

OCP Review Select Committee Meeting of October 18, 2017

Summary of Recommended Changes to the First Draft OCP Update (September 27, 2017 version)

DRAFT: Read in conjunction with the First Draft OCP Review dated September 27, 2017

Page	Clause	Recommended Change
34	4.2.1.7	Remove “Council will investigate tree removal bylaws or other measures to retain the “urban forest” of Lantzville.” (Rationale: develop permit language manages tree protection and replacement in key areas)
35	4.2.2.3	Update wording on floodplain mapping to encourage access to outside funding to update floodplain mapping and hazard area development permit areas. (Rationale: address sea level rise and changing stream conditions)
46	5.2.6.4	Remove this clause, which would have allowed a Density Bonus for parkland dedication and clustering/innovation up to 2.5 uph within the Estate Residential Areas if community sewer and water were available. (Rationale: these changes have not been presented in the public process to date, and support is therefore not known)
60	7.2.2.3	Revise to read “The District will consider additional senior-oriented assisted living and long-term care facilities either in the Village Core or in other Special Plan Areas, subject to public engagement in each Special Plan Areas process. A range of small to medium scale facilities is encouraged, located close to transit and services. Each seniors care unit in a facility after the first 100 units in the Village shall represent a ½ unit for calculating gross residential density.” (Rationale: It is intended to concentrate assisted living in the Village areas, but with allowance to consider smaller facilities elsewhere in Special Plan Areas near existing neighbourhoods)
60	7.2.3.1&2	Revise to read “The District supports the development of secondary suites internal to residential buildings, with consideration of provisions to ensure neighbourliness in parking, privacy separation, standards of maintenance and related issues. The District shall create a set of regulations for Secondary Suites which will be added to the Zoning Bylaw.” (Rationale: although there is strong support for secondary suites, there are issues that need to be proactively managed)
68	Table 3 line 6	Expand upon the requirement for ‘phased development service agreements’. (Rationale: this is an important implementation tool)
93	11.1.1.1	Revise to read “Commercial uses will be required on the ground floor of new development along Lantzville Road in the main village commercial core, and other immediately adjacent areas to be defined in the Special Area Plan process. Residential or commercial above street-front commercial is encouraged in these areas. Where above-commercial housing is proposed, provide a range of housing unit sizes and numbers of housing units that respect building height limits of 2 storeys on the ocean side of Lantzville Road and 3 storeys on the upland side, as well as lot space constraints for on-site parking. These mixed use areas should include high streetscape amenity and allow for a high quality pedestrian environment as outlined in the Development Permit Guidelines (Section 11.7)”. (Rationale: it is important to maintain a concentrated walking commercial core, without interruption at street level by residential uses)

Page	Clause	Recommended Change
102	11.1.3.7	Delete this clause which mentioned studies of potential road connections at Harby or Rossiter Roads to Ware Road through the South Neighbourhood. (Rationale: there is prior community engagement during the transportation plan process which indicated strong neighbourhood concern about potential road connections at this location. Walk/emergency access would be considered, but not through private vehicle connection)
106	11.1.5.3	Add “and sufficient local park and trail space is provided within both the Clark Drive and Ronald Road sub-areas for neighbourhood use.” (Rationale: averaging between these two areas is permissible, within the proviso that each sub-area requires basic parkland and trails systems ie. not all parks on one sub-area)
107	Table 10	Consider adjusting density bonus calculations for cluster/housing choice/innovation to have the effect of excluding environmentally sensitive area from the calculations. (Rationale: ESAs are not developable. However, this change would in effect reduce the incentive for cluster/housing choice/innovation so warrants more detailed discussion)
110	Table 11	Reduce range of potential units to the 125 to 205 range. Assuming 27 ha gross area developed, this translates to a maximum gross density of 7.6 uph (0.1 uph above the existing 2005 OCP allowance of 7.5 uph – which lead to a request to remove this as a Special Plan Area and to develop under the general Residential policies). The density bonus would be 2.5 to 2.6 maximum above the existing base density of 5.0 uph. Delete the cluster/housing choice and innovation bonus. An ESA dedication bonus of 0.6 uph might protect up to 12% of the site. Park/Trail Bonus of up to 1.9 to 2.0 uph might provide up to 19 - 20% of the land base in dedicated green space, in addition to 5% statutory parkland dedication. In total up to 36 - 37% of the site might be public protected green space if the maximum density were pursued, and if this were economic. (Rationale: there appears to be strong resistance among the local neighbourhood to higher numbers of units in this SPA, but interest in protected green space and divided interest in water infrastructure to reduce costs of community water extension to the existing Winds neighbourhood).
113	Table 12	Remove “Plus Seniors Congregate Care, if applicable (see Section 7.2.2)” (Rationale: although seniors care is among a range of uses allowed for Lantzville East, the intent is to concentrate seniors care in the Village with some consideration of small/medium sized facilities in all Special Planning Areas – not only in Lantzville East.)
136	Figure 83	Add examples of ‘flat roof buildings with articulated rooflines’. (Rationale: the intent is to not predetermine architectural styles, but to encourage quality design at the development permit stage)

ERRATA (from Consultant)

Page	Clause	Correction
74	Table 4	Change “2A: Parkland Trail Dedication Bonus in “Residential” Land Use Designations” to “2A: Parkland Trail Dedication Bonus in “Residential and Non-Village Special Planning Areas” Change “2B: Parkland/Trail Dedication Bonus in “Special Planning Areas” to “2B: Parkland/Trail Dedication Bonus in “Village Special Planning Areas”