District of Lantzville

Official Community Plan Update & Water Utility Master Plan

COMMUNITY INPUT SUMMARY #2

Kitchen Table Meetings

January 2017

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1.0 OVERVIEW

The District of Lantzville (the District) is reviewing and updating its Official Community Plan (OCP). At the same time, the District is completing a Water Master Plan that will develop an action plan for the future water system. An important part of this process is to understand the values and issues amongst community members, stakeholders, District staff, and Council. This feedback will help inform the development of both plans.

1.1 Context

Unlike other surrounding communities on mid-Vancouver Island, Lantzville's growth over the past 10 years has been minimal. This limitation is in part attributable to current limitations to new municipal water connections. Through the Water Master Plan, the Lantzville community is being engaged to understand where connections to municipal water are desirable for existing neighbourhoods and to consider the future of water provision in the community.

It is anticipated that there may come a point in the future where water connections will no longer be a limitation to new development in Lantzville. To be prepared for that time, the community is considering the type of future growth that may be appropriate for Lantzville and where these different types of development may be best accommodated. With no changes to the existing OCP, if new water service connections become available, there will be opportunity for new development to occur. By updating the OCP, current Lantzville residents are able to provide input to improved OCP policies that will guide community growth in a desirable manner.

1.2 Activities to Date

Since the start of the project in August 2016, the project team has:

- Reviewed the existing OCP, existing Water Supply & Distribution System, related background documents, and mapping;
- Had a Public Information and Community Mapping Booth at Minetown Day on September 10, 2016; undertook a Community Input Questionnaire #1 to identify issues and opportunities, gauge opinions on the current OCP goals and policies, collect initial input on water, and identify general ideas for change;
- Developed preliminary planning directions and options for consideration;
- Held a Community Workshop to introduce potential directions and gain initial feedback; and
- Facilitated a series of Kitchen Table Meetings to explore refined potential directions in greater depth.

1.3 Previous Input

The information received during Minetown Day and through Community Questionnaire #1 are summarized in the Community Input Summary #1. Key findings are summarized below:

- Generally, most people believe the existing community vision, created in the 2005 OCP, remains valid today, with some room for improvement.
- People strongly value the rural and small-town character of Lantzville and are concerned this may be compromised with too much growth or new development that does not fit with the character of the area.
- Some residents are frustrated with the lack of evolution in the community and are concerned that the Village Core may continue to deteriorate in the absence of growth.
- The Village Core remains a focal point for the community, with strong desire to see improvements including additional businesses, more residents living in the area, and a more attractive streetscape.
- Opinions about change and development are mixed, including the appropriate size of development lots. Some participants feel a mix of larger and smaller lots would be appropriate, while others prefer to retain large lots.
- There is general support for providing more housing options in the community, including secondary suites and carriage homes, housing that supports senior independent living, and possibly seniors care complexes (although opinions on the size and location of seniors complexes vary).
- Access to nature, protection of the trees, watercourses, and green network remain a priority for residents.
- Access to beaches and improved approaches to managing shoreline development, including desire for more green shores approaches, remain a priority.
- Better trails and transit options are important to provide safe, desirable alternatives to vehicle travel.
- Emphasis that Lantzville is unique and should remain that way, avoiding cookie-cutter style development.
- Many participants felt the goals and policies developed in the 2005 OCP remain valid and important today; however, many felt there has not been enough progress on these goals over the past 10 years.

Review Community Input Summary #1 for additional information.

1.4 Engagement Activities included in Community Input Summary #2

Community Input #2 included a series of events between November 2016 and January 2017:

- **Community Workshop #1:** The first Community Workshop was held on Wednesday, November 2nd at Costin Hall from 6 pm to 8:30 pm. The purpose of the workshop was to introduce and discuss preliminary planning directions that should be considered in the process. The workshop included presentations by VIU students to inspire with ideas for the Village and by the consulting team to summarize input to date, provide background on the water system, and introduce preliminary planning concepts. The remainder of the workshop provided participants an opportunity to explore land use and housing choice options within a workshop setting. Based on this workshop, materials were refined prior to the Kitchen Table meetings. Approximately 100 people attended the workshop.

- **Kitchen Table Meetings:** Residents throughout the community were invited to host Kitchen Table Meetings in their neighbourhoods to provide residents an opportunity to talk in further detail about potential land use options, housing choices, and water servicing. Each meeting was provided with a discussion guide and meeting kit, including a large map. Between November 22, 2016 and January 12, 2017, a total of 13 Kitchen Table Meetings were held, each attended by 6 to 12 people.
- **Individual Kitchen Table Meeting Response Forms:** An individual response form was provided in hard copy to all Kitchen Table Meeting participants and was made available online to anyone in the community who wished to respond. A total of 58 participants completed the online response form.

This report summarizes input received during the Kitchen Table Meetings. A record of verbatim responses received from the Individual Response Forms is in **Appendix A.** Summaries of group responses from each Kitchen Table Meeting are in **Appendix B.**

2.0 INPUT SUMMARY

2.1 Key Features to Keep

Participants identified a number of community features that warrant special consideration in future planning, including features to keep and ones to consider adding or improving. The table below summarizes responses:

Community Feature	Details
Waterfront / Beach	▶ Increase access to the waterfront for all community members, improve accessibility ▶ Increase beach walkways ▶ Ensure use of the waterfront is not deterred by adjacent property owners and encroachment does not occur ▶ Provide access and parking ▶ Protection road ends including Lavender, Sebastian, Peterson, Eby, Oar, Benwaldeen, Shangri La, Huddlestone, Tweedhope, Allsop, North, Dawn, Jacks, Hall, Harby ▶ Consider addition of a dock or pier close to the Village to allow fishing, mooring, and tourism ▶ Green shorelines, improved approach for shoreline edge
Character	▶ Maintain rural character ▶ Maintain village feel
Parkland	▶ Desire for a neighbourhood park in the Winds area ▶ Consider plaza beside District of Lantzville building ▶ Maintain and enhance Huddlestone Park (consider an amphitheatre) ▶ Copley Park – playground equipment upgrade ▶ Consider the 2008 Parks & Trails Plan ▶ Sports field is needed

Community Feature	Details
Viewpoints	▶ Protect key viewpoints over the community ▶ Protect views to the seascape ▶ Provide benches at viewpoints and beach accesses ▶ Ocean view from pub ▶ Lone Tree and Copley Ridge viewpoints
Trees	▶ Maintain large treed areas to protect community character ▶ Keep a percentage of trees in new development areas ▶ Maintain key woodlots (e.g., Woodlot #1475) ▶ Restrict cutting
Trails & Pedestrian Network	▶ Maintain access to trails within Woodlots ▶ Provide trail routes through new development areas ▶ Keep the community pedestrian friendly ▶ E&N Trail – maintain and develop further ▶ Consider the 2010 Trails and Journeyways Strategy ▶ Along Ware Rd, east and north through Lantzville Projects property to school ▶ Parking for trails (cars are currently parking on Ware Rd to access trail) ▶ Provide adequate space for children at school bus stops ▶ Connect Upper and Lower Lantzville ▶ Ware Rd Trail (extend to other trails behind Negin Farm) ▶ Winchelsea area trails and connection to Village Core ▶ Copley Ridge Recreational Trails ▶ Consider full Loop Trail ▶ Accommodate bikes and pedestrians on Lantzville Rd
Agriculture	▶ Maintain ALR, particularly near Superior Rd and Lantzville Rd ▶ Encourage active farm uses ▶ Consider community gardens in locations near seniors living or rental ▶ Allow chickens and ducks in moderate and large single-family locations ▶ Farmers' market
Signage	▶ Consider further developing signage throughout the community, notably the Village (historical, parks, trails with level of difficulty, interpretive plaques) ▶ Welcome signs at District entrances
Wetlands / watercourses	▶ Preserve, maintain, and protect natural streams and waterways ▶ Galloway Marsh, Sywash Marsh are notable ▶ Several notable wet areas in Area D ▶ Endangered species found in woodland / marsh behind school / lumber yard ▶ Knarston Creek, including waterfalls ▶ Bloods Creek
Fire Awareness	▶ Consider Fire Smart regulations, especially on the north slope
Foothills	▶ Community input to 900-acre park (not all on steep ground) ▶ Preserve trails and viewpoints ▶ Manage trails within forestry areas ▶ Block 505 south of Foothills

Community Feature	Details
Historical Elements	▶ Pilings and mine history – consider markers for places of interesting include mine manager's house, mine head, and cottages
Rural Standard Roads	▶ Grass verges provide a rural feeling ▶ Curb and gutter only in key locations, but maintain rural roads in residential areas
Dark Skies	▶ Minimal street lighting and lighting only in key locations (not residential streets)
Seaview School	▶ Need enrollment to ensure it is maintained ▶ Seismic evaluation / upgrade
Village Core	▶ Keep Lantzville Pub ▶ Keep Heritage Church – if rebuilt, keep similar ▶ Consider moving Costin Hall facility to an alternate site to create high-value development opportunity on Lantzville Rd ▶ Revitalize to create a destination and attract desirable businesses ▶ Move wires and cables underground ▶ Village store is important ▶ Consider seniors housing ▶ Improved transit connection
Road Access	▶ Consideration for road access between Ware and Peterson to reduce congestion in Village and improve emergency response ▶ Better access between Upper and Lower Lantzville (i.e., overpass)
Recreation	▶ Keep Winchelsea View Golf Course ▶ Keep / improve Costin Hall ▶ Consider new community hall ▶ Seaside Community Theatre
Servicing	▶ Support for extension / upgrades ▶ Water service in unserviced areas

2.2 Land Use Types for Each Neighbourhood

Participants considered what types of land use they thought warrant consideration in the different Lantzville neighbourhoods. The tables below record individual input on the level of support for the different land use types considered.

Area A: Clark Drive

Findings indicate that the Clark Drive area has a higher support for lower density land uses. There was strong support for Large Single Family, Moderate Single Family and Estate lots in the area. There may be some consideration for more compact development in key areas.

Multi-family 2-Storey and Mixed-use 3-4 Storey Apartment were not well supported for this area.

	Did Not Support	Supported
Estate SF Residential	20%	80%
Large SF Residential	14%	86%
Moderate SF Residential	7%	93%
Suburban SF Residential	32%	68%
Multi-Family 1-Storey	30%	70%
Multi-Family 2-Storey	63%	37%
Mixed-use 3-4 Storey Apt. over Commercial	83%	17%
Other land use types suggested for Area A	▶ Additional industrial / commercial ▶ Modular homes (e.g., Deerwood) ▶ Organic farming on small holdings	

Area B: Owen Road

Input shows there is some level of support for all the different types of potential land uses in the Owen Road Area, with the strongest support for Large Single Family and Moderate Single Family Residential.

Comments suggest that some residents support higher density development, notably in the eastern areas where they are adjacent to Nanaimo. There are mixed views on the potential for development of a seniors housing complex in this area.

	Did Not Support	Supported
Estate SF Residential	43%	57%
Large SF Residential	17%	83%
Moderate SF Residential	19%	81%
Suburban SF Residential	30%	70%
Multi-Family 1-Storey	28%	72%
Multi-Family 2-Storey	41%	59%
Mixed-use 3-4 Storey Apt. over Commercial	45%	55%
Other land use types suggested for Area B	▶ Seniors-oriented development ▶ Limit 3-4 Storey to the corner of Schook and Lantzville Rd (not other parts of Area B)	

Area C: Dickinson / Peterson

Today, many of the lots within the Dickinson / Peterson area are the size of typical Moderate and Suburban Single Family Lots. Input suggests that participants recognize this and would prefer to maintain much of the same pattern for the future, with potentially some consideration for Multi-Family 1-Storey residential. Participants did not support mixed-use or taller building forms in this area; nor was there strong support for Estate Single-Family Lots.

	Did Not Support	Supported
Estate SF Residential	59%	41%
Large SF Residential	44%	56%
Moderate SF Residential	14%	86%
Suburban SF Residential	38%	63%
Multi-Family 1-Storey	37%	63%
Multi-Family 2-Storey	61%	39%
Mixed-use 3-4 Storey Apt. over Commercial	93%	7%
Other land use types suggested for Area C	▶ Seniors-oriented development	

Area D: Village Core

The Village Core was consistently identified as the most desirable location for higher density building forms and varied land uses in support of successful businesses in the Village. In this area, Estate Single Family and Large Single Family lots were generally not supported and the Multi-Family and Mixed Use options were strongly supported. Several participants identified a preference for maximum 3-Storey residential (not 4-Storey). Other participants noted that form and character and view protection would need to be priority considerations for development in this area.

Participant comments also indicated that the Village Core would be the most desirable location for considering varied and innovative land uses such as family-oriented cottages, seniors independent living, a seniors complex, etc., but a strong trails network and improved transit would be an important component of these types of development.

	Did Not Support	Supported
Estate SF Residential	84%	16%
Large SF Residential	70%	30%
Moderate SF Residential	21%	79%
Suburban SF Residential	24%	76%
Multi-Family 1-Storey	11%	89%
Multi-Family 2-Storey	18%	83%
Mixed-use 3-4 Storey Apt. over Commercial	18%	82%
Other land use types suggested for Area D	▶ Seniors-oriented development ▶ Small-scale (i.e., 10 unit) seniors care ▶ Affordable housing, small-scale housing ▶ Outdoor pursuits / adventure centre ▶ Educational outdoor school ▶ Unique shops / markets ▶ Potential for some rental ▶ Accommodation above commercial ▶ Office above commercial ▶ Link to public pier at waterfront ▶ Some subsidized housing ▶ Semi-off grid, high energy efficient, solar housing ▶ Large park to offset higher density development	

Area E: Foothills

Most participants felt that the Foothills area would be best suited to a variety of Single-Family housing with some potential for Multi-Family housing, contingent on maximizing preservation of surrounding natural area. Several participants recognized that the Foothills has an existing Comprehensive Development Plan, limiting opportunity to affect existing planning for the area.

	Did Not Support	Supported
Estate SF Residential	20%	80%
Large SF Residential	19%	81%
Moderate SF Residential	17%	83%
Suburban SF Residential	23%	77%
Multi-Family 1-Storey	50%	50%
Multi-Family 2-Storey	50%	50%
Mixed-use 3-4 Storey Apt. over Commercial	74%	26%
Other land use types suggested for Area E	▶ Increased density (i.e., residential rather than rural lots) to preserve more green space	

Area F: Winchelsea

Similar to Area A, also in Upper Lantzville, participants generally supported a varied mix of Single-Family lots for the Winchelsea Area. Participants showed some potential support for higher density land uses in key locations. Mixed-use was not well supported for this area.

Comments suggested a desire to encourage more development / occupation of lots within the Industrial area to increase the community's tax base.

	Did Not Support	Supported
Estate SF Residential	50%	50%
Large SF Residential	23%	77%
Moderate SF Residential	10%	90%
Suburban SF Residential	13%	88%
Multi-Family 1-Storey	40%	60%
Multi-Family 2-Storey	46%	54%
Mixed-use 3-4 Storey Apt. over Commercial	86%	14%
Other land use types suggested for Area F	▶ Lower cost small lots within Philip/Ware/Ronald Triangle ▶ More businesses in the Industrial Park ▶ Modular homes	

Area G: Lantzville West

Input showed a strong preference for Lantzville West to maintain a more rural character, with support for all types of Single Family lots, but not for Multi-Family lots. Comments showed participants strongly value the agricultural land uses and quiet nature of the area.

	Did Not Support	Supported
Estate SF Residential	39%	61%
Large SF Residential	24%	76%
Moderate SF Residential	8%	92%
Suburban SF Residential	16%	84%
Multi-Family 1-Storey	59%	41%
Multi-Family 2-Storey	69%	31%
Mixed-use 3-4 Storey Apt. over Commercial	92%	8%
Other land use types suggested for Area G	▶ Organic farming on small holdings ▶ Seniors-oriented facility (small)	

Area H: The Winds

Participants favoured lower density options in the Winds area, with limited support for Multi-family options in key locations. Those supporting Multi-family options noted the potential for these forms to support extension of services to the area.

	Did Not Support	Supported
Estate SF Residential	24%	76%
Large SF Residential	18%	82%
Moderate SF Residential	19%	81%
Suburban SF Residential	19%	81%
Multi-Family 1-Storey	48%	52%
Multi-Family 2-Storey	62%	38%
Mixed-use 3-4 Storey Apt. over Commercial	90%	10%
Other land use types suggested for Area H	▶ 0.30 and 0.25 acre Single-Family Lots ▶ Mixed housing ▶ Pocket neighbourhoods ▶ Innovative green principles	

Area I: Bayview

Today, Bayview is comprised of Large Single-Family Estate lots. In the future, participants did not signal a significant change in this composition, although there was potential support for Large and Moderate Single Family lots.

	Did Not Support	Supported
Estate SF Residential	35%	65%
Large SF Residential	15%	85%
Moderate SF Residential	13%	87%
Suburban SF Residential	35%	65%
Multi-Family 1-Storey	63%	37%
Multi-Family 2-Storey	78%	22%
Mixed-use 3-4 Storey Apt. over Commercial	89%	11%

Other Land Use Types

- **Carriage Homes:** Many participants suggested that regulated suites, carriage homes, and laneway housing should be considered for all parts of Lantzville, provided there are policies and regulations that ensure they match the quality of the community. Generally, these types of rental options were preferred over purpose-built rental housing.
- **Small-scale Seniors Care:** Generally, participants throughout the process have shown support for seniors-oriented development in Lantzville. Opinions have been mixed about the appropriate scale and location of a seniors care facility and suggestions have included development of smaller-scale seniors care in various locations throughout the community (e.g., Copley Manor in Parksville; Keeping House in Nanaimo; Abbeyfield Manor in Duncan).
- **Farming:** Recommendations to support an agricultural character in Lantzville and encourage productive use of both ALR lands, as well as smaller-scale properties. Suggestions were provided to permit organic farming on small holdings to support food security for the community.
- **"Authentic" Neighbourhoods & Mixed Housing:** Suggestions that Lantzville neighbourhoods should encourage occupation by people of all ages, types (e.g., singles, couples, families, empty nesters, etc.) to encourage an active and thriving community. To achieve this, neighborhoods should contain varied lot sizes and building forms, not high-density cookie-cutter development.
- **Golf Course Recreation Centre:** Consideration for broadening the activity area at the Golf Course to include other compatible recreational components, including opportunities for community recreation amenities.
- **Innovation:** Develop a plan that provides strong guidance, but also provide flexibility to allow innovation and creative ideas that fit with Lantzville's vision to be realized in the community.

2.3 Housing Choices

Building from the Land Use Type Discussion, participants were asked to provide input on locations within Lantzville that may be suitable for different housing choices that are not readily available in Lantzville today. The following table summarizes the input:

Housing Choice	A Clark Drive	B Owen Road	C Dickinson /Peterson	D Village Core	E Foothills	F Winchel-sea	G Lantzville West	H The Winds	I Bayview
Seniors Care Facility	22%	67%	13%	73%	4%	0%	2%	4%	0%
Seniors Independent Living	21%	51%	19%	87%	9%	6%	17%	13%	2%
Secondary Suites	73%	73%	83%	80%	63%	78%	73%	68%	68%
Rental-Oriented Residential	29%	32%	39%	82%	21%	18%	14%	14%	14%

Strong Support (75% or more) | Moderate Support (50% to 74%) | Some Support (25% to 49%) | Little Support (0% to 24%)

- Participants indicated moderate support for a Seniors Care Facility either within the Village Core (D) or the Owen Road Area (B). Comments link most support for a seniors care facility within Area B to the site at the corner of Schook Road and Lantzville Road.
- Participants indicated high support for establishment of housing forms that accommodate seniors independent living in the Village Core. There was moderate support for seniors independent living in the Own Road Area (B) as well.
- Secondary Suites and similar forms (e.g., carriage homes or laneway housing) were identified as favourable throughout all neighbourhoods, notably in those with slightly higher densities and particularly in the Village Core and Dickinson / Peterson Areas. Comments suggested it would be important that homes on septic would have capability to handle additional use.
- Rental-Oriented Residential received generally low support in all neighbourhoods, apart from the Village Core. Comments indicated a preference for integrated rental through secondary suites and carriage homes, rather than purpose-built rental housing.

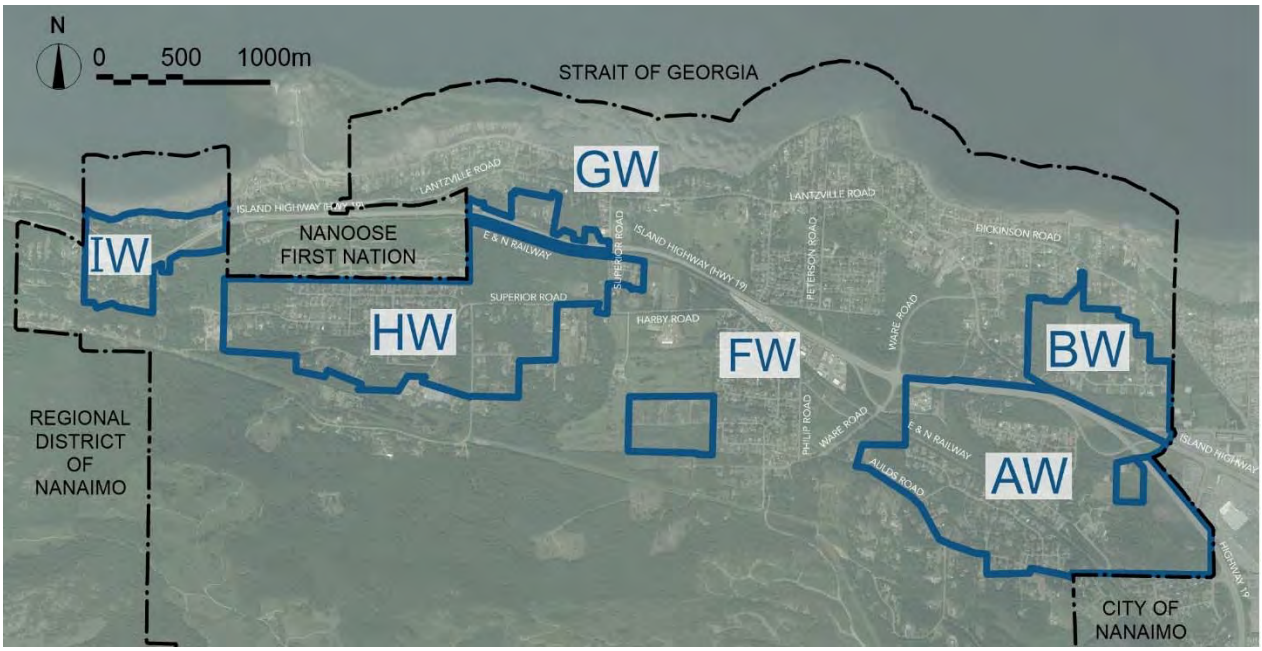
In addition to the options listed, participants also suggested the following housing types for consideration:

- Small starter housing to allow families to enter the market
- Lower income housing / social housing / subsidized housing mixed within other uses within the Village Core
- Garden cottages
- Eco-housing (sustainable, smaller footprints, wastewater management, solar)
- Clustered housing to maximize green space
- Co-op housing
- New community centre
- Educational Centres (e.g., Outdoor Adventure, Organic sustainable farming)

2.4 Water Servicing

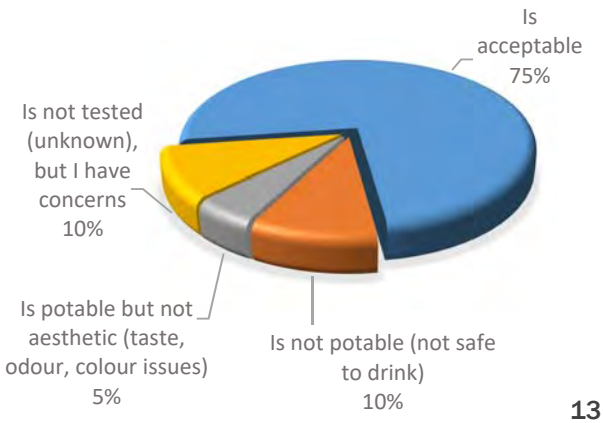
Participants were asked if they own property within one of the Water Unserviced Areas shown on the map below.

38% of participants indicated they did own property in one of the unserviced areas. The areas identified included BW, GW, HW, IW. Only respondents within these areas were asked to answer the subsequent five questions.

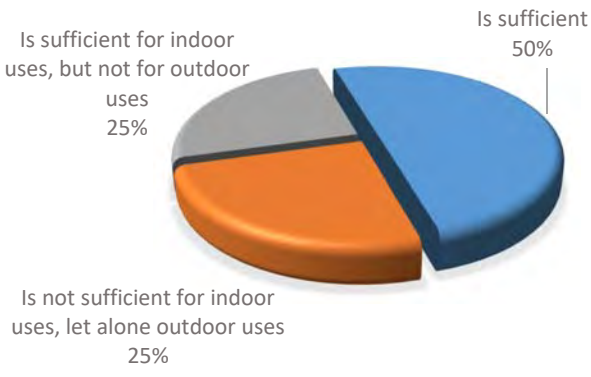


NOTE: Because the number of respondents include only those in unserviced areas, the number of responses to the following questions are limited. It will be important to gather additional input on these questions during the Community-wide Survey.

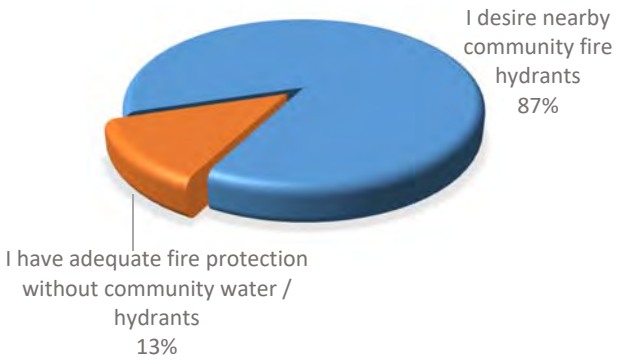
Water quality at my property:



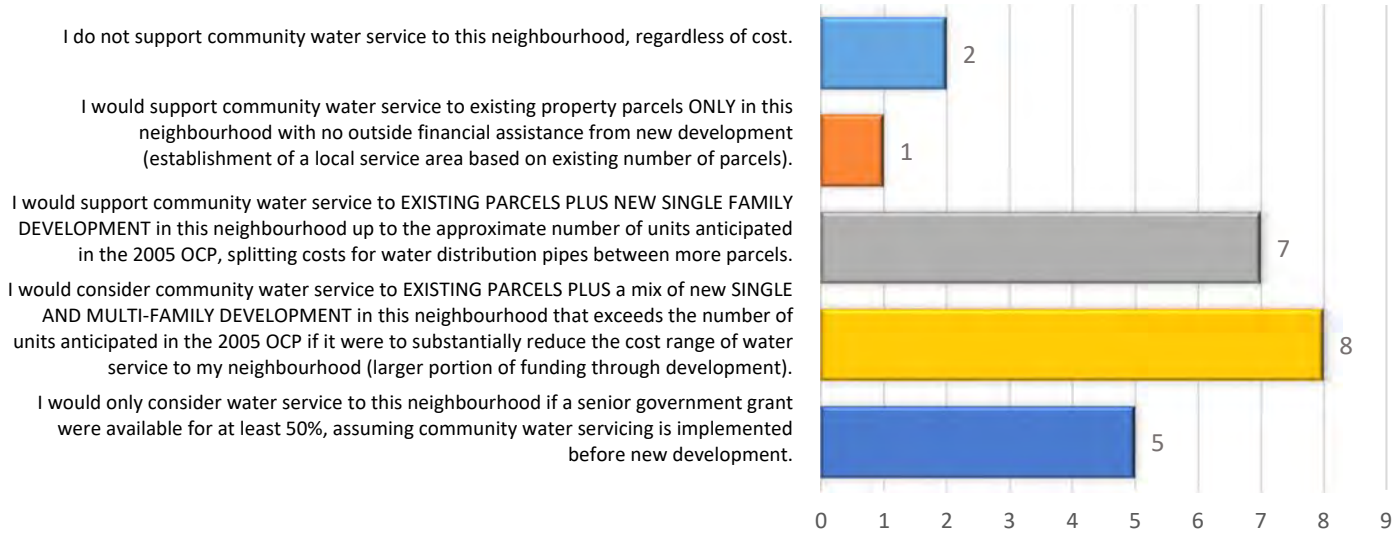
Water quantity at my property:



Fire protection



For your Water Unserviced Area, please select which of the following options most closely matches your opinions for provision of community water *(NOTE: small response size provides limited information, further study needed):*



What is the maximum annual cost (in dollars) that you would be willing to pay each year for a 20-year period to have community water extended to your currently unserviced parcel (recognizing there would be additional one-time costs for water supply connection fees and on-parcel piping to buildings)? *(NOTE: small response size provides limited information, further study needed):*

- Maximum: $1,000 / year
- Minimum: $0
- Average: $450.00

Comments about Water Servicing:

- Suggestion to apply for all government grants to assist with funding
- Concern about relying on developers to fund servicing due to reliability
- Concern that development may be delayed for years, so residents should have opportunity to pay 100% of the cost so that all residents have access to community water
- Identification of locations where water lines are available, but residents have not been permitted to hook up to them due to current policy. Suggestion these should be the initial priority once water supply becomes available
- Concerns about contaminated wells in Area H (boron, arsenic)
- Fire protection a significant concern for several participants
- Infrastructure is key to improving the Village Core
- Suggestion that all areas should have the same amenities, including water
- Note that water pressure is too high in some locations, creating leaks
- Suggestion that the Winds is the highest priority for community water, followed by Clark Drive
- Note that water that comes available should be earmarked for seniors housing
- Concern that additional water volume is needed before new connections are considered
- Consider grey water legislation to reduce water consumption and save sewer costs
- Support for water connections to all neighbourhoods within Water Service Area
- Potential to consider connection of Large Lot / ALR lines to community water if lines were nearby to allow water provision to the house, while well water would be used for food production / agricultural uses

2.5 Water Conservation

Participants were asked to identify how important they felt the following potential water conservation initiatives are for Lantzville. The following table highlights the most popular responses for each option.

	Very Important	Moderately Important	Not Important
Consider increasing the overall water rates to encourage property owners to reduce water consumption.	18%	34%	47%
Consider increasing the higher tier water rates to encourage property owners to reduce water consumption.	29%	58%	21%
Provide educational materials to residents to help them implement improvements to their homes, properties, and behaviour that support water conservation.	66%	32%	11%
Develop policy that requires new development to incorporate water-saving elements such as low-flow fixtures and low water-use landscape areas / low volume irrigation (if used).	71%	29%	0%
Develop policy that encourages water users that are connected to community water but have existing wells, to use well water for outdoor (non-potable uses) and community water for indoor (potable uses) only.	74%	26%	11%
Increase incentives / support for water savings initiatives (e.g., rainwater harvesting and re-use).	42%	37%	13%
Develop stricter water restrictions for outdoor watering during the summer months.	39%	26%	37%

- Several participants indicated reservations about increasing overall water rates; there was moderate support for increasing upper tier water rates to encourage conservation.
- Generally, respondents were highly supportive of education, policy that requires new development to incorporate water-saving elements, and policy that requires existing wells to be used for outdoor use.
- There was a mix of moderate support for increasing incentives for water saving initiatives and developing stricter outdoor watering. Feedback noted that more bylaw enforcement would be important for implementing watering restrictions.

Participants were also asked to identify other initiatives the District should consider for water conservation:

- Encourage or incentivize greywater plumbing
- Consider desalination when feasible
- Consider converting septic tanks to water capture storage when sewer is hooked up
- Improve bylaw enforcement
- Require greywater/rainwater collection on all new development
- Educational workshops on water conservation

- Ensure new suites added to a home incorporate low-flow fixtures
- Capture water to irrigate municipal properties (e.g., Huddlestone Park)
- Identify non-potable water for firefighting
- Impose or encourage watering restrictions on properties on private wells, which could deplete neighbouring wells
- Encourage building code requirements to use greywater irrigation for outdoor use

2.6 General Comments

Participants were asked to identify any additional comments they would like to share about the OCP Update or Water Master Plan.

- Limit urban development streetscape (e.g., lighting, sidewalks) to the Village Core area; maintain other areas to a rural standard (i.e., narrow roads, no curb and gutter)
- Water should be phased and systematically developed to provide certainty and reliability.
- Personal home insurance costs may go down if fire hydrants are in place.
- Consider an endowment for people to dedicate waterfront beach park.
- Broad variety is needed for housing; status quo is not working.
- Community needs a waterfront park.
- Desire for little or no growth – one of the reasons people choose to move to the area.
- Transit improvements needed, including shuttle bus to Woodgrove, bus stop shelters.
- Consider focusing Village Core behind Slegg building and make it pedestrian and bike friendly.
- E&N Trail expansion.
- Additional parking in the Village Core.
- Water pressure concerns in Lower Lantzville (too high, causing leaks).
- Concerns about aging septic systems in Winchelsea area.
- Concerns about stormwater issues in the Winchelsea area.
- Ensure new development focuses on infill, not urban sprawl, so agricultural lands are protected.
- Concern Nanaimo connection will reduce people's commitment to water conservation.
- Support to increase the community's tax base.
- Desire to see secondary suites considered in all areas of Lantzville, including rural areas.
- Concerns about Superior Road and Hwy 19 access.
- Desire to preserve remaining forests.
- New community hall.
- Interest in changing estate residential areas to residential.
- More small development near existing neighbourhoods.

- Concerns about loss of Woodlot trees.
- Consider runoff water, including capturing and using it.
- Eco-friendly development
- Desire to see more land for commercial / industrial to increase tax base.
- Concern about policing costs when the population reaches 5,000.
- Slow, thoughtful land development.
- Consider hiring a bylaw enforcement officer.
- Need for a new playing field.
- OPC should be progressive, allowing residential and business community to develop.

3.0 NEXT STEPS

The information gathered during the Community Input #2 is being used to develop and refine potential options to be considered in the OCP Update and Water Master Plan. Next steps will include:

- The findings of Community Input #2 will be shared with community members of the District of Lantzville OCP Update & Water Master Plan web page
- Community Workshop #2 will be completed in January 2017 to share information received to date and discuss the options that have been developed based on this input
- A community-wide survey will be completed in February 2017 to gain input on refined options for the OCP Update and Water Master Plan
- Draft plans will be presented to the community in Spring 2017 for feedback and refinement

APPENDIX A:
VERBATIM INDIVIDUAL QUESTIONNAIRE COMMENTS

Question 1: Are there key features (e.g., environmentally sensitive areas, trail connections, viewpoints, buffers, landmarks) that you think warrant special consideration in Lantzville? Please identify the neighbourhood and approximate location using road names or landmarks.

Key Feature	Location (if applicable)
"Downtown" core	
"Lantzville" Directional Signage	North & South Entrances
100% of the foreshore	All Lantzville
900-acre park	Foothills
Access to public beaches	Trails in lower Lantzville
Access to sea	Almost all road ends
Access trails to viewpoints (Foothills)	
Acre lots with trees - restrict cutting	Lantzville and Hall Rd
Agricultural land. Limit development not based on agricultural use	L
Agricultural reserve land areas of Lantzville West	West Lantzville
All access to the waterfront - create adequate parking; it does NOT have to be right at the water (except for those with mobility issues)	Environmentally sensitive areas
ALR and rural neighbourhoods	Superior Road and Lantzville Road near Superior Road
ALR should be protected	Area 'L'
As many trails as possible behind Seaview Schools and St. Phillips Church	
Attract businesses	Village Core
Beach	
Beach	Sebastian Rd
Beach accesses should be clean and open	
Beach access	All those designated
Beach accesses	
Beach family park from park to Harper Road community pier	Harper Rd
Beach near core; pier feature and access	Peterson to Harper (Sebastian Beach)
Beach road ends	All
Beaches	Sebastian and others - boardwalk or pier
Beaches, trails, waterways, woods, parks – our most important assets	
Beaches and access	
Benches and overviews/seascape	
Benches with view	
Bike trail extension	E & N railway; Ware Rd to Superior Road
Bylaw to protect percentage of trees on future development. Walking or biking trails throughout community. Connection to Ware Rd Trail to Village - Lantzville Rd.	

Key Feature	Location (if applicable)
Change Costin Hall - relocate to Area D and at Costin Hall Site - 3 storey seniors residences and condos	Costin Hall site
Community core – signage / business info	
Community hall	
Community pier	
Community pier with walkway to downtown core	Downtown core
Considerations of green space	
Continue beach access viewing areas e.g., North Road and Peterson with benches and welcoming access	Jacks Rd / Hall Rd / Harby Rd
Controlled development of Foothills	No north end Nanaimo style; gradual development of area
Copley Trail	
Corner store	
Create a New Commercial Retail	Schook & Lantzville Rds. Area
Create New Commercial Retail	School & Lantzville Rds.
Creek riparian areas	Bloods Creek, Knarston Creek, etc.
Cycling trails - link to E & N Trail	E & N Trail
Deerwood themed modular homes for seniors	Affordable in price and taxes for seniors wishing to stay in Lantzville area
Denser Development when water and sewer in place	Superior Rd. Development
Density added to core	
Develop additional greenspace, water and sewer, trails, playgrounds	For water, hook up to Nanaimo water. For sewer, re-apply to federal government for infrastructure monies. Sewer systems are coming to end of life expectancy.
Downtown core to maintain and improve niche stores	Ties in downtown core development; community feel
Downtown village	
E & N Railway path – extend trail down right-of-way	E & N Rai
Environmentally sensitive areas	Various
Existing trails maintained and upgraded	Winchelsea area, Foothills development area
Expansion of access to beach areas in Lantzville	
Extend E & N Trail to Superior Road	E & N Trail to Superior Road
Finish making trail on Ware Road	Winchelsea Area
Foot paths	
Foot paths/trails	All existing and any proposed
Foothills - preserve trails - signs - minimal development	High West / NC
Foothills and woodlot trails	
Foothills trail system and 900-acre park	Foothills
Foothills trails and viewpoints with access to private timber company properties. Endless opportunities for biking and hiking	Foothills

Key Feature	Location (if applicable)
Foothills viewpoints	
Foreshore	
Golf Course	Area L
Golf Course	L
Green areas for future generations	
Harper Road development - walkway to the core	
Holly Farm - stay in ALR - patio homes?	
Huddlestone Park - Amphitheatre for community use	Huddlestone Park
I like the concept of connecting trails for hiking/walking; extend existing trails and try to construct a trail from Lantzville West and Winds Areas to Owen Drive	Across town; Circuit trail? Through Lower Lantzville looping back up around Upper Lantzville e.g. on E & N Trail. Connect our E & N directly to Nanaimo Pumy Trail
Improve Hwy. Access	Superior Rd. & New Hwy Light at North Lantzville Road
Improve Hwy. Access	Superior Rd. and Hwy. Traffic Light at Reserve
Improve bus services to Nanaimo and other areas	Quantity of runs for buses increased for those who choose not to drive
Include parks and trails plan	
Increase density – pedestrian friendly	Downtown core
Keep Holly Farm as ALR; OK for a small senior facility	
Keep trails	Area E and everywhere
Keep/add trails and parks	
Knarston and Bloods Creeks	Entire lengths of these creeks
Lantzville Directional Signage	North & South Hwy. Entrances
Lantzville Road widening for bikes and walking	Lantzville Rd east and west of Village Core
Limit and control tree removal	Ridge line along foothills
Local parks	Various areas
Lone tree and Copley Ridge viewpoints as part of Foothills parkland	
Look-outs and high promontories	
Look-outs/promontories	
Maintain complete access along shoreline; owners should not be permitted to "block" movement	
Maintain/improve beach access	
Make beach accesses welcoming	
Maximize parks	
More access to viewpoints and beach from core village area (similar to Peterson and Sebastian)	
More waterfront parks and access	All areas
Nanaimo Woodlot Trail Network protection	Woodlot #1475

Key Feature	Location (if applicable)
Natural treescapes – look at ways to ensure tree landscapes are preserved to maintain Lantzville uniqueness	In all areas
Parking area at end of Harper to make user friendly	End of Harper
Parks	Huddleston, Rotary, Copley, Elm and Clark
Parks	Sebastian/Harby
Parks expansion	
Parks, walking trails, biking, quad trails	
Pedestrian-friendly and pedestrian walking loops connecting trails – length of town to connect downtown core	
Ponds / waterways	Sywash
Present greenspace retained	Parks
Preserve Galloway Marsh	Top of Ware Rd
Preserve semi-rural atmosphere - preserve family-living, meet current and evolving economic needs of families	
Preserve Woodlot trails	
Protect trees and check out Parksville bylaws regarding removal of mature trees. AVOID wholesale clearing of full properties.	
Provide docking or moorage for visitors travelling by water to access our beaches and Village Core	
Pub is great - need more to draw visitors!	Downtown Lantzville
Public beach access	
Public dock, pier and beach access	Near village
Rail trail	If E & N Trains stop, trail could use rail bed, awesome
Railways - Sywash Ridge	
Redo (enlarge) culverts and cover ditches	
Require permission to cut trees (nature)	See Parksville
Retain golf course as golf course	Next to Winchelsea
Revitalize Village Core	
Rural aspect of Lantzville West community	All Lantzville
Rural character	
Ruralness	
School area	Village Core
Sea access	Various
Sea shore	Defines our village
Seaside Community Theme	Promote it and improve access
Seaside Community Theme	Establish and promote it
Secondary suites	Up to code and adequate parking
Seniors housing	Village Core
Seniors housing	Preferable in downtown core

Key Feature	Location (if applicable)
Seniors residence	Village Core or Area B
Sewer	Winchelsea and Winds
Signage of business in community	At Ware and Superior; Lantzville by Sea
South of Foothills – block 505	
Storm drainage issues	Winchelsea (Harwood/Andrea/Copley Park)
Sufficient green space in areas to be developed	Gee, Ryeland, Foothills, etc. properties
Support for Nanaimo water for Winchelsea and the Winds	
The "village feel" has to be protected	
The beach park at Sebastian and how to extend? All beach accesses need to be preserved.	Sebastian
The ocean	public access points should be improved - parking
The Village Core business district is abominable – looks like a one-horse town!	
Trail circuit spanning Lower Lantzville	Lower Lantzville
Trail connections to continue e.g. Harper to Ware	North side of Ware to St Philips Church by the Sea – Wiles Rd
Trails	Foothills, expand E&N trail north, D - Village Core
Trails	Various
Trails	
Trails	Copley Ridge / Sywash lookout
Trails	Harby to Ware Road and Foothills trails; maintain and upkeep Woodlot trails
Trails - E & N trail; Foothills where available woodlot area north of Foothills	
Trails (existing) enhanced	From Winchelsea to Village Core and surrounding area, and along transportation corridor
Trails and connections to trails	Foothills and Area M
Trails and trail connections	Along railroad and extensions
Trails in upper Lantzville very well designed; Forestry companies are now increasing harvest. What lands can Lantzville secure for the future?	Upper Lantzville / forest above Hydro line
Trails/viewpoints preserved	Area E Foothills
Tree cutting protection	Sebastian and Lantzville Road
Tree protection mandate to keep percentage of trees	Green space
Trees removal limited. Bylaw on removal of non-hazard trees (vis-a-vis Parksville)	
Upgrading of school to earthquake readiness	This will encourage younger families to move to area
Very important to maintain village sore and improve situation with garage and house on corner (R.H.) of Dickinson and Lantzville Roads	Village Core
Views	D

Key Feature	Location (if applicable)
Village Core	Important to maintain a village store
Village Core – residential over commercial; seniors housing; invert the design – similar to Cedar Village; small deli/veggie store and ATM	Village Core
Village Core (potential)	
Village ocean view (beside DOL office)	
Walkable	All areas
Walking/biking circuit: Lower Lantzville - Ware Rd to Lantzville Rd and Lantzville Rd to Superior to Winchelseaview Golf	
Walkway along the beach - gentleman's agreement that pedestrians can walk the high tideline	
Ware Rd Trail – extend this trail to other trails (behind Negrin Farm)	Parallel to highway - hooks up with Harby
Water	Winchelsea and Winds
Water Front Beach Park	Sebastian Rd. or extend Huddlestone Park to the beach
Water Front Beach Park	Sebastian Rd. or Huddlestone Park Extension
Waterfront	Maintain and/or expand public access
Waterfront Access	Area G and C
Waterfront Areas	G and C
Waterfront conservation - beach access and parking	Lantzville waterfront
Winds needs neighbourhood park and sports field	Existing one and another closer to populated area
Winds Park & Sports Field	Where are they? Propose one near the populated area
Woodlot should be preserved as a woodlot	
Woodlot - Recreational trails	Copley Ridge
Woodlot licence W1475	
Working woodlot	Woodlot
Working woodlot and existing trail system	Woodlot adjacent to the Foothills development
Would prefer eventual creation of new purpose built community centre and village hall with proper council chambers. Possibly include pool with relocated heritage church nearby, Visitor info centre, etc.	All located a few 100 m away from Lantzville road in area D. This would free up extremely valuable properties on Lantzville Road for commercial - tax generating uses and help in upgrading the core

Question 2: Are there other Land Use Types that warrant consideration in a Lantzville neighbourhood?

Land Use Type	Suggested Location (if applicable)
Legal suites	
Suites	
Carriage homes	
Carriage homes	
Little support for 2 storey and none for 3 storey	
Modular	A
Suites	All
Secondary suites - cottage - garage - laneway homes	All
Some more commercial and industrial	Area A - Clark Drive along parkway especially south side and near present industrial
Use Rabbit Patch ONLY for high density mixed 3-4 storey apt, but no high density in 20-acre area close to Dickinson	B
3-4 storey corner of Schook and Lantzville (only this undeveloped area)	B
3/4 storey seniors for Lantzville and Schook Rd	B
No mixed use over 3-4 storey except for Lantzville and Schook	B
Multi-family 2-storey in Rabbit Patch	B
No high density on 20-acre plot adjacent Owen	B
Rabbit area by Pioneer Park	B
3-4 storey only corner of Schook and Lantzville Rd and the Rabbit Patch	B
Care facility	B
No high density in Lower Areas	B
Care facility	B
Seniors development	B, C, D
1/2-acre large SF residential; 1/3-acre moderate SF residential; and 1/4-acre suburban SF residential	C
Outdoor pursuits centre	D
Village Core – 3-storey max	D
Limit to 2-storey over commercial	D
Limit to 2-storey over commercial	D
Limit to 3-storey in Village Core	D
Limit to 2-storey in Village Core over commercial facility	D

Land Use Type	Suggested Location (if applicable)
Outdoor adventure centre	D
For Village Core, would like to see mix to attract young families and seniors	D
3-storey max for Village Core	D
3-storey max for Village Core for mixed use	D
Outdoor adventure centre	D
Adventure centres	D
Limit to 3-storey in Village Core	D
Senior housing in Village Core	D
Mixed-use 2 to 3-storey above commercial	D
Limit mix use to 3-storey in Village Core over commercial	D
Educational outdoor school	D
Multifamily – depending on water supply	D B C F G H
Seniors' development	D, B, C
Foothills - none as too far from any services	E
SF homes suitable everywhere - also inlaw suites, but must conform to appropriate building codes	everywhere
The Philip/Ware/Ronald triangle should be a mix of lower cost small lots and quarter acre and third acre lots	F
Holly Farm as small seniors facility	G
Organic, sustainable small holding	G, L, A, J
Multi-Family Mixed-Use	L
More small businesses in the industrial park (too many businesses encroaching on neighbourhoods – incompatible)	Industrial Park
Some 2-storey ok along Lantzville Rd	Lantzville Rd A G K J
Mixed with single-family moderate town houses	Village Core
Seniors patio homes and care facility	Ware Rd and Village Core

QUESTION 3: Are there Other Housing Choices that aren't readily available in Lantzville that you think warrant consideration?

- Superior Rd. proposed development. Smaller lots when sewer and water provided
- Small starter housing / easily affordable
- Social housing, affordable housing
- Lower income housing
- Some mix of social housing in the Village Core; senior care facility in upper Owen
- Affordable housing
- Lower Income housing
- Low income and affordable housing
- Affordable housing and senior care facility or seniors independent living facility in Lantzville West near Del Norte
- Affordable housing
- Secondary suites on larger properties and regulated. Rental-oriented residential, 10 + 4 storey
- In Village Core – mix of single family housing and condos and senior housing (patio homes)
- In Winchelsea – mix of small and large lots
- Lantzville should focus on infill development, not building on parcels far outside Village Core. Urban sprawl is already happening, even when it is the most expensive to service
- "Cottage" House; Village Core senior care facility at Slegg property
- Coach houses
- Condos
- Carriage homes for families for secondary suites. Ware Rd should have senior care facility and senior independent living. Affordable townhouses and patio homes (first time buyers). Tiny homes
- Carriage homes. Area N should have secondary suites, rental-oriented residential, and carriage homes
- Area N should have secondary suites
- Carriage houses
- For secondary suites: family only. Other housing: Garden cottages and carriage houses in Foothills. Tiny homes in Owen Rd area and Village Core
- Tiny homes in Owen Rd, Village Core, and Lantzville West. Carriage houses in all areas
- Modular
- Carriage Homes (1) and Modular / Affordable Homes like Deerford (2)
- Carriage homes and suites
- Carriage homes
- Carriage houses
- Carriage houses
- Carriage houses where redevelopment can be met (parking etc)
- Houses with inlaw suites. Patio homes, high density = Bunnyland
- Secondary suites must be up to proper codes and rental should be on bus routes
- Small lots for patio homes

QUESTION 5: Are there other Water Servicing Scenarios that you believe should be considered?

- The District should finance the major components of the water distribution system. This includes inter-connections, large feeder water mains, reservoirs, and purification. Apply for all gov't grants to assist. Obtain funding from the new Federal Infrastructure Bank for their entire 20-year plan. Do not rely on developers to pay up front as they have been unreliable in the past. They will participate as the plan is phased in thus Lantzville can have growth as the utilities are provided to existing developed areas.
- In some locations, development may not happen or be delayed for years. Residents should have the opportunity to pay 100% of the costs as everyone should have access to clean, safe drinking water. Just like everyone else.
- Outside of area of water supply.
- No cost available. Have service but no hook up. Would be willing to pay for hook up.
- We are serviced, but low pressure. I support community wide service to all areas of Lantzville. What would other communities in similar situations charge?
- Our property has water lines we have not been allowed to access! We have service but no hook up!

QUESTION 7: Are there other water conservation approaches that warrant consideration?

- Encourage grey water plumbing. Desalination when feasible.
- Develop stricter water restrictions and enforcement. Mandate water collection with new development. When hooking up to sewer system, convert septic tank to water storage.
- Develop stricter water ENFORCEMENT during summer months. Septic to cistern. Gray water conversion incentives.
- Instead of Point 4, 1. water collection on ALL new 2. Conversion of septic/grey water for garden use. For water restrictions, yes, but where is the bylaw enforcement? Need better bylaw enforcement.
- Incentives for rain barrels and low flow toilets (subsidy); bylaw enforcement and fines for water use in summer; septic tank conversion to water storage when hooked up to water system.
- Conversion of septic to water collection. Water collection on new developments.
- Enforce water collection for new developments. Restrictions / better enforcement needed. For people converting septic, consider developing water storage systems.
- Policy to include water collection on all new development. Better enforcement for water restrictions for outdoor watering during the summer months.
- Better enforcement. Incentive to convert sewer treatment storage to water storage.
- New stricter water restrictions are good. Encourage well users to conserve as well (develop policy).
- Regarding point 1: NEVER
- Where space is available, develop a community garden to encourage reduced individual use.
- Re: provide educational materials: As this is a very important issue in our community, could I suggest a well-advertised workshop?
- Very important: increase incentives / support for water saving initiatives (e.g. rainwater harvesting and reuse)
- If putting a suite into existing home, all existing fixtures should be replaced to low flow.
- Not important: increase incentives/support for water saving initiatives.

- Water restrictions can vary year to year depending on weather - water tables. Incentives / support for water savings initiatives are very important.
- No to develop stricter water restrictions in summer months, increase overall rates, and increaser higher tier water rates. Capture water in rainy season in reservoirs very important. Use the water in ditch on Huddlestone Park for irrigation of the park moderately important.
- Incentives / support for water saving initiatives moderately important.
- No to increase overall water rates. Yes, to increase the higher tier water rates. Very important to increase incentives / support for water saving initiatives.
- Very important to increase incentives / support for water savings initiatives.
- Very important to increase incentives and support for water savings initiatives.
- Increase incentives.
- Landscape areas and low volume irrigation - EDUCATION. Incentives not important.
- Nanaimo water to Winchelsea.

QUESTION 8: Do you have any additional comments about either the Official Community Plan Update or the Water Master Plan?

- WMP – The 20-yr. plan should be phased in systematically & expand the water distribution system to areas of the greatest need first. This will give certainty to property owners and developers. Our area has contaminated water-arsenic, boron, total coliform at many residences. Also, there are many wells with insufficient supply. We have our test results to confirm contamination making us eligible for the gov't grants. We urgently need safe reliable water. The annual 20 yr. amt. of $750 includes a $250 Fire Ins. cost savings. Also, we should pay only one connection hook-up fee. OCP- Allow smaller lot sizes when full utilities are made available. (W & S) i.e.-Superior Rd. development. Create an Endowment Fund so residents can bequeath funds or land specifically for a water front beach park.
- OCP.....development can't be avoided. NIMBY simply doesn't work. A broad variety of housing is needed and when well planned need not be strictly restricted to certain areas. There is a big need for more affordable starter homes and housing for older members of the community (seniors). If we are a "bedroom" to Nanaimo let's capitalize on it in adjacent locations. However, it is all a moot point without sewer and water. Let's start at the beginning! This community needs a Waterfront Park. Past opportunities to acquire such have come back to haunt us. WMP....This district badly needs the support of a district-wide water system. Too many wells are a health risk now and more will follow as water tables fail or become at risk of becoming polluted. Insurance savings realised by the proximity of a hydrant may go a long way to off-setting costs of the infrastructure. As another note, my property does not fall within one of your categories (!!!! why would this be??) but the Winds one is closest.
- The residents of Lantzville voted many years ago to not join the Nanaimo water district as a means of limited development in the area. The mayor and council are now trying to bring major development to Lantzville which will create major tax and sustainability issues for the future. We wish to add our voices to those who want to limit growth of our little community and keep developers at bay.
- Shuttle Bus: Lantzville to Woodgrove. Bus stop shelters.
- Move Central Lantzville so that the community core is at the Slegg area behind the stores now and make it a walking common area with trails linking and connecting (scooter and bike friendly). Bus transportation - a shuttle service / a van to Woodgrove and bus shelters for bus transportation.

- E&N Trail can be expanded. Commuter train to Nanaimo.
- Concerned that the Foothills provide their own water and not in favour of using Nanaimo water connection to services those new homes. Concerned about a serious lack of decent public transit. Need more frequent bus service, mini-bus connection to Woodgrove from Village Core.
- Parking in the Village Core needs to be increased. Community transportation stops poorly marked and bus shelters. E&N trailways to go further along.
- Improved parking. Developing a city core - in land behind Slegg and Pub. More improved transportation.
- Lower the water pressure in Lower Lantzville, was 100 lbs on Sunbury Rd. Had two leaks within 6 ft last winter. Aging lines more susceptible to leaks.
- While our well has adequate water supply and acceptable quality presently, in the past we have had well dry-ups and when a new one was drilled, the boron level was extremely high. When the third well was drilled, the drillers thought the return was low so we installed a reservoir with pump to supply the house. This set-up is expensive to install and maintain. Also, we never know if the well (#3) will remain viable. Concerning the boron, I believe that it is more prevalent in well water in the Winds area than is generally acknowledged. Better education on this should be made available to anyone with a well. We need community water. The sooner, the better.
- Winchelsea must be a priority in terms of sewer service given the pending collapse of septic systems in the area and the potential impact on water runoff / water tables / personal costs. Storm drains must be enhanced for houses on the west side of the north/south leg of Andrea Cres. Houses are often flooded in rainy weather and the ditch is inoperative (previous owners filling in culverts).
- Need to look much more to infill development. Stop urban sprawl. Protect our agricultural lands.
- The potential use of a hook-up to Nanaimo will, I believe, reduce people's commitment to water conservation. This will need to be addressed. Please keep council/staff conversations about the above two topics WIDE OPEN to the public. Total transparency please. Has there ever been a conversation/thought regarding forming a 'partnership' with school district for the development of a COMMUNITY SCHOOL at Seaview?
- Overall, the meeting was well run and attended. Good discussion on OCP and how it will affect our area (Winchelsea). Host was knowledgeable on OCP, bylaws, development and infrastructure. Cross section of ages and demographics attended. All parties attending respected the attendees' viewpoints and ideas.
- This community needs a tax base, more than just the existing homes. New homes will not be cheap but perhaps suites will help. The existing homes are old but the prices have risen substantially. People oppose tax increases but expect services. The taxes are the lowest in the RDN. Asset management when used properly will show that it is not practical to maintain Lantzville as is. I think most people have realized change will be good. Perhaps a tax reduction option could be considered to get development in the core area that people seem to want. Empty land sitting there does not provide benefit to the community other than be a place to dump garbage.
- We were quite happy with the original OCP, but development and the water issue seems to be driving this current review process.
- We would like to see secondary suites and carriage homes approved for Area N. Based on the facts that by having these approved will not impact Lantzville water or sewer as we have our own and all lots are 2.5 acres. This would be an easy change by Lantzville council and have impact for area N.
- Access from Upper Superior onto Island Hwy Southbound is very bad. Preserve what we have left of our forests.

- Trail from Hwy 19 along Ware Rd to Lantzville Rd Parking lot at Ware Rd and Industrial Rd. Independent seniors housing in Village Core. Higher density (in multi storey and townhouses) housing in Village Core. Road at rear of pub. Slegg lumber site to provide access to rear of these large commercial properties. New community hall. Change or reduce rural residential units in Foothills to residential units. Connect Winchelsea area to sewer. Create secondary suites bylaw.
- We live in the Estate Residential Zone. This should be changed to Rural Residential, compatible with surrounding properties or to residential.
- Residential estate zoned land on Harwood (SE) makes no sense. Zoning should be residential as per immediate neighbourhood lands. Changing this current zoning will allow for efficient use of Harwood Road infrastructure (sewer and water) in the future.
- We have been long time Lantzville residents and have watched Lantzville grow to a certain point and then stop. Our Village Core is a ghost town with businesses struggling to survive. We need to change this and encourage moderate growth in the community. An increased tax base and some creative planning could help our little town become a more desirable place to live and visit.
- More 1/3-acre lots.
- More small development near existing neighbourhoods.
- Be aware that management of Block 505 is being returned to Timberwest from VIU's forestry dept. Implications: Harvest rate may increase substantially and Timberwest may sell property. Any buyer may want to change land use from managed forest to ???
- Consider runoff water from development – rainwater management. Use runoff water for a purpose. Maintain public beach access. Village – walking safe, environmentally friendly street lights. Eco friendly buildings.
- Many residents seem oblivious to "who pays for improvements" Many want walkway/sidewalk and other costly upgrades in the core and rainwater collection reservoir capacity among other improvements. With Lantzville's tax base overwhelmingly residential, the community needs some emphasis on and allocation of land for business preferable along the Parkway corridor and near the present industrial park. Info has only recently emerged on a whopping increase coming for policing costs when the population reaches 5000 probably within 8 years. This info should have been public at the start of the exercise as it undoubtedly influences peoples' feelings about just how quickly we should encourage population growth. I have no confidence in the ability of the present Council to effect progress and improvement. We are ill-served by a council burdened by conflict and personal agendas. Conflict of interest changes have been made. Needs to be resolved before commitments are made for any major expenditures
- Nanaimo water important. Sewer - important. Slow, thoughtful land development. Hire a bylaw enforcement officer. Higher density near the core. Very few apartment buildings. More small lot patio homes - private ownership or bare land strata. Maintain the "feel" of Lantzville.
- This community needs sewer and water! It needs a playing field for organized sports and casual use.
- Large properties need to be subdivided so costs of sewer and water can be shared among a larger population base. Community has to have a progressive OCP allowing residential and business community to develop.

APPENDIX B:
KITCHEN TABLE MEETINGS GROUP RESPONSE SUMMARIES

KITCHEN TABLE MEETING 1 – SUMMARY

MEETING OVERVIEW

Meeting Location:	Area H: The Winds
Meeting Date:	November 29, 2016
Number of Attendees:	7

NEIGHBOURHOOD MAPPING

A key component of the Kitchen Table Meeting process was capturing comments on a large-scale community map. The mapping comments for this kitchen table meeting are summarized on the following page. Map locations are approximate based on placement of comments.

DISCUSSION 1: KEY FEATURES TO KEEP

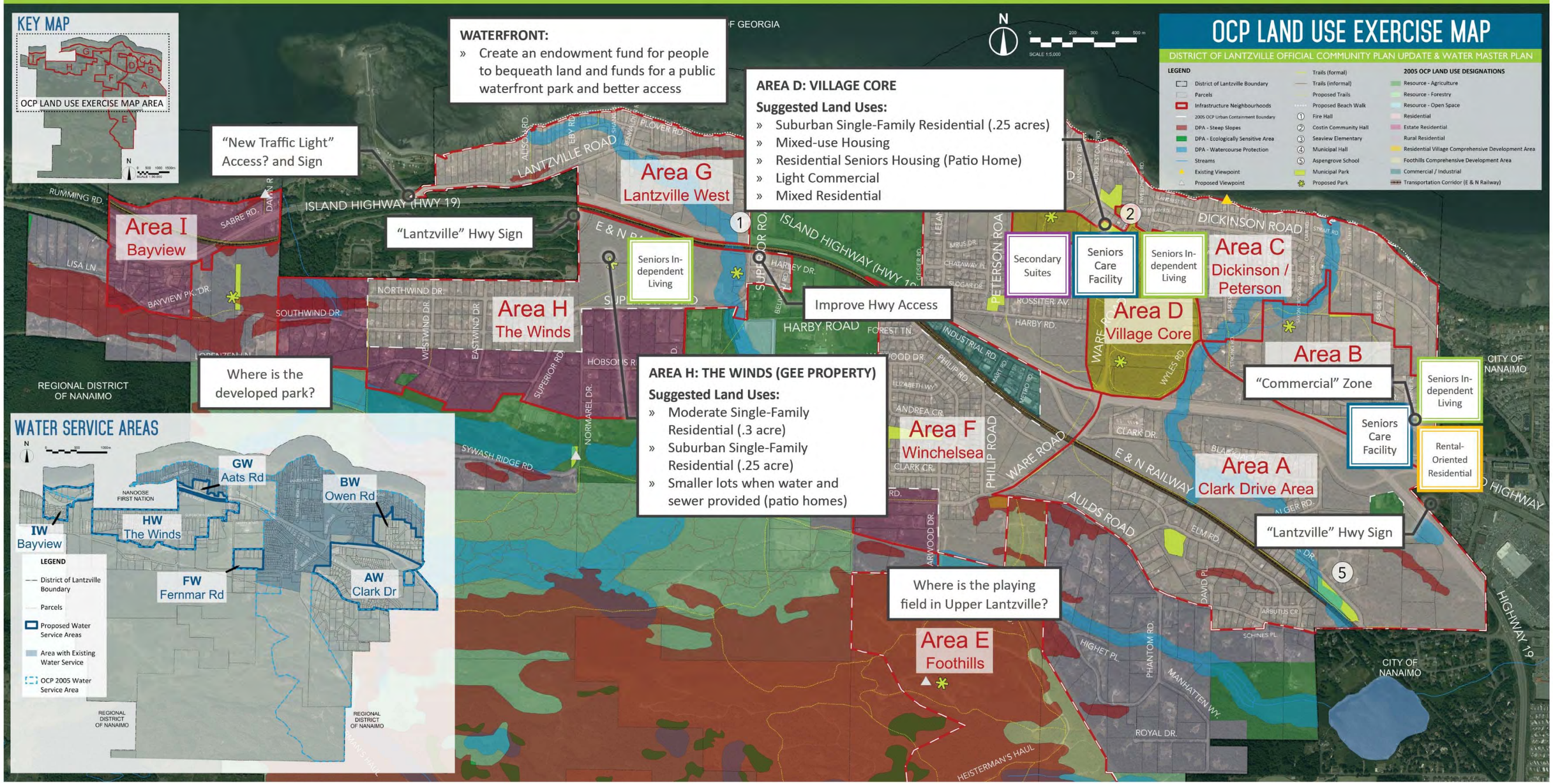
Participants discussed and documented key features in Lantzville that they thought warrant special attention for future planning.

Community Feature	Location Specifics (if applicable)
Obtain waterfront property. Are we a seaside community or what?	Waterfront parks
Parkland?	In the Winds area
Parkland trails	Woodlots
Trailways through development areas	
Viewpoints both high and seascape	

DISTRICT OF LANTZVILLE

OCP Update & Water Master Plan

KITCHEN TABLE MEETING MAPPING



DISCUSSION 2: LAND USE TYPES FOR EACH NEIGHBOURHOOD

Participants explored what types of land use they thought make sense in the different Lantzville neighbourhoods. The tables below record the group's consensus on the types and how much of each land use could be considered in each neighbourhood. This group provided input on Areas B, C, D, E, F, G, H and I neighbourhoods.

AREA B: OWEN ROAD AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential			x	
Moderate SF Residential				
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial			x	

Comments:
- Seniors complex

AREA C: DICKINSON / PETERSON AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential				x
Moderate SF Residential				x
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA D: VILLAGE CORE

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential				
Moderate SF Residential				
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey			x	
Mixed-use 3-4 Storey Apt. over Commercial			x	

AREA E: FOOTHILLS

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				x
Large SF Residential				x
Moderate SF Residential				
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey			x	
Mixed-use 3-4 Storey Apt. over Commercial				

AREA F: WINCHELSEA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential				
Moderate SF Residential				x
Suburban SF Residential				
Multi-Family Single Storey		x		
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA H: THE WINDS

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential				x
Moderate SF Residential				
Suburban SF Residential			x	
Multi-Family Single Storey			x	
Multi-Family 2-Storey			x	
Mixed-use 3-4 Storey Apt. over Commercial				

AREA G: LANTZVILLE WEST

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential				
Moderate SF Residential				
Suburban SF Residential		x		
Multi-Family Single Storey		x		
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA I: BAYVIEW

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential				x
Moderate SF Residential			x	
Suburban SF Residential				
Multi-Family Single Storey			x	
Multi-Family 2-Storey			x	
Mixed-use 3-4 Storey Apt. over Commercial				

General Comments on Land Use:

- Area C: Dickinson / Peterson:
  - Some single-family independent senior and large senior care

DISCUSSION 3: HOUSING CHOICES

Participants explored the types of housing choices group members thought would make sense in each neighbourhood. The table below summarizes the group's consensus on the areas of Lantzville (if any) may be most appropriate to encourage the following housing choices that are not readily available in Lantzville.

Housing Choice	Which Areas?								
	A Clark Drive Area	**B** Owen Road Area	**C** Dickenson / Peterson	**D** Village Core	**E** Foothills	**F** Winchel-sea	**G** Lantzville West	**H** The Winds	**I** Bayview
Seniors Care Facility		x		x					
Seniors Independent Living				x					
Secondary Suites	x	x	x	x	x	x	x	x	x
Rental-Oriented Residential									
Other (please list): *Middle Class Starter Homes*	x		x		x	x	x		
Other (please list): *Condos and Patio Homes*		x		x					

- No rental-oriented residential housing in any area except Seniors Housing in Area B: Owen Road area

DISCUSSION 4: WATER UNSERVICED NEIGHBOURHOODS DISCUSSION

Participants were asked to identify any key discussion points on providing water service to currently unserviced Lantzville neighbourhoods.

- Area H: The Winds
  - Concern about contaminated wells in the neighbourhood: boron, arsenic
  - Inadequate supply of water especially in the summer
  - Fire protection is a huge issue – hydrated areas are required

DISCUSSION 5: WATER CONSERVATION

Participants were asked to review potential water conservation initiatives and identify which they felt would be most important for the future of Lantzville.

Potential Conservation Activity	Very Important	Important	Not Important
Consider increasing the overall water rates to encourage property owners to reduce water consumption.		x	
Consider increasing the higher tier water rates to encourage property owners to reduce water consumption.			
Provide educational materials to residents to help them implement improvements to their homes, properties, and behaviour that support water conservation.	x		
Develop policy that requires new development to incorporate water-saving elements such as low-flow fixtures and low water-use landscape areas / low volume irrigation (if used).		x	
Develop policy that encourages water users that are connected to community water but have existing wells, to use well water for outdoor (non-potable uses) and community water for indoor (potable uses) only.	x		
Increase incentives / support for water savings initiatives (e.g., rainwater harvesting and re-use).	x		
Develop stricter water restrictions for outdoor watering during the summer months.		x	
Other (please list):			

GENERAL COMMENTS:

- Water and Sewer Infrastructure:
  - Infrastructure is the key to Lantzville being a viable community – the downtown core is not going to change without proper water and sewer infrastructure, although there is recognition that growth will not happen overnight
  - All areas should have the same amenities, such as water, that is safe and plentiful
  - There must be compromise with developers to help defer the infrastructure costs to areas such as for the Winds and Clarke Drive area.
- Affordable Housing is required for seniors (community is aging) and youth
- We still hold to the environmental treasures and way of life in Lantzville

KITCHEN TABLE MEETING 2 – SUMMARY

MEETING OVERVIEW

Meeting Location:	Area C: Dickinson / Peterson
Meeting Date:	December 1, 2016
Number of Attendees:	11
Areas Represented:	Area B, Area C, Area G

NEIGHBOURHOOD MAPPING

A key component of the Kitchen Table Meeting process was capturing comments on a large-scale community map. The mapping comments for this kitchen table meeting are summarized on the following page. Map locations are approximate based on placement of comments.

DISCUSSION 1: KEY FEATURES TO KEEP

Participants discussed and documented key features in Lantzville that they thought warrant special attention for future planning.

Community Feature	Location Specifics (if applicable)
Keep pedestrian friendly	
Maintain the forested or wooded appeal that the community presents	Keep a percentage of trees in all developments
Benches	Maintain and provide benches at viewpoints and beach accesses
Viewpoints and access to beach	
E&N Trail	E&N Trail is appreciated and should be developed further up the line
North Road beach access	Link North Road to Pioneer Park via wending trails throughout Lantzville
Huddlestone Park	Add to it (erect an amphitheatre)
ALR land – put limits	Maintain ALR status for some of the properties (e.g., the Holly Farm)
Beach walkways	Consider more
Signage	Throughout the village – historical, parks, trails with level of difficulty, interpretive plaques

DISTRICT OF LANTZVILLE

OCP Update & Water Master Plan

KITCHEN TABLE MEETING MAPPING

AREA D: VILLAGE CORE

Key Features to Keep:
- » Keep pedestrian friendly
- » Protect trees, permit for cutting
- » Arborist of respect needs to determine trees at risk
- » Historical signage

Suggested Land Uses:
- » Multi-family single storey
- » Multi-family 2 storey
- » Mixed-use 3 storey apartment over commercial (not 4 storey)

Comments:
- » Get parking off Lantzville Rd
- » Consider Town Centre behind the pub and Slegg, walkways and signage
- » Better public transportation (e.g., regular shuttle to Woodgrove)
- » Increase signage throughout the village - historical, parks, trail, level of difficulty on trails, interpretive plaques

KEY MAP

OCP LAND USE EXERCISE MAP AREA

Signage and maintenance of beach access

More beaches and care of overviews and viewpoints, regular maintenance

Consider a trail winding through Lantzville from North Rd to Pioneer Park

Keep the Holly Farm in the ALR (Eby + Lantzville Rd)

Expand the beach park at Sebastian (can we?)

Consider walking trail from core to a pier at Harper

Consider an amphitheater in Huddlestone Park

Extend the E&N Trail to Superior Rd

Trail protection - Woodlot 1475

Area I Bayview

Area G Lantzville West

Area H The Winds

Area D Village Core

Area C Dickinson / Peterson

Area B Owen Road Area

Area F Winchelsea

Area A Clark Drive Area

Area E Foothills

AREA H: THE WINDS

Suggested Land Uses:
- » Moderate Single-family Residential

Comments:
- » No multiple-storey buildings

AREA E: FOOTHILLS

Suggested Land Uses:
- » Estate Single-family Residential

Comments:
- » Minimal development
- » Signage for trails in the Foothills

AREA B: OWEN RD

Key Features to Keep:
- » 20 acre wooded area
- » Maintain park-like environment
- » Trails, loop tracks

Suggested Land Uses:
- » Estate SF Residential

Suggested Land Uses:
- » Seniors 2-3 storey complex with green area and trail ways link to Woodgrove

WATER SERVICE AREAS

GW Aats Rd

BW Owen Rd

IW Bayview

HW The Winds

FW Fernmar Rd

AW Clark Dr

NANOOSE FIRST NATION

REGIONAL DISTRICT OF NANAIMO

LEGEND
- District of Lantzville Boundary
- Parcels
- Proposed Water Service Areas
- Area with Existing Water Service
- OCP 2005 Water Service Area

OCP LAND USE EXERCISE MAP

DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN UPDATE & WATER MASTER PLAN

LEGEND
- District of Lantzville Boundary
- Parcels
- Infrastructure Neighbourhoods
- 2005 OCP Urban Containment Boundary
- DPA - Steep Slopes
- DPA - Ecologically Sensitive Area
- DPA - Watercourse Protection
- Streams
- Existing Viewpoint
- Proposed Viewpoint
- Trails (formal)
- Trails (informal)
- Proposed Trails
- Proposed Beach Walk
- 1 Fire Hall
- 2 Costin Community Hall
- 3 Seaview Elementary
- 4 Municipal Hall
- 5 Aspengrove School
- Municipal Park
- Proposed Park

2005 OCP LAND USE DESIGNATIONS
- Resource - Agriculture
- Resource - Forestry
- Resource - Open Space
- Residential
- Estate Residential
- Rural Residential
- Residential Village Comprehensive Development Area
- Foothills Comprehensive Development Area
- Commercial / Industrial
- Transportation Corridor (E & N Railway)

SCALE 1:5,000

DISCUSSION 2: LAND USE TYPES FOR EACH NEIGHBOURHOOD

Participants explored what types of land use they thought make sense in the different Lantzville neighbourhoods. The tables below record the group's consensus on the types and how much of each land use could be considered in each neighbourhood. This group provided input on Areas B, C, D and G neighbourhoods.

AREA B: OWEN ROAD AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential	x			
Moderate SF Residential	x			
Suburban SF Residential	x			
Multi-Family Single Storey			x	x
Multi-Family 2-Storey			x	x
Mixed-use 3-4 Storey Apt. over Commercial	x			

Comments:
- Apartment okay Lantzville @ Schook (seniors complex)

AREA D: VILLAGE CORE

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential	x			
Moderate SF Residential		x		
Suburban SF Residential			x	
Multi-Family Single Storey			x	
Multi-Family 2-Storey		x		
Mixed-use 3-4 Storey Apt. over Commercial		x		

Comments:
- Only 3-Storey Apartment (not 4)

AREA C: DICKINSON / PETERSON AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential	x			
Moderate SF Residential			x	
Suburban SF Residential			x	
Multi-Family Single Storey			x	
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

AREA G: LANTZVILLE WEST

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential		x		
Moderate SF Residential				x
Suburban SF Residential			x	x
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

General Comments on Land Use:

- Like to see Area D Village Core revitalized (recognizing we are within 2 km of the Mall). Ideas:
  - Slegg lumber yard area – the notion of a series of unique shops
  - Low rise
  - Some low rent housing made available in the town core and within easy access of the town core
  - OK with the idea of accommodation above commercial
  - Open concept behind Slegg for the Lantzville core:
    - Vibrant market and commercial area that people walk to
    - Link to a pier to promote Lantzville by the Sea concept
    - Eliminate parking on Lantzville Road if the core is away from the main artery

  - Patios and plaza concept
  - Public transportation – shuttle from town centre to Woodgrove

- Areas of Concern:
  - Area G: Lantzville West:
    - Build trails to connect with other parts of Lantzville
    - Keep holly farm agricultural; place a maximum footprint size of house on holly farm; no mansions that sit on ALR
  - Area C: Dickinson / Peterson:
    - Maintain all beach access; keep the large trees
  - Area B: Owen Road:
    - With 20 acres that are currently undeveloped, it would be good to see that development have a strong % in park; maintain significant green space

DISCUSSION 3: HOUSING CHOICES

Participants explored the types of housing choices group members thought would make sense in each neighbourhood. The table below summarizes the group's consensus on the areas of Lantzville (if any) may be most appropriate to encourage the following housing choices that are not readily available in Lantzville.

Housing Choice	Which Areas?								
	A Clark Drive Area	**B** Owen Road Area	**C** Dickenson / Peterson	**D** Village Core	**E** Foothills	**F** Winchel-sea	**G** Lantzville West	**H** The Winds	**I** Bayview
Seniors Care Facility		x					x (kennel area)		
Seniors Independent Living		x		x					
Secondary Suites	x	x	x	x	x	x	x	x	x
Rental-Oriented Residential				x					
Other (please list): *Social Housing*	x (trailer park)			x					

DISCUSSION 4: WATER UNSERVICED NEIGHBOURHOODS DISCUSSION

Participants were asked to identify any key discussion points on providing water service to currently unserviced Lantzville neighbourhoods.

- No discussion points on water unserviced neighbourhoods were recorded by this group.

DISCUSSION 5: WATER CONSERVATION

Participants were asked to review potential water conservation initiatives and identify which they felt would be most important for the future of Lantzville.

Potential Conservation Activity	Very Important	Important	Not Important
Consider increasing the overall water rates to encourage property owners to reduce water consumption.	x		
Consider increasing the higher tier water rates to encourage property owners to reduce water consumption.	x		
Provide educational materials to residents to help them implement improvements to their homes, properties, and behaviour that support water conservation.	x		
Develop policy that requires new development to incorporate water-saving elements such as low-flow fixtures and low water-use landscape areas / low volume irrigation (if used).	x		
Develop policy that encourages water users that are connected to community water but have existing wells, to use well water for outdoor (non-potable uses) and community water for indoor (potable uses) only.	x		
Increase incentives / support for water savings initiatives (e.g., rainwater harvesting and re-use).	x		
Develop stricter water restrictions for outdoor watering during the summer months.	x (better enforcement)		
Other (please list): *If sewer is hooked up to town, an incentive to turn your septic tanks into water storage system.*	x		

GENERAL COMMENTS:

- Need for business signage
- Water pressure is too high for the lines – creates many leaks
- Need for improved bus service (possibly an independent service). Also, better bus stops with lighting and covers

KITCHEN TABLE MEETING 3 – SUMMARY

MEETING OVERVIEW

Meeting Location:	Area G: Lantzville West
Meeting Date:	December 1, 2016
Number of Attendees:	11

NEIGHBOURHOOD MAPPING

A key component of the Kitchen Table Meeting process was capturing comments on a large-scale community map. The mapping comments for this kitchen table meeting are summarized on the following page. Map locations are approximate based on placement of comments.

DISCUSSION 1: KEY FEATURES TO KEEP

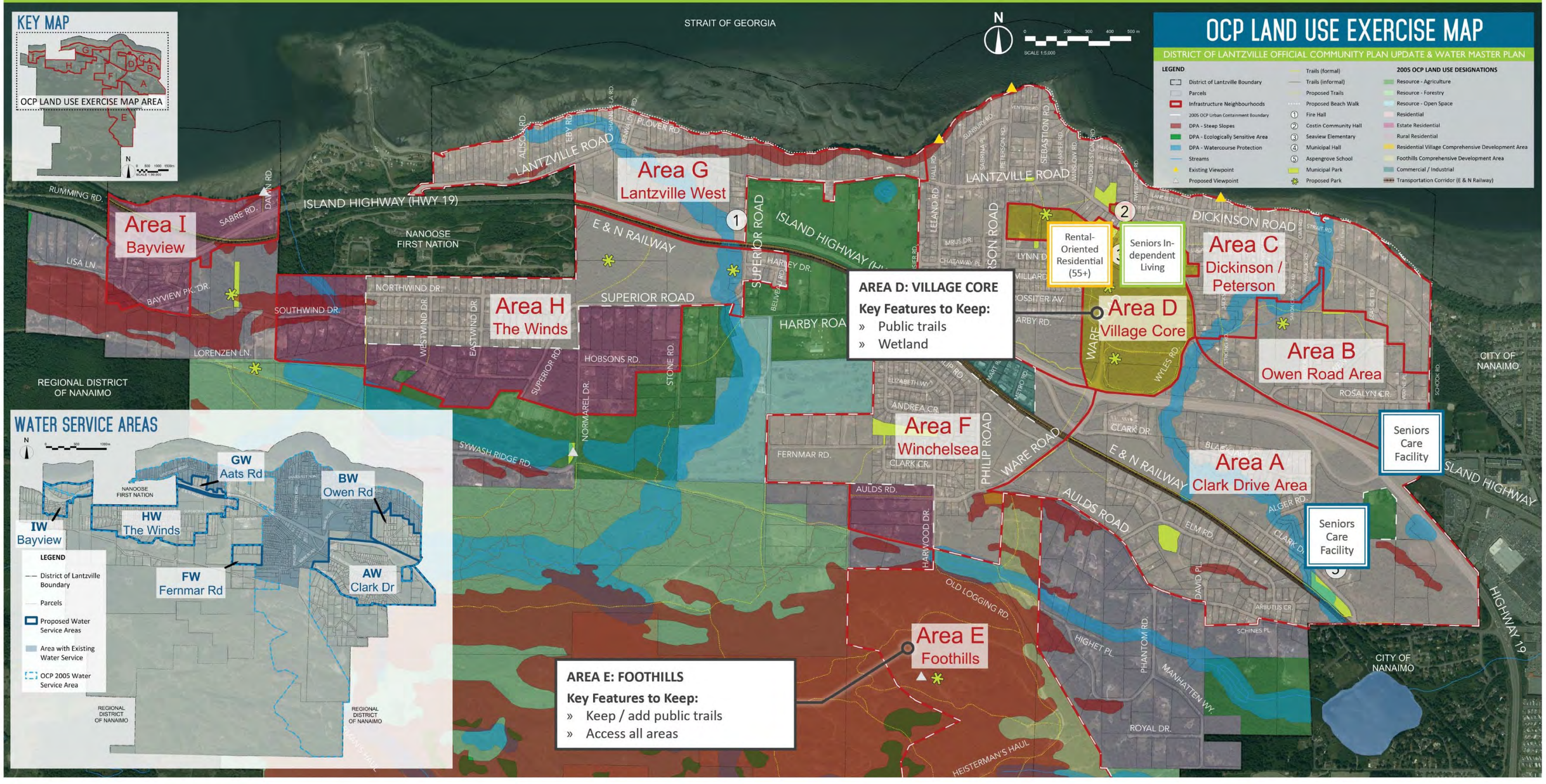
Participants discussed and documented key features in Lantzville that they thought warrant special attention for future planning.

Community Feature	Location Specifics (if applicable)
Wetlands, public trails, and access	Area D
Access to beaches – one more, improved	Across Village
Dock, pier close to core – fishing, mooring, and tourism	
Keep parks and proposed parks	
Secondary suites allowable on lots 0.5 acres or greater	

DISTRICT OF LANTZVILLE

OCP Update & Water Master Plan

KITCHEN TABLE MEETING MAPPING



DISCUSSION 2: LAND USE TYPES FOR EACH NEIGHBOURHOOD

Participants explored what types of land use they thought make sense in the different Lantzville neighbourhoods. The tables below record the group's consensus on the types and how much of each land use could be considered in each neighbourhood. This group provided input on Areas A, B, C, D, F, G, H, and I neighbourhoods.

AREA A: CLARK DRIVE AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential			x	
Multi-Family Single Storey			x	
Multi-Family 2-Storey			x	
Mixed-use 3-4 Storey Apt. over Commercial			x	

AREA B: OWEN ROAD AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential			x	
Moderate SF Residential				
Suburban SF Residential				
Multi-Family Single Storey			x	
Multi-Family 2-Storey			x	
Mixed-use 3-4 Storey Apt. over Commercial			x	

Comments:

- Seniors housing focus for multi-family and mixed-use

AREA C: DICKINSON / PETERSON AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA D: VILLAGE CORE

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential				
Moderate SF Residential				
Suburban SF Residential			x	
Multi-Family Single Storey			x	
Multi-Family 2-Storey			x	
Mixed-use 3-4 Storey Apt. over Commercial			x	

Comments:

- 3-storey max (not 4) for mixed use

AREA F: WINCHELSEA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential			x	
Moderate SF Residential				
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA G: LANTZVILLE WEST

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential			x	
Moderate SF Residential				
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA H: THE WINDS

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential			x	
Moderate SF Residential				
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA I: BAYVIEW

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential			x	
Moderate SF Residential				
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

DISCUSSION 3: HOUSING CHOICES

Participants explored the types of housing choices group members thought would make sense in each neighbourhood.

- This group recorded their housing choices on the map.

DISCUSSION 4: WATER UNSERVICED NEIGHBOURHOODS DISCUSSION

Participants were asked to identify any key discussion points on providing water service to currently unserviced Lantzville neighbourhoods.

- Group would like to see water go to the Winds, then Clark Drive in that order.
- Any water that becomes available in the community should be first earmarked for Seniors Housing.

DISCUSSION 5: WATER CONSERVATION

Participants were asked to review potential water conservation initiatives and identify which they felt would be most important for the future of Lantzville.

Potential Conservation Activity	Very Important	Important	Not Important
Consider increasing the overall water rates to encourage property owners to reduce water consumption.			x
Consider increasing the higher tier water rates to encourage property owners to reduce water consumption.		x	
Provide educational materials to residents to help them implement improvements to their homes, properties, and behaviour that support water conservation.		x	
Develop policy that requires new development to incorporate water-saving elements such as low-flow fixtures and low water-use landscape areas / low volume irrigation (if used).	x		

Develop policy that encourages water users that are connected to community water but have existing wells, to use well water for outdoor (non-potable uses) and community water for indoor (potable uses) only.		x	
Increase incentives / support for water savings initiatives (e.g., rainwater harvesting and re-use).		x	
Develop stricter water restrictions for outdoor watering during the summer months.		x	
Other (please list): *Be aware of overuse of well water.*	x		

GENERAL COMMENTS:

- Develop policy to encourage well users to conserve as well, as they may be sharing a water table.
- Love rural lifestyle. Please preserve our right to have chickens, etc.

KITCHEN TABLE MEETING 4 – SUMMARY

MEETING OVERVIEW

Meeting Location:	Area F: Winchelsea
Meeting Date:	December 5, 2016
Number of Attendees:	9

NEIGHBOURHOOD MAPPING

A key component of the Kitchen Table Meeting process was capturing comments on a large-scale community map. The mapping comments for this kitchen table meeting are summarized on the following page. Map locations are approximate based on placement of comments.

DISCUSSION 1: KEY FEATURES TO KEEP

Participants discussed and documented key features in Lantzville that they thought warrant special attention for future planning.

Community Feature	Location Specifics (if applicable)
Review journeyways plan. Don't overdo journeyways – let them develop naturally now.	Journeyways
Preserve, maintain, and protect all natural streams and waterways.	Galloway Marsh, Sywash Marsh. Reassess all fish bearing waterways – some are not shown in the OCP.
Need to implement Fire Smart regulations especially on the North Slope with some discussion on tree removal.	North Slope
Community needs some say in designation of 900-acre park (not all to be steep ground).	Foothills
Develop and preserve beach accesses. Open up and don't allow residents to deter use by the community. Parking designations at rest stops and view points. Do not tolerate encroachments on access roads.	Lavender, Sebastian, Peterson, Eby, Oar, Benwaldeen, Shangri La. Huddlestone, Tweedhope, Oar Road, Allsop, North Road, Dawn Road. Do not tolerate encroachments on access roads.
Village ocean view from pub – plaza beside District of Lantzville building. Rotary Garden extension.	Into parking area (a little way) for community gathering view point and rest area.

Community Feature	Location Specifics (if applicable)
Pier development if it would support infrastructure with the intent as a local, recreational resource for waterfront event (and not to draw large tourism influx).	Waterfront.
Consider community gardens in rentals and independent seniors locations. Allow chickens with limitations (for egg production) and ducks in moderate and large single-family locations. Larger scale agriculture has not established well, yet smaller kitchen gardens are evident around the community so encourage kitchen gardens by allowing surpluses to be sold at Farmer's Market (not as a home-based business).	Various land use types.

DISTRICT OF LANTZVILLE

OCP Update & Water Master Plan

KITCHEN TABLE MEETING MAPPING

AREA D: VILLAGE CORE

Key Features to Keep:
- » Village core
- » Ocean view from pub beside DOL building
- » Parks: Huddlestone, Rotary, Copley, Elm Rd., Clark Dr.

Suggested Land Uses:
- » Mixed-use 3-4 Storey Apt. over Commercial (main entry)
- » MF Single Storey
- » MF 2-Storey
- » Suburban SF Residential
- » Moderate SF Residential

Comments:
- » Density will service school and Village Core. Support commercial mixed demographic housing. Maybe some subsidized
- » Support subsidized housing. Lions/ Legion/Habitat sponsored and supported. Close to school and Village Core, transportation/bus
- » Highway signage
- » Lantzville loop to draw people from highway to explore
- » Specialty commercial, niche markets

KEY MAP

OCP LAND USE EXERCISE MAP AREA

- » Leave as is
- » Neighbourhood plan for this area - organic process

Suggested Land Uses:
- » Large SF Residential
- » Moderate SF Residential

Suggested Land Uses:
- » Moderate SF Residential
- » Suburban SF Residential
- » MF 2-Storey
- » Mixed development, demographic mix. Multi-generational housing, subsidized housing

Beach accesses

Beach accesses

Lantzville Loop

ALR Land

Isn't this the well field area?

Primary area for sewer service - increased industrial use increases tax base

Area I Bayview

Area H The Winds

Area F Winchelsea

Area D Village Core

Area B Lantzville Road Area

Area C Dickinson / Peterson

Area A Clark Drive Area

Area E Foothills

Secondary Suites

Rental-Oriented Residential

Seniors Independent Living

Seniors Care Facility (option)

- » Sewer servicing with progressive development
- » Suites, carriage houses if meeting requirements

Suggested Land Uses:
- » Suites, carriage houses if meeting requirements. Organic process
- » Corner store, small commercial, convenience for highway travel. F.N. development might meet this need, but highway is an impediment

Key Features to Keep:
- » Sywash Marsh - protect, preserve

Key Features to Keep:
- » Resource, working woodlot, trail partnerships

Suggested Land Uses:
- » Education area, recreation, working wood lot
- » We like it like this - support trail development partnerships

Suggested Land Uses:
- » Leave as is - great recreation resource. Golf, stables
- » Allow recreational development with controls - Adventure, soccer / field games, centre

Suggested Land Uses:
- » Large SF Residential
- » Moderate SF Residential
- » MF 2-Storey
- » Modular Home

Want some input into designation of 900 acre park area? Regional Park designation.

Suggested Land Use:
- » Convenience store, highway travel

Area E: Development agreement in place - not open to public input

Key Features to Keep:
- » Galloway Marsh

Key Features to Keep:
- » Protect streams and waterways

- » Welcome to Lantzville
- » Roundabout

Suggested Land Use:
- » Large SF Residential

Suggested Land Use:
- » Large SF Residential
- » Moderate SF Residential

Suggested Land Use:
- » Large SF Residential

Suggested Land Use:
- » No plans to change designation - larger lots
- » Include in carriage homes and suites

Access to Mall

HIGHWAY 19

WATER SERVICE AREAS

LEGEND
- District of Lantzville Boundary
- Parcels
- Proposed Water Service Areas
- Area with Existing Water Service
- OCP 2005 Water Service Area

NANOOSE FIRST NATION

REGIONAL DISTRICT OF NANAIMO

CITY OF NANAIMO

OCP LAND USE EXERCISE MAP

DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN UPDATE & WATER MASTER PLAN

LEGEND
- District of Lantzville Boundary
- Parcels
- Infrastructure Neighbourhoods
- 2005 OCP Urban Containment Boundary
- DPA - Steep Slopes
- DPA - Ecologically Sensitive Area
- Trails (formal)
- Trails (informal)
- Proposed Trails
- Proposed Beach Walk
- 1 Fire Hall
- 2 Costin Community Hall
- 3 Seaview Elementary
- Municipal Hall
- Aspengrove School
- Municipal Park
- Proposed Park

2005 OCP LAND USE DESIGNATIONS
- Resource - Agriculture
- Resource - Forestry
- Resource - Open Space
- Residential
- Estate Residential
- Rural Residential
- Residential Village Comprehensive Development Area
- Foothills Comprehensive Development Area
- Commercial / Industrial
- Transportation Corridor (E & N Railway)

DISCUSSION 2: LAND USE TYPES FOR EACH NEIGHBOURHOOD

Participants explored what types of land use they thought make sense in the different Lantzville neighbourhoods. The tables below record the group's consensus on the types and how much of each land use could be considered in each neighbourhood. This group provided input on Areas A, B, C, D, E, F, G, H, and I neighbourhoods.

AREA A: CLARK DRIVE AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential				x
Moderate SF Residential				x
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA D: VILLAGE CORE

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential	x			
Moderate SF Residential			x	
Suburban SF Residential				x
Multi-Family Single Storey				x
Multi-Family 2-Storey				x
Mixed-use 3-4 Storey Apt. over Commercial				x

AREA B: OWEN ROAD AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA E: FOOTHILLS

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential		x		
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA C: DICKINSON / PETERSON AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential			x	
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA F: WINCHELSEA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey			x	
Mixed-use 3-4 Storey Apt. over Commercial				

AREA G: LANTZVILLE WEST

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential		x		
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA H: THE WINDS

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential		x		
Moderate SF Residential			x	
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA I: BAYVIEW

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential	x			
Multi-Family Single Storey	x			
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

- Area C: Dickinson / Peterson is a nice mix – good as is.
- Area D: Village Core is a density corridor (Lantzville Loop) and feeder for school. Mixed demographic.
- Area F: Winchelsea - Some modular homes a (mixed demographic).
- Group believes that the estate residential designation can be abandoned in favour of moderate and large single-family residential with carriage houses and suites where appropriate.
- Group noted that no plans to change rural residential designations. Could be expanded into Foothills.

DISCUSSION 3: HOUSING CHOICES

Participants explored the types of housing choices group members thought would make sense in each neighbourhood. The table below summarizes the group's consensus on the areas of Lantzville (if any) may be most appropriate to encourage the following housing choices that are not readily available in Lantzville.

Housing Choice	Which Areas?								
	A Clark Drive Area	**B** Owen Road Area	**C** Dickenson / Peterson	**D** Village Core	**E** Foothills	**F** Winchel-sea	**G** Lantzville West	**H** The Winds	**I** Bayview
Seniors Care Facility		x		x (possibly second choice)					
Seniors Independent Living	x	x		x		x (Current estate land)		x (Superior Rd.)	
Secondary Suites	x	x	x	x	x	x	x	x	x
Rental-Oriented Residential	x	x	x	x	x	x	x	x	x
Other (please list): *Subsidized housing (Legion / Lions / Habitat)*			x (Peterson Rd.)	x (Possibly)					
Other (please list): *Limit sidewalks and street light requirements i.e. don't urbanize.*	x	x			x	x		x	x
Other (please list): *Maximize economical servicing*	x	x			x	x		x	x

- Freely allow suites and carriage houses to develop organically throughout the community.
- Rental-oriented housing should be close to schools, Village Core, and Peterson Rd. area. Target an area for subsidized housing.

DISCUSSION 4: WATER UNSERVICED NEIGHBOURHOODS DISCUSSION

Participants were asked to identify any key discussion points on providing water service to currently unserviced Lantzville neighbourhoods.

- Some lots have been refused water connections even though they have connection possibilities (lots in serviced areas with accessible mains delivery). These lots should be given priority for connections once the Water Master Plan is released.
- Group wants roundtable/workshop on Water Master Plan before the OCP is updated and adopted as there is a need for more discussion on water ("sewer and water will follow development").

DISCUSSION 5: WATER CONSERVATION

Participants were asked to review potential water conservation initiatives and identify which they felt would be most important for the future of Lantzville.

Potential Conservation Activity	Very Important	Important	Not Important
Consider increasing the overall water rates to encourage property owners to reduce water consumption.			x (Lowest residential consumers in BC)
Consider increasing the higher tier water rates to encourage property owners to reduce water consumption.			x (Education although already doing a good job)
Provide educational materials to residents to help them implement improvements to their homes, properties, and behaviour that support water conservation.	x		
Develop policy that requires new development to incorporate water-saving elements such as low-flow fixtures and low water-use landscape areas / low volume irrigation (if used).			x (Already in building code)
Develop policy that encourages water users that are connected to community water but have existing wells, to use well water for outdoor (non-potable uses) and community water for indoor (potable uses) only.		x (Mixed viewpoints)	x (Mixed viewpoints)
Increase incentives / support for water savings initiatives (e.g., rainwater harvesting and re-use).			
Develop stricter water restrictions for outdoor watering during the summer months.			x (Already in place and good enough)
Other (please list): *Identify non-potable water for firefighting and practice i.e. marsh*			x (LFD possibly uses most water on practices)

GENERAL COMMENTS:

- Group strongly supports an organic process for future development. Small developments by subdivision of larger acreages (5 acre) and lots by owners. Encourage areas of mixed demographics as opposed to cookie-cutter subdivisions. Group saw this as a solution to providing seniors and adults with children affordable housing options in the future building on past family investment in property.
- Allow community-wide development of secondary suites and carriage homes for proposals that meet criteria especially in areas where rental income will help with financing water and sewer connections e.g., The Winds, Clark Drive, Fernmar, Owen, and Bayview. Suggest ½ acre lots minimum and adequate servicing and parking.

KITCHEN TABLE MEETING 5 – SUMMARY

MEETING OVERVIEW

Meeting Location:	Area F: Winchelsea
Meeting Date:	December 4, 2016
Number of Attendees:	6

NEIGHBOURHOOD MAPPING

A key component of the Kitchen Table Meeting process was capturing comments on a large-scale community map. The mapping comments for this kitchen table meeting were documented in meeting summary notes as follows.

DISCUSSION 1: KEY FEATURES TO KEEP

Participants discussed and documented key features in Lantzville that they thought warrant special attention for future planning.

- Comments from this group were rerecorded under separate sections.

DISCUSSION 2: LAND USE TYPES FOR EACH NEIGHBOURHOOD

Participants explored what types of land use they thought make sense in the different Lantzville neighbourhoods. The summaries below record the group's consensus on the types and how much of each land use could be considered in each neighbourhood. This group provided input on Areas D and H. (#) indicates the number of participants who supported each statement.

- Village Core comments (Area D):

Housing Type	Number of attendees who spoke in favor	Neighbourhood layouts	
Apartments, Townhouses, patio homes	5	One house on one lot	5
Residences above commercial	3	Pocket neighbourhoods	6
House scale 10 unit seniors care	6	Preserve a lot of nature	5
Large scale 100-300 unit seniors facility	1	Wheelchair neighbourhood	4
Affordable tiny house neighbourhood 550 sf or less	3	Not car oriented neighbourhood	6
" " mixed with small houses 550 – 900 sf	5		
Semi off grid, high energy efficient, solar panel type housing	6		

- Lantzville needs an identity (3), seaside identity (2), town of the future (1). This will help attract shoppers
- More people will enhance transit service (1)
- New residents will shop at the village (3)
- There is no evidence new residents will shop at the village, as current residents don't for the most part (1)
- Make sure our ideas are implemented (2)
- Specific development policies should be in the OCP so the developer does exactly what the residents want (3)
- A resident committee should vet development proposals (6)
- Preserve trees (3)
- Solar shingles on some new houses (4)
- Mixed-use high density (2)
- Affordable homes for young people (6)
- If new development isn't special, then no new development (1)
- Community gardens (4), community greenhouse (1)
- Residential above commercial (3), none above commercial (1)
- 3 stories max (1), 3½ stories max (1)
- Vibrancy of village means people (1)
- Rental housing (3), no rentals (1)
- Get innovative housing through density bonusing (1)
- Grow local food for health / freshness (6)

▶ Gee Property comments (Area H):

Housing Type	**Number of attendees who spoke in favor**	**Neighbourhood layouts**	
Mixed housing	4	Some pocket neighbourhoods	6
1 ha lots	1	Innovative green principles	5

- Big green buffer around Knarston Creek (4)
- Buffer for highway noise (1)
- Concern for traffic backing up on Superior Road., might need a traffic light (1)
- Possibility of trading water pipe money for density increase (1)
- Like Parkwood development, Nanaimo

DISCUSSION 3: HOUSING CHOICES

Participants explored the types of housing choices group members thought would make sense in each neighbourhood. The points below summarize the group's discussions on housing choices in Lantzville. (#) indicates the number of participants who supported each statement.

- Ryeland property – comments:
  - Opposed to 300-unit facility, residents would shop in Nanaimo (5)
  - Far too big for Lantzville needs (5)
  - 300-unit proposal is best use of land (1)
  - Location relates more to Nanaimo than Lantzville

- Seniors housing:

Housing Type	Number of attendees who spoke in favor	Neighbourhood layouts	
Large scale 100-300 unit seniors facility	1		
House scale 10 unit seniors care	6	Located throughout Lantzville neighbourhoods	6

  - Copley Manor in Parksville
  - Keeping House Nanaimo
  - Carriage house or suite could house senior relative (1)
  - Need lots of seniors oriented independent housing – tiny or small houses, patio homes, cottages

DISCUSSION 4: WATER UNSERVICED NEIGHBOURHOODS DISCUSSION

Participants were asked to identify any key discussion points on providing water service to currently unserviced Lantzville neighbourhoods.

- No discussion points on water unserviced neighbourhoods were recorded by this group.

KITCHEN TABLE MEETING 6 – SUMMARY

MEETING OVERVIEW

Meeting Location:	Area C: Dickinson / Peterson
Meeting Date:	December 5, 2016
Number of Attendees:	6
Areas Represented:	Area C

NEIGHBOURHOOD MAPPING

A key component of the Kitchen Table Meeting process was capturing comments on a large-scale community map. The mapping comments for this kitchen table meeting were documented in meeting summary notes as follows.

DISCUSSION 1: KEY FEATURES TO KEEP

Participants discussed and documented key features in Lantzville that they thought warrant special attention for future planning.

- Foreshore comments:
  - Waterfront going in the wrong direction – becoming an exclusive enclave – new houses too big, irresponsible placement of rip rap, barbed wire, man made accretion (5)
  - New green system approach for foreshore edge will be in new OCP (2)
  - Provincial accretion laws should be enforced

DISCUSSION 2: LAND USE TYPES FOR EACH NEIGHBOURHOOD

Participants explored what types of land use they thought make sense in the different Lantzville neighbourhoods. The summaries below record the group's consensus on the types and how much of each land use could be considered in each neighbourhood. This group provided input on Areas D and H. (#) indicates the number of participants who supported each statement.

- Village Core comments (Area D):

Housing Type	Number of attendees who spoke in favor	Neighbourhood layouts	
Townhouses, patio homes	5	One house on one lot	5
Apartments	2		
Rental housing	3		
Carriage houses	2		
Suites in houses	2		
Residences above commercial	2	Pocket neighbourhoods	3
House scale 10 unit seniors care	5	Preserve a lot of nature	5
Large scale 100-300 unit seniors facility		Wheelchair neighbourhood	

Housing Type	Number of attendees who spoke in favor	Neighbourhood layouts	
Affordable tiny house neighbourhood 550 sf or less		Not car oriented neighbourhood	
" " mixed with small houses 550 – 900 sf			
Affordable housing	6		
Semi off grid, high energy efficient, solar panel type housing	3		

- Gee Property comments (Area H):
  - Mixed housing
  - Keep a big buffer of trees to mitigate highway noise
  - Preserve maximum nature (4)
  - Discussed ramifications of transferring jurisdiction to the federal gov't / Nanoose reserve versus keeping it in Lantzville

DISCUSSION 3: HOUSING CHOICES

Participants explored the types of housing choices group members thought would make sense in each neighbourhood. The discussion points below summarize the group's discussions on housing choices in Lantzville. (#) indicates the number of participants would supported this statement.

- Seniors housing comments:
  - No to Ryeland property seniors proposal (5)
  - Seniors care – small scale – house size, 10 units which can be placed in family neighbourhoods (5). Have these throughout Lantzville, and definitely in core (4)
  - No to big institutional (100 to 300 unit) facilities (4)
  - Seniors housing can be used as a pawn by developers (2)
- New development comments:
  - High density can mean more green space
  - Want higher density, 1/3 acre too big for my lifestyle
  - No to high density everywhere (2); Likes low density (2)
  - Yes, to ½ acre lots
  - Okotoks, Alberta – sustainable, smaller houses, wastewater management, solar, mix of housing, moderate density (www.dlsc.ca – Drake landing is one example)
  - Place Making philosophy – yes (4)
  - Intentional Communities – yes
  - Community gardens, or community greenhouse (5)

- Solar power too expensive
- New community centre (3)
- We have enough greenspace
- Preserve as much public greenspace as possible (5)
- Include environmental aspects to development (2)
- Lack of water has kept us undeveloped, which pleased many (2)
- Yes, to rental housing (3)
- No to rental housing (2)
- Yes, to secondary suites
- OCP is an insurance policy, it needs teeth / specifics. OCP is fairly weak in terms of enforcing it
- Likes clustered housing to maximize green space (2)
- No to apartment buildings (2)
- Maximum 2 storey buildings (2)
- Need mix of ages (6)
- Yes, to mixed housing (6), but not to certain types of housing (4)
- Abbeyfield seniors is nice
- Village Core should be the first new development
- Pub road behind commercial

DISCUSSION 4: WATER UNSERVICED NEIGHBOURHOODS DISCUSSION

Participants were asked to identify any key discussion points on providing water service to currently unserviced Lantzville neighbourhoods. (#) indicates the number of participants who supported each statement.

- Everyone should have water, don't give them a choice (1)
- All residents can help pay for an expanded water service (2)
- Just those in the affected service area should pay (4)
- Those on community water have been rationed for years. We should get more volume of water before new connections are given out.
- Grey water legislation could reduce water consumption and save sewer costs.
- For years, the topic of water has been overdramatized in Lantzville. Regional water systems, with several sources, are common throughout Canada, and are accomplished without drama / politicization.
- Nanaimo owns the infrastructure, but doesn't have exclusive rights to the Nanaimo River watershed.
- It's important to establish the exact number of problem wells in the Winds, and elsewhere.

5 attendees were on community water, one on Dickinson road was not.

KITCHEN TABLE MEETING 7– SUMMARY

MEETING OVERVIEW

Meeting Location:	Area N: Rural Areas near Lisa Lane
Meeting Date:	December 7, 2016
Number of Attendees:	10

NEIGHBOURHOOD MAPPING

A key component of the Kitchen Table Meeting process was capturing comments on a large-scale community map. The mapping comments for this kitchen table meeting are summarized on the following page. Map locations are approximate based on placement of comments.

DISCUSSION 1: KEY FEATURES TO KEEP

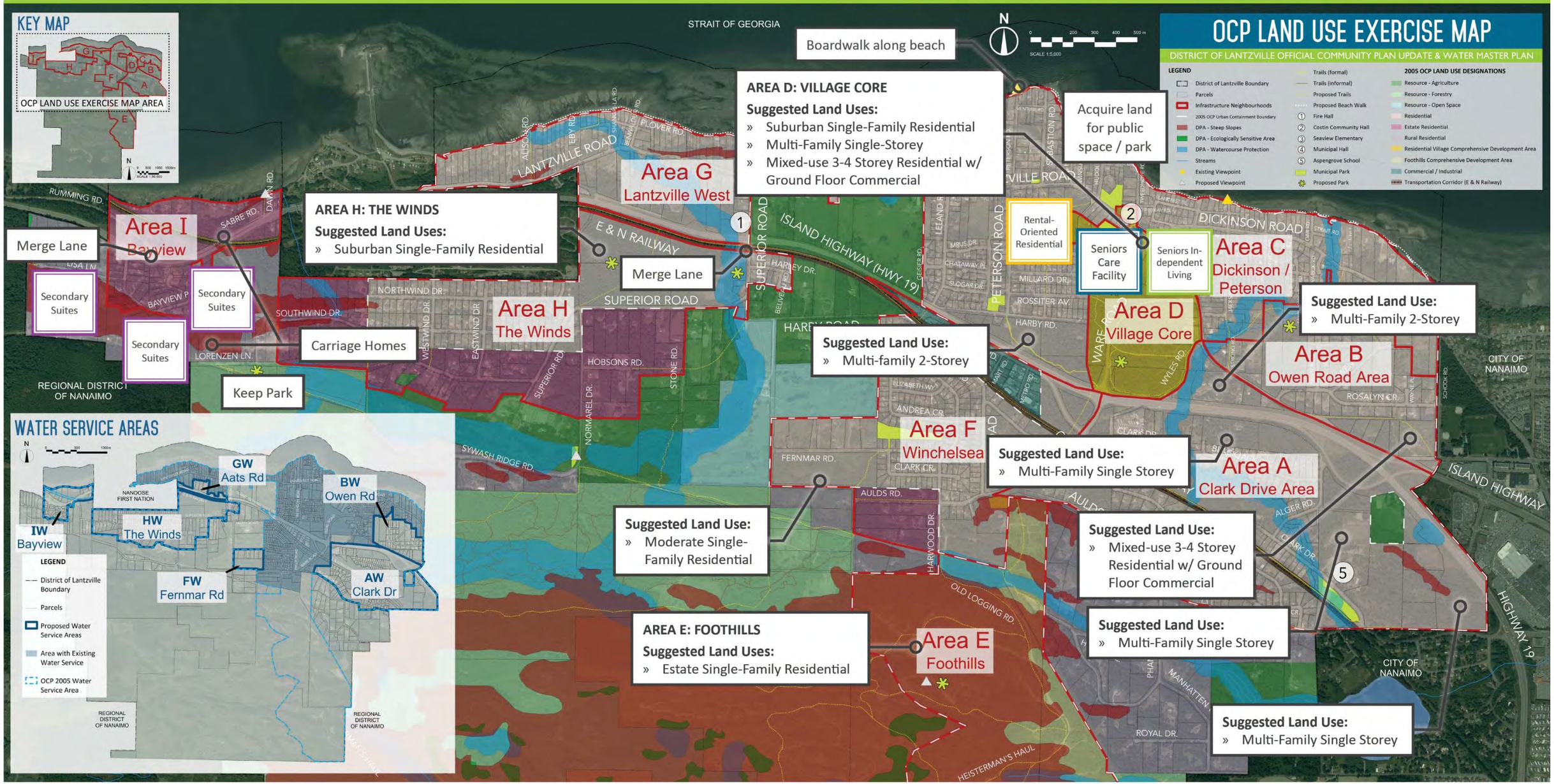
Participants discussed and documented key features in Lantzville that they thought warrant special attention for future planning.

Community Feature	Location Specifics (if applicable)
Beach Parks: acquire park spaces, boardwalk	Sebastian and Dickinson
Trail system – love the trails for walking and quading	Copley, Sywash
More vibrancy, more density including stores and residential above stores	Downtown
Parks for walking and biking	

DISTRICT OF LANTZVILLE

OCP Update & Water Master Plan

KITCHEN TABLE MEETING MAPPING



DISCUSSION 2: LAND USE TYPES FOR EACH NEIGHBOURHOOD

Participants explored what types of land use they thought make sense in the different Lantzville neighbourhoods. The tables below record the group's consensus on the types and how much of each land use could be considered in each neighbourhood. This group provided input on Areas A, B, C, D, E, F, G, H, and I neighbourhoods.

AREA A: CLARK DRIVE AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential				
Moderate SF Residential				
Suburban SF Residential			x	
Multi-Family Single Storey			x	
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA D: VILLAGE CORE

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential	x			
Moderate SF Residential	x			
Suburban SF Residential	x			
Multi-Family Single Storey	x			
Multi-Family 2-Storey			x	
Mixed-use 3-4 Storey Apt. over Commercial				x

AREA B: OWEN ROAD AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential				
Moderate SF Residential				
Suburban SF Residential			x	
Multi-Family Single Storey			x	
Multi-Family 2-Storey			x	
Mixed-use 3-4 Storey Apt. over Commercial				

AREA E: FOOTHILLS

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential			x	
Multi-Family Single Storey	x			
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

AREA C: DICKINSON / PETERSON AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential	x			
Moderate SF Residential	x			
Suburban SF Residential	x			
Multi-Family Single Storey			x	
Multi-Family 2-Storey			x	
Mixed-use 3-4 Storey Apt. over Commercial	x			

AREA F: WINCHELSEA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential			x	
Multi-Family Single Storey	x			
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

AREA G: LANTZVILLE WEST

Land Use Type	How much?			
	None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential			x	
Multi-Family Single Storey	x			
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

AREA H: THE WINDS

Land Use Type	How much?			
	None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential			x	
Multi-Family Single Storey	x			
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

AREA I: BAYVIEW

Land Use Type	How much?			
	None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential	x			
Multi-Family Single Storey	x			
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

DISCUSSION 3: HOUSING CHOICES

Participants explored the types of housing choices group members thought would make sense in each neighbourhood.

- This group recorded their housing choices on the large map.
- Other housing choices noted included carriage homes and secondary suites in Area N: Rural Areas near Lisa Lane

DISCUSSION 4: WATER UNSERVICED NEIGHBOURHOODS DISCUSSION

Participants were asked to identify any key discussion points on providing water service to currently unserviced Lantzville neighbourhoods.

- Group is not interested in obtaining water or sewer in Area N: Rural Areas near Lisa Lane as they currently have their own systems

DISCUSSION 5: WATER CONSERVATION

Participants were asked to review potential water conservation initiatives and identify which they felt would be most important for the future of Lantzville.

Potential Conservation Activity	Very Important	Important	Not Important
Consider increasing the overall water rates to encourage property owners to reduce water consumption.		x	
Consider increasing the higher tier water rates to encourage property owners to reduce water consumption.		x	
Provide educational materials to residents to help them implement improvements to their homes, properties, and behaviour that support water conservation.		x	
Develop policy that requires new development to incorporate water-saving elements such as low-flow fixtures and low water-use landscape areas / low volume irrigation (if used).		x	
Develop policy that encourages water users that are connected to community water but have existing wells, to use well water for outdoor (non-potable uses) and community water for indoor (potable uses) only.		x	
Increase incentives / support for water savings initiatives (e.g., rainwater harvesting and re-use).		x	
Develop stricter water restrictions for outdoor watering during the summer months.		x	
Other (please list):			

- Group believes water conservation is moderately important for all areas; however, it is not important for Area N: Rural Areas near Lisa Lane

GENERAL COMMENTS:

- Residents are concerned with access on and off Highway 19 – longer merge from Superior heading towards Nanaimo and Lisa Lane residents, both in and out of Bayview onto highway, need longer merge and crossing into Bayview from Nanaimo can take a long time. Perhaps a traffic light?
- Preserve old growth forests if possible
- The majority of residents are in favour of carriage homes and secondary suites which can be done easily as residents are all on their own water and sewer systems and have 2.5 acre lots

KITCHEN TABLE MEETING 8 – SUMMARY

MEETING OVERVIEW

Meeting Location:	Area H: The Winds
Meeting Date:	December 7, 2016
Number of Attendees:	6

NEIGHBOURHOOD MAPPING

A key component of the Kitchen Table Meeting process was capturing comments on a large-scale community map. The mapping comments for this kitchen table meeting are summarized on the following page. Map locations are approximate based on placement of comments.

DISCUSSION 1: KEY FEATURES TO KEEP

Participants discussed and documented key features in Lantzville that they thought warrant special attention for future planning.

Community Feature	Location Specifics (if applicable)
Beach – all should be safely accessible	
Pilings and mine history	Markers for places of historical interest including mine manager's house, mine head, and cottages
Endangered species found in woodland/marsh area behind school and back of lumber yard	Noted during subdivision proposal for land between Ware Rd and Peterson area
Grass verges give a rural feel and curbed sidewalks are a danger for strollers, wheelchairs, and seniors (saves money)	As much as possible at roadside
The minimum amount of street lighting to minimize light pollution at night – people can wear reflective clothing and use lamps or flashlights (saves money)	

DISTRICT OF LANTZVILLE

OCP Update & Water Master Plan

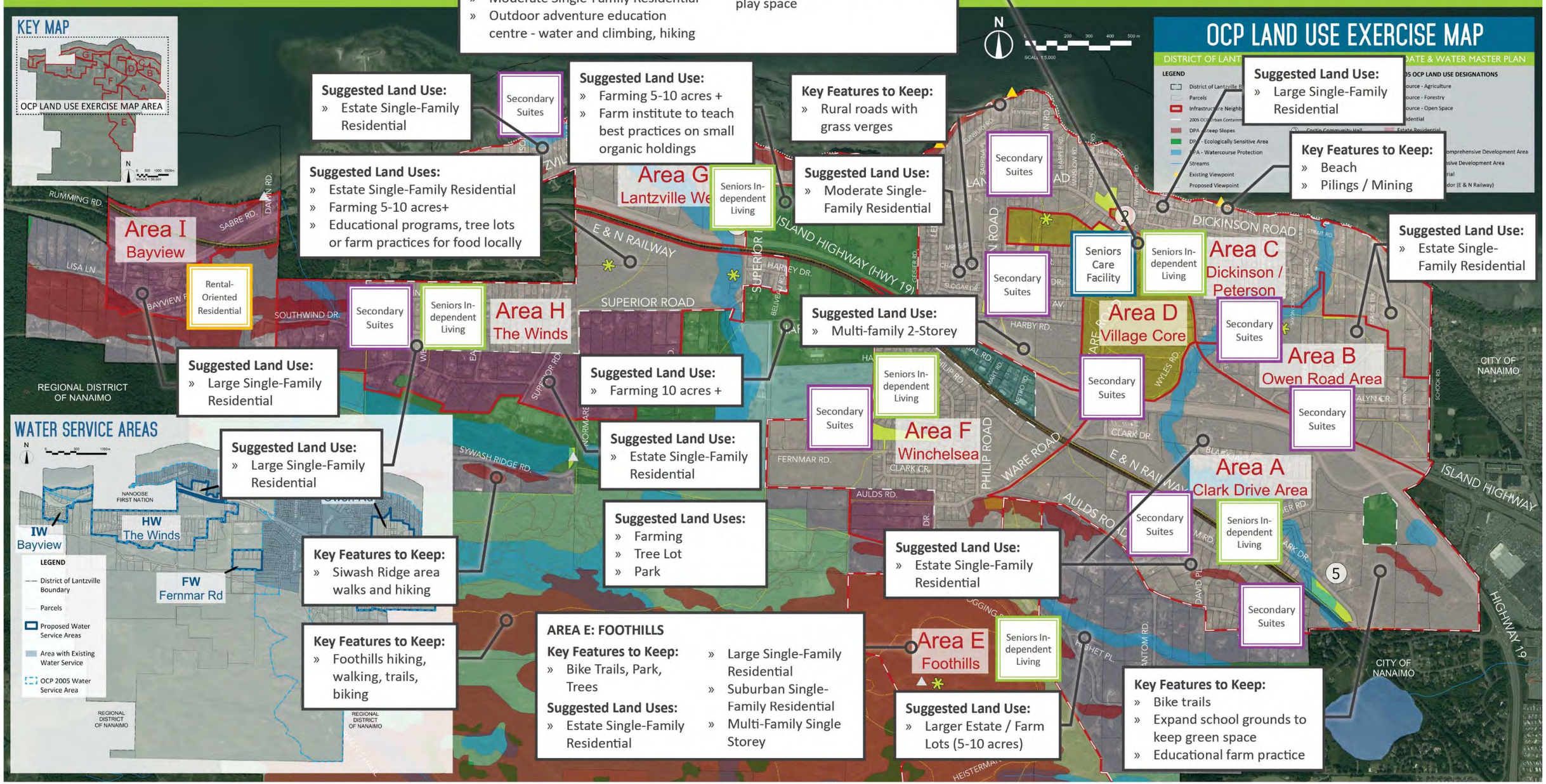
KITCHEN TABLE MEETING MAPPING

General:
- Overall we are losing this rural feel
- More hedges, green verges
- Minimal curbed sidewalks - cause accidents for wheelchairs - strollers and elderly people going over the curb
- Keep dark and peaceful feel at night with minimal street lights

AREA D: VILLAGE CORE

Key Features to Keep:
- Rare species was noted in the woodland / marsh area in behind lumber store yard and school in past (1990s?)
- Pub
- Parks - all need more

Suggested Land Uses:
- Moderate Single-Family Residential
- Outdoor adventure education centre - water and climbing, hiking
- To offset the higher density housing and commercial core in Area D, propose very large park in this area which could be used by residents of senior housing and higher density townhouses or like with little or no garden or natural play space



Suggested Land Use:
- Estate Single-Family Residential

Suggested Land Uses:
- Estate Single-Family Residential
- Farming 5-10 acres+
- Educational programs, tree lots or farm practices for food locally

Suggested Land Use:
- Large Single-Family Residential

Key Features to Keep:
- Siwash Ridge area walks and hiking

Key Features to Keep:
- Foothills hiking, walking, trails, biking

Suggested Land Use:
- Farming 5-10 acres +
- Farm institute to teach best practices on small organic holdings

Suggested Land Use:
- Farming 10 acres +

Suggested Land Use:
- Estate Single-Family Residential

Suggested Land Uses:
- Farming
- Tree Lot
- Park

Key Features to Keep:
- Rural roads with grass verges

Suggested Land Use:
- Moderate Single-Family Residential

Suggested Land Use:
- Multi-family 2-Storey

Suggested Land Use:
- Estate Single-Family Residential

Suggested Land Use:
- Larger Estate / Farm Lots (5-10 acres)

Suggested Land Use:
- Large Single-Family Residential

Key Features to Keep:
- Beach
- Pilings / Mining

Suggested Land Use:
- Estate Single-Family Residential

Key Features to Keep:
- Bike trails
- Expand school grounds to keep green space
- Educational farm practice

AREA E: FOOTHILLS

Key Features to Keep:
- Bike Trails, Park, Trees

Suggested Land Uses:
- Estate Single-Family Residential
- Large Single-Family Residential
- Suburban Single-Family Residential
- Multi-Family Single Storey

DISCUSSION 2: LAND USE TYPES FOR EACH NEIGHBOURHOOD

Participants explored what types of land use they thought make sense in the different Lantzville neighbourhoods. The tables below record the group's consensus on the types and how much of each land use could be considered in each neighbourhood. This group provided input on Areas A, B, C, D, E, F, G, H, and I neighbourhoods.

AREA A: CLARK DRIVE AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				x
Large SF Residential				x
Moderate SF Residential			x	
Suburban SF Residential		x		
Multi-Family Single Storey	x			
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

AREA B: OWEN ROAD AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				x
Large SF Residential		x		
Moderate SF Residential	x			
Suburban SF Residential	x			
Multi-Family Single Storey	x			
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

AREA C: DICKINSON / PETERSON AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				x
Large SF Residential			x	
Moderate SF Residential		x		
Suburban SF Residential	x			
Multi-Family Single Storey	x			
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

AREA D: VILLAGE CORE

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential		x		
Moderate SF Residential				
Suburban SF Residential				
Multi-Family Single Storey			x	
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial			x	

Comments:

- Limit 2-storey apartment over commercial

AREA E: FOOTHILLS

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				x
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential			x	
Multi-Family Single Storey			x	
Multi-Family 2-Storey			x	
Mixed-use 3-4 Storey Apt. over Commercial		x		

AREA F: WINCHELSEA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential			x	
Large SF Residential			x	
Moderate SF Residential		x		
Suburban SF Residential	x			
Multi-Family Single Storey	x			
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

AREA G: LANTZVILLE WEST

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				x
Large SF Residential	x			
Moderate SF Residential	x			
Suburban SF Residential	x			
Multi-Family Single Storey	x			
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

AREA H: THE WINDS

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				x
Large SF Residential			x	
Moderate SF Residential	x			
Suburban SF Residential	x			
Multi-Family Single Storey	x			
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

AREA I: BAYVIEW

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential	x			
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential	x			
Multi-Family Single Storey	x			
Multi-Family 2-Storey	x			
Mixed-use 3-4 Storey Apt. over Commercial	x			

- Outdoor adventure/education centre for Area D: Village Core
- Institute or application to provide instruction for organic farming on small holdings to provide food security for Areas L, G, J, and A

DISCUSSION 3: HOUSING CHOICES

Participants explored the types of housing choices group members thought would make sense in each neighbourhood. The table below summarizes the group's consensus on the areas of Lantzville (if any) may be most appropriate to encourage the following housing choices that are not readily available in Lantzville.

Housing Choice	Which Areas?								
	A Clark Drive Area	**B** Owen Road Area	**C** Dickenson / Peterson	**D** Village Core	**E** Foothills	**F** Winchel-sea	**G** Lantzville West	**H** The Winds	**I** Bayview
Seniors Care Facility				x					
Seniors Independent Living	x	x	x	x	x	x	x	x	x
Secondary Suites	x	x	x	x	x	x	x	x	x
Rental-Oriented Residential					x				x
Other (please list): *Carriage, Garden/Laneway Houses*									
Other (please list): *Tiny Homes*		x		x					
Other (please list): *Educations Centres* a) *Outdoor Adventure* b) *Organic, sustainable farming*			x	x					

DISCUSSION 4: WATER UNSERVICED NEIGHBOURHOODS DISCUSSION

Participants were asked to identify any key discussion points on providing water service to currently unserviced Lantzville neighbourhoods.

- No discussion points on water unserviced neighbourhoods were recorded by this group.

DISCUSSION 5: WATER CONSERVATION

Participants were asked to review potential water conservation initiatives and identify which they felt would be most important for the future of Lantzville.

Potential Conservation Activity	Very Important	Important	Not Important
Consider increasing the overall water rates to encourage property owners to reduce water consumption.			x
Consider increasing the higher tier water rates to encourage property owners to reduce water consumption.		x	
Provide educational materials to residents to help them implement improvements to their homes, properties, and behaviour that support water conservation.	x		
Develop policy that requires new development to incorporate water-saving elements such as low-flow fixtures and low water-use landscape areas / low volume irrigation (if used).	x		
Develop policy that encourages water users that are connected to community water but have existing wells, to use well water for outdoor (non-potable uses) and community water for indoor (potable uses) only.	x		
Increase incentives / support for water savings initiatives (e.g., rainwater harvesting and re-use).	x		
Develop stricter water restrictions for outdoor watering during the summer months.			x
Other (please list):			

GENERAL COMMENTS:

- There are no options for larger size acreages other than 1 acre. Consider 2 acres or 5 acres.
- The land use fact sheet illustrations are very appealing in the amount of green space shown. What steps would be in place to keep that amount of green space available to the community in perpetuity? There is a concern that once higher density development starts, it becomes precedent-setting for other developers so that bit by bit, the entire area (e.g. 6 ha) becomes higher density. Not sure that this is well understood in the community.

KITCHEN TABLE MEETING 9 – SUMMARY

MEETING OVERVIEW

Meeting Location:	Area C: Dickinson / Peterson
Meeting Date:	December 14, 2016
Number of Attendees:	7

NEIGHBOURHOOD MAPPING

A key component of the Kitchen Table Meeting process was capturing comments on a large-scale community map. The mapping comments for this kitchen table meeting are summarized on the following page. Map locations are approximate based on placement of comments.

DISCUSSION 1: KEY FEATURES TO KEEP

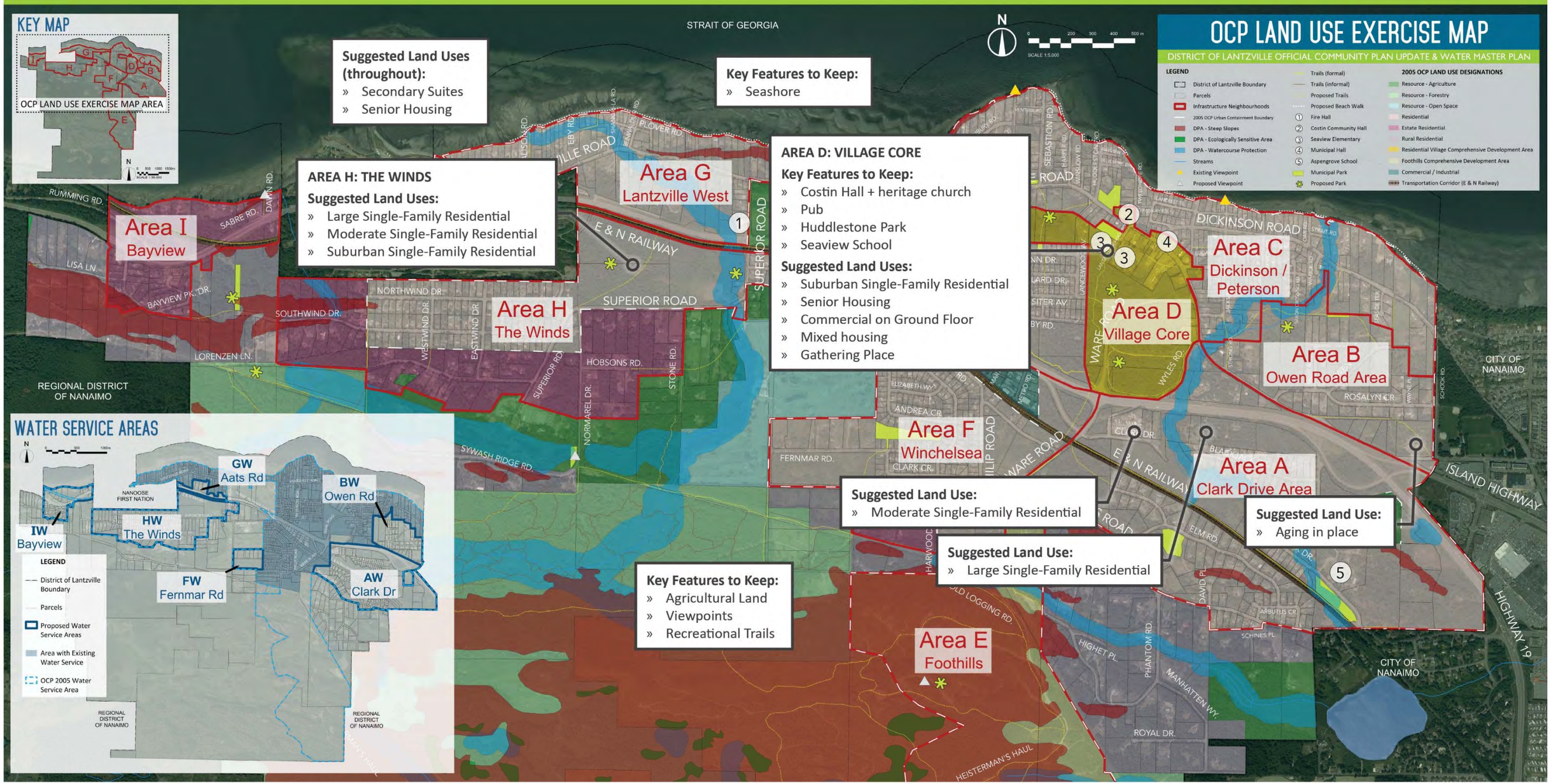
Participants discussed and documented key features in Lantzville that they thought warrant special attention for future planning.

Community Feature	Location Specifics (if applicable)
Trails	Upper Lantzville
Seashore	Everywhere
Seaview School	
Costin Hall	
Parks: Huddlestone Park and Town Hall Park	
Pub	

DISTRICT OF LANTZVILLE

OCP Update & Water Master Plan

KITCHEN TABLE MEETING MAPPING



DISCUSSION 2: LAND USE TYPES FOR EACH NEIGHBOURHOOD

Participants explored what types of land use they thought make sense in the different Lantzville neighbourhoods. The tables below record the group's consensus on the types and how much of each land use could be considered in each neighbourhood. This group provided input on Areas A, B, C, and D neighbourhoods.

AREA A: CLARK DRIVE AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential				
Moderate SF Residential			x	
Suburban SF Residential			x	
Multi-Family Single Storey			x	
Multi-Family 2-Storey		x		
Mixed-use 3-4 Storey Apt. over Commercial				

AREA C: DICKINSON / PETERSON AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential			x	
Moderate SF Residential			x	
Suburban SF Residential				
Multi-Family Single Storey				
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA B: OWEN ROAD AREA

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential		x		
Moderate SF Residential			x	
Suburban SF Residential			x	
Multi-Family Single Storey			x	
Multi-Family 2-Storey				
Mixed-use 3-4 Storey Apt. over Commercial				

AREA D: VILLAGE CORE

Land Use Type	How much? None	Little	Some	A Lot
Estate SF Residential				
Large SF Residential				
Moderate SF Residential			x	
Suburban SF Residential			x	
Multi-Family Single Storey			x	
Multi-Family 2-Storey			x	
Mixed-use 3-4 Storey Apt. over Commercial			x	

DISCUSSION 3: HOUSING CHOICES

Participants explored the types of housing choices group members thought would make sense in each neighbourhood. The table below summarizes the group's consensus on the areas of Lantzville (if any) may be most appropriate to encourage the following housing choices that are not readily available in Lantzville.

Housing Choice	Which Areas? A Clark Drive Area	B Owen Road Area	C Dickenson / Peterson	D Village Core	E Foothills	F Winchel-sea	G Lantzville West	H The Winds	I Bayview
Seniors Care Facility		x							
Seniors Independent Living		x							
Secondary Suites	x	x	x	x	x	x	x	x	x
Rental-Oriented Residential									x
Other (please list):									

DISCUSSION 4: WATER UNSERVICED NEIGHBOURHOODS DISCUSSION

Participants were asked to identify any key discussion points on providing water service to currently unserviced Lantzville neighbourhoods.

- No discussion points on water unserviced neighbourhoods were recorded by this group.

DISCUSSION 5: WATER CONSERVATION

Participants were asked to review potential water conservation initiatives and identify which they felt would be most important for the future of Lantzville.

Potential Conservation Activity	Very Important	Important	Not Important
Consider increasing the overall water rates to encourage property owners to reduce water consumption.			
Consider increasing the higher tier water rates to encourage property owners to reduce water consumption.			
Provide educational materials to residents to help them implement improvements to their homes, properties, and behaviour that support water conservation.	x		
Develop policy that requires new development to incorporate water-saving elements such as low-flow fixtures and low water-use landscape areas / low volume irrigation (if used).	x		
Develop policy that encourages water users that are connected to community water but have existing wells, to use well water for outdoor (non-potable uses) and community water for indoor (potable uses) only.	x		
Increase incentives / support for water savings initiatives (e.g., rainwater harvesting and re-use).	x		
Develop stricter water restrictions for outdoor watering during the summer months.			
Other (please list):			

GENERAL COMMENTS:

- General group consensus of some type of new housing in the Village Core area starting immediately.

KITCHEN TABLE MEETING 10 – SUMMARY

MEETING OVERVIEW

Meeting Location:	Area F: Winchelsea
Meeting Date:	January 5, 2017
Number of Attendees:	8

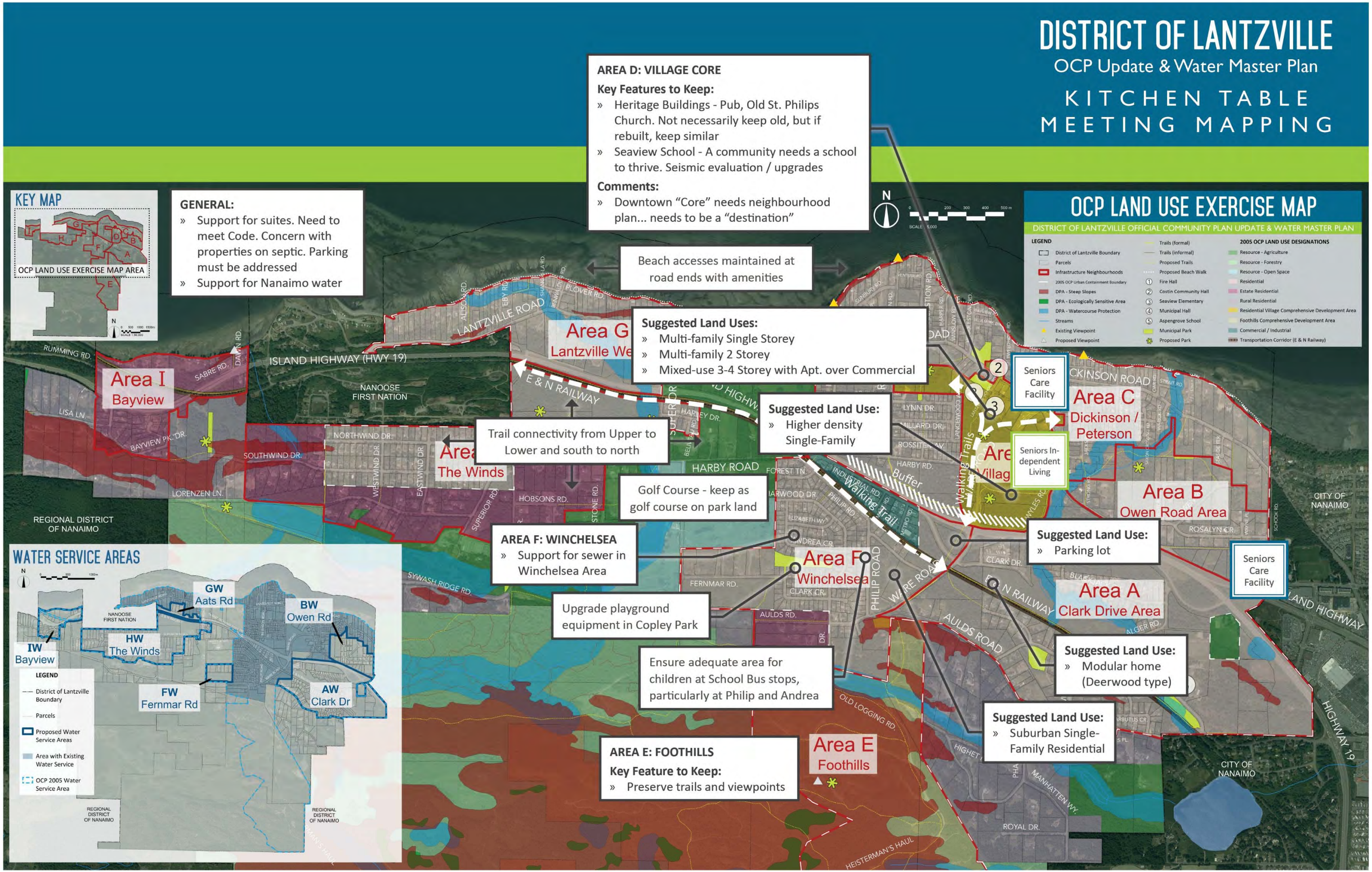
NEIGHBOURHOOD MAPPING

A key component of the Kitchen Table Meeting process was capturing comments on a large-scale community map. The mapping comments for this kitchen table meeting are summarized on the following page. Map locations are approximate based on placement of comments.

DISCUSSION 1: KEY FEATURES TO KEEP

Participants discussed and documented key features in Lantzville that they thought warrant special attention for future planning.

Community Feature	Location Specifics (if applicable)
Downtown revitalization support to attract destination business and create destination: develop a neighbourhood plan; move wires underground (particularly phone and cable); and replace buildings	Downtown
New community hall	Review alternate locations
Playground equipment needs to be upgraded	Copley Park
Road access	Road access to Peterson Road area from Ware Road to reduce congestion in Village and improve emergency response. Better access from Upper Lantzville to Lower Lantzville, i.e., overpass. Most residents use Aulds Road to access Highway 19
Strong support for sewer and storm drainage upgrading	Winchelsea area
Preserve golf course	Winchelsea View Golf Course
Preserve wetland areas / viewpoints	Foothills
Trails	Along Ware Rd., E & N, and through Lantzville Projects property to school
Trails Parking	Cars are currently parking on Ware Rd – parking lot required at Ware and Industrial for trail parking


DISTRICT OF LANTZVILLE
OCP Update & Water Master Plan
KITCHEN TABLE MEETING MAPPING
AREA D: VILLAGE CORE
Key Features to Keep:
» Heritage Buildings - Pub, Old St. Philips Church. Not necessarily keep old, but if rebuilt, keep similar
» Seaview School - A community needs a school to thrive. Seismic evaluation / upgrades
Comments:
» Downtown "Core" needs neighbourhood plan... needs to be a "destination"
KEY MAP
OCP LAND USE EXERCISE MAP AREA
GENERAL:
» Support for suites. Need to meet Code. Concern with properties on septic. Parking must be addressed
» Support for Nanaimo water
Beach accesses maintained at road ends with amenities
OCP LAND USE EXERCISE MAP
DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN UPDATE & WATER MASTER PLAN
Suggested Land Uses:
» Multi-family Single Storey
» Multi-family 2 Storey
» Mixed-use 3-4 Storey with Apt. over Commercial
Area G
Lantzville We
Area I
Bayview
Area
The Winds
Area C
Dickinson / Peterson
Area B
Owen Road Area
Area F
Winchelsea
Area A
Clark Drive Area
Area E
Foothills
Seniors Care Facility
Seniors In-dependent Living
Suggested Land Use:
» Higher density Single-Family
Trail connectivity from Upper to Lower and south to north
Golf Course - keep as golf course on park land
AREA F: WINCHELSEA
» Support for sewer in Winchelsea Area
Upgrade playground equipment in Copley Park
Ensure adequate area for children at School Bus stops, particularly at Philip and Andrea
Suggested Land Use:
» Parking lot
Suggested Land Use:
» Modular home (Deerwood type)
Suggested Land Use:
» Suburban Single-Family Residential
AREA E: FOOTHILLS
Key Feature to Keep:
» Preserve trails and viewpoints
WATER SERVICE AREAS
GW Aats Rd
BW Owen Rd
IW Bayview
HW The Winds
FW Fernmar Rd
AW Clark Dr
LEGEND
District of Lantzville Boundary
Parcels
Proposed Water Service Areas
Area with Existing Water Service
OCP 2005 Water Service Area
ISLAND HIGHWAY (HWY 19)
NANOOSE FIRST NATION
REGIONAL DISTRICT OF NANAIMO
CITY OF NANAIMO
LANTZVILLE ROAD
E & N RAILWAY
HARBY ROAD
AULDS ROAD
PHILIP ROAD
WARE ROAD
DICKINSON ROAD
HIGHWAY 19
Walking Trail
Buffer

DISCUSSION 2: LAND USE TYPES FOR EACH NEIGHBOURHOOD

Participants explored what types of land use they thought make sense in the different Lantzville neighbourhoods.

- Group provided feedback about land use types for each neighbourhood on large-format map and through summary notes.

DISCUSSION 3: HOUSING CHOICES

Participants explored the types of housing choices group members thought would make sense in each neighbourhood. The table below summarizes the group's consensus on the areas of Lantzville (if any) may be most appropriate to encourage the following housing choices that are not readily available in Lantzville.

Housing Choice	Which Areas?								
	A Clark Drive Area	**B** Owen Road Area	**C** Dickenson / Peterson	**D** Village Core	**E** Foothills	**F** Winchel-sea	**G** Lantzville West	**H** The Winds	**I** Bayview
Seniors Care Facility		x		x (Ryeland Hotel Site)					
Seniors Independent Living				x					
Secondary Suites	x	x	x	x	x	x	x	x	x
Rental-Oriented Residential	x	x	x	x	x	x	x	x	x
Other (please list): *Modular Homes*	x (Ware and Clark)								

- Consider changing Foothills rural residential units to residential units to preserve more green space.
- Support for suites but must have adequate on-site parking and all suites must meet building code requirements.
- Support for higher density development on Lantzville Projects Village Core property including some seniors facilities which should be located adjacent to school.

DISCUSSION 4: WATER UNSERVICED NEIGHBOURHOODS DISCUSSION

Participants were asked to identify any key discussion points on providing water service to currently unserviced Lantzville neighbourhoods.

- Group supports water in all areas as it is a basic necessity.
- Group strongly supports connection to Nanaimo water.
- Suites in homes on septic must have septic system capable of handling suite.

DISCUSSION 5: WATER CONSERVATION

Participants were asked to review potential water conservation initiatives and identify which they felt would be most important for the future of Lantzville.

- No discussion points on water conservation were recorded by this group.

GENERAL COMMENTS:

- Concern about keeping sufficient enrollment at Seaview to ensure school remains open, as it is a significant component of downtown core.
- Ronald Road should be moved to intersect with Philip at Andrea. The existing intersection is dangerous.
- School bus stop at Phillips and Andrea needs brush removal so students are not on the road.

KITCHEN TABLE MEETING 11 – SUMMARY

MEETING OVERVIEW

Meeting Location:	Area L
Meeting Date:	January 5, 2017
Number of Attendees:	Not known

NEIGHBOURHOOD MAPPING

A key component of the Kitchen Table Meeting process was capturing comments on a large-scale community map. The mapping comments for this kitchen table meeting are summarized on the following page. Map locations are approximate based on placement of comments.

DISCUSSION 1: KEY FEATURES TO KEEP

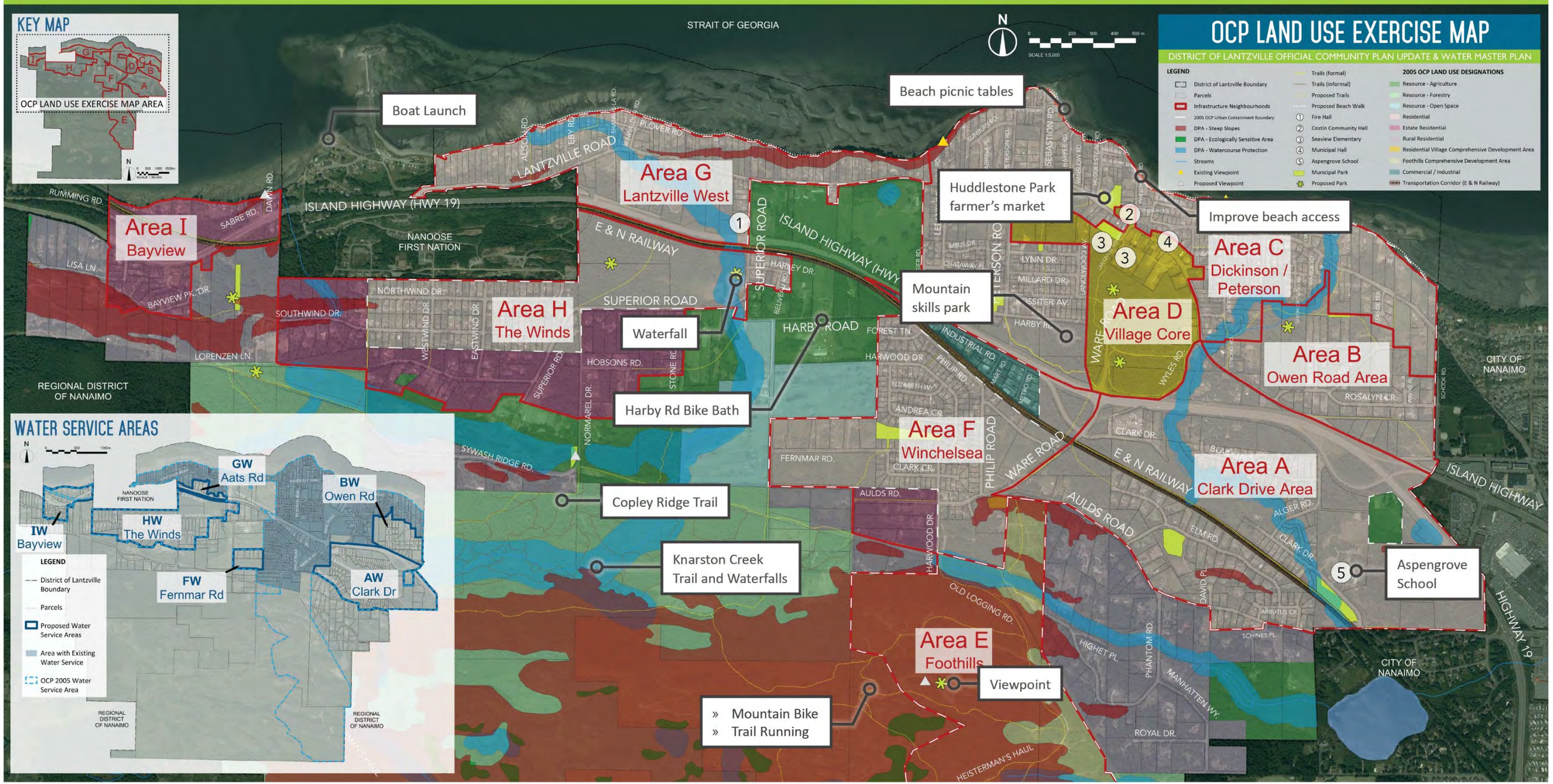
Participants discussed and documented key features in Lantzville that they thought warrant special attention for future planning.

- Group captured key features within other sections

DISTRICT OF LANTZVILLE

OCP Update & Water Master Plan

KITCHEN TABLE MEETING MAPPING



DISCUSSION 2: LAND USE TYPES FOR EACH NEIGHBOURHOOD

Participants explored what types of land use they thought make sense in the different Lantzville neighbourhoods. Comments below summarize the group's discussion points.

- Want 'authentic neighbourhoods' that include people of all ages, all types (single, couples, families, empty nesters, etc.), rather than just one segment. Want kids playing, seniors out walking, etc. so that there are people around at all times (workers drive off at 7:30AM, return at 5PM).
- Most important is to achieve a broad mix of sizes, values, types, etc. – lots of options, in all neighbourhoods.
- Encourage productive use of ALR lands. Find ways to allow food production. Help ALR land owners improve the soil, increase use. Find way to enable smaller 'plots' of food rather than hay and/or grazing.
- **Areas H: The Winds:**
  - Harley Road is desperate for community water.
- **Area L:**
  - Golf Course would like to be able to build a new clubhouse, include facilities (inside) and recreational facilities (i.e. tennis courts) that would be open to the public. Let it be Lantzville's rec center.
  - Be flexible for farmers to do related commercial activities to help subsidize food production, farming, stables, etc. – all of which add to the community.
- **Area F: Winchelsea:**
  - Large lot end of Fernmar, large lot area southwest of Aulds/Harwood: service with sewer and water, allow/encourage smaller lots and different housing types to Winchelsea subdivision – this neighborhood already has enough big lots (1/3+ acre). Allow flexibility, innovative housing types, affordable.
- **Area D: Village Core:**
  - #1 Priority is a coffee shop – place to meet and socialize.
  - Need more people, especially in and around the Village Core.
  - Need higher density, more options, strata, mixed use: commercial, with office above, with residential above that, or commercial with 2 floors of residential above.
  - Okay with 3 stories, possibly 3 ½ - enact design guidelines for scale and massing. Upper floors set back. Averaging: maybe a building that is part 2 floors, part 3 floors, and even part 4 floors – if broken up aesthetically – and doesn't block views. Maximum 2 stories on water side of Lantzville Road so buildings don't block views from hotel side.
  - Lots of trail and 'boulevard paths' connecting to Village Core.
  - Implement Village Core plan: break up sea of asphalt, narrow roadway by adding planters, trees, etc. Expand 'people' areas.
  - Develop a long-range parking plan that gets parking off street by hotel and store. Allow expanded patios in front of pub and store instead of parking, liven up village, take advantage of views.
  - Develop building guidelines (but avoid imposing a theme).
  - Good examples are Gibsons, Carmel.

DISCUSSION 3: HOUSING CHOICES

Participants explored the types of housing choices group members thought would make sense in each neighbourhood. The notes below summarizes the group's consensus on the following housing choices that may warrant consideration in Lantzville.

- Important to enable elderly to stay in the community. Need for more affordable housing for younger people and younger families. Agree to secondary suites and carriage houses in all neighbourhoods as one way to do both, plus work as "mortgage helper" for anyone who wants / needs it.
- Above also enables families to stay together: people raise their kids in Lantzville, the kids can afford to buy a house in Lantzville and stay, parents eventually downsize – but also stay in the community, and stay close to kids.
- Co-op housing, 'keeping houses' etc. also should be allowed. Allow flexibility – we don't necessarily know what other options might become popular.

DISCUSSION 4: WATER UNSERVICED NEIGHBOURHOODS DISCUSSION

Participants were asked to identify any key discussion points on providing water service to currently unserviced Lantzville neighbourhoods.

- Large lot / ALR properties would consider connecting to community water if the lines run by. Ensures good quality water for the house, allows well water to be used for food production.
- Okay for developers to subsidize water to existing areas that need it – should be a requirement / trade off for higher density. Okay with higher density in new neighbourhoods.

DISCUSSION 5: WATER CONSERVATION

Participants were asked to review potential water conservation initiatives and identify which they felt would be most important for the future of Lantzville.

- Impose or at least encourage (through public awareness?) watering restrictions on properties on private wells. One bad apple can deplete neighbouring wells, reduce water for people 'downstream'.

GENERAL COMMENTS:

- Also very important to encourage lots of mobility options – within neighbourhoods, between neighbourhoods, to parks and waterfront, and to/from village – lots of trails, paths along roads (not at pavement edge though, better through boulevards).

KITCHEN TABLE MEETING 12 – SUMMARY

MEETING OVERVIEW

Meeting Location:	Area G: Lantzville West
Meeting Date:	January 8, 2017
Number of Attendees:	9

NEIGHBOURHOOD MAPPING

A key component of the Kitchen Table Meeting process was capturing comments on a large-scale community map. The mapping comments for this kitchen table meeting are summarized on the following page. Map locations are approximate based on placement of comments.

DISCUSSION 1: KEY FEATURES TO KEEP

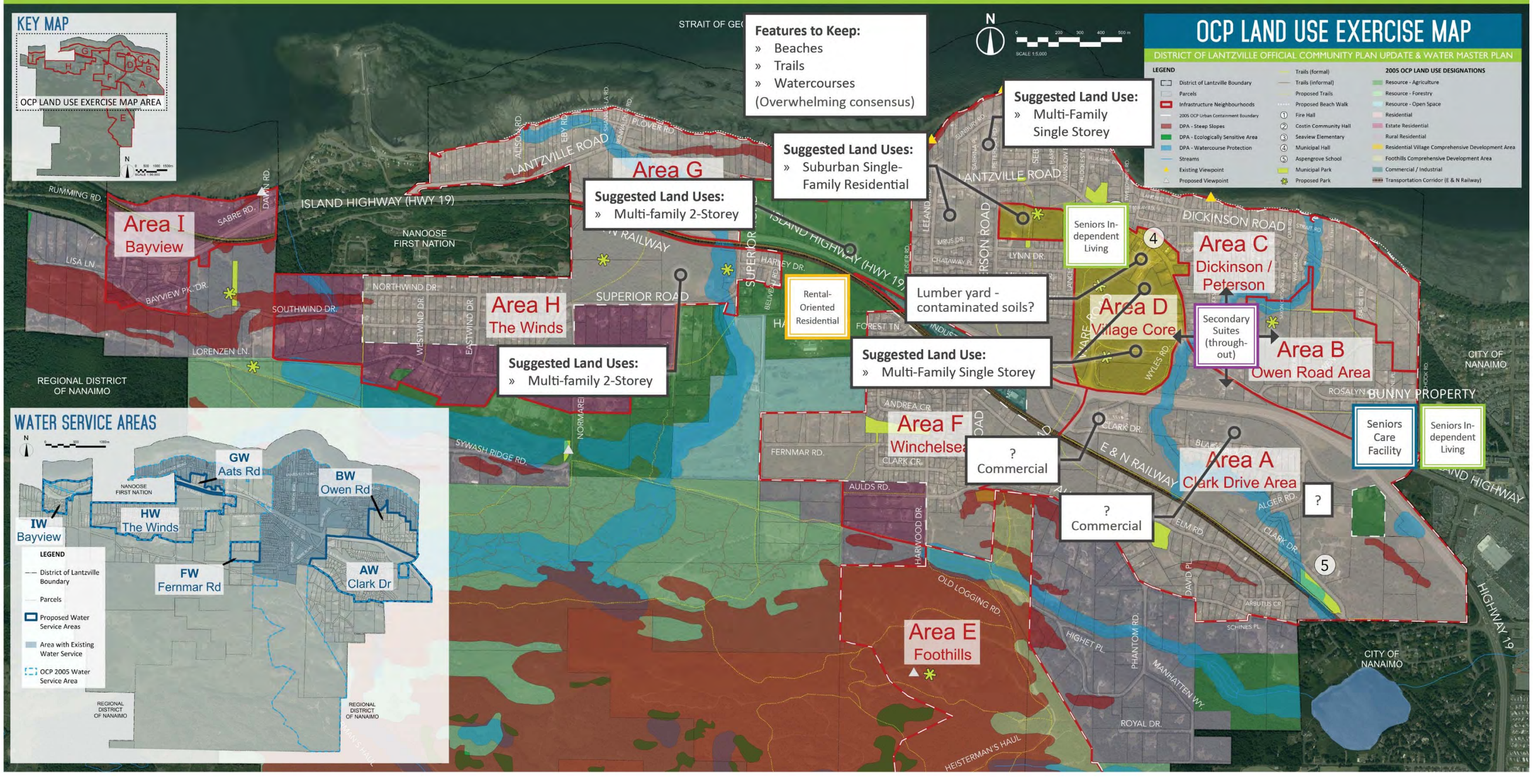
Participants discussed and documented key features in Lantzville that they thought warrant special attention for future planning.

Community Feature	Location Specifics (if applicable)
Beaches	
Village walkability – more sidewalks to be safe and more pedestrian friendly	
Rural character	
Traffic calming	
Creeks and watercourses	
Mobility	
Plan should incorporate the findings of March 2008 Parks & Trails Plan and 2010 Trails & Journeys Strategy (Parks and Recreation Committee)	
Connect Upper and Lower Lantzville	

DISTRICT OF LANTZVILLE

OCP Update & Water Master Plan

KITCHEN TABLE MEETING MAPPING



DISCUSSION 2: LAND USE TYPES FOR EACH NEIGHBOURHOOD

Participants explored what types of land use they thought make sense in the different Lantzville neighbourhoods.

- Group provided feedback about land use types for each neighbourhood on large-format map and through summary notes:
  - Village Core (Area D) is highly suitable for suburban and single-storey family housing, independent seniors housing, and seniors care facility. Also, seniors care facility okay in Area B: Bunnyland.
  - Generally, group was not supportive of apartment complexes and more designated commercial / industrial land.
  - A minority favours earmarking more commercial in Area A for tax purposes.
  - When considering future development in Lantzville, priority should be given to Ware Rd property so any increase in population will support the village economy.

DISCUSSION 3: HOUSING CHOICES

Participants explored the types of housing choices group members thought would make sense in each neighbourhood. The table below summarizes the group's consensus on the areas of Lantzville (if any) may be most appropriate to encourage the following housing choices that are not readily available in Lantzville.

	Which Areas?								
Housing Choice	**A** Clark Drive Area	**B** Owen Road Area	**C** Dickenson / Peterson	**D** Village Core	**E** Foothills	**F** Winchel-sea	**G** Lantzville West	**H** The Winds	**I** Bayview
Seniors Care Facility	x			x					
Seniors Independent Living	x			x					
Secondary Suites	x	x	x	x	x	x	x	x	x
Rental-Oriented Residential	x		x	x			x	x	
Other (please list):									

- Secondary suites (including in-law suites) in all areas with defined criteria.
- Seniors housing to be near Village Core e.g. patio homes, assisted living.
- When considering future development in Lantzville, priority should be given to Ware Rd property so any increase in population will support the village economy.
- Eco-friendly building requirements (provincial and federal regulations)

DISCUSSION 4: WATER UNSERVICED NEIGHBOURHOODS DISCUSSION

Participants were asked to review potential water conservation initiatives and identify which they felt would be most important for the future of Lantzville.

- No discussion points on water conservation were recorded by this group.

DISCUSSION 5: WATER CONSERVATION

Participants were asked to review potential water conservation initiatives and identify which they felt would be most important for the future of Lantzville.

Potential Conservation Activity	Very Important	Important	Not Important
Consider increasing the overall water rates to encourage property owners to reduce water consumption.	x		
Consider increasing the higher tier water rates to encourage property owners to reduce water consumption.	x		
Provide educational materials to residents to help them implement improvements to their homes, properties, and behaviour that support water conservation.			x (Most will ignore but target children)
Develop policy that requires new development to incorporate water-saving elements such as low-flow fixtures and low water-use landscape areas / low volume irrigation (if used).	x		
Develop policy that encourages water users that are connected to community water but have existing wells, to use well water for outdoor (non-potable uses) and community water for indoor (potable uses) only.	x		
Increase incentives / support for water savings initiatives (e.g., rainwater harvesting and re-use).	x		
Develop stricter water restrictions for outdoor watering during the summer months.	x		
Other (please list): *Urge building code requirements to use greywater irrigation for outside (land) use.*	x		

GENERAL COMMENTS:

- Preservation and development of trails, parkland, and watercourses was a dominant concern of the group.
- Majority of group favoured minimal, slow population growth with zero interest in apartments, rental accommodations etc. “Raise the drawbridge.”
- Lantzville needs to better manage river, ditch, and pavement runoff / storm drainage. Potential consideration for capturing and using rainwater? Tap into Huddlestone ditch as water source for irrigation of Huddlestone Park. Consider capture and cover containment (to restrict evaporation in warm months) of winter rainfall.

- Consensus that the beach is the #1 attraction in Lantzville and that dog regulation is warranted. One comment that not everyone is a responsible dog owner; therefore, dogs should not be allowed on the beach. An off-leash park is required.
- Important belated cost information appearing regarding growth costs, especially on policing which is needed for deciding on pace of population growth. Some minds may change to oppose speedy growth within this information. At 5%, our big tax hit arrives in 2024. Faster growth = sooner policing tax hit.
- How to pay for improvements? Lantzville is all residential and hardly any commercial. Need much more commercial / industrial to help tax base, fund amenities and improvements. Notable lack of available commercial / industrial zoned land which could produce higher revenue / tax base without significant population impact – along parkway especially.
- Upper Lantzville participant yearns for sewer service in Area "A".
- Hydro wires in Village Core to be run underground if and when possible. Village Core should have sidewalks to be more safe and more pedestrian friendly. Generally, beautification is needed, without further money spent on consultant studies.
- Consider a new purpose-built community hall with the Ware Rd development (possibly behind the gas station and pub property for example). This would possibly allow for the current Costin Hall location to be used as a seniors residence (Abbeyfield).
- Need mini-golf, kids' recreation, and amusement park.
- Connect upper and lower Lantzville.
- Eco-friendly building requirement.
- Seniors housing should have close proximity to Village Core – i.e., patio homes, assisted living.
- When considering future development, priority should be given to the Ware Road property to support the Village economy.
- Concern about unscientific responses – residents could provide multiple inputs.
- Resident concern in Council implementing resident wishes.

KITCHEN TABLE MEETING 13 – SUMMARY

MEETING OVERVIEW

Meeting Location:	Area D: Village Core
Meeting Date:	January 12, 2017
Number of Attendees:	8
Areas Represented:	Business Owners in the Village Core

GENERAL COMMENTS:

- General support for mixed use and higher density on the Village Core lands
- Need density to support commercial uses
- Need to look at access for service truck loading and loading – space for trucks to maneuver
- Possible noise conflict
- Concern regarding proposed concept being set in stone for public
- Lantzville Projects just starting their own land use planning process
- Height 3-4 stories may be acceptable as site will not impact views of surrounding properties
- Question regarding water availability to support additional growth
- Support for making Lantzville a destination
- OCP to be flexible for allowing a variety of uses, housing forms
- Focus less on absolute numbers and more on form/character and design
- Support for innovative design – green design features
- Support for move towards “Net Zero” emissions and carbon neutral models
- Support walkable design
- Support affordable housing
- Would like to see a mix of senior and youth