

Notes April 1, 2019 Large Format Meeting

Draft Airport Land Use Plan Feedback

- Given the climate change issues we and our children are facing, why are we proposing to cut down another forest within the town limits.
- I believe the issue of affordable housing will be solved as the airport develops. I had my house listed for sale all last year. I am moving away from my beautiful home and property because of the helicopter noise. Every time I had a showing for my home I would cross my fingers that they would be on lunch hour. Most of the comments were to do with the airport noise, I lowered my price. Still didn't sell, lower it two more times, it did not sell. The last speaker of the evening talked about community farming/ gardening. I walk pheasant glen trails everyday and have thought the old dump site would be perfect for community gardening there is even public transportation at the corner of Qualicum Road and Rupert Road.
- There seemed to be a disconnect between the plan benefiting the airport and/ vs the plan benefiting the town.
- Noise is noise. Airports make noise. That's fine, but to say anything less than a 737 doesn't count as noise so doesn't need a study seems way off.
- I don't mind the noise but to also say there is only 4 flights a day is wrong. No mention of helicopters (?) and the purpose is to increase flights so to say that a noise study isn't required is also off.
- Let's increase noise, ok. Let's build housing really close to it. Not ok.
- What does it mean for area "G" residents on 1/2 acre lots with septic system in place.
- Sustainability? Traffic?
- Concern for protecting nature and environment.
- No residential housing near airport - most people don't like living with noise on their doorstep.
- Restrict flight over residential areas.
- No well drilling
- Helicopter noise
- No logging
- No helicopters
- Please Please Please! Do not put helicopters at the airport. I have PTSD from my military experiences and this would affect my disability BIG TIME. I will fight you tooth and nail to make sure this does NOT HAPPEN.

Airport Restrictions:

- Noise calibration does seem possible please reconsider.

Future Use	Benefits	Drawbacks
Ravensbourne @ Rupert Road		
Affordable Family Housing	<ul style="list-style-type: none"> • Yes, close to school • Bad locations for housing – no amenities • Trains almost non existent • What is affordable family housing? • Total dots: 1 	<ul style="list-style-type: none"> • Move the Town operations from Fern and Jones to Airport then building affordable housing on Fern and Jones • Housing bad idea – noise pollution, services access, etc • Too close to airport • Too remote from stores and services • Higher density • Traffic • Crime • The land is very boggy and would benefit for community gardens • Poor location for housing • Total dots: 6
Commercial	<ul style="list-style-type: none"> • Commercial would be okay • Quiet!!! • No chemicals then okay • What is commercial • No land value • Total dots: 1 	<ul style="list-style-type: none"> • No gas station not needed. • Undesirable this is a senior residential area • We are not Parksville • Noise • This will lower the value of Chartwell properties • Total dots: 1
Gas Station	<ul style="list-style-type: none"> • Not needed for electric cars of future. Enough gas stations in area already • Definitely not • No gas or convenience store (crime) • By the roundabout get everyone all direction • Total dots: 0 	<ul style="list-style-type: none"> • Not needed what’s next McDonalds? Tim Hortons? • We have enough gas stations • Not acceptable • Who would buy gas? QB has highest gas prices on island • Total dots: 2
Road	<ul style="list-style-type: none"> • Total dots: 0 	<ul style="list-style-type: none"> • Increase already busy traffic on Bennett and Miraloma – unsafe • Already too much speeding in Chartwell • Total dots: 0

South Airport Lands		
Future Use	Benefits	Drawbacks
Airside	<ul style="list-style-type: none"> • Total dots: 1 	<ul style="list-style-type: none"> • Total dots: 2
Light Industrial	<ul style="list-style-type: none"> • Jobs! Computer industries • Ok • Move public works to the airport and build affordable housing in Town. • No light industrial backing onto tracks • Total dots: 10 	<ul style="list-style-type: none"> • Total dots: 1
Live/work	<ul style="list-style-type: none"> • Total dots: 1 	<ul style="list-style-type: none"> • Total dots: 1
Park	<ul style="list-style-type: none"> • French Creek wildlife corridor - could do ecotourism tours for revenue. • Please protect • Good question! Why no park land as a significant parcel in this pieces. • Total dots: 1 	<ul style="list-style-type: none"> • Total dots: 0
Road	<ul style="list-style-type: none"> • Total dots: 0 	<ul style="list-style-type: none"> • Total dots: 1

Ravensbourne East

Future Use	Benefits	Drawbacks
Airside	<ul style="list-style-type: none"> • How much logging • Sky diving • Total dots: 0 	<ul style="list-style-type: none"> • Need to provide more off road parking possibly introduce fee for long-term parking. • No helicopters • Affordable housing • Single families • Seniors • Disabilities • No helicopters • No sky diving • No increased sky diving • Noise pollution - all studies for years show harmful to children's learning abilities if housing near airport • There are the other areas Town could look at for multi-family housing • Total dots: 0
Internal Road/ Driveway/Parking	<ul style="list-style-type: none"> • Total dots: 0 	<ul style="list-style-type: none"> • Total dots: 0
Light Industrial	<ul style="list-style-type: none"> • Total dots: 0 	<ul style="list-style-type: none"> • No light industrial backing Miraloma • No light industrial Please!! • No light industrial • How light? • No light industrial • Drawback - noise pollution • Leave the trees to screen out airport NOISE • • Total dots: 0
Park	<ul style="list-style-type: none"> • Make it all parks, walking paths, gardens • Perimeter boardwalk all around senior friendly • Park • Yes, some more park • Total dots: 3 	<ul style="list-style-type: none"> • Total dots: 0

Airport Airphoto

- Qualicum Wood protect against noise and not affect our lifestyle
- Greenhouses great, open gardens no too high particulates
- Need full environmental analysis on all airport lands
- Leaded gas has serious neurological impacts on humans = not a place for housing
- Too far from Town for affordable housing
- Use selective logging, replant and self seeding there will be forest forever
- No more gas fumes added
- Carbon release, scarce trees, buffer, quiet businesses, computer, film industry, etc
- Environmental study missing. Nothing can be proposed until the impact on environment clear
- Green space
- Are there lands inside the containment boundary? If service upgrades (i.e. sewer, water) are a necessary component would they not encourage more growth to adjacent and nearby property? What cost for services?
- Trees filter pollution, sequester carbon, store water. Don't cut down the trees.
- Keep the trees no to development.
- Human and health climate needs are very important, not just money and airport needs.

Airport Goals:

1. To continue the safe and efficient operation of the Qualicum Beach Airport. **(Total dots: 117)**
2. To be innovative in the use of the Town of Qualicum Beach Airport lands. **(Total dots: Total dots: 38)**
3. To increase the range of services provided to the residents of the Town. **(Total dots: 14)**
4. To provide opportunity for expanded airside aviation businesses. **(Total dots: 31)**
5. To provide opportunity for light industrial businesses offering employment locally. **(Total dots: 37)**
6. To generate revenue for the management and operation of the airport. **(Total dots: 14)**
7. To progressively harvest timber and allow regrowth. **(Total dots: 20)**
8. To increase the non residential tax base for the Town. **(Total dots 19)**
9. To provide the opportunity for the development of affordable housing. **(Total dots: 18)**