

2.2 CONCEPT PLAN



PLAN OVERVIEW

The development concept envisions [a] a walkable and vibrant mixed use and multifamily core close to Lantzville Road; [b] a range of ground-oriented housing along green, traffic-calmed streets; [c] a large community park and new play fields adjacent to the school and existing play fields; [d] a new District-owned site for a TBD community use; [e] treed buffers and trail connections to existing neighbourhoods and the Island Highway; [f] a new mixed use site (planned grocery store) on the corner of Lantzville and Ware Roads; [g] a network of multi-use trails and greenways that enhance connectivity, provide gathering spaces and play areas,

and facilitate improved stormwater management; and [h] streetscape improvements along Ware Road, Lantzville Road, and Wiles Road.

The zoning accommodates a variety of housing types – single-unit housing, cluster housing, townhouses and rowhouses, seniors supportive housing, and multifamily apartments. This provides a much-needed variety of housing types, lot sizes, and housing choices as prioritized in OCP and SPA objectives and policies (See Section 3.1 Zoning).