PART F: GOSPEL ROCK NEIGHBOURHOOD PLAN
CONTRIBUTIONS AND CREDITS

This document draws on work produced by the Gospel Rock Refinement Committee, the Gospel Rock Select Committee and the reports and studies prepared during these processes by Michael Rosen, Planning Consultant, and Holland Barrs Planning Group.
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1 INTRODUCTION & BACKGROUND

1.1 General Description of Area

This document presents a plan for the area known as the Gospel Rock / Shaw Road Neighbourhood described in the Town of Gibsons Official Community Plan (OCP). The OCP was previously amended to include the waterfront area south of Gower Point Road within the Gospel Rock Neighbourhood Plan area.

The location of the Plan area within the context of the overall Town boundaries and the specific boundaries of the Plan area are illustrated in “Figure 1.1 Gospel Rock Neighbourhood Plan Area Boundaries”. The area covers approximately 140 acres and has fragmented property ownership held in 14 different titles.

1.2 Context of Official Community Plan

The Town’s Official Community Plan provides an essential context for the planning and development of the Gospel Rock/Shaw Road Neighbourhood. The neighbourhood is identified as a Neighbourhood Plan Area on Schedule A – Land Use Plan, and Section 7.6 of the OCP contemplates that the Gospel Rock area will be considered for future residential development in the longer term.

The OCP recognizes both the environmental and recreational attributes of the area as well as the development interests of the private property owners. Policy statements in the OCP speak to the potential acquisition of park land by way of the Town utilizing its tools as well as community interest groups seeking ways to raise funds.

There are a number of policies within the OCP that speak directly to the Gospel Rock Neighbourhood Plan, briefly described as follows:

- incorporate energy efficiency, smart growth, and sustainability principles in the plan
- address land use, building design, transportation, and servicing matters in the plan
- consider including a hotel / retreat destination and arts and cultural centre / park in the plan area
- support park land acquisition by way of the Town utilizing its own statutory tools as well as providing assistance to community interest groups seeking ways to raise funds
- designate all multi-family and commercial development as development permit areas

Portions of the Gospel Rock Neighbourhood are situated within Development Permit Area No. 1 (Geotechnical Hazard) and Development Permit Area No. 2 (Environmentally Sensitive). This signals that these issues need to be addressed both in the planning of the neighbourhood and the development of the lands.

1.3 Purpose and Goals of the Neighbourhood Plan

The purpose of the Gospel Rock Neighbourhood Plan (Plan) is to manage the growth and development of the neighbourhood by defining and designating land uses for the area as well as describing policies, standards and guidelines to protect the natural environment, allow for the provision of affordable housing, and control the form and quality of development within both the public and private realms. Given the modest growth rate that Gibsons is expected to experience of the next 20 years and given the other growth areas in the Town (Upper Gibsons and the Harbour Area), the build out period of the Gospel Rock Neighbourhood is anticipated to be in the 25 - 50 year range.
1.4 Overview of Planning Process

In November 2005, The Town of Gibsons began the Gospel Rock Neighbourhood Plan process. The Town was committed to a highly engaging, participatory process that would lead to a Plan based on the principles of smart growth and sustainability. The Plan must be well supported, technically robust and balance the needs of different stakeholders including landowners, residents of Gibsons and Elphinstone, the Town and other government agencies.

The Council appointed a community-based Gospel Rock Select Committee to work with a consulting team in preparing the Plan. Several concept plans were developed and evaluated. In 2008, the Town asked the community by way of a survey to express their preference for either one of two concept plans (Plans A and B prepared by the consulting firm Holland Barrs). Based upon the results, Town Council decided not to proceed with either option.

In 2009, the Council appointed the Gospel Rock Refinement Working Committee consisting of three members of Council, the Town’s Planner, a planner representing the major property owners in the area, and a planning consultant representing the Town. The Committee’s mandate was to recommend a revised land use concept to Council as the basis for the Gospel Rock Neighbourhood Plan. Taking input from the landowners in the Plan area, participating stakeholders, and adjacent residents and supported by technical advice, the Committee provided its recommendations to Council in December 2010. These recommendations formed the basis for Council discussions throughout 2011 which resulted in a draft of Gospel Rock Neighbourhood Plan put forward for public consideration and comment.
Figure 1-1: Gospel Rock Neighbourhood Plan Boundaries
2 PLANNING GOALS & PRINCIPLES

2.1 Planning Goals

Drawing from community input and previous studies, nine major goals have been identified which indicate the Plan’s broad direction.

GOAL 1
PROTECT AND ENHANCE NATURAL ECOLOGICAL SYSTEMS AND BIODIVERSITY IN AND AROUND THE GOSPEL ROCK LANDS

GOAL 2
ENSURE LOW-ImpACT DEVELOPMENT THAT USES RESOURCES EFFICIENTLY AND HARMONIZES WITH NATURAL ENVIRONMENTAL SYSTEMS

GOAL 3
REDUCE FOSSIL FUEL ENERGY CONSUMPTION AND IMPACTS ON AIR QUALITY AND CLIMATE CHANGE

GOAL 4
CONTRIBUTE TO LOCAL COMMUNITY ECONOMIC VITALITY

GOAL 5
ENSURE MUNICIPAL FISCAL VIABILITY AND COST RECOVERY

GOAL 6
BUILD ECONOMIC VALUE FOR ALL LANDOWNERS AND ENSURE FAIRNESS AND BALANCE

GOAL 7
BUILD A VIBRANT AND HEALTHY COMMUNITY

GOAL 8
RESPECT AND ENHANCE THE UNIQUE CULTURE AND SENSE OF COMMUNITY IN GIBSONS AND ELPHINSTONE

GOAL 9
CREATE AN INCLUSIVE AND DIVERSE COMMUNITY
2.2 Planning Principles

The planning principles are more specific than the broad-based goals and provide direction for land use policy and ultimate Council decision making.

- Create a neighbourhood with a complimentary mix of land uses
- Provide a land use pattern that respects the character of the adjacent neighbourhoods
- Provide a diversity of housing types and tenures for all ages, incomes, and household compositions
- Provide private and public amenities that benefit the new residents of Gospel Rock and also the broader community
- Promote pedestrian mobility, bicycling and transit use by organizing the neighbourhood on an integral pattern of streets and public pathways
- Provide a pedestrian network that is accessible to everyone
- Promote environmental sustainability and ensure environmentally sensitive areas are incorporated into the trail network and open space
- Provide a quality public realm through the use of pedestrian-friendly streetscapes, walkways and public gathering spaces
- Implement a green building strategy that will assist in reducing the environmental impacts of new development on the local environment
- Create a neighbourhood that is environmentally, socially and economically sustainable
- Recognize that the waterfront land on the south side of Gower Point Road has significant potential for community/park use
- Provide linkages to trails and roads to the Town and the Sunshine Coast Regional District (SCRD) that are complementary to the SCRD’s plans and are predicated on environmental considerations
3 NEIGHBOURHOOD LAND USE PLAN & POLICY FRAMEWORK

3.1 Major Land Use Issues

During the course of the Plan preparation process, a number of major issues surfaced that significantly influenced the direction of the Plan.

Use of the Waterfront Land

Approximately 4.1 acres (1.65 ha) of land consisting of 1552 feet (473.3 metres) of shoreline lying south of Gower Point Road is situated within the Plan area. Community groups such as the Friends of Gospel Rock Society and the Sunshine Coast Conservation Association as well as general community sentiment have expressed the view that the waterfront land should be preserved in its natural state due to its environmental attributes and should be dedicated to the Town as public land. On the other hand, the land is privately held and successive owners have expressed an interest in developing a portion of the waterfront land and a willingness to transfer ownership of the remaining portion to the Town as park.

A report regarding the environmental sensitivity of the waterfront land was completed by Mr. Paul Van Poppelen and was received by the Town in April 2010 and subsequently peer reviewed by Whitehead Environmental Consultants Ltd.

Though these reports concluded that portions of the waterfront lands were of lesser environmental significance, considering the perspectives from the various stakeholders and public input, it was recognized that housing development is not a desired use on these lands.

Traffic Flow and Access

Due to its location within the Town on a rock promontory, the Gospel Rock area is currently not serviced with a well developed road system. The only current access to the area is off of Chaster Road that lies outside of the Town’s jurisdiction within the adjacent Elphinstone rural area. Should the Gospel Rock area be developed at the densities anticipated within the Town’s Official Community Plan, improved road access will be required.

A variety of road options to accommodate improved road access were examined. The options were considered within the context of a number of factors including impacts upon existing neighbourhoods, topographic and environmental constraints, and development phasing and sequencing. Providing a major access by extending Shaw Road southward would require a major crossing of the Charman Creek Ravine. Extending Bayview Heights Road as a major access road westward and up the hill would impose upon the existing neighbourhood and would be extremely intrusive both visually and environmentally.

It became clear that there was no one option that would meet all the interests from all the various stakeholders and therefore the Neighbourhood Plan would need to provide for a balanced solution incorporating both a short term and long term approach for managing traffic flow generated by the Gospel Rock neighbourhood.
Environmental Considerations and Open Space

Although portions of the Gospel Rock area have been altered over the years, the area still has a number of environmental features that need to be respected in the planning of a new neighbourhood as identified on “Figure 3.1 Gospel Rock Environmentally Sensitive Areas”. The Charman Creek Ravine, some small wetlands dotting the northern portion of the area, the dry land forest along the eastern escarpment, and the shoreline foreshore are all environmentally sensitive areas that have been identified in Paul van Poppelen’s report entitled “Gospel Rock Neighbourhood Plan Area: Ecosystem and Wildlife Area Use Classification” dated October 2009. All these features provide important habitat for wildlife in the area. The Neighbourhood Plan policy framework needs to speak to protecting these areas and minimizing the impact that development would have on them.

Although held privately, the general public has historically enjoyed use of the Gospel Rock area, both “Little Africa” and the “Cross Rock” in the upper bench, and the Gospel Rock viewpoint south of Gower Point Road. Given the importance of these particular areas to the community, it was determined that it would be critical for these areas to be identified as public use areas within the Neighbourhood Plan with the consent of the respective landowners.
Figure 3-1: Gospel Rock Environmentally Sensitive Areas

Data Provided By Paul van Poppelen, RPBio, 6 October 2009.
The Neighbourhood Design is conceptual: future development is to be generally consistent with the Neighbourhood Design, though exact locations of roadways, parks, greenspaces, etc. are subject to further detailed study and negotiation at the appropriate juncture. See Land Use Policies in Section 3.4.
Future circulation is conceptual: the exact locations of roadways and trails are subject to further detailed study and negotiation at the appropriate juncture. See relevant Policies in Section 3.5.1 and 3.4.4.
3.2 Land Use Plan Map

Applying the planning goals and principles and in considering the various issues, a Land Use Plan was generated and is shown in Figure 3-2, the highlights of which are as follows:

- designation of the Charman Creek riparian area as greenbelt
- designation of two north-south wildlife corridors
- protection of the dry land forest and geotechnically challenged steep slopes on the east side of the area
- accommodation of both north-south and east-west trail networks
- designation of viewpoint parks in “Little Africa” and at Gospel Rock
- provision of landscaped buffers and increased lot depth along the ALR / non-ALR boundary on the west side of the plan area
- designation of a small centralized commercial / community gathering point along with an active park
- provision for a mix of housing types ranging from larger single family lots along the south and west perimeters, smaller single family lots in the interior, and cluster housing, townhouses, and apartments
- provision of sustainable servicing standards (reduced road widths, rain gardens, etc.) and energy sources (geothermal)
- no major road access connections to Bayview Heights Road or to Gower Point Road
- development of a new north south road linking the Gospel Rock area with Shaw Road (north) via Inglis Road
3.3 Land Use Statistics

The boundaries of the Neighbourhood Design Concept are not meant to be exact and may be modified. Changes to the boundaries of the Design Concept must be consistent with the goals, principles, and policies of this Neighbourhood Plan. Current Land Use Designations for the neighbourhood area are located in the Smart Plan (Part B, Section 5).

The following chart provides some basic statistics for the Land Use Plan, recognizing that all the figures are approximate.

![Land Uses by Percentage of Planning Area](image)

**Figure 3-4: Land Uses by Percentage of Planning Area**

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Area in Acres</th>
<th>Area in Hectares</th>
<th>Percentage of Planning Area</th>
<th>Maximum Buildout / Yield</th>
<th>Density (Units per Acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parks</td>
<td>4.9</td>
<td>2.0</td>
<td>3.8</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Greenbelt / Natural Open Space</td>
<td>53.9</td>
<td>21.8</td>
<td>41.9</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Total Parks and Open Space</strong></td>
<td><strong>58.8</strong></td>
<td><strong>23.8</strong></td>
<td><strong>45.7</strong></td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Residential Land Uses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Single Family w/ Secondary Suites</td>
<td>26.9</td>
<td>10.9</td>
<td>20.9</td>
<td>327</td>
<td>11.8</td>
</tr>
<tr>
<td>Cluster</td>
<td>38.5</td>
<td>15.6</td>
<td>29.9</td>
<td>692</td>
<td>18</td>
</tr>
<tr>
<td>Townhouse</td>
<td>1.2</td>
<td>0.5</td>
<td>1.0</td>
<td>20</td>
<td>16.2</td>
</tr>
<tr>
<td>Apartment</td>
<td>2.8</td>
<td>1.2</td>
<td>2.2</td>
<td>57</td>
<td>20.2</td>
</tr>
<tr>
<td><strong>Total Residential</strong></td>
<td><strong>69.4</strong></td>
<td><strong>28.2</strong></td>
<td><strong>54.0</strong></td>
<td><strong>1096</strong></td>
<td><strong>15.8 (net)</strong></td>
</tr>
<tr>
<td>Roads</td>
<td>19.8</td>
<td>8.0</td>
<td>13.3</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td>Commercial</td>
<td>0.6</td>
<td>0.2</td>
<td>0.5</td>
<td>7 inc. in apar</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>149</strong></td>
<td><strong>60.2</strong></td>
<td><strong>100</strong></td>
<td><strong>1103</strong></td>
<td><strong>7.4 (gross)</strong></td>
</tr>
</tbody>
</table>

*Figure 3-5: Land Use, Buildout and Density Summary Statistics*

1 Gross Planning Area Based 148.7 acres
2 The mix of housing units and the net average density in fits in favourably with suggested Smart Growth average densities of 10.5 units per acre with 25 percent open space.
3.4 **Land Use Policies**

The following policies will be used by Council in making decisions regarding land use and development matters.

3.4.1. Rezoning applications must be consistent with the land uses and densities indicated in Part B of the Smart Plan OCP.

### Residential Land Use Policies

3.4.2. To achieve a diverse neighbourhood, a variety of housing choices will be provided with the various housing forms and densities to be developed generally consistent with the locations identified on Land Use Plan.

3.4.3. The highest density residential development shall be concentrated within and around the neighbourhood’s community focal point which consists of a small commercial / community gathering area and an active park / open space in the central portion of the neighbourhood.

3.4.4. Land designated Single Family shall be used for single family lots with lot sizes not greater than 4,000 square feet in accordance with the guidelines within Development Permit Area No. 8, except along the perimeter of the neighbourhood adjacent to the acreage lots in Elphinstone within the Agriculture Land Reserve, in which case the minimum lot size shall be 8,600 square feet.

3.4.5. Land designated Cluster Housing may accommodate up to a maximum of 16 units per acre consisting of any combination of single family dwellings, row houses, granny flats, coach houses and secondary suites, the intent of which is to provide alternative housing opportunities, in particular affordable rental housing, and to maintain the single-family character of the neighbourhood. Cluster housing shall be developed in accordance with the guidelines within Development Permit Area No. 8.

3.4.6. Land designated Townhouse shall be developed to a maximum net density of 16 units per acre and in accordance with the guidelines within Gospel Rock Village Development Permit Area No. 10.

3.4.7. Land designated Apartment shall be developed to a maximum net density of 36 units per acre and in accordance with the guidelines within Gospel Rock Village Development Permit Area No. 10.

3.4.8. Appropriate development densities will be reviewed in five years with consideration given to the aquifer capacity, road access, infrastructure maintenance costs and the financial plan.
3.4.9. To enhance the walkability and livability of the neighbourhood, a small commercial area in the range of up to 5,000 square feet serving the needs of the neighbourhood will serve as a focal point and gathering space for the neighbourhood, at a location generally consistent with the Land Use Plan Map.

3.4.10. The commercial floor space may be accommodated within a mixed use building with residential units placed above the commercial space.

3.4.11. Commercial and mixed-use development shall be developed in accordance with the guidelines within Gospel Rock Village Development Permit Area No. 10.

3.4.12. To create a diverse neighbourhood, institutional land uses such as places of worship, community facilities, educational facilities, and similar types of uses shall be accommodated within any of the land use designations within the Gospel Rock neighbourhood, subject to rezoning.

3.4.13. The development of a new church on the site, stand alone or in combination with a residential
component, shall be considered as an appropriate neighbourhood use subject to rezoning.

3.4.14. In accordance with Section 6.2 of the Official Community Plan, land will not be reserved for a new elementary school site within the Gospel Rock neighbourhood given the expected reduction in school enrollment within the School District.

Figure 3-9: "Cross Rock" Proposed Park Area

Park and Trail Policies

3.4.15. As development of the neighbourhood evolves, the Town will secure parks and open space in locations generally consistent with the Park and Greenbelt/Natural Open Space designations on the Land Use Plan Map.

3.4.16. Land required for public access and designated as Park on the Land Use Plan shall be acquired by the Town as park land as a condition of either rezoning or subdivision approval. Of particular importance is the Little Africa / Cross Rock area on the high side of Gower Point Road and the Gospel Rock viewpoint area on the low side of Gower Point Road.

3.4.17. The actual boundaries of the park dedication areas will be determined based upon site specific survey, the intent being that the configuration of the parks will be based upon maximizing park values and limiting intrusion from adjacent non-park uses.

3.4.18. Regarding the land below Gower Point Road, the area around Gospel Rock shall be dedicated as Park and the surrounding area shall be designated as Greenbelt / Natural Open Space as indicated on the Land Use Map.

3.4.19. To reinforce the function of the neighbourhood’s central community gathering point, land will be reserved for a neighbourhood park to accommodate the recreational needs of the residents of the neighbourhood.
3.4.20. The neighbourhood shall be serviced with a comprehensive trail network, which is shown on the Circulation Map. The trail network is intended to connect the various residential areas with the community gathering points and park areas as well as provide linkages with the adjacent areas.

Open Space and Environmental Policies

3.4.21. Land designated Greenbelt / Natural Open Space on the Land Use Plan Map shall not be developed due to its environmental sensitivity, its function as a vegetated buffer and its aesthetic value. The Charman Creek ravine and its riparian area, the dryland forest on the east flank of neighbourhood, two north south greenbelts / wildlife corridors and a small wetland in the northern portion of the neighbourhood are designated Greenbelt / Natural Open Space on the Land Use Plan Map and shall be protected through the administration of applicable federal and provincial legislation and the Town’s development permit mechanism.

3.4.22. Should a development be proposed on a parcel of land which is partially designated Greenbelt / Natural Open Space, the Town will require that the proponent submit detailed environmental impact studies conducted by qualified environmental professionals to rationalize the boundaries of the development area and the measures that will be undertaken to mitigate any impacts.

3.4.23. When development proposals are being considered for specific parcels, the Town will decide whether the protection of areas designated Greenbelt / Natural Open Space shall be achieved by either acquiring the land in public ownership or by requiring that conservation restrictive covenants be registered and the land remain in private ownership.

3.4.24. The two north south greenbelt / wildlife corridors designated Greenbelt / Natural Open Space shall remain free of development but may be traversed by trails and minor access roads / driveways where deemed necessary by the Town. A minimum 50 metre wide greenbelt measured on the horizontal along the easterly flank of the neighbourhood shall be maintained, but that the width of the greenbelt may be reduced to not less than 30 meters on the horizontal based upon detailed site-specific study by a qualified environmental professional acceptable to the Town at the time a rezoning or subdivision application is being considered. The study should rationalize the boundaries of the development area and the measures that will be undertaken to mitigate any impacts on the greenbelt. A second north south Greenbelt is envisioned in the centre of the plan area, connecting the Charman Creek Ravine to the dryland forest to the south.

3.4.25. Proponents for development proposals for land identified as Environmentally Sensitive and within Development Permit Area No. 2 shall be required to obtain a Development Permit.
Agricultural, Wildland Fire, and Archaeological Impact Policies

3.4.26. To minimize the impact of development and the Shaw Road extension on the rural properties within the Agriculture Land Reserve immediately adjacent to Town’s municipal boundaries on the west side of the neighbourhood, proponents will be required to provide buffers acceptable to the Town and the Agricultural Land Commission. These buffers may take the form of increased building setbacks, planting of vegetation screens, erection of fences, or other similar techniques.

3.4.27. The preparation of a Wildland Fire Interface Protection Plan will be required for all major developments. The Plan shall address forest fire protection measures such as: non-combustible roofing and siding material, green spaces and landscape vegetation, perimeter protection buffers, evacuation routes and water supplies. At the time of rezoning or subdivision, restrictive covenants will establish specific requirements for building within Wildland Interface areas and will be implemented during the subdivision and/or building permit approval process.

3.4.28. The preparation of an archaeological impact assessment may be required as a condition of development approvals.

Hazard Land Policies

3.4.29. The Town shall encourage new development to be located outside of the 200 year floodplain for any creek traversing the neighbourhood. In cases where development is located within the floodplain, flood protection measures shall be required.

3.4.30. Although geotechnical issues were taken into account in the identification of the development areas on the Land Use Plan Map, during subsequent rezoning, subdivision and/or building permit approval processes, detailed technical studies will be required for lands that may be subject to soil instability, rock fall, debris flows, etc., particularly along the east flank and the Charman Creek ravine.
3.5 Infrastructure Policies

The following policies will be utilized by Council in making decisions regarding infrastructure matters.

Transportation Use Policies

3.5.1. The southern extension of Shaw Road via Inglis Road shall function as the primary access for the Gospel Rock neighbourhood.

3.5.2. Given that the Shaw Road extension requires the cooperation of a number of property owners for both the dedication of land to accommodate the road and its construction, as an interim measure Chaster Road will function as the primary access into the neighbourhood until the Shaw / Inglis Road extension is achieved. A cap of 250 units has been established as the maximum amount of development that can take place within the neighbourhood that would utilize the Chaster Road access without the Shaw / Inglis Road extension being in place.

3.5.3. Bayview Heights Road is not a preferred access option for upland development.

3.5.4. All roads shall be designed and constructed in a manner that encompasses sustainability principles as reflected in the Town's road standards.

3.5.5. Development specific traffic impact studies may be required as the neighbourhood builds out and to track traffic patterns relative to the primary access routes.

3.5.6. The Gospel Rock neighbourhood shall be designed to accommodate alternative modes of transportation including transit buses, bicycles, scooters and walking by creating a compact neighbourhood that contains a mix of uses and housing densities, and provides different choices for people to move around their neighbourhood. As well, consideration shall be given to accommodating multi-purpose use of off-road trails where conditions are appropriate.
Municipal Service Policies

3.5.7. The developers within the Gospel Rock neighbourhood shall be required to extend and / or upgrade the Town’s water supply, sewage disposal, and drainage systems to municipal standards, the extent of which will be determined in conjunction with a development application.

3.5.8. Given that a significant investment in infrastructure will be required at the inception phases of the neighbourhood, the Town will consider utilizing latecomer agreements and phased development agreements to facilitate the servicing of the neighbourhood.

3.5.9. In considering specific development proposals and required stormwater works, Council will determine if and when a Master Stormwater Management Plan will be required in order to examine stormwater impacts within the context of the overall neighbourhood.

3.5.10. Development approvals may be subject to ongoing monitoring of the capacity of the aquifer, which may include a requirement that developers provide additional monitoring points via new or existing wells.

District Energy Policies

- The feasibility of the installation of a district energy system for the Gospel Rock neighbourhood will be explored.

3.6 Cultural Policies

- Evaluate and recognize the physical and cultural heritage value of the area by incorporating plaques, art works or other elements in developments or as the opportunity arises.

3.7 Development Permit Areas

- The form and character of commercial, multi-family residential, and mixed-use development shall be subject to the guidelines within Gospel Rock Village Development Permit Area No. 10.
- The form and character of small lot residential development shall be subject to the guidelines in Development Permit Area No. 8.
- The form and character of cluster housing residential development shall be subject to the guidelines in Development Permit Area No. 8.

3.8 Community Amenities

- Development proposals requiring rezoning shall be required to comply with the Town’s Affordable Housing and Community Amenity Policy.
- Specific community amenities that developers will be required to provide to the Town will be negotiated on a case by case basis in accordance with the terms of the Affordable Housing and Community Amenity Policy.
4 IMPLEMENTATION & MONITORING

Zoning Bylaw

- Council will consider amendments to the Zoning Bylaw in accordance with the policy framework outlined in this Plan.

Liaison

- Council will maintain liaison with the community, local neighbourhood, and key stakeholders as the Gospel Rock neighbourhood grows and evolves.

Benchmarking

- Council will monitor the progress of the Neighbourhood Plan by requesting staff to prepare a report card every five years that would assess the neighbourhood from a the perspective of a number of sustainability factors.

Update

- The Neighbourhood Plan will be reviewed and updated approximately every five years.