

Frank Stanford's comment

CFOX

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I THINK MOST OF US CAN AGREE THAT LONG TERM LAND USE PLANNING, AS OPPOSED TO PATCHWORK URBAN SPRAWL, IS A DESIRABLE THING.

ACHIEVING IT SEEMS INVARIABLY TO BE HARDER THAN WE IMAGINE.

THE ROYAL BAY CONCEPT WAS GOING TO BE A SHINING EXAMPLE OF A COMPREHENSIVE COMMUNITY DEVELOPMENT WITH SCHOOLS; PARK SPACE AND OTHER PUBLIC AMENITIES CONTAINED STRATEGICALLY WITHIN A NEW COMMUNITY OF THOUSANDS OF HOMES. IT'S STALLED, AND THE ENTIRE SITE...A FORMER INDUSTRIAL PROPERTY...IS UP FOR SALE.

TODAY, THE ELECTORAL AREA SERVICES COMMITTEE OF THE COWICHAN VALLEY REGIONAL DISTRICT IS COGITATING A RECOMMENDATION FROM ITS PLANNING STAFF THAT IT NOT APPROVE THE LATEST COMPREHENSIVE DEVELOPMENT SCHEME FOR THE BAMBERTON PROPERTY, ABOVE SAANICH INLET. STAFF REPORT THEY HAVE BEEN UNABLE TO COME TO AN AGREEMENT WITH THE DEVELOPER ON THE DETAILS OF A PHASED DEVELOPMENT AGREEMENT, AND WITHOUT THOSE COMMITMENTS THEY'RE NOT PREPARED TO RECOMMEND COMMUNITY PLAN AND ZONING BY-LAW AMENDMENTS.

ARE THESE FAILURES DUE TO THE SHEER SIZE OF THE CONCEPTS? ARE PLANNING AND DEVELOPMENT PROFESSIONALS INCAPABLE OF MAPPING OUT AND STICKING TO A 20 OR 25 YEAR TIMELINE...JUST BECAUSE IT IS 20 OR 25 YEARS? IF SO, IT WOULD BE AN UNFORTUNATE IRONY.

WE HOPE THESE TWO LARGE PARCELS DON'T END UP BEING PIECEMEAELED OFF TO A NUMBER OF HIGHEST BIDDERS...EACH ONE IN PURSUIT OF HIGHEST PROFIT FROM HIS PARTICULAR SUBDIVISION WITH NO EYE AT ALL ON THE BIG PICTURE.

THIS IS FRANK STANFORD