood (Neighbourhood) community.



4.0 ISSUES, RESPONSES, AND SUPPORT

Throughout the visioning, application development, and approval process for the Bowers District Master Plan and OCP Amendment, we engaged the community, stakeholders, City staff, and City Council about the high-level concepts and detailed directions for the future of the “Green Thumb” site. Generally, there were very strong levels of support for our proposals – with a few key issues and concerns. That said, we worked to address the key issues that were identified through the BDMP process and continue to implement those solutions through this rezoning application.

4.1 Key Concerns & Responses

CONCERNS	RESPONSES
HEIGHTS ALONG UPLANDS	REDUCED HEIGHTS ALONG UPLANDS
Neighbours in Parkwood were concerned about the potential of visual, shadowing, or privacy impacts of taller buildings along Uplands Drive (e.g., 4-6 storeys).	As directed by the BDMP, the proposed zoning ensures that building heights immediately adjacent to Uplands are 3 storeys maximum, reducing potential impacts.
PARKWOOD CONNECTION	INDIRECT PARKWOOD CONNECTION
Neighbours in Parkwood were concerned about a direct road connection from the Island Highway to Parkwood Drive and related traffic and safety impacts.	We worked with the City to <i>not</i> include a direct vehicular connection from the Island Highway to Parkwood (via Enterprise Way) and to incorporate traffic calming throughout.
CALINDA CONNECTION	IMPROVED CALINDA CONNECTION
The City requested a direct connection from Calinda Street to Enterprise Way through the Bowers site.	We worked with the City to include a direct but traffic-calmed connection from Calinda to Enterprise through Bowers District, helping to alleviate traffic issues in the wider area.

4.2 Areas of Support

Transition from and Integration with Woodgrove Secondary Urban Centre

The site is located at the intersection of the Secondary Urban Centre, Residential Corridor, and Neighbourhood land uses. The Bowers District Master Plan was highly supported for its transitional height and land use to respond to its adjacencies.

Housing Mix

The Bowers District incorporates a range of housing types, tenures, and sizes, from family-sized townhouses to multifamily residential in mixed-use buildings. We received overwhelming support for the proposed housing mix and attainability by design.

Sustainable Urban Development

Unlike many past developments in north Nanaimo, Bowers District offers exemplary urban development in terms of its urban design, public spaces, street network, and sustainability credentials.

Walkability, Connectivity

Bowers District begins to transition this area from a car-centric to a walkable, connected development pattern. We received strong support for our avoidance of car-centric transportation and design options for the integration of complete streets, greenways, and a high-quality public realm.



5.0 ORGANIZING FRAMEWORK

This section provides an organizing framework that informs design directions for Bowers District, including the framework plan, planning and design principles, and land use synergies between Bowers District and adjacent uses.

5.1 Framework Plan

The Framework Plan is a high-level organizing diagram that summarizes the key elements of the rezoning application. The plan illustrates and orients the zoning, parks and public open spaces, streets and greenways, and other key features of the plan.

Legend

	Community Parks		Existing low-density residential neighbourhood
	Nature Parks		Existing commercial areas / future high density
	Central Plaza	BDMP Zoning	
	Parks / Greenways		Urban Residential (BD-UR)
	Trails and Connections		Urban Mixed-use (BD-UMU)
	Roadways		Village Residential (BD-VR)
	Roundabouts		Village Mixed-use (BD-VMU)
	Stormwater Retention Area		



5.2 Planning Principles

The plan principles are the guiding rules to follow in order to achieve the project goals and vision.



Streets for People

Create streets that are comfortable and safe for all users with a focus on pedestrians, cyclists, and other non-motorized users.



Sustainable Growth

Facilitate compact development that creates vibrant, walkable places that provide for long-term community growth, while avoiding urban sprawl and worsening impacts on the natural environment.



Housing Choices

Provide a range of housing types and tenures to serve local residents through all stages of life, such as townhomes, apartments, and live-work units.



Green Infrastructure & Landscaping

Develop streets, open spaces, and infrastructure that use landscape solutions to manage stormwater, provide urban habitat, and create healthier environments.



Sustainable Design & Low-carbon Buildings

Ensure buildings utilize the latest design strategies for energy efficiency, greenhouse gas reduction, renewable energy generation, and sustainable building materials.

5.3 Planning & Design Guidance

In addition to the general principles in 5.2, these additional Planning & Design Guidance represents the guiding rules to follow to achieve the urban design and architectural aspirations of Bowers District.

Human Scale

The massing of buildings and the height of the streetwall are limited or articulated to reduce the visual and experiential impacts on pedestrians.

Connectivity and Active Mobility

The site is planned with small block sizes, walking/cycling linkages, and walkable streets to maximize connectivity and active mobility while calming vehicular traffic.

Active Frontages

The ground floor of buildings is activated through retail frontages with abundant glazing, ground-oriented residential units, or public (e.g., plazas) and semi-private (e.g., yards) spaces.

Placemaking & Neighbourhood Character

The design of buildings, landscaping (on public and private land), and other elements create a unified and distinct aesthetic and sense of place for Bowers District.

Designing for Sunlight and Views

The site is planned to enjoy and maintain view corridors (e.g., from taller buildings, from public spaces) and to maximize sunlight penetration into usable public (e.g., parks, streets) and private spaces (e.g., patios).

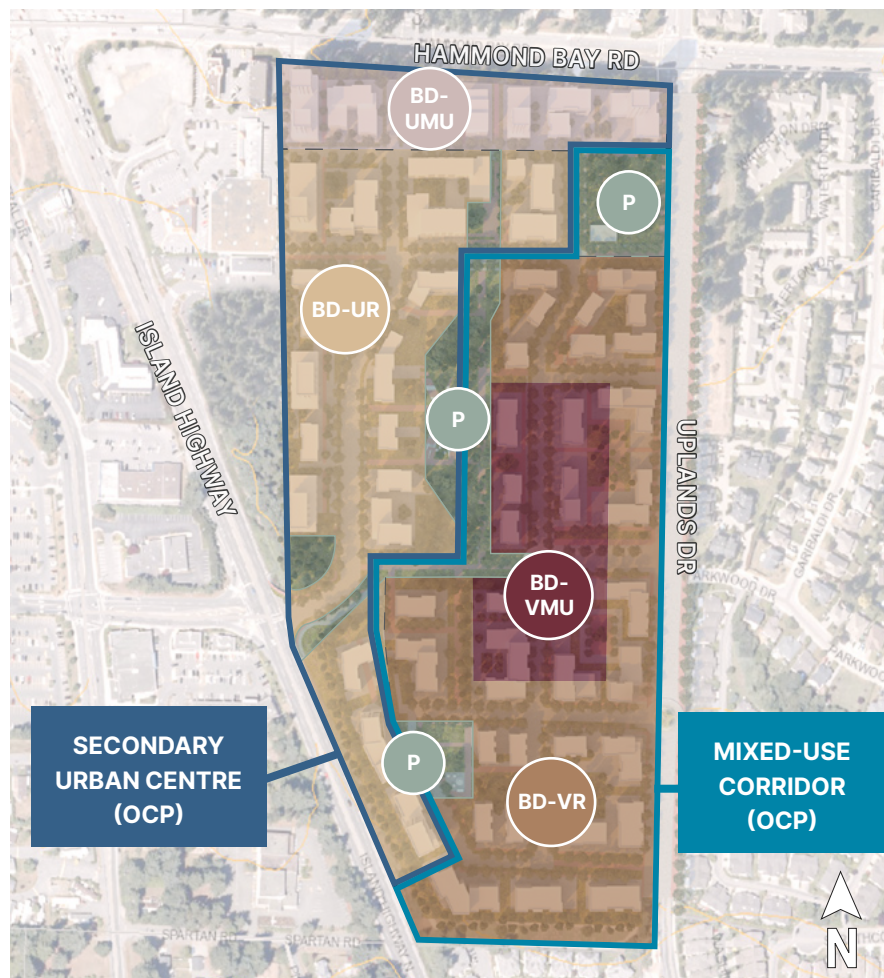
Places to Gather, Rest, and Play

Public parks and trails, semi-public plazas and mews, and private courtyards and gardens are integrated throughout the District and offer many options for passive and active forms of recreation and respite.



5.4 Character / Land Use Precincts

This Land Use Plan shows the land use Precincts for the Bowers District, including [a] fine-grained land uses specific to Development and [b] high-level OCP land uses (i.e., Secondary Urban Centre and Mixed-use Corridor).



Urban Mixed-use (BD-UMU)

BD-UMU

- » An adaptable future phase and higher density precinct.
- » A mix of low- to mid-rise (3-6 storeys) and high-rise (6+) residential and mixed-use/commercial – adaptable to future conditions, while remaining consistent with the site's vision.

Urban Residential (BD-UR)

BD-UR

- » A flexible and diverse residential precinct.
- » A mix of low- to mid-rise (3-6 storeys) with limited high-rise (6+) residential buildings, with careful attention to creating and maintaining view corridors and sunlit open spaces.

Village Mixed-use (BD-VMU)

BD-VMU

- » The heart of the neighbourhood and a central gathering place.
- » A low- to mid-rise (2-6 storeys) mixed-use area with a focus on boutique commercial use with residential above and high-quality public open spaces, including a village main street, large central park, and vibrant village plaza.

Village Residential (BD-VR)

BD-VR

- » The primary residential precinct with a distinct sense of place.
- » A mix of low- to mid-rise housing (2 to 6 storeys) along tree-lined streets and greenways, with sensitive height transitions to Uplands Dr.

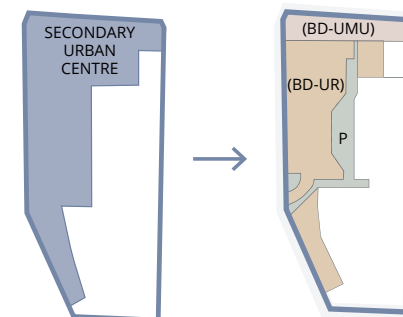
Park (P)

P

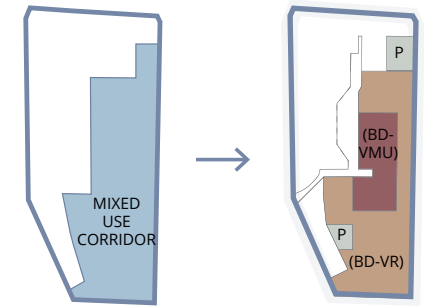
- » Parks and plazas

5.5 City OCP and Bowers District Zoning Comparison Table

Bowers District is highly consistent with Nanaimo's OCP Land Use for the site, including the Secondary Urban Centre designation to the Northwest of the site and the Mixed-use Corridor in the southeast.



LAND USE	DESCRIPTION & INTENT	TYPICAL BUILDING FORMS	TYPICAL USES
Secondary Urban Centre	<ul style="list-style-type: none"> » Large scale Urban Centre that serves the entire city » Typically anchored by public or civic institutions and employment centres » Offers a broad range of housing types » Excellent transit access and walking, rolling, and cycling routes 	<ul style="list-style-type: none"> » Mix of low-rise, mid-rise, and limited high-rise mixed-use or residential » 2 to 12 storeys with potential for limited additional height where community benefit is provided 	<ul style="list-style-type: none"> » Mixed-use, commercial, office, and residential » Residential in apartment formats » Civic / institutional uses » Parks, plazas, and open spaces
Urban Mixed-use (BD-UMU)	<ul style="list-style-type: none"> » Flexible and higher-density mixed-use precinct » Broad range of commercial and residential uses » Close proximity to transit and active transportation routes 	<ul style="list-style-type: none"> » Mix of low-rise, mid-rise, and limited high-rise mixed-use » 2 to 12 storeys – adaptable to future conditions, while remaining consistent with the site's vision 	<ul style="list-style-type: none"> » Mixed-use, commercial, office, and residential » Residential apartments » Civic / institutional uses » Parks, plazas, and open spaces
Urban Residential (BD-UR)	<ul style="list-style-type: none"> » A flexible and diverse residential precinct » Broad range of housing types and sizes » Close proximity to transit and active transportation routes 	<ul style="list-style-type: none"> » Mix of low-rise, mid-rise, and limited high-rise mixed-use » 2 to 12 storeys – adaptable to future conditions, with careful attention to creating and maintaining view corridors and sunlit open spaces 	<ul style="list-style-type: none"> » Mixed-use, commercial, office, and residential » Residential apartments » Civic / institutional uses » Parks, plazas, and open spaces
Park (P)	<ul style="list-style-type: none"> » Parks and plazas that serve the neighbourhood and the wider city 	<ul style="list-style-type: none"> » N/A 	<ul style="list-style-type: none"> » Parks, plazas, and open spaces



LAND USE	DESCRIPTION & INTENT	TYPICAL BUILDING FORMS	TYPICAL USES
Mixed-use Corridor	<ul style="list-style-type: none"> » Mixed-use along Arterial and Collector Streets » A destination in itself, while also providing critical connections between Urban Centres and Neighbourhoods » A focus on supporting primarily mixed-uses 	<ul style="list-style-type: none"> » Low- to mid-rise mixed-use with street-facing commercial and residential above / behind » Limited standalone residential may be considered » 3 to 6 storeys 	<ul style="list-style-type: none"> » Mixed-use commercial and residential » Residential » Parks, plazas, and open spaces » Institutional uses
Village Mixed-use (BD-VMU)	<ul style="list-style-type: none"> » The heart of the neighbourhood and a central gathering place » Primarily mixed-use buildings » Sensitive transitional area between Urban zones and adjacent Neighbourhoods 	<ul style="list-style-type: none"> » Low- to mid-rise mixed-use with street-facing commercial and residential above / behind » Focus on boutique commercial use » 3 to 6 storeys 	<ul style="list-style-type: none"> » Mixed-use commercial and residential » Residential » Parks, plazas, and open spaces » Institutional uses
Village Residential (BD-VR)	<ul style="list-style-type: none"> » The primary residential precinct with a distinct sense of place » Sensitive transitional area between Urban zones and adjacent Neighbourhoods 	<ul style="list-style-type: none"> » Low- to mid-rise residential along tree-lined streets and greenways, with sensitive height transitions to Uplands Drive. » 3 to 6 storeys 	<ul style="list-style-type: none"> » Residential » Parks, plazas, and open spaces
Park (P)	<ul style="list-style-type: none"> » Parks, plazas, and open spaces that serves the entire city 	<ul style="list-style-type: none"> » N/A 	<ul style="list-style-type: none"> » Parks, plazas, and open spaces

6.0 BIG IDEAS

6.1 Concept Plan

The conceptual plan illustrates the future of Bowers District, as envisioned in the Bowers District Master Plan.

- 1 Low- to mid-rise, pedestrian-friendly village with a central park, plaza, and mixed-use 'main street'
- 2 Large multi-functional park and gathering space at the heart of an extensive trail and open space network
- 3 Green, pedestrian-friendly street network with wide sidewalks, on-street parking, street trees, landscaping, and rain gardens
- 4 Preserved and expanded tree stands at key gateways
- 5 Improved Uplands Drive (sidewalks, cycle tracks, street trees) and sensitive interface to adjacent neighbourhoods
- 6 Higher-density northern and western precincts (future phases) contextual to Hammond Bay Road and Woodgrove node
- 7 High-quality built environment with a focus on people-centric and green design principles, including courtyards and green open spaces



6.2 Concept Renders



Perspective illustration looking north across the site, illustrating lower heights along Uplands Drive and existing residential areas, with higher density adjacent to the highway and Hammond Bay Road.



Perspective illustration looking south across the site, illustrating higher heights along Hammond Bay Road and future high-density areas, with lower density adjacent to Uplands Drive.



Conceptual illustration of Bowers Park, the site's central park space, with a high-quality pedestrian realm, lush greenery and landscaping, play and recreational features, and plentiful seating and gathering opportunities.



Conceptual illustration of the village main street with active retail frontages, residential above, and pedestrian-friendly and green streets.



Conceptual illustration of the interface between private mixed-use sites and Bowers Park, with active retail frontages, patios, and gathering spaces that serve informal gatherings as well as events/programming throughout the year.



Conceptual illustration of a Village Residential street with lower-density housing forms and abundant natural features, on-street parking, and a high-quality public realm.

7.0 COMPREHENSIVE DEVELOPMENT STRATEGY

7.1 Overview

The Development Strategy provides the key details, actions, and proposed regulations to implement the Bowers District proposal. The Development Strategy is subsequently supported by the next subsections

The Development Strategy includes 5 key subsections:

1. The **Development Plan** demonstrates how the Concept Plan will be implemented through Zoning and Development Areas to be phased over time.
2. The **Proposed Site Regulations** provide the basis for new site-specific Bowers District zones.
3. The **Street Network Plan** articulates how the Transportation Network will be layered on top of the Development Plan.
4. The **Parks & Open Space Strategy** provides a network plan and detailed programming for realizing the parks and open space network throughout the phases of development.
5. The **Community Amenity Strategy** provides a detailed program for how Community Amenities and benefits will be achieved throughout the phases of development.



7.2 Development Plan

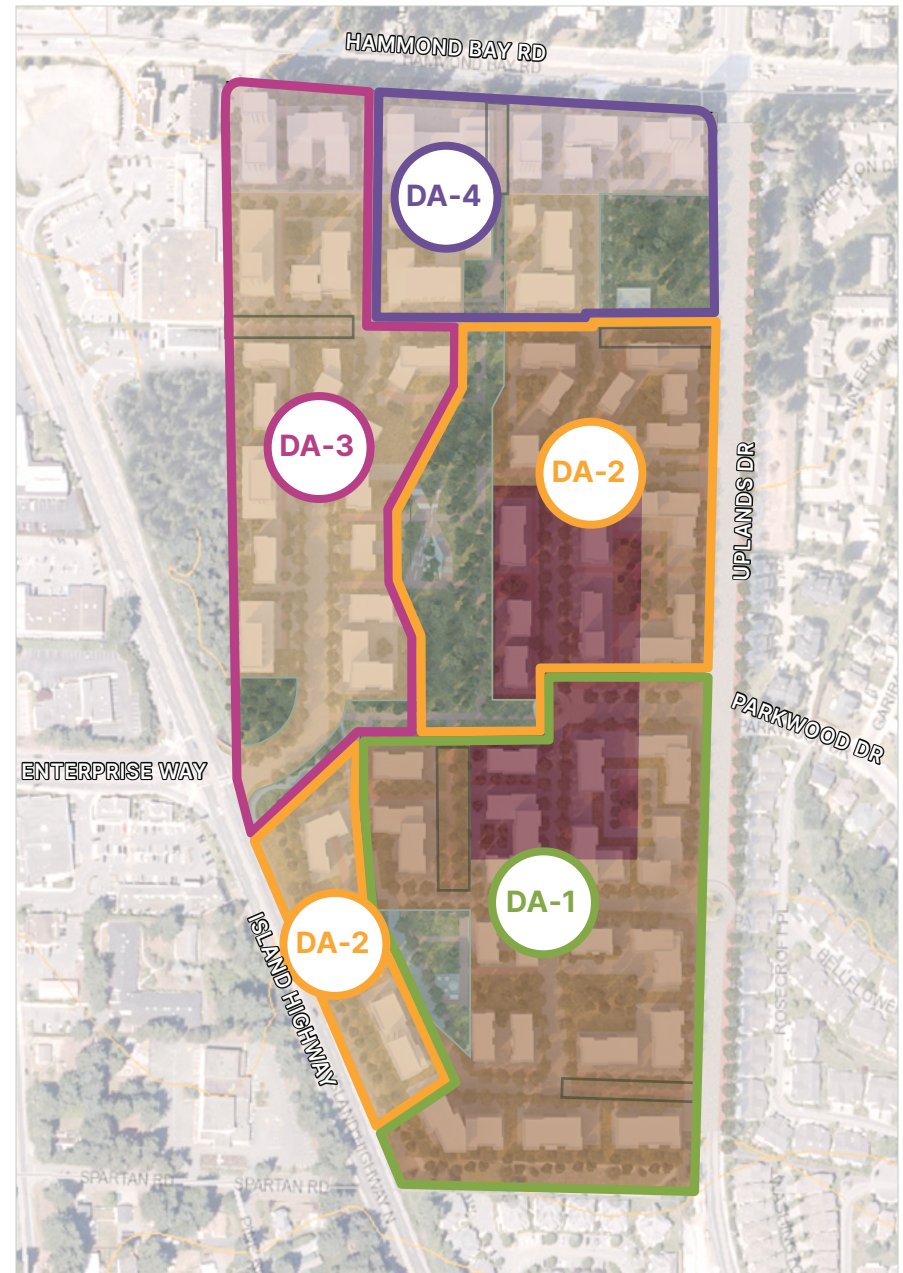
The Development Plan shows in what sequence the Bowers District will be realized.

7.2.1 Development Area & Sequencing

Bowers District is envisioned to be developed sequentially through four Development Areas (DA). The first and second areas will develop key residential and community infrastructure including village residential and mixed-use areas, and key parks and open spaces. The third and fourth areas will develop higher-density residential and mixed-use areas, as well as key connections to, from, and within the site.

Legend

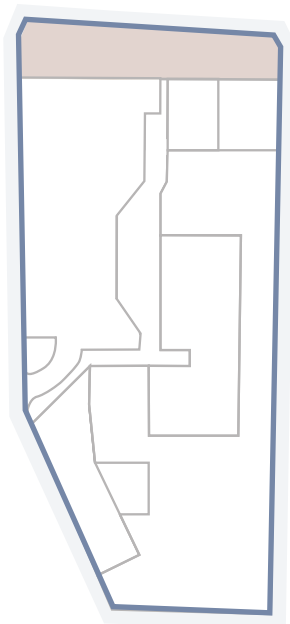
-  Development Area (DA)
-  Urban Mixed-use (BD-UMU)
-  Urban Residential (BD-UR)
-  Village Mixed-use (BD-VMU)
-  Village Residential (BD-VR)
-  Park (P)
-  Public Greenways



7.3 Proposed Site Regulations

Urban Mixed-use Overview

- An adaptable future phase and higher density precinct.
- A mix of low- to mid-rise (3-6 storeys) and high-rise (6+) residential and mixed-use/ commercial – adaptable to future conditions, while remaining consistent with the site's vision.



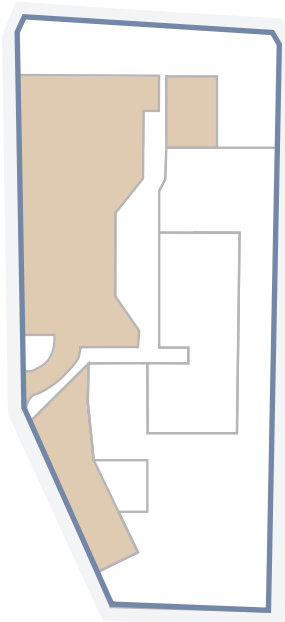
Regulation	Urban Mixed-use (BD-UMU)
Permitted Use	Uses permitted in COR3
Location & Siting of Uses	<ul style="list-style-type: none"> a. At least 80% of the lot frontage must be developed with a permitted use other than parking, except where the frontage is used for public pedestrian or public vehicular access. b. On the first storey, at least 30% of the lot area must be developed for a use permitted in this zone other than parking.
Base Density (max)	<ul style="list-style-type: none"> Base 1.75 / Bonus 3.75
Additional Density	<ul style="list-style-type: none"> Additional "bonus" density tiering is to be determined with staff that includes Tiers 1 and 2 (Schedule D) as well as potential specific requirements. For example: <ul style="list-style-type: none"> Minimum underground parking Reduction in parking allocation Minimum use of sustainable materials and products
Height (max)	<ul style="list-style-type: none"> 12 storeys
Lot Size (min)	750m ²
Lot Frontage (min)	15m
Lot Depth (min)	30m
Front and Flanking Side Street Setbacks (min)	
Side Yard Setback	<ul style="list-style-type: none"> For use above the 4th storey For use above the 6th storey
Rear Yard Setback (min)	<ul style="list-style-type: none"> 4.0m, except: <ul style="list-style-type: none"> 8.0m for any use above the 4th storey 8.0m for any use above the 6th storey
Lot Coverage (max)	70% See additional Lot Coverage regulations in 7.3.1

BD-UMU

These site regulations have been updated through the application review process – see the Draft CD15 regulations for the latest update.

Urban Residential Overview

- A flexible and diverse residential precinct.
- A mix of low- to mid-rise (3-6 storeys) with limited high-rise (6+) residential buildings, with careful attention to creating and maintaining view corridors and sunlit open spaces.

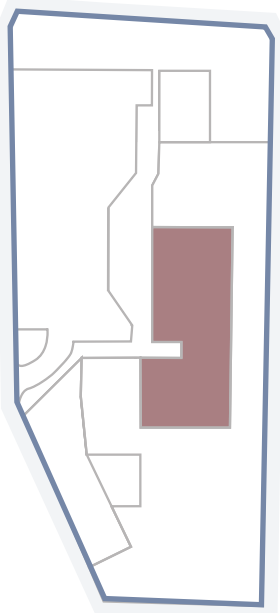


Regulation	Urban Residential (BD-UR)
Permitted Use	Uses permitted in R8, as well as: (a) Live/Work Studio, (b) Office, (c) Personal Services, (d) Restaurant, and (e) Retail * See density provision for the above uses.
Base Density (max)	<ul style="list-style-type: none"> • 1.75 / 3.25, except: • 1.75 / 3.0 for any parcel east of Calinda Street and north of Enterprise Way • The total gross floor area devoted to commercial uses, excluding live/work studio, shall not exceed 110m², with live/work studio not exceeding an additional 110m²
Additional Density	<ul style="list-style-type: none"> • Additional "bonus" density tiering may be obtained with staff that includes Tiers 1 and 2 (Schedule D) as well as specific requirements. For example: • Minimum underground parking spaces • Reduction in parking spaces for M strategies • Minimum use of recycled materials and products
Height (max)	<ul style="list-style-type: none"> • 12 storeys • 9 storeys for any parcel east of Calinda Street and north of Enterprise Way
Lot Size (min)	750m ²
Lot Frontage (min)	15m
Lot Depth (min)	15m
Front, Flanking Street, and Side Yard Setbacks (min)	<ul style="list-style-type: none"> • 4m for any use above the 4th storey • 6.0m for any use above the 6th storey
Rear Yard Setback (min)	<ul style="list-style-type: none"> • 4m, except: • 6.0m for any use above the 4th storey • 8.0m for any use above the 6th storey
Lot Coverage (max)	55% See additional Lot Coverage regulations in 7.3.1

These site regulations have been updated through the application review process – see the Draft CD15 regulations for the latest update.

Village Mixed-use Overview

- The heart of the neighbourhood and a central gathering place.
- A low- to mid-rise (2-6 storeys) mixed-use area with a focus on boutique commercial use with residential above and high-quality public open spaces, including a village main street, large central park, and vibrant village plaza.

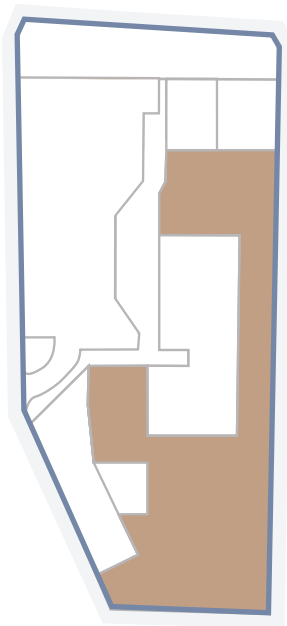


Regulation	Village Mixed-use (BD-VMU)
Permitted Use	Uses permitted in COR3
Location & Siting of Uses	<ul style="list-style-type: none"> a. At least 80% of the lot frontage must be developed with a permitted use other than parking, except where the frontage is used for public pedestrian or public vehicular access. b. On the first storey, at least 30% of the lot area must be developed for a use permitted in this zone other than parking.
Base Density (max)	1.75 / 2.75
Additional Density	<ul style="list-style-type: none"> • Additional “bonus” density tiering is to be determined by staff that includes Tiers 1 and 2 (Schedule D) as well as potential other requirements. For example: <ul style="list-style-type: none"> • Minimum underground parking • Reduction in parking allocation • Minimum use of sustainable materials and products
Height (max)	<ul style="list-style-type: none"> • 6 storeys
Lot Size (min)	750m ²
Lot Frontage (min)	15m
Lot Depth (min)	
Front and Flanking Side Street Setbacks (min)	<ul style="list-style-type: none"> • 6.0m for any use above the 4th storey
Side Yard Setback (min)	<ul style="list-style-type: none"> • 6.0m, except: <ul style="list-style-type: none"> • 3.0m for residential uses • 6.0m for any use above the 4th storey
Rear Yard Setback (min)	<ul style="list-style-type: none"> • 4.0m, except: <ul style="list-style-type: none"> • 7.0m for any use above the 4th storey
Lot Coverage (max)	70% See additional Lot Coverage regulations in 7.3.1

These site regulations have been updated through the application review process – see the Draft CD15 regulations for the latest update.

Village Residential (BD-VR)

- The primary residential precinct with a distinct sense of place.
- A mix of low- to mid-rise housing (2 to 6 storeys) along tree-lined streets and greenways, with sensitive height transitions to Uplands Dr.



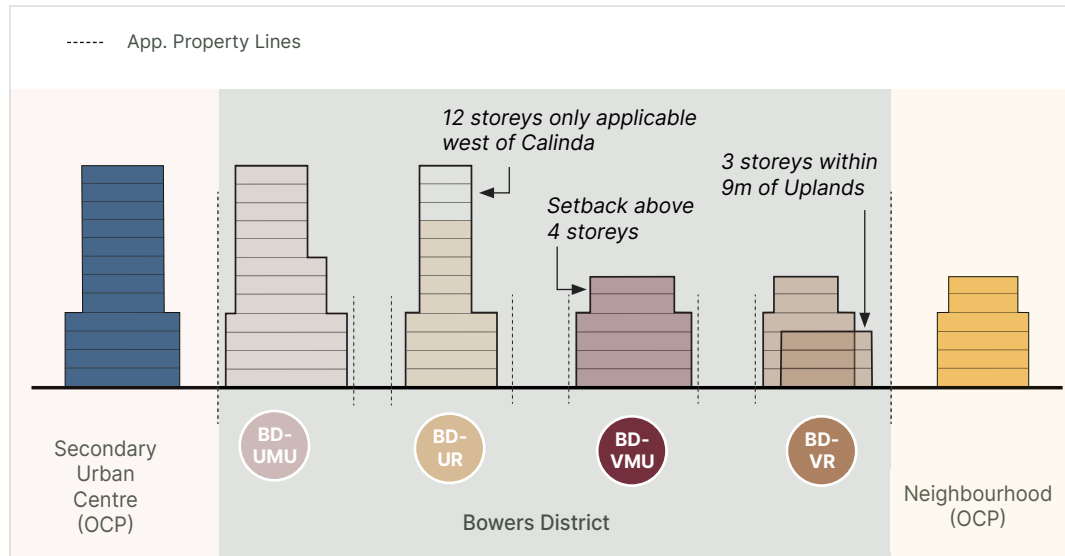
Regulation	Village Residential (BD-VR)	BD-VR
Permitted Use	Uses permitted in R8, as well as: (a) Live/Work, (b) Office, (c) Personal Services, (d) Restaurant, (e) Retail * See density provision for the above uses.	
Location & Siting of Uses	N/A	
Base Density (max)	<ul style="list-style-type: none"> • 1.5 / 2.5 • The total gross floor area devoted to commercial use, including live/work studio, shall not exceed 110m². 	
Additional Density	<ul style="list-style-type: none"> • Additional “bonus” density to be achieved through staff that includes Tiers 1 and 2 (Schedule D) as well as other requirements. For example: <ul style="list-style-type: none"> • Minimum underground parking spaces • Reduction in impervious surfaces • Minimum TDM strategies • Minimum use of toxic materials and products 	
Height (max)	<ul style="list-style-type: none"> • 6 storeys • No building within 9m of Uplands Drive 	
Lot Size (min)		
Lot Frontage (min)	15m	
Lot Depth (min)	30m	
Front, Flanking Side Street, and Side Yard Setbacks (min)	<ul style="list-style-type: none"> • 3m, except: • 6.0m for any use above the 4th storey 	
Rear Yard Setback (min)	<ul style="list-style-type: none"> • 4.0m, except: • 7.0m for any use above the 4th storey 	
Lot Coverage (max)	55% See additional Lot Coverage regulations in 7.3.1	

These site regulations have been updated through the application review process – see the Draft CD15 regulations for the latest update.

7.3.1 Additional Site Regulations

Regulation	Urban Mixed-use (BD-UMU)	Urban Residential (BD-UR)	Village Mixed-use (BD-VMU)	Village Residential (BD-VR)
Common & Private Open Space	<p>A minimum of 20% of the lot shall be provided as usable common open space</p> <ul style="list-style-type: none"> 100% of this required open space may be provided on the roof 	<p>A minimum of 30% of the lot shall be provided as usable common open space</p> <ul style="list-style-type: none"> 40% of this required open space may be provided on the roof 	<p>A minimum of 20% of the lot shall be provided as usable common open space</p> <ul style="list-style-type: none"> 100% of this required open space may be provided on the roof 	<p>A minimum of 30% of the lot shall be provided as usable common open space</p> <ul style="list-style-type: none"> 30% of this required open space may be provided on the roof
	<p>In addition to the above, for each dwelling unit above the first storey, the following must also be provided:</p> <ul style="list-style-type: none"> 100% of this area may be provided as private outdoor space <p>In addition to the above, for first storey residential units, the following must be provided:</p> <ul style="list-style-type: none"> 10 m² for each bachelor or 1 bedroom dwelling unit 25 m² for each 2-bedroom dwelling unit 40 m² for each 3+ bedroom dwelling unit 			
Family-sized Units	<p>In a multi-unit development, a minimum of 30% of the units must be 2+ bedrooms, and 10% must be 3+ bedrooms. Thus, a maximum of 60% of the units may be one-bedroom or bachelor units.</p>			
Upper Storey (Tower) Floor Area	<p>The maximum gross floor area of the upper storey above the 6th storey is 511m²</p>			

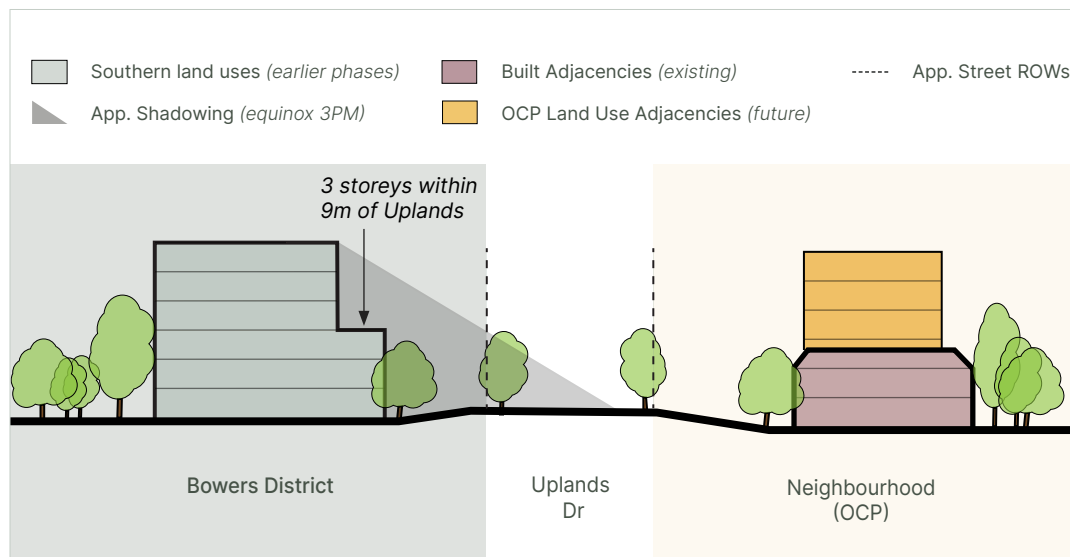
7.3.2 Diagrams of Key Site Regulations



MAXIMUM HEIGHT

The proposed height regulations provide a sensitive transition from the Woodgrove Secondary Urban Centre (up to 12 storeys) to the Parkwood Neighbourhood (up to 6 storeys) OCP land use designations.

The proposed zoning creates a maximum height transition from 12 storeys (west and north edges) to 9 storeys (east of Calinda) to 6 storeys (central and east areas) to 3 storeys (immediately adjacent to Uplands).



HEIGHT TRANSITION & SETBACK

In response to community concerns, including the possibility of visual, shadowing, or privacy impacts of taller buildings along Uplands Drive (e.g., 4-6 storeys), the proposed zoning ensures that building heights immediately adjacent to Uplands are 3 storeys maximum (“stepping back” to 6 storeys maximum), reducing potential impacts.

7.4 Street Network Plan

The Street Network Plan shows the conceptual transportation network for Bowers District, including the location of roads and key path connections with the existing transportation network.

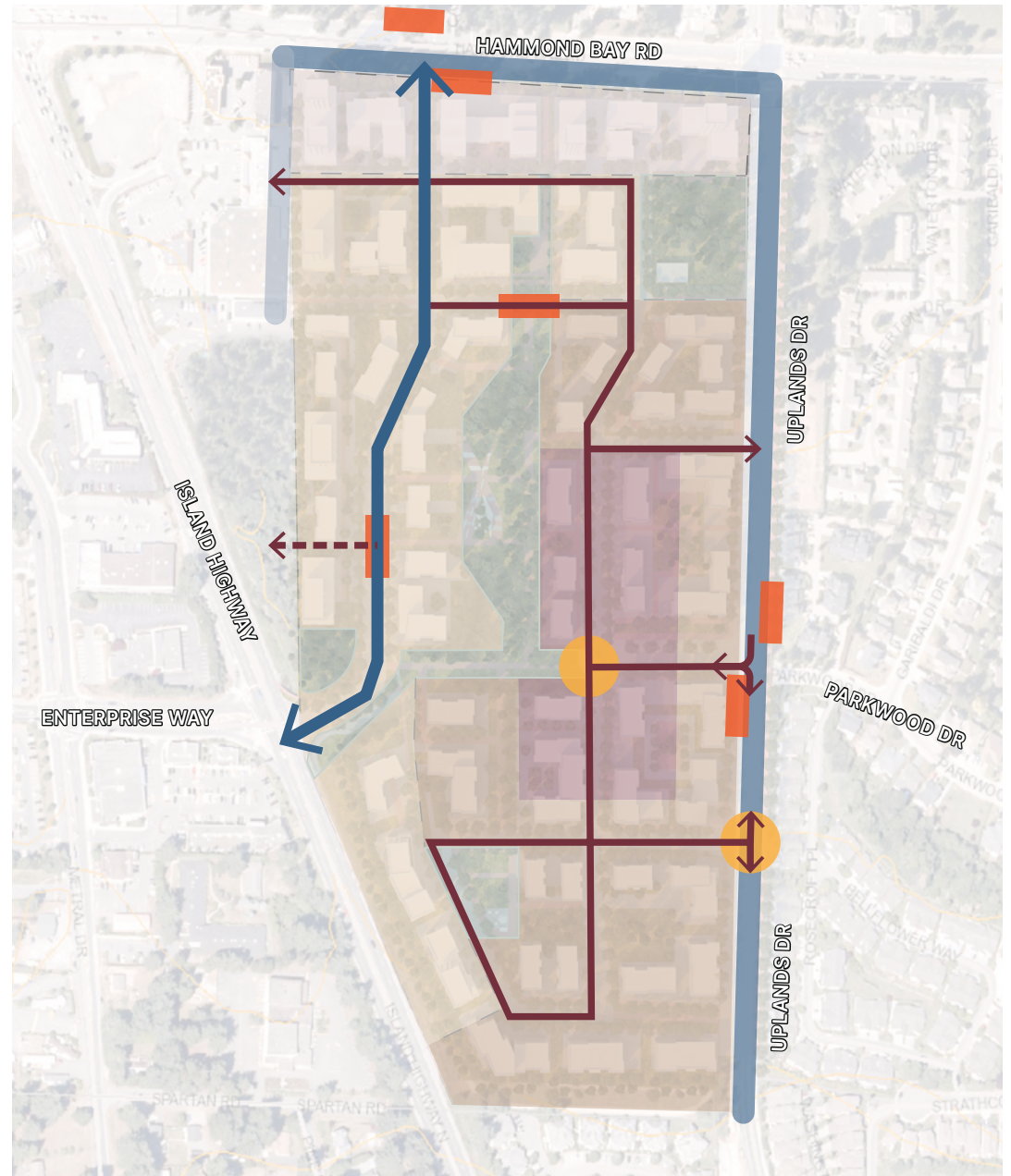
This plan should be viewed in combination with 7.5.4 Parks & Open Space Network Plan.

Future detailed designs of streets and intersections will be informed by City Standards and future phases of development.

The site is on the periphery of a Mobility Hub, making it a strategic location to facilitate non-vehicular transportation through walking, cycling routes, and public transportation.

Legend

-  Collector Road (new)
-  Collector Road (improvements)
-  Local Road (new)
-  Local Road (improvements)
-  Future Road Access
-  Transit Stop (indicative only)
-  Roundabouts

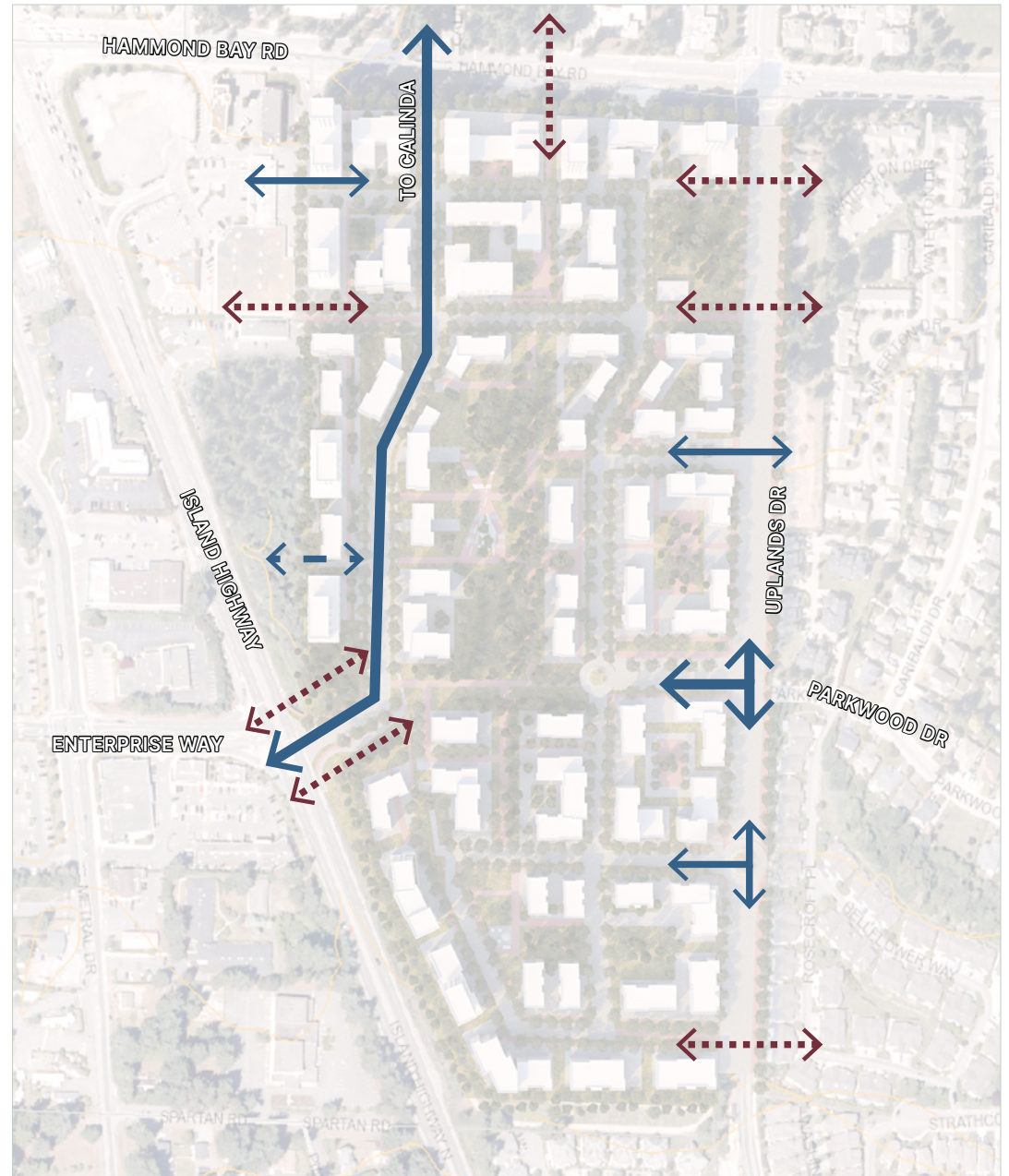


7.4.1 Community Connections

The Community Connections diagram shows the numerous street and pedestrian/active transportation connections that Bowers District has to the wider community.

Legend

-  Street Connections
-  Street Connections (Potential Future)
-  Pedestrian/Active Transportation Connections



7.5 Parks & Open Space Strategy

7.5.1 Introduction

The Parks and Public Open Space Strategy provides clear direction for the development of a cohesive and high-quality public open space network in Bowers District.

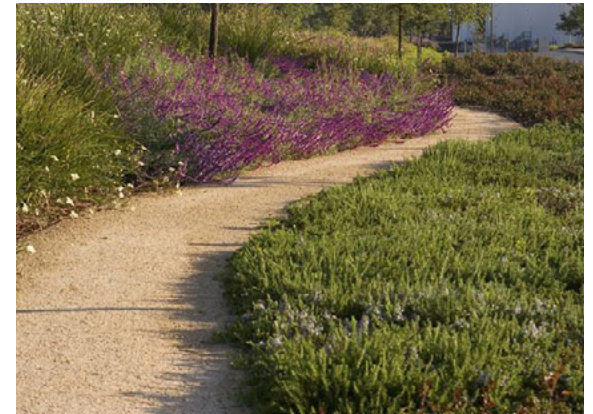
Implementation of the Strategy will occur in stages, through subsequent phases of approvals and development. However, this section provides guidance for [a] future detailed park designs, [b] timing/phasing of park acquisition and improvements, and [c] high-level cost estimates and developer commitments.

7.5.2 Overview

The Parks & Public Open Space Strategy builds directly on the Open Space policies of the Bowers Master Plan. The Master Plan policies provide clear direction for the creation of a park network that [a] is multifunctional, [b] serves all ages and abilities, and [c] supports wildlife habitat and the urban forest.

Based on these policies, this section was developed to include:

- A Preliminary Program that identifies the key functions and features of the public open space network.
- A Network Plan that presents the public open spaces and identifies the park typologies, indicating the character and function of each park.
- A Detailed Program for the Primary Public Open Spaces that provides clear direction for future, detailed park design processes.
- An Implementation Plan to provide direction for developing the Parks network.
- An overview of Private Open Space and how it will be achieved in the Bowers District.



Detailed Park Design

Each of the parks mentioned in this section will require a future dedicated park design and community engagement process.

7.5.3 Preliminary Program

The Preliminary Program provides guidance for the key principles and features of the Public Open Space Network to be achieved at Bowers District.

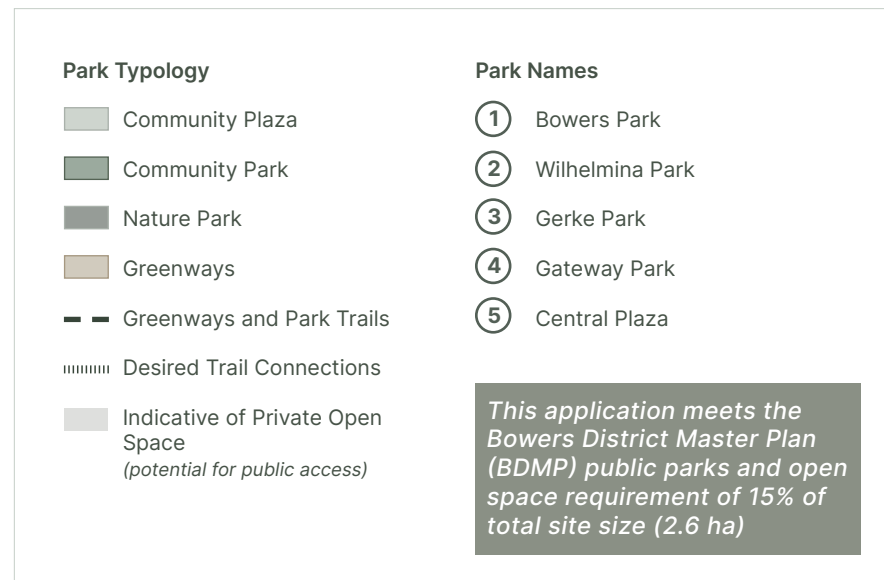
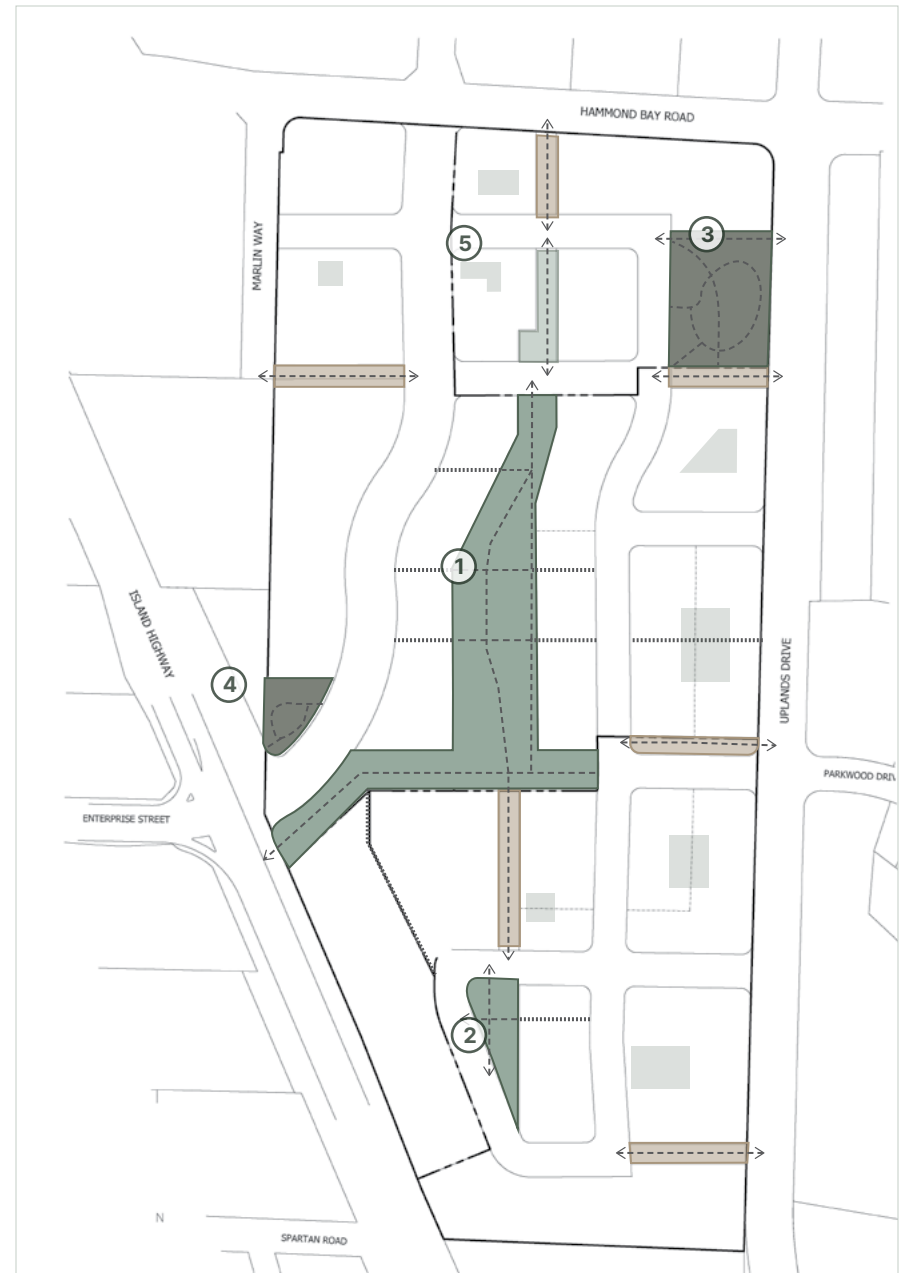
Access	Connection	Exploration	Growth	Play	Private Open Spaces
<p>Accessible and connected pathways</p> <p>—————</p> <p>Wayfinding, signage, and legibility</p> <p>—————</p> <p>Walking, cycling, and rolling infrastructure</p>	<p>Seating and gathering spaces</p> <p>—————</p> <p>Central public plaza</p> <p>—————</p> <p>Public/private interface areas</p>	<p>Greenway connections</p> <p>—————</p> <p>Nature parks</p> <p>—————</p> <p>Wayfinding</p>	<p>Abundant landscaping</p> <p>—————</p> <p>Celebrating the Green Thumb legacy</p> <p>—————</p> <p>Native and adaptive non-native species</p> <p>—————</p> <p>Habitat areas and urban forest</p>	<p>Playgrounds</p> <p>—————</p> <p>Sports Courts</p> <p>—————</p> <p>Open Lawns</p> <p>—————</p> <p>Interactive landscaping and public art</p>	<p>Abundant landscaping</p> <p>—————</p> <p>Seating and gathering spaces</p> <p>—————</p> <p>Accessible and connected pathways</p>
					

7.5.4 Parks & Open Space Network Plan

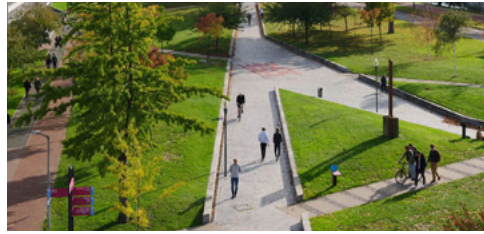
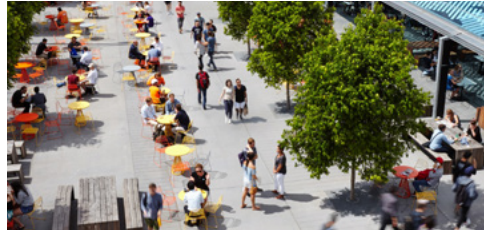
The Network Plan focuses on the public parks, plazas, and greenways in the District. The Public Open Space Network provides a range of active and passive outdoor experiences in all areas of the community. Public open spaces will be dedicated as public land, and future planning and improvement of the spaces will be based on 4 open space typologies (see next page).

While this section focuses on public spaces, open space in Bowers District will ultimately become an integrated network of public, semi-private, and private open spaces, as illustrated in the Master Plan.

Moreover, the location and function of these spaces were informed by the site-adaptive and integrated design approach provided by Murdoch De Greeff Landscape Architects and the Blue-green Strategy outlined in the Master Plan, which layers and integrates recreational, environmental, and stormwater/surface water considerations into the open space network.



7.5.5 Park & Open Space Typologies

Community Park	App. Size (m ²)	Precedent
<ul style="list-style-type: none"> • Easy access and central location • Range of amenities, users, and features, including paths, gathering spaces, landscaping, and active and passive recreational amenities 	<ul style="list-style-type: none"> • 14,410 	
Community Plaza		
<ul style="list-style-type: none"> • Central location with buildings on at least 2 sides • Gathering space that serves informal gatherings as well as events/programming throughout the year. • Strong edges defined by interface opportunities with adjacent buildings and private property (e.g., facilitating access to shops, food and beverage patios, or recreation and community uses) 	<ul style="list-style-type: none"> • 990 	
Nature Park		
<ul style="list-style-type: none"> • Focus on ecosystem restoration, urban forest and habitat creation • Limited improvements or amenities – primarily trails and signage. 	<ul style="list-style-type: none"> • 5,835 	
Greenways & Trails		
<ul style="list-style-type: none"> • Distributed throughout community • Off-road corridors for walking and rolling with landscaping and amenities for stopping, resting, and enjoying. 	<ul style="list-style-type: none"> • 4,875 	

Private Open Spaces

In addition to public parks and trails, semi-public plazas and mews, private open spaces in the form of courtyards and gardens are integrated throughout the District and offer options for passive and active forms of recreation and respite.

7.5.6 Conceptual Public Program - Primary Public Spaces



Bowers Park

Development Area: 2 / 3

Approximate Size: 12,940 m²

Example Park Features - Community Park

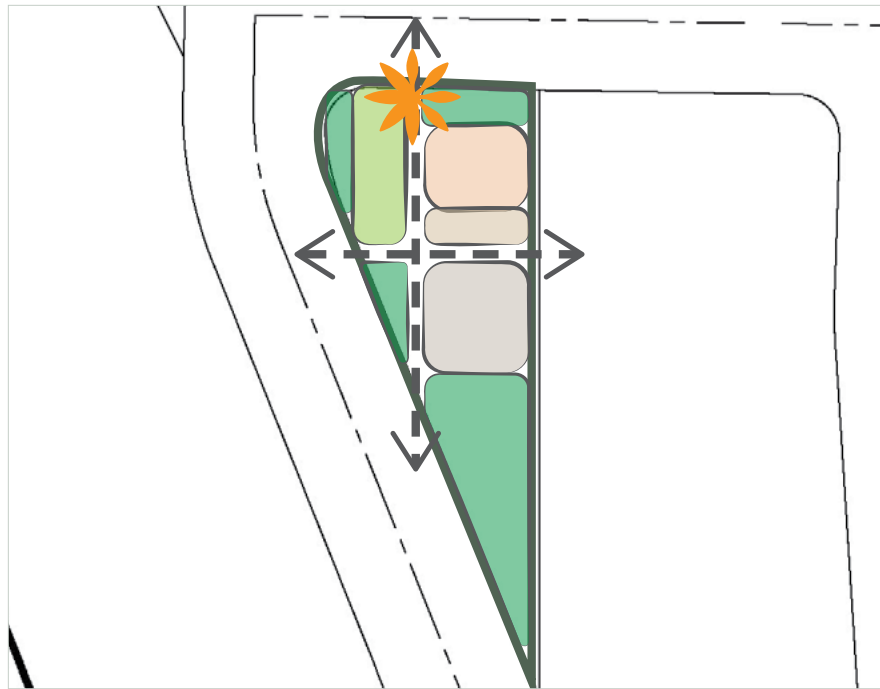
- Limited tree plantings, seating areas, open gathering/event/programming space, community garden, shade/shelter structure(s), interactive landscaping (e.g., terraced planters), interactive public art, potential amphitheatre seating and stage area, wayfinding, transition zones to private property

Example Park Servicing, Materials, and Furnishings:

- Power, water, concrete and pavers surfacing, maximized use of local and natural materials, ornamental lighting (full cut-off), benches, bike racks, waste receptacles, drinking fountain, native and adaptive species, primarily deciduous trees, potential heating/hearth area

Approximate Park Improvement Value: \$3,480,000.00

- Naturalized Landscaping / Community Garden
- Open Lawn / Trees
- Playground / Amenities
- Sport Court / Amenities
- Seating / Gathering
- Public / Private Interface Opportunity
- Pathway / Trail
- ★ Gateway Point (e.g., bike racks, wayfinding)



- Naturalized Landscaping
- Open Lawn / Trees
- Playground / Amenities
- Sport Court / Amenities
- Seating / Gathering
- Public / Private Interface Opportunity
- Pathway / Trail
- Gateway Point (e.g., bike racks, wayfinding)

Wilhelmina Park

Development Area: 1

Approximate Size: 1,470 m²

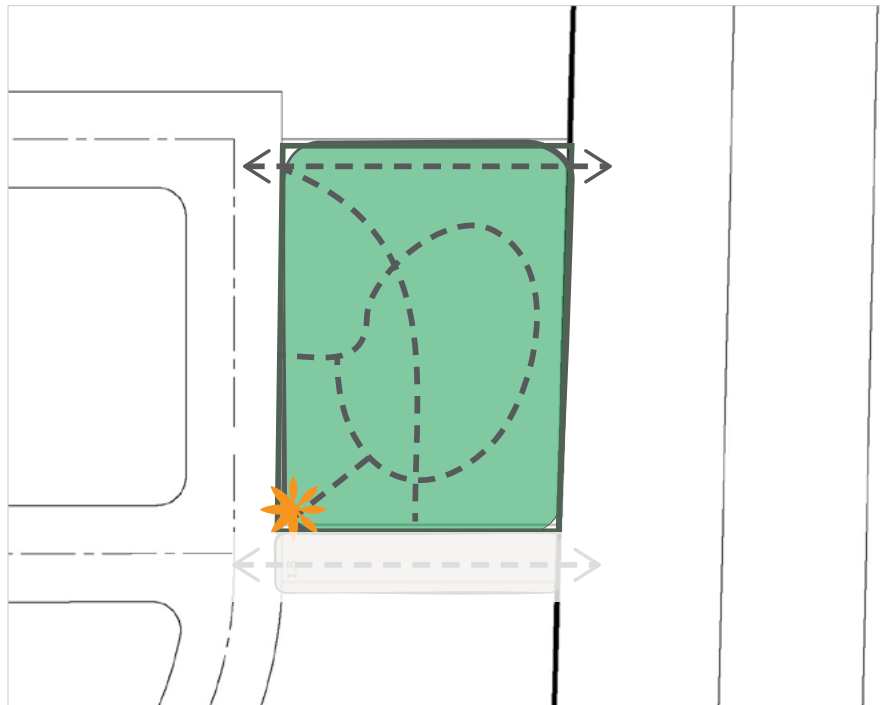
Example Park Features - Community Park

- Pathway network, tree plantings, seating areas, picnic/gathering areas with shade/shelter, playground(s) and play structures, lawn areas, interactive landscaping (e.g., large rocks, logs, berms, trees), habitat areas, sports amenities (e.g., multi-sport court), dog run, public art, wayfinding, gateway/entry points, transition/connection zones to private property

Example Park Servicing, Materials, and Furnishings:

- Power, water, concrete and pavers surfacing, maximized use of local and natural materials, ornamental lighting (full cut-off), benches, bike racks, waste receptacles, drinking fountains, native and adaptive species

Approximate Park Improvement Value: \$509,000.00



- Naturalized Landscaping
- Open Lawn / Trees
- Playground / Amenities
- Sport Court / Amenities
- Seating / Gathering
- Public / Private Interface Opportunity
- Pathway / Trail
- Gateway Point (e.g., bike racks, wayfinding)

Gerke Park

Development Area: 4

Approximate Size: 4,715 m²

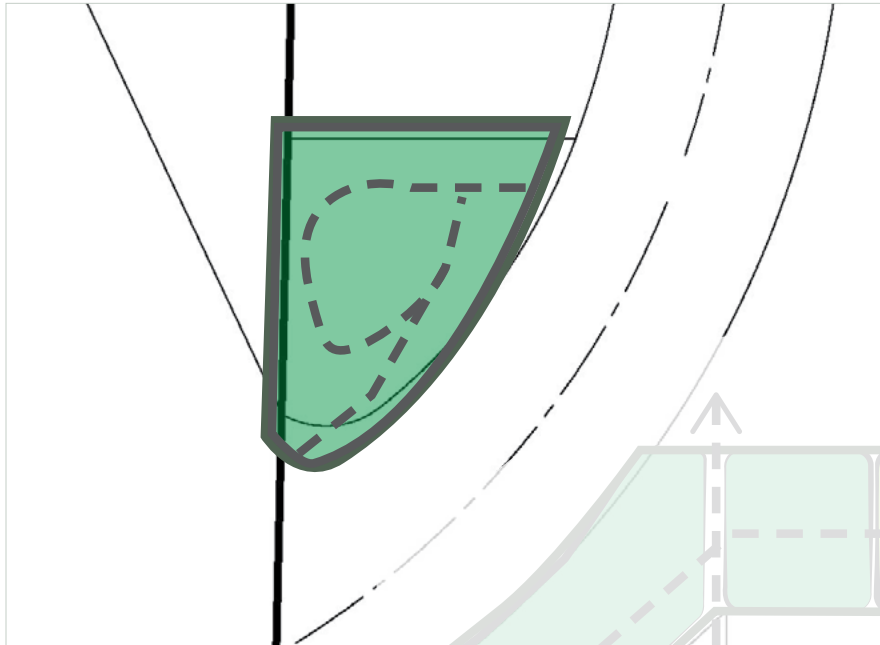
Example Park Features - Nature Park

- Pathway network, landscape plantings, tree retention and preservation, habitat restoration area, wayfinding, seating areas, public art

Example Park Servicing, Materials, and Furnishings:

- Asphalt or concrete surfacing, ornamental lighting (full cut-off), benches, waste receptacles, native and adaptive species

Approximate Park Improvement Value: \$1,178,000.00



	Naturalized Landscaping
	Pathway / Trail

Gateway Park

Development Area: 3

Approximate Size: 1,120 m²

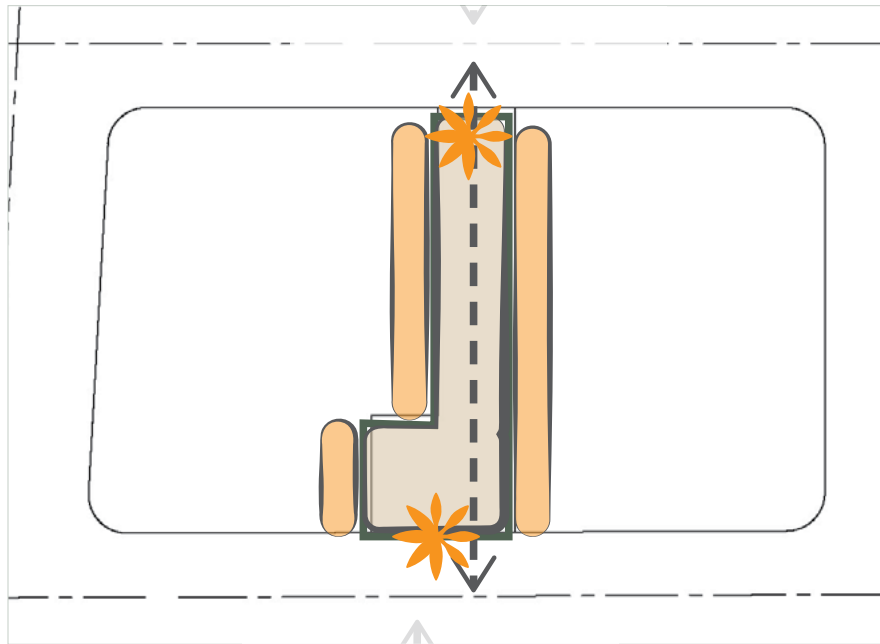
Example Park Features - Nature Park

- Pathway network, tree retention and preservation, landscape plantings, habitat restoration area, wayfinding, seating areas, wayfinding or gateway signage

Example Park Servicing, Materials, and Furnishings:

- Asphalt or concrete surfacing, ornamental lighting (full cut-off), benches, waste receptacles, native and adaptive species

Approximate Park Improvement Value: \$300,000.00



- Seating / Gathering
- Public / Private Interface Opportunity
- Pathway / Trail
- Gateway Point (e.g., bike racks, wayfinding)

Central Plaza

Development Area: 4

Approximate Size: 990 m²

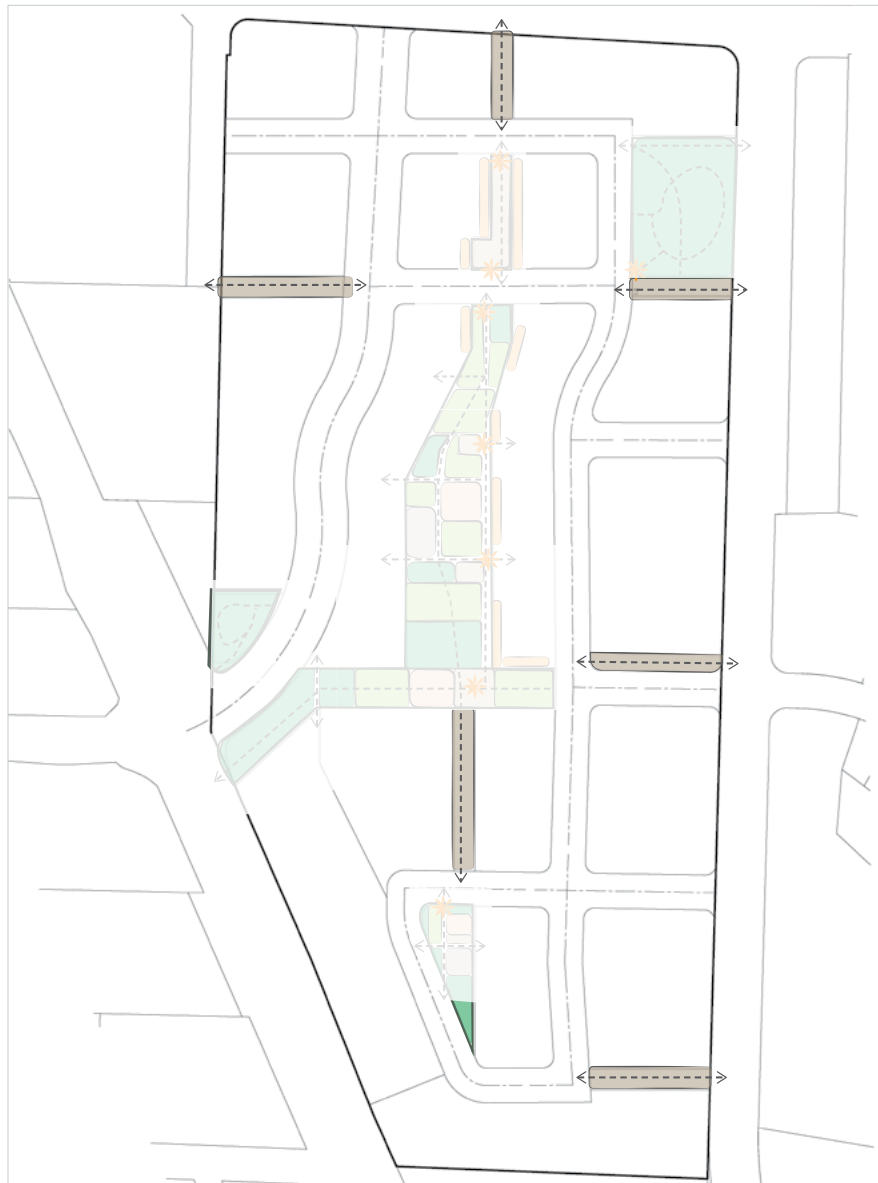
Example Park Features - Community Plaza

- Pathway network, tree plantings, public art, seating area, picnic/ gathering area, playground and play structures, wayfinding

Example Park Servicing, Materials, and Furnishings:

- Power, water, concrete surfacing, ornamental lighting (full cut-off), benches, bike rack, waste receptacles, drinking fountain, native and adaptive species

Approximate Park Improvement Value: \$693,000.00



Greenways

Development Area: Various

Approximate Size: 4,875 m²

Example Park Features - Greenway

- Pathway network, seating/rest areas, regular tree plantings, interactive/multifunctional landscaped areas (e.g., large rocks, logs, berms, trees), habitat areas, wayfinding, gateway/entry points, transition zones to private property

Example Park Servicing, Materials, and Furnishings:

- Power, concrete surfacing, maximized use of local and natural materials, ornamental lighting (full cut-off), benches, bike racks, waste receptacles, native and adaptive species

Approximate Park Improvement Value: \$337,410

Includes only 4m width of improvement value

- Naturalized Landscaping
- Open Lawn / Trees
- Playground / Amenities
- Sport Court / Amenities
- Seating / Gathering
- Public / Private Interface Opportunity
- Pathway / Trail
- Gateway Point (e.g., bike racks, wayfinding)

Greenways – Conceptual Cross Section



The Greenways throughout Bowers District will be multifunctional corridors that support active transportation, social connectivity, recreation, urban forest, and landscape corridors. This conceptual design incorporates the key elements anticipated in a future detailed design, which may vary across segments of the greenway – a multi-use path, an amenity area (e.g., seating and lighting), and a planting area for trees and soft landscaping.

7.5.7 Private Open Spaces



Private open spaces in the form of courtyards, gardens, and plazas are integrated throughout the District and offer many options for passive and active forms of recreation and respite. These spaces are designed to be tailored to residents' needs and desires over time and offer the potential for public access.

The proposed zoning regulations include minimum common and private outdoor space requirements that seek to ensure the creation of these spaces.

■ Indicative of Private Open Space
(potential for public access)

7.5.8 Stormwater Retention & Gateway Area



Overview

The proposed stormwater retention area at the corner of Uplands Drive and Parkwood Drive (see above) is intended to improve the stormwater quality exiting Bowers District while providing a landscaped gateway feature. It is not intended to meet all MOESS requirements for the site.

It is important to note that the site currently conveys off-site stormwater from the west across the site to Uplands Drive. This stormwater will need to be accommodated in future civil designs, as well as considered at detailed design of this facility.

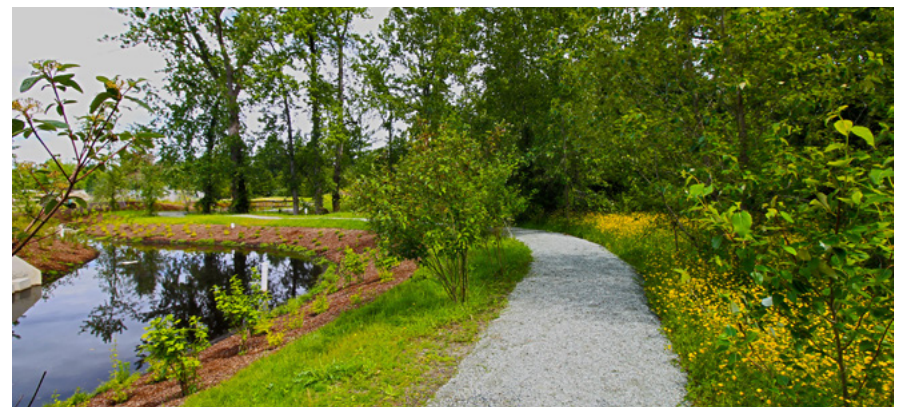
The stormwater retention and gateway area will be designed at time of first Development Permit for DA-1 and constructed prior to the substantial completion of DA-1. The area will become public infrastructure, subject to City review and approval.

Stormwater Management Facility

The facility will ideally be developed during a suitable dry-weather construction window (i.e., summer). The final facility may include a combination of:

- Attenuation capacity for larger rain events, including:
 - » Rain garden areas
 - » Depression storage areas and flood-tolerant landscape areas that get flooded in large events;
- Controlled inlet and outlet structures;
- Sediment pre-treatment or forebay area;
- Maintenance access;
- Safe and attractive public edge and gateway conditions, including integration/interface of public greenway;
- Other potential landscape or public amenity features; and
- Native and adaptive planting suitable for periodic inundation.

The final facility is intended to provide stormwater quality improvements and amenity features, as well as some attenuation for larger rain events. Smaller rain events are expected to be managed primarily through individual development-site stormwater measures, subject to confirmation by the civil engineer and City.



Final design will be developed at the time of Development Permit during DA-1 and will consider hydraulic performance, public safety, maintenance access, sediment management, planting durability, and municipal maintenance objectives.

Additional sediment-control measures may be required for larger rain events or overlapping construction phases, as confirmed through the sediment and erosion control plan and detailed design phase.

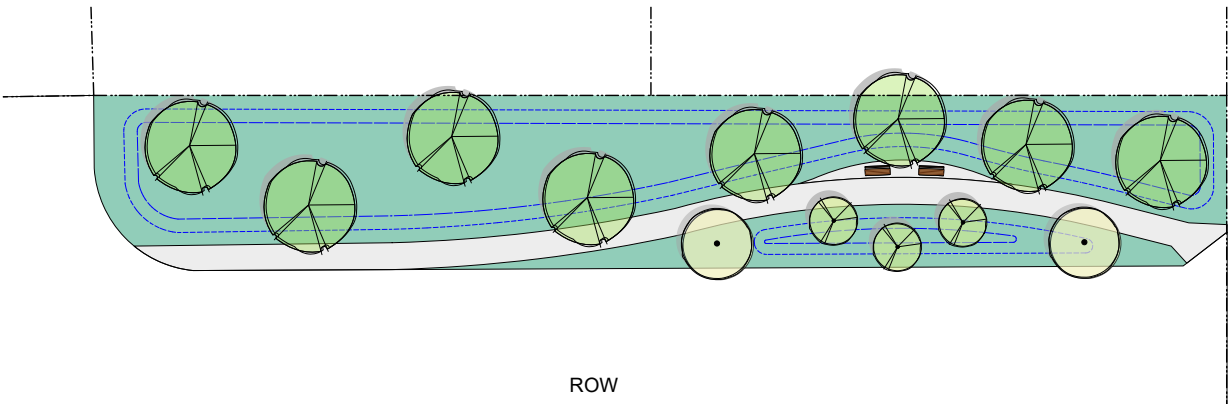
Ownership, Construction, and Acceptance

Prior to City acceptance, the developer will be responsible for completing final grading, installing the stormwater infrastructure, completing the final landscape works, and providing any required as-built drawings, professional certification, warranty security, and maintenance information.

Following final inspection, certification, and acceptance by the City, the completed facility is intended to be accepted as public stormwater infrastructure in accordance with applicable City standards and maintenance expectations.



Conceptual Plan



HARDSCAPE SURFACES	
	Concrete Paving
SOFTSCAPE	
	Planting Area -Rain Garden
SITE FURNISHINGS	
	Bench
LINE TYPE LEGEND	
	Property line
	Rain garden - TOP OF POOL
	Rain garden - BOTTOM OF POOL

7.5.9 Public Realm Precedent Gallery

Open Lawn / Trees



Playground / Amenities



Sport Court / Amenities



Seating / Gathering



7.6 Community Amenities Strategy

7.6.1 Introduction

The Community Amenities Strategy provides clear direction for the provision of Community Amenity Contributions (CACs) for the Bowers District.

CACs are provided as a way of ensuring that development is making a reasonably balanced contribution to the neighbourhood and community at large. CACs are intended to assist with growth pressures and meet the needs of a growing community.

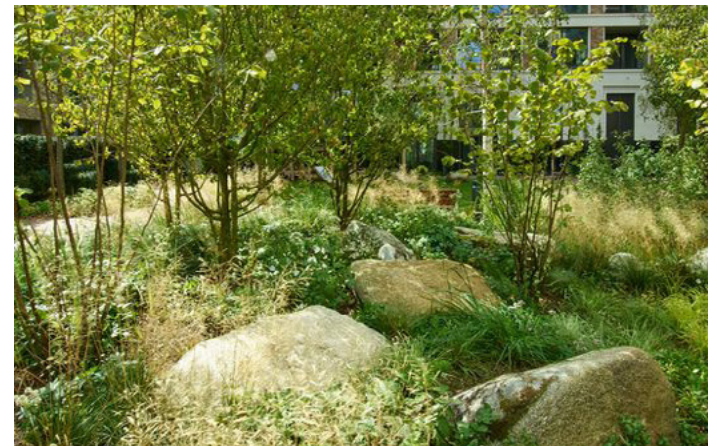
Provision of the CACs will occur in stages, through subsequent phases of approvals and development. However, this section provides direction for commitments by the developer; and timing/phasing of amenity provision.

7.6.2 Overview

The CAC Strategy responds to the City's CAC Policy and integrates the Parks and Open Space Strategy, key site and frontage improvements and features, and other developer contributions and development benefits.

Based on these elements, this section was developed to include:

- A summary of Community Amenities and Community Benefits;
- An Amenities Plan that provides a visual summary of key CACs and Benefits; and,
- A Detailed Program to provide clear direction for developing related CAC agreements and the realization of the Amenities Plan.



7.6.3 City CAC Policy

The City's Community Amenity Contribution policy offers "administrative guidance for the provision of CACs in the City. The policy acknowledges that CACs are negotiated as part of a rezoning process.

We have used the CAC rates in the City's CAC policy as a baseline for our CAC Strategy. The recommended CAC values, based on the City's policy, can be found in the detailed Amenities Program to ensure easy comparison with the proposed CAC package.



7.6.4 Community Amenities & Benefits

This section focuses on Community Amenity Contributions. However, Community Benefits are also identified and are a key element of the overall CAC Strategy. The below provides a comparative summary of Community Amenities and Community Benefits.

Community Amenities

- Direct contributions from the project
 - » E.g., cash contribution, parkland (beyond 5%), public space improvements
 - » Projects in excess of legislative requirements
- Voluntary / negotiated between City and Developer

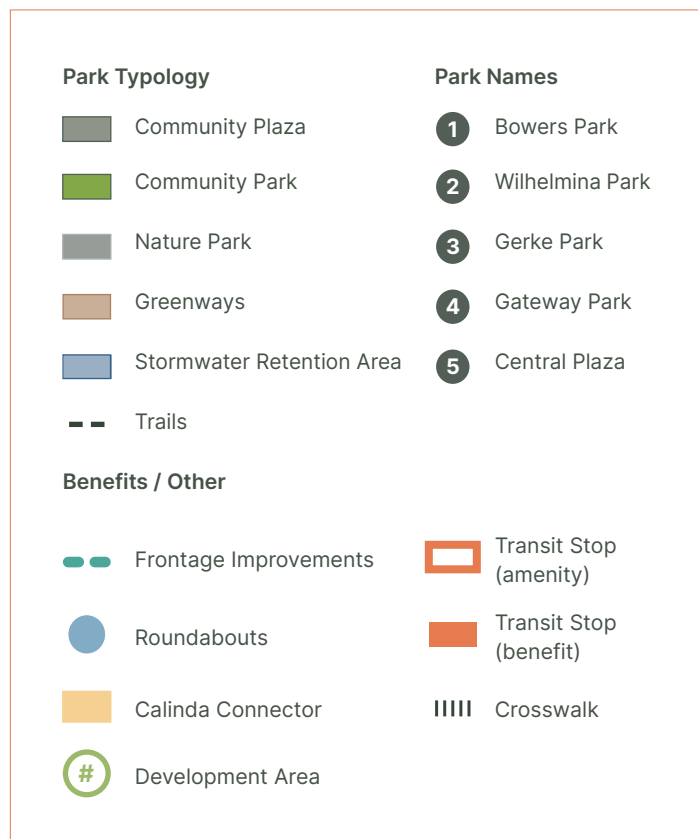
Community Benefits

- Indirect contributions, benefits, and impacts from the project
 - » Economic / Financial – e.g., increased tax revenue
 - » Social / Community – e.g., housing, employment
 - » Environmental – e.g., urban habitat, tree canopy
- Direct contributions that are required (non-negotiable)
 - » E.g., Development Cost Charges
 - » E.g., frontage improvements

7.6.5 Amenities Plan

The Amenities Plan provides a visual summary of the CAC Strategy across the 4 Development Areas of the site. The most prominent CAC components are the parks and public open spaces; however, non-spatial elements are also noted.

While this plan focuses on direct CACs, it is important to also consider the significant and broad benefits that will also be provided by Bowers District.



Proposed Bowers Amenity Types

- Parks and Public Open Spaces
 - » Land for public open spaces (e.g., plaza, greenways)
 - » Park and public open space improvements (e.g., landscaping, pathways, playgrounds, seating areas, lighting)
- Housing Contributions
 - » Cash contribution of \$400,000 to the City's Housing Legacy Reserve Fund.

This application meets the Bowers District Master Plan (BDMP) public parks and open space requirement of 15% of total site size (2.6 ha)

Proposed Bowers Benefit Types

- Housing
 - » Increased housing supply
 - » Greater housing type mix
 - » Greater housing unit size mix
 - » Greater housing tenure mix (rental and ownership)
- Frontage Improvements
 - » Uplands Drive, including transit stop on Bowers frontage
 - » Hammond Bay Road, including transit stop on Bowers frontage
- Off-and-on-site Bus Stops
- Stormwater Management
 - » Central Stormwater Management Facility (e.g., landscaped swale) and associated public open space at entry to Bowers adjacent to Parkwood.
 - » Rain gardens throughout internal streets as well as frontage improvements on Hammond Bay Road and Uplands Drive
- Roundabouts
 - » Uplands Drive
 - » Internal Bowers "gateway" roundabout
- Calinda Connector
 - » Internal collector road connecting Calinda to Enterprise
- Tax Revenue
 - » Exponential tax revenue increase for the site
- Development Cost Charges (DCC)
 - » App. \$18M in DCCs to City infrastructure and services

7.6.6 Proposed Amenities Plan	DEVELOPMENT AREA				IMPROVEMENT VALUE** (APPROX)	LAND VALUE*	TOTAL AMENITY VALUE	ANTICIPATED CAC POLICY AMOUNT (2023)	NOTABLE OTHER DEVELOPER INVESTMENTS
AMENITY	1	2	3	4					
Housing Legacy Reserve Fund (HLRF) Contribution (Cash)							\$100,000		Uplands Dr frontage improvements, roundabout(s)
Southern/Wilhelmina Park					\$508,561	\$726,489	\$1,235,050		
Greenways (DA-1 portion)					\$135,725	\$323,049	\$458,774		
Transit Stops (1)							\$20,000		
Crosswalk (1)							\$180,000		
DA-1 TOTAL					\$644,286	\$1,049,537	\$1,993,824	\$2,478,003	
HLRF Contribution (Cash)							\$100,000		Uplands Dr frontage improvements, roundabout(s)
Bowers Park (DA-2 portion)					\$2,710,861	\$4,818,203	\$7,529,064		
Greenways (DA-2 portion)					\$99,043	\$235,738	\$334,781		
DA-2 TOTAL					\$2,809,904	\$5,053,941	\$7,963,845	\$2,284,148	
HLRF Contribution (Cash)							\$100,000		Calinda St connection
Bowers Park (DA-3 portion)					\$758,148	\$1,576,874	\$2,335,022		
Gateway Park					\$271,579	\$552,527	\$824,106		
Greenways (DA-3 portion)					\$62,222	\$148,098	\$210,320		
DA-3 TOTAL					\$1,091,948	\$2,277,499	\$3,469,448	\$2,285,320	
HLRF Contribution (Cash)							\$100,000		Hammond Bay Rd frontage improvements
Central Plaza					\$693,000	\$488,922	\$1,181,922		
Gerke Park					\$1,179,100	\$2,330,200	\$3,509,300		
Greenways (DA-4 portion)					\$40,420	\$96,206	\$136,626		
Transit Stops (1)							\$20,000		
DA-4 TOTAL					\$1,912,520	\$2,915,328	\$4,947,849	\$1,308,306	
BOWERS DISTRICT CAC SUB TOTAL							\$18,374,965	\$8,355,777	
PARKLAND DEDICATION (5% of total site area)							(\$4,373,761)		
BOWERS DISTRICT CAC PROPOSAL TOTAL (APPROXIMATE)							\$14,001,204	\$8,355,777	

*Land value is based on \$2M per acre or \$494.21 per square metre | ** Park improvement value based on Conceptual Park Program.

DA	AMENITY	TIMING OF DELIVERY (LAND)	TIMING OF DELIVERY (IMPROVEMENTS)
1	Housing Legacy Reserve Fund Contribution (Cash)	• Prior to any development in DA-1	N/A
	Southern/Wilhelmina Park	• Prior to adjacent subdivision in DA-1	• Prior to any adjacent development in DA-1
	Greenways (DA-1 portion)	• Prior to adjacent subdivision in DA-1	• Prior to any adjacent development in DA-1
	Transit Stops (1) & Crosswalk (1)	N/A	• Prior to any development in DA-1
2	Housing Legacy Reserve Fund Contribution (Cash)	• Prior to any development in DA-2	N/A
	Bowers Park (DA-2 portion)	• Prior to adjacent subdivision in DA-2	• Min. 50% of improvements prior to any adjacent development in DA-2 • 100% of improvements prior to any development in DA-3
	Greenways (DA-2 portion)	• Prior to adjacent subdivision in DA-2	• Prior to any adjacent development in DA-2
3	Housing Legacy Reserve Fund Contribution (Cash)	• Prior to any development in DA-3	N/A
	Bowers Park (DA-3 portion)	• Prior to adjacent subdivision in DA-3	• Prior to any adjacent development in DA-3
	Gateway Park	• Prior to adjacent subdivision in DA-3	• Prior to any adjacent development in DA-3
	Greenways (DA-3 portion)	• Prior to adjacent subdivision in DA-3	• Prior to any development adjacent to Marlin Way
4	Housing Legacy Reserve Fund Contribution (Cash)	• Prior to any development in DA-4	N/A
	Central Plaza	• Prior to adjacent subdivision in DA-4	• Prior to any adjacent development in DA-4
	Gerke Park	• Prior to adjacent subdivision in DA-4	• Prior to any adjacent development in DA-4
	Greenways (DA-4 portion)	• Prior to adjacent subdivision in DA-4	• Prior to any adjacent development in DA-4
	Transit Stops (1)	N/A	• Prior to any development in DA-4

Note: For clarity, "Prior to any (adjacent) development" means prior to an occupancy permit of the first building of the relevant future lot.

BENEFITS	DEVELOPMENT AREA			
	1	2	3	4
Housing Mix				
Development Cost Charges				
Tax Revenue				
Servicing Upgrades				
Frontage Improvements on Uplands Rd, incl bus stops				
Roundabouts				
Calinda Connector				
Frontage Improvements on Hammond Bay Rd incl bus stops				

Bowers CAC Proposal

The total value of the proposed Bowers District CAC proposal is \$14,001,204 which is approximately 168% of the Nanaimo 2023 CAC Policy amount (estimated to be \$8,355,777).

The CAC total is based on a valuation of in-kind amenities, including park and greenway improvements (cost estimate from MDI Landscape Architects) and the estimated land value of park areas beyond a 5% park dedication.

Bowers Benefits Proposal

The value of the proposed project benefits, including frontage improvements, tax revenue, and Development Cost Charges (DCCs) is not calculated here. However, the total will be in the tens of millions of dollars. The total DCCs, alone, will be in the range of \$18,000,000.

7.7 Implementation

7.7.1 Development Sequencing

The sequencing of development, infrastructure, and amenities are proposed to occur according to the Development Areas presented in Chapter 7 and the overall Bowers District Master Plan. The details of this sequencing are to be established through the rezoning process, in which works and amenities will be legally “tied to” each Development Area.

7.7.2 Development and Approval Process

While the rezoning application seeks to rezone the entire site to be consistent with a long-term development vision, the Bowers District will be built out over many years through a series of phases and sub-phases. Each Development Area includes numerous development parcels – and public lands – which will require subsequent Development Permit processes, in which the detailed design of the area will be established based on the relevant policies, guidelines, and regulations.



