

WELCOME TO THE OPEN HOUSE

Draft Directions Being Considered

OFFICIAL COMMUNITY PLAN UPDATE & WATER MASTER PLAN

The OCP Update and Water Master Plan processes have explored and collected public input on a range of ideas. Ideas that appear to have public support are now being developed and refined into draft directions for Council consideration.

At this stage, we would value your input on draft directions.

Do the draft directions strike a balance among opinions and priorities?

What areas warrant further refinement?

TO PROVIDE YOUR INPUT:

- 1 Navigate the room to view the displays which are organized into the six following topic areas:



- 2 Review the display panels and discuss your questions with staff, consultants, and OCP Advisory Committee members:

- ▶ What needs clarification?
- ▶ How are the draft updates different from existing policy?



- 3 Exchange thoughts and ideas with your neighbours and the Project team:

- ▶ What do you agree with?
- ▶ What do you think warrants consideration for further refinement?



- 4 Complete a response form to record your input:

- ▶ Fill out a paper response form at the Open House on **June 28, 2017**
- ▶ Complete an online response form by **July 10, 2017**
- ▶ Fill out a paper response form and drop it to the District Offices by **July 10, 2017**

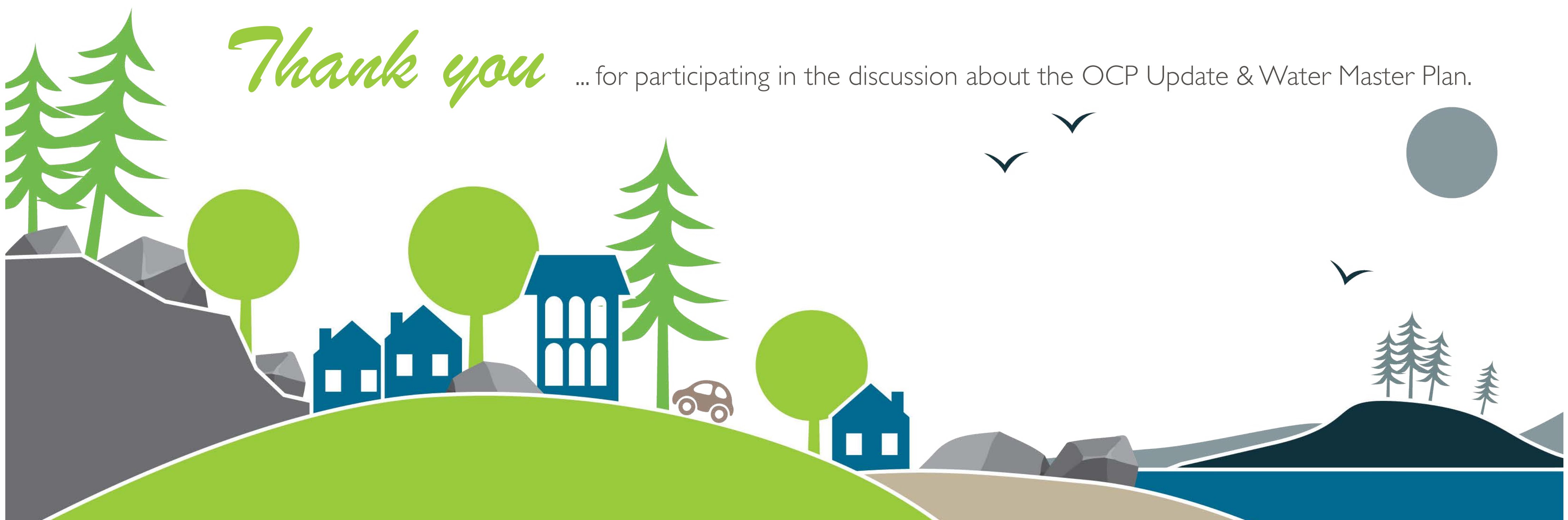


lantzville.ca/OCP-WMP

This input will be used as directions are refined over the summer.

Thank you

... for participating in the discussion about the OCP Update & Water Master Plan.

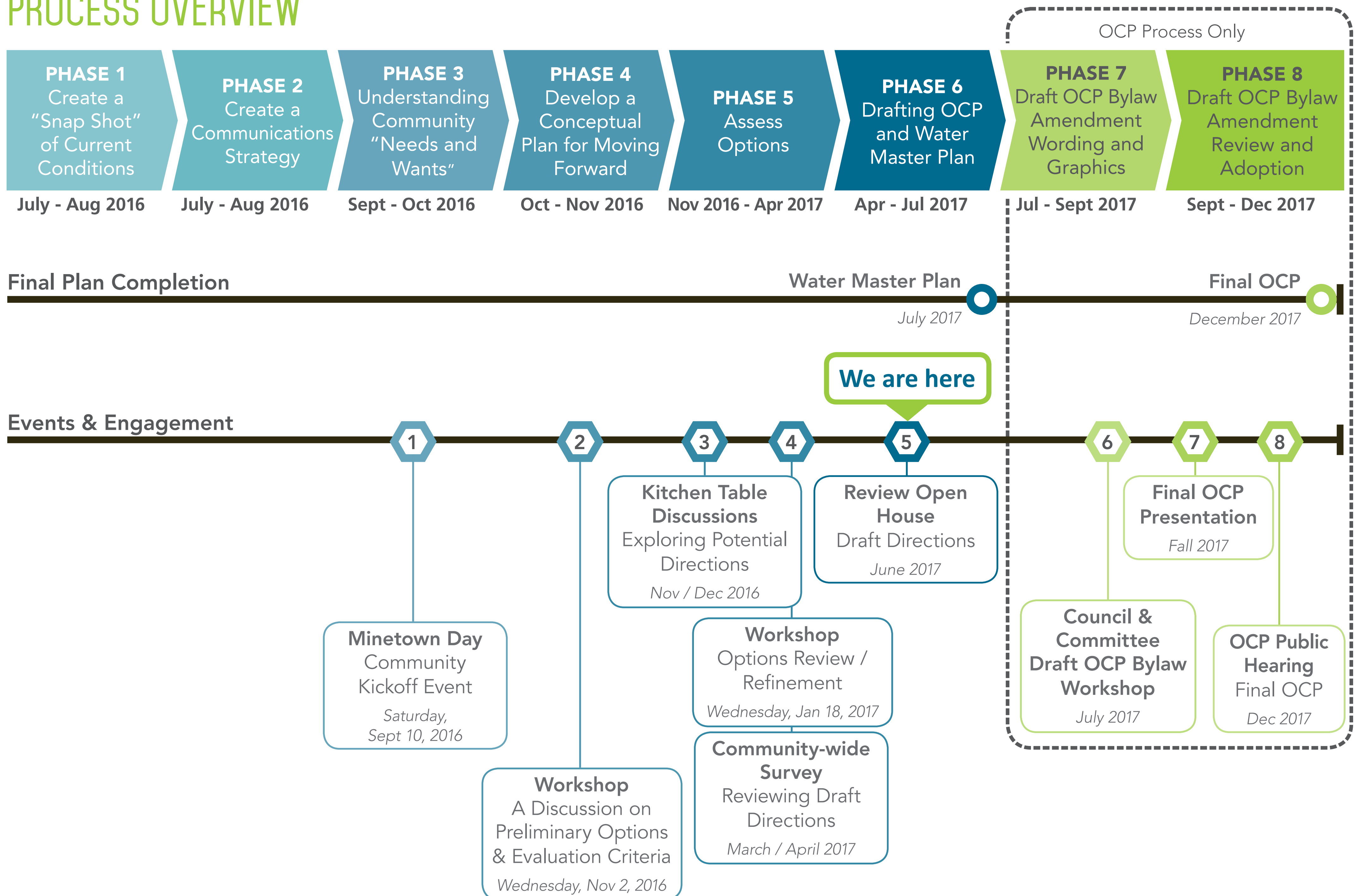


PLANNING & ENGAGEMENT PROCESS

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OFFICIAL COMMUNITY PLAN UPDATE & WATER MASTER PLAN

PROCESS OVERVIEW



What are the Next Steps in the Process?

1. Receiving Public Input on Draft Directions (to July 10, 2017)
2. OCP Advisory Committee Review and Draft Recommendations to Council
3. Water Master Plan Draft Recommendations to Council
4. Council Review and Refinement of Draft Recommendations
5. OCP Referral for Agency Review
6. OCP Public Information Meeting (Fall 2017)
7. OCP Formal Public Hearing
8. Council Consideration of OCP Bylaw Amendment Adoption (Late 2017 / Early 2018)

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FALL 2016 ONLINE INPUT QUESTIONNAIRE

What people love about Lantzville



- ▶ **Community:** friendly people, knowing your neighbours, tight-knit community, supportive community
- ▶ **Character:** spacious lots, safe feeling, semi-rural / rural character, peaceful and quiet setting, proximity to a larger centre
- ▶ **Access to Nature:** beach and forests, natural beauty, proximity to nature
- ▶ **Unique:** variety in housing styles, not cookie-cutter, distinct from Nanaimo

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- ▶ Slowness of change and evolution
- ▶ Lack of water and sewer service in some existing neighbourhoods
- ▶ Revitalization of the Village
- ▶ More variety to attract new families and businesses
- ▶ Amenities (e.g. transit, sidewalks, trails, beach access, street lights)
- ▶ Limited variety of housing choices / opportunity to downsize
- ▶ Sustainability and environmental protection

KITCHEN TABLE MEETINGS



Common themes:

- The Village was consistently identified as a desirable location for more varied land uses
- Future development in other Lantzville neighbourhoods should respect existing land uses while encouraging a thriving community that supports occupation by people of all ages and types (e.g., singles, couples, families, empty nesters, etc.)
- Seniors care facilities and seniors independent living may warrant consideration in the Village and Owen Rd areas
- Secondary suites may warrant consideration in all residential areas, IF there are strong regulations and guidelines

COMMUNITY-WIDE SURVEY

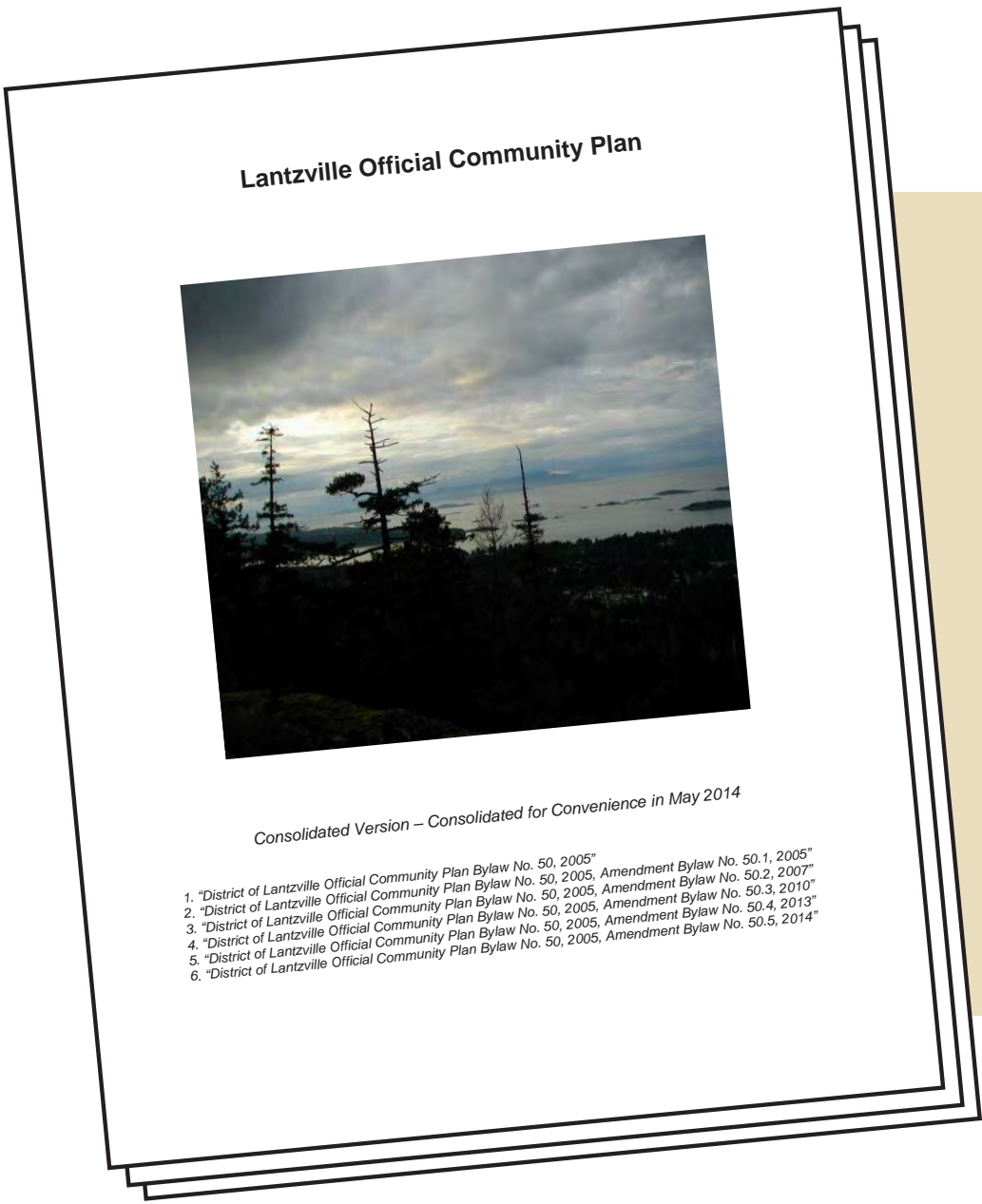


The results of the Community-wide Survey and summaries of previous engagement are available at:



 lantzville.ca/OCP-WMP

OCP VISION & GOALS



The results of the engagement process have confirmed that many aspects of the existing (2005) OCP remain valid today. The OCP displays highlight key policies in the existing OCP to carry forward, potential refinements being considered, as well as new policy being considered, coded by colour as shown below.

Green Text: 2005 OCP Policy Carried Forward

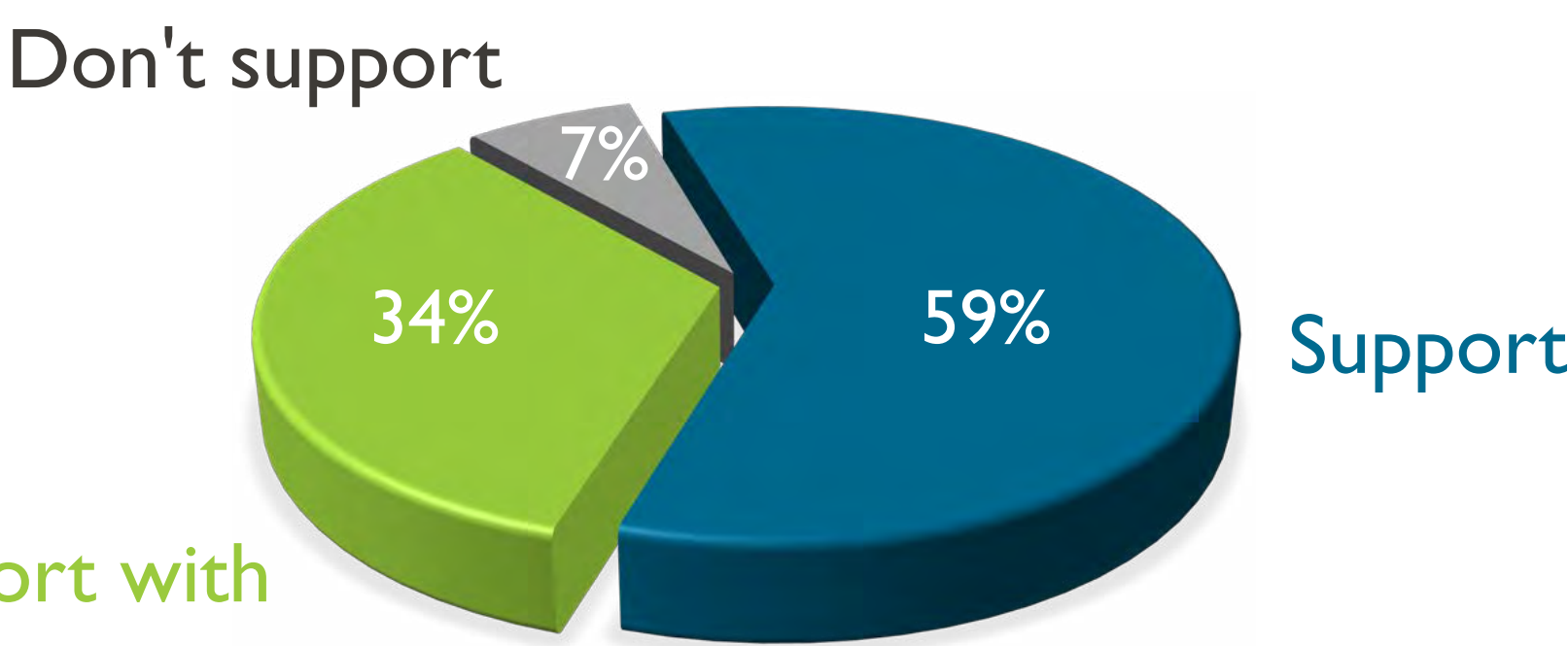
Blue Text: Refinement to 2005 OCP Policy being Considered

Gold Text: New Policy being Considered



VISION

Public Input #1 Results:
Do you support the 2005 OCP Vision?



Support with refinements

The vision statement describes the long-term future that Lantzville aspires to achieve. It provides a reminder about the spirit and intent of the community and encourages planning that supports this community outlook. As public input generally indicated support for the existing vision, the OCP Update vision will carry forward key elements, highlighting:

- ▶ **Foreshore to Foothills**
- ▶ **Village-like commercial centre**
- ▶ **Semi-rural and rural character**
- ▶ **Improvement in housing choices**
- ▶ **Expanded and resilient infrastructure**
- ▶ **An environmentally-friendly community with an abundance of trees, green spaces, and corridors, walking/hiking/bicycling paths and trails, clean beaches, and a healthy waterfront**



GOALS

Goals support realization of the vision by providing specific guidance for future planning. The OCP Update draft directions identify only a few changes to the seven broad goals outlined in the 2005 OCP and listed below.

However, refinements are being considered for specific policy clauses and implementation approaches for these goals, notably those shown in **blue** below. These refinements being considered are the focus of subsequent displays.

1. **Protect the Natural Environment**
2. **Preserve Community Character**
3. **Strengthen the Village Commercial Core**
4. **Provide Housing Choices**
5. **Develop Comprehensive Development Plans for the Ware Road and Foothills Estate Areas Key Residential Infill Areas**
6. **Develop Community Infrastructure**
7. **Improve Road, Pedestrian, and Bicycle Mobility**

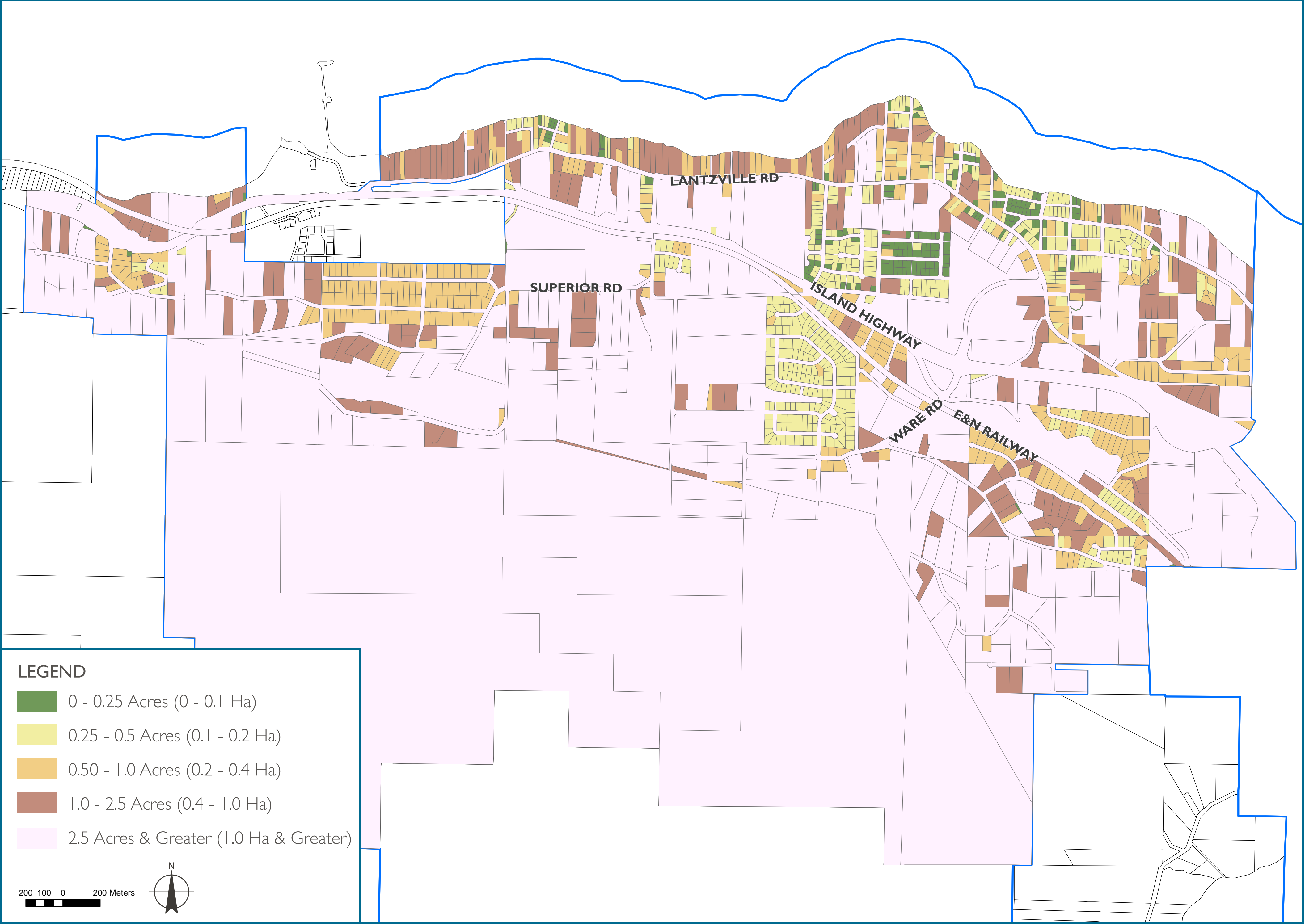
What Size are Existing Lots in Lantzville?

Throughout the process, there has been a steady stream of community discussion about appropriate lot sizes for future development in Lantzville. For context, it is useful to look at existing lot sizes. Generally:

- ▶ Lots in the Winds area are in the range of 0.5 - 1 acres
- ▶ Lots in the Winchelsea area are in the range of 0.25 - 0.5 acres
- ▶ Lots in the Peterson and Dickinson areas include a range of lot sizes, including lots smaller than 0.25 acres
- ▶ Lantzville has many large lots distributed throughout the community that are over 1 acre in size

Looking at the range of lot sizes throughout the community, it may be observed that variety is a key defining feature of Lantzville's semi-rural character. The mix of larger and smaller lots limits large areas of homogeneous housing. The policy directions being considered in the OCP Update endeavour to support maintaining a future mix of lot sizes and housing choices throughout the community.

EXISTING LOT SIZES IN LANTZVILLE



LAND USE DESIGNATION OVERVIEW

What is an Official Community Plan?

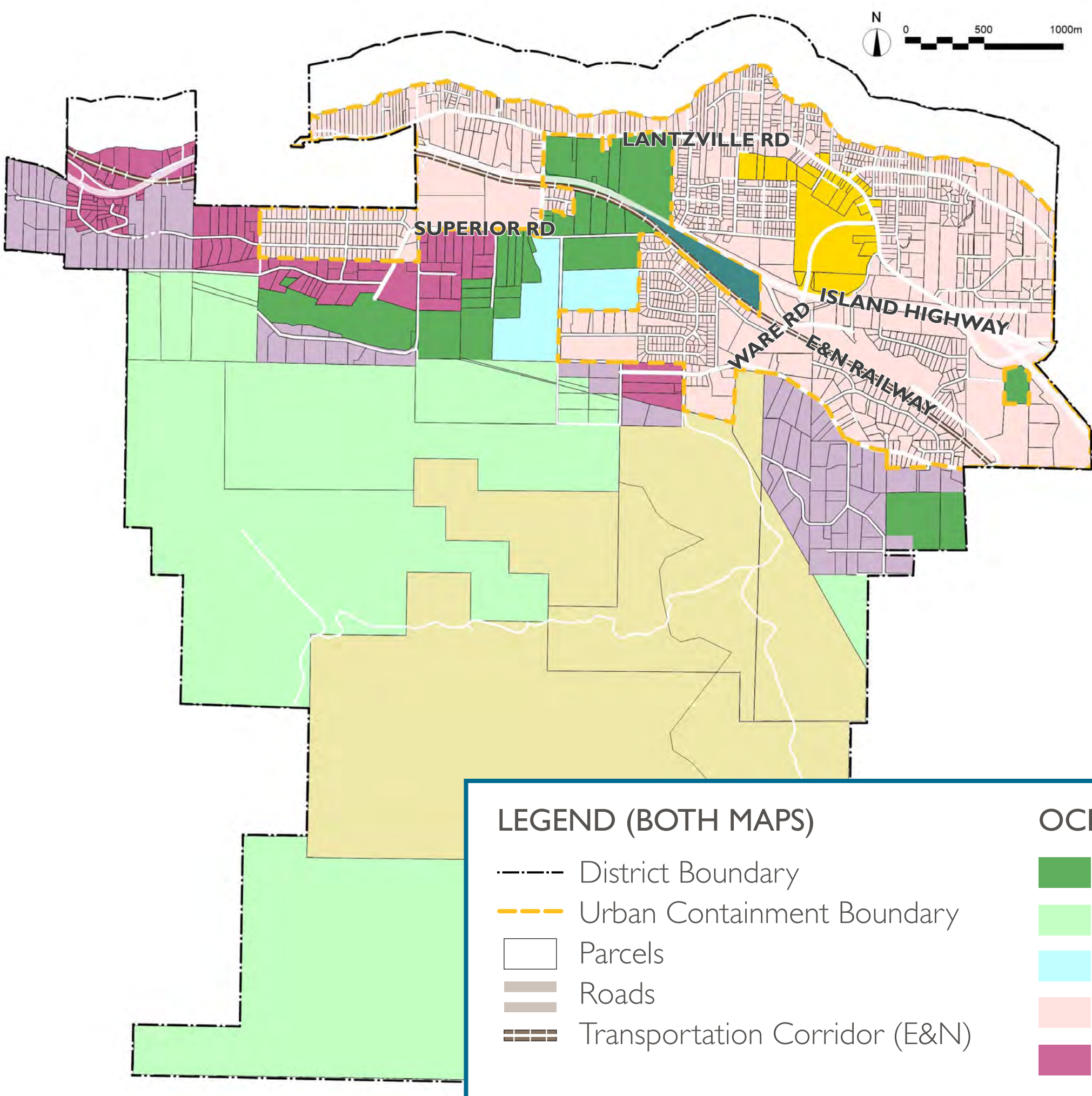
An Official Community Plan (OCP) is a planning and land use management document that sets out the long-term vision for a community with actions for getting there. An OCP must include:

- ▶ General **land use designations** for existing and potential residential, commercial, industrial, institutional, agricultural, recreational, and public utility lands.
- ▶ Location and phasing of major road, sewer, and water systems;
- ▶ Restrictions on use of lands subject to hazards or environmentally sensitive to development;
- ▶ Location of public facilities, and known sand and gravel deposits suitable for extraction;
- ▶ Policies respecting affordable, rental, and special needs housing;
- ▶ Greenhouse gas (GHG) emissions reduction targets and policies.

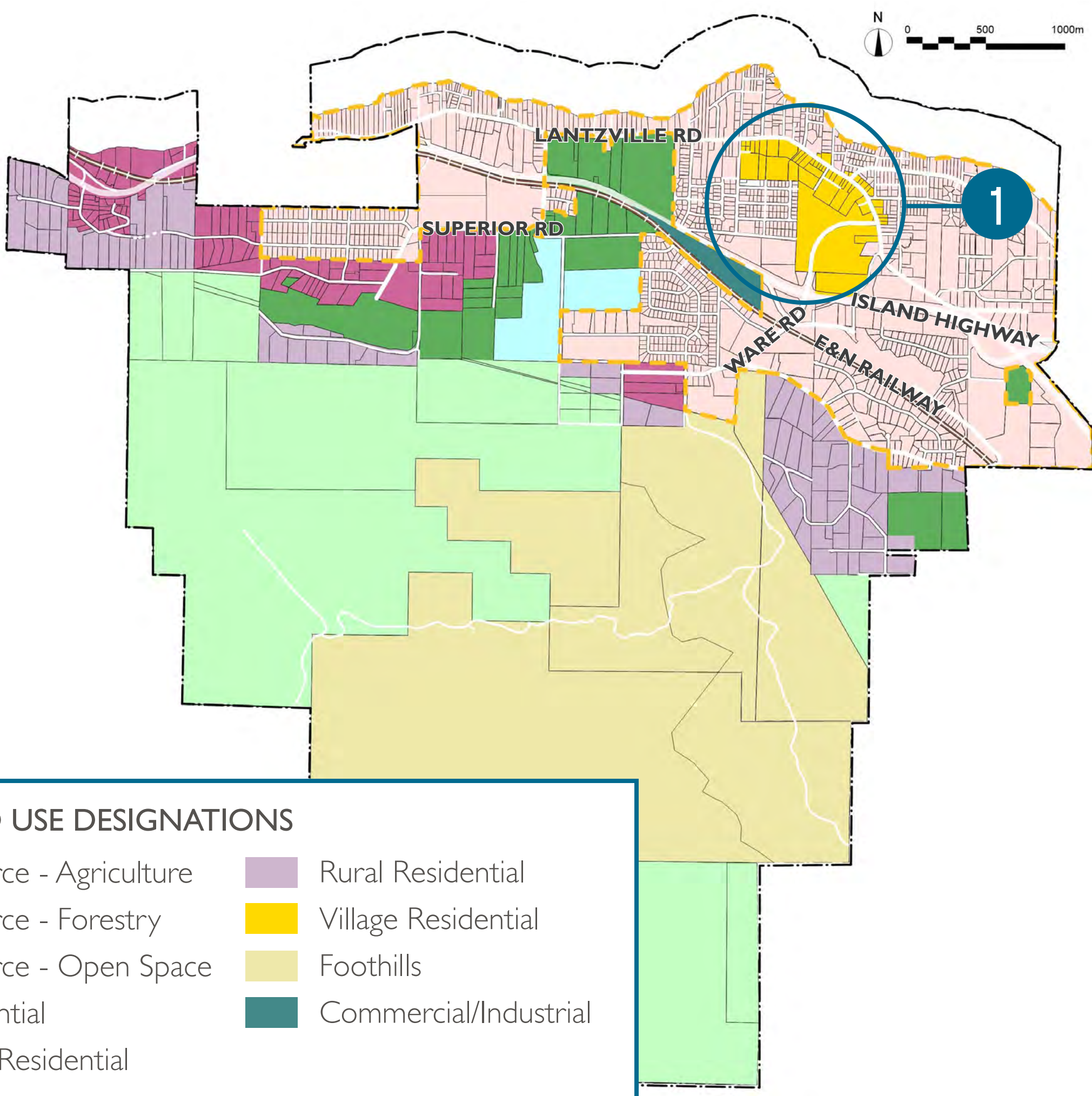
What are Land Use Designations?

Land use designations are a key component of the OCP that describe the **intended future use** of all parcels of land in the District. Land uses are designated to support the Vision and Goals of the OCP.

EXISTING LAND USE DESIGNATIONS



LAND USE DESIGNATION CHANGES BEING CONSIDERED



Land Use Designation Changes Being Considered:

Most of the 2005 OCP Land Use Designations are being maintained. There is one change in Land Use Designations being considered (shown on the map above):

- 1 Adjustment to the 'Village Residential' boundary to include adjacent properties.

All other Land Use Designations are proposed to remain as existing; however, changes in OCP policies, including **Density Bonus Provisions** (see Displays 9 - 13) are being considered which may influence future development in these areas.

COMPREHENSIVE PLANNING AREAS

The Official Community Plan sets broad direction for goals, objectives, policies, and land use designations across the community. In some cases, it may be desirable to provide more specific direction for larger or key infill areas that have potential to develop in the future.

The 2005 OCP required **Comprehensive Development Plans** for part of the Village and for Foothills to create a refined mix of housing choice and community amenities for these areas. To consider what may be appropriate in other parts of Lantzville, identification of additional **Comprehensive Planning Areas** that would be subject to a more detailed planning process are being considered.

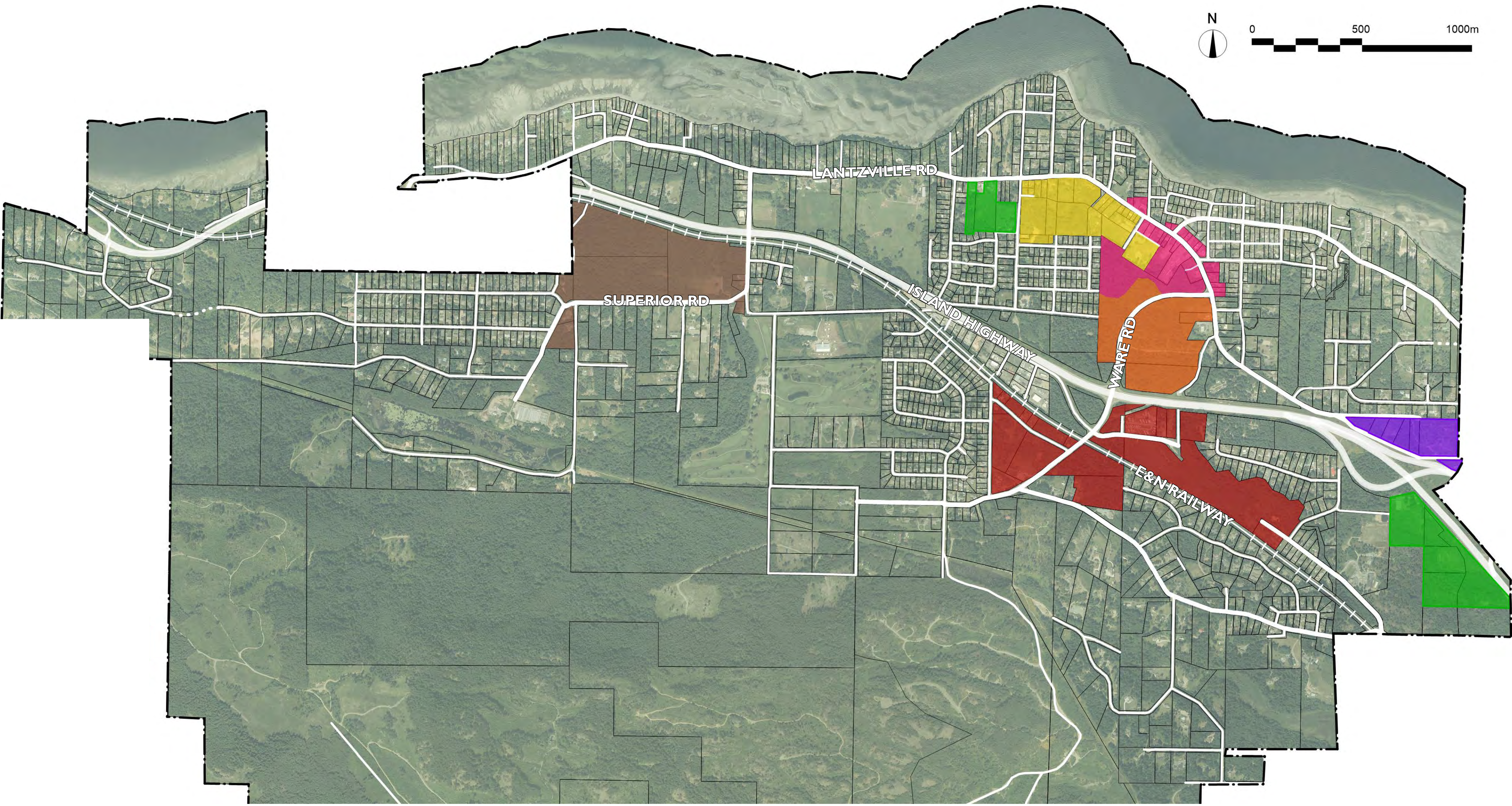
What is a Comprehensive Plan?

Comprehensive Plans act as a bridge between broad OCP policies and more detailed zoning and provide the community an opportunity to consider more specific local policies on:

- ▶ Amount, location, and range of housing types and parcel sizes
- ▶ Amount and location of green space and trail networks
- ▶ Design guidelines and phased development agreements, zoning changes, and development permits for 'Intensive Residential' or Multiple-family Residential

Comprehensive Plans include a community engagement process and are subject to approval by Council. They are often appended to an OCP through a Public Hearing Process.

COMPREHENSIVE PLANNING AREAS BEING CONSIDERED



The potential Comprehensive Planning Areas shown on the map are considered in more detail on the following displays:

- | | |
|---|---|
| Village Commercial Core & Lowlands (see Display 16) | Upper Lantzville Superior Road Areas (see Display 21) |
| Village South (see Display 17) | Care Precinct Area (see Display 15) |
| Village West (see Display 18) | Farm Cluster Opportunities |
| Upper Lantzville Ware Road Areas (see Display 20) | |

MANAGING GROWTH

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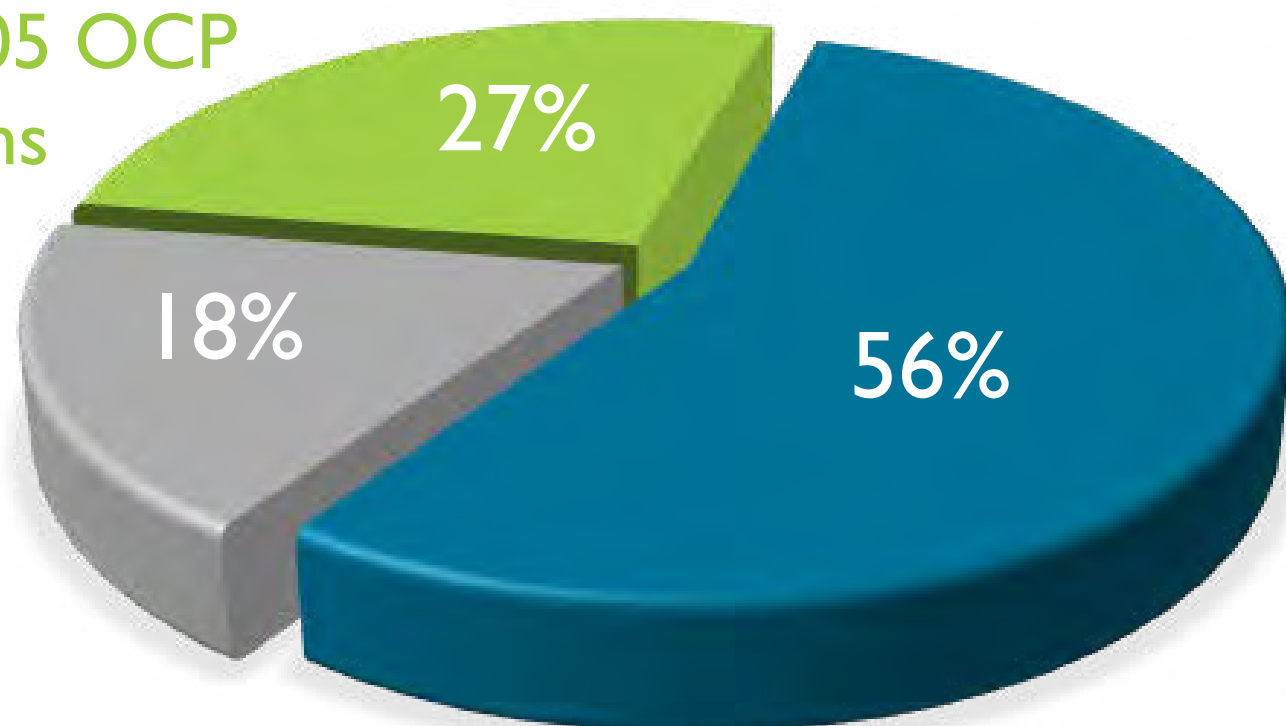
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While most participants in the Community-wide Survey supported planning directions and new growth in key areas that lead to population increase (Option B and C), residents have identified on-going concerns about the **pace of development** and **management of growth** in a way that respects community character.

Community-wide Survey Results
on Preferred Directions for Future Development

B: Maintain 2005 OCP
Directions

A: Maintain
Status Quo



C: Update
Planning
Directions,
Define New
Development
Areas

Comments

- ▶ Desire to prioritize development of the Village
- ▶ Concerns about maintaining small-town, semi-rural character as development occurs
- ▶ Concerns about pace of development and desire to keep it "slow" to ensure new development fits with the community
- ▶ Traffic increase concerns
- ▶ Tax implications

? How is pace of growth addressed in an OCP?

Official Community Plans provide goals, objectives, and policies for a period of 10 – 20 years and it is uncommon for pacing of growth to be specifically written in the OCP. This is in part because pace of growth is dependent on applications, which are influenced by a real estate market that is often cyclical, leading to apparent 'bursts' of development followed by periods of slower activity.

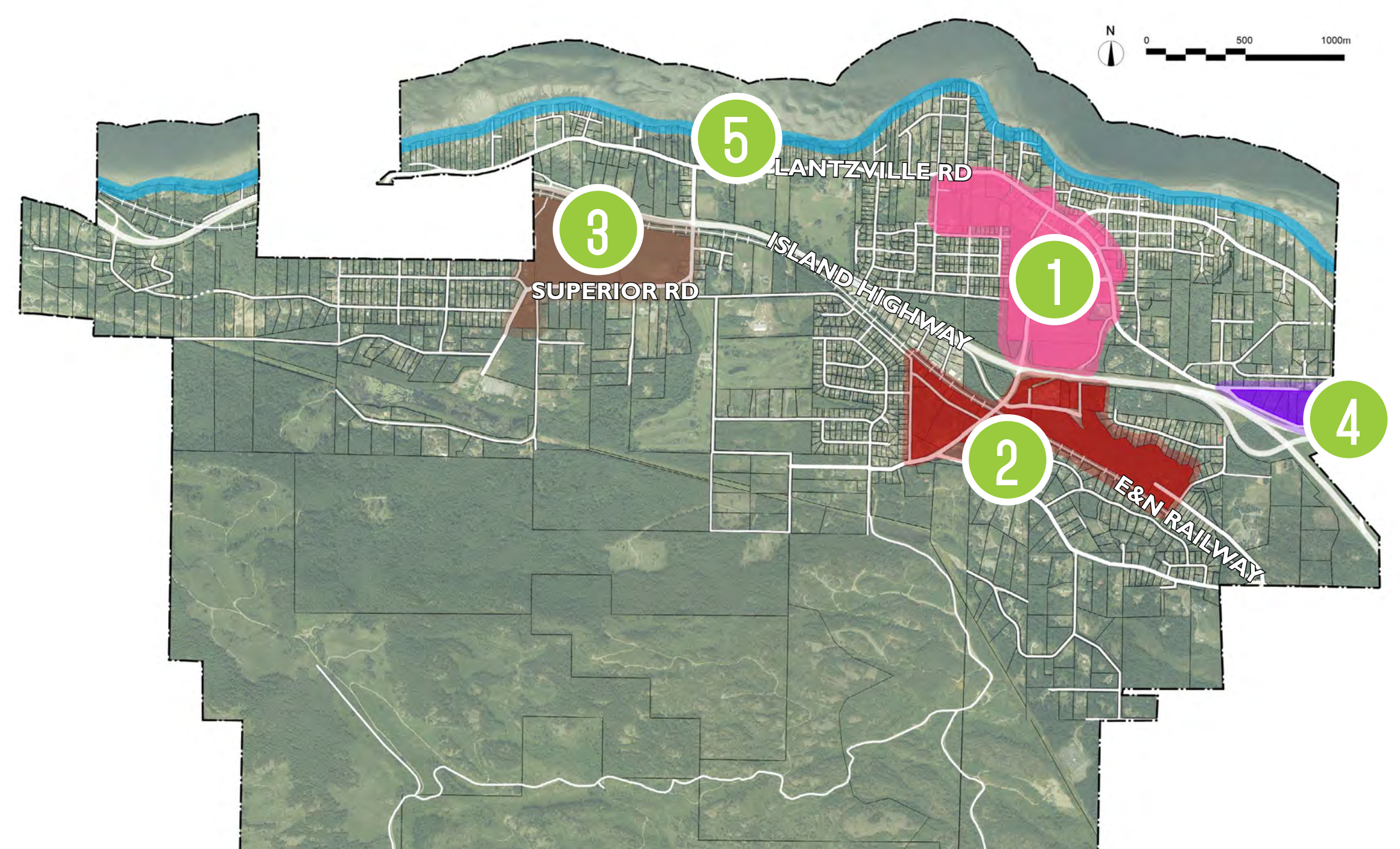
Pace of growth may be influenced by Council or applicant funding of proposed Comprehensive Plans and related community engagement, by phased development agreements, and phased rezoning approvals. When development requires a rezoning, each application is a separate decision that considers the merits of the application in relation to community needs.

COMPREHENSIVE PLANS AS A TOOL FOR MANAGING GROWTH

While support for development in the Village is consistent, there are split opinions on the amount and density of growth that might be compatible with the semi-rural character in more outlying areas including Upper Lantzville infill areas. While there is support for a range of housing choice including some multiple-family, there is concern that small lot housing or high lot coverage may compromise quality or character.

To address these concerns, Comprehensive Plans are suggested to be undertaken in the following order of priority, as shown on the map:

- 1 Commercial Core & Village Areas
(Lowland, West, and South)
- 2 Upper Lantzville Infill Ware Road Area
- 3 Upper Lantzville Infill Superior Road Area
- 4 Care Precinct Area
- 5 Waterfront Foreshore and Shoreline Management Area



EXISTING DENSITY BONUS PROVISIONS

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? What is a Density Bonus?

A density bonus, as defined in the 2005 OCP is, “a policy that allows developers to attain additional density of use on a development site (e.g. more housing units or floor area) than would otherwise be allowed, if the development plan provides for additional parks, open space, trails, heritage protection, or other amenities (as defined in the OCP) than the minimum normally required under the Local Government Act” (2005 OCP, page 5).

A density bonus is an important planning tool that can be mutually beneficial to the community (by providing desirable amenities), and the developer (by providing opportunity to increase development potential).

The 2005 OCP provides **Density Bonus Provisions** for the '**Residential**' and '**Village Residential**' Land Use Designations. Other Land Use Designations do not have Density Bonus Provisions. The OCP Update is considering extending Density Bonus Provisions to the '**Estate Residential**' Land Use Designation. See *Display 6 for locations of these designations*.

'RESIDENTIAL' DENSITY BONUS PROVISIONS IN THE 2005 OCP

Key Provisions:

(uph = units per hectare)

- ▶ Base density for 'Residential' land uses is **5 uph**
- ▶ Density bonus of up to **2.5 uph** is allowed, based on a target of **20%** park space
- ▶ Therefore, maximum gross density with the density bonus would be **7.5 uph** (5 uph base + 2.5 uph bonus)
- ▶ Minimum lot size (with bonus) is **0.135 Ha**
- ▶ “Additional units will be considered at a rate of **1 unit** for each additional 6% of the total site area dedicated to park over the required 5% dedication”

Analysis:

- ▶ The final provision limits the number of potential bonus units to **2.5 additional units** regardless of parent parcel size (i.e. the bonus would allow 2.5 additional units whether the parcel is 4 ha or 40 ha)
- ▶ If the above clause allowed **1 uph** (instead of **1 unit**), a theoretical 50% increase in units would apply. However, when calculating the land available after road and park dedication and applying a **0.135 Ha** minimum parcel size, the result again would only be the addition of a few units

Conclusion:

- ▶ The 2005 Density Bonus wording for 'Residential' land uses **would not** provide an effective incentive to dedicate additional parkland

'VILLAGE RESIDENTIAL' DENSITY BONUS PROVISIONS IN THE 2005 OCP

Key Provisions:

(uph = units per hectare)

- ▶ Base density for the 'Village West Area' is **7.5 uph** for Village West
- ▶ Base density for the 'Ware Road Comprehensive Development Area' (aka 'Village South and Village Lowlands') is **10 uph**
- ▶ Density bonus of up to **3.5 uph** is allowed, provided a minimum **20%** parks dedication, plus provision of pedestrian pathways, an entrance feature, buffer, and retention of mature trees (amounts not specified)
- ▶ Maximum gross density with the density bonus would range from **11 uph** in the Village West to **13.5 uph** in the Village South and Village Lowlands
- ▶ No minimum lot size is set and a variety of housing types are allowed

Analysis:

- ▶ The above clause would provide an incentive of approximately 35% to 47% more units over the base density

Conclusion:

- ▶ The 2005 Density Bonus wording for 'Village Residential' land uses is written more clearly than the 'Residential' density bonus and **would** provide an effective incentive to increase park dedication and provide key amenities

Display 10 provides revised Density Bonus provisions being considered

DENSITY BONUS REFINEMENTS BEING CONSIDERED

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Based on analysis of Density Bonus provisions in the 2005 OCP and public input on desirable community amenities, the following tables summarize Density Bonus Provisions being considered.

TABLE 1:
Potential Density Bonus Types

Green Text: 2005 OCP Policy Carried Forward
Blue Text: Refinement to 2005 OCP Policy being Considered
Gold Text: New Policy being Considered

DENSITY BONUS TYPE	AMENITIES THAT MUST BE PROVIDED (details negotiated prior to rezoning with approval by Council)	BONUS CALCULATION (for land dedication over and above 5% statutory parks dedication)
1: ESA Dedication (only applies to properties with environmentally sensitive features)	» Dedication of Environmentally Sensitive Areas (ESAs) under watercourse or coastal development permit	» 1 uph per 20% of parent parcel dedicated
2A: Parkland / Trail Dedication - 'Residential'	» Dedication of usable land (i.e. not hazard or ESA lands) for park or trail corridor	» 1 uph per 10% (6%) of parent parcel dedicated
2B: Parkland / Trail Dedication - 'Village Residential'	» Dedication of usable land for park or trail corridor » Completion of park / trail improvements	» 1 uph per 4.25% of parent parcel dedicated
3: Community Infrastructure	» Exceptional off-site community infrastructure benefits (beyond DCC requirements and normal subdivision costs)	» Up to 1 uph » Negotiated case-by-case based on infrastructure value and approved by Council
4: Innovation	» Leading-edge innovation in environmental, economic, or social sustainability	» Up to 1 uph » Based on a rating system and approved by Council

(uph = units per hectare)

TABLE 2: Examples of Density Bonus Calculations

SERVED NEIGHBOURHOOD LOCATION*	BASE DENSITY	1: ESA BONUS	2: PARK / TRAIL BONUS	1+2+PARK 5% GREEN SPACE TARGET	3: INFRA-STRUCTURE BONUS	4: INNOVATION BONUS	MAX. DENSITY (avg. - varies by parcel)
General 'Residential' Area**	5 uph		1.5 uph max (was 2.5)	20%		1 uph max	7.5 uph max
'Estate Residential' Area**	2.5 uph		1.5 uph max (was 0)	20%		1 uph max	5 uph max
Care Facility (assisted or long term)	100 - 400+ units	Split between Care Precinct and Village, with at least 100 units in the Village					project specific
'Village Residential' Commercial Core	10 uph		2.5 uph max (was 3.5)			1 uph max	13.5 uph max
'Village Residential' Lowlands	10 uph		10 uph max (was 3.5)	45% (was 20%)		11 uph max	31 uph max (was 13.5)
'Village Residential' West	7.5 uph		3.5 uph max	20%		1 uph max	12 uph max (was 11)
'Village Residential' South	10 uph		3.5 uph max	20%		1 uph max	14.5 uph max (was 13.5)
Upper Lantzville 'Residential' Infill Areas (avg)	5 uph	1 uph max	2.5 uph max	30% (was 20%)	1.5 uph max	1 uph max	10 uph avg, 11 uph max (was 7.5)

* Community water and sewer service is required for all subdivision smaller than 1 Ha

**Could include farm or open space cluster developments

(uph = units per hectare)

POTENTIAL DENSITY BONUS REQUIREMENTS

A Density Bonus is only triggered when **community amenities** are provided. Community input has identified desirable community amenities and the following table summarizes potential Density Bonus requirements.

TABLE 3: POTENTIAL DENSITY BONUS REQUIREMENTS

IN 2005 OCP	IN OCP UPDATE	CRITERIA / REQUIREMENTS FOR APPROVAL OF DENSITY BONUS
Base Density Requirements (for all new development)		
×	×	Pipe extensions and on-site community water
×	×	Community sewer and stormwater
×	×	Transportation assessment / road upgrades
×	×	Hazard / geotechnical mapping and protection
×	×	Environmentally sensitive area mapping and protection (e.g. covenant)
×	×	Statutory parkland dedication (5%) / cash-in-lieu
×	×	Trail linkages (public greenways)
×	×	On-street stormwater green infrastructure
×	×	Development permit application for multiple-family / commercial development
	×	Meet sediment and erosion control guidelines
1: ESA Density Bonus		
×	×	Full Environmental Assessment to identify ESA boundaries
	×	Land / water dedication of ESA area
	×	*Community Amenity Contribution
2: Parkland / Trail Dedication Density Bonus		
	×	Comprehensive plan and public engagement
×	×	Additional parkland dedication (10% to +20%)
	×	*Community Amenity Contribution
	×	Forest backdrop guidelines (e.g. 200 m max distance between treed areas)
	×	Phased / limited clearing plan
	×	Vegetated buffers to adjacent residential / ALR
	×	On-lot / street tree cover guidelines (e.g. 25%)
	×	On-lot impervious area guidelines (e.g. 70%)
3: Community Infrastructure Density Bonus		
	×	Exceptional contribution to community infrastructure (e.g. new community water sources, new reservoirs or storage systems, major pipe distribution systems) providing significant benefits to the community that extend beyond the development
	×	Scientific / engineering services to meet health / regulatory requirements, independent financial review to support valuation
	×	Extension of infrastructure to support connections to adjacent existing unserved neighbourhood(s) in the Water Service Area

Green Text: 2005 OCP Policy Carried Forward
Blue Text: Refinement to 2005 OCP Policy being Considered
Gold Text: New Policy being Considered

IN 2005 OCP	IN OCP UPDATE	CRITERIA / REQUIREMENTS FOR APPROVAL OF DENSITY BONUS
4: Innovation (General) Density Bonus		
	×	Leading and innovative examples of best practices in housing choice, integrated urban and open space design, environmental and energy performance (e.g. solar, passive, electric vehicle provisions) and related performance monitoring
	×	Innovation plan, development permit, and public engagement
	×	*Community Amenity Contribution
4: Innovation (Village Lowlands only) Density Bonus		
×	×	Access drive from Ware Rd to Seaview School
	×	Intensive tree and wetland conservation / restoration
×	×	Fully integrated / constructed trail network
×	×	Vegetated buffers to neighbouring sites
	×	Transportation planning and traffic calming to address impacts to existing neighbourhoods
	×	Village enhancements
	×	3D modeling and view / buffer analysis of neighbourhood
	×	Full architectural / landscape architectural design and detailing

*Community Amenity Contributions

It is under consideration for Lantzville to adopt a policy, outside the OCP, to support Community Amenity Contributions (CAC). CACs are voluntary payments associated with rezoning from developers to the District and approved by Council, over and above Development Cost Charges (DCCs). Unless invested by the developer in the improvements above, the funds are kept in District reserves and invested in projects that improve the neighbourhood and District such as:

- ▶ Development of parks and trails
- ▶ Development of recreation amenities (e.g. sports fields, playgrounds)
- ▶ Investments in community infrastructure
- ▶ Recreation sites / buildings (e.g. replace / improve Costin Hall)
- ▶ Fire protection measures (e.g. new fire vehicles or hall)
- ▶ Community beautification, entrance signage, streetscape
- ▶ Waterfront improvements

INNOVATION EXAMPLES

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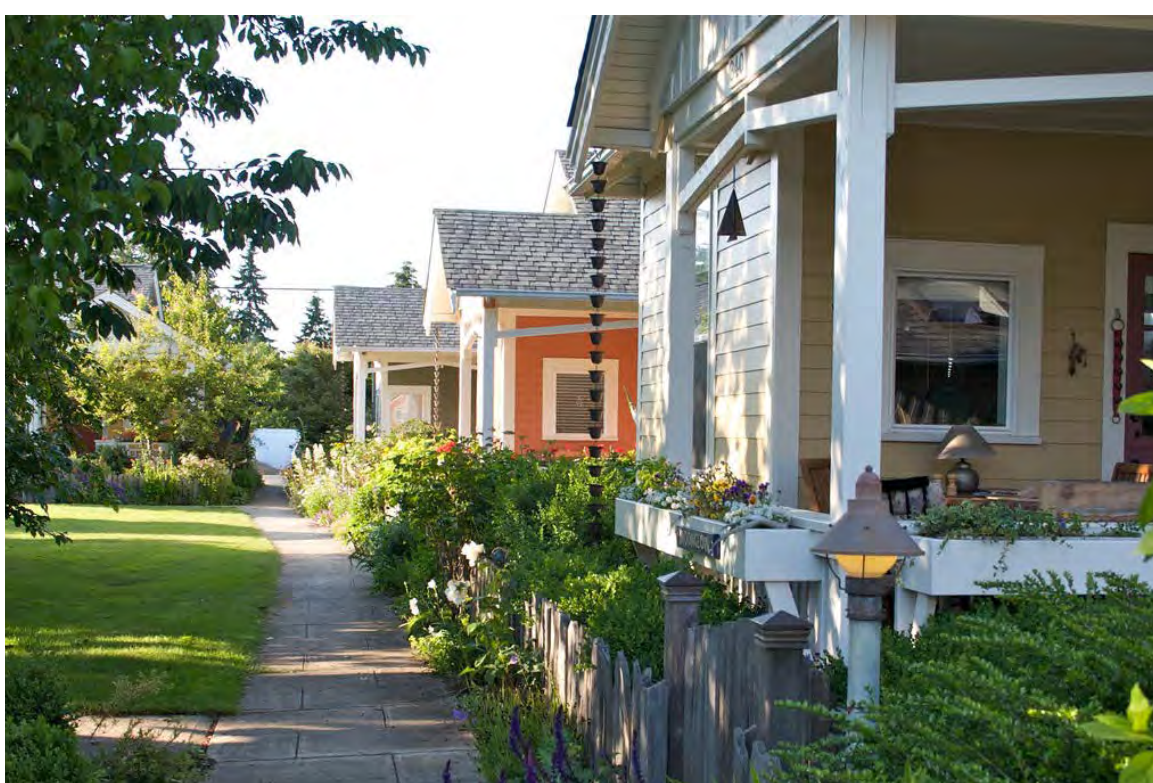
The concept of an **Innovation Density Bonus** (*see Density Bonus Type 4 on Display 10*) is to encourage developers to invent or bring leading examples of innovation to Lantzville. Examples may include:



Innovative seniors-oriented or affordable housing (e.g. cottage cluster, etc.)



Fully developed zero-emission vehicle subdivisions / homes



Innovative low-cost non-market housing (e.g. co-op housing, cabins, tiny homes, etc.)



Fully developed low energy (semi-off grid) subdivisions (e.g. solar, geothermal)



Innovative farm or open space clusters



Fully developed rainwater harvesting subdivisions / homes for non-potable uses



Accessible / adaptable housing (e.g. wheelchair-friendly subdivisions)



Related professional monitoring and reporting on lessons learned and contribution to targets (e.g. GHG reduction)



Fully developed passive energy subdivisions

The potential Innovation Density Bonus would focus on areas with the '**Residential**', '**Village Residential**' or '**Estate Residential**' Land Use Designation. Housing types for innovation could include the full range of single-family through intensive residential and multiple-family housing choices, with preference given for innovations that include provisions for youth, family, and active or aging-in-place seniors housing.

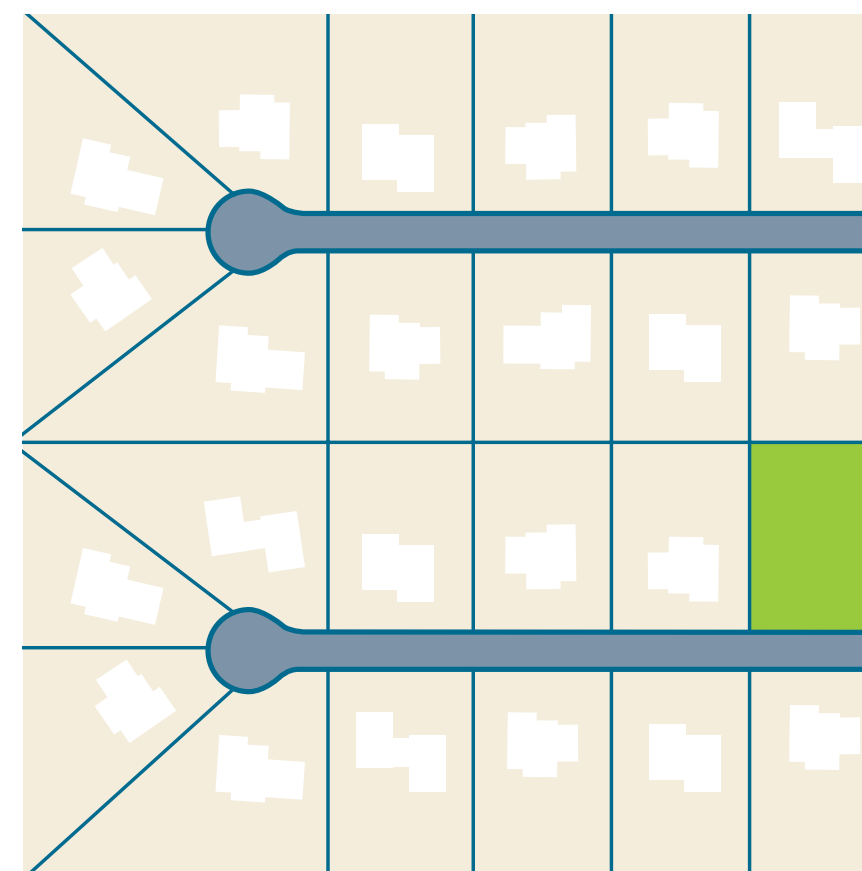
DENSITY AVERAGING & CLUSTERING

13

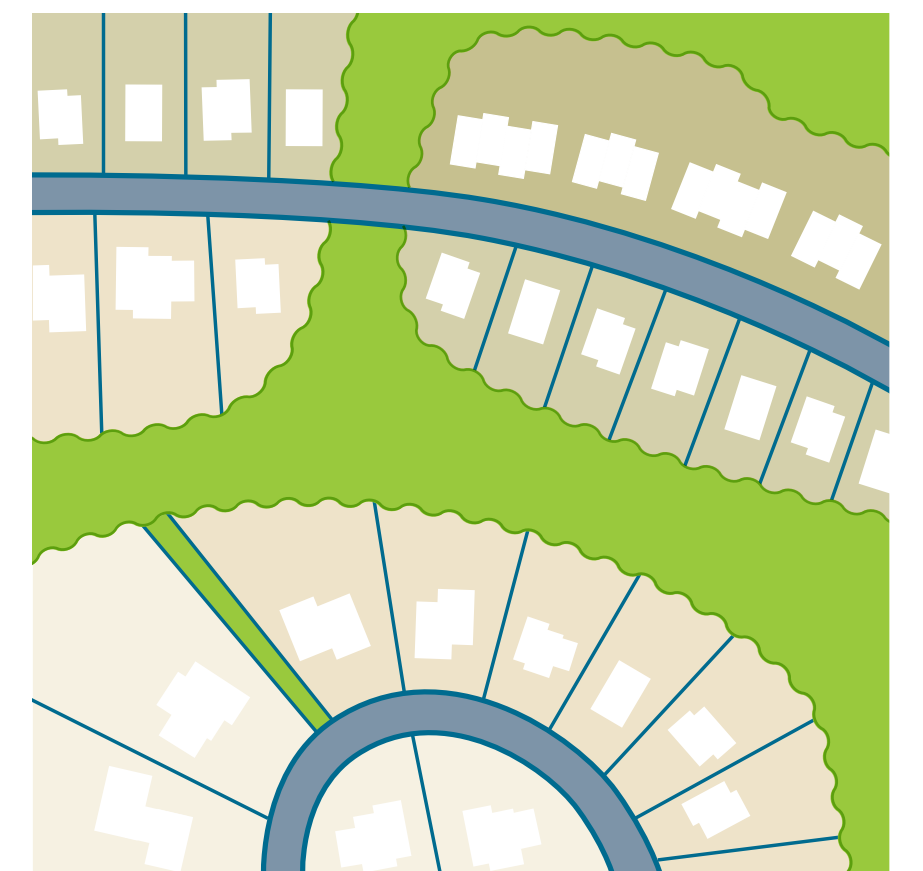
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? What is Density Averaging & Clustering?

Density Averaging & Clustering is a way to encourage a wider range of housing choices and to avoid 'cookie-cutter' homogeneous subdivisions. Clustering, as an alternative to conventional subdivision, groups residential properties in order to utilize the rest of the land for open space. In Lantzville, the objective of clustering would be to provide a range of housing types that encourage a mix of residents, while preserving large, high-quality open spaces. It is under consideration that existing policies from the 2005 OCP be carried forward and updated to provide further guidance and incentive for cluster developments.



Conventional Subdivision:
typically includes lots that are of similar size, distributed over most of a parent parcel.



Clustered Subdivision:
Encourages a variety of lot sizes with a mix of housing types, potentially including single-family and multiple-family, distributed over less of a parent parcel, reserving open space.

POLICY UPDATES BEING CONSIDERED

- ▶ **A range of lot sizes in new subdivisions will be encouraged.** Density averaging provisions in the Subdivision Bylaw will be reviewed to allow a reduction in minimum lot size of up to 60% (was 80%) provided the overall gross density is not exceeded. This results in larger lots or additional open space balancing the smaller parcels.
- ▶ **Maximum gross density, either base or associated with approved density bonus amenities, shall not be exceeded without change to the OCP.**
- ▶ **One residential dwelling is permitted on each lot.** Secondary suites will be allowed in the Village, and in other Comprehensive Plan Areas where infrastructure, parking, and design building schemes are approved.
- ▶ **Outside Comprehensive Plan Areas, a target average lot size of 960 sq.m. (was 1,350 sq.m. min.) will be required.**
- ▶ **Within the Village, and in other Comprehensive Plan Areas, the District may support clustering of housing without additional parkland dedication where servicing costs, including the construction of roads, would be minimized by the clustering of houses or for preservation of green space.** The plan encourages housing types that may include single family and smaller lot single family, patio-home, multiple-family, within the overall gross density limits in each Comprehensive Plan Area. No minimum parcel size is designated for these areas, but gross density limits apply, which results in larger lots or additional open space balancing the smaller parcels. Some open space may be semi-private (e.g. courtyards, green commons, vegetable plots, water features, wooded buffers, recreation areas, etc).
- ▶ **Multiple-family, institutional (e.g. seniors care), commercial, industrial, and mixed-use developments shall be subject to development permits for form and character.** Small lot 'Intensive Residential' shall also be subject to form and character development permits.

Green Text: 2005 OCP Policy Carried Forward

Blue Text: Refinement to 2005 OCP Policy being Considered

Gold Text: New Policy being Considered

Quality Design

In many circumstances when development is restricted to a standard-sized lot, lots are laid out to maximize yield using the smallest permitted lot size. The result can be 'cookie-cutter' subdivisions that Lantzville residents have identified as undesirable. Clustering is an alternative form that can encourage variation and innovation.

Not This



A standard lot size can be a limitation that unintentionally contributes to cookie-cutter layouts.

This



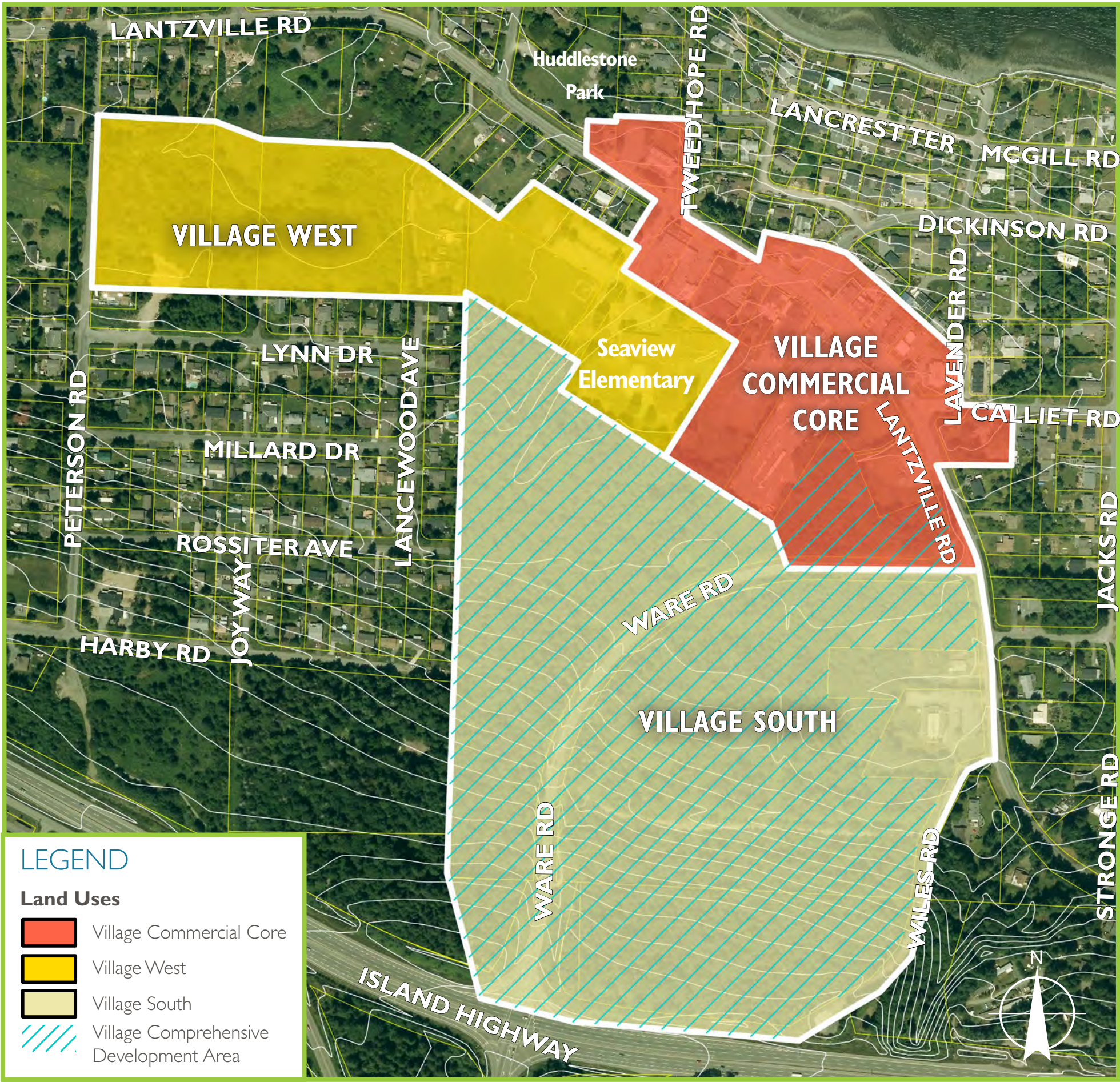
Clustered residential areas can have a variety of forms – from more traditional style homes that appear as a single unit to row houses and townhomes. Design guidelines that promote high-quality finishes and complement surrounding neighbourhoods will be critical to successful cluster development.

VILLAGE AREA OVERVIEW

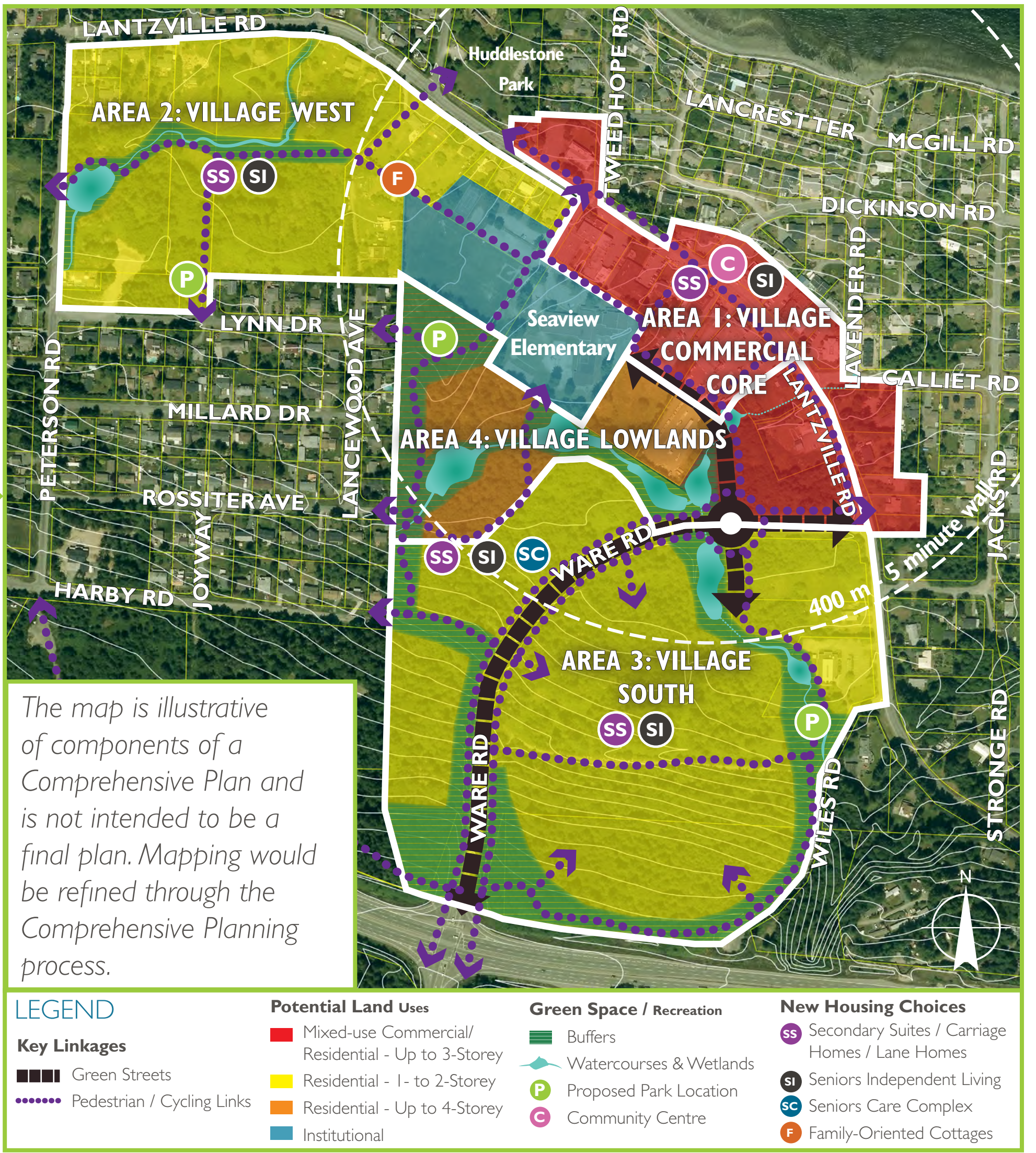
14

OFFICIAL COMMUNITY PLAN UPDATE & WATER MASTER PLAN

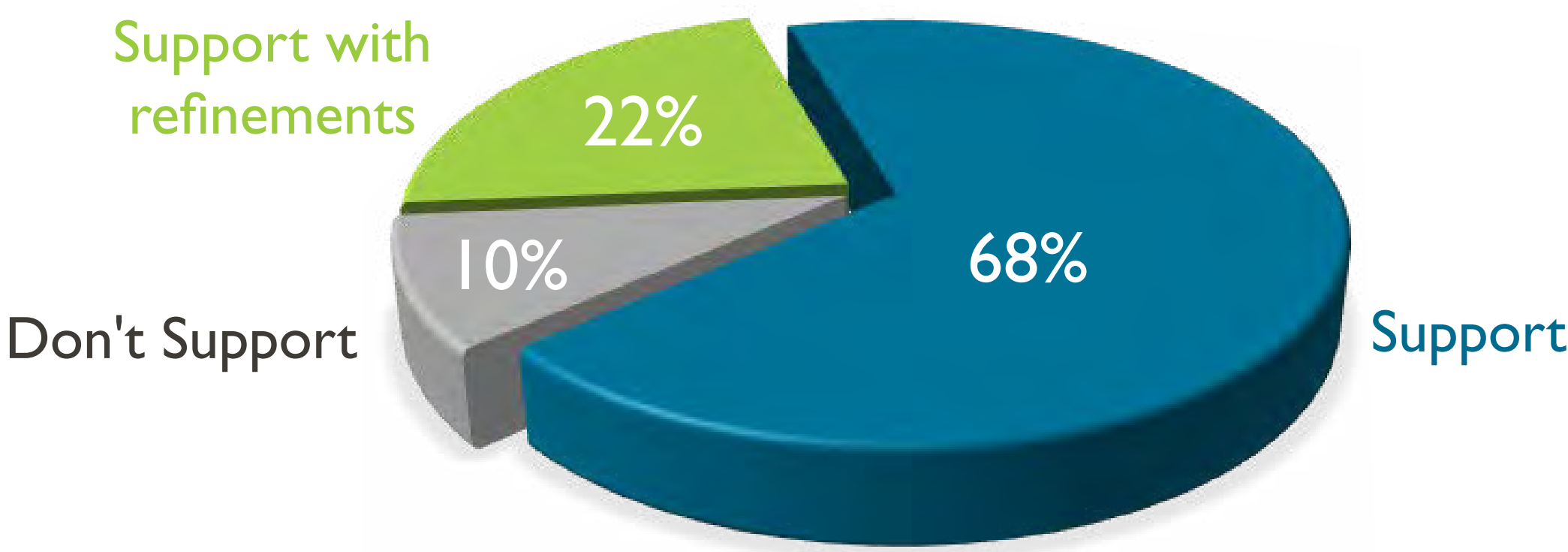
EXISTING OCP MAP



PROPOSED COMPREHENSIVE PLANNING AREA



Community-wide Survey Results for Village Area Preliminary Planning Directions



Comments

- Concerns about 4-storey building heights
- Mixed feedback on varied building forms including condos, small homes, stratas, townhomes, patio homes
- Concerns about density changing the semi-rural character
- Preference for enclosed stormwater, rather than ditches
- Concerns about increased traffic
- Desire for greater walking/cycling provisions
- Concerns about tree blow-down

POLICY UPDATES BEING CONSIDERED

- The 2005 OCP Map No. 5 Village identifies three areas: Village Commercial Core, Village West, and Village South. An overlay hatch of Village Comprehensive Development Plan Area covers most of the Village South and parts of the Village Commercial Core along Ware Road.
- The proposed Comprehensive Planning Area Map suggests the following refinements:
 - Village Commercial Core is expanded slightly to include adjacent properties along Lantzville Road.
 - A new 'Village Lowland' area is defined on a flat area with extensive wetlands and southern (vacant) parts of the Lantzville Pub and Lantzville Building Supply properties, generally within walking distance (200 m) of the commercial area.
 - Village South area remains similar to the 2005 OCP.
 - Village West is expanded to include contiguous properties out to Lantzville Road and Lynn Drive.

- A Comprehensive Plan Area designation is proposed for all four proposed Village Areas. Each area (Village Commercial Core, Village Lowland, Village South, and Village West) may have specific policies and guidelines, but all will share a general framework of parks, open space, trail linkages, and character elements that strengthen the image and function of the overall Village.
- Heritage buildings and character elements like barns and mature trees are encouraged to remain and be integrated into the updated Village to support a semi-rural character.

Green Text: 2005 OCP Policy Carried Forward

Blue Text: Refinement to 2005 OCP Policy being Considered

Gold Text: New Policy being Considered

SENIOR & STARTER HOUSING CHOICES

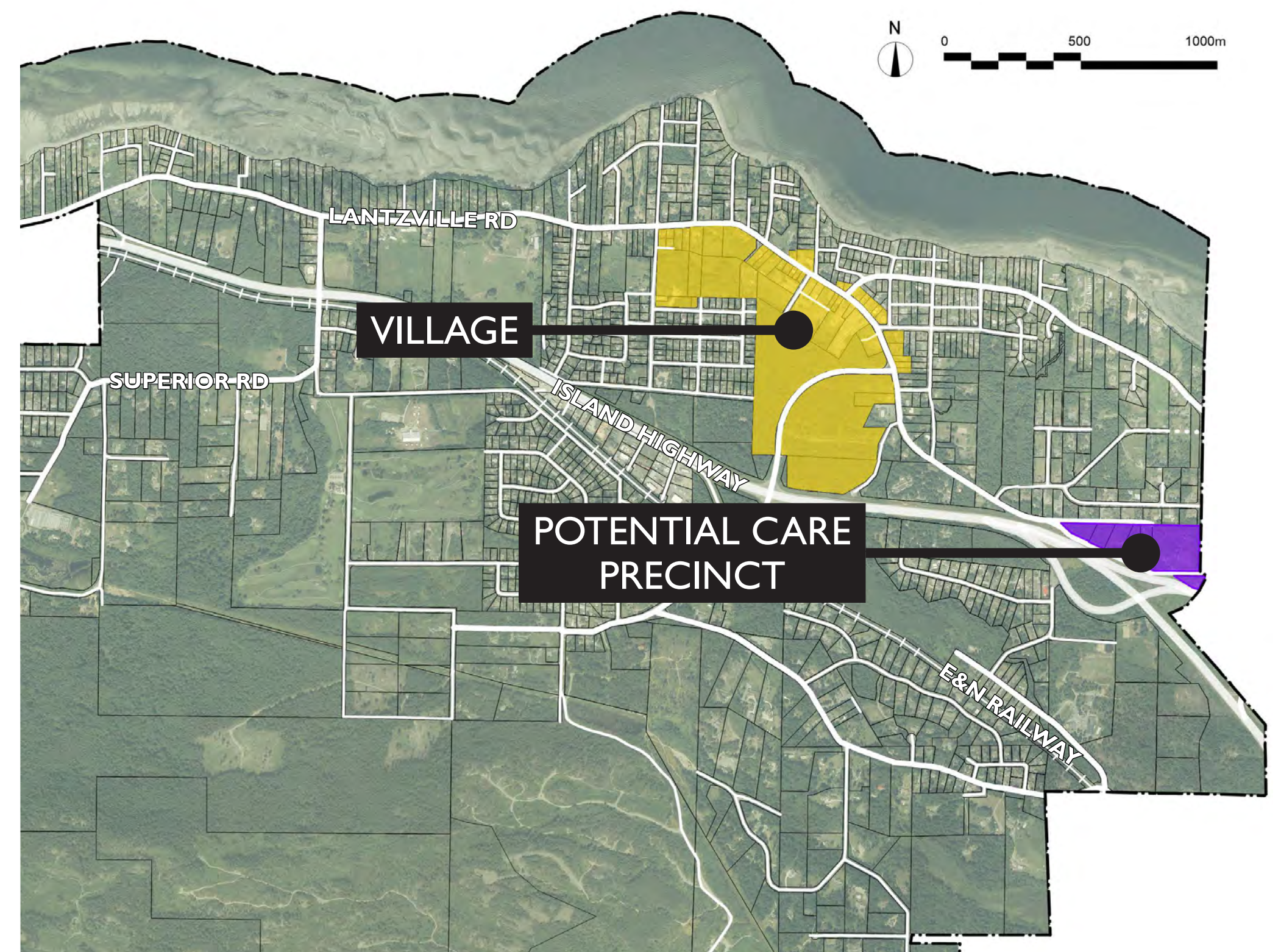
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OFFICIAL COMMUNITY PLAN UPDATE & WATER MASTER PLAN

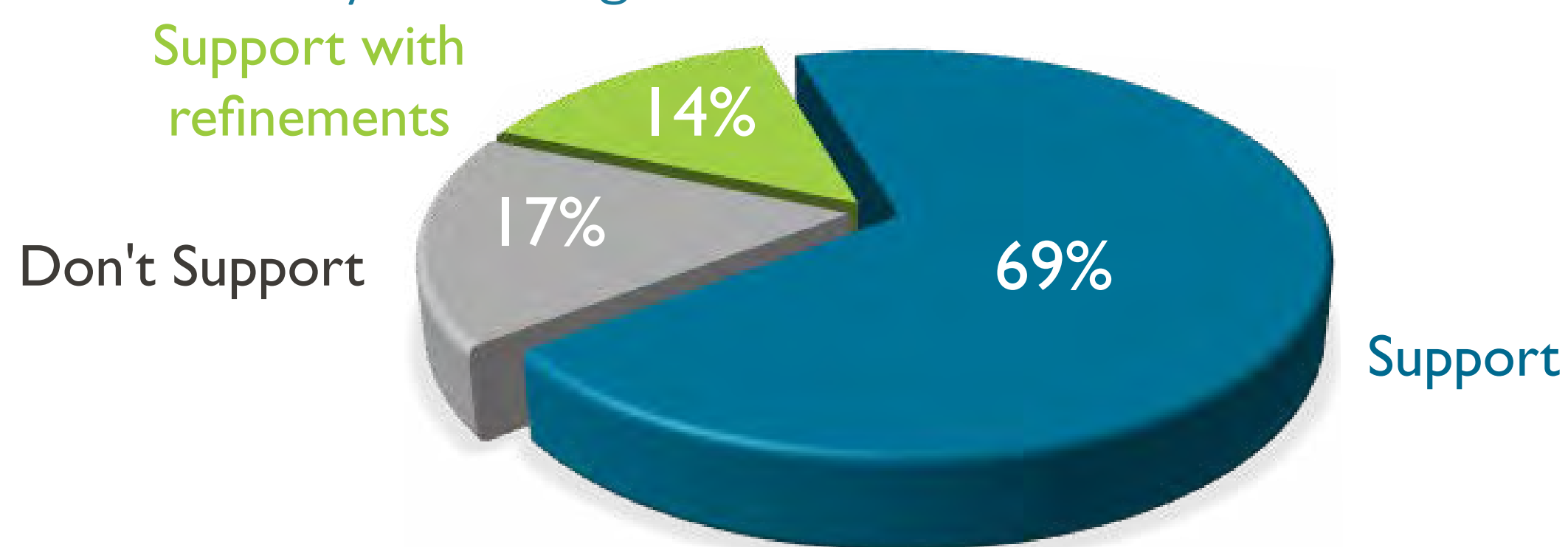
BACKGROUND

Community input has shown that today's interpretation of 'seniors housing' includes many forms of independent, active living and home care, in addition to assisted or long-term care. Discussions have occurred on whether seniors in assisted living or long-term care may not be mobile enough to effectively contribute to the customer-base envisioned for the Village (although visitors and staff would). At the same time, there is support for seniors housing and density to support a successful Village. Ideally, there will be a wide range of choice and price points for seniors in the Village and other locations across Lantzville. In addition to 'institutions,' such as proposed at the Care Precinct, smaller care facilities, cottages, small homes, multiple-family, or secondary suites may support aging in place.

PROPOSED KEY LOCATIONS FOR SENIOR & STARTER HOUSING CHOICES



Community-wide Survey Results for Care Precinct Preliminary Planning Directions



Comments

- Suggestions to limit to 2- to 3-storeys
- Suggestions that small-scale commercial may be warranted as part of the Care Precinct to support new development
- Mixed feedback on location – consideration for seniors housing closer to the Village core to improve walkability
- Requirement for attractive design
- Servicing costs to be fully paid by development
- Park space in the Care Precinct area may not be required given proximity to Pioneer Park

POLICIES IN THE EXISTING 2005 OCP

- “a facility to provide for the various levels of care for the senior citizens of Lantzville within the Village CDP.”
- “assisted living and long-term care facility located within walking distance (200 m) of existing services in the Village Commercial Area.”
- "exclude up to 100 units of a three-storey care facility from area used for gross density and bonusing provisions. Each unit in a care facility larger than 100 units shall represent $\frac{1}{4}$ unit for calculating gross residential density." In theory this could allow 372 additional units, to a maximum of 472 units of 'Care Facility' housing.

Green Text: 2005 OCP Policy Carried Forward

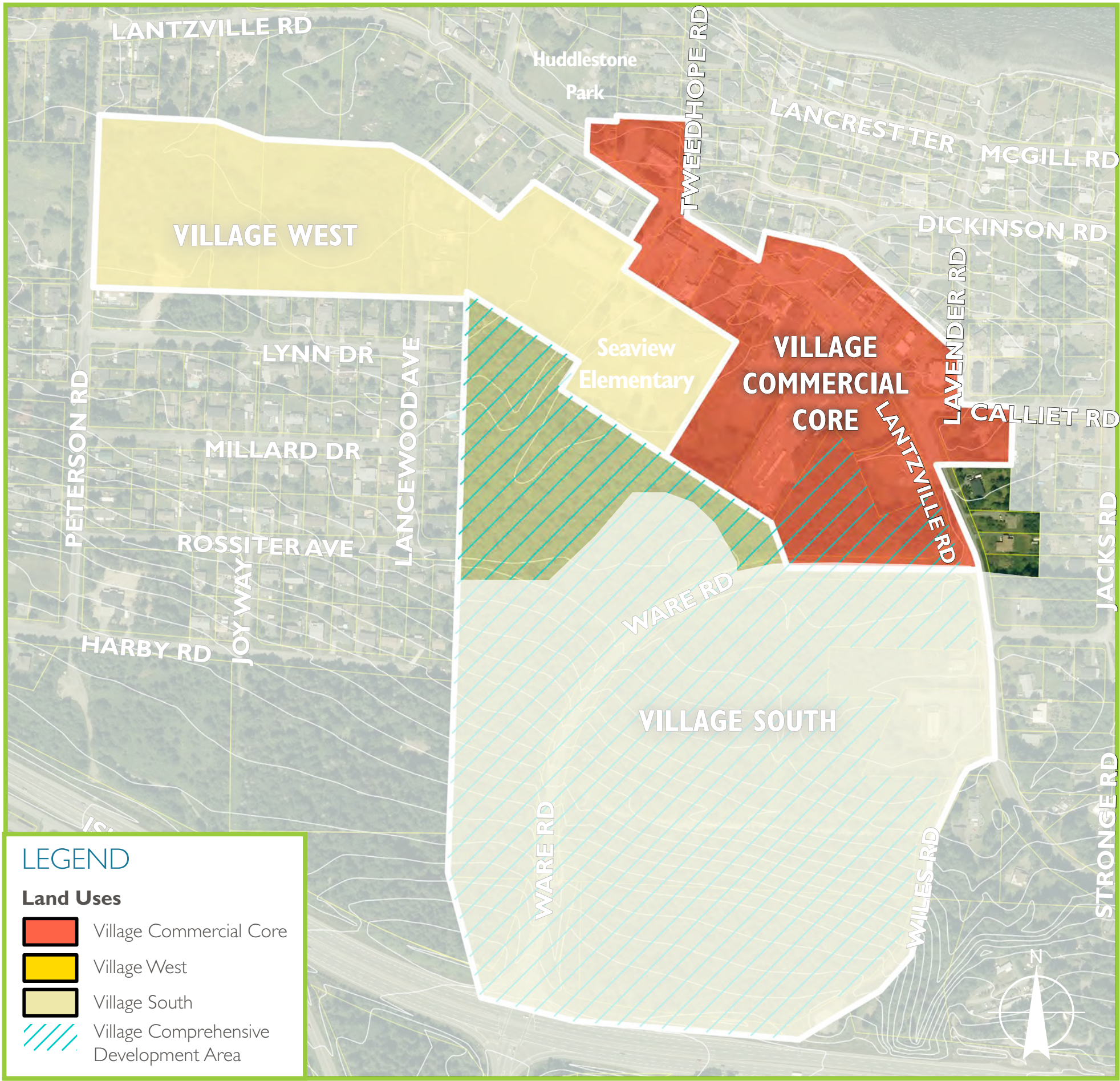
Blue Text: Refinement to 2005 OCP Policy being Considered

Gold Text: New Policy being Considered

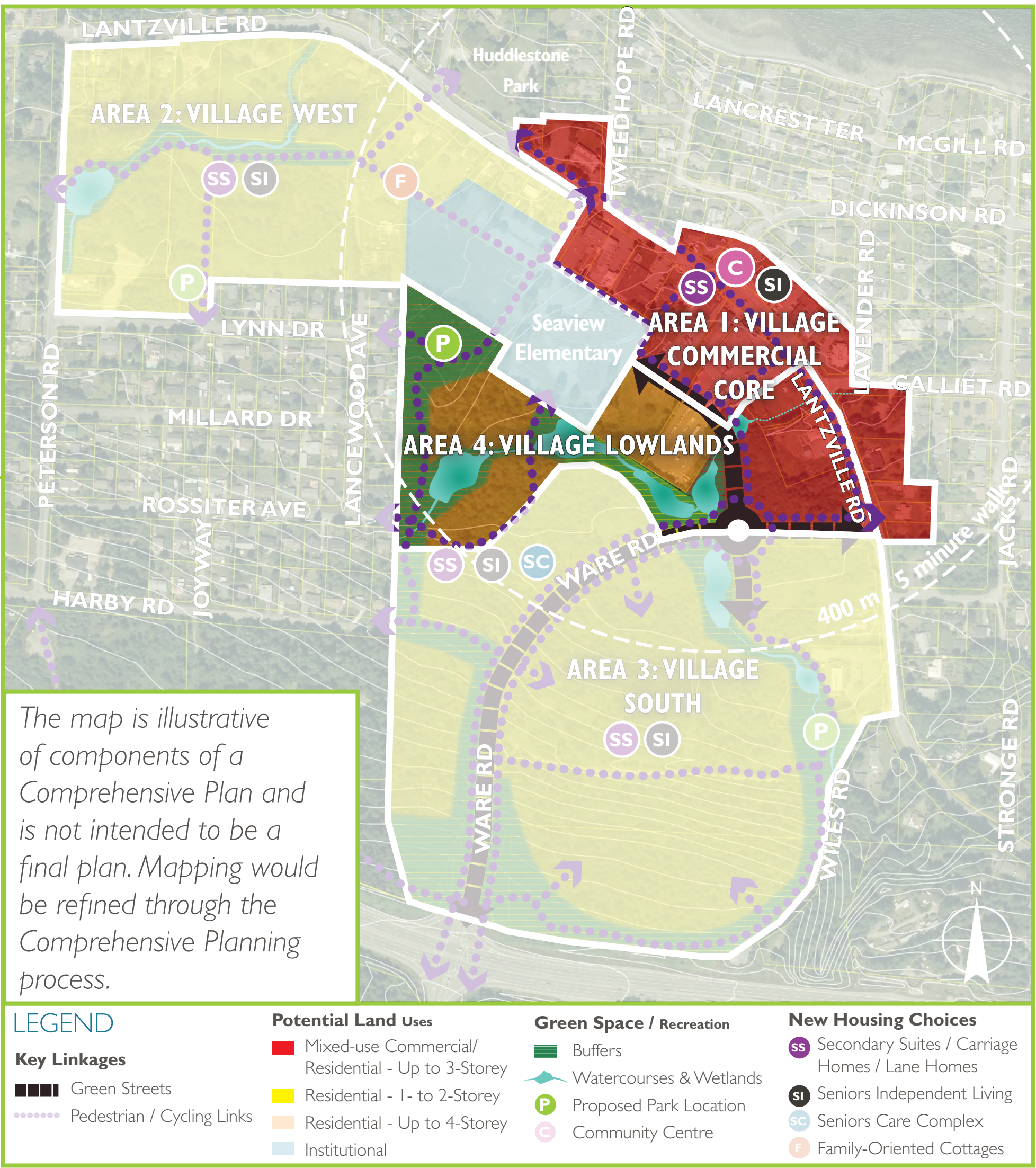
POLICY UPDATES BEING CONSIDERED

- Give priority to projects that provide for seniors-oriented housing and seniors care facilities. Seniors-oriented housing should recognize all stages of aging, from down-sizing and active independent living, through in-home care, and stages of assisted and long-term care.
- The District supports development of a facility to provide for the various levels of care of senior citizens of Lantzville. Approximately 80-100 units of seniors-oriented housing are encouraged within walking distance of existing services in the Village Commercial Area. These units may be in or adjacent to the Commercial Core, or elsewhere in the Village within a mix of housing also suitable for starter families and singles.
- Options for active living seniors housing are encouraged across the Village and in other residential areas. A concentration of institutional housing forms is encouraged in the Care Precinct. The goal is to provide a full spectrum of options, including secondary dwellings and various building forms of multiple-family and intensive residential in addition to larger lots that would suit seniors, as well as starter families or singles.

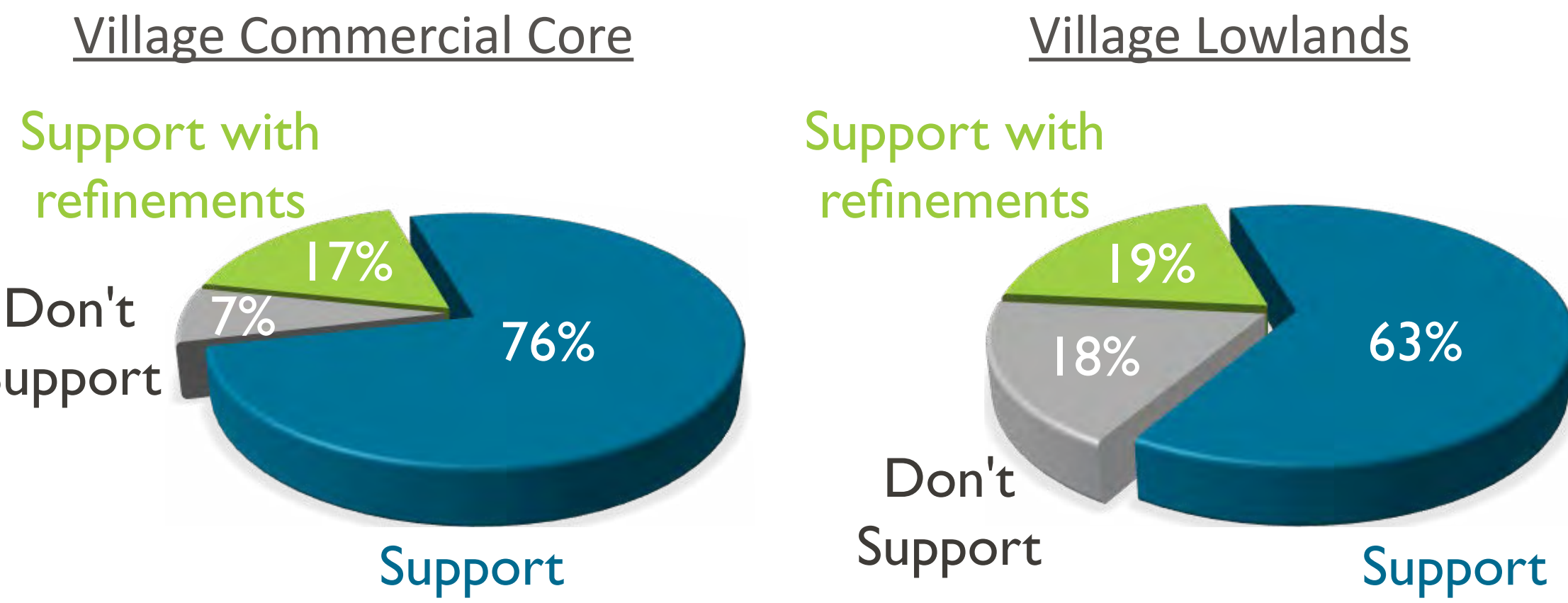
EXISTING OCP MAP



PROPOSED COMPREHENSIVE PLANNING AREA



Community-wide Survey Results for Preliminary Planning Directions:



Comments

- Concerns about potential 4-storey building height
- Concerns about increased density and condo/townhome styles
- Desire to maintain small-town, quaint feel
- Concerns about types of tourist accommodation
- Concerns about increased traffic, noise, and parking
- Suggestions for incentives and attractions to encourage renewal
- Support for sidewalks in the Village core
- Desire for protection of wetlands and green space

POLICY UPDATES BEING CONSIDERED

- Discourage franchise-type or drive-through businesses. Discourage development outside of the Village Residential and Village Commercial Core areas that would detract from the goal of creating a vibrant Village Commercial Core. Prioritize housing development that increases the customer base for the Village Core.
- Improve the appearance of the buildings, public spaces, and utilities of the Village Commercial Core. Foster pride of ownership by initiating clean-up and beautification programs. Consider Community Amenity Contributions for streetscape improvements in the Village Core.
- Encourage development of residential uses in the upper floors of both new and existing commercial buildings. Subject to business licensing, consider tourism-oriented accommodations and short-term rentals in the Village Commercial Core, but not in other parts of Lantzville.
- 2 storey max. on north side of Lantzville Road, 3 storeys on south side, and an additional 'lower' storey on the back of buildings below street (Lantzville Road) level. Stepped buildings of 2, 3, and 4 storeys in lowland areas, provided that existing or planted trees will exceed the building height and that water views are not impeded.

- Senior housing is encouraged in the Commercial Core and within walking distance (200 m), including the lowland areas. A mix of housing types for active seniors, assisted and long-term care, singles, couples, and families is encouraged.
- Green space targets in the Lowlands are 45% (was 20%) with Density Bonus language promoting linked wooded parks and trails, buffers, protection of sensitive areas, rare vegetation, wildlife habitat, wetlands and watersheds, added water features, and under-building parking
- Design Guidelines apply to the Commercial Core and to all Village Areas.

DENSITY SUMMARY

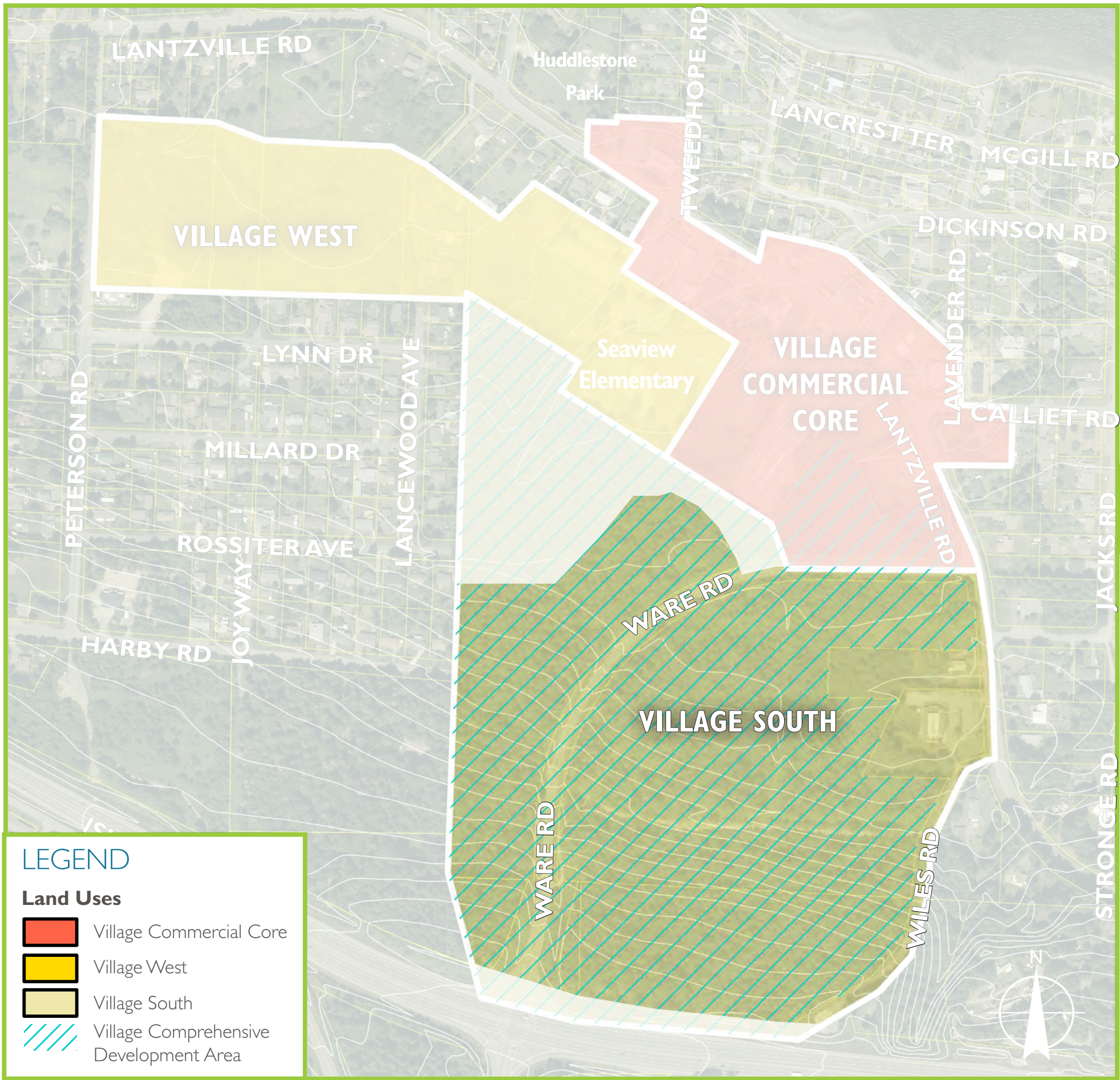
Base Gross Density	» 10 uph (units per hectare)
Max. Gross Density with all Density Bonuses	» Commercial Core: 14.5 uph (was 13.5) » Lowlands: 31 uph » plus 100 Seniors Care
Approximate Range of Potential Units	» 100 Seniors Care » Plus 140-220 multiple-family units
Building Height	» 2-4 stories, stepped buildings
Protected Greenspace	» 45% in the Lowlands

VILLAGE SOUTH

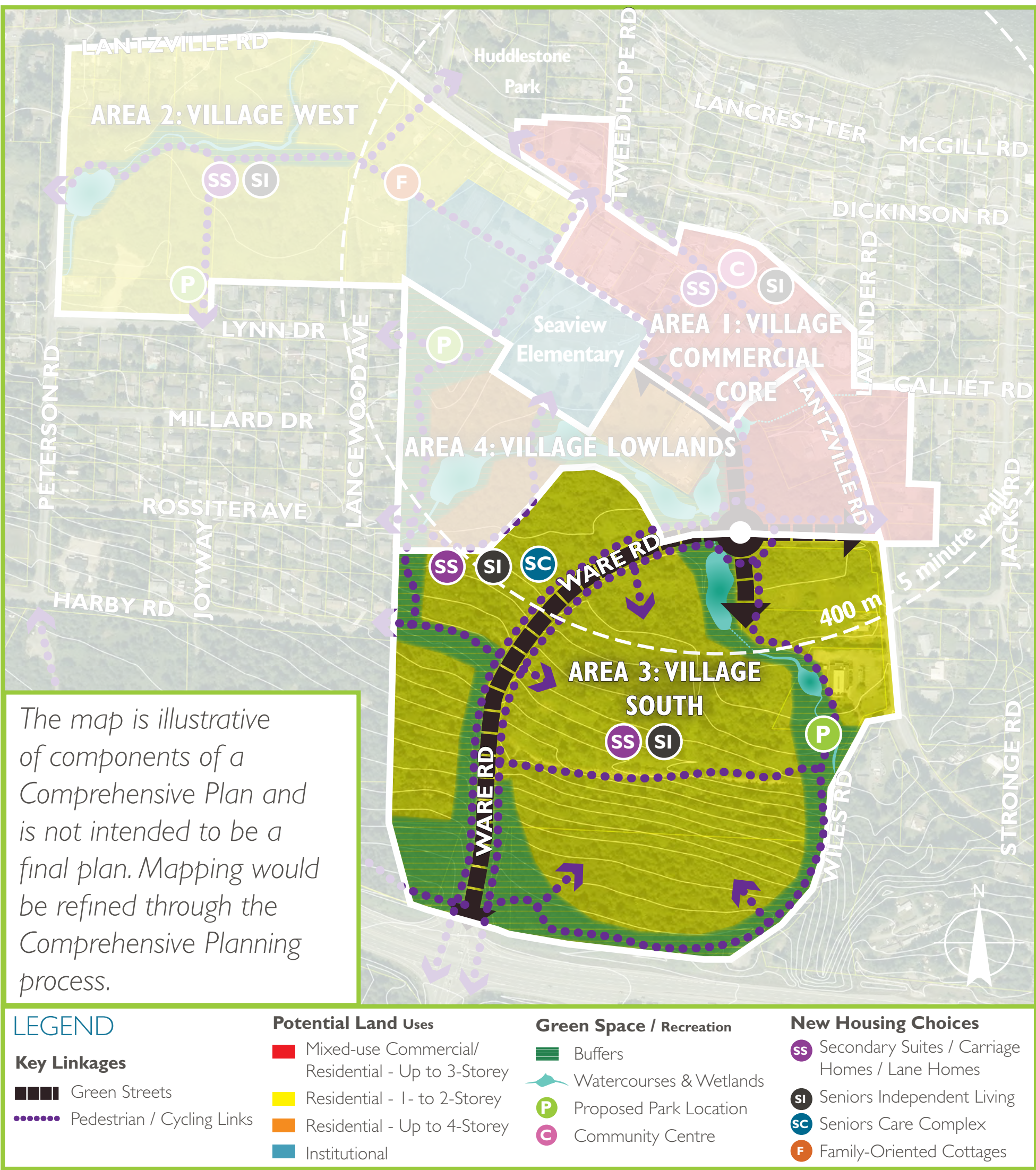
17

OFFICIAL COMMUNITY PLAN UPDATE & WATER MASTER PLAN

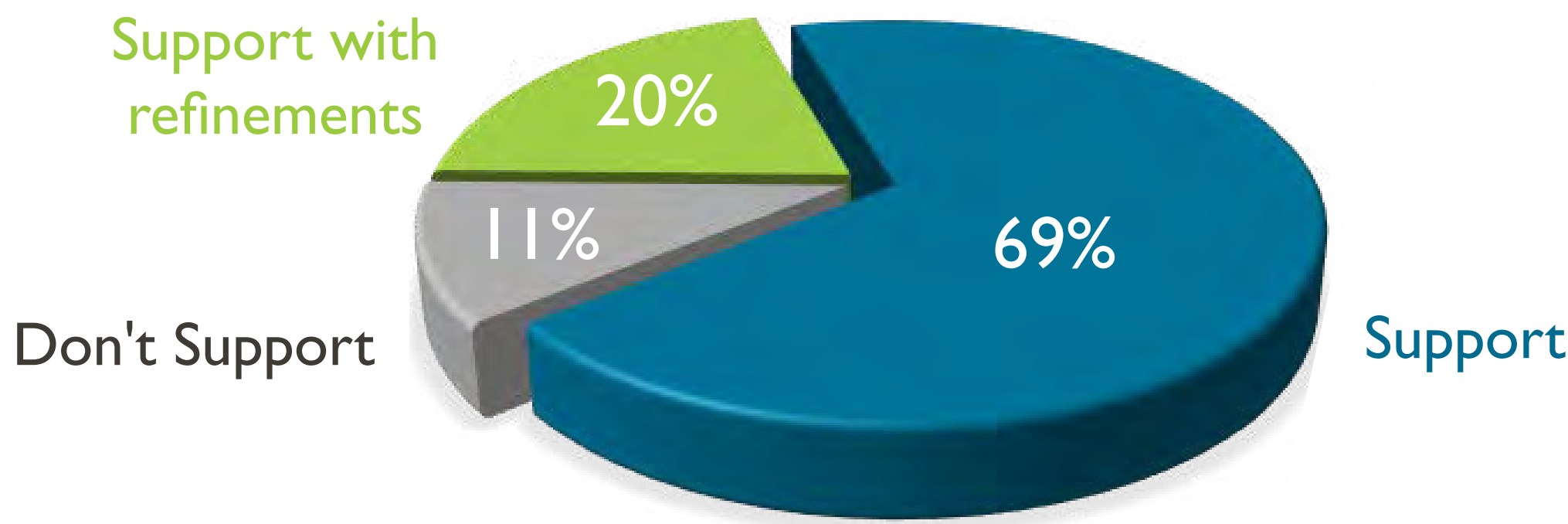
EXISTING OCP MAP



PROPOSED COMPREHENSIVE PLANNING AREA



Community-wide Survey Results for Village South Preliminary Planning Directions



Comments

- Concerns that proposed min. lot sizes (0.14 acres) are too small
- Mixed feedback about higher-density housing choices such as multiple-family and lane housing
- Concerns about potential road connections through existing neighbourhoods
- Suggestions for additional green space
- Desire for a picturesque community entry

POLICY UPDATES BEING CONSIDERED

- As a part of the Comprehensive Development Plan, the applicant will be required to provide detailed site inventory and terrain analysis, land use and character context plan, development impact and mitigation studies on environment and groundwater, infrastructure and transportation networks, fiscal impact, compatibility with adjacent neighbourhoods, phasing plan to reduce short term impacts on the community.
- Density averaging and clustering are permitted within the Comprehensive Plan Area.
- Development Permit Area Guidelines also apply.
- It is proposed to extend these Comprehensive Plan conditions to all Village Areas (including Village Lowlands, Village South, and Village West) and other identified Comprehensive Planning Areas (see Display 8).

- Green space targets in the Village South are 20%, with Density Bonus language promoting linked wooded parks and trails, buffers, protection of sensitive areas, rare vegetation, wildlife habitat, wetlands, and watersheds.

DENSITY SUMMARY

Base Gross Density	» 10 uph (units per hectare)
Max. Gross Density with all Density Bonuses	» 14.5 uph (was 13.5)
Approx. range of potential units	» 200 - 300 (varies with Density Bonus uptake)
Building Height	» 2 stories max.
Protected Greenspace	» 20%

Green Text: 2005 OCP Policy Carried Forward

Blue Text: Refinement to 2005 OCP Policy being Considered

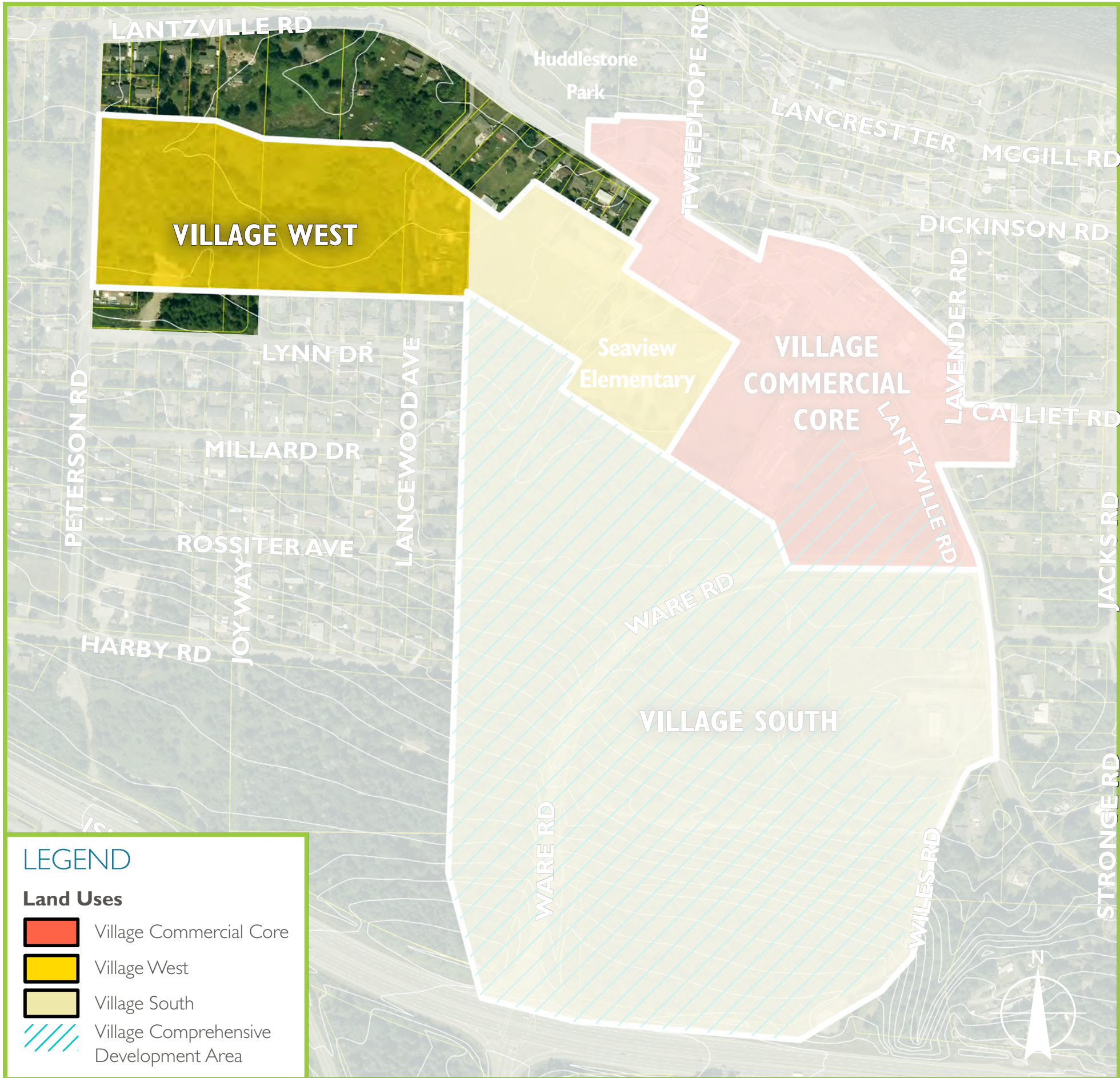
Gold Text: New Policy being Considered

VILLAGE WEST

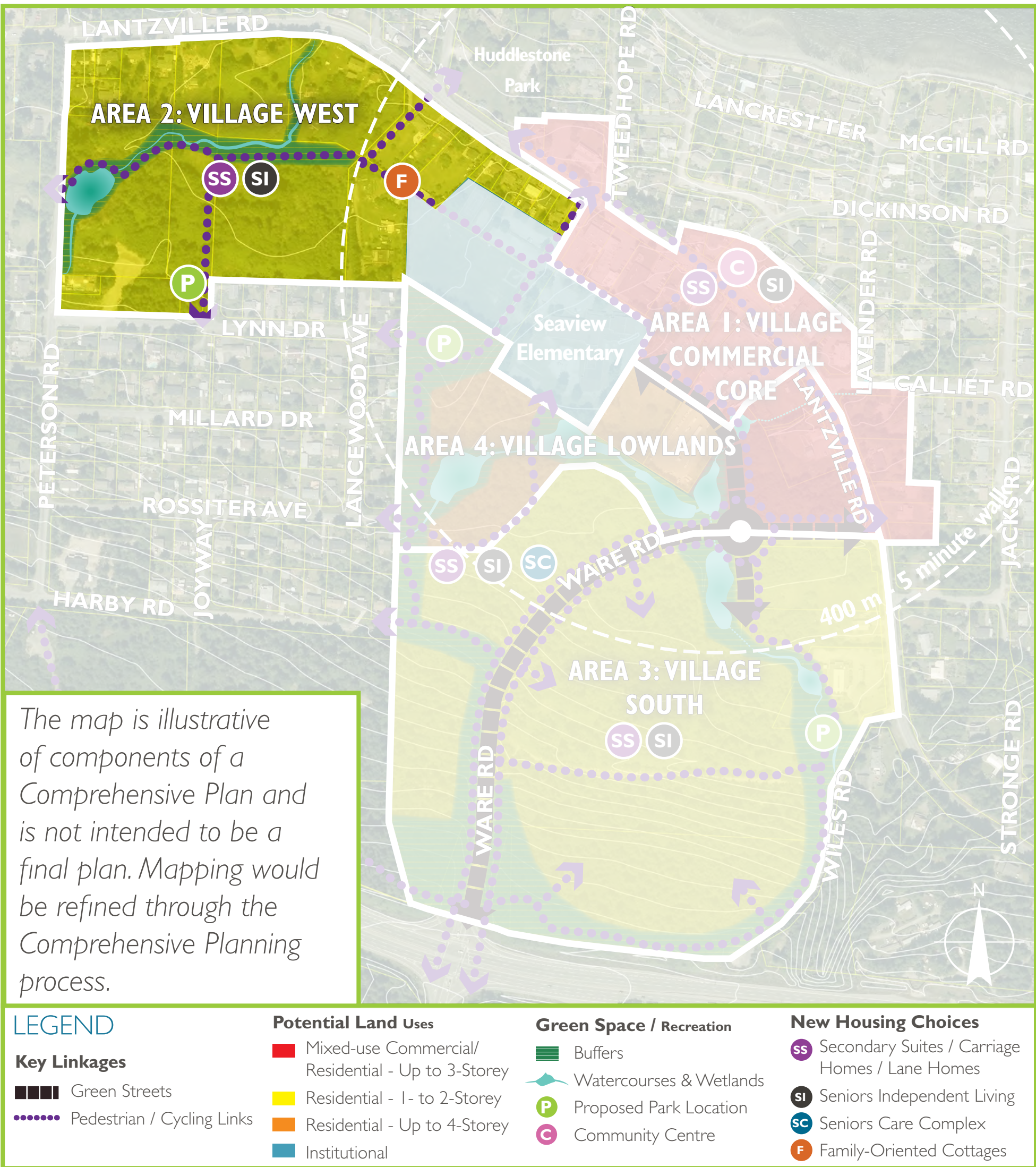
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OFFICIAL COMMUNITY PLAN UPDATE & WATER MASTER PLAN

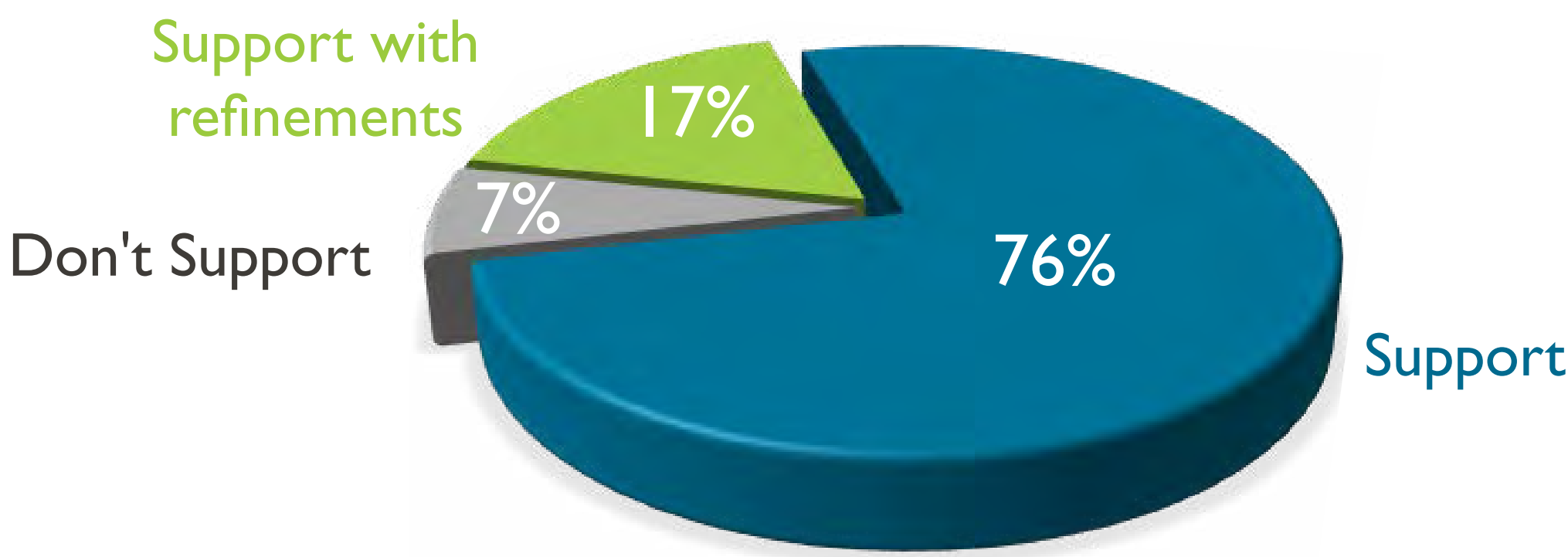
EXISTING OCP MAP



PROPOSED COMPREHENSIVE PLANNING AREA



Community-wide Survey Results for Village West Preliminary Planning Directions



Comments

- Concerns that proposed min. lot sizes (0.14 acres) are too small
- Mixed feedback about higher-density housing choices such as multiple-family and lane housing
- Concerns about additional traffic
- Suggestions for additional green space
- Mixed feedback on affordable housing options and clarification about what affordable housing includes

POLICY UPDATES BEING CONSIDERED

- Prior to approval, any rezoning or subdivision application shall obtain an approved site plan showing land uses, types of residential housing, any water features, public parks, road circulation, and trails through the site and to adjacent neighbourhoods, open space, and green space.
- It is proposed to extend these Comprehensive Plan conditions to all Village Areas (including Village Lowlands, Village South, and Village West) and other identified Comprehensive Planning Areas (see Display 8).
- As a part of the Comprehensive Plan, the applicant will be required to provide: detailed site inventory and terrain analysis, land use and character context plan, development impact and mitigation studies for environment and groundwater, infrastructure and transportation networks, fiscal impact, compatibility with adjacent neighbourhoods, and phasing plan to reduce short term impacts on the community.
- Density averaging and clustering are permitted within the Comprehensive Planning Area.

- Development Permit Area Guidelines also apply.
- Green space targets in Village West are 20%, with Density Bonus language promoting linked wooded parks and trails, buffers, protection of sensitive areas, rare vegetation, wildlife habitat, wetlands and watersheds,

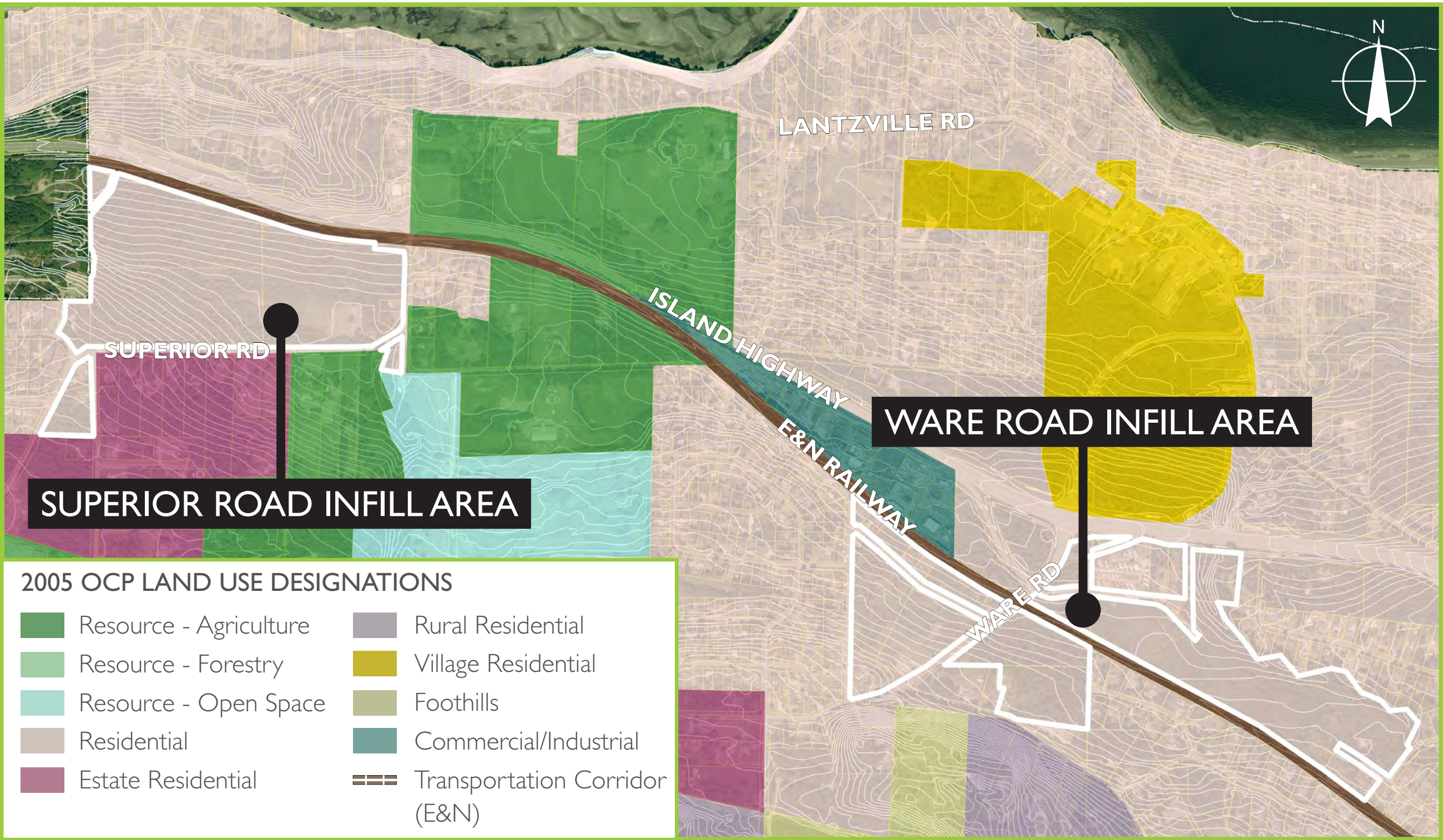
DENSITY SUMMARY

Base Gross Density	» 7.5 uph (units per hectare)
Max. Gross Density with all Density Bonuses	» 12 uph (was 11)
Approx. range of potential units	» 75 - 200 (varies with Density Bonus uptake)
Building Height	» 2 stories max.
Protected Greenspace	» 20%

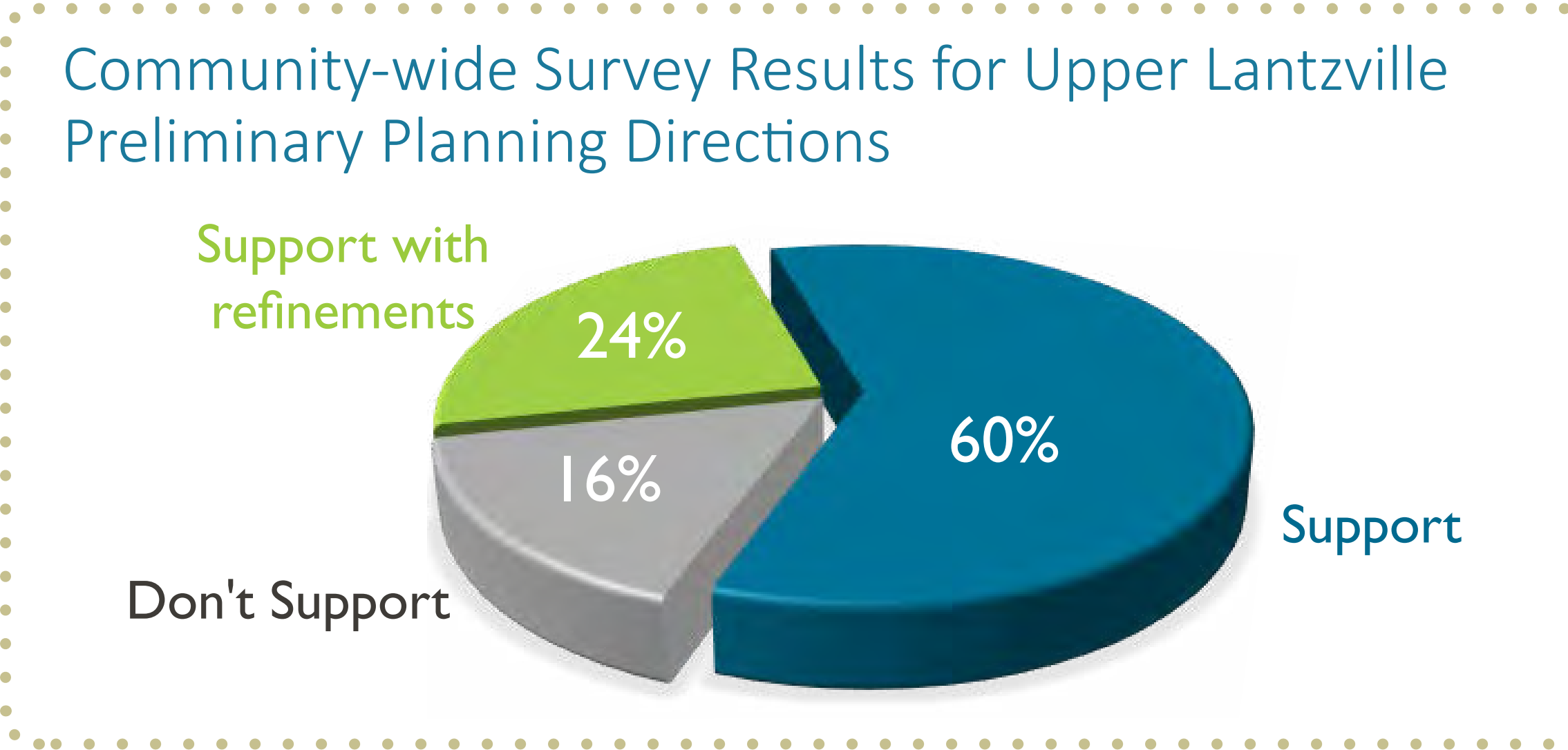
Green Text: 2005 OCP Policy Carried Forward
Blue Text: Refinement to 2005 OCP Policy being Considered
Gold Text: New Policy being Considered

UPPER LANTZVILLE INFILL AREAS

PROPOSED UPPER LANTZVILLE COMPREHENSIVE PLANNING AREAS



- ▶ The 2005 OCP identifies these areas in the 'Residential' land use designation and they are recognized as potential development sites.
- ▶ Base Gross Density is 5 uph. The Density Bonus wording in the 2005 OCP is ineffective at providing an incentive to meet the desired 20% park dedication (see Display 9).
- ▶ Future development of these properties may include opportunities to gain parks, open space, and trails for Upper Lantzville, and may provide the potential to lower costs of infrastructure extension to adjacent existing residences. However, the costs of providing infrastructure to these properties limits the financial viability of low density development.



- #### Comments
- ▶ Concerns that proposed min. lot sizes (0.14 acres) are too small
 - ▶ Some opposition to varied building forms
 - ▶ Concerns new development may affect existing property values
 - ▶ Desire for buffering of Hwy 19 and of any new development
 - ▶ Desire to prioritize development of the Village
 - ▶ Desire for water extension to existing unserviced neighbourhoods
 - ▶ Traffic concerns
 - ▶ Desire for improved pedestrian connection to the Village

POLICY UPDATES BEING CONSIDERED

The proposed Comprehensive Planning Areas Map for Upper Lantzville suggests two new Comprehensive Plan Areas:

- ▶ Near Ware Road, including:
 - **Ronald Road:** cleared area, including a District Water Reservoir, and adjacent existing residents.
 - **Clark Drive:** linear property including Blood Creek ravine and adjacent areas.
 - **Hase Place:** two larger properties between Ware Road the existing Hase Place. It is not assumed that Hase Place would connect through these properties.
- ▶ Near Superior Road, including:
 - **Winds East:** the 'Gee' property as well as adjacent parcels with residential land use designation.
- ▶ A Comprehensive Plan Area designation is proposed for these properties. Each of the above areas may have specific policies and guidelines, but all within a general framework of parks, open space, trail linkages, and character elements that strengthen Upper Lantzville.
- ▶ As a part of the Comprehensive Plan, the applicant will be required to provide detailed site inventory, terrain analysis, land use and character context plan, development impact and mitigation studies for environment and groundwater, infrastructure and transportation networks, fiscal impact, compatibility with adjacent neighbourhoods, and a phasing plan to reduce short term impacts.

- ▶ Density averaging and clustering are permitted within the Comprehensive Plan Area.
- ▶ Development Permit Area Guidelines also apply.
- ▶ While specifics may vary in each Upper Lantzville Comprehensive Plan Area, average green space targets are 30% (was 20%), with Density Bonus language promoting linked wooded parks and trails, buffers, protection of sensitive areas, rare vegetation, wildlife habitat, wetlands, and watersheds. Density Bonus for Community Infrastructure supports extension of water and sewer infrastructure to existing unserviced neighbourhoods. Density Bonus for Innovation encourages leading-edge developments.

DENSITY SUMMARY

Base Gross Density	» 5.0 uph (units per hectare)
Max. Gross Density with all Density Bonuses	» 10 uph average – individual areas may be up to 11 uph (was 7.5)
Approx. range of potential units	» 265 - 525 units (varies with Density Bonus uptake and areas that choose to redevelop)
Building Height	» 2 stories max.
Protected Greenspace	» 30% (was 20%)

Green Text: 2005 OCP Policy Carried Forward
Blue Text: Refinement to 2005 OCP Policy being Considered
Gold Text: New Policy being Considered

UPPER LANTZVILLE WARE ROAD AREAS

EXISTING OCP MAP



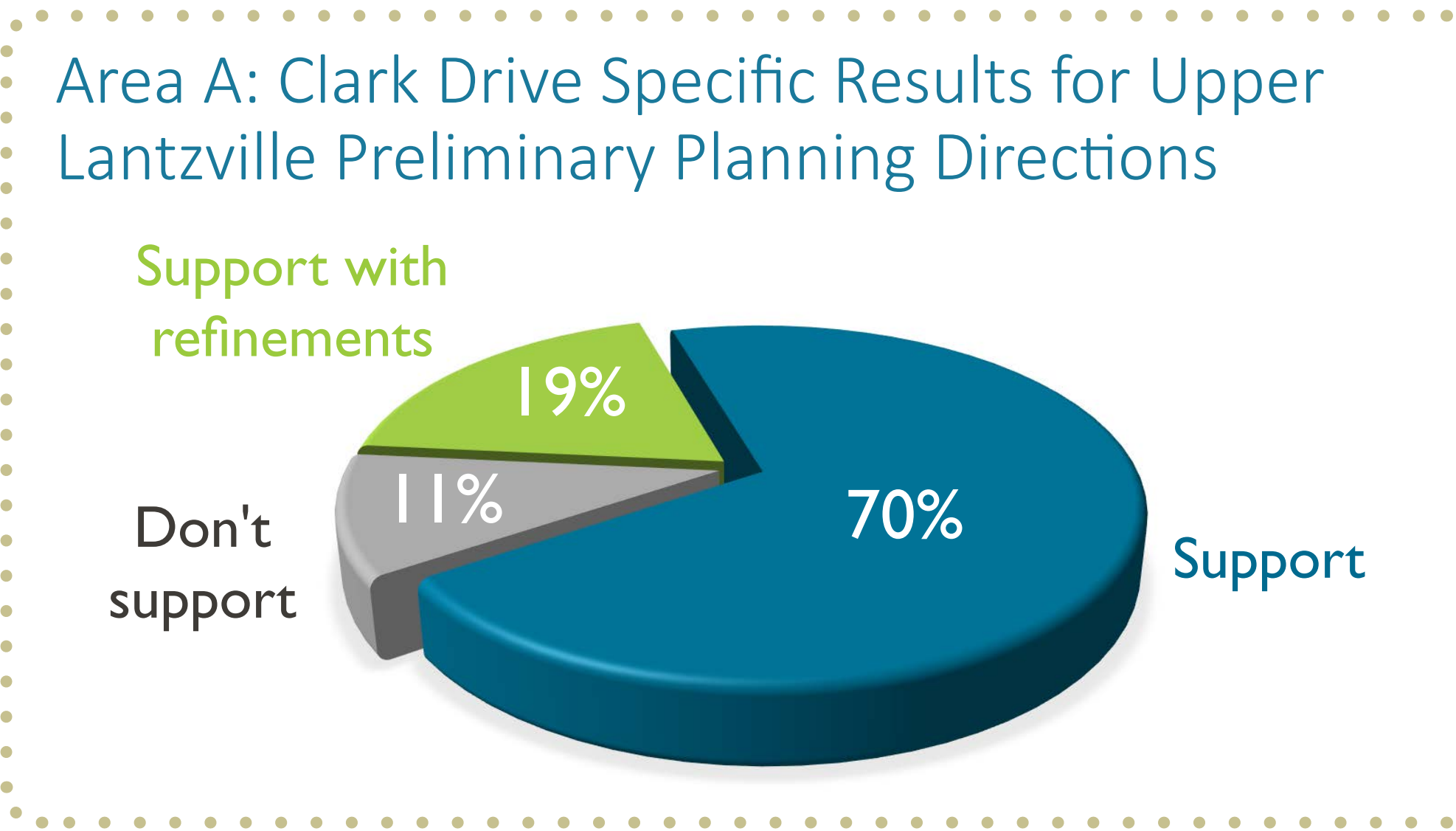
PROPOSED COMPREHENSIVE PLANNING AREA



The above map is illustrative of components of a Comprehensive Plan and is not intended to be a final plan. Mapping would be refined through the Comprehensive Planning process.

COMMUNITY-WIDE SURVEY RESULTS

As shown in the neighbourhood-specific chart below, there appears to be support at the local neighbourhood-level for future infill development in the Ware Rd area. However, there are concerns to be addressed about balancing a level and style of development that maintains the semi-rural character of the area while providing enough units to make development viable.



DENSITY BONUS EXAMPLE SCENARIO

To understand how density bonusing may affect development in this area, three density bonus scenarios are evaluated below using the 13.2 ha Clark Drive property.

Base Gross Density of 13.2 ha Clark Dr Property	<div>» 5.0 uph</div> <div>» Development Potential = 66 units</div>
Scenario A: ESA and Park/Trail Density Bonus	<div>» 40% green space</div> <div>» Adds 3.0 uph</div> <div>» Additional Potential Units = 40</div>
Scenario B: Infrastructure Density Bonus	<div>» Adds 1.5 uph</div> <div>» Additional Potential Units = 20</div>
Scenario C: Innovation Density Bonus	<div>» Adds 1.0 uph</div> <div>» Additional Potential Units = 13</div>
Approximate Total Range of Units	<div>» 106 to 139 units</div> <div>» Mainly single-family with mix of multiple-family in select locations</div>

PLANNING DIRECTIONS BEING CONSIDERED

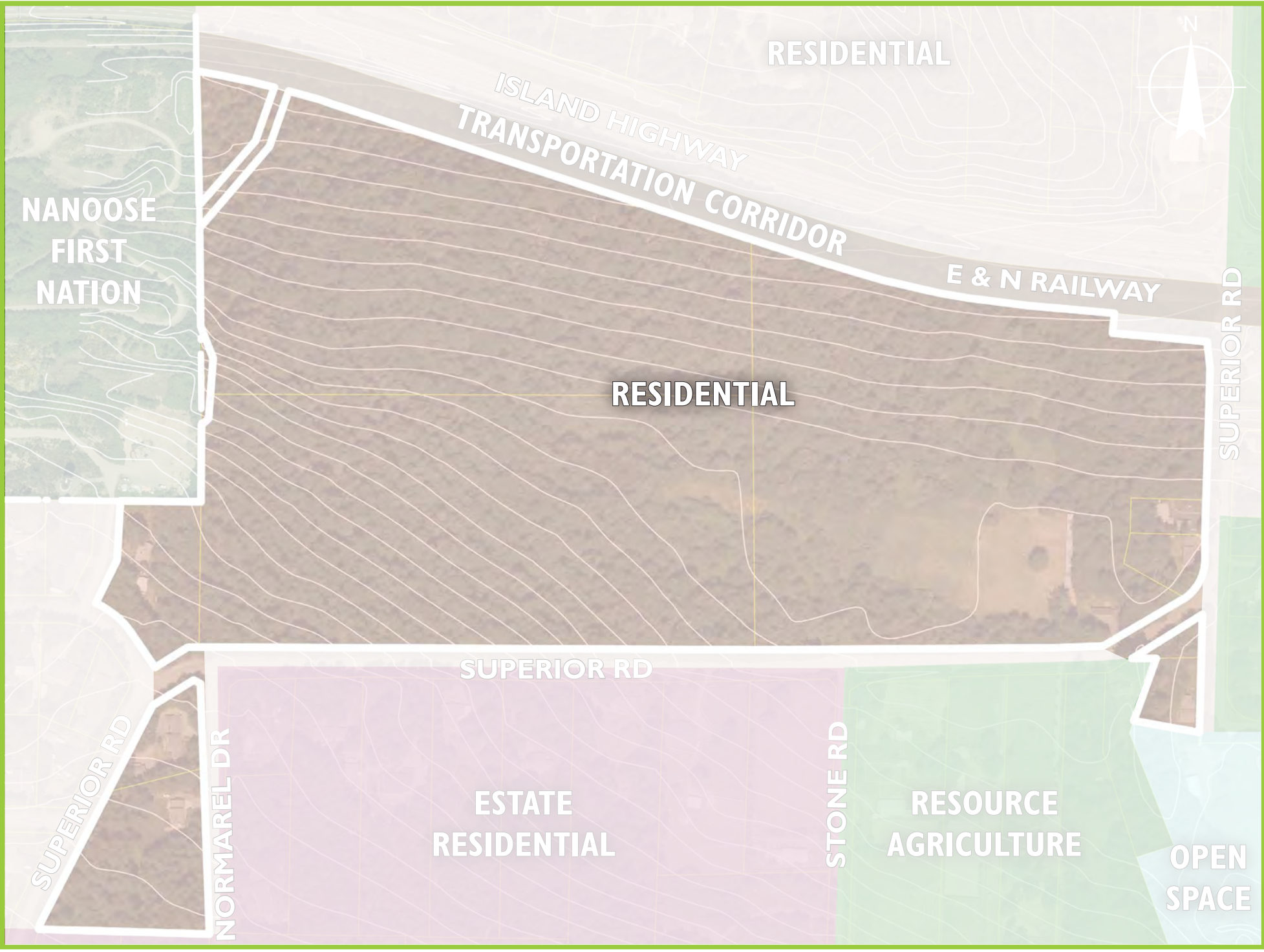
A Comprehensive Plan would provide an opportunity to further consider how the Density Bonus provisions might be applied. Key considerations may include:

- **1: ESA Density Bonus** – focus on the Blood Creek corridor, but could also include other sensitive wildlife habitat or archaeology resources.
- **2: Park/Trail Density Bonus** – provide a linked network of open space and trails to provide a forested backdrop between existing and new development. There is an objective being considered to have a park suitable for field sports (e.g. soccer, softball) in Upper Lantzville where the flat areas of these properties could be suitable. The trails system and buffers would also integrate with existing trails on Ware Rd and the E&N corridor. Community signage at Ware Rd and Island Hwy could be considered.
- **3: Community Infrastructure Density Bonus** – calculated to provide incentive for the extension of water service piping from the Ware Rd to join the unserved existing neighbourhood, providing more cost-effective servicing of the existing unserved Area AW: Clark Drive.
- **4: Innovation Density Bonus** – encourage the inclusion of leading edge, sustainable, and top-quality housing forms. As well as advanced design and technology, innovations could include open space or clustered developments that increase the amount of open space and design quality.

Green Text: 2005 OCP Policy Carried Forward
Blue Text: Refinement to 2005 OCP Policy being Considered
Gold Text: New Policy being Considered

UPPER LANTZVILLE SUPERIOR ROAD AREA

EXISTING OCP MAP



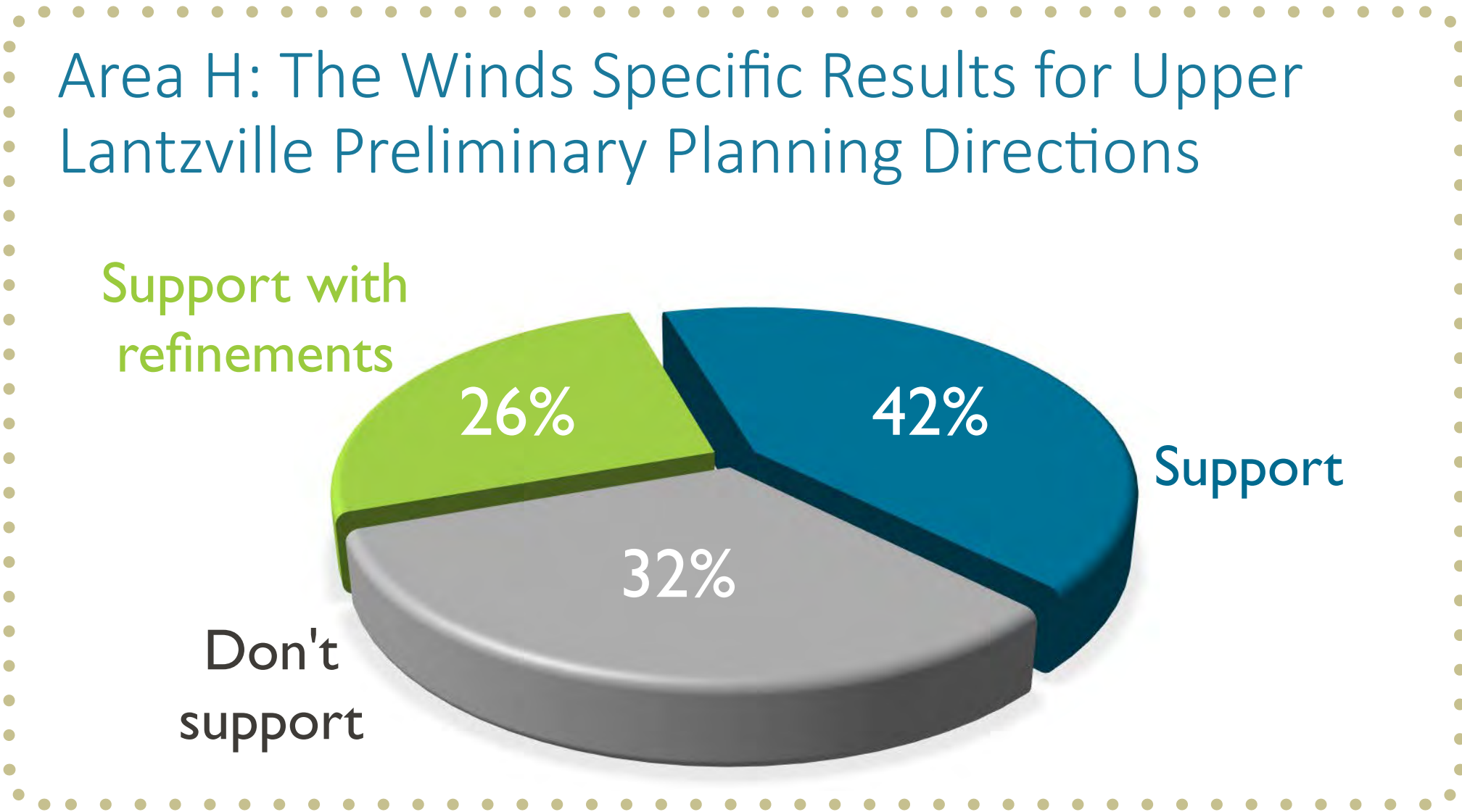
PROPOSED COMPREHENSIVE PLANNING AREA



The above map is illustrative of components of a Comprehensive Plan and is not intended to be a final plan. Mapping would be refined through the Comprehensive Planning process.

COMMUNITY-WIDE SURVEY RESULTS

While the broad community appears supportive of infill development in this area, there is a split opinion in the local results as shown in the neighbourhood-specific chart below. The challenge is providing development that fits with the semi-rural character of the neighbourhood while also having enough units to make the development viable.



DENSITY BONUS EXAMPLE SCENARIO

To understand how density bonusing may affect development in this area, three density bonus scenarios are evaluated below, using the 25.83 ha Gee property as a case study:

Base Gross Density of 13.2 ha Clark Dr Property	» 5.0 uph » Development Potential = 129 units
Scenario A: ESA and Park/Trail Density Bonus	» 35% green space » Adds 3.0 uph » Additional Potential Units = 76
Scenario B: Infrastructure Density Bonus	» Adds 1.5 uph » Additional Potential Units = 39
Scenario C: Innovation Density Bonus	» Adds 1.0 uph » Additional Potential Units = 26
Approximate Total Range of Units	» 205 to 270 units » Single-family with mix of Multiple-Family in select locations

PLANNING DIRECTIONS BEING CONSIDERED

A Comprehensive Plan would provide an opportunity to further consider how the Density Bonus provisions might be applied. Key considerations may include:

- **1: ESA Dedication Bonus** – focus on the Knarston Creek corridor, but could also include other sensitive wildlife habitat or archaeology resources.
- **2: Park/Trail Bonus** – provide a linked network of open space and trails that provide a forested backdrop for new development. The frontage along Superior Road will need to address the interface with the ALR and rural community, providing some combination of forest buffering or a transition of larger lots.
- **3: Community Infrastructure Bonus** – calculated to provide incentive for the extension of water service piping from the Winchelsea area across the ALR to extend to the border of the Winds existing unserved neighbourhood, providing more cost-effective servicing of the existing unserved Area HW-1: Winds Residential.
- **4: Innovation Bonus** – encourage the inclusion of leading edge, sustainable, and top quality housing forms. As well as advanced design and technology, innovations could include open space or clustered developments that increase the amount of open space and design quality.

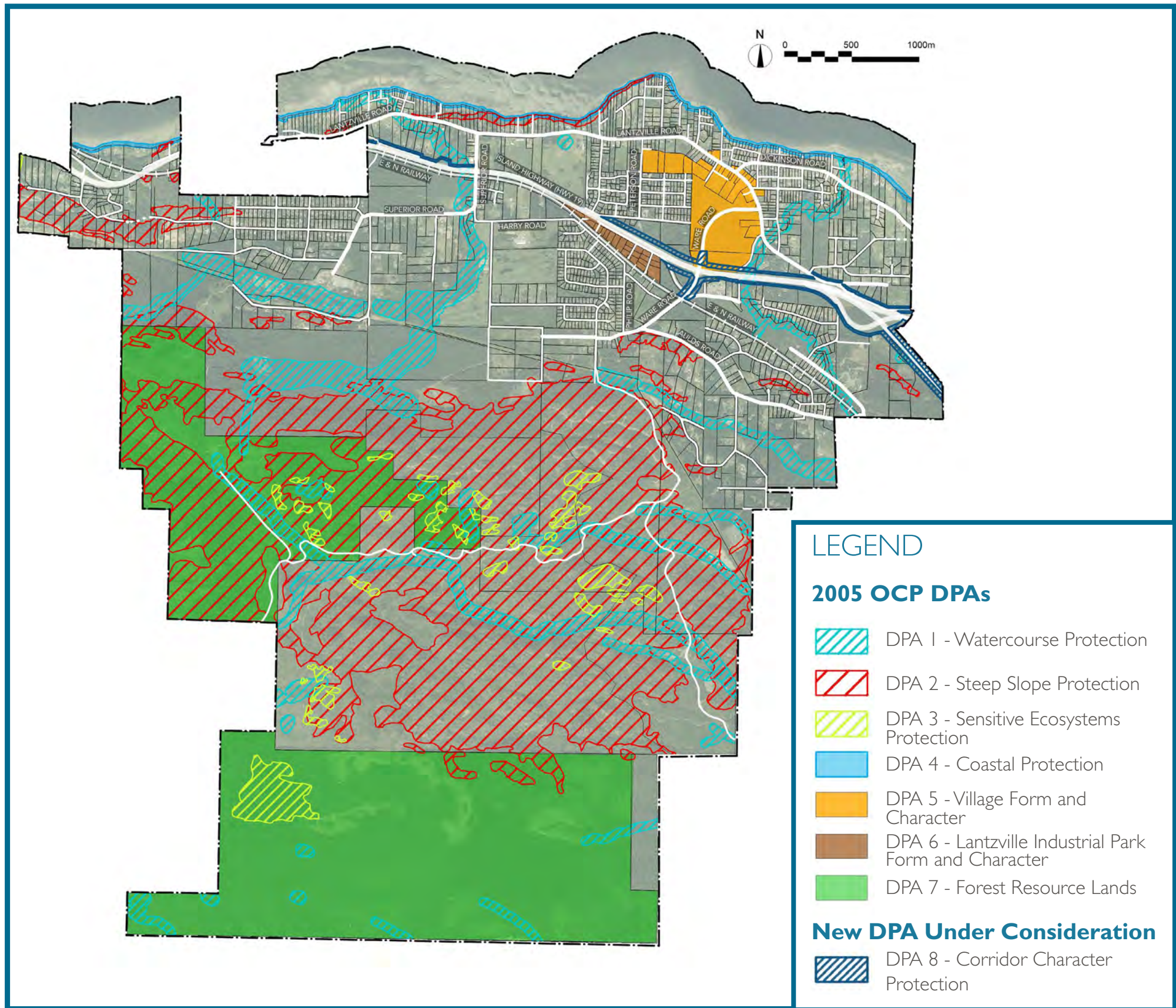
Green Text: 2005 OCP Policy Carried Forward
Blue Text: Refinement to 2005 OCP Policy being Considered
Gold Text: New Policy being Considered

What are Development Permit Areas?

A Development Permit Area (DPA) is an area of land designated by the OCP that must obtain a development permit before subdividing land or constructing. DPAs include lands that have special characteristics such as environmental features, hazards, or coastal areas, as well as lands where special attention to the character of future development is warranted.

The OCP Update is considering retaining the **seven** existing DPAs in Lantzville and adding an **eighth** to specifically manage the future character of development adjacent to Island Hwy. There are also potential updates being considered to provide expansion of form and character DPAs to provide additional guidance.

PROPOSED DPA MAP

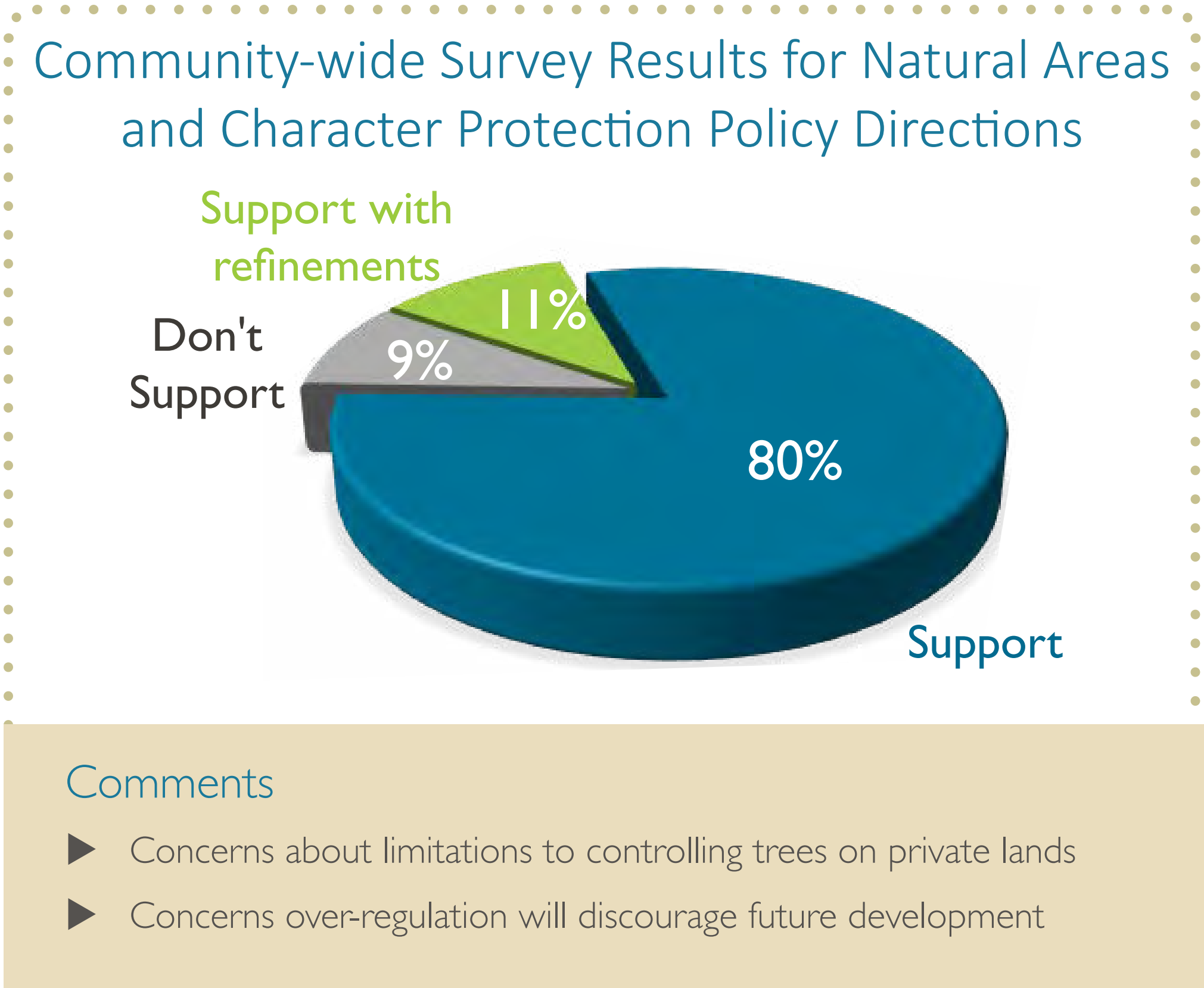


DPA mapping subject to refinement based on updated mapping of environmentally sensitive areas.

POLICY UPDATES BEING CONSIDERED

DPA 1 Watercourse Protection and DPA 3 Sensitive Ecosystems

- ▶ The Watercourse Protection DPA applies to all land within 30 metres of the top of bank of all streams, brooks, creeks and wetlands, including but not limited to Knarston, Bloods, Hardy, Metral, Heikkila, Raines, Caillet and Jepson Creeks, Copley Brook and wetland, and Doumont Marsh. The OCP Update could expand the list of watercourses and wetlands, and associated mapping if possible, to include other watercourses and wetlands, particularly in the Village Areas. While these non-fish-bearing watercourses would trigger smaller riparian area protection, their role in general ecosystem services, habitat biodiversity, and stormwater management warrant review by qualified professionals and protection during development.
- ▶ Additional clauses on sediment and erosion control, and restrictions on soil removal and deposition are proposed to protect watercourses, wetlands, and biodiversity.



DPA 4 Coastal Protection

- ▶ The Coastal Protection DPA applies to all land within 15 metres from the property boundary of the natural boundary of the Salish Sea (was Georgia Strait). To recognize the interactive nature of foreshore and backshore, the OCP update could expand the DP area to include the intertidal foreshore area down to low tide. Within this expanded area, the DP guidelines could encourage, subject to Senior government approvals, 'Green Shores' beach nourishment and backshore habitat approaches to shoreline erosion control and discourage seawalls. For locations where 'Green Shores' would not function and riprap is proposed, new guidelines would clarify that the toe of riprap must not extend beyond 'original' property boundary, excluding accretions, and that a continuous public and forage fish accessible 'beach' must be maintained between natural boundary and day to day tide levels, except during 'spring tide' and storm surge events.

Green Text: 2005 OCP Policy Carried Forward
Blue Text: Refinement to 2005 OCP Policy being Considered
Gold Text: New Policy being Considered

? What is Form & Character?

Form and character is the visible shape, structure, and qualities that are distinctive to a community's urban design. While land use designations provide guidance to where and what type of development is permitted in the community, form and character development permits are an important complement that guide what new development in these areas should look like. Design guidelines provide direction on how new development relates to the street, how parking is addressed, the characteristics and facades of new buildings, building siting, landscape treatment, and more.

POLICY UPDATES BEING CONSIDERED

DPA 5 – Village Form and Character

- ▶ **The Village Form and Character DPA applies to all land within the Village, including the Commercial Core and Village Residential Area. The OCP Update could expand Form and Character DP Areas to include any Intensive Residential (small lot), Multiple-family, Institutional, Commercial/Industrial, Mixed-use or ‘Innovative’ developments across the community. Guidelines would avoid being overly prescriptive, so that advances in technology may be incorporated, but would increase the attention to architectural, landscape architectural, heritage or archaeological, art, signage, and related elements that strengthen quality of life and support a semi-rural character.**

DPA 6 – Lantzville Industrial Land Form and Character

- ▶ **The Industrial Form and Character DPA covers the Industrial Lands along the Island Highway. As well as requiring permits for on-lot development, it recognizes the goal to maintain a treed buffer along the Island Highway for its entire length within the municipality. Additional guidelines for signage and landscape design could add clarity during the OCP Update.**

Proposed New DPA 8 – Island Highway Form and Character

- ▶ **The OCP Update is considering creating a separate Island Highway Development Permit Area that requires the retention and/or supplementary planting of a continuous treed buffer on all properties that are within a setback from the Island Highway.**
- ▶ **Separate from the DP that applies on private land, the District could undertake a community landscape and signage program to partially screen the Industrial area from the highway and to enhance community character, identity, and entrances to neighbourhoods in both Lower and Upper Lantzville.**

FORM & CHARACTER CONSIDERATIONS

Avoid

- ▶ wide straight streets
- ▶ dominant garages
- ▶ large surface parking areas
- ▶ loss of trees
- ▶ architectural monotony
- ▶ hidden residential
- ▶ gated and exclusive communities
- ▶ environmental impacts
- ▶ social isolation

Encourage

- ▶ narrow streets with walking accommodation
- ▶ porches and front doors to the street
- ▶ on-street parking or alleys
- ▶ retention of existing trees
- ▶ varied houses
- ▶ sense of welcome
- ▶ environmental innovations
- ▶ sense of community

Not This



This



While the above examples would have similar lot sizes and land use designations, they have very different appearances, emphasizing the importance of developing and implementing strong form and character design guidelines for new development.

Green Text: 2005 OCP Policy Carried Forward
Blue Text: Refinement to 2005 OCP Policy being Considered
Gold Text: New Policy being Considered

WATER SERVICING – WHAT WE HEARD

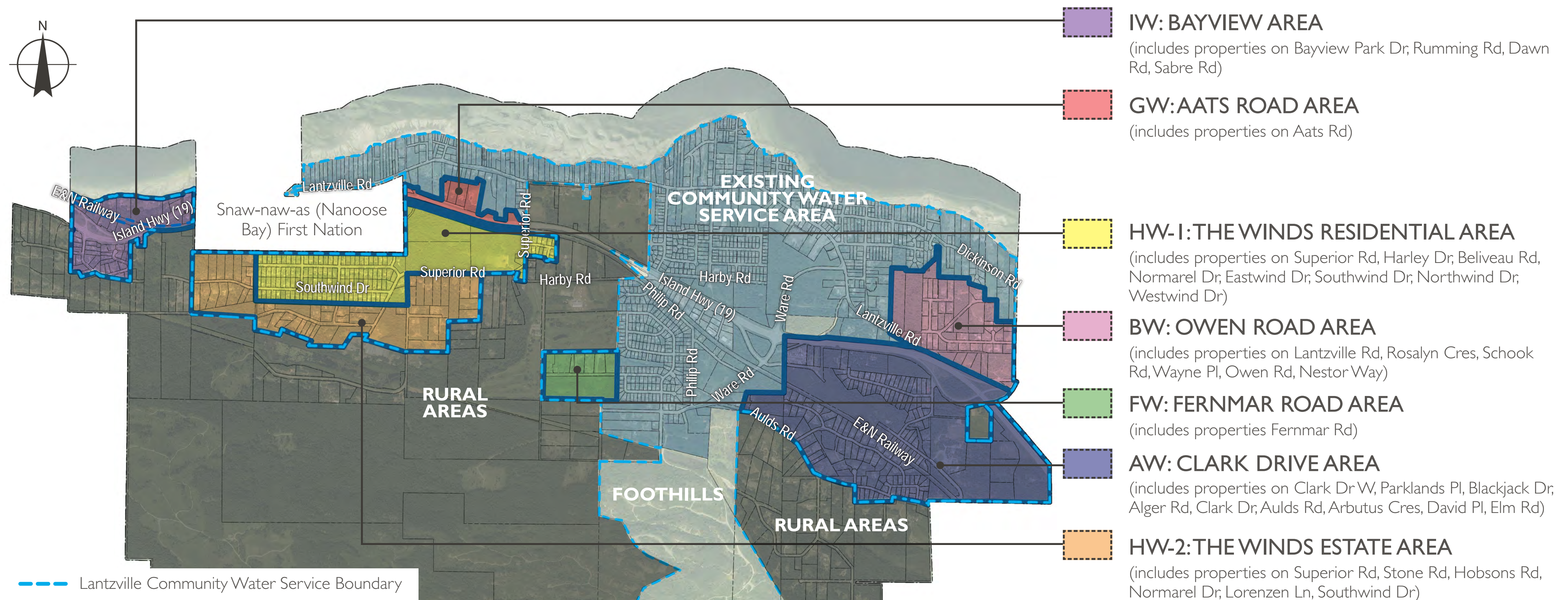
24

OFFICIAL COMMUNITY PLAN UPDATE & WATER MASTER PLAN

Today, about two-thirds of properties within Lantzville's Water Service Boundary are connected to community water. The remaining one-third, in the **seven unserviced neighbourhoods** shown on the map below, currently rely on private wells for water.

To better understand the desires of community members in these unserviced neighbourhoods to connect to community water in the future, the Community-wide Survey identified preliminary cost ranges to extend water service pipe to each neighbourhood and asked people living there to identify their level of support for a future connection based on these preliminary costs (see *Display 28 for cost ranges*).

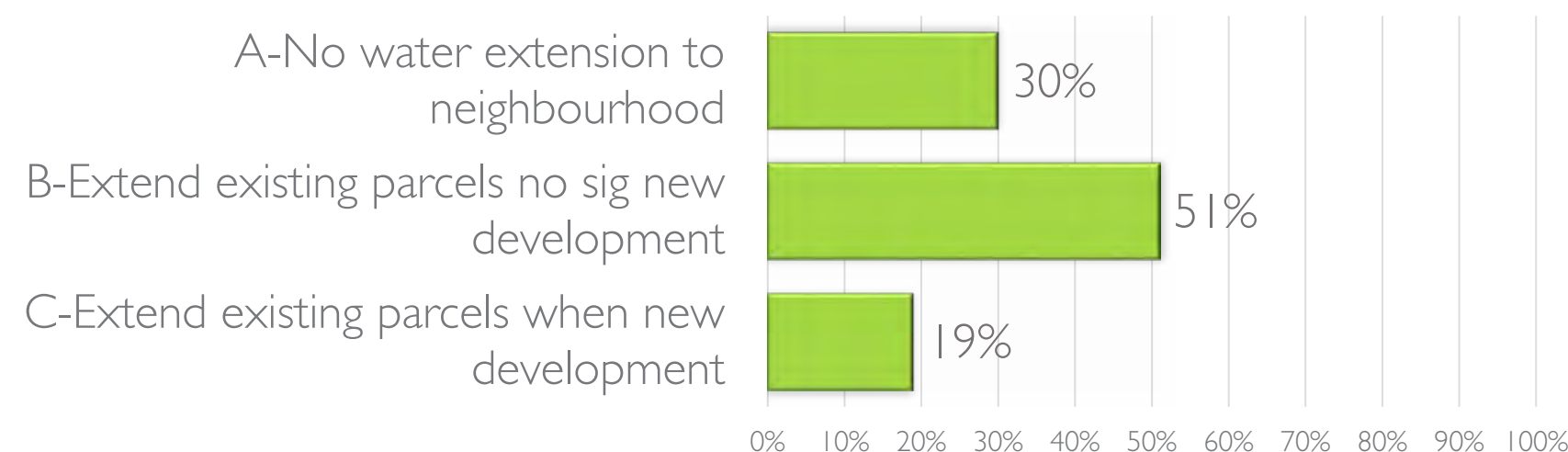
UNSERVED NEIGHBOURHOODS WITHIN THE WATER SERVICE BOUNDARY



COMMUNITY-WIDE SURVEY RESULTS FOR COMMUNITY WATER EXTENSION

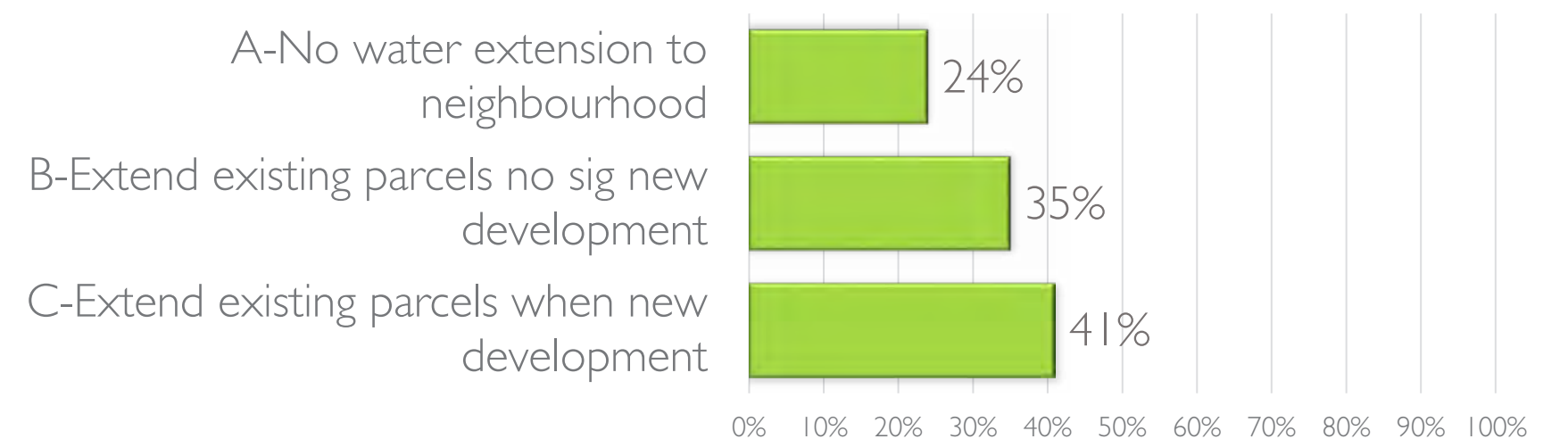
Area AW: Clark Drive Area

► # lots in Area: 160 ► # survey participants in Area: 53



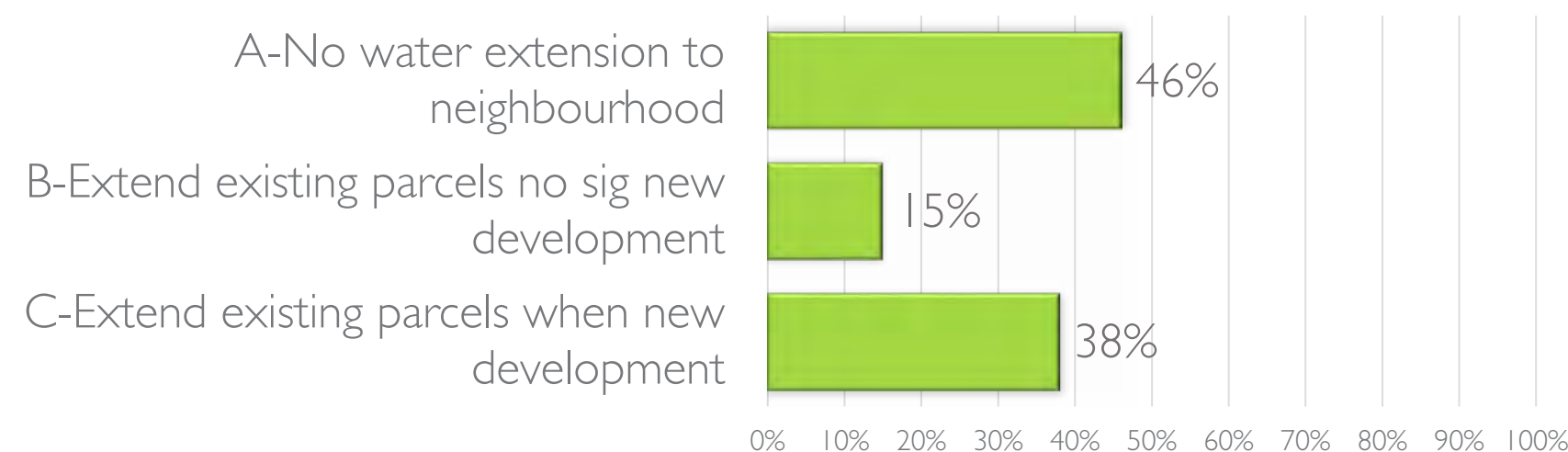
Area HW-1: Winds Residential Area

► # lots in Area: 133 ► # survey participants in Area: 49



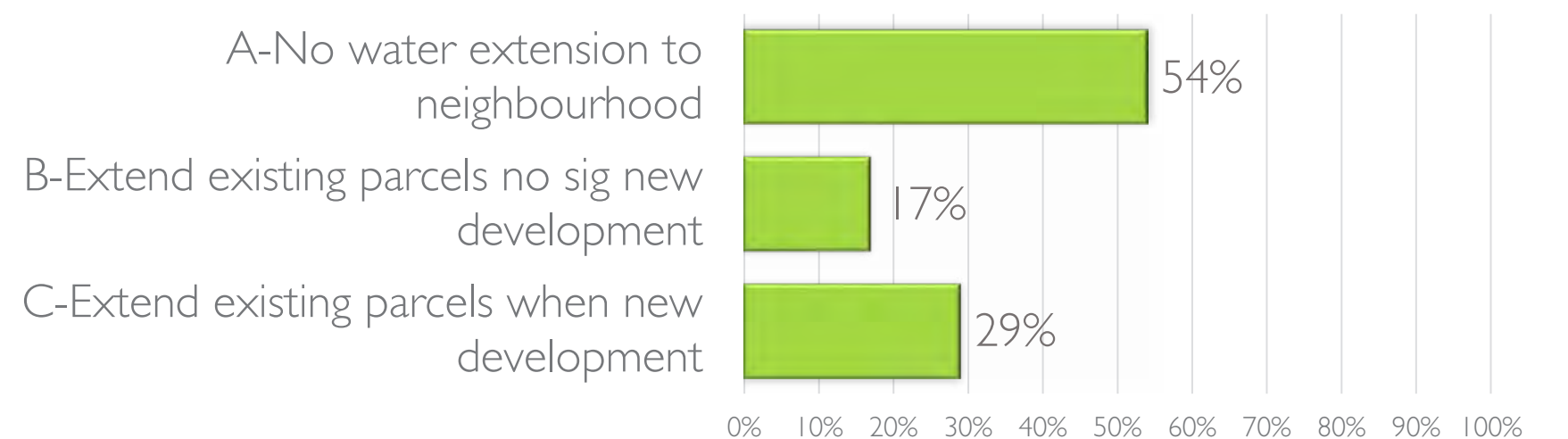
Area BW: Owen Road Area

► # lots in Area: 50 ► # survey participants in Area: 26



Area HW-2: Winds Estate Area

► # lots in Area: 56 ► # survey participants in Area: 24



Area FW: Fernmar Area

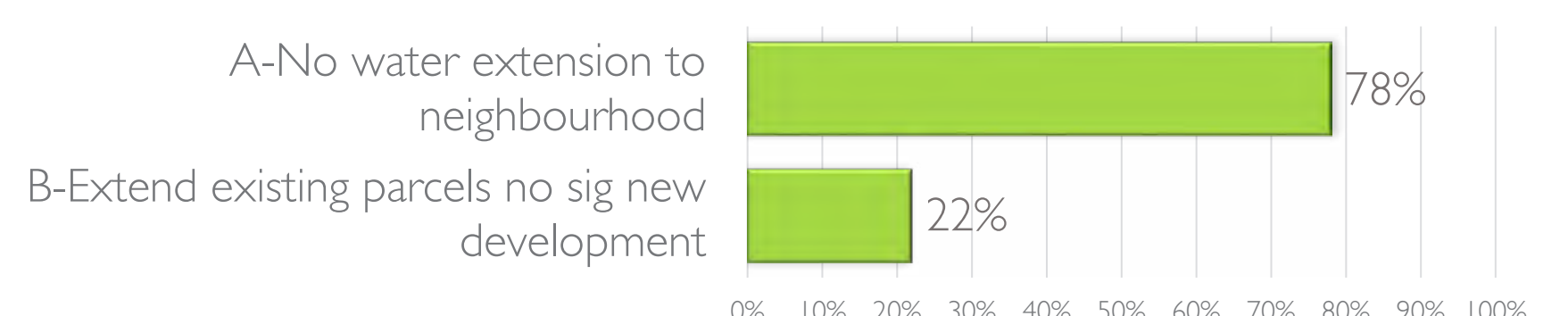
► # lots in Area: 8 – Survey sample size too small to provide meaningful results. Direct discussion with area residents would be undertaken when considering potential connection to confirm majority preference.

Area GW: Aats Road Area

► # lots in Area: 5 – Survey sample size too small to provide meaningful results. Direct discussion with area residents would be undertaken when considering potential connection to confirm majority preference.

Area IW: Bayview Area

► # lots in Area: 49 ► # survey participants in Area: 9



WATER SERVICING – DRAFT PHASING

25

OFFICIAL COMMUNITY PLAN UPDATE & WATER MASTER PLAN

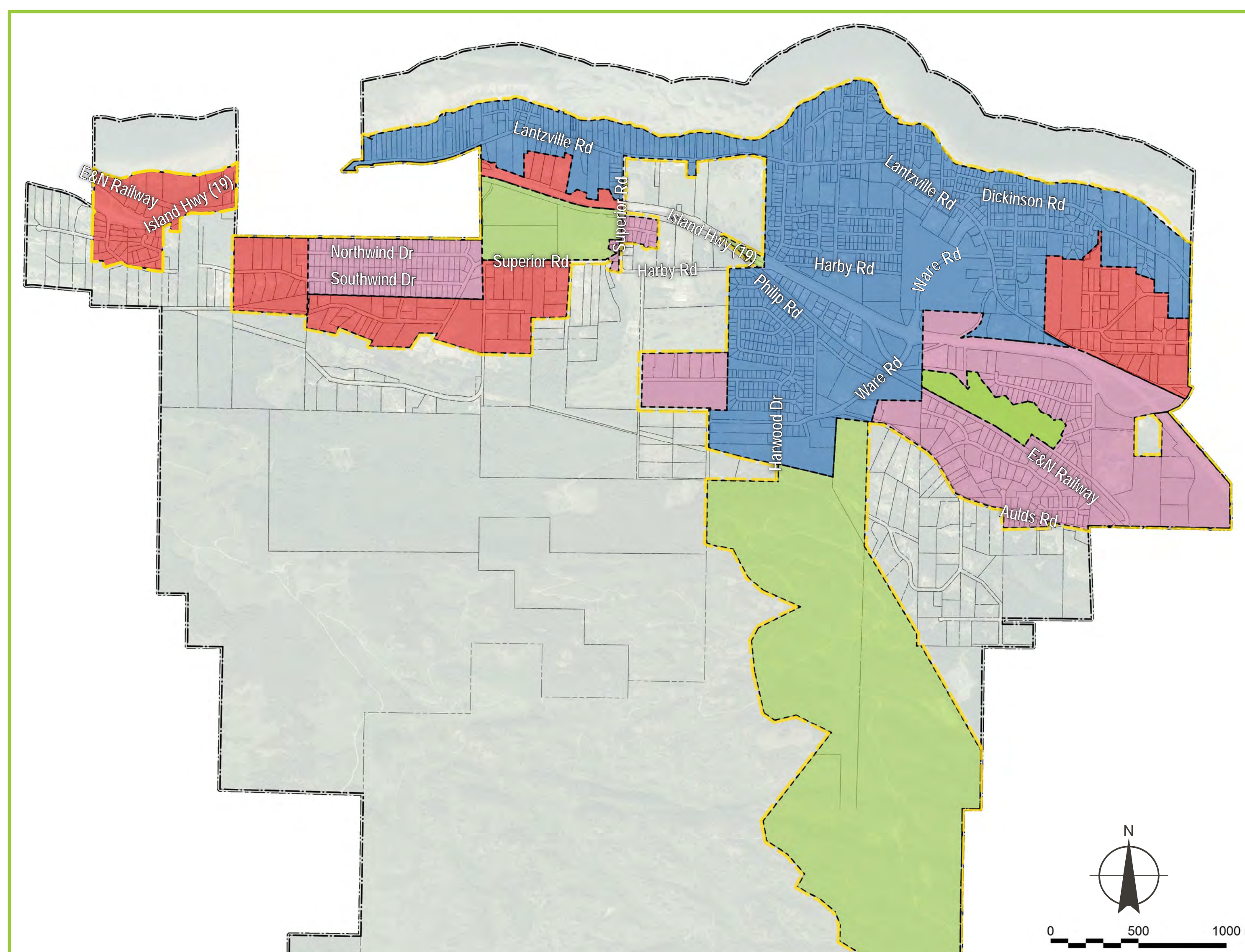
The Water Master Plan will include phasing recommendations that outline an anticipated sequence for extending water services to properties within the Water Service Boundary. The following Draft Phasing is being considered.

PHASING CONSIDERATIONS

Three key variables affect water service phasing:

- **Infrastructure Sequencing:** Like sewer, water infrastructure must be phased in a logical manner, extending from existing water main lines to adjacent neighbourhoods, before extending out to more distant neighbourhoods.
- **Neighbourhood Interest:** The costs to extend water infrastructure (i.e., water distribution pipes) to an existing neighbourhood will be paid by existing residents through establishment of a Local Area Service (LAS). For a LAS to be created, at least 50% of the neighbourhood must be in support (see Display 28 for additional information about LASs). Water will typically be offered in earlier phases to neighbourhoods that demonstrate stronger support for water service.
- **Future Development:** In new development areas, municipal services are expanded as the area develops with construction of required infrastructure as a condition of development or density bonus. Where new development occurs adjacent to existing unserved neighbourhoods, infrastructure costs to extend water service to existing neighbourhoods may be reduced.

DRAFT WATER SERVICE EXTENSION PHASING



NOTES:

- Before water service extension can be completed, a number of community-wide infrastructure improvements should be considered (see Display 26).
- Water service expansion to unserved neighbourhoods is subject to approval of property owners within the neighbourhood and establishment of a LAS.
- Phasing may be affected by future development patterns.

EXISTING SERVICE AREA

- Water infrastructure in this area is existing.
- If additional water supply becomes available, unserved properties within this area would have the option to connect.

POTENTIAL PHASE 1 EXPANSION AREAS

- Includes **AW-Clark Drive, FW-Fernmar Rd, and HW-1-Winds Residential** neighbourhoods.
- Based on the Community-wide Survey, these neighbourhoods identified a positive interest in future community water connection.
- Clark Drive and Fernmar Rd areas are adjacent to existing water mains, supporting infrastructure extension.
- Winds Residential is a more challenging connection, requiring extension of water infrastructure through unserved lands.

POTENTIAL PHASE 2 EXPANSION AREAS

- Includes **BW-Owen Road, GW-Aats Rd, HW-2-Winds Estate, and IW-Bayview** neighbourhoods.
- Based on the Community-wide Survey, these neighbourhoods identified less support for extension of community water at this time.
- Sequencing would support logical connection of these Phases after completion of Phase 1.
- Local support for Phase 2 extensions would be reassessed after Phase 1 is complete.

DEVELOPMENT DRIVEN EXPANSION AREA

- Includes large development areas with construction of required infrastructure as a condition of redevelopment or density bonus.
- Water will be supplied by/ to these areas at the time of development.

AREAS OUTSIDE THE WATER SERVICE BOUNDARY

- Water services are not currently planned to be expanded to these areas.
- In some instances, community water service (for domestic use only) may be extended to existing properties outside the Water Service Area to address health or environmental concerns.

Currently Lantzville's water supply is from groundwater accessed from four wells. Uncertainties about groundwater supply has been a limitation to establishing new connections to community water. The District has been pursuing an alternate water source to supplement the groundwater supply and is considering the implementation of the Lantzville/Nanaimo Water Agreement, which would be a key step to providing for new connections. Before additional properties (existing or new) are connected to Lantzville's water system, the Nanaimo backup supply and key system improvements to increase storage capacity should be considered. The following map summarizes existing major elements in Lantzville's water system and outlines potential key system improvements.

FUTURE POTENTIAL INFRASTRUCTURE OVERVIEW

Water Sources (Draft)

- W

EXISTING WELL FIELD
 - To remain with upgrades considered (see #1 below)
- N

NANAIMO WATER CONNECTION
 - Implementation to be considered (see #2 below)

Water Storage (Draft)

- R1

EXISTING WARE ROAD RESERVOIR
 - To remain and service the Lower Pressure Zone
 - Location for water treatment
- R2

AULDS RD RESERVOIR
 - Aging reservoir replaced in current location to service the new Middle Pressure Zone (see #3 below)
- R3

NEW RESERVOIR
 - New reservoir to service the Upper Pressure Zone (see #3 below)

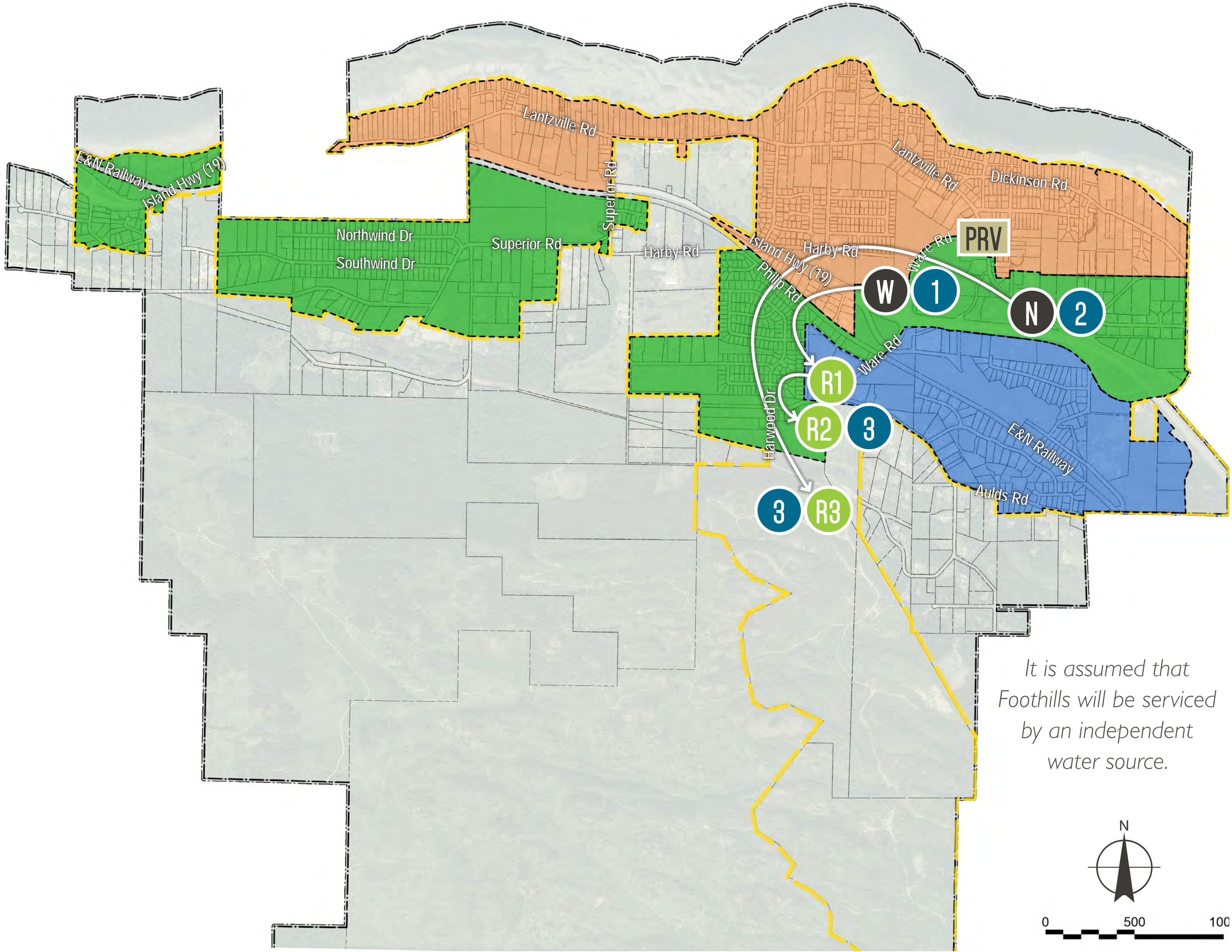
Water Management (Draft)

- PRV

EXISTING PRESSURE REDUCING VALVE
 - Link between the Upper/ Middle Pressure Zone and Lower Pressure Zone
 - Only opens if there is a large demand (e.g. fire) in the Lower Pressure Zone

Water Pressure Zones (Draft)

- LOWER PRESSURE ZONE**
 - Includes lower elevation areas to be serviced
 - Water source from groundwater wells
- MIDDLE PRESSURE ZONE**
 - New zone established to service existing and unserved areas in the southeast end of Lantzville
 - Water source from groundwater wells
- UPPER PRESSURE ZONE**
 - Includes upper elevation areas to be serviced
 - Water source from City of Nanaimo connection (if implemented)



SYSTEM UPGRADES TO BE CONSIDERED PRIOR TO NEW CONNECTIONS

- 1

CONSIDER UPGRADES TO INCREASE PUMPING CAPACITY OF WELL FIELD
 - Previous studies identified potential upgrades that could increase the capacity of the existing groundwater source.
 - Increased capacity means more water would be available to connect residents to the system.
 - Capacity of the well field will need to be monitored, including testing during the driest months (i.e. August) to confirm capacity.
- 2

CONSIDER CONNECTION TO CITY OF NANAIMO WATER SYSTEM
 - Even with upgrades to the well field, Lantzville's existing groundwater source does not have capacity to service all existing properties in the Water Service Boundary as assessed by engineering best practices.
 - Implementation of the Lantzville/ Nanaimo Water Agreement would allow connections to be considered for existing unserved properties in the Water Service Boundary and allow potential for new development.
- 3

CONSIDER INCREASING RESERVOIR STORAGE
 - The existing reservoir at Aulds Rd is aging and undersized to meet storage requirements for additional demand.
 - A new reservoir should be considered to service the Upper Pressure Zone and the Aulds Rd Reservoir should be replaced to service the proposed Middle Pressure Zone.

Factors like climate change could influence Lantzville's water supply, but are challenging to predict. Ongoing monitoring of system demands and continuation of water conservation measures will be essential to maintaining a healthy water supply for the future.



? What are Design Standards?

Design Standards are the amount of water that must be available for each connection to the water system. These standards are used to determine how much water will be needed to effectively service all connected properties when water demands are at their peak (e.g., on the hottest day of the year).

CURRENT DESIGN STANDARD

The Design Standard is used to determine how many connections that the District can supply, based on the current water source rating. Lantzville's current per connection Design Standard is:

3,400 Litres/day per connection

To analyze water use per capita (by each resident), the above number is divided by the average number of residents living in each Lantzville dwelling (2.46 per the 2011 Census). Lantzville's current per capita Design Standard is:

$3,400 \div 2.46 = 1,380 \text{ Litres/day per person}$

DESIGN STANDARD ANALYSIS

The District's current Design Standard was established prior to incorporation when the water system was operated by the Lantzville Improvement District. To understand if there is reason to update the standard, current water usage by Lantzville residents and comparisons to standards from other Vancouver Island municipalities were reviewed. Key findings:

- ▶ Water usage data shows Lantzville residents use less water than assumed in the current standard.
- ▶ Comparison to other jurisdictions shows Lantzville residents use less water on a per capita basis than residents of other Vancouver Island communities.
- ▶ Lantzville design standards are neither the highest nor the lowest when compared with other Island communities.

WATER USE + LAND USE

Today, Lantzville uses one design standard for all residential land uses. Most land uses in Lantzville are currently single-family residential; however, as development occurs in the Village or other areas, other land uses may be developed. To understand if there is reason to consider different standards for different land uses, standards from other Vancouver Island communities were reviewed. Key findings:

- ▶ Some adjacent communities (e.g. Fairwinds in the RDN) have different standards for single-family and multiple-family land uses; others (e.g. Nanaimo and Parksville) do not.
- ▶ Typically, indoor water use does not vary substantially between residential land uses; however, outdoor water use does. Smaller lots and multiple-family lots typically use less water due to less landscape per capita requiring watering.

DRAFT DESIGN STANDARDS

Based on the analysis, the following Design Standard ranges are suggested for consideration:

LAND USE	EST. POP. DENSITY (no. people living in one dwelling)	DRAFT DESIGN STANDARD	
		L/DAY/PERSON	L/DAY/CONNECTION
Single-Family Residential	2.4 - 2.5	1,160 - 1,220 L/day/person	2,800 - 3,000 L/day/connection
Multiple-Family Residential	1.2 - 1.9	760 - 950 L/day/person	1,400 - 1,800 L/day/connection
Institutional, Commercial, Industrial	Varies: Non-residential land uses have highly variable water demands. Lantzville has a small number of these uses, so it is suggested that water requirements for each institutional, commercial, and industrial development be assessed independently based on proposed development.		

? How does this compare with standards in adjacent municipalities (Max. Day Demands)?

RESIDENTIAL LAND USE	PROPOSED DISTRICT OF LANTZVILLE	CITY OF NANAIMO	CITY OF PARKSVILLE	FAIRWINDS (RDN)
Single-Family Residential	1,160 - 1,220 L/day/person	1,135 L/day/person	1,364 L/day/person	1,160 L/day/person
Multiple-Family Residential	760 - 950 L/day/person	-	-	424 - 914 L/day/person

? What needs to be considered when developing Design Standards?

While the primary consideration for Design Standards is the Maximum Day Demand per capita, the standard must also consider water requirements for non-revenue water (e.g. utility flushing, public space and facilities, etc), leakage, peak hour demands, fire flows, and mechanical failures and system maintenance, all of which would increase system demands.

KEY CONSIDERATIONS

- If an updated Design Standard is implemented, the following considerations are suggested:
- ▶ Infrastructure upgrades to the District's water supply system should be considered prior to changes to the current standard (see *Display 26*).
 - ▶ Annual monitoring should be completed to assess design standards against actual performance, and adjustments made to standards as conditions warrant.
 - ▶ The current standard of 3,400 L/day/connection should be maintained for wells.

The following Q&A capture questions that have arisen during the Water Master Plan.

How much water will be available?

It is estimated that there is sufficient water between existing and potential Lantzville groundwater sources and the City of Nanaimo connection to service existing residents and anticipated future growth within the Water Service Boundary over the next 20 years. However, it will be important to monitor system demands over time and assess performance on an annual basis.

Will existing properties in the Water Service Boundary receive water before new development?

Water supply will be monitored to ensure that there is sufficient water available for existing neighbourhoods to connect to Lantzville's water system when infrastructure is extended. Timing of infrastructure extension will be subject to phasing logistics (see Display 25) and establishment of a Local Area Service (see below).

How will connections to existing neighbourhoods be funded?

In most cases, a Local Area Service (LAS) will be established and local service taxes will be levied against properties located within the LAS to fund extension of water pipes to the neighbourhood. The establishment of a LAS requires approval of property owners within the proposed LAS using one of three methods:

- ▶ A petition signed by at least 50% of property owners representing at least 50% of the assessed value of land in the proposed LAS.
- ▶ Council initiative, as long as 50% of property owners representing at least 50% of the assessed value of land in the proposed LAS do not petition against establishment of the LAS.
- ▶ A referendum voted upon by electors in the proposed LAS.

A municipality can borrow money to build capital works for the LAS, to be repaid over a defined period (typically 20 years) through a tax on properties within the LAS. LAS charges are paid annually as a separate line item on a property tax bill. If subdivision occurs during the repayment period, new lots would contribute to the tax, sharing costs between more properties. From time-to-time, Senior Governments provide grant funding for a portion of community infrastructure projects, reducing local costs. These opportunities are competitive and often focus on areas that have health risks related to inadequate infrastructure.

If I have a functioning well, will I be required to connect if water is extended to my neighbourhood?

If extension is funded through a Local Area Service property owners could choose to not connect. However, all properties within the Local Area Service would be subject to paying a share of the capital costs for extending water distribution infrastructure to the neighbourhood. If a grant is obtained, all properties would be required to connect.

What are the costs for existing residents in unserviced areas to connect to water?

Costs to connect to community water typically include:

- ▶ A one-time connection fee per dwelling unit, currently approximately \$6,000 (subject to annual adjustment).
- ▶ One-time costs to connect pipes from the property line to buildings on individual properties (varies by property).
- ▶ Local Area Service fees to extend water infrastructure to the neighbourhood (varies by neighbourhood – see box below).
- ▶ Ongoing water utility bills based on consumption.

Estimated Costs to Extend Water Infrastructure to Currently Unserved Neighbourhoods

To help residents in unserved neighbourhoods consider their level of support for extending water, cost range scenarios were developed and estimated for existing properties to extend water servicing along roads within their neighbourhood. Costs were based on infrastructure costs to extend water service pipe to the neighbourhood and are per parcel, per year, for a financing period of 20 years (excluding one-time water supply connection fees or on-parcel piping to buildings). Cost ranges are rough estimates (+/- 30%).

Scenarios:

- ▶ Option A: Community water extension is not pursued at this time.
- ▶ Option B: Community water is extended with no outside financial assistance from new development or grants. Cost ranges represent the cost of extension split between the existing number of parcels in the neighbourhood and assumes there will be no significant subdivision in currently unserved areas within the planning period.
- ▶ Option C: In neighbourhoods adjacent to identified new development areas, community water is extended to existing properties as a condition of new development, reducing the infrastructure costs to then extend water service to existing neighbourhoods.

AREA	OPTION A	OPTION B	OPTION C
AW: Clark Drive Area	\$0 (no extension)	\$1,550 - \$1,800/yr.	\$1,350 - \$1,650/yr.
BW: Owen Road Area	\$0 (no extension)	\$2,500 - \$2,950/yr.	\$1,900 - \$2,250/yr.
FW: Fernmar Road Area	\$0 (no extension)	\$2,050 - \$2,450/yr.	n/a
GW: Aats Road Area	\$0 (no extension)	\$3,600 - \$4,250/yr.	n/a
HW-1: The Winds Residential Area	\$0 (no extension)	\$1,900 - \$2,100/yr.	\$900 - \$1,050/yr.
HW-2: The Winds Estate Area	\$0 (no extension)	\$4,300 - \$5,050/yr.	\$2,250 - \$2,700/yr.
IW: Bayview Area	\$0 (no extension)	\$3,300 - \$4,00/yr.	n/a