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7261 Lantzville Rd – Summary and Rationale for Rezoning

Proposal Summary

McMann Group Inc. is proposing a mixed-use development on Lot 7261 Lantzville Road (Figure 01).

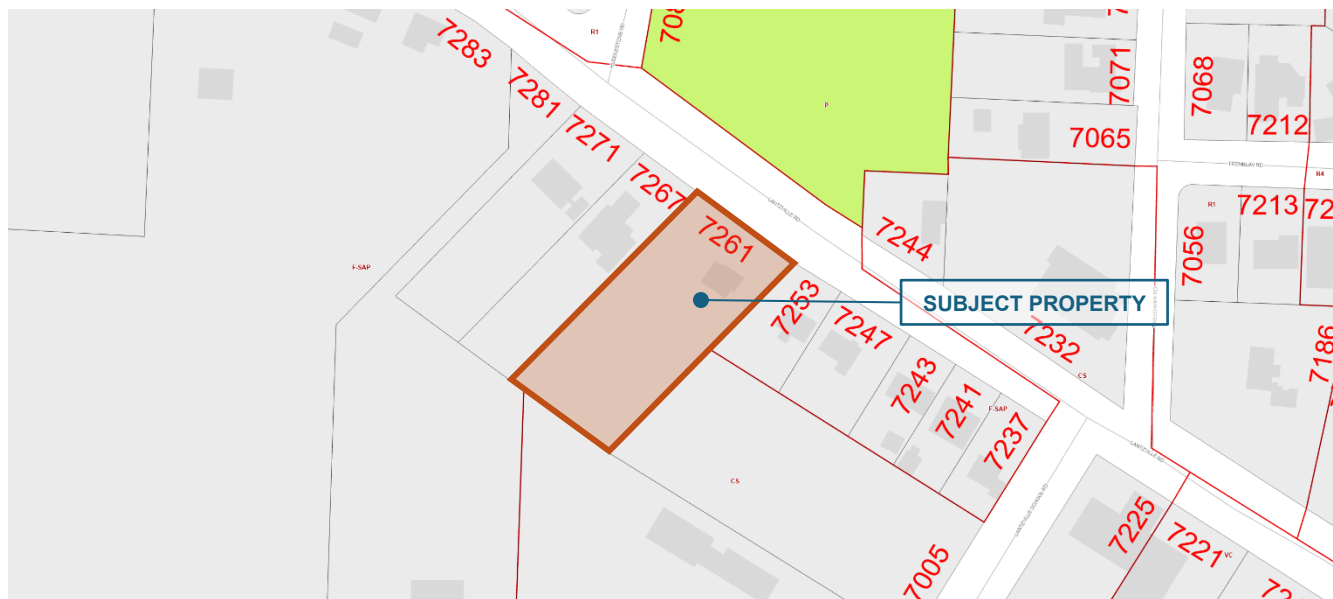


Figure 01 - Property Location

The proposal will require a rezoning application to change the current designation from Future Special Area Plan Zone (F-SAP) to a Comprehensive Development (CD) zone. This change will support a mixed-use, slightly higher-density development, aligning with the District of Lantzville (DoL) Official Community Plan (OCP) — Village designation. The plan encourages compact, pedestrian-friendly mixed-use projects that support local small-scale businesses, offer diverse housing options, promote walkability, and strengthen the community's sense of place. The total area of the property is approximately 3654.6 m². The development will adhere to the Village Form and Character. Currently, the site includes a four-bedroom house facing Lantzville Road, along with two outbuildings used for storage and a workshop in the rear yard.

The proposed development envisions two separate buildings: a mixed-use commercial/residential building fronting Lantzville Road, with ground-level small-scale commercial units to serve local residents/ visitors, suitable for cafes, retail, or service businesses, with residential units above each with private roof decks. The second proposed building is a one- to two-storey residential building with various ground-oriented housing choices (Figure 02). Proposed amenities for the development will include bicycle parking, EV parking, accessible site design, ground-level storefronts, and usable outdoor green spaces and play area. This framework is supported by conceptual architectural site layout, 3D massing, site servicing, geotechnical assessment, traffic impact assessment, and legal survey, which indicate site topography and existing site services.

The rezoning application seeks to facilitate the establishment of a low-scale, village-appropriate development to support the slow, sustained pace of growth, thereby supporting the lively, inclusive, and sustainable Village Area.

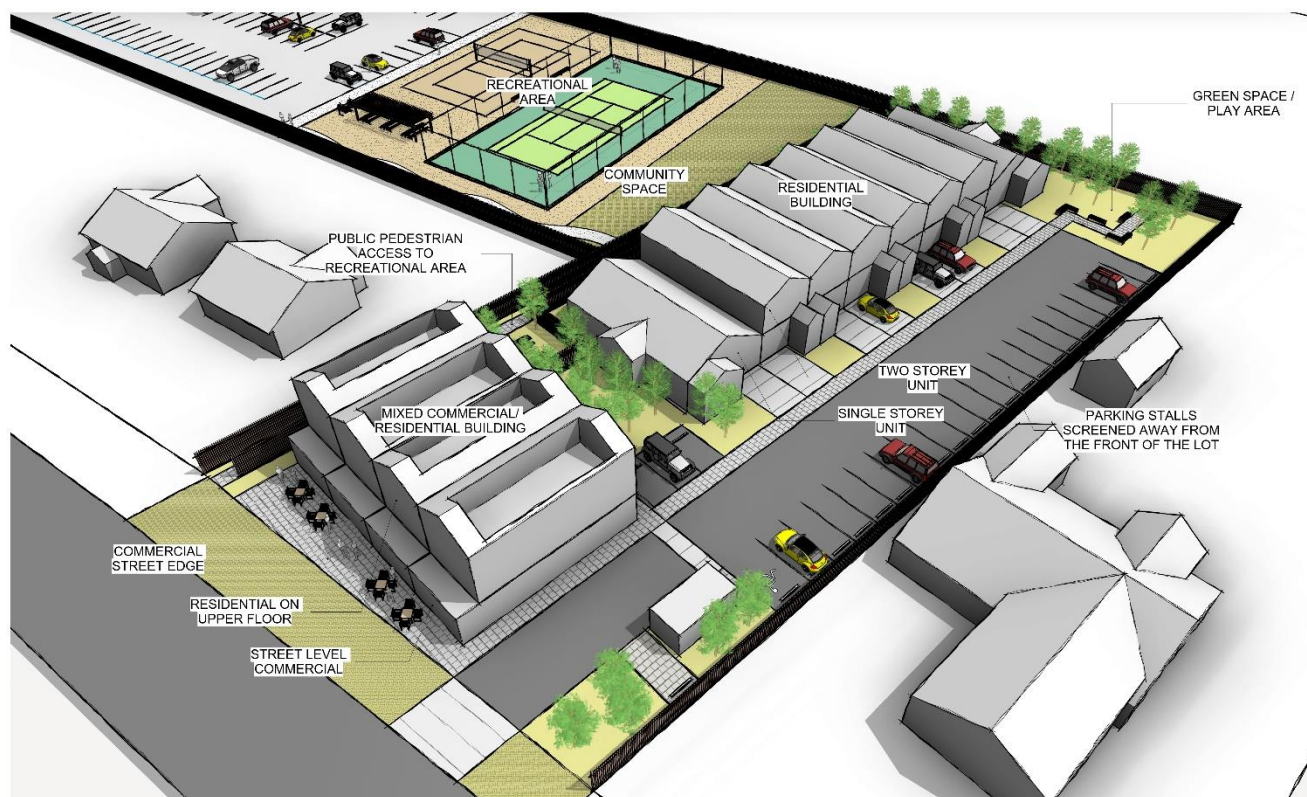


Figure 02 - Conceptual Perspective Showing Proposed Building Improvements

Proposed Uses:

- Two-storey stepped back street-oriented mixed-use development combining small-scale commercial and residential spaces to complement the single-family neighbourhood.
- One- to two-storey diverse residential housing units at the rear, which strongly support the housing vision of DoL.
- Innovative landscaping that maximizes the available open space for green and functional areas throughout the site, promoting social interaction and collaboration within the community.
- The proposed layout offers direct access from Lantzville Road to the existing public recreational area (municipal facility) located southeast of the site, as well as a new community space within the development for public and residents' use. This aims to enhance connectivity and walkability for residents and the surrounding community.
- Community Amenity Contributions (CACs) associated with the application to support the city in upgrading the existing recreational area.

Parking Infrastructure:

- On-site parking is obscured from the front of the property and neighbouring properties with appropriate landscaping and fencing.
- Convenient accessible (handicapped) parking stall in close proximity to serve both buildings.
- Provision for bicycle parking for the residents and visitors.
- The site allocates designated EV parking stalls, featuring charging stations.
- Walkable access (about 1 minute) to the nearest bus stop (Route 31).

Livability:

- The development offers diverse residential units catering to all age profiles, including seniors, retirees, non-traditional families and professionals.
- A mix of one- to two-storey housing choices.

- The project will follow cost-effective Green Building Principles above building code requirements to reduce net costs (utilities) for residents.
- Walkable access (about 5-10 minutes) to local amenities, businesses, services, elementary school, church, restaurants, public services, medical clinic, parks, and beachfronts.
- Environmental and passive solar design principles seek to improve energy efficiency, reduce greenhouse gas emissions, limit urban sprawl, and promote better indoor air quality and overall well-being.

Affordability:

- Provides housing that also supports local businesses.
- Around 30% of the site is dedicated to an open, shared usable space, pedestrian walkways and landscaping.

Community Amenity Contributions (CACs) :

In coordination with DoL staff, the applicant proposes a Community Amenity Contributions (CACs) valued at \$10,000 per dwelling unit, for a total contribution of \$180,000 based on 18 units. As part of this commitment, the values above, which will directly contribute to constructing the following public amenities by McMann Group:

- Refurbishment of the existing tennis court, including new asphalt surfacing, line painting, and replacement of nets;
- Development of a new sand beach volleyball court, complete with new nets and perimeter improvements;
- Installation of four new picnic tables to enhance public gathering; and
- Construction of a public pedestrian pathway and landscaped amenity area along the east edge of the property, connecting Lantzville Road to the recreational area (Figure 03).

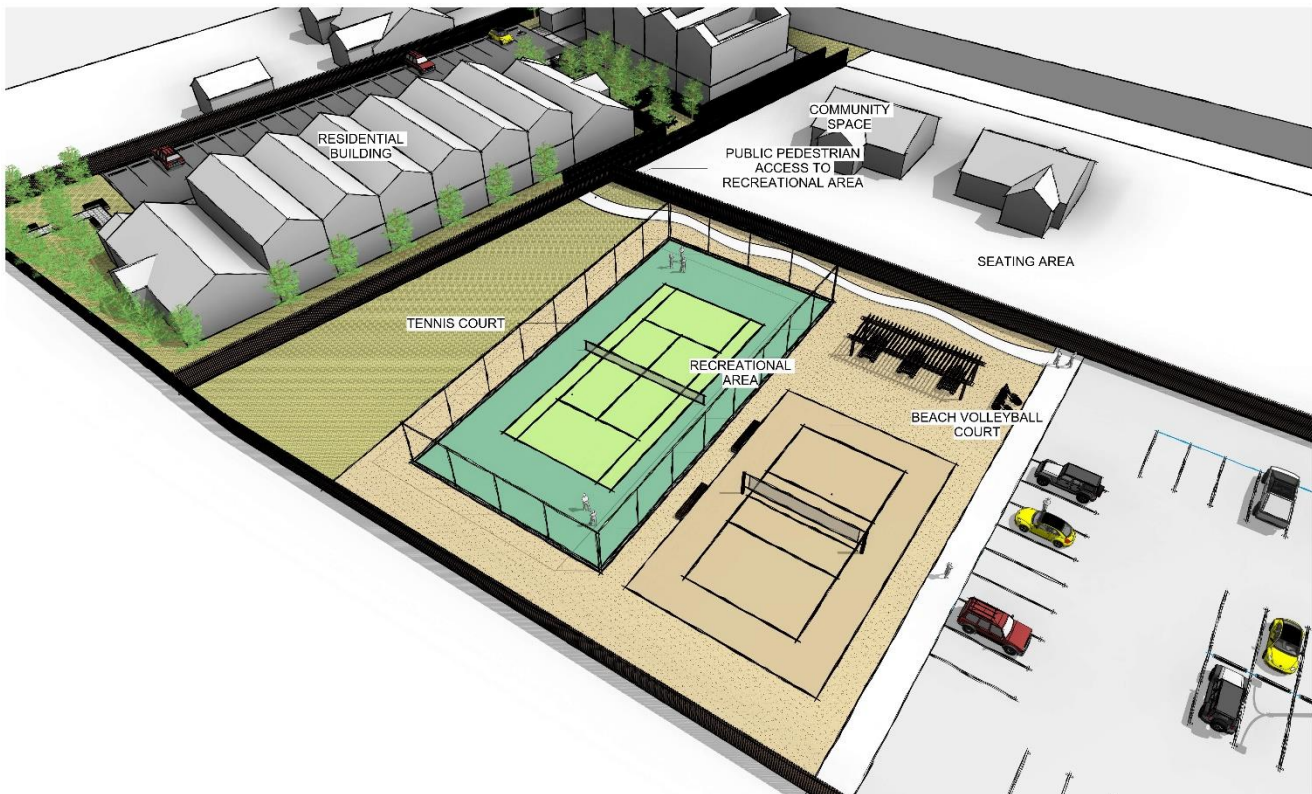


Figure 03 - Recreation Area (Tennis Court + Beach Volleyball Court)

These improvements ensure that the project provides both housing and commercial opportunities while fostering meaningful, lasting community benefits for Lantzville residents. The CACs support the DoL's goals to ensure that new developments contribute in tangible and meaningful ways to community livability, recreation, and connectivity.

General alignment with OCP policies for Village Areas:

- Commercial uses on the ground floor along Lantzville Road, with housing above, with building height limited to two storeys. This creates active commercial frontages along Lantzville Road, reinforcing the Village's walkable main-street character.
- Providing outdoor recreation amenities and utilities.
- Vegetated buffers are provided to offer privacy to neighbouring residential properties.
- Offering versatile uses and densities that boost the Village's vitality by providing varied housing types in a one- to two-storey format for singles, families, and seniors, improving pedestrian mobility, and enhancing the viability of public transit and other services.
- The site plan includes access to the backs of commercial units fronting on the south side of Lantzville Road.
- Introduces new pedestrian connectivity through the site and improves the public realm with landscaping and seating.
- Incorporates green infrastructure and sustainable design elements aligned with OCP environmental and climate-action goals.

We believe the proposed development and rezoning application aligns with Lantzville's OCP vision by delivering a compact, mixed-use project that strengthens the Village Area. It offers diverse housing options, local commercial space, and meaningful public amenities. Overall, the development improves community livability, walkability, and long-term sustainability, making it a community-focused infill project that advances Lantzville's long-term vision.

Ataur Rahman, Architect AIBC

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