

# RI<sup>VER</sup>WOOD



COMOX VALLEY

**PUBLIC OPEN HOUSE**  
**SEPTEMBER 6, 2018**

Hosted in partnership with



# WELCOME

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**This is the start of an  
important conversation.**

**RIVERWOOD**  
COMOX VALLEY



# Why we are here today

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- 2007 agreement for development
- Originally included in the RGS
- Removed at last minute
- Legal battle
- Now going through process to have it put into RGS

# The choices for this lands future

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**Development will occur**

**Options to consider:**

- 1. Private Estates**
- 2. Riverwood Neighbourhood**



# **OPTION 1**

## **Private Estates**

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**4-40ha (10-100 acres)**

**All private land  
(No access to river)**

**Extensive clearing**

**Wells and septic fields**

**No contributions to public amenity**

## **OPTION 2**

# **Riverwood Neighbourhood**

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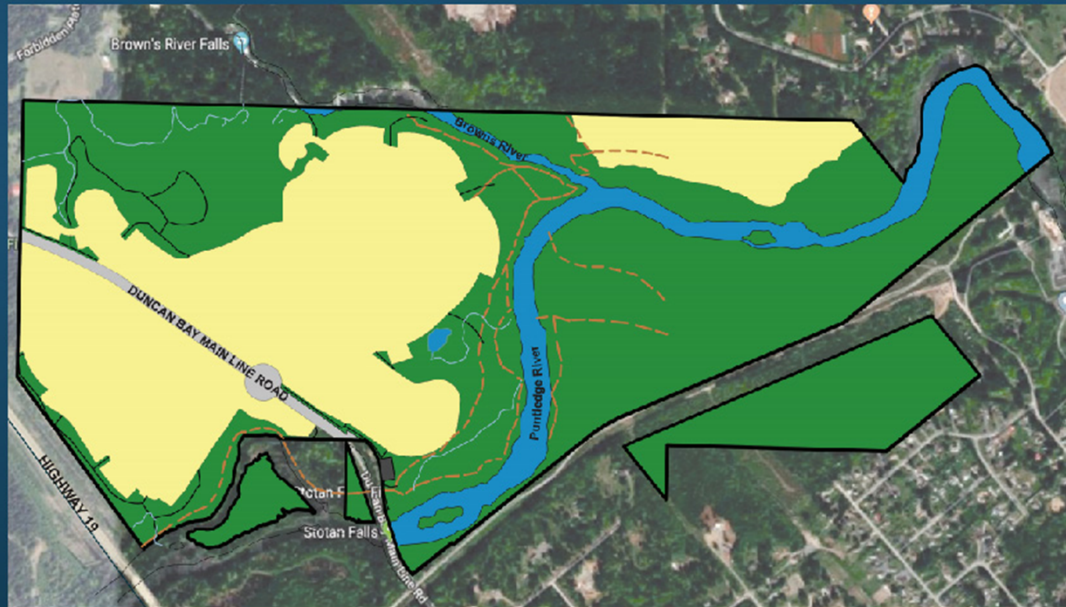
**Over half of the land given to the public  
and not cleared (incl. Stotan Falls)**

**Other public amenities**

**Better regional infrastructure / access linkages**

**More housing choice / supply**

**Sustainable neighbourhood plan**



## OPTION 2

### Riverwood Neighbourhood

- 520 acres
- 260 acres (50%) to be given to community as park
- 9km of trails
- Approx. 1000 units
- Approx. 10,000 sq ft local commercial village



# Perspectives on Regional Growth Strategies

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**Important for managing growth  
and infrastructure investment**

**Reflect the “options and market of the day”**

**Do not address feasibility or timing  
of new development areas**





# Perspectives on Regional Growth Strategies

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**New large projects very difficult to  
get started and often stall**

**Regional growth plans should  
create a structure for the market  
to work within**

# Land availability & cost of housing

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**Construction costs ~ similar everywhere**

**Expensive housing = expensive land**



# **Land availability & cost of housing**

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**Balanced market:  
Realistic supply = 5x demand  
(15-20% sales to inventory)**

**A significant amount of land needs to be available in  
many areas of a region to keep prices stable**

# RGS Goals + Riverwood

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- Housing diversity
- Protect ecosystem
- Local economic development
- Multi-modal transportation network
- Efficient and affordable infrastructure
- Health and safe lifestyle
- Minimize GHG emissions



# RGS Goals + Riverwood

## Housing diversity

**Approx. 1,000 new homes  
of various types**

**Supply to keep housing  
costs attainable**

## Protect ecosystem and minimizing GHG emissions

**Major park along Puntledge  
River preserved and given  
to community**

**Housing close to two town  
centres reduces travel**

**Green development and  
building plans**

**RIVERWOOD**  
COMOX VALLEY

# RGS Goals + Riverwood

## Local economic development

**\$780 million in  
economic development**

**Over 470 new jobs**

**Significant tax revenues**

**First Nations opportunities**

## Multi-modal transportation

**Transit**

**Bike paths**

**Trails**

**Increased access in area**



# RGS Goals + Riverwood

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**Efficient and affordable  
infrastructure**

**High quality water and  
sewer system at no cost  
to the public**

**Health, safety and a high  
quality of life**

**Good infrastructure**

**Active transportation**



# RIVERWOOD

## A strategic regional growth location & benefit

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- Located amongst future growth areas and axis connecting Courtenay & Cumberland
- Short distance from both town centres
- Adjacent highway
- Can protect Puntledge corridor



# In Summary

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- **Riverwood meets RGS goals**
- **Supports core regional settlement pattern**
- **Protects river**
- **Provides public park, trails, and benefits**
- **Supports sustainability performance**
- **No public infrastructure costs**
- **Economic development benefits**

# CONCLUSION

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**This is a start to the  
conversation and exploration**





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# QUESTIONS