

District of Lantzville

AMENDED Agenda for the Electronic Regular Meeting of Council of the District of Lantzville to be held on Wednesday, June 8, 2022, at 6:00 pm in the Council Chamber, Municipal Hall, 2nd Floor – 7192 Lantzville Road, Lantzville, BC

This meeting will be conducted electronically by Zoom Webinar (per the *Community Charter, Local Government Act*, and the Council Procedure Bylaw) livestreamed, and archived for viewing on demand at lantzville.ca.

Public Hearing Input

Members of the public who believe they are affected by proposed Bylaw No. 302 and wish to provide input regarding agenda item 5. a) prior to the public hearing can submit written comments by email to district@lantzville.ca, mail or drop off at Municipal Hall, and **MUST be received before 12:00 noon on Wednesday, June 8, 2022**, indicating the bylaw name, your name and civic address, if you are in favour or opposed to the bylaw, and any comments regarding the bylaw. All written submissions, including names and addresses, will become part of the public record, be shared with Council, and posted to lantzville.ca

Public Input Period

Members of the public who wish to provide input regarding agenda items can submit written comments by email to district@lantzville.ca, mail or drop off at Municipal Hall, and **MUST be received before 12:00 noon on Wednesday, June 8, 2022**, indicating the agenda item, your name and address, and comment, will become part of the public record, be shared with Council and posted to lantzville.ca.

You may also provide your input during the public hearing and agenda item 8. Public Input Period verbally, by registering in advance with the Zoom Webinar “[link](#)” provided on the District’s website for this Council meeting event at lantzville.ca.

Meeting Attendance

Anyone unable to participate electronically may do so in person (subject to limited seating) at the Council Chamber, Municipal Hall, at 7192 Lantzville Road, Lantzville, BC. Participation will be managed electronically via Zoom, operated from the Council Chambers. Due to limited seating, members of the public are encouraged to view the Council meeting via the livestream, and to provide verbal public input during the public hearing regarding the proposed bylaws, by registering in advance using the verbal submission process or by written submission. Prior to attending Municipal Hall, please self-assess to ensure you are healthy and do not attend if you are ill. Members of the public must remain seated unless invited to address Council.

Page No.

1. **CALL TO ORDER**
- 1-7 2. **ADOPTION OF THE AGENDA**
THAT the June 8, 2022 regular Council meeting agenda be adopted, as presented.
3. **MOTION TO CLOSE THE MEETING TO THE PUBLIC – Nil**
4. **RECONVENE – Nil**
- 8-34 5. **PUBLIC AND STATUTORY HEARINGS**
 - a) **“District of Lantzville Zoning Bylaw No. 180, 2020, Amendment Bylaw (6935 Dickinson Road) No. 302, 2022”**
 - Notice of Public Hearing Posted May 25, 2022, Bylaw No. 302 at Second Reading April 20, 2022, Report to Council April 20, 2022, and written public input received between posting Notice of Public Hearing on May 25, 2022 to June 3, 2022, 9:00 am.

[Information and submissions regarding this application received prior to the Public Hearing Notice, and received

following distribution of this agenda, up to 12:00 noon on Wednesday, June 8, 2022 will become part of the public record, be shared with Council, and are, or will be posted to lantzville.ca

6. GENERAL MATTERS (Delegations/recognitions) – Nil

START OF CONSENT AGENDA

7. CONSENT AGENDA

THAT the recommendations listed for items 7a) to 7d) in the Consent Agenda be approved.

- 35-37 a) THAT the May 18, 2022, regular Council meeting minutes be approved, as presented.
- 38-39 b) THAT the May 31, 2022, special Council meeting minutes be approved, as presented.
- 40 c) THAT “District of Lantzville Water System Bylaw No. 140, 2018, Amendment (User Fees) Bylaw No. 308, 2022” be adopted.
- 41 d) THAT “District of Lantzville Election and Assent Voting Bylaw No. 160, 2018, Amendment Bylaw No. 310, 2022” be adopted.

END OF CONSENT AGENDA

8. PUBLIC INPUT PERIOD *(Persons recognized by the Chair to speak must first state their name and address for the record, may speak once for up to 2 minutes (unless Council resolves otherwise), and are limited to providing comment regarding items listed on the Council agenda for this meeting (**EXCLUDING PUBLIC HEARING TOPICS**). Comments must be directed to the Chair, are not to be directed to individual Council members, staff or the audience and must not include personnel issues.*

9. LEGISLATIVE MATTERS (Bylaws, development variance permits, agreements, contracts, grants, budgets)

- a) **Bylaw No. 302** *(See bylaw in 5. a)*
Staff recommendation, subject to public hearing input:
THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment Bylaw (6935 Dickinson Road) No. 302, 2022” be given third reading.
- 42-53 b) **Bylaw No. 298**
Staff report in response to February 23, 2022 regular Council meeting motion:
THAT the January 12, 2022 motion on the floor be referred to staff to provide a more fulsome report with respect to the size of home business automotive repair shops in other municipalities other than the ones mentioned in the February 23, 2022 staff report.
**MOTION ON THE FLOOR referred from the January 12, 2022 and February 23, 2022 regular Council meetings:
[NO MOVER OR SECONDER REQUIRED]**
THAT second reading of “District of Lantzville Zoning Bylaw No. 180, 2020 Amendment (Miscellaneous) Bylaw No. 298, 2021” be rescinded.

Staff Recommendations:

THAT the minimum parcel size permitted for automotive repair home businesses remain 0.8 ha (1.98 acres) as stated in Section 2.2.11 of “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021”; AND FURTHER THAT Council withdraw the motion on the floor to rescind second reading of “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021.

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021” be scheduled for an electronic public hearing.

Councillor Savage’s Recommendations:

THAT District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021 be amended in clause 2. d) by striking:

Automotive Repair
Permitted only on a parcel at least 0.8 ha in area. Automotive repair, including storage of materials and parts, must be located fully within permitted buildings.

and inserting:

Automotive Repair
Permitted only on a parcel at least 0.2 ha in area. Automotive repair, including storage of materials and parts, must be located fully within permitted buildings.

THAT “District of Lantzville Zoning Bylaw No. 180, 2020 Amendment (Miscellaneous) Bylaw No. 298, 2021” be given second reading as amended.

54-207

c) **Bylaw No. 283**

Staff report in response to May 4, 2022 regular Council meeting motion:

THAT the motion on the floor be referred back to staff to work with the developer to improve their application and address the community’s concerns, not limited to: drainage concerns, Lantzville School Road, density concerns, and stronger language around affordable housing and senior’s assisted living.

MOTION ON THE FLOOR referred from the May 4, 2022 regular Council meeting:

[NO MOVER OR SECONDER REQUIRED]

THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021” be given third reading.

Staff recommendations:

THAT the motion on the floor, *THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021” be given third reading, be withdrawn.*

THAT second reading of “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021” given September 22, 2021 be rescinded.

THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021” be given second reading as amended.

THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021” be scheduled for an electronic public hearing to be held at a special Council meeting on Wednesday, June 29, 2022 at 6:00 pm.

d) Bylaw No. 284

See item 9. c) staff report in response to May 4, 2022 regular Council meeting motion:

THAT the motion on the floor be referred to staff to work with the applicant.

MOTION ON THE FLOOR referred from the May 4, 2022 regular Council meeting:

[NO MOVER OR SECONDER REQUIRED]

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021” be given third reading.

Staff recommendations:

THAT the motion on the floor, *THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021” be given third reading, be withdrawn.*

THAT second reading of “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021” given February 23, 2022 be rescinded.

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021” be given second reading as amended.

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021” be scheduled for an electronic public hearing to be held at a special Council meeting on Wednesday, June 29, 2022 at 6:00 pm.

e) **May 31, 2022 Business - Village South**

i) **Village South Information Request**

208-217

Copy of Councillor Savage's speaking notes per section 33 (10) of Council Procedure Bylaw No. 141 – For information

**Motion on the Floor May 31, 2022 Council Meeting
Referred to the June 8, 2022 Council Meeting:
[NO MOVER OR SECONDER REQUIRED]**

THAT the applicant of the Village South development, be requested to provide the clear and strong rationale to justify the proposed number of New Housing Units exceeding the anticipated Number of New Housing Units range as stated in the 2019 Official Community Plan.

ii) **Village South Bylaw No. 283 & No. 284
Improvements/Changes**

[See item e (i) Councillor Savage's speaking notes]

**Motion on the Floor May 31, 2022 Council Meeting
Referred to the June 8, 2022 Council Meeting:
[NO MOVER OR SECONDER REQUIRED]**

THAT, if the Applicant (Lantzville Projects Ltd) makes improvements and/or changes to their application as a result of the May 4, 2022 Council resolutions C22-62 and C22-63 for both (1) District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No 283, 2021, and (2) District of Lantzville Zoning Bylaw No. 180, 2020 Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021, then the Applicant must hold an in-person public engagement session to present the proposed application improvement(s) to the public prior to Council considering third reading of Bylaw No. 283 and Bylaw No. 284.

iii) **Proposed APPENDIX 2 Village South Special Area Plan
Mayor Swain requires reconsideration of the May 31, 2022
motion per s.131, Community Charter
[NO MOVER OR SECONDER REQUIRED]**

THAT the applicant of the Village South development, be requested to include policy statements in the proposed APPENDIX 2 Village South Special Area Plan regarding “Village scale” in relation to Mixed use buildings, including but not limited to: (1) maximum number of dwelling units per building, and (2) maximum floor area per commercial unit, excluding grocery store, in each building.

**Mayor Swain requires reconsideration of the May 31, 2022 motion per s.131, Community Charter
 [NO MOVER OR SECONDER REQUIRED]**

THAT the applicant of the Village South development, be requested to include policy statements in the proposed APPENDIX 2 Village South Special Area Plan regarding “Village scale” in relation to Apartment Buildings (multi-family), including but not limited to: (1) maximum number of dwelling units/apartments per building, (2) total number of 3 storey buildings and 4 storey buildings included in both Areas B and C, and (3) anticipated number of Apartment dwelling units in Area B.

- f) ~~Bylaw No. 311~~ *(To be circulated) Item 9f) REMOVED (will be added to a future Council agenda)*
 [See item 9. c) staff report]

~~THAT “District of Lantzville Phased Development Agreement (Village South) Bylaw No. 311, 2022” be given first and second readings.~~

~~THAT “District of Lantzville Phased Development Agreement (Village South) Bylaw No. 311, 2022” be scheduled for an electronic public hearing to be held at a special Council meeting on Wednesday, June 29, 2022 at 6:00 pm.~~

10. UNFINISHED BUSINESS – Nil

11. COMMITTEE/COMMISSION RECOMMENDATIONS – Nil

12. NEW BUSINESS (Reports and correspondence)

a) Mayor & Councillors – Verbal Updates

218-222

i) Councillor Geselbracht – Budget Information for Regional District of Nanaimo Portion of District of Lantzville Property Taxes

223-227

b) 2022 Union of British Columbia Municipalities (UBCM) Convention – Meeting Requests with Provincial Cabinet Ministers and the Minister of Municipal Affairs (June 24, 2022 meeting request submission deadline)

THAT appointments be requested for meetings at the 2022 UBCM Convention with Provincial Cabinet Ministers and the Minister of Municipal Affairs to discuss the following topics:

- **Minister of Municipal Affairs re: submitted Winds Residential Area Water Supply through the Investing in Canada Infrastructure Program – Environmental Quality**
- **Minister of Municipal Affairs re: \$6 million Fire Hall grant application under the Strategic Priorities Fund Capital Infrastructure Stream**
- **[insert topic(s)]**

228 c) **Peterson Road Beach Road End**

Councillor Savage's Recommendation:

THAT the District of Lantzville support in principle planning for restoration work for a nature area in the right of way of the Peterson Road beach road end post development works completion by the Fall, and subject to report(s) to Council for approval of work plan (including some use of volunteers), design, funding, and communication (consultation) plan.

13. **INTRODUCTION OF LATE ITEMS** (In accordance with Council Procedure Bylaw No. 141, 2020, subsection 18(8) for regular agenda)
14. **INTRODUCTION OF "NOTICE OF MOTION"**
15. **PUBLIC CLARIFICATION** *(Persons recognized by the Chair to speak must first state their name and address for the record and the agenda item regarding which they are seeking clarification (excluding public hearing topics), and may speak once for up to 2 minutes to ask clarification questions.) E.g., How did the vote go?, about technicalities – request interpretation of abbreviations or jargon, etc.*
16. **ADJOURNMENT BY MAYOR**

NEXT SCHEDULED COUNCIL MEETINGS:

Regular, Wednesday, **June 22, 2022 @ 6:00 pm**

District of Lantzville Council will hold an electronic public hearing as part of the regular Council meeting on **Wednesday, June 8, 2022 at 6:00 pm**, virtual (Zoom Webinar platform) and livestreamed at lantzville.ca to receive and consider input from all persons who believe that their interest in property is affected by proposed "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment Bylaw (6935 Dickinson Road) No. 302, 2022".

The map displays a portion of the City of Hammond, Indiana, with various lots and roads. A specific area is highlighted in gray and labeled "F-SA to R6" and "EPF-10460". The map includes a legend, a scale bar, and a north arrow.

Legend:

- Proposed Zoning (indicated by a gray box)
- Subject Property (indicated by a black box)

Scale: 0 40 60 Feet

North Arrow: N

Map Details:

- Roads:** DICKINSON RD, OWEN RD, SPOOK RD, WAYNE PL, REGALYN, SUZANNE PL, CRESCENT.
- Lots and Parcels:** 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- Other Labels:** REM. B LYING 6TH OF DICKINSON ROAD, PLAN 1, PLAN 2, PLAN 3, PLAN 4, PLAN 5, PLAN 6, PLAN 7, PLAN 8, PLAN 9, PLAN 10, PLAN 11, PLAN 12, PLAN 13, PLAN 14, PLAN 15, PLAN 16, PLAN 17, PLAN 18, PLAN 19, PLAN 20, PLAN 21, PLAN 22, PLAN 23, PLAN 24, PLAN 25, PLAN 26, PLAN 27, PLAN 28, PLAN 29, PLAN 30, PLAN 31, PLAN 32, PLAN 33, PLAN 34, PLAN 35, PLAN 36, PLAN 37, PLAN 38, PLAN 39, PLAN 40, PLAN 41, PLAN 42, PLAN 43, PLAN 44, PLAN 45, PLAN 46, PLAN 47, PLAN 48, PLAN 49, PLAN 50, PLAN 51, PLAN 52, PLAN 53, PLAN 54, PLAN 55, PLAN 56, PLAN 57, PLAN 58, PLAN 59, PLAN 60, PLAN 61, PLAN 62, PLAN 63, PLAN 64, PLAN 65, PLAN 66, PLAN 67, PLAN 68, PLAN 69, PLAN 70, PLAN 71, PLAN 72, PLAN 73, PLAN 74, PLAN 75, PLAN 76, PLAN 77, PLAN 78, PLAN 79, PLAN 80, PLAN 81, PLAN 82, PLAN 83, PLAN 84, PLAN 85, PLAN 86, PLAN 87, PLAN 88, PLAN 89, PLAN 90, PLAN 91, PLAN 92, PLAN 93, PLAN 94, PLAN 95, PLAN 96, PLAN 97, PLAN 98, PLAN 99, PLAN 100.

- From May 24, 2022 to June 8, 2022, view at Municipal Hall from 8:30 am to 3:30 pm Monday to Friday, excluding holidays, copies of the bylaw, staff reports, background information, and written submissions or online at lantzville.ca
- Contact Frank Limshue, Director of Planning and Community Services, at 250.933.8083 or flimshue@lantzville.ca if you have any questions
- Watch the public hearing: livestreamed online (no pre-registration required), in-person in the Council Chamber (for those unable to participate electronically), or view the recording when available, at lantzville.ca.

HOW CAN I PROVIDE INPUT?
This public hearing will be conducted electronically via Zoom Webinar and live streamed at lantzville.ca. Anyone who believes their interest in property is affected by the proposed bylaw will be given a reasonable opportunity to be heard by Council during the electronic public hearing.

WRITTEN SUBMISSIONS:
Deliver your written comments indicating the bylaw name, your name and civic address, if you are in favour or opposed to the bylaw, and any comments regarding the bylaw, by:

Fax: 250.390.5188

In Person: Place in the drop box by the entrance to Municipal Hall (7192 Lantzville Road, Lantzville)

Mail: District of Lantzville, 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0

Council does not accept anonymous submissions (this includes e-mails with an e-mail address only). All written submissions, including names and addresses, will become part of the public record, be shared with Council, and posted at lantzville.ca, and MUST be received by 12:00 Noon on Wednesday, June 8, 2022.

VERBAL SUBMISSIONS:
To speak at the public hearing using the Zoom Webinar platform, please visit lantzville.ca, click June 8th in the calendar, click view details, and follow the instructions to register in advance using the Zoom Webinar link provided. Zoom also offers the option to dial in by phone. If you do not receive an email confirming your registration, please email district@lantzville.ca. If you plan to participate via the Zoom Webinar platform, written submissions are also encouraged should technical difficulties arise during the electronic public hearing.

Anyone unable to participate electronically may do so in person at the Council Chamber, Municipal Hall at 7192 Lantzville Road, Lantzville, BC. Participation will be managed electronically via Zoom, operated from the Council Chambers. **Due to limited seating, members of the public are encouraged to view the public hearing via the livestream, and to provide verbal public input on the proposed bylaw by registering in advance using the above [VERBAL SUBMISSIONS](#) process, or by [WRITTEN SUBMISSION](#).**

Prior to attending Municipal Hall, please self-assess to ensure you are healthy and do not attend if you are ill. Members of the public must remain seated unless invited to address Council electronically.

AFTER THE CLOSE OF THE PUBLIC HEARING, COUNCIL MUST NOT RECEIVE SUBMISSIONS FROM THE PUBLIC.

**DISTRICT OF LANTZVILLE
BYLAW NO. 302, 2022**

**A BYLAW TO AMEND
DISTRICT OF LANTZVILLE ZONING BYLAW NO. 180, 2020**

NOW THEREFORE the Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6935 Dickinson Road) Bylaw No. 302, 2022”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended as follows:

(a) by re-classifying a portion of the land legally described as

“Lot 3, District Lot 37, Wellington District, Plan EPP109460”

from “Future Study Area Zone (F-SA)” to “Residential 5 Zone (R5)”, as shown on the map attached hereto as Schedule 1.

READ A FIRST TIME this 20th day of April, 2022.

READ A SECOND TIME this 20th day of April, 2022.

PUBLIC HEARING HELD this day of , 2022.

READ A THIRD TIME this day of , 2022.

**APPROVED BY THE MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE** this day of , 2022.

ADOPTED this day of , 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

[illegible]

District of Lantzville

REPORT TO CHIEF ADMINISTRATIVE OFFICER

Meeting Date: April 20, 2022

SUBJECT: **Zoning Bylaw Amendment Application for 6935 Dickinson Road**

PURPOSE

To consider a zoning bylaw amendment application to rezone a portion of 6935 Dickinson Road from Future Study Area Zone (F-SA) to the Residential 5 Zone (R5) to facilitate subdivision of a portion of the subject property.

RECOMMENDATION

1. **THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6935 Dickinson Road) Bylaw No. 302, 2022”, be given first and second readings.
2. **THAT** adoption of “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6935 Dickinson Road) Bylaw No. 302, 2022”, not be considered until the registration of a covenant for the provision of community amenity contribution and a permanent speed reader sign in the vicinity of Dickinson Road to the satisfaction of the Director of Public Works, or funds have been provided to the District to purchase and install a speed reader sign in the vicinity of Dickinson Road.

COMMITTEE RECOMMENDATION

N/A

ALTERNATIVES AND IMPLICATIONS

1. That Council take no action.

The subject property could not be subdivided because the Future Study Area Zone does not permit subdivision.

2. As directed by Council.

BACKGROUND/RELEVANT HISTORY

The subject property is approximately 1.85 ha (4.57 ac) in area (**ATTACHMENTS 1 & 2**) and is zoned F-SA (**ATTACHMENT 3**). The property is designated Residential in the Official Community Plan (OCP). The property fronts Dickinson Road and Owen Road. There is an existing house on the property accessed from Dickinson Road. Site photos are included as **ATTACHMENT 4**.

This rezoning application for 6935 Dickinson Road was previously considered by Council at its September 8, 2021, and November 17, 2021 meetings. Council gave “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6935 Dickinson Road) Bylaw No. 281, 2021” (Bylaw 281) first and second readings on November 17, 2021. However, prior to a public hearing being held, Staff discovered that the legal description cited in Bylaw 281 was incorrect. The subject property was recently subdivided but the staff report and accompanying amendment Bylaw 281 did not cite the updated legal description. The legal description of the subject property changed from Lot B, District Lot 37, Wellington District, Plan VIP53521 to Lot 3, District Lot 37, Wellington District, Plan EPP109460.

Proposal

The owner has applied to rezone a portion of the property from F-SA to R5 to facilitate a residential subdivision. Proposed “District of Lantzville Zoning Bylaw No. 180, 2020 Amendment (6935 Dickinson Road) Bylaw No. 302, 2022 (Bylaw 302) is included as **ATTACHMENT 5**. The minimum parcel area in the R5 zone is 960 m² (0.24 ac) (i.e., low density residential / large-lot development). Based on the minimum parcel area, the area and configuration of the property, and the requirement for a road connection through the property, the maximum number of parcels that could be achieved in a subdivision is 9 as per **ATTACHMENT 6**.

ATTACHMENTS

1. Location Map
2. Air Photo
3. Zoning Map
4. Site Photos
5. Proposed Zoning Amendment Bylaw
6. Proposed subdivision layout
7. Covenant - CAC
8. CAC Document
9. R5 zone

ANALYSIS/RATIONALE

Official Community Plan

As outlined in the November 17, 2021, staff report, the property is designated Residential in the Official Community Plan (OCP) – refer to Section 5.2.7 4. *“The target average parcel area in the Residential designation is 960 m². The OCP does not identify a need or desire for public parkland dedication in this location (see Map 5 of the OCP). In lieu of dedicating parkland, the property owner would be required to provide five (5) percent cash in-lieu of park dedication to be deposited into a reserve for the purchase of parkland elsewhere that will better serve the community, like the recently acquired Pierce Woods Marine Park, which may not have been achievable without this type of cash contribution. Acquiring smaller strips or areas of parkland on many different properties is contrary to good park planning principles and would result in significantly higher liability and maintenance implications for the District. This would present a significant challenge for the District given that, unlike many communities of similar or smaller size, there are limited public works staff dedicated to the maintenance of the existing parks in Lantzville. The community would be ill-served and disadvantaged by this approach to parkland.”* To be clear, the requirement for the 5% parkland dedication will be addressed at time of subdivision. This is in addition to the community amenity contribution.

The proposal is consistent with the OCP vision for this neighborhood, as well as all other goals and objectives of the OCP.

Community Amenity Contributions

The owner has agreed to provide a financial community amenity contribution (CAC) in the amount of \$3,000 per each new additional parcel up to \$24,000. The rezoning would result in an overall likely increase in subdivision potential by permitting up to 8 new parcels ($8 \times \$3,000 = \$24,000$). This will be secured by a covenant registered on title prior to adoption of Bylaw 302 (**ATTACHMENT 7**). In addition, to the cash contribution, the applicant has also agreed to fund the acquisition of a Speed Reader sign (up to a maximum of \$10,000) for the District of Lantzville.

As noted in the November 17, 2021, staff rereport, CACs are determined based on Council's CAC document approved in June 2020 (**ATTACHMENT 8**). The policy states, *"the target financial community amenity contribution is \$3,000 per new additional parcel or primary dwelling unit that can be achieved as a result of the Zoning Bylaw Amendment"*. The owner is adhering to Council's CAC document. *\$3,000 per parcel is reasonable and appropriate given the small scale and scope of the proposal and in light of the overall development costs to the owner (i.e., land costs, servicing, infrastructure, engineering and professional fees, development cost charges, etc.). Requesting a higher per parcel financial CAC given the circumstances would be unreasonable and contrary to Council's CAC document. Council must not deny the application on the basis that the CACs being voluntarily offered by the owner are not high enough."*

Future Study Area Zoning

As stated in previous staff reports noted above, *"there have been significant misconceptions regarding the purpose of the Future Study Area Zone and the policy in the OCP concerning this neighborhood. One of the incorrect things being said about this neighborhood is that rezoning should not take place until the "further planning and land use analysis" referenced in the OCP has been completed. This is wrong. Regardless of any future planning or land use analysis undertaken, there is an existing land use designation and policy for this, which will continue to apply despite any other work that takes place. As advised by staff when the Future Study Area Zone was created, this will not prevent zoning bylaw amendment applications from being submitted and the OCP policies for this area will continue to apply.*

In Summary, staff is recommending support of the proposed zoning amendment application. If approved the proposed development will be consistent with the OCP policies and with recently approved zoning on the neighbouring property. The applicant has offered an amenity contribution of \$3,000 per new lot and the funding to purchase a new speed reader.

Ministry of Transportation and Infrastructure

The Ministry of Transportation and Infrastructure (MOTI) will need to approve Bylaw 302 before adoption because the subject property is within 800 m of a controlled access highway (Highway 19).

Extension of Owen Road

There is a road reserve covenant registered over the property in anticipation of an extension of Owen Road. At the time of subdivision, the Owen Road extension will be dedicated and constructed to the eastern boundary of the property.

Servicing

The subdivision would be serviced with Municipal water and sewer.

Public Hearing

If Council gives first and second readings to Bylaw 302, a public hearing would be scheduled to provide the public with an opportunity to comment on the proposed bylaw. If Council wishes to waive the holding of a public hearing because the proposal is consistent with the OCP, that is an option.

1. Strategic Plan Objectives

N/A

2. Policy

There are no policy implications of the recommendation.

3. Resource Implications

There are no resource implications of the recommendation.

4. Financial/Budget Implications

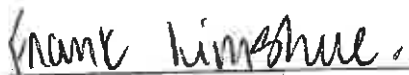
Aside from the additional tax revenues that would result from subdivision of the land, the District would also acquire up to \$24,000 in CACs and collect \$17,700 per new residential lot in development costs charges (DCC).

5. Sustainability Implications

There are no sustainability implications of the recommendation.

Prepared By:

Approved for Submission to Council:


Frank Limshue,
Director of Planning & Community Services
Date: April 12, 2022


Ronald Campbell
Chief Administrative Officer
Date: April 12, 2022

REVIEWED WITH:			
☒ Corporate Administration	☐ Fire Rescue	☐ Public Works/Engineering	☐ RCMP
☐ Financial Services	☐ Planning	☐ Solicitor	☐ Committee:
☐ Other:			

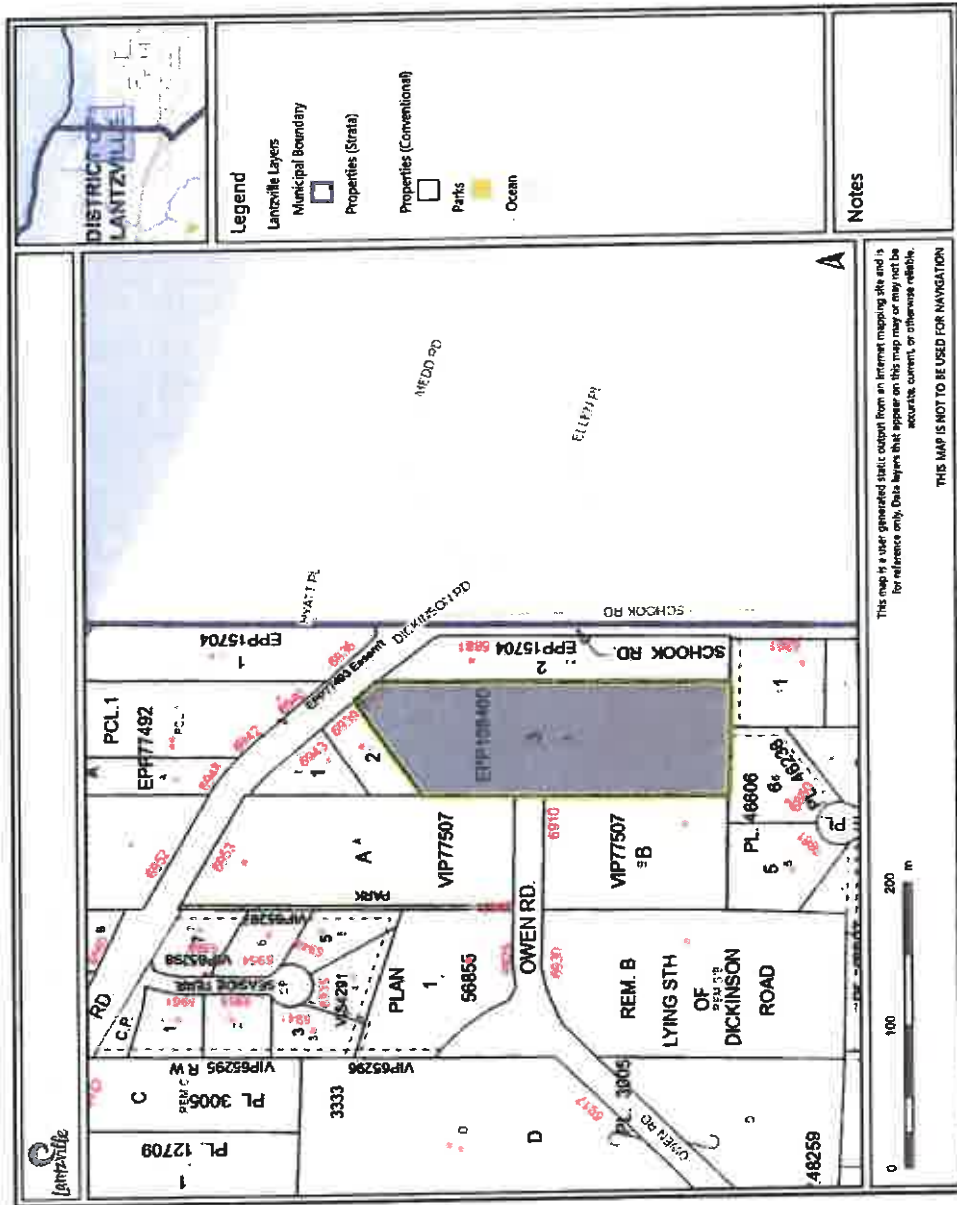
COUNCIL AGENDA INFORMATION:		
Meeting Type	Date	Agenda Item #
Regular	April 20, 2022	9. a)
Closed (In-Camera)		
Special		

File: 3360-20-2
 T:\DISTRICT OF LANTZVILLE\Reports To Council\2022\2022 04 20 Zoning Bylaw Amendment Application For 6935 Dickinson Road.Docx

ATTACHMENT 1

Subject Property

Lot 3, District Lot 37, Wellington District, Plan EPP109460



ATTACHMENT 2

Subject Property

Lot 3, District Lot 37, Wellington District, Plan EPP109460





Legend

Lantzville Layers

Municipal Boundary



Properties (Strata)



Properties (Conventional)



Zoning



Parks



Ocean



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



**DISTRICT OF LANTZVILLE
BYLAW NO. 302, 2022**

A BYLAW TO AMEND DISTRICT OF LANTZVILLE ZONING BYLAW NO. 180, 2020

NOW THEREFORE the Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6935 Dickinson Road) Bylaw No. 302, 2022”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended as follows:

(a) by re-classifying a portion of the land legally described as

“Lot 3, District Lot 37, Wellington District, Plan EPP109460”

from “Future Study Area Zone (F-SA)” to “Residential 5 Zone (R5)”, as shown on the map attached hereto as Schedule 1.

READ A FIRST TIME this day of , 2022.

READ A SECOND TIME this day of , 2022.

PUBLIC HEARING HELD this day of , 2022.

READ A THIRD TIME this day of , 2022.

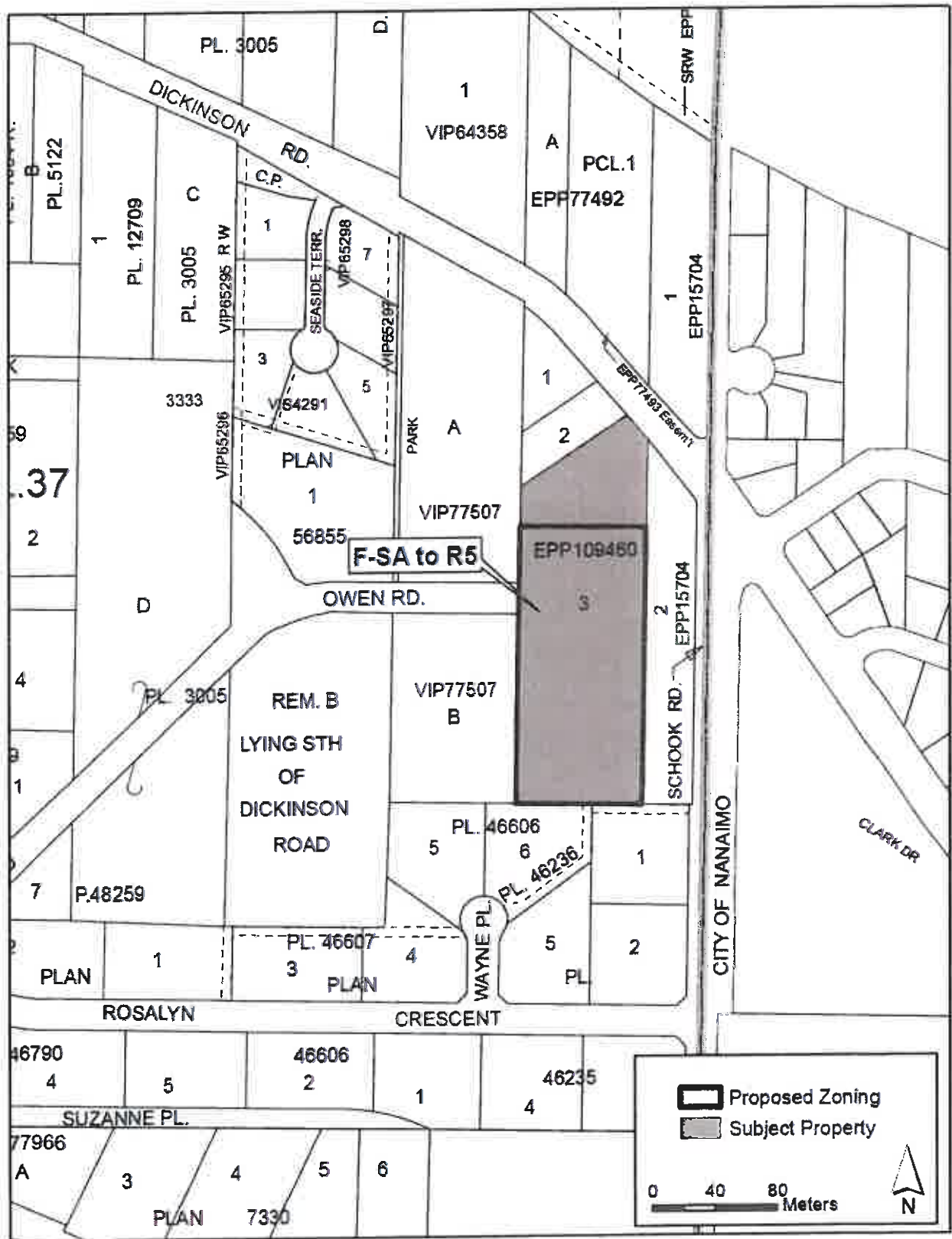
APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
this day of , 2022.

ADOPTED this day of , 2022.

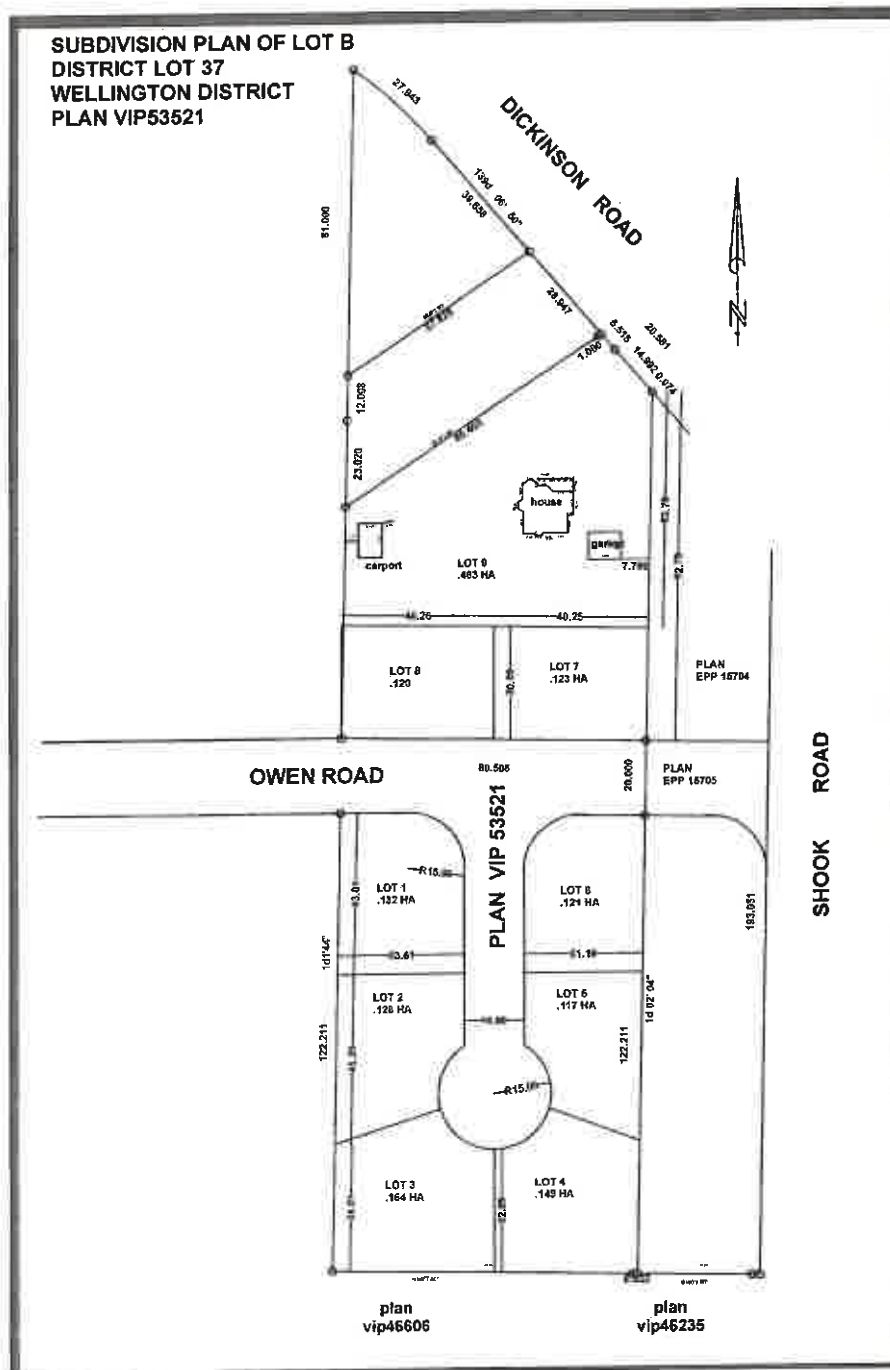
Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

“Schedule 1 to Bylaw 302, 2021”



ATTACHMENT #6



THIS COVENANT is made pursuant to Section 219 of the *Land Title Act*, R.S.B.C. 1996, c.250

BETWEEN:

JACOBUS ALBERT DE JONG
JACQUELINE ALINE DE JONG
6935 Dickinson Road
Lantzville, BC V0R 2H0

(the "Owner")

AND:

DISTRICT OF LANTZVILLE
7192 Lantzville Road, PO Box 100
Lantzville, B.C. V0R 2H0

(the "Municipality")

WHEREAS:

- A. The Owner is the registered owner of land located in the territorial area of the Municipality and legally known and described as:

031-515-151
LOT 3, DISTRICT LOT 37, WELLINGTON DISTRICT, PLAN EPP109460

(the "Land")

- B. The District of Lantzville is a municipality incorporated and operating pursuant to the provisions of the *Community Charter*, S.B.C. 2003, c.26 and the *Local Government Act*, R.S.B.C. 1996, c.323 and preceding legislation thereto;
- C. Section 219 of the *Land Title Act*, R.S.B.C. 1996, c.250, provides that a covenant of a negative or positive nature in respect of the use of the lands, to restrict building on the land, and to preserve amenities, may be registered as a charge against title to land in favour of a municipality.
- D. The Owner has applied to the Municipality to rezone the Land to facilitate subdivision and development of the Land and, prior to the Municipality rezoning the Land, the Owner has agreed to grant this Covenant to ensure that subdivision and development of the Land is carried out in a manner set out herein.

NOW THEREFORE, in consideration of the sum of \$1.00 paid by the District to the Owner, the receipt and sufficiency of which is hereby acknowledged by the parties, the Owner covenants and agrees with the Municipality pursuant to Section 219 of the *Land Title Act*, R.S.B.C. 1996, c.250, as follows:

Definitions

1. In this Covenant, “subdivided” means registration of a subdivision plan with the Land Title and Survey Authority of BC and for clarity does not mean application for or issuance of a Preliminary Subdivision Review (PSR) by the Municipal Approving Officer.

Restrictions on Use, Development and Subdivision

2. The Land must not be subdivided or used, nor any building or structure constructed, sited or placed on the Land, except in accordance with this Covenant.

Community Amenity Contribution

3. The Land must not be subdivided until the Owner provides to the Municipality a financial community amenity contribution in the amount of \$3,000 per each new additional parcel created through subdivision, up to a maximum of \$24,000.
4. The Land must not be subdivided until the Owner provides to the Municipality a new Speed Reader or cash equivalent, up to a maximum of \$10,000, as approved by the Director of Public Works.

Withholding of Approval

5. The Owner agrees that the Municipality or Municipal Approving Officer may, acting reasonably, withhold the approval of a subdivision, development permit, or building permit which does not comply with any provision of this Covenant.

Inspection

6. The Municipality, including its officers, employees and agents may inspect the Land or any building or structure on the Land, to determine whether the provisions of this Covenant are being or have been complied with.

Enforcement Remedy of the Municipality

7. If the Municipality believes that the Owner is in breach of any term or terms of this Covenant:
 - (a) the Municipality may serve the Owner with written notice setting out particulars of the breach; and following service of the said notice.
 - (b) the Owner must immediately or within any time period specified by the said notice, remedy the breach or make arrangements deemed satisfactory by the Municipality to remedy the breach.
8. If the Owner does not remedy a breach as specified in this Covenant, the Municipality is entitled to enter the Land and remedy the breach at the sole cost of the Owner.

Notice

9. Whenever provision is made for notice to be given to the Owner pursuant to this agreement, notice is deemed to have been given when delivered personally to the Owner, or to an officer or director of the Owner, or when mailed by prepaid registered mail to the registered and records office of the Owner, on the fourth day following the date of mailing. Notice to the Municipality is deemed to have been given when delivered personally to the business office of the Municipality, or when mailed by prepaid registered mail to the postal address of the Municipality, on the fourth day following the date of mailing.

Non-Enforcement

10. Notwithstanding any provision of this Covenant, the Municipality is under no obligation to enforce any provision of this Covenant.

Indemnity

11. The Owner must indemnify and save harmless at all times the Municipality, its officers, employees, contractors and agents from and against any proceeding, claim or demand which may be made in relation to restrictions imposed by this agreement or in relation to any obligation required to be performed under this agreement.
12. This indemnity applies to any act or omission occurring while the Owner is an owner of the Land, notwithstanding that the Owner may have ceased to be an owner of the Land, and must survive the release of this Covenant from title to the Land in relation to acts or omissions occurring before such discharge.

Performance at Cost of Owner

13. Unless otherwise expressly provided for herein, whenever the Owner requests something to be done, or is obliged or required to do or cause to be done any act, matter or thing, such act, matter or thing must be done by the Owner at its sole expense.

Interest in Land and Enurement

14. This Covenant must charge the Land pursuant to Section 219 of the *Land Title Act* and the burden of all covenants herein must run with the Land and charge the Land and every parcel into which the Land may be subdivided.
15. This Covenant enures to the benefit of and is binding upon the parties hereto and their respective successors, heirs, administrators and assigns.
16. No liability for any breach of this Covenant occurring after a person has ceased to be an owner of the Land, or any parcel into which the land may be subdivided, must attach to that person.

Amendment and Waiver

17. No amendment or waiver of any provision in this Covenant is valid unless it is made in writing and executed by the Owner and the Municipality.

Release of Covenant

18. This Covenant must be of no force and effect if the Municipality declares in writing that the Covenant is to be release from title to the Land.
19. In the event that the rezoning application is not approved by the Municipality, this Covenant must be released from title. The Owner must deliver a release document to the Municipality for signature and file the release document with the Land Title and Survey Authority of BC.

Severability

20. All provisions of this Covenant are to be construed as independent covenants and should any provision thereof be held invalid by a Court of competent jurisdiction, that portion must be severed, and the invalidity or unenforceability of such provision must not affect the validity of the remainder, which is to remain binding upon the parties and remain a charge upon the Land.

Time of the Essence

21. Time is of the essence of this agreement.

Further Acts

22. The Owner covenants and agrees to do and cause to be done all things, and to execute and cause to be executed all plans, documents and other instruments which may be necessary to give proper effect to this Covenant.

No Exemption from Jurisdiction

23. Nothing in this Covenant exempts the Owner or the Land from any statutory requirement or from the ordinary jurisdiction of the municipal council of the Municipality, including its bylaws, permits, regulations and orders.
24. The construction of any works or services required to be provided by this Covenant must not confer any exemption or right of set-off from development cost charges, connection charges, application fees, user fees or any other fee or charge of whatever nature, except as statutorily required.

Interpretation

25. Wherever the singular or masculine is used herein, the same must be construed as meaning the plural or the feminine or the body corporate or politic where the context so requires.

Entire Agreement

26. This Covenant constitutes the entire agreement between the parties, and the Municipality has made no representations, warranties, guaranties, promises, covenants or agreements to or with the Owner in relation to the subject matter of this Covenant other than those expressed in writing herein.

Priority Agreement

27. The Owner must, at the expense of the Owner, do or cause to be done all actions reasonably necessary to grant priority to this agreement over all financial charges and encumbrances which may have been registered against the title to the Land save and except those specifically approved in writing by the Municipality or that are in favour of the Municipality.

Execution

28. As evidence of its agreement to be bound by the above terms, the Owner has executed and delivered this Covenant by executing the *Land Title Act* Form C to which this Covenant is attached and which forms part of this agreement.
29. The Owner agrees to do everything necessary at its own expense to ensure that this Covenant, and the interests it creates, is registered against title to the Land, with priority over all financial charges, liens and encumbrances registered or pending registration in the Land Title Office at the time of application for registration of this Covenant at the appropriate Land Title Office.
30. By executing and delivering this agreement, each of the parties intends to create both a contract, and a deed and covenant executed and delivered under seal.



District of Lantzville

COMMUNITY AMENITY CONTRIBUTIONS

Approved by Council June 15, 2020

PRINCIPLES

1. The Municipality will adhere to the Provincial guidelines for community amenity contributions entitled *Community Amenity Contributions: Balancing Community Planning, Public Benefits and Housing Affordability* (March 2014).
2. In accordance with the Provincial guidelines, community amenity contributions will be negotiated with an applicant on a case-by-case basis. Community amenity contributions are not a fee, charge, tax, or requirement, nor is there a specific minimum contribution.
3. In accordance with the Provincial guidelines, community amenity contributions are for capital projects and are not intended to cover current or future operational costs.
4. The Municipality will not commit to approving a Zoning Bylaw amendment application in exchange for the provision of community amenity contributions. First and foremost, the Municipality will determine whether the proposed amendment is consistent with the Official Community Plan (OCP) and whether the proposed land use is suitable and appropriate. The Municipality will then negotiate, on a case-by-case basis, community amenity contributions in light of the scale of the proposal and anticipated impact on the community.
5. Community amenity contributions will be proportional to the scale of the proposal. Proposals that will result in a larger scale development are anticipated to provide a higher community amenity contribution than proposals that would result in a smaller scale development.
6. Community amenity contributions will, to the extent possible, be based on a link between the impact of the proposal on the community or the Municipality and the amenity being provided. For example, new development will require additional annual public works maintenance resources, which could mean that financial community amenity contributions are allocated to the construction of a public works yard and facility.
7. Community amenity contributions are not intended to discourage applications for Zoning Bylaw amendments.
8. Community amenity contributions for greenfield development proposals are anticipated to be higher than for infill developments and redevelopment proposals.

9. Special Planning Areas designated in the OCP have specific policies concerning onsite amenities to be negotiated at the Zoning Bylaw amendment stage, including parkland provisions and trails.

APPLICATION AND PROCESS

10. Community amenity contributions will be negotiated for all Zoning Bylaw amendment applications, unless exempted.
11. When an owner applies to amend the Zoning Bylaw, staff will discuss community amenity contributions with the owner and will suggest potential amenities based on the OCP policies, community needs, and the scale of the proposal.
12. When an application is brought forward to Council for consideration, the community amenity contributions proposed by the owner will be presented. Council will make the final determination on whether the proposed contributions are acceptable and whether further negotiations are warranted.

EXEMPTIONS

13. Community amenity contributions are generally not anticipated for Zoning Bylaw amendment applications for the following:
 - a) Non-market rental housing
 - b) Housing for people with disabilities
 - c) Seniors supportive housing
 - d) Secondary suites and carriage houses
 - e) Other forms of attainable housing
 - f) Text amendments that would not alter land use or density
14. There may be specific circumstances where a proposal does not fall within one of the exemptions listed above. The exemption list is not intended to preclude Council from choosing not to negotiate for community amenity contributions in any particular circumstance.

TIMING & USE OF CONTRIBUTIONS

15. The community amenity contribution may need to be constructed or physically provided. Alternatively, an equivalent cash-in-lieu of developing, constructing or providing the community amenity on a per parcel, per dwelling unit or per m² gross floor area basis may be warranted.
16. Community amenity contributions may be secured through covenants, phased development agreements, or amenity zoning.

17. Financial community amenity contributions will be deposited in Municipal reserve funds for specific purposes.
18. Where negotiated, community amenity contributions must be provided prior to Subdivision Approval or issuance of a Building Permit, as applicable. If an amenity to be provided at the Building Permit stage is non-financial and must be constructed or physically provided, construction or provision of the amenity may take place concurrently with the authorized building construction but must be completed or provided prior to the final inspection or occupancy.

COMMUNITY AMENITY CONTRIBUTIONS

19. For proposed development in Residential designated areas outside of Special Planning Areas and the Foothills Comprehensive Development Plan Area, the target financial community amenity contribution is \$3,000 per new additional parcel or primary dwelling unit that can be achieved as a result of the Zoning Bylaw Amendment. In the case of properties zoned Future Study Area in the Zoning Bylaw No. 180, a minimum average parcel area of 0.2 ha is assumed to be the base density for the purpose of determining “new additional parcels”, unless, prior to adoption of Zoning Bylaw No. 180 (Mach 30, 2020), a property had a larger minimum parcel area.
20. The following list represents potential community amenity contributions:
 - a) Land for community purposes (e.g. fire hall, public works, municipal hall)
 - b) Parkland in excess of the 5% statutory requirement
 - c) Parkland improvements (e.g. land preparation, landscaping, park facilities)
 - d) Trails, walkways and pathways, including signage, benches, and other features
 - e) Public transit improvements
 - f) Community facilities (e.g. fire hall, public works, community hall, municipal hall)
 - g) Community equipment (capital only) (e.g. fire truck)
 - h) Community plazas and gathering spaces
 - i) Beach road end improvements
 - j) Community signage (highway signage, entrance signage, wayfinding signage)
 - k) Community water infrastructure
 - l) Community sewer infrastructure
 - m) Community beautification and public art
 - n) Attainable housing
21. The Memorandum of Understanding between the Municipality and Lone Tree Properties Ltd. dated September 4, 2014 regarding development of the Foothills Comprehensive Development Plan area will continue to guide negotiations for community amenity contributions and a Phased Development Agreement to replace the existing covenant (development agreement).

22. The Municipality will maintain a publicly-available list of community amenity contributions agreed to for Zoning Bylaw amendment applications.

ITEMS THAT ARE NOT COMMUNITY AMENITY CONTRIBUTIONS

23. Items that would normally be required through the subdivision or development process are not community amenity contributions. While these items may benefit the community, they may be required regardless of whether the owner applies for a Zoning Bylaw amendment.
- a) 5% statutory parkland dedication
 - b) Sidewalks (onsite, along highway frontage)
 - c) Walkways (onsite, along highway frontage)
 - d) Water, sewer, storm and road infrastructure required as per Bylaw 175
 - e) Underground utilities
 - f) Street trees
 - g) Streetlights
 - h) Landscaping
 - i) Development Permit Guideline requirements
 - j) Environmentally sensitive areas
 - k) Lands subject to natural hazards (except wildfires) or that are other undevelopable
 - l) Municipal fees
 - m) Development Cost Charges
 - n) Offsite improvements required for transportation safety
 - o) Offsite infrastructure upgrades required to service a development

DEFINITIONS

Amenity Zoning means Zoning Bylaw provisions adopted under Section 482 of the *Local Government Act* in which an owner is entitled to a higher density subject to the provision of amenities.

Attainable Housing means housing that has a rent or sale price that constitutes no more than 30% of gross annual income.

Carriage House means a secondary dwelling unit located in a secondary building.

Community Amenity Contributions are amenity contributions agreed to by the owner and the Municipality as part of the Zoning Bylaw amendment process initiated by the owner, and are intended to benefit the social, cultural, environmental, recreational, governance and infrastructure needs of the community.

Covenant means a covenant under Section 219 of the *Land Title Act*.

Greenfield Development means subdivision or development of previously undeveloped areas that are not surrounded by predominantly developed areas, including farmland, forestry lands, rural recreation lands and rural lands generally.

Housing for People with Disabilities means housing that caters to the needs of people who require assistance due to a disability.

Infill Development means new construction or development within a predominantly developed area.

Natural Hazards means elements of the natural environment that have the potential to negatively impact a community.

Phased Development Agreement means a phased development agreement between the Municipality and an owner under Section 516 of the *Local Government Act*.

Primary Dwelling Unit means a dwelling unit in a house, townhouse, rowhouse, or apartment and excludes secondary suites and carriage houses.

Redevelopment means development of a previously developed site or replacement of existing buildings with new buildings.

Secondary Suite means a secondary dwelling unit located in a house.

Seniors Supportive Housing means housing that caters to the needs of seniors and includes assisted living and community care facilities licensed in accordance with the *Community Care and Assisted Living Act*.

1.5 RESIDENTIAL 5 ZONE

(R5)

Permitted Uses

- The permitted primary and secondary uses are as follows:

Primary Use	Secondary Use
House	Carriage House Home Business Secondary Suite

Dwelling Units

- The maximum number of dwelling units per parcel is two and is limited to one house and either one secondary suite or one carriage house.

Siting

- The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
House	6 m	6 m	2 m	3 m
Carriage House	6 m	3 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

Height

- The maximum heights are as follows:

Structure	Maximum Height
House	8 m
Carriage House with Garage Below	7 m
Carriage House without Garage Below	6 m
Secondary Structure	6 m
Fence	1.8 m

Parcel Coverage

- The maximum parcel coverage is 35%.

Subdivision

- The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	960 m ²
Minimum Parcel Frontage and Width	15 m
Maximum Parcel Averaging	40%

Nelda Richardson

Subject: "District of Lantzville Zoning Bylaw No. 180, 2020", 6935 Dickinson Road, Lot 3, District Lot 37, Wellington District, Plan EPP109460

From: wr.colclough

Sent: Thursday, June 2, 2022 9:57 AM

To: District Public <district@lantzville.ca>

Cc: Frank Limshue <flimshue@lantzville.ca>

Subject: "District of Lantzville Zoning Bylaw No. 180, 2020", 6935 Dickinson Road, Lot 3, District Lot 37, Wellington District, Plan EPP109460

Please accept this as my letter of support for the above noted rezoning application.

The proposal is in compliance with the Official Community Plan, including "Residential" zoning at approximately ¼ acre. There are many very nice long standing ¼ acre lot neighbourhoods that fit well within the community, and one here will help add diversity in this area. If anything it would be nice to see a few smaller lots which would be at least a bit more affordable for younger families and empty nesters – the strongest and most often express goal of the community during the last OCP review and therefore a key goal of the OCP. One quarter acre residential lots are consider very large in this day and age of severe housing shortages.

As the OCP does not identify a need or desire for additional parkland in this area, likely in part due to the large area of parkland and facilities just across Schook Road, cash-in-lieu is appropriate and welcome as the money received can be used when a more desirable piece of land becomes available.

I urge all members of Council to support this rezoning application.

Sincerely,

WR 'Bob' Colclough

7374 Spence's Way

Lantzville, BC

Minutes of the Regular Meeting of Council of the District of Lantzville held on Wednesday, May 18, 2022, at 6:00 pm in the Council Chamber, Municipal Hall, 2nd Floor – 7192 Lantzville Road, Lantzville, BC

PRESENT:

Council: Mayor Mark Swain
Councillor Will Geselbracht*
Councillor Karen Proctor* (left the meeting at 7:53 pm)
Councillor Ian Savage*

Absent Councillor Jamie Wilson

Staff: Ronald Campbell, Chief Administrative Officer (CAO)*
Trudy Coates, Director of Corporate Administration
Nelda Richardson, Deputy Director of Corporate Administration
Frank Limshue, Director of Planning & Community Services*

**Participated electronically*

CALL TO ORDER

The Mayor called the meeting to order at 6:01 pm and acknowledged that the meeting was being held on the traditional territory of the Snaw-naw-as, the Nanoose First Nation.

ADOPTION OF THE AGENDA

MOVED and SECONDED, THAT the May 18, 2022, regular Council meeting agenda be adopted as presented.

CARRIED UNANIMOUSLY

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED and SECONDED, THAT the regular Council meeting be closed to the public, pursuant to section(s) 90(1) (f) of the *Community Charter*, for the purpose of considering:

- law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment.

CARRIED UNANIMOUSLY

MEETING CLOSED TO THE PUBLIC: 6:02 pm

MEETING REOPENED: 6:23 pm with Mayor Swain, Councillors Geselbracht*, Proctor*, and Savage* present. Also, CAO Campbell*, Director Coates, and Deputy Director Richardson.

Mayor Swain recessed the meeting.

MEETING RECESSED: 6:23 pm

MEETING RESUMED: 6:30 pm, with Mayor Swain, Councillors Geselbracht*, Proctor*, and Savage*, present. Also, CAO Campbell*, Director Coates, and Deputy Director Richardson.

The Mayor called the meeting back to order at 6:30 pm and acknowledged that the meeting was being held on the traditional territory of the Snaw-naw-as, the Nanoose First Nation.

PUBLIC AND STATUTORY HEARINGS - Nil

GENERAL MATTERS (Delegations/recognitions) - Nil

CONSENT AGENDA

C22-71 **MOVED and SECONDED, THAT the recommendations listed for items 7a) and 7b) in the Consent Agenda, be approved.**

CARRIED UNANIMOUSLY

a) **THAT the May 4, 2022, regular Council meeting minutes be approved, as presented.**

CARRIED by Consent

b) **THAT the May 11, 2022, special Council meeting minutes be approved, as presented.**

CARRIED by Consent

END OF CONSENT AGENDA

PUBLIC INPUT PERIOD

No written comment was received, no members of the public registered via Zoom, and no one in the gallery provided public input.

LEGISLATIVE MATTERS (Bylaws, development variance permits, agreements, contracts, grants, budgets)

1. Bylaw No. 308

C22-72 **MOVED and SECONDED, THAT “District of Lantzville Water System Bylaw No. 140, 2018, Amendment (User Fees) Bylaw No. 308, 2022” be given first, second and third readings.**

CARRIED UNANIMOUSLY

2. Bylaw No. 310

C22-73 **MOVED and SECONDED, THAT “District of Lantzville Election and Assent Voting Bylaw No. 160, 2018, Amendment Bylaw No. 310, 2022” be given first, second and third readings.**

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Trees on District Property

C22-74 **MOTION ON THE FLOOR from the May 4, 2022 regular Council meeting (NO MOVER OR SECONDER REQUIRED) and as amended May 18, 2022 THAT staff do not remove, alter, or endanger any tree on District property with a trunk diameter of more than 18 inches, prior to implementation of a tree protection bylaw without direction from Council unless the tree(s) are causing a safety hazard.**

CARRIED UNANIMOUSLY

2. Drainage Outfalls / Foreshore

MOVED and SECONDED, THAT the installation of outfalls into Lantzville’s foreshore at any new location must be approved by Council.

DEFEATED

3. Development Permit Areas

MOVED and SECONDED, THAT the District of Lantzville and its representatives must follow the guidelines of Development Permit Areas as detailed in section 11 of the District of Lantzville’s Official Community Plan.

DEFEATED

4. **Rotary Club of Lantzville (9 May 2022) re: 2022 Rotary Club Improvement Project**

MOVED and SECONDED, THAT the Director of Public Works and the Director of Planning and Community Services further engage with the Rotary Club of Lantzville to install a memorial bench and information signage along the E&N Trail between Clark Drive and Ware Road as a Rotary Club improvement project to create mental health awareness.

CARRIED UNANIMOUSLY

COMMITTEE/COMMISSION RECOMMENDATIONS - Nil

NEW BUSINESS

1. **Mayor & Councillors – Verbal Updates**

- Councillor Geselbracht commented on the recent passing of Lantzville resident Darla Keller.
- Mayor Swain commented on participating, with Councillor Proctor, in the May 6th Civilitas Respectful Leadership in Local Government webinar session, issues around social media use, and maintaining civility in meetings; and the opportunity to vote for Seaview Takes a Stand (Seaview Elementary School), a finalist in the David Suzuki Foundation Future Ground competition to recognize the school's positive impact on the environment.

2. **Village South Information Request**

MOVED and SECONDED, THAT the applicant of the Village South development, be requested to provide the clear and strong rationale to justify the proposed number of New Housing Units of 732 exceeding the anticipated Number of New Housing Units range of 254-389.

Councillor Proctor left the meeting at 7:53 pm. Councillor Geselbracht called for a recess. Mayor Swain recessed the meeting.

MEETING RECESSED: 7:56 pm

MEETING DID NOT RESUME: DUE TO LACK OF A QUORUM

At 8:07 pm:

Members Present: Mayor Swain and Councillor Savage*

Members Absent: Councillors Geselbracht, Proctor and Wilson

Also, in attendance: CAO Campbell*, Director Coates, and Deputy Director Richardson.

MEETING ADJOURNED (Due to Lack of Quorum): 8:07 pm

Certified Correct:

Trudy Coates, Director of Corporate Administration

Confirmed this day of , 2022.

Mark Swain, Mayor

Minutes of the Special Council Meeting of the District of Lantzville held on Wednesday, May 31, 2022 at 9:00 am Electronically and in the Council Chamber, Municipal Hall, 2nd Floor – 7192 Lantzville Road, Lantzville, BC

PRESENT:

Council: Mayor Mark Swain
Councillor Will Geselbracht
Councillor Karen Proctor
Councillor Ian Savage*
Councillor Jamie Wilson

Staff: Ronald Campbell, Chief Administrative Officer (CAO)*
Trudy Coates, Director of Corporate Administration
Nelda Richardson, Deputy Director of Corporate Administration
Frank Limshue, Director of Planning and Community Services*

**Participated electronically*

The Mayor called the meeting to order at 9:00 am and acknowledged that the meeting was being held on the traditional territory of the Snaw-naw-as, the Nanoose First Nation.

ADOPTION OF THE AGENDA

MOVED and SECONDED, THAT the Wednesday, May 31, 2022 special Council meeting agenda be adopted, as presented.

CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Village South Information Request

[No mover or seconder required]

Motion on the floor from May 18, 2022 regular Council meeting and as amended May 31, 2022:

THAT the applicant of the Village South development, be requested to provide the clear and strong rationale to justify the proposed number of New Housing Units exceeding the anticipated Number of New Housing Units range as stated in the 2019 Official Community Plan.

C22-76

MOVED and SECONDED, THAT the motion on the floor be referred to the June 8, 2022 regular Council meeting.

CARRIED UNANIMOUSLY

2. Proposed APPENDIX 2 Village South Special Area Plan

MOVED and SECONDED, THAT the applicant of the Village South development, be requested to include policy statements in the proposed APPENDIX 2 Village South Special Area Plan regarding "Village scale" in relation to Mixed use buildings, including but not limited to: (1) maximum number of dwelling units per building, and (2) maximum floor area per commercial unit, excluding grocery store, in each building.

DEFEATED

MOVED and SECONDED, THAT the applicant of the Village South development, be requested to include policy statements in the proposed APPENDIX 2 Village South Special Area Plan regarding "Village scale" in relation to Apartment Buildings (multi-family), including but not limited to: (1) maximum number of dwelling units/apartments per

building, (2) total number of 3 storey buildings and 4 storey buildings included in both Areas B and C, and (3) anticipated number of Apartment dwelling units in Area B.
DEFEATED

3. **Village South Information Request**

MOVED and SECONDED, THAT, if the Applicant (Lantzville Projects Ltd) makes improvements and/or changes to their application as a result of the May 4, 2022 Council resolutions C22-62 and C22-63 for both (1) District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021, and (2) District of Lantzville Zoning Bylaw No. 180, 2020 Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021, then the Applicant must hold an in-person public engagement session to present the proposed application improvement(s) to the public prior to Council considering third reading of Bylaw No. 283 and Bylaw No. 284.

Mayor Swain recessed the meeting at 10:22 am.

MEETING RECESSED: 10:22 am

MEETING RESUMED: 10:24 am, with Mayor Swain, Councillors Geselbracht, Proctor, and Savage*, and Wilson present. Also, CAO Campbell*, Director Coates, Deputy Director Richardson, and Director Limshue*.

MAIN MOTION ON THE FLOOR

THAT, if the Applicant (Lantzville Projects Ltd) makes improvements and/or changes to their application as a result of the May 4, 2022 Council resolutions C22-62 and C22-63 for both (1) District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021, and (2) District of Lantzville Zoning Bylaw No. 180, 2020 Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021, then the Applicant must hold an in-person public engagement session to present the proposed application improvement(s) to the public prior to Council considering third reading of Bylaw No. 283 and Bylaw No. 284.

C22-77

MOVED and SECONDED, THAT the motion on the floor be referred to the June 8, 2022 regular Council meeting.
CARRIED

ADJOURNMENT

Mayor Swain declared the meeting adjourned.

MEETING ADJOURNED: 10:28 am

Certified Correct:

Trudy Coates, Director of Corporate Administration

Confirmed this day of , 2022.

Mark Swain, Mayor

**DISTRICT OF LANTZVILLE
BYLAW NO. 308**

A BYLAW TO AMEND DISTRICT OF LANTZVILLE

WATER SYSTEM BYLAW NO. 140, 2018

The Council of the District of Lantzville in open meeting assembled, enacts as follows:

1. District of Lantzville Water System Bylaw No. 140, 2018, is hereby amended in clause 53.:

By striking the word “occupancy” and inserting the words “meter installation”.

2. This Bylaw may be cited for all purposes as “District of Lantzville Water System Bylaw No. 140, 2018, Amendment (User Fees) Bylaw No. 308, 2022”.

READ A FIRST TIME this 18th day of May, 2022.

READ A SECOND TIME this 18th day of May, 2022.

READ A THIRD TIME this 18th day of May, 2022.

ADOPTED this day of , 2022

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

**DISTRICT OF LANTZVILLE
BYLAW NO. 310**

**A BYLAW TO AMEND THE ELECTION AND ASSENT VOTING
BYLAW NO. 160, 2018**

The Council of the District of Lantzville in open meeting assembled, enacts as follows:

1. District of Lantzville Election and Assent Voting Bylaw No. 160, 2018, is hereby amended as follows:
 - a) Mail Ballot Voting clauses 7.1, 7.2, 7.3, 7.4 and 7.5 are deleted in their entirety and replaced with the following text:
 - “7.1 As authorized under section 110 of the *Local Government Act*, voting may be done by mail ballot and registration of election may be done by mail in conjunction with mail ballot voting.
 - 7.2 The Chief Election Officer may establish the time limits in relation to voting by mail that are not otherwise established in this Bylaw.
 - 7.3 Sufficient record will be kept by the Chief Election Officer so that challenges of the elector’s right to vote may be made in accordance with the intent of section 116 of the *Local Government Act*.
 - 7.4 A person exercising the right to vote by mail may be challenged in accordance with and on the grounds specified in section 126 of the *Local Government Act*.
 - 7.5 As provided in the *Local Government Act*, a mail ballot must be received by the Chief Election Officer before the close of voting on general voting day in order to be counted for an election.
 - 7.6 If, upon receiving a request for a mail ballot, the Chief Election Officer determines that another person has voted or has already been issued a mail ballot in the elector’s name, the Chief Election Officer shall comply with section 127 of the *Local Government Act*.”
2. This Bylaw may be cited for all purposes as “District of Lantzville Election and Assent Voting Bylaw No. 160, 2018, Amendment Bylaw No. 310, 2022”.

READ A FIRST TIME this 18th day of May, 2022.

READ A SECOND TIME this 18th day of May, 2022.

READ A THIRD TIME this 18th day of May, 2022.

ADOPTED this day of , 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

District of Lantzville

REPORT TO CHIEF ADMINISTRATIVE OFFICER

Meeting Date: June 8, 2022

SUBJECT: Automotive Repair Home Business Use – “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021”

PURPOSE

To provide Council with a summary of findings regarding automotive repair home business regulations from other municipalities in British Columbia with a similar population as the District of Lantzville.

RECOMMENDATIONS

1. THAT the minimum parcel size permitted for automotive repair home businesses remain 0.8 ha (1.98 acres) as stated in Section 2.2.11 of “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021”; AND FURTHER THAT Council withdraw the motion on the floor to rescind second reading of “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021”.
2. THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021” be scheduled for an electronic public hearing.

COMMITTEE/COMMISSION RECOMMENDATION

N/A

ALTERNATIVES AND IMPLICATIONS

N/A

BACKGROUND/RELEVANT HISTORY

The following motions were passed at the December 21, 2021, regular Council meeting:

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021” be given first and second readings.

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021 is consistent with District of Lantzville Official Community Plan Bylaw No. 150, 2019.”

Subsequently, at the January 12, 2022, regular Council meeting, the following motion was passed:

THAT the January 12, 2022, motion on the floor be referred to staff to provide a report at the first meeting in February including reference to regulations in adjacent municipalities.

[MOTION ON THE FLOOR from the January 12, 2022, regular Council meeting]

THAT second reading of “District of Lantzville Zoning Bylaw No. 180, 2020 Amendment (Miscellaneous) Bylaw No. 298, 2021” be rescinded.

At the January 12, 2022, regular Council meeting, Council discussed whether a minimum parcel size for a home “Automotive Repair” business as proposed (see below) in “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021” (Bylaw 298) is appropriate.

“In Part 2, Section 2.2.11 by adding the following business-specific regulations for automotive repair:”

Automotive Repair
Permitted only on a parcel at least 0.8 ha in area.
Automotive repair, including storage of materials and parts, must be located fully within permitted buildings.

Prior to the February 23, 2022 regular Council meeting, Staff reached out to the following adjacent municipalities:

1. City of Nanaimo;
2. Regional District of Nanaimo;
3. City of Parksville; and
4. Town of Qualicum Beach.

Both the City of Parksville and Town of Qualicum Beach do not permit automotive repair as a home business.

The Regional District of Nanaimo permits automotive repair home businesses within the AG1-AG2; RU1-RU4; RU6-RU9; RM1-RM5; and RM7-RM9 zones. The minimum parcel size for these zones is 1 ha (2.5 ac) or larger. The automotive repair home business must be contained within a dwelling unit, garage, and /or accessory building(s).

The City of Nanaimo permits automotive repair home businesses on parcels of 2,000 m² (0.49 ac) or larger. The automotive repair home business must be contained within a building.

At the February 23, 2022, regular Council meeting, the following motion was passed:

THAT the January 12, 2022, motion on the floor be referred to staff to provide a more fulsome report with respect to the size of home business automotive repair shops in other municipalities other than the ones mentioned in the February 23, 2022, staff report.

Staff has since reviewed Zoning Bylaws for 32 BC municipalities that have populations within 2,000 of Lantzville’s population (3,874 residents). (i.e. all reviewed municipalities have a population between 1,874 and 5,874).

Municipality	Population (2021)	Supports Automotive Repair as a Home Business	Zoning and Minimum Lot Size	Maximum Home Business Size and Other Relevant Information
+/- 0-1000 Compared to Lantzville's Population (2,874 – 4,874 Residents)				
Village of Pemberton	3,179	NO	-	
City of Enderby	3,189	NO	-	
District of Houston	3,273	NO	-	
Town of Princeton	3,280	NO	-	
Town of Lake Cowichan	3,600	NO	-	
District of Mackenzie	3,692	YES	Zoning: Rural Residential 1 Min. Lot Size: 0.81 ha (2 acres) Zoning: Rural Residential 2 Min. Lot Size: 2 ha (4.94 acres)	Must be conducted wholly within a primary dwelling or accessory building. The total floor area for a home business must not exceed 25% of the primary dwelling unit's floor area.
District of Invermere	3,809	NO	-	
District of Sparwood	4,121	NO	-	
Town of Golden	4,185	NO	-	
City of Rossland	4,194	NO	-	
Bowen Island Municipality	4,222	NO	-	
District of Port Hardy	4,351	NO	-	
Northern Rockies Regional Municipality	4,365	YES	Zoning: Rural Residential 1 Min. Lot Size: 1.6 ha (3.95 acres) Zoning: Rural Residential 2 Min. Lot Size: 0.4 ha (0.99 acres)	Outdoor storage of materials must not exceed 10% of the parcel area or 1 ha, whichever is less. The Zoning Bylaw does not specifically outline a maximum dwelling or accessory building size for major home-based businesses.
Village of Cumberland	4,688	NO	-	
District of Vanderhoof	4,703	YES	Zoning: Rural Min. Lot Size: 1.6 ha (3.95 Acres)	Must be conducted wholly within a primary dwelling or accessory building. The total floor area for a home business must not exceed: • 500 m² if parcel > 8 ha • 250 m² if parcel is ≤ 8 ha
Municipality	Population (2021)	Supports Automotive Repair as a	Zoning and Minimum Lot Size	Maximum Home Business Size and Other Relevant Information

		Home Business		
<i>+/- 1000-2000 Compared to Lantzville's Population (1,874 – 2,874 and 4,874 – 5,874 residents)</i>				
District of Ucluelet	2,055	NO	-	
District of Lillooet	2,181	NO	-	
District of Logan Lake	2,272	NO	-	
District of Tumbler Ridge	2,273	NO	-	
Village of Chase	2,512	NO	-	
District of Highlands	2,582	NO	-	
District of Tofino	2,618	NO	-	
District of Chetwynd	2,669	YES	Zoning: Rural 1 Min. Lot Size: 8 ha (19.77 acres) Zoning: Rural 2 Min. Lot Size: 1 ha (2.47 acres)	Must be conducted wholly within a primary dwelling or accessory building. The total floor area for a home business must not exceed 25% of the primary dwelling unit's floor area.
Town of Gibsons	4,968	NO	-	
City of Duncan	5,121	NO	-	
District of Metchosin	5,186	YES	Zoning: Rural Residential 1 Min. Lot Size: 0.4 ha (0.99 acres) Zoning: Rural Residential 2 Min. Lot Size: 0.8 ha (1.98 acres) Zoning: Rural Residential 3 Min. Lot Size: 0.8 ha (1.98 acres) Zoning: Rural Residential 4 (ALR) Min. Lot Size: 0.8 ha (1.98 acres)	Must be conducted wholly within a primary dwelling or accessory building. No more than two motor vehicles which are awaiting, undergoing, or have been repaired may be stored outside the home business dwelling. The total floor area for a home business must not exceed: 95 m² or 40% of parcel area (whichever is lesser) if parcel >0.2 ha and ≤ 2 ha 140 m² or 45% of parcel area (whichever is lesser) if parcel > 2 ha
Township of Spallumcheen	5,490	NO	-	
Town of Osoyoos	5,518	NO	-	
City of Armstrong	5,529	NO	-	
Town of Oliver	5,591	NO	-	
Town of Creston	5,620	NO	-	
Town of Smithers	5,697	NO	-	

Staff reached out to the following municipalities for additional comments:

1. DISTRICT OF TOFINO:

The District of Tofino does not permit automotive repair as a home business due to concerns about significant noise disruption to neighbouring residents.

2. DISTRICT OF UCLUELET:

The District of Ucluelet does not permit automotive repair as a home business due to concerns about the impact on neighbouring residents.

3. DISTRICT OF MACKENZIE:

The District of Mackenzie supports automotive repair as a ‘home industry’ on Rural Residential zoned lots including RR1 (minimum parcel size of 0.81 ha) and RR2 (minimum parcel size of 2 ha). The home industry must wholly be located within a dwelling unit or accessory building and must not exceed more than 25% of the primary dwelling unit’s floor area. The District has not recently received any bylaw complaints related to noise, smell, unsightliness, etc.; however, the District does not currently have any operational automotive repair home industries.

4. TOWN OF LAKE COWICHAN:

The Town of Lake Cowichan had a special amendment to their 2013 zoning bylaw which permitted one residential property (172 Wilson Road) to operate an automobile repair home business. A minimum parcel size was not identified as a requirement to run the home business; however, the size of the participating parcel is 0.107 ha. No complaints were raised about the automotive repair home business throughout its operation. The business is no longer operational, and the amendment has since been removed from the Zoning Bylaw.

ATTACHMENT

1. “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021.”

ANALYSIS/RATIONALE

Generally, the issues for home (residential) automotive repair businesses relate to noise, increased local traffic, unsightliness, and soil or water contamination caused by spilled oils and lubricants. The level of conflict, based on anecdotal information, is dependent on the consideration given by the owner/resident operator of the business for their neighbours.

Only 5 out of the 32 BC municipalities analyzed currently permit automotive repair as a home business. The supporting municipalities (District of Vanderhoof, District of Mackenzie, Northern Rockies Regional Municipality, District of Metchosin, and District of Chetwynd) require minimum parcel sizes between 0.4 hectares and 8 hectares, with an average of 1.66 hectares. All supporting municipalities only permit automotive repair home businesses on Rural Residential designated land.

Most municipalities that support automotive repair home businesses do not permit storage of materials outside of the primary dwelling unit or accessory building. The Northern Rockies Regional Municipality permits outdoor storage for home businesses as long as it does not exceed 10% of the parcel area or 1 ha, whichever is less. The maximum floor area permitted for home businesses varies between 95m² and 500m² or between 25% and 45% of the total floor area of the primary dwelling unit, generally depending on the size of the parcel but not in all cases.

Municipalities that do not support automotive repair as a home business cited concerns about the impact on neighbouring residences, largely due to potential noise. Conceivably, the smaller the parcel size (0.8 ha vs 0.2 ha), the higher the likelihood of increased conflicts between neighbors and complaints made to the District, thus the increase in costs and time for bylaw enforcement.

Summary

In summary, a majority of the assessed municipalities do not permit automotive repair as a home business use. The minimum parcel size in municipalities permitting this use is 0.4 ha (0.99 acres) or larger, with an average of 1.66 ha (4.10 acres). The maximum home business size varies greatly between the 5 municipalities. Generally, the larger the parcel, the larger the maximum size of the home business. Some municipalities base the maximum size on the total floor area of the primary dwelling unit instead of the parcel size.

1. Strategic Plan Objectives

N/A

2. Policy (Existing/Relevance/None)

N/A

3. Resources

N/A

4. Financial/Budget Implications

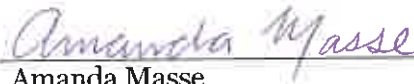
N/A

5. Sustainability Implications

N/A

Prepared By:

Approved for Submission to Council:



Amanda Masse

Planner

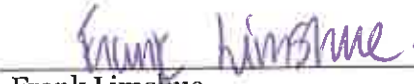
Date: May 31, 2022



Ronald Campbell

Chief Administrative Officer

Date: May 31, 2022



Frank Limshue

Director of Planning and Community
Services

Date: May 31, 2022

REVIEWED WITH:			
☒ Corporate Administration	☐ Fire Rescue	☐ Public Works/Engineering	☐ RCMP
☐ Financial Services	☐ Planning	☐ Solicitor	☐ Committee:
☐ Other:			

COUNCIL AGENDA INFORMATION:		
Meeting Type	Date	Agenda Item #
Regular	June 8, 2022	
Closed (In-Camera)		

File Number: 3900-20-298

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**DISTRICT OF LANTZVILLE
BYLAW NO. 298, 2021**

A BYLAW TO AMEND DISTRICT OF LANTZVILLE ZONING BYLAW NO. 180, 2020

The Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Miscellaneous) Bylaw No. 298, 2021”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended as follows:

(a) in Part 1, Section 1.12.2 by replacing the table with the following table:

Property	Houses	Mobile Homes	Recreational Vehicles
Parklands Mobile Home Park 6820 Parklands Place	1	29	6
Shoregrove Resort Mobile Home Park 6990 Dickinson Road	1	7	9
Maple Glen Mobile Home Park 7071 Lantzville Road	1	23	6
White Pine Estates Mobile Home Park 7134 Black Jack Drive	1	4	4

(b) in Part 1, Section 1.13 by inserting following new section after subsection 7:

SPECIAL USE REGULATIONS

“8. Despite any other provision in this zone, a house and associated secondary structures are permitted on the following parcels, subject to the applicable regulations for a house and associated secondary structures in the Residential 1 Zone:

(a) 7207 Lantzville Road, PID 006-318-240 LOT 7, DISTRICT LOT 27 (OTHERWISE KNOWN AS LOT 27-G), WELLINGTON DISTRICT, PLAN 2719

(b) 7200 Lantzville Road, PID 001-995-961 LOT 1, DISTRICT LOT 27G, (FORMERLY KNOWN AS DISTRICT LOT 27), WELLINGTON DISTRICT, PLAN 25280

(b) 7194 Dickinson Road, PID 000-019-798 LOT 2, DISTRICT LOT 27G (FORMERLY KNOWN AS DISTRICT LOT 27), WELLINGTON DISTRICT, PLAN 25280

(c) 7166 Lantzville Road, PID 000-418-765 LOT 4, DISTRICT LOT 27G (FORMERLY KNOWN AS DISTRICT LOT 27), WELLINGTON DISTRICT, PLAN 36633

(d) 7162 Lantzville Road, PID 000-418-781 LOT 5, DISTRICT LOT 27G (FORMERLY KNOWN AS DISTRICT LOT 27), WELLINGTON DISTRICT, PLAN 36633”

(c) In Part 1, Section 1.16, as follows:

(1) in Section 1.16.2, by adding “carriage house” to the list of permitted secondary uses,

(2) by replacing Section 1.16.3 with the following:

“3. The maximum number of dwelling units per parcel is two and is limited to one house and either one secondary suite or one carriage house.”,

(3) in Section 1.16.6, by replacing the existing table with the following table:

Structure	Front	Rear	Interior Side	Exterior Side
Cannabis Production	30 m	30 m	30 m	30 m
Intensive Agriculture (>50 m ² GFA)	30 m	30 m	30 m	30 m
Intensive Agriculture (≤50 m ² GFA)	15 m	15 m	15 m	15 m
Any Other Structure	8 m	8 m	8 m	8 m

(4) in Section 1.16.8, by adding “carriage house” to the list of secondary structures whose height is limited to 9 m.

(d) In Part 2, Section 2.2.11 by adding the following business-specific regulations for automotive repair:

Automotive Repair
Permitted only on a parcel at least 0.8 ha in area.
Automotive repair, including storage of materials and parts, must be located fully within permitted buildings.

(e) replacing “fine woodworking” and “fine wood working” with “fine wood or metal working”.

(f) In Part 2, Section 2.2.11 by replacing “fine woodworking” and “fine wood working” with “fine wood or metal working”.

(g) In Part 3, Section 4.1, by replacing the definitions of “fine wood working”, “home business”, “office”, “personal service”, and “stream” with the following:

(1) **Fine Wood or Metal Working** means the creation or production of wood or metal cabinetry, furniture, household item or artwork to be placed within a dwelling but excludes the milling of timber.

(2) **Home Business** means a home occupation, business, or professional practice, and is limited to artisan studio, automotive repair, bed and breakfast, craft kitchen, child care, fitness studio, fine wood or metal working, health services limited to massage therapy, chiropractic services, acupuncture and the like, market gardening, personal service, office, including mobile businesses where the service is provided offsite

and the only use onsite is the office for that mobile business, short term rental, or small equipment repair.

- (3) **Office** means a place of business where the primary function includes professional services and intellectual activities, including consulting, contracting services and other mobile services, but excludes assembly, light manufacturing, repairing, or servicing of goods.
- (4) **Personal Service** means the provision of individualized services to a customer, including aesthetician services, barbering, hairdressing, personal training and education, salon, sewing services, shoe repair, and tailoring.
- (5) **Stream** means a watercourse, creek, river, ditch, spring, wetland, marsh, or other body of freshwater water, whether or not usually containing water.”

(h) In Part 3, Section 4.1, by adding the following new definitions:

- (1) **Fitness Studio** means a space where equipment or instruction is provided for activities related to physical well-being, including dance, yoga, martial arts, and other forms of physical exercise, but excludes indoor recreation.
- (2) **Small Equipment Repair** means the repair or servicing of household items, property maintenance equipment, or computers and other electronics.”

(i) by re-classifying the land legally described as

“LOT A, DISTRICT LOT 45, WELLINGTON DISTRICT, PLAN 36466 EXCEPT PLAN VIP64229”

from “Residential 1 Zone (R1)” to “Mobile Home Park Zone (MHP)”, as shown on the map attached hereto as Schedule 1.

(j) by re-classifying the land legally described as

“PARK, DISTRICT LOT 37, WELLINGTON DISTRICT, PLAN EPP109469”

from “Future Study Area Zone (FSA)” to “Park Zone (P)”, as shown on the map attached hereto as Schedule 1.

(k) by re-classifying the land legally described as

“THAT PART OF LOT 45, WELLINGTON DISTRICT, LYING TO THE SOUTH OF ISLAND HIGHWAY AS SAID HIGHWAY IS SHOWN ON PLAN 8076 TO THE WEST OF PLAN 8076 AND TO THE EAST OF PLAN 7325, EXCEPT PART IN PLAN 46247 AND VIP68032”

from “Transportation Zone (T)” to “Park Zone (P)”, as shown on the map attached hereto as Schedule 1.

(l) by re-classifying the land legally described as

“THAT PART OF THE WESTERLY HALF OF LOT 91, NANOOSE DISTRICT,
LYING TO THE NORTH OF PLAN 390 RW, EXCEPT THE RIGHT OF WAY OF
THE ESQUIMALT AND NANAIMO RAILWAY COMPANY AS SAID RIGHT OF
WAY IS SHOWN COLOURED RED ON PLAN DEPOSITED UNDER DD 11689,
EXCEPT PART IN PLAN 40252

from “Estate Zone (EST)” to “Park Zone (P)”, as shown on the map attached hereto as
Schedule 1.

READ A FIRST TIME this 1st day of December, 2021.

READ A SECOND TIME this 1st day of December, 2021.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE

this ____ day of _____, 2021.

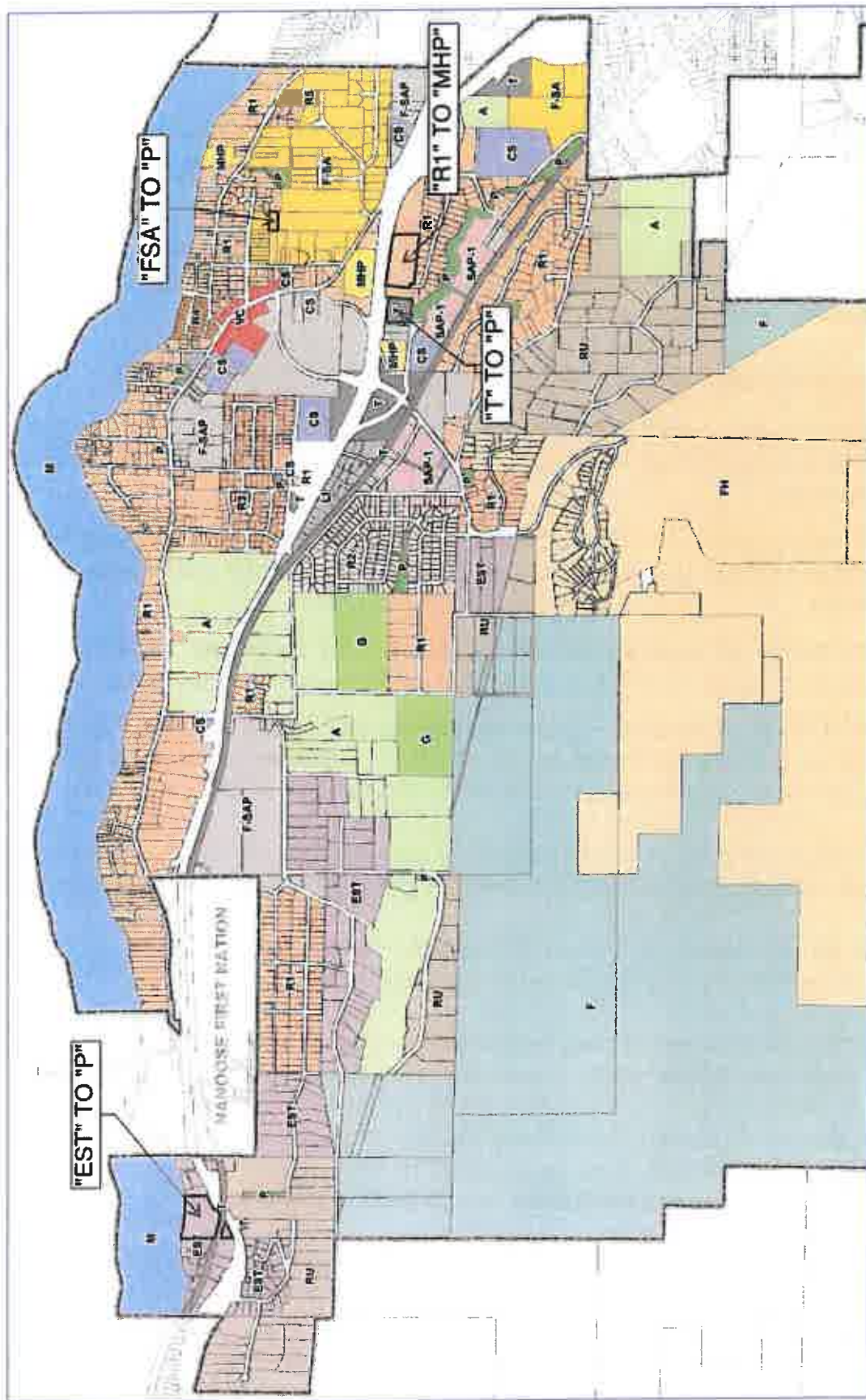
READ A THIRD TIME this ____ day of ____, 2022.

ADOPTED this ____ day of ____, 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

“Schedule 1 to Bylaw 298, 2021”



District of Lantzville

REPORT TO CHIEF ADMINISTRATIVE OFFICER

Meeting Date: June 8, 2022

SUBJECT: Official Community Plan & Zoning Bylaw Amendment Application for Village South

PURPOSE

To consider an Official Community Plan and Zoning Bylaw Amendment application for a Village South Special Area Plan and a Village South Special Area Plan Zone.

RECOMMENDATIONS

1. **THAT** the motion on the floor, *THAT "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021" be given third reading,* be withdrawn.
2. **THAT** second reading of "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021" given September 22, 2021, be rescinded.
3. **THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021" be given second reading as amended.
4. **THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021" be scheduled for an electronic public hearing to be held at the special Council meeting on Wednesday, June 29, 2022, at 6:00 pm.
5. **THAT** the motion on the floor, *THAT "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021" be given third reading,* be withdrawn.
6. **THAT** second reading of "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021" given February 23, 2022, be rescinded.
7. **THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021" be given second reading as amended.
8. **THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021" be scheduled for an electronic public hearing to be held at the special Council meeting on Wednesday, June 29, 2022, at 6:00 pm.
9. **THAT** "District of Lantzville Phased Development Agreement (Village South) Bylaw No. 311, 2022" be given first and second readings.
10. **THAT** "District of Lantzville Phased Development Agreement (Village South) Bylaw No. 311, 2022" be scheduled for an electronic public hearing to be held at the special Council meeting on Wednesday, June 29, 2022, at 6:00 pm.

COMMITTEE RECOMMENDATION

N/A

ALTERNATIVES AND IMPLICATIONS

1. DEFEAT THE BYLAW(S)

Per the Council Procedure Bylaw, if a motion to pass any reading or adoption of a bylaw is defeated, that bylaw shall be deemed to have been defeated. The application to amend the bylaws would end.

2. AMEND THE BYLAW(S)

When either of the following motions are on the floor:

THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021” be given second reading.

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021” be given second reading.

Amend either by motion:

THAT the motion on the floor be amended by adding “as amended [*insert specific wording of amendment*].”

Vote on the main motion as amended:

THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021” be given second reading, as amended [*insert preceding amendment*].

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021” be given second reading, as amended [*insert preceding amendment*].

The implications are unknown until the amendments are known, however, a further staff report and Council meeting may required. Amendment(s) may require an additional public hearing to be held. If Council chooses to amend the bylaws, staff will advise the applicant and give the applicant an opportunity to proceed with the application, as amended, or abandon the application.

BACKGROUND/RELEVANT HISTORY

The subject property is comprised of three parcels of land, as shown in **ATTACHMENTS #1 and #2**:

1. 7220 Ware Road (19.00 ha / 46.95 ac)
2. 6855 Wiles Road (3.65 ha / 9.02 ac)
3. 7133 Lantzville Road (0.56 ha / 1.38 ac)

The property is zoned Future Special Area Plan (F-SAP) in anticipation that a special area plan zone will be adopted for the property (**ATTACHMENT #3**). The property is designated Village in the OCP and is covered by two sub-designations: primarily Village South Special Planning Area and a small portion of the property adjacent to the Ware Road / Lantzville Road intersection designated Village Primary Commercial Core Special Planning Area. The properties are vacant.

At the May 18, 2022 regular Council meeting, third reading of “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021” and “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021” was considered by Council. The following motions were passed:

1. C22-62
“THAT the motion on the floor be referred back to staff to work with the developer to improve their application and address the community’s concerns, not limited to drainage concerns, Lantzville School Road, density concerns, and stronger language around affordable housing and senior’s assisted living.”
2. C22-63
“THAT the motion on the floor be referred to staff to work with the applicant.”

Proposal

The proposal is for a mixed-use development that includes housing, commercial uses, parks, greenways, and land for community uses. The proposed zoning amendment bylaw would rezone the property into Park (P), Community Services (CS), and a new Village South SAP Zone. The purpose of the zoning is to implement the Village South SAP.

As per Council’s direction, the applicant has discussed the various items identified in the Council motion (C22-62) and has revised the proposal to amend the OCP and Zoning Bylaws to establish a new Village South Special Area Plan (SAP) to be attached to the OCP and a corresponding Village South Special Area Plan Zone (SAP-2) to ensure that use, development, and subdivision of the properties conforms to the SAP. The proposed revisions to the OCP and Zoning amendments are outlined in **ATTACHMENT #3**. The proposed revised OCP amendment and zoning amendment bylaw with the Village South SAP Zone is included as **ATTACHMENT #4 and #5**. The previously proposed bylaws (**ATTACHMENTS #8 and #9**) and other supporting information and reports provided by the applicant are available at lantzville.ca.

ATTACHMENTS

1. Location Map
2. Air Photo
3. Letter from Applicant outlining revisions.
4. Revised Bylaw No. 283 – OCP Amendment
5. Revised Bylaw No. 284 – Zoning Bylaw Amendment
6. Bylaw No. 311 – Phased Development Agreement *(To be circulated)*
7. District of Lantzville Financial Services Department - Urbanics Financial Analysis Summary
8. Bylaw No. 283 presented at the April 13, 2022 public hearing
9. Bylaw No. 284 presented at the April 13, 2022 public hearing
10. Summary of amendments to Bylaw No. 283 and Bylaw No. 284

ANALYSIS/RATIONALE

As per Council's direction, the applicant and staff have discussed items outlined in the May 18, 2022, motions. The applicant has responded to Council's request as follows:

1. **Density** - the applicants have reduced the maximum number of residential units in Area C from 200 to 100. The total overall maximum number of residential units is 632 units. The zoning amendment bylaw has been revised to reflect this change.
2. **Drainage** – As stated in previous meetings, the applicants have provided a servicing report providing an overall approach and strategies used to address water retention and quality to meet the District's bylaw requirements. A more detailed report will be provided at the time of subdivision which is in accordance with the District's Subdivision and Development Works and Services Bylaw No. 175, 2020.
3. **Lantzville School Road** – The extension of School Road adjacent to the existing school and through the proposed District lands have been removed from the conceptual plans.
4. **Language for affordable housing and senior assisted living** - Definitions for both affordable housing and seniors' housing have been added to the zoning amendment bylaw. As well, these uses have clearly been identified as permitted uses within Area C and the proposed District owned lands to provide broader flexibility in location.

In addition to the above-noted changes, the applicant has modified the amenity package. The following table provides a comparison of the proposed amenities for a 732-residential unit scenario vs a 632-residential unit scenario:

Proposed Amenities with 732 Units	Proposed Amenities with 632 Units
Community Lands • Dedication of a 1.00 ha (2.47 acre) parcel of land to the District for a future civic/community use. Public Parks and Park Amenities • Dedication and construction of a 1.33 ha (3.29 acre) parcel of land as a public park for use as an additional playing field, adjacent to the school (app. \$1M in construction). • Dedication of a 0.76 ha (1.88 acres) parcel of land to be utilized by the District for a multi-purpose community park. • Dedication of a 0.50 ha (1.24 acre) parcel of land to be utilized by the District for a multi-purpose neighbourhood park. • Dedication and construction of 0.70 ha (1.73 acres) of additional publicly accessible trails and greenways throughout the site. <u>TOTAL POTENTIAL LAND CONTRIBUTION: 4.29 ha (10.61 acres)</u> Cash Contribution • Direct contribution of \$3,000 per residential unit to the District (\$2,196,000). <u>TOTAL POTENTIAL CASH CONTRIBUTION: \$2,196,000 (NOT INCLUDING PLAYFIELD CONSTRUCTION COST)</u> Other • Provision of gateway signage on each of the two roundabouts to be constructed. • Construction of a multi-use path from the south extent of the site, along Ware Road, to the Island Highway.	Community Lands • Transfer a 3.65 ha (9.02 acre) parcel to the community for Community Services and Park uses. Includes a 10 meter portion of Area A at Rossiter Avenue to provide the District flexibility for the future transportation connection. Public Parks and Park Amenities • Dedication of a 0.5 ha (1.24 acre) parcel of land to be utilized by the District for a multi-purpose neighbourhood park. • Dedication and construction of 0.7 ha (1.73 acre) of additional publicly accessible trails and greenways throughout the site. <u>TOTAL POTENTIAL LAND CONTRIBUTION: 4.85 ha (11.99 acres)</u> Cash Contribution • Direct contribution of \$3,000 per residential unit to the District (\$1,896,000). • \$1,500,000 towards infrastructure and improvements in the Park and Community Services area. <u>TOTAL POTENTIAL CASH CONTRIBUTION: \$3,396,000</u> Other • Provision of gateway signage on each of the two roundabouts to be constructed. • Construction of a multi-use path from the south extent of the site, along Ware Road, to the Island Highway.

The most substantial change between the options is the construction of the playfield. The option with a maximum buildout of 632 residential units does not include the construction of the playfield, and instead includes a cash contribution of \$1.5 million. The applicant initially estimated the cost of the playfield to be approximately \$1 million (priced for natural turf a couple years ago). The City of Nanaimo recently announced plans to construct an artificial turf field in South Nanaimo - the estimated cost is \$3 – 3.5 million depending on site works and final accessories. While the cost to construct a natural turf field may be less than the cost to construct an artificial turf field, it should be expected that the final cost will exceed \$1.5 million.

Phased Development Agreement

In accordance with the OCP, a phased development agreement (PDA) has been prepared, “District of Lantzville Phased Development Agreement (Village South) Bylaw No. 311, 2022” (**ATTACHMENT #6**), for consideration by Council. The PDA provides certainty to the District and the developer that zoning, servicing provisions, and the phased provision of services and amenities are “locked-in” for the term of the PDA. The PDA will be prepared to reflect the most recent (632 residential units) submissions by the developer. Should Council not support the 632 residential units proposal, the PDA will need to be amended to reflect the final proposal.

NEXT STEPS

Third reading of “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021” and “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021” are still on the floor from the May 18, 2022 regular Council meeting. Council will need to withdraw this motion to consider the revised proposal. A summary of the changes to Bylaw No. 283 and Bylaw No. 284 can be found on **ATTACHMENT #10**.

Should Council accept the revised proposal, second reading of the existing bylaws would need to be rescinded; the revised bylaws would need to receive second reading as amended; and a new public hearing would need to be scheduled.

Should Council wish to proceed with the bylaws as presented, staff have been advised that it would be prudent to host another public hearing, given that information presented for the revised option and further discussion had at the May 31, 2022 Council meeting, could be considered new information received after the closing of the April 13, 2022 public hearing for both bylaws.

As noted above, the PDA more clearly outlines the Community Amenity Contributions (CACs) proposed by the applicant which includes: the provision of park land and community use land, park amenities, greenways and trails, gateway signage at the two roundabouts, offsite multi-use pathway connections, and a financial CAC, and the timing for the provision of said amenities. “District of Lantzville Phased Development Agreement (Village South) Bylaw No. 311, 2022”, will be prepared for Council’s consideration of first and second readings. Should this bylaw receive first and second readings, it would make sense to schedule a public hearing on the same night as “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021” and “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021”.

Ministry of Transportation and Infrastructure

The Ministry will need to approve the zoning amendment bylaw because the subject property is within 800 m of a controlled access highway (Island Highway).

Financial/Budget Implications

There are no immediate financial/budget implications of the recommendation. As per Council's direction, the District of Lantzville engaged Urbanics Consultants Ltd. to prepare an Economic Impact Assessment for the proposed Village South Development - District of Lantzville: Village South Special Area Plan, prepared by Urbanics Consultants Ltd., dated November 2021 and Addendum - District of Lantzville: Village South Special Area Plan, prepared by Urbanics Consultants Ltd., dated January 2022.

Further to the Urbanics Report, the District of Lantzville Financial Services Department has prepared a summary of the "Estimated Ongoing Impact at Buildout" (**ATTACHMENT #7**) to clarify the financial impact of the proposed development on the District. Both the Urbanics report and the staff summary confirm that there would be a net benefit to the District if the development were to be completed as proposed.

Sustainability Implications

The proposed development is highly sustainable and will be the economic and social focal point of the community.

Prepared By:

Approved for Submission to Council:


Frank Limshue, Director of Planning & Community Services

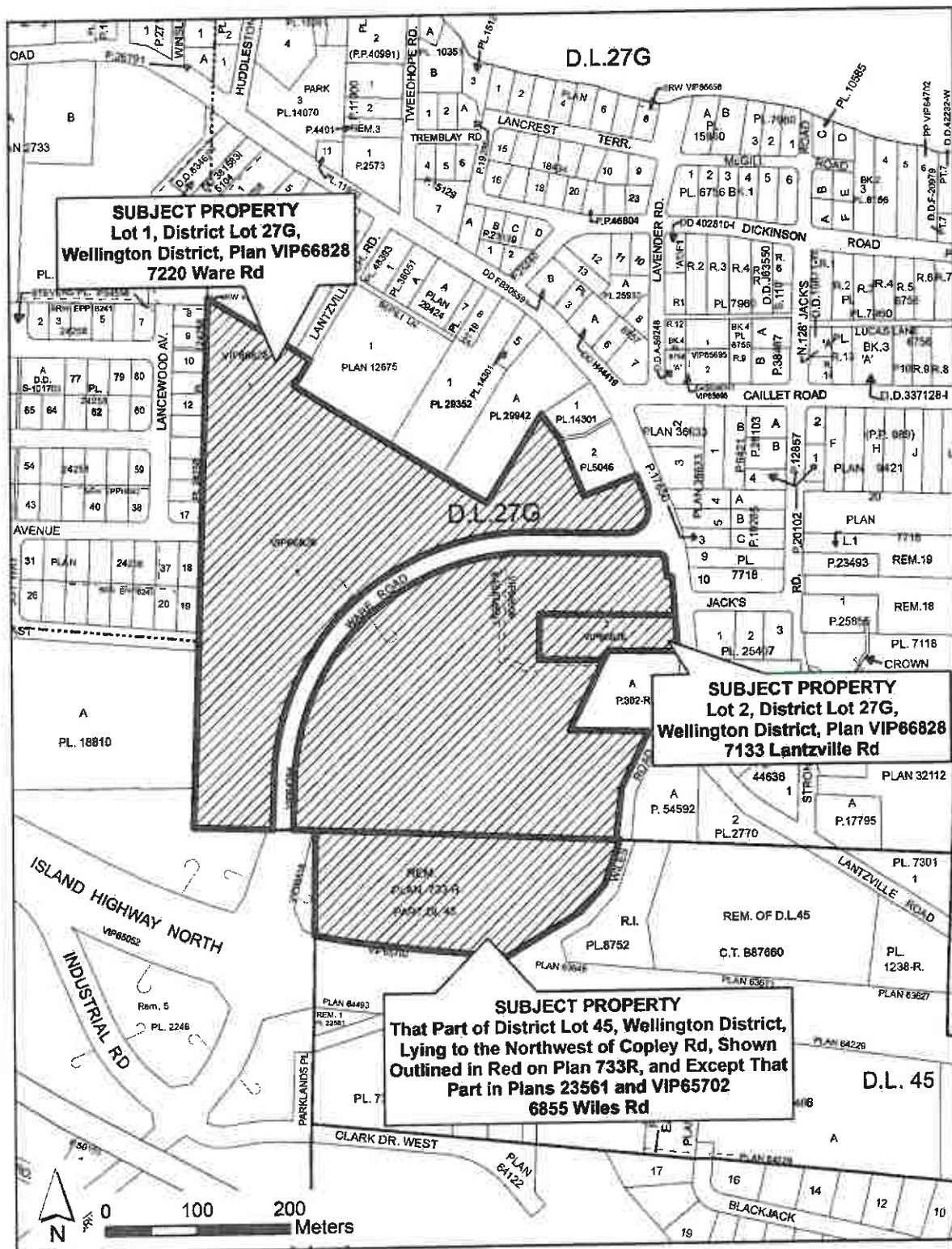

Ronald Campbell, Chief Administrative Officer

Date: June 1, 2022

Date: June 1, 2022

REVIEWED WITH:			
☒ Corporate Administration	☐ Fire Rescue	☐ Public Works/Engineering	☐ RCMP
☒ Financial Services	☐ Planning	☐ Solicitor	☐ Committee:
☐ Other:			

COUNCIL AGENDA INFORMATION:		
Meeting Type	Date	Agenda Item #
Regular	June 8, 2022	9. c), d), and f)
Closed (In-Camera)		







**WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS**

3088 BARONS ROAD, NANAIMO B.C. V9T 4B5
PHONE: (250) 756-7723 FACSIMILE (250) 756-7724
email: waps@vibcls.ca

May 20, 2022

Our File No.: 06042
DoL:

District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville BC
V0R 2H0

Attention: District Council and Staff

Dear Sirs/Mesdames:

**Re: Village South Application
Motions C22-62, C22-63 and C22-67 at May 4, 2022 Council Meeting**

We write to reply to the above noted Council motions passed unanimously at the May 4 2022 Council meeting. We have met with District staff to review the motions and understand the changes required to improve our application as requested by Council.

- **Drainage concerns.** Drainage and storm water runoff is addressed in terms of both quantity and quality. The District's works and services bylaw requires that both these factors be addressed so that at completion of the development the predevelopment rates and quality are being maintained at post development. The drainage study and the storm water management plan within our application provide the overall approach and various strategies used to address water retention and quality to meet the District's bylaw requirements. The storm water upgrade offsite of the Village South lands that runs down to the ocean is a recommendation within the existing drainage study of the District prepared by Koers Engineering Associates Ltd., the District's professional engineers. Prior to beginning land altering activities of development, typically the underground contractors hire engineers to acquire downstream water samples and test for turbidity so they have a base line from start of construction. Both the quantity and the quality of the storm water are addressed through modern and standard professional engineering design practices. It is reasonable to ask questions on development concerns and it appears social media confidence in certain disciplines may be low. However it is unfortunate that some public officials and members of the public continue to not believe and undermine credibility of professional reports and explanations provided by District staff and other professionals.



A PARTNERSHIP OF WILLIAMSON LAND SURVEYING INC. AND HENNING LAND SURVEYING INC.

- Lantzville School Road.** We previously addressed this concern in our letter to Council on April 13, 2022. The concept plan showing this road connection was included at the request of the former District planner, as a possible future “conceptual” connection. A concept plan in a land use application is not meant to fix in place road locations and lot structure. It is the next level of applications being the development permits and subdivision preliminary reviews that determine final designs, locations and construction requirements. To address this concern we have removed the road networking shown on the northwest side of Ware Road. This will allow staff and Council to decide on future land use planning around the Lantzville School Road right of way without a preliminary concept design. We have shown one road location that provides a road connection to the future village core and provides vehicle access for the lands fronting Ware Road, as driveway accesses off Ware Road are in general not supported. The connections to Rossiter Avenue and Harby Road were always intended to be for active transportation not vehicles and we continue to show those as active transportation connections. We added area to the land being transferred to District by shifting the boundary to the south side of Rossiter Avenue to allow the District the opportunity to provide a vehicle connection in the future should Council wish or should the emergency service agencies require that connection as part of the next level of applications.
- Density concerns:** We presume the density concerns are the application unit number being larger than the OCP unit numbers. The application package was prepared by planning professionals and it provides the strong rationale supporting the proposed density to support a vibrant village. The density proposed is low density and close to the minimum required for a vibrant village, this is reflected in the comments of the independent Urbanics report. As Council, similar to the Clark Medd application, has heard density concerns from the community, we will reduce the units in Area C from 200 to 100 units. Any reduction in units from here will compromise this village concept.
- Stronger language around affordable housing and senior’s assisted living:** Both of these housing types involve various levels of government and typically a non-profit housing provider. The land component is generally publicly owned or owned by a non-profit where the land purchase was funded by government. To strengthen the language we have included the definitions of the OCP for “affordable housing” and “seniors supportive housing” into the zoning bylaw and our proposed land uses. To provide the broadest opportunity for these housing types to occur we have made the following land use revisions: Area C and Community Services zones both include affordable housing and seniors supportive housing as allowable uses; The Community Services and Park areas have been combined into one lot, with no restrictions as to location of uses.

In addressing the Council motions we removed road networking northwest of Ware Road, the land use planning for Lantzville School Road within the Community Use and Park area is to be initiated in the future by Council. This area includes the location of the proposed playfield. Given it does not make sense to construct a playfield in this area without well thought out land use planning, we therefore had to amend our amenity package.

Our amenity package with this revised application is:

- **Community Lands:** transfer a 3.65ha parcel to the community for Community Services and Park uses, includes a 10m portion of Area A at Rossiter Avenue to provide the District flexibility for a transportation connection, if required in the future.
- **Cash Contribution** of \$1,500,000 towards infrastructure and improvements in the Park and Community Services area.
- **Dedication** of a 0.5ha (1.25 acre) parcel of land to be utilized by the District for a multi-purpose neighbourhood park.
- **Dedication and construction** of 0.7ha (1.7acres) of additional publicly-accessible trails and greenways throughout the site.
- **Cash contribution** of \$3,000 per residential unit.
- **One gateway sign** on each of the two roundabouts to be constructed.
- **Construction** of a multi-use path from the south extent of the site, along Ware Road, to the Island Highway.

Summary

At the request of Council we have improved our application to address the motions provided at the May 4, 2022 Council meeting on third reading of our initial application. Density has been reduced by 100 units; Community Service and Park use areas have been combined into one area to be transferred to the District with no restrictions as to location of uses, including providing \$1.5million as a cash contribution for infrastructure and improvements; Stronger language around affordable and seniors housing has been inserted in the land use. Also in the zoning, in order to confirm the density averaging within Area A that we have noted in previous correspondence, we have inserted specific clauses in the zoning so that no confusion occurs in the future ; Drainage planning and protection has been addressed by our professionals and will be in accordance with the District's bylaws.

We trust these improvements address Council's wishes with respect to their motions and we look forward to next steps of the application.

Yours truly,
Williamson & Associates Professional Surveyors


Brian S. Henning, B.C.L.S.
cc: Darwin Mahlum


WILLIAMSON & ASSOCIATES

**DISTRICT OF LANTZVILLE
BYLAW NO. 283**

**A BYLAW TO AMEND DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY
PLAN BYLAW NO. 150, 2019**

The Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021”.
2. Schedule ‘A’ of District of Lantzville Official Community Plan Bylaw No. 150, 2019 is hereby amended as follows:
 - (a) in Part 3, Section 11.1.2 by inserting a new clause after clause 17, as follows:

“18. The Village South Special Area Plan is in Appendix 2 of the OCP. As properties within the special planning area are brought forward to the Municipality for consideration of rezoning, the policies specific to development of those properties will be added to the Special Area Plan through an amendment to the OCP.”
 - (b) by adding “Appendix 2 – Village South Special Area Plan”, attached hereto as Schedule 1.

READ A FIRST TIME this 22nd day of September, 2021

READ A SECOND TIME this day of , 2022.

PUBLIC HEARING HELD this day of , 2022.

READ A THIRD TIME this day of , 2022.

ADOPTED this day of , 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

Schedule 1 to Bylaw 283, 2021

APPENDIX 2

Village South Special Area Plan



VILLAGE SOUTH SPECIAL AREA PLAN

DISTRICT OF LANTZVILLE

UPDATED: MAY, 2022

PROJECT HIGHLIGHTS

This page and the next provide a summary of the key features of this proposal.



HIGHLIGHTS

1 Community Services & Public Parks

A large 3.65-hectare (9 acres) parcel for Community Services and Park uses (e.g., community centre, playgrounds, playing fields).

2 Neighbourhood Park

A second 0.55-hectare (1.3 acres) public park area becomes a neighbourhood hub for local residents.

3 Streetscape Improvements

Ware Road, Lantzville Road, and new public streets will all be 'green' (e.g., trees, rain gardens) and pedestrian friendly.

4 Mix of Housing

A mix of housing options will be provided across the site, with a focus on townhouses/patio homes as well as single-unit, apartments, seniors supportive housing, and affordable housing.

5 Greenway & Trail Network

A comprehensive network of greenways and trails create active transportation connections throughout the village.

6 Mixed Use Area

Along Ware Road near Lantzville Road, a mixed use area will serve to enhance and expand the existing Village Core.

7 Grocery Store / Mixed Use Site

On the southwest corner of Ware / Lantzville Road, a mixed use site is intended to include a new grocery store.

8 Neighbourhood Buffers & Trail Connections

The west and southern boundaries of the site will include landscaped buffers, only broken by trail connections.

9 Integration with the Village

The street network, trail network, and land uses have been designed to integrate into the wider village redevelopment.

A Livable, Connected Neighbourhood

High quality urban design, small block sizes, green street designs, modest lot sizes, ground-oriented building types, and a comprehensive open space network all work to create a highly livable and pedestrian-friendly neighbourhood.



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CONTENTS

I. INTRODUCTION & CONTEXT



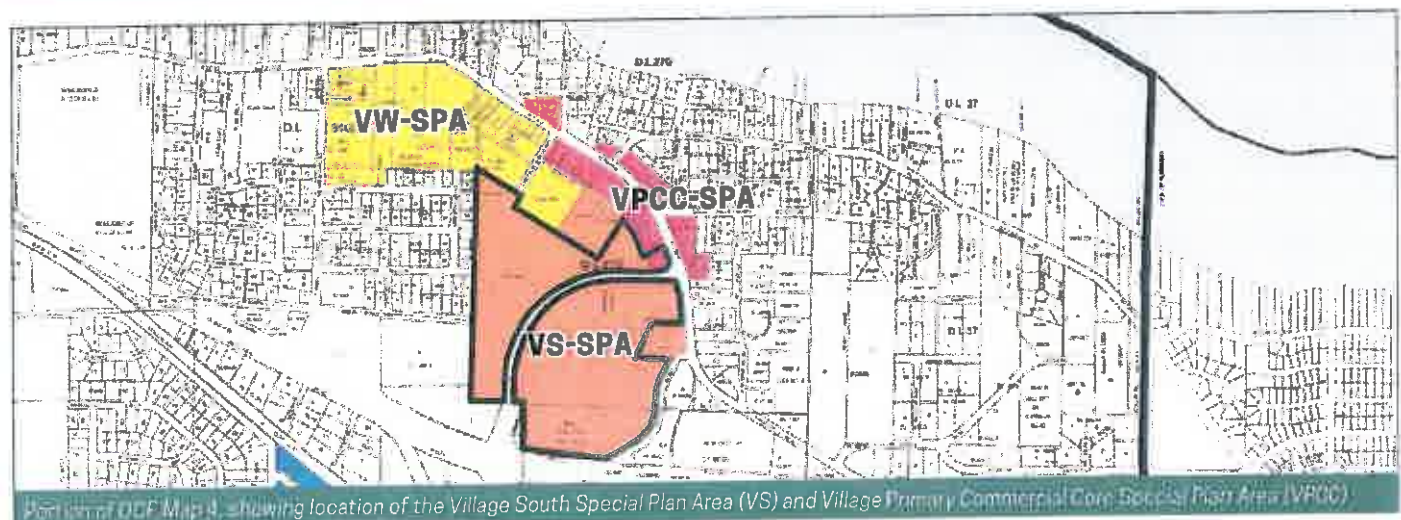
1.1 INTRODUCTION

This report details the development proposal for the Village South properties (see map below), which requires an Official Community Plan (OCP) amendment (to accommodate a new Special Area Plan) and site-specific rezoning.

The properties fall within the Village South and Village Primary Commercial Core Special Plan Areas (see lower map), as designated in the District's OCP. As a result, the proponent is required to develop a more comprehensive plan of the sites and satisfy a number of related application requirements (as presented in this report).



Location Map of the subject properties

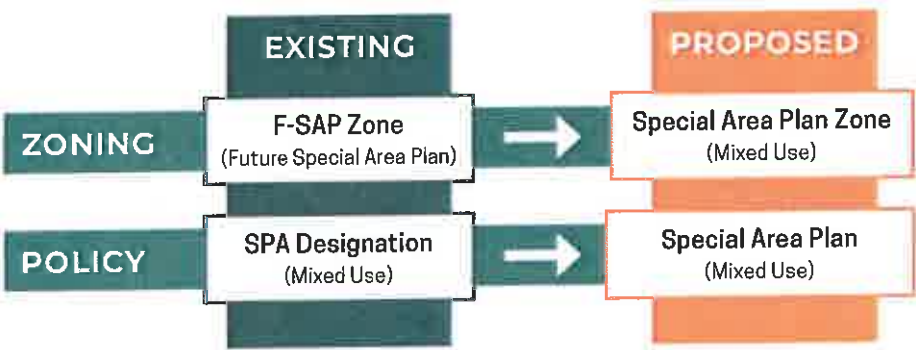


Portion of OCP Map 4, showing location of the Village South Special Plan Area (VS) and Village Primary Commercial Core Special Plan Area (VPCC)

1.2 PROJECT PURPOSE

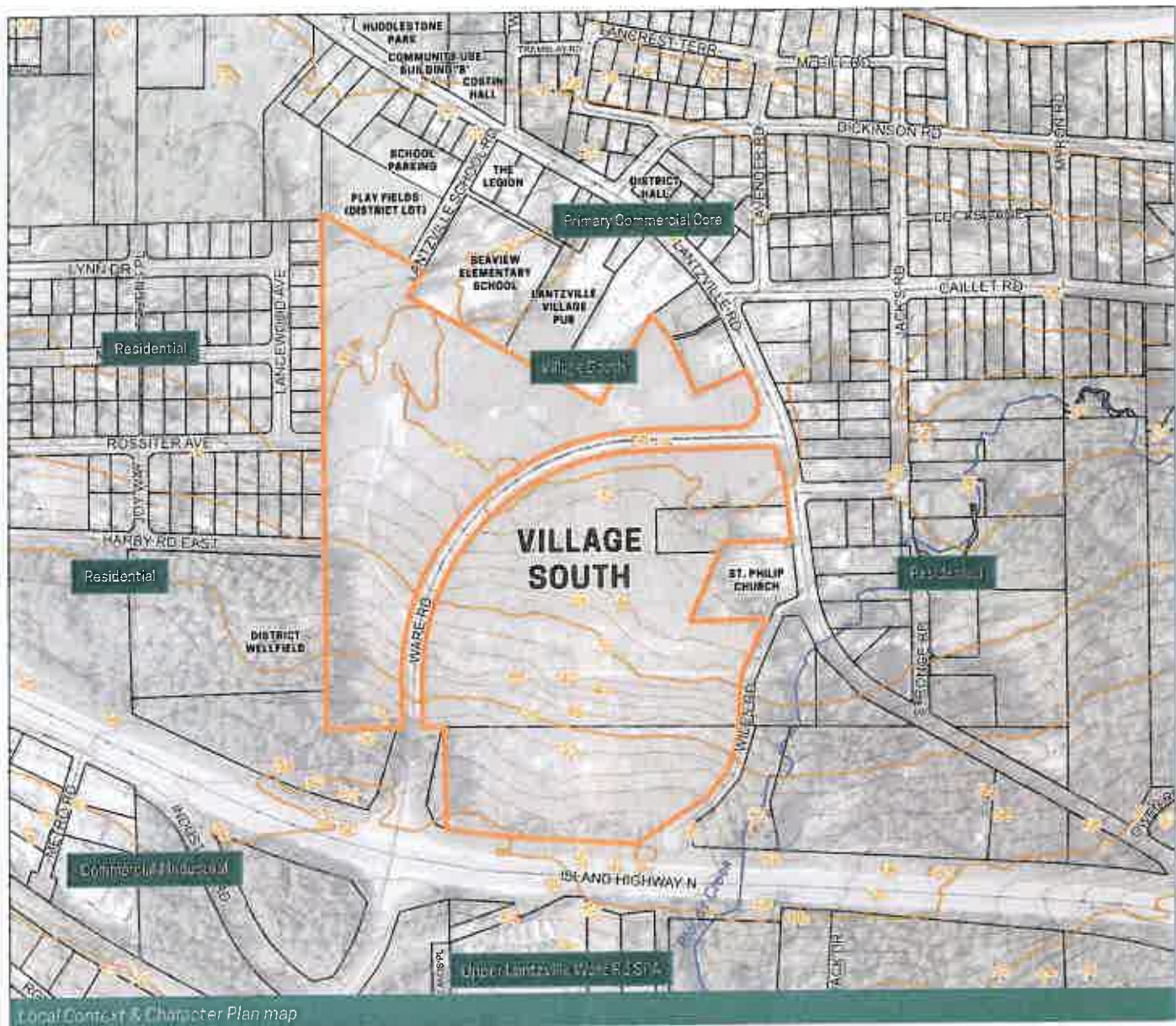
The purpose of this application is to permit the rezoning of the property from the Future Special Area Plan (F-SAP) zone (single-unit housing) to a site-specific “special area plan” zone for the Village South designation. The new zoning regulations would permit mixed use / commercial buildings near the village core with a range of housing types further south, including multifamily, seniors housing, townhomes, and single-unit housing – along with a significant area dedicated to public parks, trails, and other community amenities.

The OCP policies of the Special Plan Area designation require an OCP amendment to accept the corresponding Special Area Plan into the OCP.



1.3 DEVELOPMENT CONTEXT

LOCAL CONTEXT & CHARACTER PLAN



This map shows the development context of the subject sites, including adjacent land uses, current satellite imagery (e.g., existing buildings, roads, and other site features), topography, and landmarks (see 1.4 for a focus on natural features).

OCP Land Use designations

The surrounding area is primarily characterized by [a] residential land uses to the east and west, [b] adjacency to Lantzville Road, village commercial core, and Seaview Elementary School to the north, [c] proximity to Highway 19 to the south, and [c] very few existing site features (e.g., buildings, trails, natural elements). The site is further defined by its gentle slope and views to the north and potential street connections to the north, east, and west.

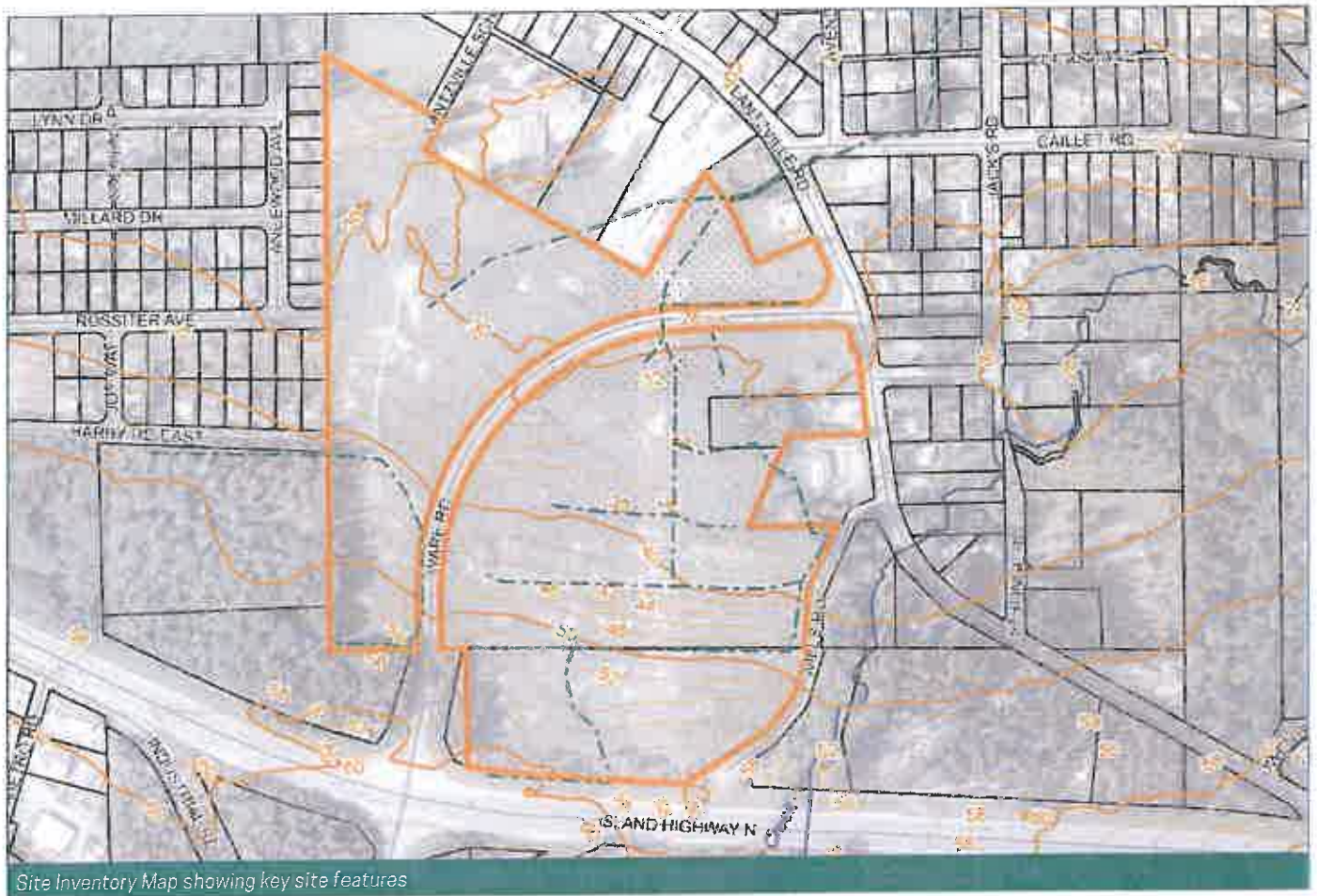
PHOTO GALLERY



PHOTO GALLERY



1.4 SITE INVENTORY



The above Site Inventory map summarizes the following, for which studies can be found in the appendices (where relevant):

- **Archaeological / Heritage Values**

- There are no identified archaeological or heritage values on the site.

- **Watercourse / Hydrological**

- The site has well-draining soils, with surface water channeled through a series of unmaintained ditches that flow into an interceptor ditch that eventually drains at the end of Jack's Road.
- The ditches and related drainage/topographic elements do not represent natural features and are a product of historical site works followed by a lack of maintenance or improvements.

- **Biophysical Analysis**

- The site is dominated by shallow soils and deciduous shrubs and saplings, as well as many invasives. There is no identified or observed critical habitat or species of significance on site (plant or wildlife).
- The low points and wet areas are a product of historic development, including Highway 19 and Ware Road, not natural habitat formations.

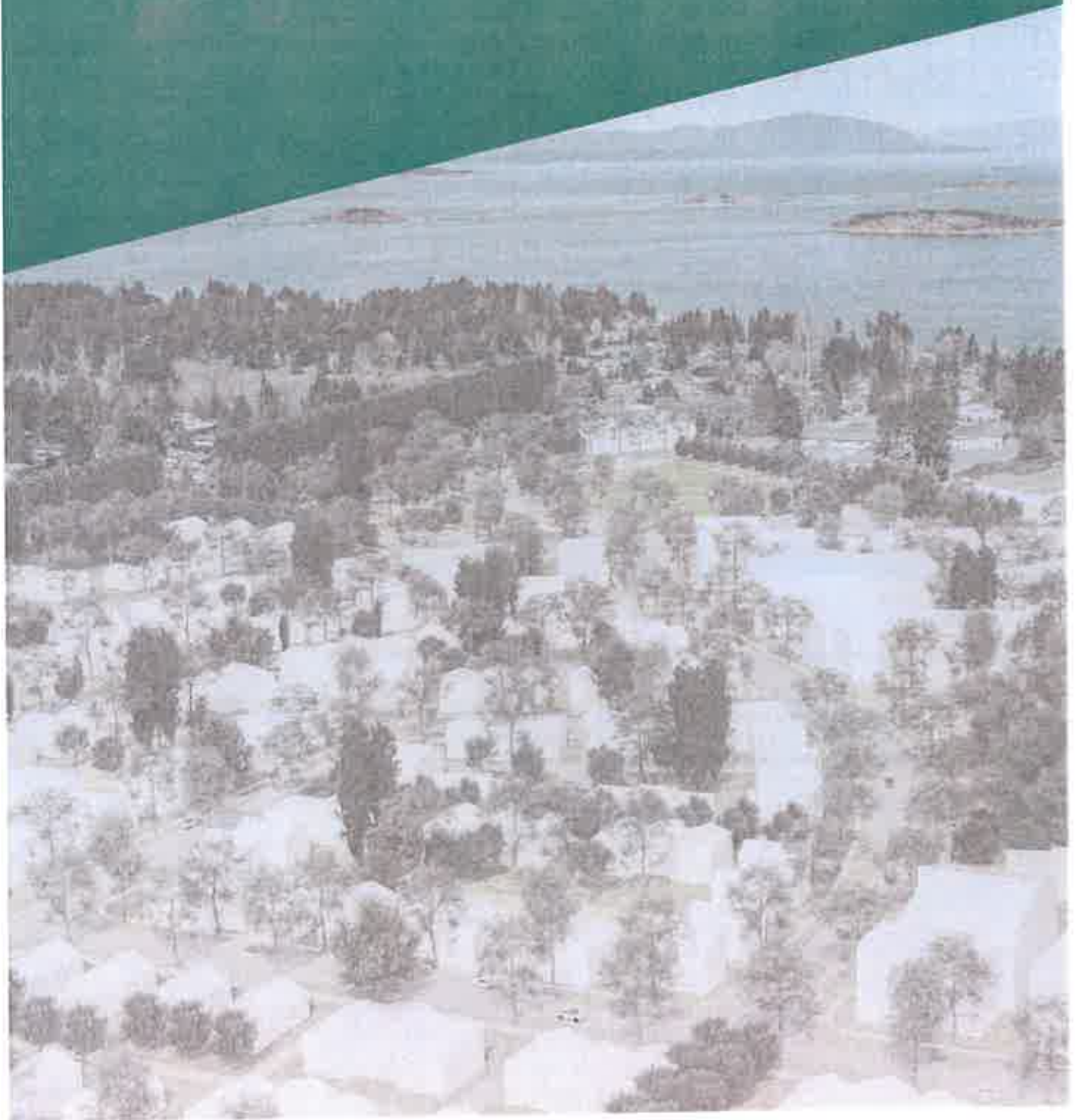
- Bloods Creek primary drainage
- - - On-site drainage ditches/ routes
- Drainage Low Points
- 2 m contour intervals



▪ Terrain Analysis

- The site is a gently sloping site (more at the south end) with a northern aspect and lowlands at the north end. There are no significant terrain features.
- The above slope map shows the lack of steep slopes (dark areas, such as around Bloods Creek and towards the oceanfront). Clearly visible features are existing drainage ditches and unimproved access points.

2. VISION & CONCEPT PLAN



2.1 VISION & POLICY ALIGNMENT

OVERVIEW

This Special Area Plan has been developed to directly respond to both the overarching community goals from the OCP and the more specific OCP policies for the relevant Special Plan Areas, as well as provide a strong rationale for the density proposed. Below is a review of the relevant policies and directions from the OCP, which are directly addressed in this plan.

OCP: SPA DIRECTIONS

The District's OCP provides policy direction and a vision for the Village South Special Plan Area, which the majority of the subject properties are designated, and the Village Primary Commercial Core Special Plan Area, which a portion of the subject properties are designated (along Lantzville Road).

In summary, the OCP policies encourage **"uses and densities that strengthen the vitality of the Village, provide housing for singles, families, and seniors, improve pedestrian mobility, and enhance the viability of public transit and other services."**

More specifically, the following land use directions are provided:

Village South SPA

- In the northeast, consideration for a mix of uses, including commercial, residential, small-scale seniors housing, mixed use, institutional, recreational, educational, and live-work
- Everywhere else, support for multi-unit, single-unit, and seniors supportive housing
- High quality pedestrian environments and enhanced pedestrian mobility
- Treed buffers (min 15m) to existing residential neighbourhoods and the Island Highway
- Integrated stormwater management
- A variety of housing types and unit sizes – the SPA must not be dominated by a single housing type
- A limited number of high quality apartments
- Uses and residential densities that strengthen the vitality of the village
- **Density numbers are not intended to replace the rezoning and site design process.**
- Park and trail network to connect residential areas with the commercial core and to connect Ware Road, Harby Road East, Rossiter Avenue, and the lane extension of Lynn Drive
- Target of 30% total green space, open space, and public parks (target 22% public parks)
- Natural park area south of the existing school playing fields



Village Primary Commercial Core SPA

- Commercial uses on the ground floor
- High quality pedestrian environments and enhanced pedestrian mobility
- Vegetated buffers to existing residential neighbourhoods
- Integrated stormwater management
- A variety of housing types and unit sizes
- Uses and residential densities that strengthen the vitality of the village
- **Residential density is to be considered by Council on a case-by-case basis**

The plan responds directly to each of the above SPA directions and policies from the OCP, focusing on the creation of [c] a vibrant village core and adjacent mixed residential neighbourhood, [b] pedestrian-friendly streets, and [c] an integrated trail and green space network. See Section 5.1 for a breakdown of the responses to each SPA policy.



Retail shops and village vibrancy supported by sufficient residential densities nearby.



Multifamily building and maintaining a 'forested backdrop' for the neighbourhood

OCP: COMMUNITY GOALS

In addition to the specific SPA policies, the OCP also provides several high-level community goals that the proposal seeks to satisfy. These include:

A. Protect the Natural Environment

- The plan creates a compact village, which helps to both avoid sprawl and increased pressure on existing neighbourhoods.
- The plan also takes a site-adaptive approach that integrates site conditions and green infrastructure.

B. Strengthen the Village Commercial Core

- The plan provides a compact land use pattern and urban street network which, among other benefits, creates a walkable village with calmed traffic and more on-street parking.
- The plan also provides densification and diversification of housing in the core, increasing local business viability and municipal revenues.

C. Preserve Community Character

- The growth provided alleviates development pressure on existing low-density neighbourhoods as well as agricultural/natural/resource lands.
- The OCP recognizes the necessary differences in village lands versus non-village lands and that these differences can be complementary and synergistic.

D. Provide Housing Choices

- The plan provides a variety of housing types that support a vibrant, viable village core; provide attainable housing options; and provide unit sizes and tenures for residents across their lifespan.
- Suburban development patterns cannot support successful village development nor provide a variety of housing options.

E. Manage Steady and Sustainable Development of Infill Neighbourhoods

- The Village SPA areas are the top priority infill area suggested in the OCP; and the plan represents a context-sensitive and sustainable neighbourhood design that reflects the policies and goals of the OCP.

F. Develop Community Infrastructure

- The plan includes the development and extension of water and sanitary infrastructure to adequately service these sites and future development; and the proposed land use pattern and streetscapes offer a cost-effective use of new infrastructure
- Streetscape improvements will be constructed on Ware, Lantzville, and Wiles Roads, consistent with the Village Commercial Core Improvement Plan along the frontage of the subject properties.
- Additionally, two roundabouts will be constructed on Ware Road – at Lantzville Road and further west.

G. Improve Road, Pedestrian, and Bicycle Mobility

- The plan includes [a] traffic-calmed and pedestrian-friendly streets with narrow travel lanes, sidewalks, and landscape buffers; [b] pedestrian trail connections within and to/from the sites; and [c] a multi-use path connection (or separated bike lanes and sidewalks) along Ware Road, from the Island Highway to Lantzville Road.

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 Services and Park area adjacent to the school and existing play fields for TBD community uses and public park areas; [d] treed buffers and trail connections to existing neighbourhoods and the Island Highway; [e] a new mixed use site (planned grocery store) on the corner of Lantzville and Ware Roads; [f] a network of TBD multi-use trails and greenways that enhance connectivity, provide gathering spaces and play

areas, and facilitate improved stormwater management; and [g] 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).

CONCEPT ILLUSTRATIONS

The following images further illustrate the proposed concept for the site. While still conceptual in nature, these drawings are generally consistent with the proposed zoning regulations and future design directions.



Street Scenes



Looking from a new internal public road into a townhouse development with mid-block pedestrian trail (public)

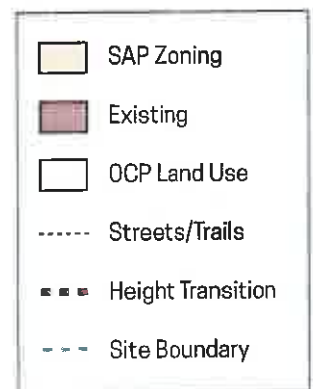
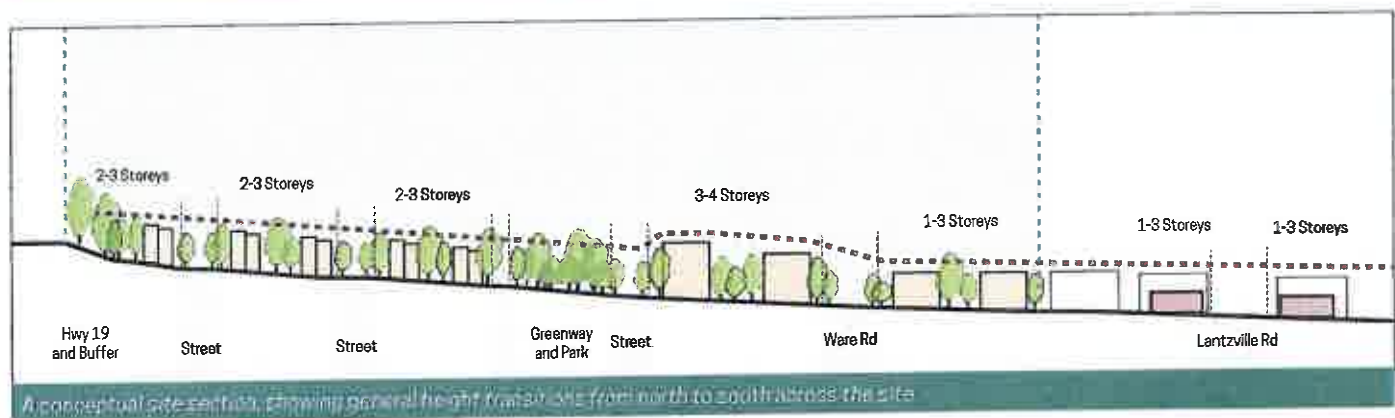
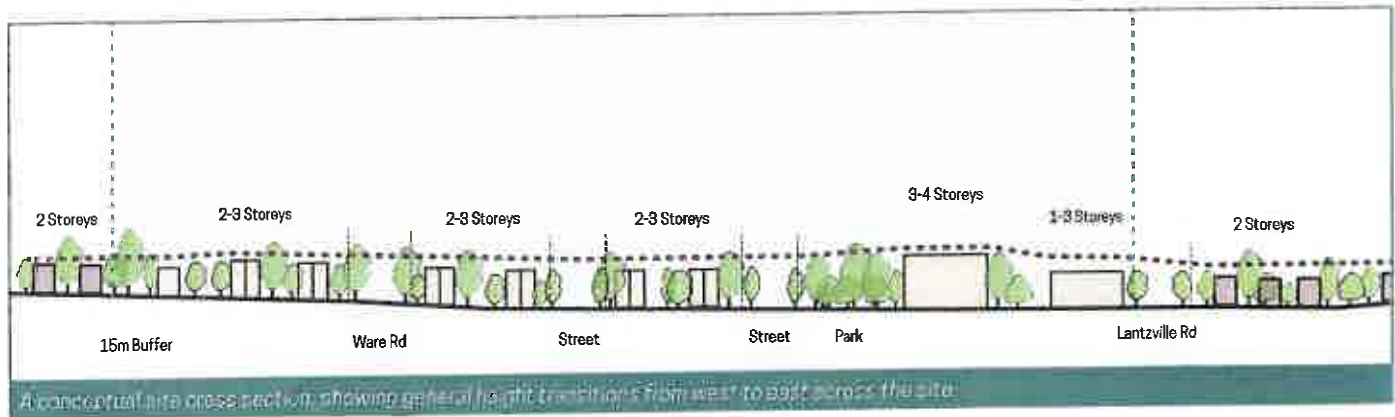


Single-unit streetscape with greenway trail on the left

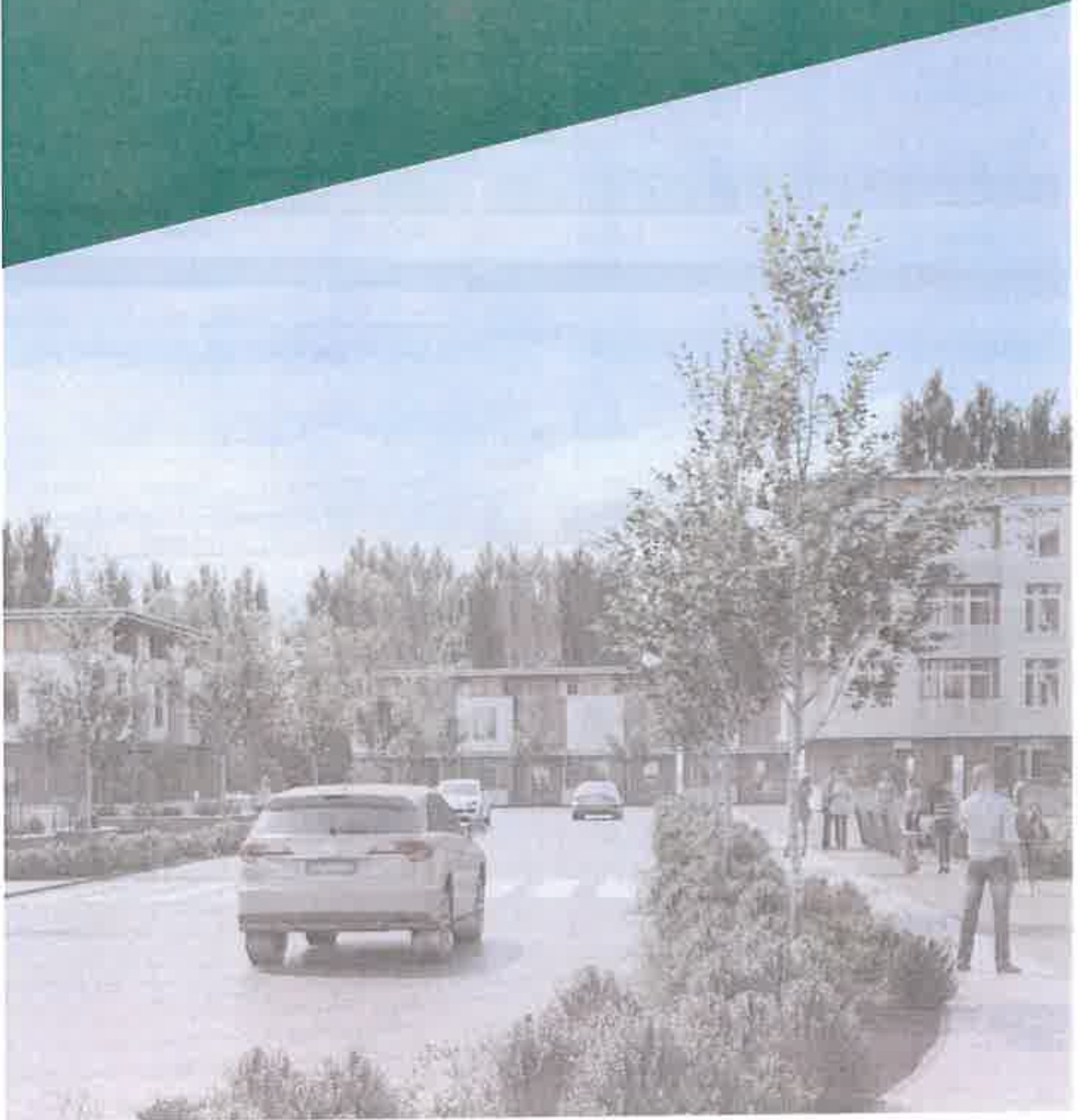
Height Context & Transitions

The site plan and zoning provide a sensitive height transition to adjacent single family homes, existing commercial buildings, and future village redevelopment. The below conceptual diagrams illustrate the context and transition of heights, from west to east and from north to south.

The sections are meant to be typical or representative (rather than specific) locations.



3. DEVELOPMENT PLAN



3.1 ZONING

The map and associated table, below, provide key details of the proposed site-specific Special Area Plan zoning for these sites.

ZONING MAP



■	A – Ground-Oriented Housing
■	B – Multi-Family Housing
■	C – Mixed Use
■	C – Mixed Use (Transition)
■	CS – Community Services
■	P – Park
---	Conceptual Road & Trail Layout

Area Calculations

Total gross site area: 23.27 hectares (includes land area that will be dedicated to the District on Ware and Lantzville Roads, and new roads).

Area calculations below are approximate "gross" values and include future internal road areas as well as the Public Trails & Greenways.

A – Ground-Oriented	11.69 ha
B – Multi-Family	3.59 ha
C – Mixed Use	3.76 ha
CS – Community Services	3.74 ha
P – Park	0.55 ha
Public Trails & Greenways (locations TBD)	0.72 ha

VISUALIZING THE ZONES

To better visualize what is envisioned in each zone, this gallery offers precedent images taken from other successful neighbourhoods and represents the “types of things” that could be expected.

AREA A: GROUND-ORIENTED HOUSING (SINGLE-UNIT & CLUSTER HOUSING)



Cluster housing with individual homes



Single unit home on smaller lot



Single-unit home without parking in the front yard

AREA A: GROUND-ORIENTED HOUSING (TOWNHOMES)



Townhouse cluster along a public sidewalk



Townhouse cluster with internal pedestrian pathways



Townhouses with semi-private front yard spaces

AREA B: MULTI-FAMILY HOUSING



Multi-family with abundant green landscaping



Multi-family fronting public sidewalk



Small-scale multifamily building

AREA C: MIXED-USE COMMERCIAL



Main street with 3-storey mixed use buildings



Modern, small scale mixed use buildings with active retail on the ground floor



Main street with 3-storey mixed use buildings

AREA C: RETAIL / COMMERCIAL



Grocery store with high quality pedestrian realm



Retail/commercial building on main street corner



Retail building with high quality street frontage

PARKS & OPEN SPACE



Community park with trails, playground, and landscaping



Community park and greenway with multi-use path and playground with abundant tree plantings



Greenway trail through a residential area

3.2 TRANSPORTATION PLAN

NEIGHBOURHOOD CONNECTIVITY DIAGRAM



The transportation network includes [a] streetscape improvements on Ware, Lantzville, and Wiles Roads (frontage); [b] two new roundabouts (at Ware/Lantzville and further west on Lantzville Road); [c] new pedestrian-friendly streets throughout the site; [d] extensive neighbourhood trails/greenways; [e] trail connections to adjacent neighbourhoods; and [f] new potential transit routes and stops (see Transit Map on the following page).

The network of sidewalks and trails was designed to [a] facilitate walking and cycling to/from and within the village area and [b] create recreational walking routes for residents in Lantzville.

Note: The final location of future new roads, trails, and greenways are to be determined at the time of Development Permit. The locations shown are indicative only.

NEIGHBOURHOOD TRANSIT MAP



The Neighbourhood Transit Map shows the existing and potential future public transit network in the Village South Area. Future routes and stop locations will be determined with RDN Transit in response to future service expansion and route redesign. The illustrated stops and route extensions are indicative only but show convenient walking distance to the village, new community spaces (e.g., parks, play fields), and new residences.

The transit network is integrated with the connectivity plan (previous page), providing future residents and visitors walking and alternative mobility connections (e.g., cycling, rolling) throughout the area and directly to (future) transit stops.

Note: The final location of future new roads, trails, and greenways are to be determined at the time of Development Permit. The locations shown are indicative only.

GETTING AROUND

Implementation of the Transportation Plan for the area will include the following:

- All new streets will include sidewalks on both sides and the use of street width will prioritize pedestrian mobility and safety over vehicular efficiency.
- A separated multi-use trail or bike lanes and sidewalks will be provided on both sides of Ware Road.
- Pedestrian, alternative, and active mobility will be prioritized through:
 - The connectivity of sidewalks, trails, and green spaces.
 - The connectivity of public transit and alternative mobility (e.g., walking, cycling, rolling) through universal access sidewalks and trails and the strategic location of transit stops.
- Up to 4 new illuminated type 2 transit shelters within or adjacent to the site will be developed.
- A minimum of one concrete bus pad on Ware Road will be created to serve a future transit stop (to be determined location).

STREET CONCEPTS

The proposed street designs for the project are focused on creating slow, family-friendly, and walkable streets – not thoroughfares or neighbourhood short-cuts. All internal streets will feature the following:

- Sidewalks on both sides of the street and bike lanes on both sides of Ware Road;
- Street trees throughout, providing a multitude of benefits;
- Traffic calming via narrower travel lanes (except Ware Road), on-street parking, street trees, and curb extensions / bulbouts; and,
- Integrated stormwater management via rain gardens – in bulbouts and landscape buffer areas.

The diagrams on pages 24-26 offer conceptual street designs.

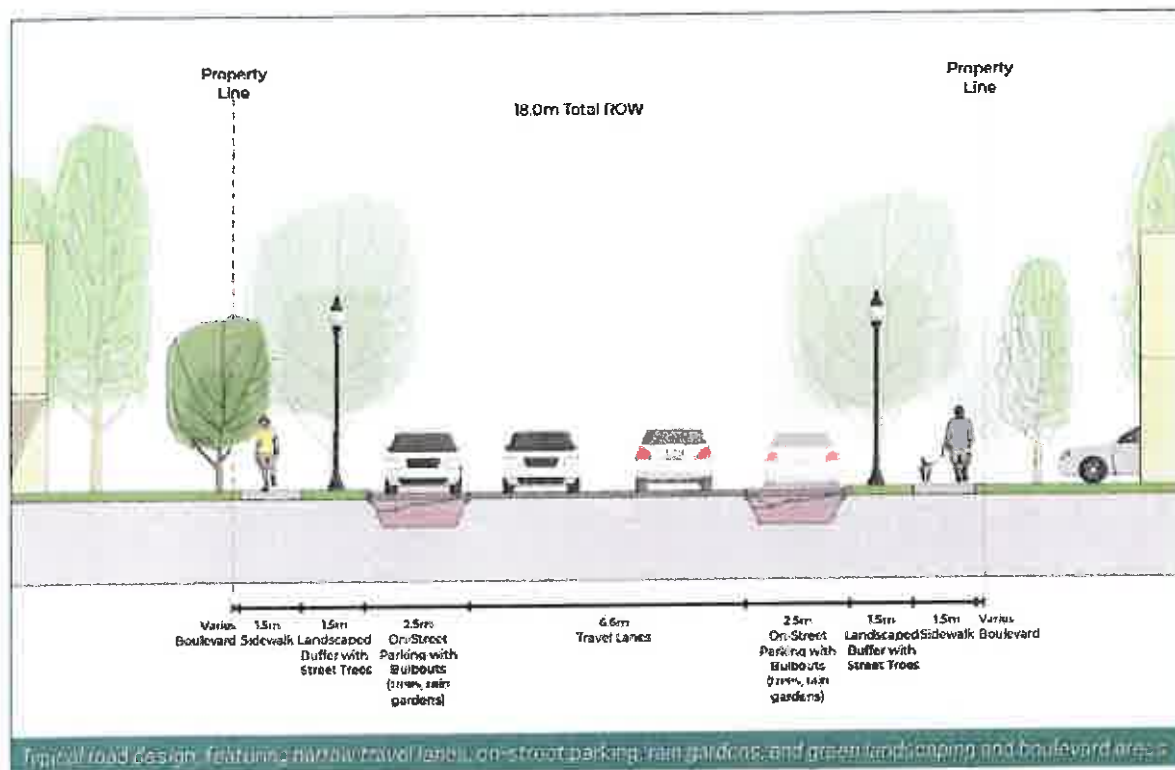
PUBLIC TRAILS/GREENWAYS

The trail and greenway network for the project is focused on creating multi-functional neighbourhood connections. All trails will [a] enhance pedestrian, cycling, and “rolling” (e.g., wheelchairs, walkers, strollers) connectivity and [b] provide tree canopy cover and urban habitat.

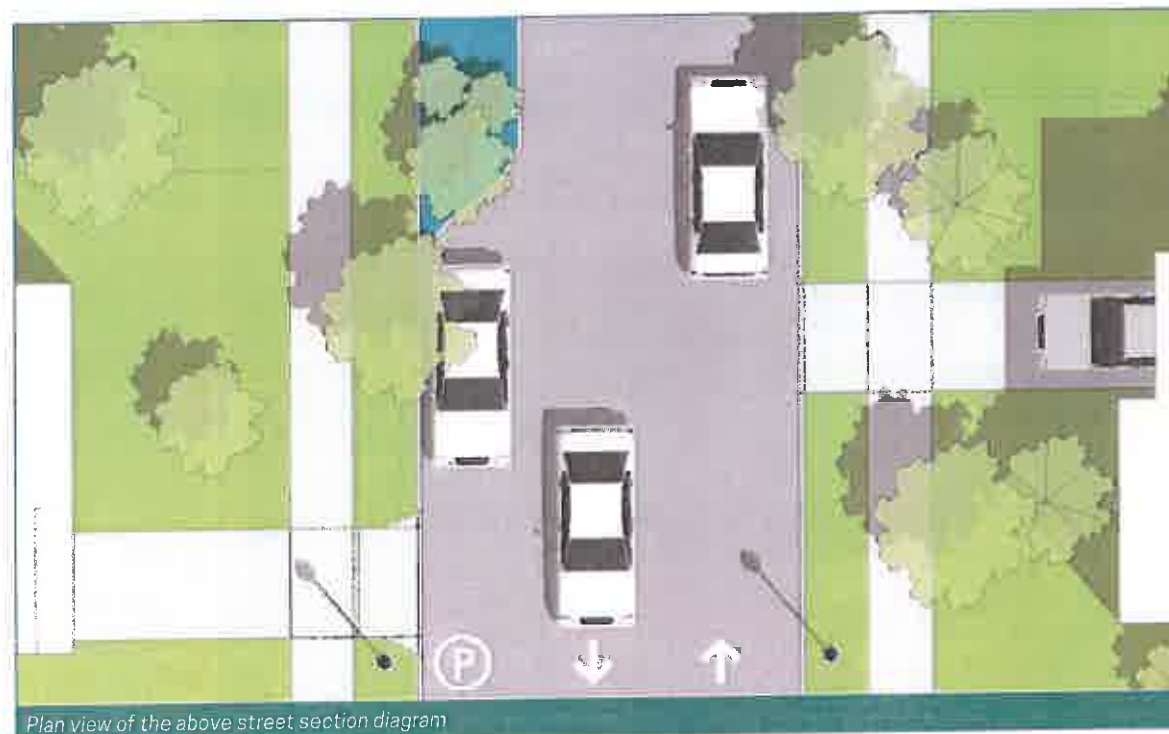
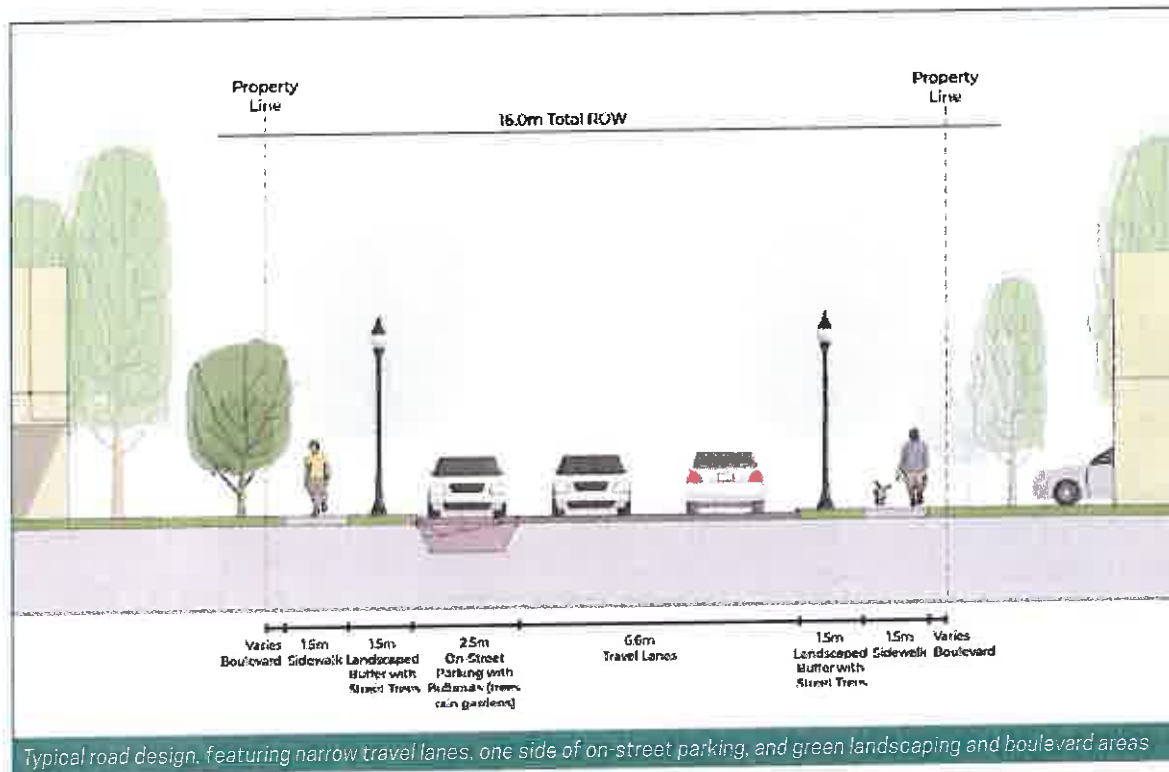
Further directions and concept designs for trails and greenway can be found in the next subsection 3.3.



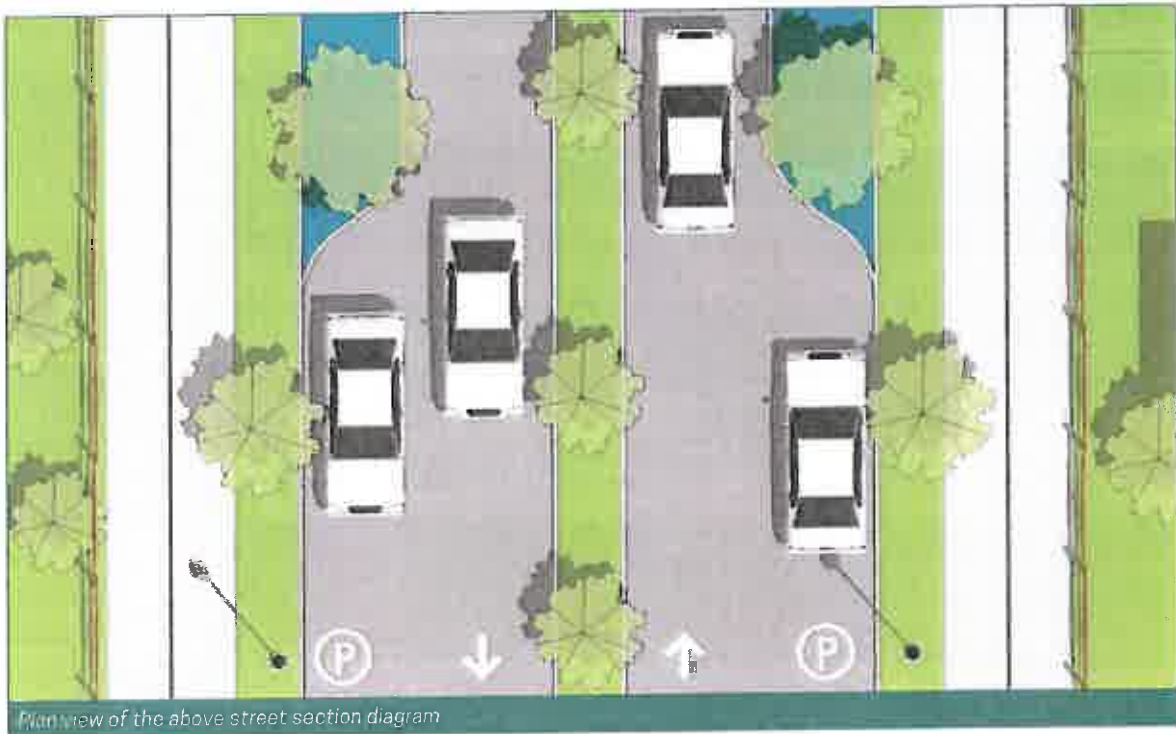
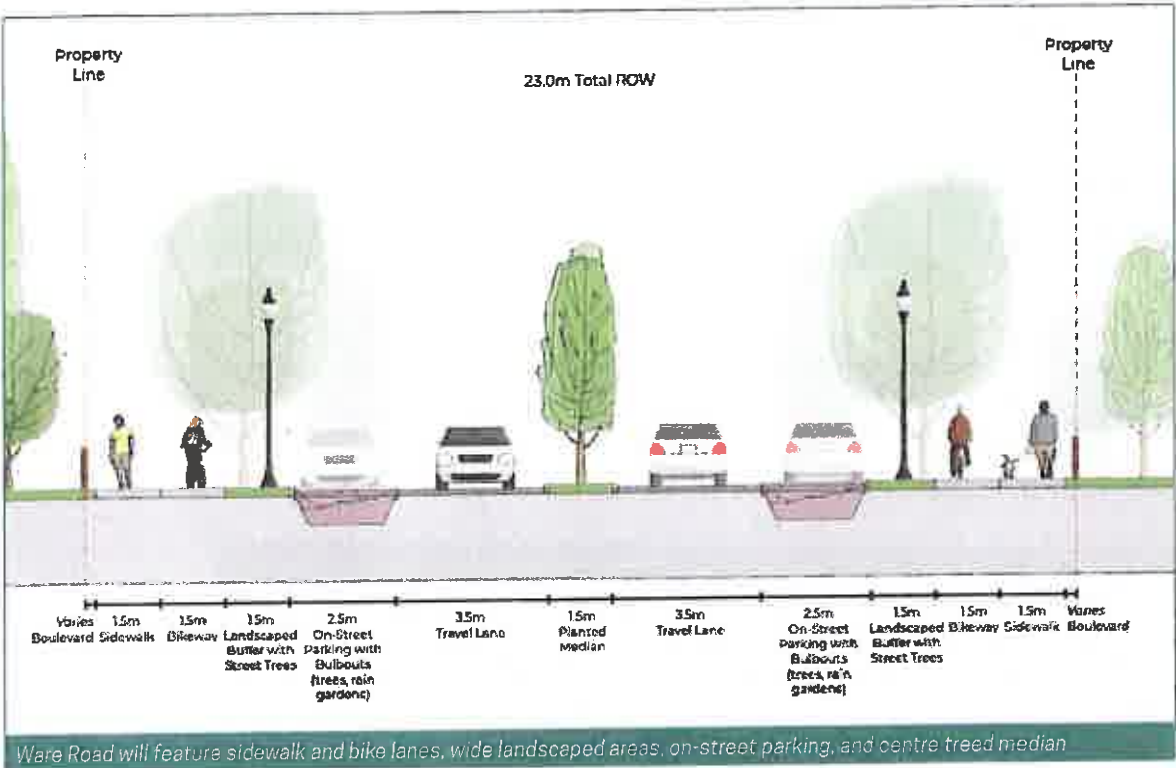
Local Street (Mixed Use): Concept Design



Local Street (Residential): Concept Design



Ware Road: Concept Design



3.3 OPEN SPACE PLAN

APPROACH

The Open Space Plan for the site is based on four primary goals:

1. Gathering Places & Play Spaces

Provide high quality community gathering places, including opportunities for passive and active recreation.



2. Connection to Nature

Provide abundant green space and treed areas throughout the site, including naturalized and landscaped open spaces on public and private lands.



3. Sensitive Transitions

Provide treed landscape buffers between existing single-family neighbourhoods and the site.



4. Walkable Connectivity

Provide a comprehensive active transportation network of sidewalks, trails, and greenways to serve transportation and recreational needs.



OPEN SPACE NETWORK PLAN



The Open Space network includes a variety of active and passive recreational amenities, as well as trails designed to [a] facilitate walking and cycling to/from and within the wider village area and [b] create recreational walking routes in the neighbourhood.

The network includes [a] a large Community Services and Park area with potential for passive (e.g., seating, pathways) and active (e.g., playground, sport courts, play fields) recreation features; [b] a Neighbourhood Park in the centre of the site; [c] landscaped buffers to the residential homes to the west and to the highway; [d] extensive neighbourhood trails/greenways, including connections to adjacent streets and mid-block connections to enhance pedestrian mobility (final locations TBD at time of Development Permit); and [f] active transportation connections to adjacent neighbourhoods. The proponent is providing funds to the District for future improvements in the Community Services and Park area.

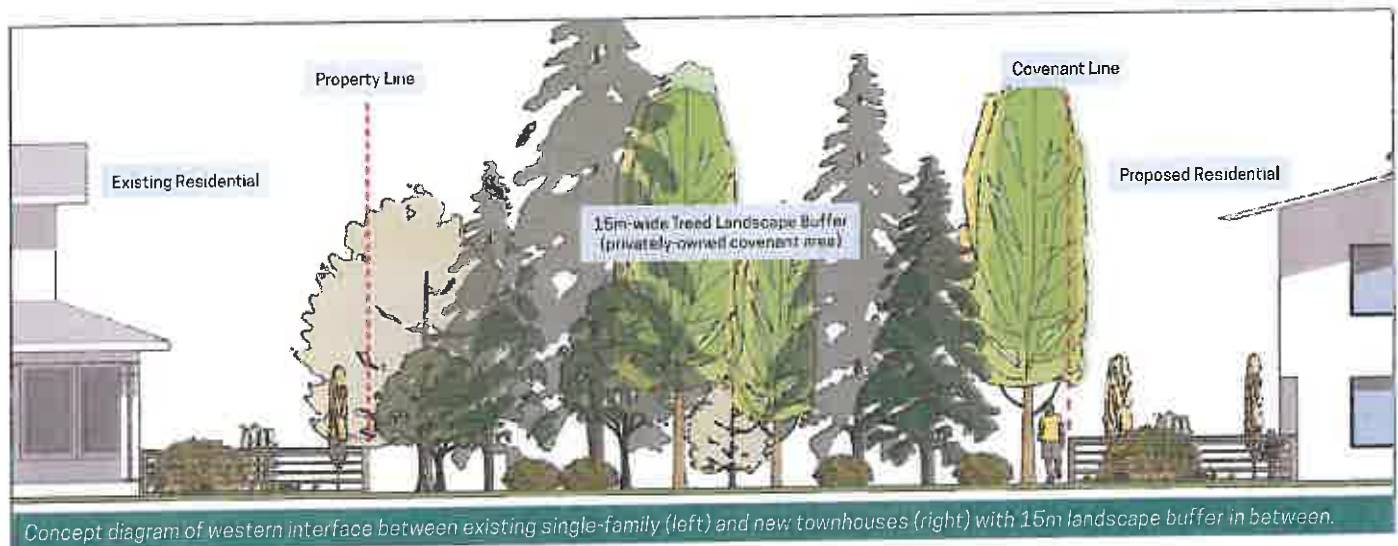
- Public Park
- Community Use & Park Area
- Indicative Greenways/Trails (TBD at DP stage)
- Examples of potential Private Open Spaces
- All other Open Spaces TBD

OPEN SPACE CONCEPT DESIGNS

This subsection provides concept designs for key open space features, including neighbourhood buffers, a public greenway/trail, and the central public park space.

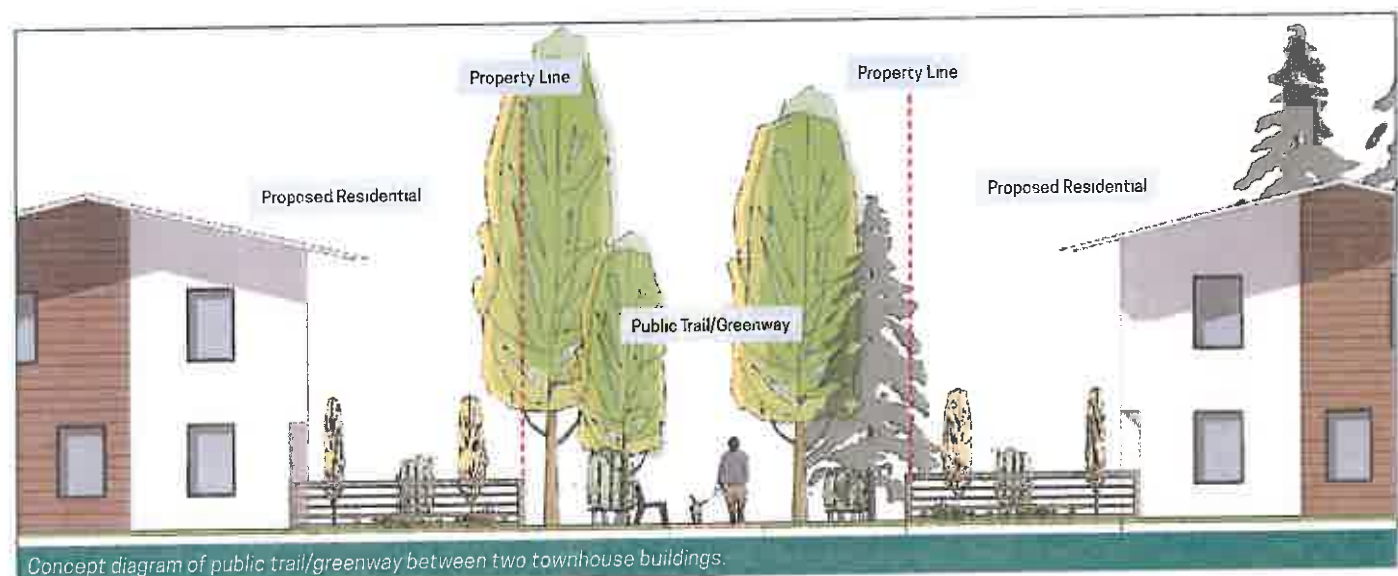
Landscape Buffer Concept

At the west and south boundaries of the site, a min. 15m landscape buffer (privately-owned covenant area) is proposed between new development and existing homes (or highway).



Public Trail/Greenway Concept

The proposal includes a number of public trails and greenways through the site, often functioning as mid-block walking/cycling connections.



VISUALIZING PUBLIC SPACES

Public spaces are envisioned as pedestrian friendly and green network of active transportation connections and community gathering places. The gallery below provides examples of these new public spaces.

PEDESTRIAN-FRIENDLY & GREEN STREETS



Village street with wide sidewalks, active retail frontage, street trees, and rain gardens



Street in a lower density area with sidewalks, street trees, and on-street parking



Street in a multi-family area with sidewalk, street trees, and landscaping in the front setback

TRAILS & GREENWAYS



Two trail connections meeting within a large town-house development



A pedestrian connection within a private development



A narrow trail and wider community greenway intersect on a multi-family site

PARKS & OPEN SPACES



A community park with central gathering space



A community park with large play space and walking trails



Active recreational opportunities in a community park, such as pickleball

URBAN FOREST & INVASIVE SPECIES

Tree Planting & Urban Forest

The District will seek to enhance the urban forest in the village by following the strategies, which should supplement relevant current and future District bylaws.

Strategies

A. Proposed trees should have access to the following minimum soil volumes:

- Large-canopied trees: 15m³
- Medium-canopied trees: 12m³
- Small-canopied trees: 8m³

B. Street trees will be planted along all improved streets in the subject area according to the following guidelines:

- Select large full-canopied trees where possible.
- Space trees as follows:
 - Large-canopied trees: 10-12m apart
 - Medium-canopied trees: 6-10 m apart
 - Small-canopied trees: 6 m apart
- Install min. 450mm depth of soil in boulevards and show that proposed trees will have access to sufficient soil volumes (see guidelines above).
- Minimum boulevard width is to be 1.5m to allow for planting of boulevard trees, with increased width in areas of boulevard rain gardens.
- Tree species to be native or adaptive non-native tree species selected by a registered Landscape Architect.

C. Plant trees in public parks and open spaces.

- Prioritize municipal budgets to plant and maintain trees in public spaces.
- Plant large full-canopied trees where possible.
- Minimize impervious surfaces and provide a minimum of 20% of the site area in soft landscaping with deep soils.



A residential street with mature trees



A new development with street trees

Invasive Species Management

This site is characterized by previously-disturbed lands with limited on-going maintenance and management. Due to the disturbed and isolated nature of the site, most of the site works will pose minimal impacts on the surrounding landscape or existing ecological values. That said, invasive species management will be conducted during project development according to Best Management Practices and overseen by a qualified professional.

Two key reference documents for relevant species removal are:

Controlling Invasive Plants on your property-5th Ed. 2017. District of Saanich. <https://www.saanich.ca/assets/Community/Documents/Environment/Invasive%20Plants%20Booklet%202015%20web.pdf>

Controlling Invasive Plants: Information and Process Package, City of Nanaimo. https://www.nanaimo.ca/docs/services/home-and-property/invasive_plants.pdf

3.4 STORMWATER MANAGEMENT PLAN

EXISTING CONDITIONS



Site Watershed

The site is located within the Nanoose to South Wellington Watershed and is part of a sub watershed that drains north into the Salish Sea. The watershed extends south and crosses the Island Highway. Significant runoff flows onto the site from the Harby Road ditch. There are several depression areas (see existing drainage plan on the right) that are ephemerally wet. The lower watershed (north of the Lantzville Road) is comprised of mostly single unit homes and a few commercial properties.

Existing Site Drainage

The site is divided into two main drainage areas by Ware Road. Rainwater that falls on the north and east side of Ware Road flows via several rough ditches and collects in a depression area adjacent to Ware Road. Water is conveyed via a culvert under Ware Road from which it flows in a ditch towards Lantzville Road. On the south and west sides of Ware Road, water in the lower area drains to a depression south of the school. The south part of this sub-catchment area and runoff from Harby Road flow in a ditch. Water from both areas flow to the east and converge with the runoff from the north/east drainage areas. Water flows in a ditch/slough to a culvert on Lantzville Road near the intersection of Caillet Road. From there it flows in a series of storm drains and concrete troughs before discharging to the ocean at the end of Jacks Road.

It is important to note that the ditches and related drainage elements do not represent natural features and are a product of historical site works followed by a lack of maintenance or improvements.

APPROACH

A stormwater management plan (SWMP) was developed in collaboration between Newcastle Engineering and Murdoch De Greeff Landscape Architects. The SWMP focuses on applying key source control best practices and on meeting the stormwater regulations of the District's Subdivision and Development Works and Services Bylaw. The SWMP seeks to:

- A. Ensure post-development stormwater quantity and quality will be maintained to pre-development conditions;
- B. Retain natural water flows on the land as long as possible; and.
- C. Maximize clean runoff to receiving waterbodies using biofiltration measures.

The SWMP will achieve this through:

- A. Infrastructure Improvements** – upgraded piped storm sewer infrastructure to handle overflows from the site-based facilities and to accept and convey drainage from upstream tributary areas.
- B. Parks, Plazas, and Greenways** – maximizing soft landscaping and utilizing absorbent landscaping and rain gardens.
- C. On street Strategies** – rain gardens integrated throughout and sized according to the impervious surface of each roadway;
- D. Private Land** – minimizing impervious surfaces, shared detention and filtration features (e.g., large rain gardens, swales), and other solutions;

The following subsection details the implementation strategy for the SWMP within the Village South Special Plan Area.



IMPLEMENTATION

Infrastructure Improvements

Strategy

The developer will complete the following drainage works within and downstream of the subject properties:

- A. Construction of a piped drainage system from the intersection of Lantzville and Caillet Roads along Caillet Road to Jacks Road and along Jacks Road to the ocean.
- B. Reconstruction of a portion of the existing storm sewer at the west end of Caillet Road to lower its elevation sufficiently to accept drainage from the lowest areas of the subject properties and to allow for possible future construction of underground parking structures drained by gravity.
- C. Construction of a piped storm sewer system in Lantzville and Ware Roads to serve the proposed development and to accept and convey drainage from upstream tributary areas.

See the Preliminary Servicing Study (September 2, 2021) prepared by Newcastle Engineering for more details.



A hardscaped plaza integrating absorbent soils

Parks, Plazas, & Greenways

Strategy

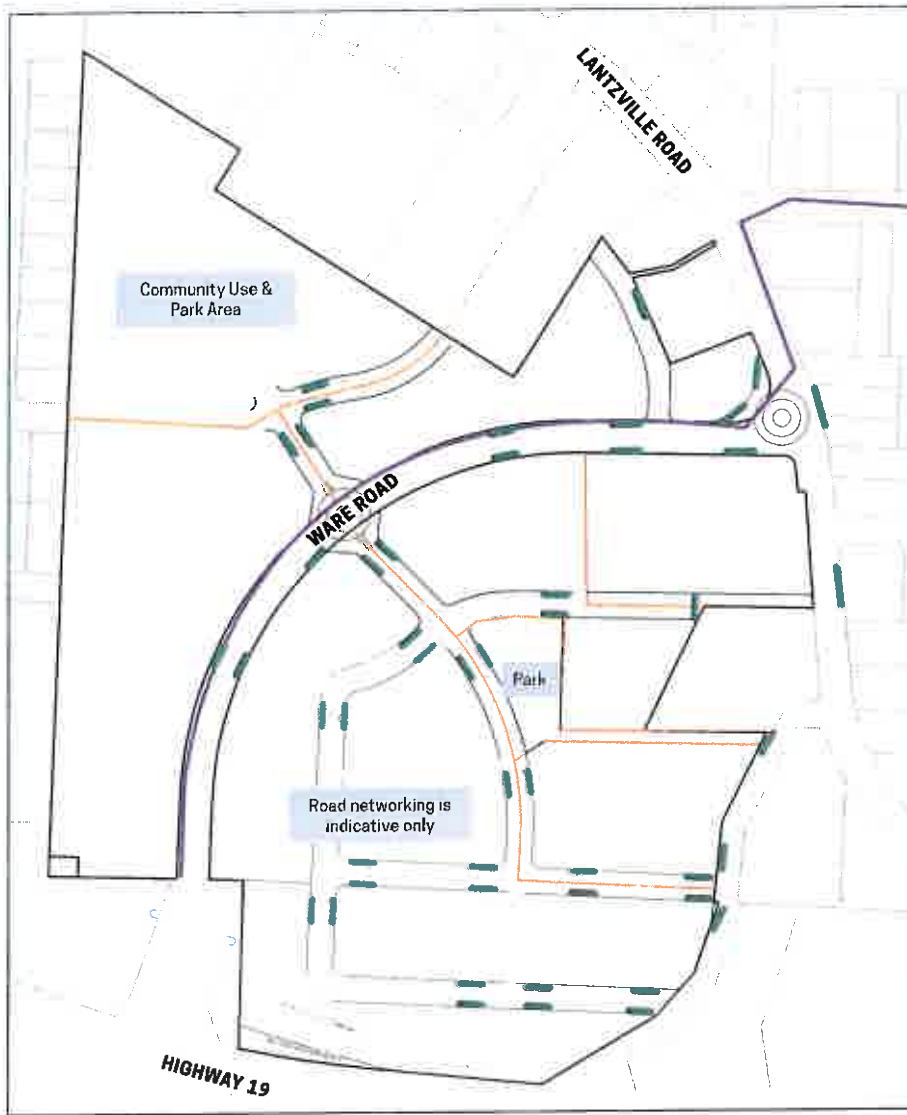
All new parks, plazas, and greenways will be designed with sufficient capacity to meet the storm water requirements of the District's Subdivision and Development Works and Services Bylaw. Solutions include:

- A. Maximize the use soft landscaping areas with deep soils as absorbent landscape.
- B. Direct runoff from pathways and small paved surfaces to absorbent landscape.



An urban plaza with abundant soft landscaping

* The term 'catchment area' refers to the total up-slope impervious surface area that drains to a known collection point, such as a catch basin or rain garden.



	App. Rain Garden Area
	Proposed Storm Sewer
	Zoning Boundary

On Streets

Strategy

Ware Road and all new roads (final locations TBD) will incorporate rain gardens of sufficient capacity to meet the storm water requirements of the District's Subdivision and Development Works and Services Bylaw.

- A general guideline for this site is that rain gardens should be sized to app. 6-8% of the impervious area of the catchment area, if designed with minimum 600mm growing medium depth, high growing medium infiltration rates and minimum 150mm flood depth.
- Rain garden designs to be prepared by appropriately qualified professional.
- Prioritize municipal budgets to maintain boulevard rain gardens.
- Design rain gardens with an underdrain and overflow drain sized to convey large storm events.

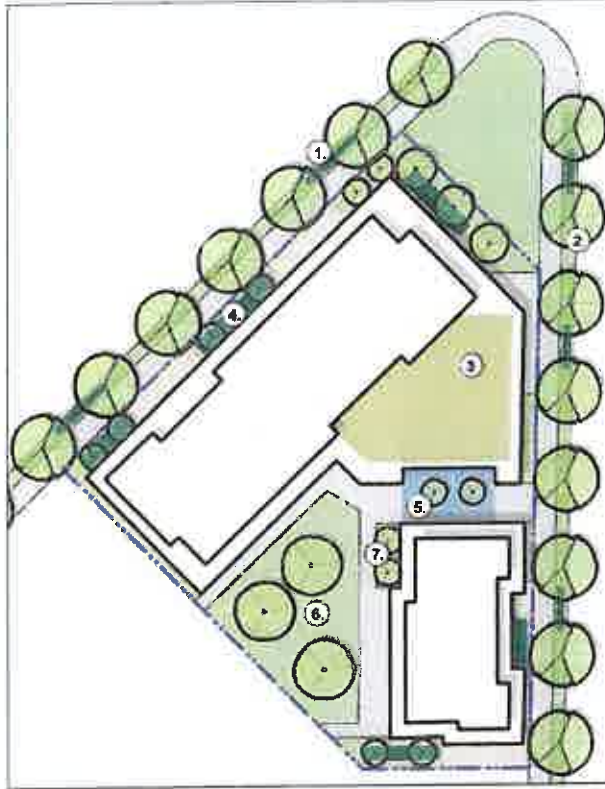
Concept Plan

The adjacent plan conceptually shows the space needed to meet District requirements to store / treat road runoff.

An integrated stormwater approach is shown, which directs rainwater runoff to rain gardens distributed throughout the site. This approach fits rainwater management into boulevard space and curb bulbouts (in parking lanes), which conserves land, creates more green space, separates pedestrians from cars, and helps calm traffic.

The road side rain gardens can be designed with sediment sumps and low maintenance plantings to assist with maintenance requirements.

See page 38 for further details on rain gardens.



1. On-street rain garden sized to road catchment area
2. Boulevard with rain gardens and soft landscaping
3. Green roof to minimize impervious surface area
4. Rain gardens sized at 6-8% of impervious area in the catchment
5. Permeable paving and tree cells where required
6. Soft landscaping as absorbent areas for paving runoff
7. Tree plantings, favouring largest suitable trees for the site

Private Land

Strategy

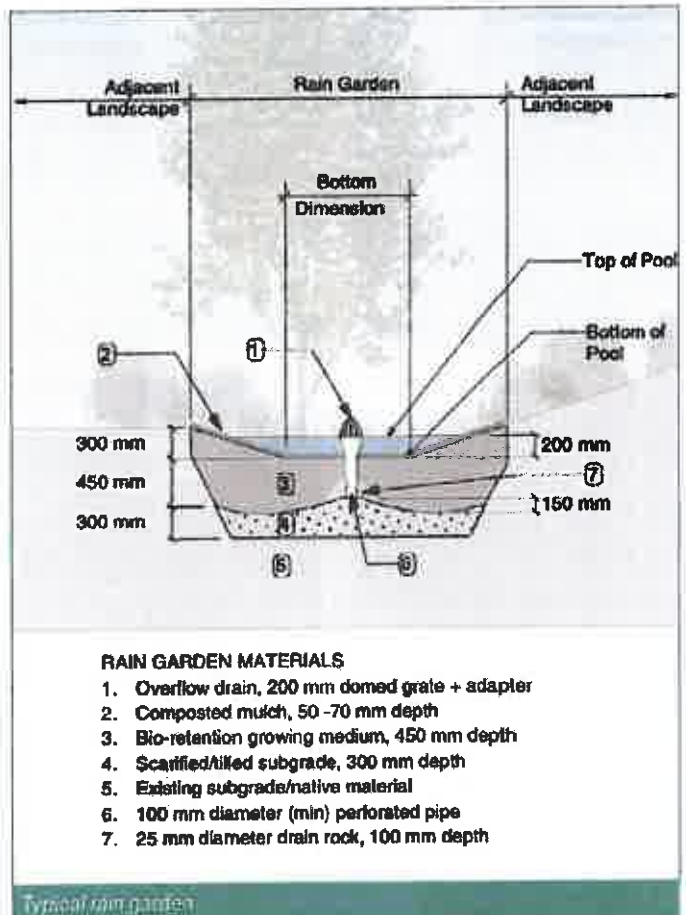
A combination of landscape-based best management practices will be required at the Building Permit stage, designed with sufficient capacity to meet the storm water requirements of the District's Subdivision and Development Works and Services Bylaw. Potential solutions include:

- A. Minimizing impervious surfaces.
- B. Utilizing rain gardens to meet the District's stormwater requirements.
 - A general guideline for success is that rain gardens should make up app. 6-8% of the impervious area in the catchment (site) area,
- C. Using permeable paving where rain gardens are not possible (or use in combination with the above, where appropriate).

Conceptual Plan

The adjacent plan conceptually shows a number of strategies to meet storm water requirements on private land.

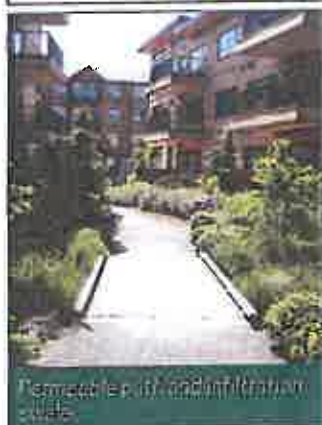
Rain gardens are a cost-effective solution that can be designed on a site-by-site basis. Permeable pavement can also be used to reduce pollution load and runoff from driveway surfaces.



RAIN GARDENS

Below, you will find examples of rain gardens integrated into private development ("on site") and into the public streetscape ("on street").

ON SITE



Permeable pavers and infiltration swale

ON STREET



On-street rain garden flows



Rain garden between buildings



Curb bulbout with rain garden



Rain garden on commercial frontage



Rain garden in landscape buffer

Overview

Swales and rain gardens form essential parts of an integrated storm water system. They control the flow of storm water around a site, attenuate flows, remove pollutants, increase infiltration, and capture debris.

Rain garden designs are to be prepared by appropriately qualified professional and designed with an underdrain and overflow drain sized to convey large storm events.

Maintenance

These areas are considered to be **Class 3 Moderate Area** requiring regularly scheduled weeding, debris removal, and thorough inspections to identify damage or deterioration in the system. Inspections will determine when other maintenance activities such as repair, pruning, or irrigation may be required.

Level 3 Moderate Maintenance

Objective: To present a neat, moderately groomed appearance with tolerance for wear and tear from moderate traffic.

Maintenance Practices: Routine maintenance at a moderate frequency and intensity. Regularly monitor for deterioration and to determine maintenance priorities. Some tasks require a Qualified professional.

Maintenance of Bioretention Facilities

Swales and rain gardens function best when they are planted, and much of their regular maintenance involves activities that are typical of areas planted with perennials. Common maintenance activities for perennial plantings include fertilizing, mulching, planting, pruning, repairing, transplanting, watering, and weed control. In addition to the maintenance requirement of the plantings themselves, the following maintenance activities should be performed regularly to ensure their long-term performance::

- **EACH VISIT:** Inspect all drain inlets, outlets, fore-bays and catchment areas for debris/damage/excessive sediment.
- **EROSION REPAIR:** identify and address the cause of erosion.
- **SEDIMENT REMOVAL:** remove sediment and debris from drain inlets.
- **CLEAN INLETS / OUTLETS:** remove all debris from drain inlets and outlets.
- **CAMERA UNDERDRAIN:** Inspect underdrains to ensure continued function.
- **CLEAN CATCH BASIN:** Remove silt and debris to maintain catch basin capacity.

3.5 SERVICING & INFRASTRUCTURE

SITE SERVICING

Sanitary Sewer

The development area is within the District's existing sanitary sewer catchment area. There are existing sanitary mains in Ware (300/375 diameter) and Lantzville (200/375 diameter) Roads, which are sized to accommodate the full build-out of the proposal. The developer will construct new sewer mains and lines throughout the development, on private property and on new public roads.

Please, refer to the full servicing report by Newcastle Engineering, including a diagram of the existing District sanitary sewer system.

Water

There are existing water mains in Ware and Lantzville Roads (250 diameter and 200 diameter respectively), which are sized to accommodate the full build-out of the proposal. The developer will construct new watermains within the new internal road network.

Well 1.1 will be connected to the District of Lantzville water system at the Developer's cost and a suitably-sized parcel will be dedicated to the District in order to supplement the District of Lantzville water supply.

Please, refer to the full servicing report by Newcastle Engineering, including a diagram of the existing District water system.

Storm Sewer

The developer will construct significant improvements to the existing storm sewer system – through the subject properties, in Ware and Lantzville Roads, and downstream along Caillet and Jacks Roads to a new outfall on the foreshore at the bottom of Jacks Road. The new storm sewers will be designed to convey post-development flows from the upstream tributary area.

Please, refer to the full servicing report by Newcastle Engineering, including a diagram of the proposed storm sewer works. Also, see Section 3.4 for the stormwater management plan.

Geotechnical

Geotechnical findings from Lewkowich Engineering Associates Ltd. confirm that the lands are considered safe for the use intended. Some unfavourable (soft clay) areas and a higher water table were identified challenges; however, recommendations have been provided to safely support development in these areas.

Please, refer to the geotechnical report from Lewkowich Engineering Associates Ltd.

Roads

Both sites presently have public road access.

The developer will [a] construct frontage/streetscape improvements to Ware, Lantzville, and Wiles Roads; [b] construct intersection improvements at Ware/Lantzville Road, including a new roundabout; and [c] construct a new internal road network, to be determined at the time of Development Permit.

Please, refer to the impact summary in Section 4.2 and the full Traffic Impact Assessment by Watt Consulting Group.

3.6 URBAN DESIGN

DEVELOPMENT PERMITS

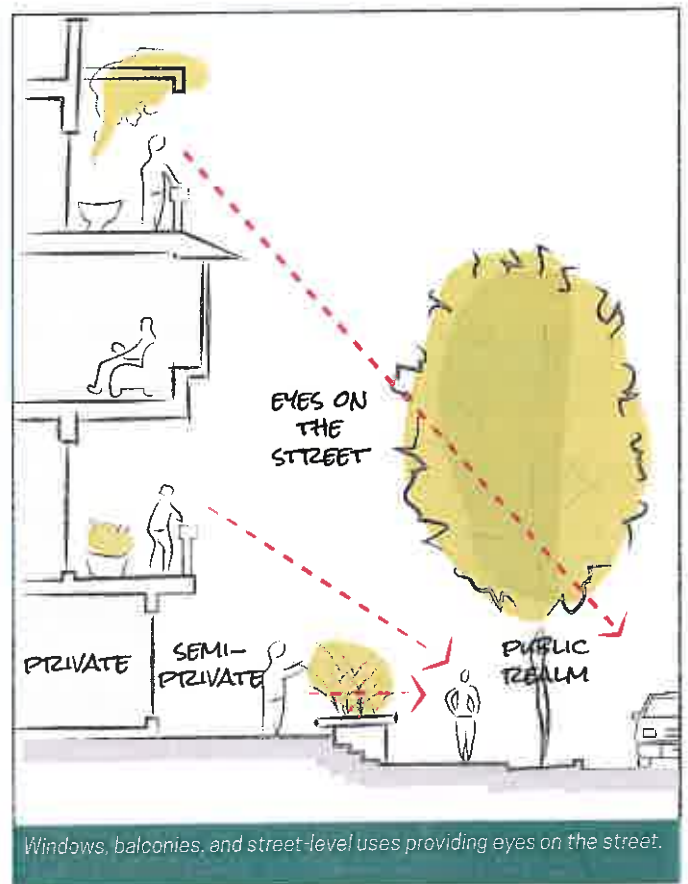
The District's DPA 8 Village Form & Character will apply to the plan area at the Development Permit stage. Therefore, these guidelines look to "fill the gaps" between the other contents of this application and the provisions of DPA 8 in the OCP.

- Notwithstanding the above, a Building Scheme will replace the need for a Development Permit for Intensive Residential within the subject properties.

ADDITIONAL DESIGN GUIDELINES

Building Design & Materials

- Generally design buildings in a contemporary West Coast style, with a focus on materials that are durable, high-quality, and consistent in their application, while avoiding a 'thin veneer' look and feel.
- Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.
- Use architectural and landscape features to create well-defined, clearly visible, and universally accessible primary building entrances.
- Break up the perceived mass of large buildings by incorporating visual breaks in facades
- Design all multi-family, commercial, and mixed-use buildings to have transparent frontages to promote "eyes on the street", using strategies such as:
 - Having continuous commercial and retail uses with windows and primary entrances facing the street;
 - Having ground-oriented residential units with windows and primary entrances facing the street; and,
 - Locating and designing windows, balconies, and primary building facades to promote activity and natural surveillance of the street.
- Avoid blank walls at grade wherever possible.



For Commercial and Mixed Use Buildings:

- G. On commercial frontages, incorporate frequent entrances (every 15m maximum) to create punctuation and rhythm along the street, visual interest, and support pedestrian activity.
- H. On retail frontage, site and set back buildings to create a minimum 3m sidewalk and permit opportunities for patio space and small plazas
- I. Site buildings using a common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation (1-3m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating a recessed entryway, small entry plaza, or sidewalk cafe.
- J. Incorporate frequent entrances into commercial street frontages to create punctuation and rhythm along the street, visual interest, and support pedestrian activity

For Multifamily Buildings:

- K. Set back residential buildings on the ground floor between 3-5m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio.
 - A height of 0.4-1.2m (e.g., 2-6 steps) is desired for front entryways.
- L. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.
- M. Design facades to articulate individual ground-oriented units (e.g., townhomes) as architectural intervals, using strategies such as recessing or projecting facades or using entrance or roofline features).



A multifamily building with ground-oriented units.

Parking, Services, & Driveways

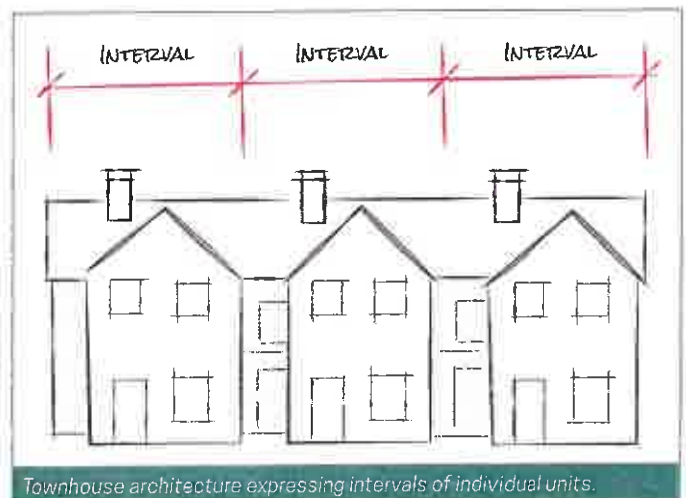
- A. Ensure the provision of adequate servicing, vehicle access, and parking while minimizing negative impacts on the safety and attractiveness of the public realm by, for example, accessing parking via a secondary street.
- B. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.
- C. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.
- D. Driveway cuts on the public street should be minimized to preserve landscaping and on-street parking.

For multifamily, mixed use, and commercial projects:

- E. Accommodate off-street parking in one of the following ways, in order of preference:
 - Underground;
 - Parking in half-storey (where it is able to be accommodated to not negatively impact the street frontage);
 - Garages or at-grade parking integrated into the building (located at the rear of the building); and
 - Surface parking in the rear, with access from the lane or secondary street wherever possible.
- F. In cases where publicly visible parking is unavoidable, screen using strategies such as:
 - Landscaping;
 - Trellises;
 - Grillwork with climbing vines; or
 - Other attractive screening with some visual permeability.

For Townhouses and other ground-oriented building typologies:

- G. Rear-access garage or integrated tuck under parking is preferred, in general.
- H. Centralized parking areas that eliminate the need to integrate parking into individual units are supported.
- I. Front garages and driveway parking are acceptable in townhouses facing internal strata roads, with the following considerations:
 - Architecturally integrate the parking into the building and provide weather protection to building entries; and
 - Design garage doors to limit visual impact, using strategies such as recessing the garage from the rest of the facade.



Site Planning & Landscaping

- A. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.
- B. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.
- C. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.
- D. Design internal strata roadways to serve as additional shared space (e.g., vehicle access, pedestrian access, open space) using strategies such as:
 - High-quality pavement materials (e.g., permeable pavers); and
 - Providing usable spaces for sitting, gathering and playing.
- E. Use landscaping materials that soften development and enhance the public realm.
- F. Plant native and/or drought tolerant trees and plants suitable for the local climate.
- G. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions
- H. Design front yards to primarily consist of soft landscaping (lawns, trees, shrubs, gardens). Where practical, no more than 40% of the front yard will be covered by hard surfaces.
- I. In addition to street trees, to provide shade and unify the neighborhood, at least one tree per ground-oriented dwelling unit front should be provided.



A townhouse frontage with functional, permeable landscaping



Courtyard space with abundant tree plantings and permeable area.

Drainage

- A. In addition to maximizing soft landscaping and permeable surfaces, each lot will utilize a combination of rain gardens, ponds, swales, and/or other drainage facilities to collect and convey stormwater from building roofs and other impervious surfaces.

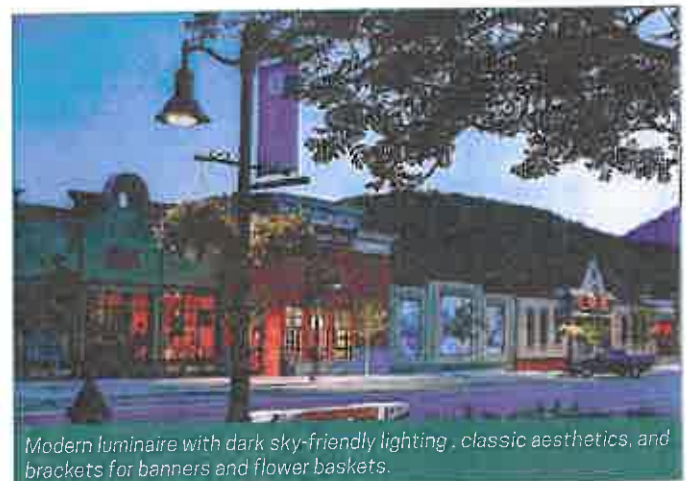
Lighting in Public Spaces

Decorative luminaires will be installed on all public streets and in public open spaces (e.g., parks, greenways, plazas) according to the following guidelines:

- A. Is black in colour and representative of a minimalist, classic (or modern heritage) aesthetic consistent with the adjacent images.
- B. Adheres to dark sky principles, including down lighting that is shielded or full cut-off with no up-lighting.
- C. LED lights for energy efficiency while ensuring a warm white colour temperature (e.g., 2500K-3,500K).
- D. In all on-street locations, incorporates power outlets.
- E. On Ware Road adjacent to Mixed Use sites and on Lantzville Road,, incorporates pedestrian-level fixtures and banner mounting brackets.



On-site rain garden and drainage area.



Modern luminaire with dark sky-friendly lighting, classic aesthetics, and brackets for banners and flower baskets.



Dark sky lighting along a public greenway

3.7 GHG EMISSIONS REDUCTION PLAN

OVERVIEW

Transportation and the built environment both play a key role in helping communities transition towards a low carbon future.

The redevelopment of Lantzville village is an opportunity to not only create a compact, walkable area that reduces our reliance on automobiles and fossil fuels but also utilize high performance buildings and other sustainability strategies.

STRATEGIES

Lantzville Village GHG Emissions Reduction Plan is focused on achieving practical and meaningful climate action in the eight areas outlined below.

1. Village Commercial & Mixed Uses

In smaller communities in British Columbia the transportation sector is typically the largest emitter of GHG emissions as people travel in vehicles to shop, work or other daily activities. Creation of a vibrant village core with a variety of commercial and institutional uses will greatly reduce the need to travel to adjacent centres and thereby reduce GHG emissions. Surrounding the village core with a higher residential density will encourage people live and walk to

STRATEGY #1

- 1.1 Support for the village core and encouragement to buy and shop local in order to reduce GHG emissions from the transportation sector.

2. BC ENERGY STEP CODE

The Step Code is a province-wide performance standard requiring new buildings to attain higher energy performance by meeting set targets for the building envelope, mechanical system efficiency and airtightness. Energy modeling software and on-site air tightness testing is used to demonstrate Step Code compliance, indicating that the building meets the required performance level at the pre-construction stage as well as project completion.

The Province has signaled that the base BC Building Code will increment over the next three update cycles, to reach the top Steps of the code – a “net-zero energy ready” performance level – by 2032.

STRATEGY #2

- 2.1 Follow the BC Energy Step Code as the incremental steps are adopted by the District of Lantzville Building Department.



3. BIKE PARKING

Providing on-site bike parking in multi-unit residential projects promotes bicycling as an active transportation and low carbon alternative to the vehicle. The District has best practice minimum requirements for bike parking.

STRATEGY #3

- 3.1 Provide on-site bike parking at the rates described in the Zoning Bylaw.

4. ELECTRIC VEHICLE CHARGING

Electric Vehicles are becoming more prevalent across Canada, BC, and on Vancouver Island, and the Provincial government has adopted an EV mandate stating that by 2040 all cars and trucks sold in the province will be EVs. Most EV charging occurs at home, and access to 'at home' charging is a critical factor determining whether households will adopt an EV. Acknowledging this, the District has best practice minimum requirements for EV charging stations.

STRATEGY #4

- 5.1 Provide on-site EV charging at the rates described in the Zoning Bylaw.

5. CAR SHARING

Car sharing platforms provide access to a shared rather than a private fleet of automobiles distributed in the region. Participation in such services induces changes in mobility behaviour as well as vehicle ownership patterns that could have positive environmental impacts including GHG emission reduction. Additionally, car sharing may reduce the amount of parking required by new developments, increasing the amount of usable floor space.

STRATEGY #5

- 7.1 Provide opportunities for car sharing, especially in mid-rise buildings



Bike racks outside of a mixed-use building



Car share cars adjacent to a large employer

3.8 AGE-FRIENDLY PLANNING

AGE-FRIENDLY LANTZVILLE

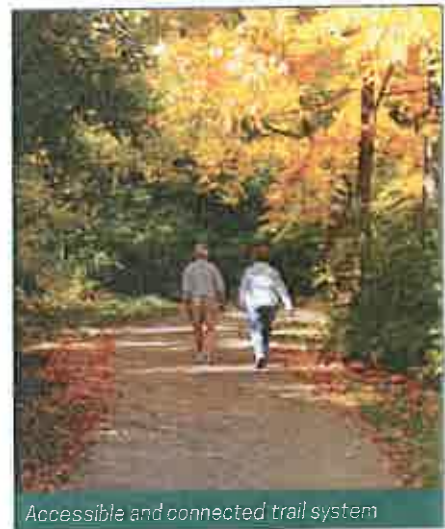
In 2020, the District developed an Age-friendly Plan, which included a list of strategies for the District of Lantzville to pursue, alone and in collaboration with the community and other partners.

The Village South SAP satisfies a number of the objectives of the Age-friendly Plan, including:

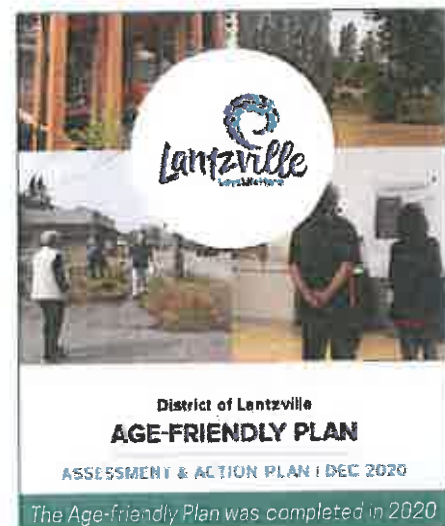
- A. Improve the accessibility of and amenities in outdoor spaces in Lantzville.
 - New parks **will** be universally accessible and include amenities for all ages and abilities.
- B. Improve the accessibility of buildings in Lantzville.
 - New buildings **will** meet current accessibility standards, which existing buildings in the village often lack.
- C. Encourage a safe and integrated network of roads, transit, bike routes and pedestrian realm, for people of all ages and abilities.
 - The transportation network includes a highly integrated network of accessible sidewalks, bike routes, and trails.
- D. Improve the accessibility and age-friendliness of transit.
 - New transit stops **will** be universally-accessible and more friendly to those with mobility challenges.
- E. Support more affordable, and accessible housing options for older adults in Lantzville.
 - A range of **new** housing options, including more attainable units, **will** be provided in the plan area.
- F. Improve the accessibility standards of housing in Lantzville.
 - New residential units **will** meet current accessibility standards, which existing buildings in the village often lack, and include some adaptable units.



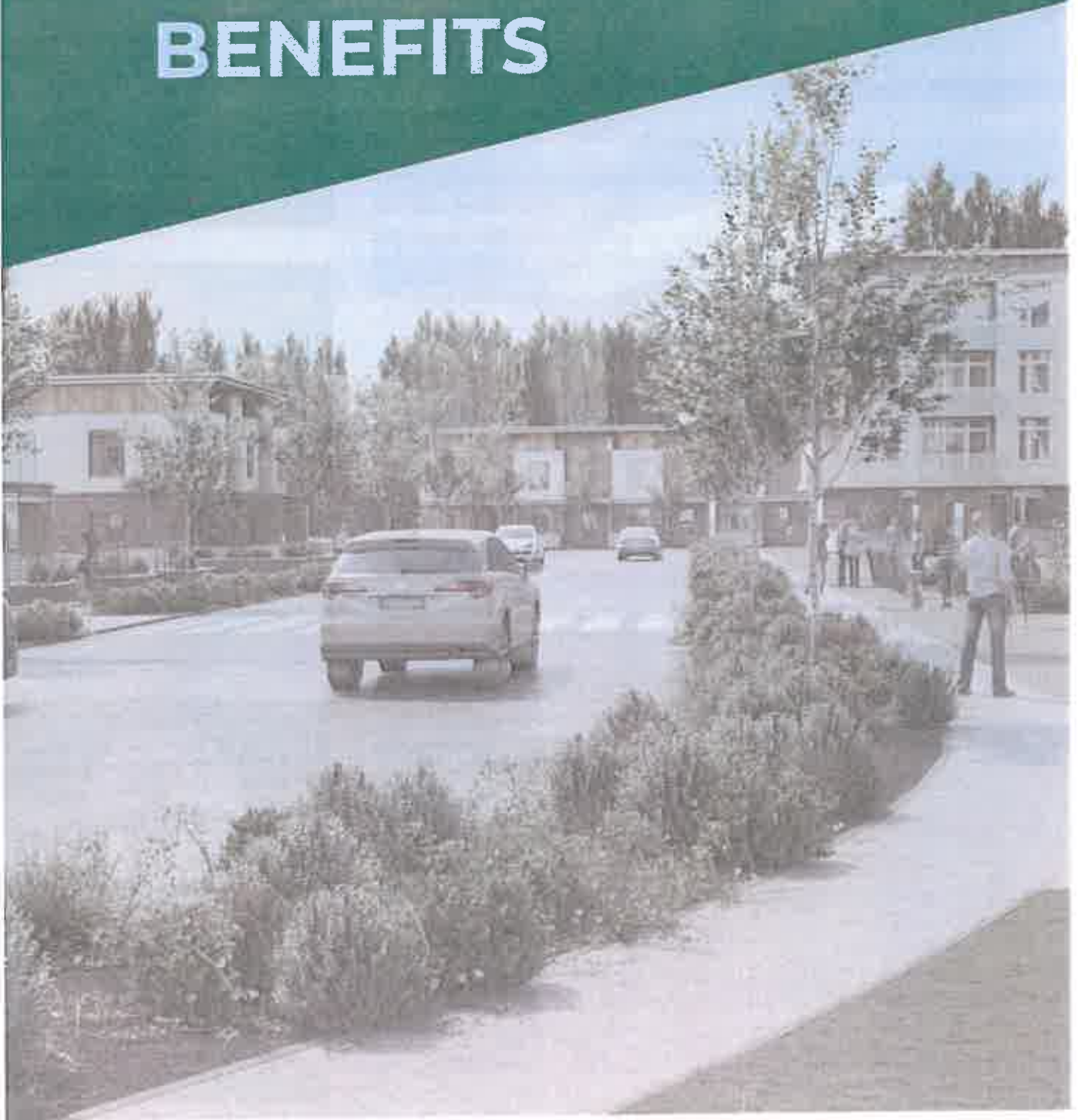
A seniors-oriented co-housing project



Accessible and connected trail system



4. NEIGHBOURHOOD INTEGRATION & BENEFITS



4.1 RESPONSE TO NEIGHBOURHOOD

The subject properties offer a unique context and opportunity from which to design the expansion of an existing village core while also creating a complementary residential neighbourhood. The SAP strives to not only meet the policies of the OCP but also mitigate impacts on and strengthen integration with adjacent neighbourhoods.

KEYS TO INTEGRATION

A. Land Use & Density Transitions

- The plan is consistent with OCP direction for land uses and location of more intensive uses.
- Ground-oriented residential (e.g., townhouses, single-unit, cluster housing) have been located adjacent to the existing single-family neighbourhood to the west.
- More intensive residential, commercial, and mixed use buildings have been located adjacent to major roads or parcels within a Special Plan Area – and so with a comparable existing or future land use.

B. Landscape Buffers

- As directed in the OCP, a minimum 15m landscape buffer has been located at the western edge of the site, adjacent to existing single-family lots.
- Additionally, a minimum 15m landscape buffer has been located at the southern edge of the site, adjacent to the highway.

C. Green Spaces & Trail Network

- The plan includes an extensive trail network, within public parks and public rights-of-way, that creates strong active transportation connections to/from and across the site.
- A large community services and park area is provided on the west side of the site. This will provide opportunities as new community gathering places, including the potential for play spaces, seating areas, and areas for passive and active recreation, based upon future community input.
- A neighbourhood park is also provided in the centre of the site, providing a playground and park space within an easy walking distance of all residential units.
- An abundance of additional private green space will be provided throughout the site, complementing the 'green' aesthetic of Lantzville and its surroundings.

D. Street Trees, Landscaping, and Forested Backdrop

- The plan incorporates street trees for all of their multifaceted benefits, including beautification and integration of the natural environment. Moreover, over time, street trees, new greenways, landscaped buffers, large parks, and a focus on on-site landscaping will provide a strong link between the "forested backdrop" of the area and the development itself.

E. Traffic Calming

- Narrow travel lanes, on-street parking, street trees, shorter building setbacks, and curb bulbouts will all contribute to physically and perceptually calm traffic and lower speeds on new and existing roads.

F. Sidewalks and Neighbourhood Connections

- While using landscape buffers, park areas, and density transitions to soften the interface with single-family neighbourhoods, the plan also includes numerous trail connections to these areas, creating strong walking and cycling routes to/from the village for the wider community.
- Additionally, sidewalks will be provided throughout the site, improving pedestrian comfort and safety and providing options for transportation and recreation in the village area.



Sensitive multifamily architecture integrates well with single-unit



Trails enhance mobility and safety for all ages

4.2 TRAFFIC IMPACTS

The following is an overview of key development impacts and benefits.

TRAFFIC & PARKING

As noted in previous sections, the proposal seeks to not only minimize potential traffic impacts but also benefit the pedestrian and cyclist environment in the immediate area. The proposed road network focuses on traffic calmed streets with narrow travel lanes and pedestrian connectivity and comfort – via sidewalks, street trees, trails, and greenways.

Watt Consulting Group (Transportation/Traffic) undertook a Traffic Impact Assessment (TIA) for the proposal. The TIA demonstrates that the long-term level of service (LOS) of key intersections – both in the village and at the Highway 19/Ware Road intersection – remain at an LOS D or better. Along Ware Road, two single-lane roundabouts are proposed (at Lantzville Road and Ware Road and at Ware and a new main access road): the TIA concludes that these intersections will remain at a Level-of-Service A (highest) for all movements in the long term.

The TIA includes four recommendations:

- Developer to install single lane roundabouts at Lantzville Road / Ware Road and Ware Road at the main site access.
- Developer to upgrade Ware Road and Lantzville Road along the site frontages to meet the standards set out in the District's bylaws, including a separated bike path or multi-use trail along the Ware Road site frontage.
- Developer to work with RDN Transit to identify future additional transit infrastructure in proximity to the development.
- Ensure internal roads are designed for the intended use of the road and not overbuilt.

The TIA also suggests that the District should consider:

- Reducing the speed limit on Lantzville Road reduced to 30km/h south of Wiles Road

The site design seeks to further minimize the impacts of parking on the pedestrian experience and public realm in the village. On-street parking will be surrounded by street trees and landscaped curb bulbouts; underground and under building parking will be utilized on multi-family and mixed use sites; and rear yard, screened, and tuck-under parking will be utilized on townhouse sites. All of these strategies will reduce the impacts of vehicles in the village and increase the aesthetic nature and 'green' feeling of the proposal.

4.3 BENEFITS & AMENITIES

PUBLIC AMENITY PACKAGE

Lantzville Projects Ltd. is seeking to help re-establish and re-invigorate Lantzville's village core through a vibrant mix of compact housing and mixed use / commercial development.

One of the major advantages of compact, sustainable land use patterns is the ability to provide more and higher quality public benefits, services, and amenities to more people within closer proximity.

The vision of the landowner for the site is consistent with that of the OCP – a desire to create a vibrant, livable village and residential neighbourhood with a mix of housing types, services, and amenities within walking distance, while providing significant public lands and green spaces.

Project Benefits

Benefits are positive indirect contributions that the proposal provides to the community as a whole as well as at the neighbourhood level. The development offers the following benefits:

- Revitalization and enhancement of Lantzville Village
 - Greater local business viability in the village (more nearby housing)
 - New grocery store and mixed use development sites with retail/commercial units
 - Revitalized streetscapes
- Housing
 - Mix of housing types (e.g., single-unit, cluster housing, townhouse, apartment)
 - Mix of housing tenures (i.e., rental, fee simple ownership, strata ownership)
 - More attainable housing options throughout
 - Seniors supportive housing
- Increased Tax Revenue
 - Compact, economically-sustainable land use pattern
 - Increased District tax revenue from increased residential/commercial densities

Project Amenities

In addition to providing the benefits (previous page), the developer will also provide several in-kind and cash Community Amenity Contributions (CACs).

In considering the land lift for these sites (i.e., the increase in land value as a result of rezoning), any potential increase in development value should be considered alongside the value of the public lands and amenities being provided. For this project, these include:

A. Community Services & Park Lands

- Transfer of 3.65 ha (9 acres) of land to the District for Community Services and Park uses, including a 10m portion of Area A at Rossiter Avenue to provide the District flexibility for the future transportation connection.
- Cash contribution of \$1,500,000 towards infrastructure and improvements in the Park and Community Services area.

B. Public Parks and Park Amenities

- Dedication of a 0.5ha (1.25 acre) parcel of land to be utilized by the District for a multi-purpose neighbourhood park.
- Dedication and construction of 0.7 hectares (1.7 acres) of additional publicly-accessible trails and greenways throughout the site.

C. Cash Contribution

- Direction contribution of \$3,000 per residential unit to the District.

D. Other

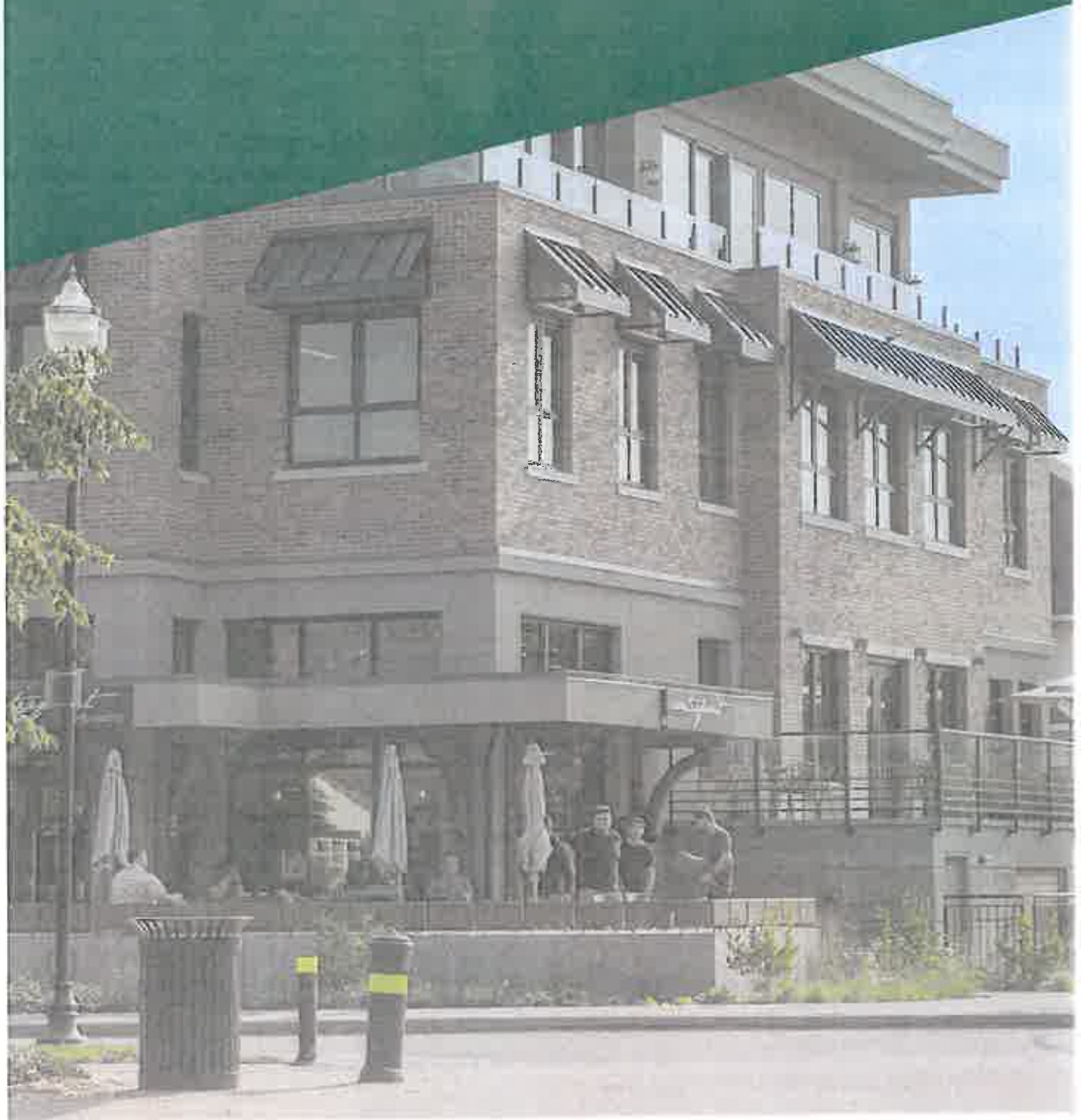
- Provision of gateway signage on each of the two roundabouts to be constructed.
- Construction of a multi-use path from the south extent of the site, along Ware Road, to the Island Highway.

FRONTAGE & STREETSCAPE IMPROVEMENTS

In addition to providing the listed benefits and amenities, the landowners will also construct the following frontage/streetscape improvements based on the street designs provided in this document and in accordance with District bylaws.

- Construction of Ware Road improvements adjacent to the subject site (full cross-section).
- Construction of all new public roads (full cross-section)
- Construction of Wiles Road improvements adjacent to the subject site (site frontage only)
- Construction of Lantzville Road improvements adjacent to the subject site (full cross-section)

5. OCP CONSISTENCY

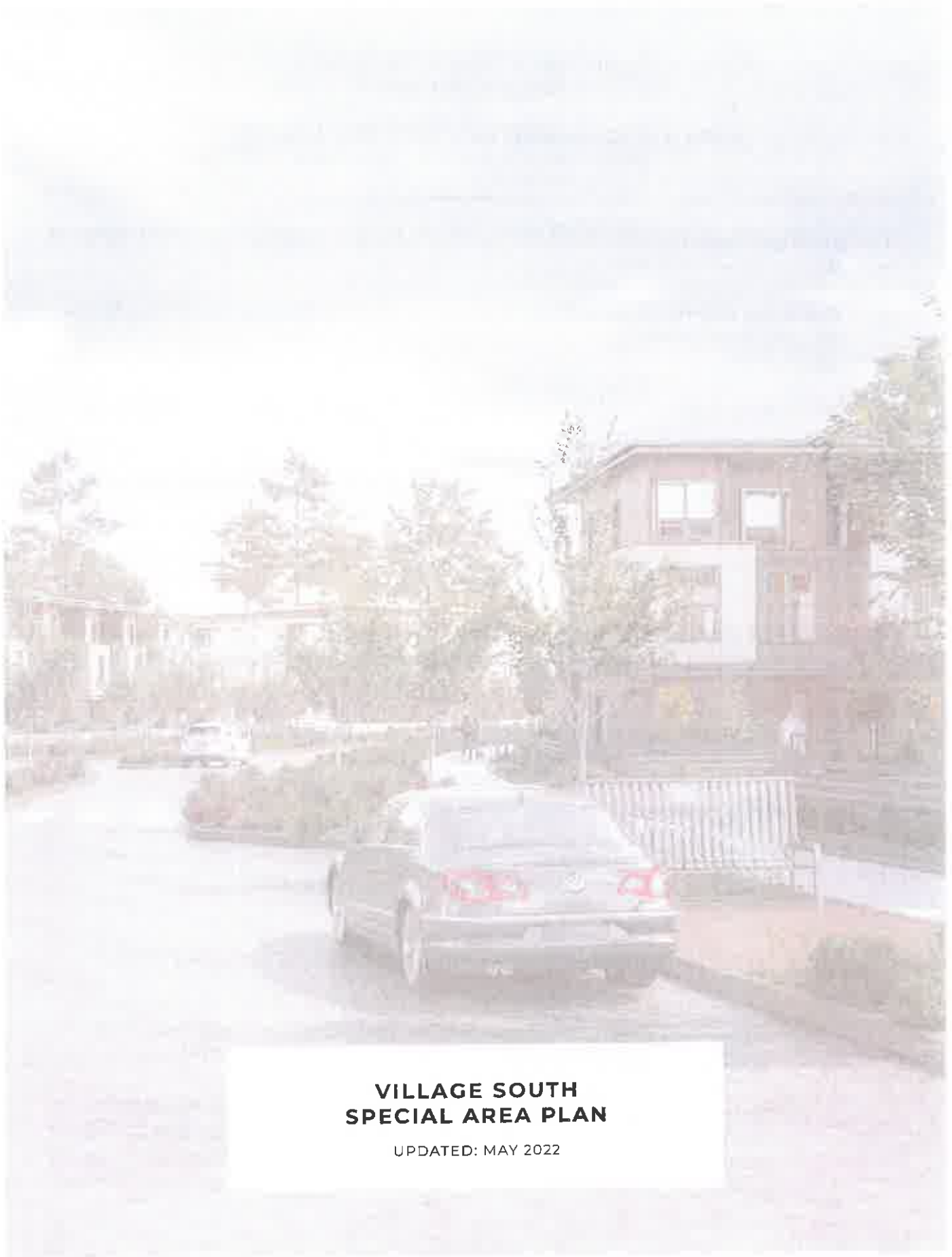


5.1 OCP CONSISTENCY

The below table demonstrates the proposal's commitment to the OCP policies for the Village South Special Plan Area. The left-hand columns present the relevant SPA policies, whereas the right-hand column summarizes how the

policies are integrated into the proposed Special Area Plan: See Section 2.1 for an overview of relevant OCP Goals and the proposed responses..

OCP POLICIES TO BE INTEGRATED INTO THE VILLAGE SOUTH SAP		
POLICY #	POLICY	RESPONSE
11.1.2 #2	Close to Ware/Lantzville Roads, a range of commercial, residential and small-scale seniors supportive housing uses, with potential for commercial under residential. (The Village Commercial Core SPA policies also apply and encourage mixed use.)	Mixed Use, Commercial, and Mixed Use Zoning (including Seniors Supportive housing) zoning near Ware/Lantzville Roads
11.1.2 #3	In the remainder of the SPA, single-unit housing, multi-unit housing, small-scale seniors supportive housing, and park and open space land uses. Seniors-oriented housing, either community care or small-scale independent living, are encouraged	Residential zones with a range of housing types provided in the remainder of site
11.1.2 #4	Development within this SPA will include high-quality pedestrian environments as outlined in the Development Permit Guidelines.	Street sections and design guidelines focus on high-quality pedestrian environment
11.1.2 #4	Vegetated buffers to provide privacy to existing adjacent residential properties	Vegetated buffers will be provided
11.1.2 #5	Development with uses and densities that strengthen the vitality of the Village, provide housing for singles, families, and seniors, improve pedestrian mobility, and enhance the viability of public transit and other services.	Residential zones provide a range of housing types and increased densities to support a vibrant and viable village core
11.1.2 #7	An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site	Stormwater management strategies integrated throughout with a focus on the use of green infrastructure
11.1.2 #8	A lane or road that can be used to access the backs of commercial properties fronting on the south side of Lantzville Road.	New roadway provided
11.1.2 #10	A limited number of high-quality apartments with underground parking, nestled into treed buffers	A limited number of high-quality apartments will be provided in areas that minimize impact on adjacent residents
11.1.2 #11	The District encourages the development of small tracts of highly varied housing types in a one- to two-storey format.	Site divided into small development tracks with highly varied house types
11.1.2 #12	A continuous treed buffer of at least 15 m width plus adjacent wooded Crown lands, will be retained along the Island Highway	Vegetated buffer will be provided
11.1.2 #13	A continuous treed buffer of a minimum 15 metre width shall be provided between proposed buildings and existing residences along Lancewood Avenue, broken only by trails and a small-scale winding access road / fire lane.	Vegetated buffer and right-of-way connections will be provided
11.1.2 #14	A park area and continuous open space and trail corridors (greenways) to connect the housing areas across Ware Road and to the Village Primary Commercial Core and Village South SPAs, Seaview School, and adjacent neighbourhoods.	Large community use and park area and neighbourhood park as well as TBD trail connections provided to/from and within the site
11.1.2 #15	A park area shall be provided south of the existing school playing fields and will be a reforested park.	Provided as a Community Use area to the District for a TBD community use
11.1.2 #16	Trail connections shall extend through the site, connecting Ware Road, Rossiter Avenue, and the lane extension of Lynn Drive to the school grounds and to the Village Primary Commercial Core.	Trail connections will be provided from existing roads to Ware Road and the commercial core
11.1.2 #17	A highly improved entrance streetscape for the development and Village on Ware Road, including medians and boulevards that integrate green infrastructure and planting, a double or triple row of street trees, as well as multi-use pedestrian / bicycle trail(s) that provide continuity between the Island Highway, Village Primary Commercial Core, Seaview School, and adjacent neighbourhoods.	Ware Road redevelopment envisioned and concept design presented that provides these elements.



**VILLAGE SOUTH
SPECIAL AREA PLAN**

UPDATED: MAY 2022

**DISTRICT OF LANTZVILLE
BYLAW NO. 284**

**A BYLAW TO AMEND DISTRICT OF LANTZVILLE
ZONING BYLAW NO. 180, 2020**

The Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended as follows:
 - (a) In Part 1 by amending Section 1.14.1 to add as primary uses: Affordable Housing and Senior Supportive Housing,
 - (b) in Part 1 by inserting “Village South Special Area Plan” after “Upper Lantzville Ware Road Special Area Plan” in the list of zones,
 - (c) in Part 1 by inserting the “Village South Special Area Plan Zone” attached hereto as Schedule 1 after Section 1.9 and re-numbering the remaining sections in Part 1,
 - (d) In Part 2, Section 2.17.1 by inserting “Village South Special Area Plan” after “Upper Lantzville Ware Road Special Area Plan”,
 - (e) In Part 3, Section 4.1, by inserting the following definitions:
 - i) **“Cluster Housing** means one dwelling unit or two dwelling units within the same building which are on the same parcel as at least four other dwelling units,
 - ii) **Limited Home Business** means a home business that is limited to an office,
 - iii) **Affordable Housing** means housing that has a rent or sale price that constitutes no more than 30% of gross annual income,
 - iv) **Seniors Supportive Housing** means housing that caters towards the needs of seniors and includes assisted living and community care facilities licensed in accordance with the *Community Care and Assisted Living Act.*”, and

(f) by re-classifying the land legally described as

“That Part of District Lot 45 Wellington District Lying to the North West of Copley Road Shown Outlined in Red on Plan 733R and Except that Part in Plans 23561 and VIP65702

Lot 1, District Lot 27G, Wellington District Plan VIP66828

Lot 2, District Lot 27G, Wellington District Plan VIP66828”

from “Future Special Area Plan Zone (F-SAP)” to “Village South Special Area Plan Zone (SAP-2)”, and “Community Services Zone (CS)”, as shown on the map attached hereto as Schedule 2.

READ A FIRST TIME this 6th day of October, 2021.

READ A SECOND TIME this day of , 2022.

PUBLIC HEARING HELD this day of , 2022.

READ A THIRD TIME this day of , 2022.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this ____ day of ____, 2022.

ADOPTED this day of , 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

(SAP-2)

1. The SAP-2 Zone is divided into Areas A-C, as shown on the following map:



Permitted Uses

2. The permitted primary and secondary uses are as follows:

Primary	Secondary
Area A – Ground-Oriented Housing	
Cluster Housing Duplex House Rowhouse Townhouse	Limited Home Business
Area B – Multi-Unit Housing	
Apartment Assisted Living Community Care Rowhouse Townhouse	Child Care Limited Home Business
Area C – Mixed Use	
Affordable Housing Apartment Assembly Assisted Living Community Care Craft Beverage Processing Cultural Service Financial Service Food and Beverage Service Health Service Indoor Recreation Market Office Personal Service Retail Seniors Supportive Housing Social Service	Child Care Limited Home Business Mobile Vending

Building Form & Density

3. In Area C, outside of the “transition area”, apartments, assisted living units, affordable housing, community care units, and seniors supportive housing, are only permitted in a mixed-use building format and must not be located on the first storey of a building.

4. The maximum density and floor area ratio are as follows:

Area	Maximum Density / FAR
Area A	25 units per hectare (net)
Area B (Apartment, Rowhouse, Townhouse)	100 units per hectare
Area B (Assisted Living, Community Care)	2.0 FAR
Area C	2.0 FAR

- 4a. Notwithstanding subsection 4, individual parcels within Area A may exceed 25 units per hectare, as long as the average density of all parcels in Area A does not exceed 25 units per hectare. (Total number of all units in Area A / total area of all parcels in Area A $\leq$ 25 units per hectare.)
- 4b. Notwithstanding subsection 4 and 4a. within Area A a minimum of one unit shall be permitted on each parcel that meets the applicable parcel size requirements under subsection 14.
5. Notwithstanding subsection 4, the maximum number of dwellings within Area C shall not exceed 100 units.

Siting

6. The minimum setbacks from parcel lines in Area A are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Duplex, House	3 m	4.5 m	1.5 m	3 m
Rowhouse, Townhouse	3 m	6 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

7. The minimum setbacks from parcel lines in Area B are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Apartment	3 m	4.5 m	3 m	4.5 m
Assisted Living, Community Care	4.5 m	6 m	3 m	3 m
Rowhouse, Townhouse	3 m	3 m	4.5m	4.5 m
Secondary Structure	6 m	2 m	2 m	3 m

8. The minimum setbacks from parcel lines in Area C are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Apartment	3 m	4.5 m	3 m	3 m
All Other Structures	1.5 m	3 m	0 m	1.5 m
Canopy or Awning	0 m	3 m	0 m	0 m

9. Despite the foregoing, the minimum setback of a garage in any Area is 6 m from front parcel lines and 3 m from rear parcel lines.

10. Despite the foregoing, the minimum setback from an interior side parcel line for dwellings units within a duplex, rowhouse or townhouse that are separated by a party wall is 0 m on the side where the dwelling units are adjoining.

Height

11. The maximum heights are as follows:

Structure	Maximum Height
Apartment, Affordable Housing, Assisted Living, Community Care, Mixed Use, Seniors Supportive Housing	4 storeys and 16 m
Craft Beverage Processing, Food and Beverage Service, Indoor Recreation, Office, Personal Service, Retail, Rowhouse, Townhouse	12 m and 3 storeys
House, Duplex	9 m
Secondary Structure	5 m
Fence	1.8 m

12. Despite the foregoing, the maximum height of a building fronting Lantzville Road is 3 storeys and 12 m.

Parcel Coverage

13. The maximum parcel coverages are as follows:

Area	Principal Building	All Buildings and Structures Combined
Area A	50%	55%
Area A (Rowhouse, Townhouse)	70%	70%
Area B	55%	60%
Area C (Apartment, Affordable Housing, Assisted Living, Community Care, Seniors Supportive Housing)	55%	60%
Area C (Mixed-Use, other uses)	70%	100%

Subdivision

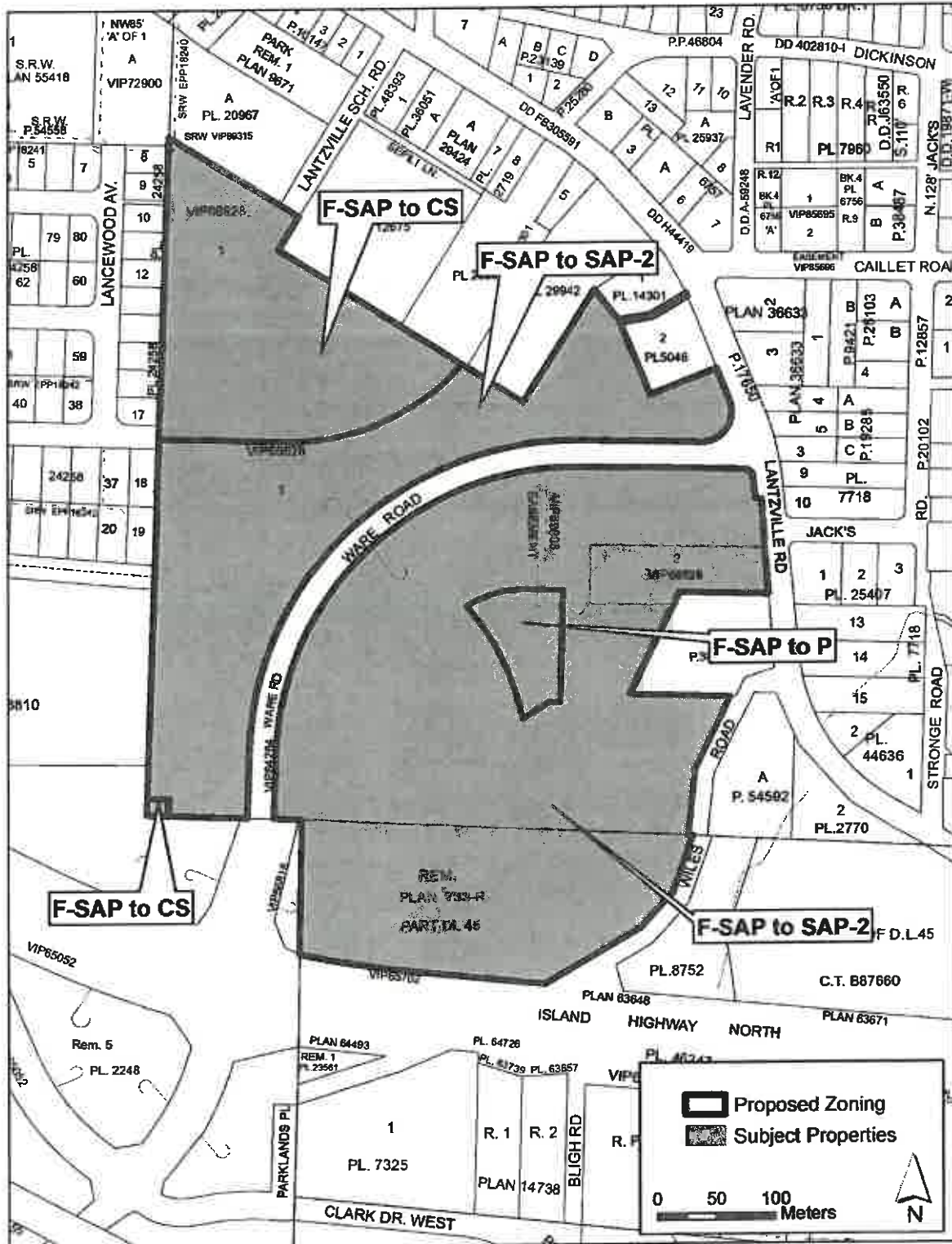
14. The subdivision regulations are as follows:

Area	Minimum Parcel Area	Minimum Parcel Frontage and Width
Area A (House)	300 m ²	12 m
Area A (Cluster Housing)	4,000 m ²	9 m
Area A (Rowhouse/Townhouse with party wall, attached on both sides)	150 m ²	6 m
Area A (Rowhouse/Townhouse with party wall, attached on one side)	200 m ²	7.5 m

Area A (Duplex with party wall)	225 m ²	9 m
Area B (Apartment, Assisted Living, Community Care)	1,000 m ²	25 m
Area B (Rowhouse/Townhouse with party wall, attached on both sides)	150 m ²	6 m
Area B (Rowhouse/Townhouse with party wall, attached on one side)	200 m ²	7.5 m
Area C	450 m ²	15 m

15. Despite the foregoing, the following specific regulations apply:
- a) The parcel area and frontage of parcels in a phased building strata subdivision may be reduced below the minimum parcel area and minimum parcel frontage.
 - b) The minimum parcel frontage of a parcel fronting a cul-de-sac or curved portion of a highway is 10 m, or the minimum parcel frontage regulation specified above, whichever is less.

“Schedule 2 to Bylaw 284, 2021”



ATTACHMENT #6

Bylaw No. 311 – Phased Development Agreement

(TO BE CIRCULATED AT A LATER DATE)

District of Lantzville Urbanics Financial Analysis - Check Estimated Financial Impact at Build Out

			Present Value	
	Conservative	Likely	Conservative	Likely
1 Ongoing Annual Operating Revenues & Costs				
Municipal Property Taxation Revenue	614,200	1,078,700		
Infrastructure Replacement Contribution to Reserves	117,300	117,300		
Annual Incremental Revenue to contribute to incremental ongoing costs	496,900	961,400		
* Incremental annual maintenance operating costs will depend on level of service (assume 20% of incremental revenue)	99,380	192,280		
* Administrative costs not anticipated to increase	-	-		
Amount available for contribution of other municipal costs	397,520	769,120	\$5,914,100	\$11,442,600
* Policing Costs - development does not trigger 5,000 population figure. Build out of Foothills development already approved triggers the increase in Policing Costs, therefore Policing costs not relevant to approval decision for development.				
	One Time Financial Benefits			
2 One - Time Financial Contributions				
Cash CAC Contribution 3,000 x 732 units	2,196,000			
Development Cost Charges	9,623,800			
	\$ 11,819,800		11,819,800	11,819,800
	One Time Non-Financial Benefits Conservative and Likely Value			
3 One - Time Non Financial Contributions				
Land	\$934,000 to	\$2,800,000		
Playing Field	1,000,000	1,000,000		
	1,934,000	3,800,000	1,934,000	3,800,000
Net Benefit to District of Lantzville from increase in ongoing net revenue over next 20 years and one time contributions			19,667,900	27,062,400

Valuation and Property Tax Calculation

	Homes	Floor Area	Value / sq Ft	Prop Valuation	Tax Rate per \$1,000	Property Tax Revenue
SF	232	2250	850	189,750,000	1.7081	322,070
Apt	500	850	950	468,750,000	1.7081	254,080
Commercial	80000	250	7,500,000	6,425,000,000	6.4252	48,099
Additional Revenue to be Generated - Conservative						634,189
Likely:						
SF	232	x \$1,200,000		278,400,000	1.7081	475,535
Apt	500	x \$ 650,000		305,000,000	1.7081	555,139
			7,500,000	6,425,000,000	6.4252	48,099
Additional Revenue to be Generated - Likely						1,078,767

Policing Cost As Population Approaches 5,000



Subsidized by the Province Police Tax - paid by Lantzville 4,999 pop

Based on annual policing costs of approximately \$884k, when the population of Lantzville exceeds 5,000 the municipality will be responsible for policing costs currently subsidized by the Province (\$481k). Additional revenue provided by new development would help offset the impact on existing taxpayers.

**DISTRICT OF LANTZVILLE
BYLAW NO. 283**

**A BYLAW TO AMEND DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN
BYLAW NO. 150, 2019**

The Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021”.
2. Schedule ‘A’ of District of Lantzville Official Community Plan Bylaw No. 150, 2019 is hereby amended as follows:

(a) in Part 3, Section 11.1.2 by inserting a new clause after clause 17, as follows:

“18. The Village South Special Area Plan is in Appendix 2 of the OCP. As properties within the special planning area are brought forward to the Municipality for consideration of rezoning, the policies specific to development of those properties will be added to the Special Area Plan through an amendment to the OCP.”

(b) by adding “Appendix 2 – Village South Special Area Plan”, attached hereto as Schedule 1.

READ A FIRST TIME this 22nd day of September, 2021

READ A SECOND TIME this 22nd day of September, 2021.

PUBLIC HEARING HELD this 13th day of April, 2022.

READ A THIRD TIME this ____ day of ____, 2022.

ADOPTED this ____ day of ____, 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

Schedule 1 to Bylaw 283, 2021

APPENDIX 2

Village South Special Area Plan



VILLAGE SOUTH SPECIAL AREA PLAN

DISTRICT OF LANTZVILLE

UPDATED: SEPTEMBER 7, 2021

PROJECT HIGHLIGHTS

This page and the next provide a summary of the key features of this proposal.



HIGHLIGHTS

1 Community Parks

A large 0.76-hectare (1.9 acres) public park area becomes a key gathering place and recreational space in the village.

A second 0.50-hectare (1.25 acres) public park area becomes a neighbourhood hub for local residents.

2 Community Use Lot

A large 1.00-hectare (2.5 acres) lot will be dedicated to the District for community use (e.g., community centre).

3 Park for an Additional Playing Field

1.33 hectares (3.3 acres) of park adjacent to the school will be developed as a play field for the community.

4 Streetscape Improvements

Ware Road, Lantzville Road, and new public streets will all be 'green' (e.g., trees, rain gardens) and pedestrian friendly.

5 Mix of Housing

A mix of housing options will be provided across the site, with a focus on townhouses/patio homes as well as single-unit, apartments, and potential for seniors supportive housing.

6 Greenway & Trail Network

A comprehensive network of greenways and trails create active transportation connections throughout the village.

7 Mixed Use Area

Along Ware Road near Lantzville Road, a mixed use area will serve to enhance and expand the existing Village Core.

8 Grocery Store / Mixed Use Site

On the southwest corner of Ware / Lantzville Road, a mixed use site is intended to include a new grocery store.

9 Neighbourhood Buffers & Trail Connections

The west and southern boundaries of the site will include landscaped buffers, only broken by trail connections.

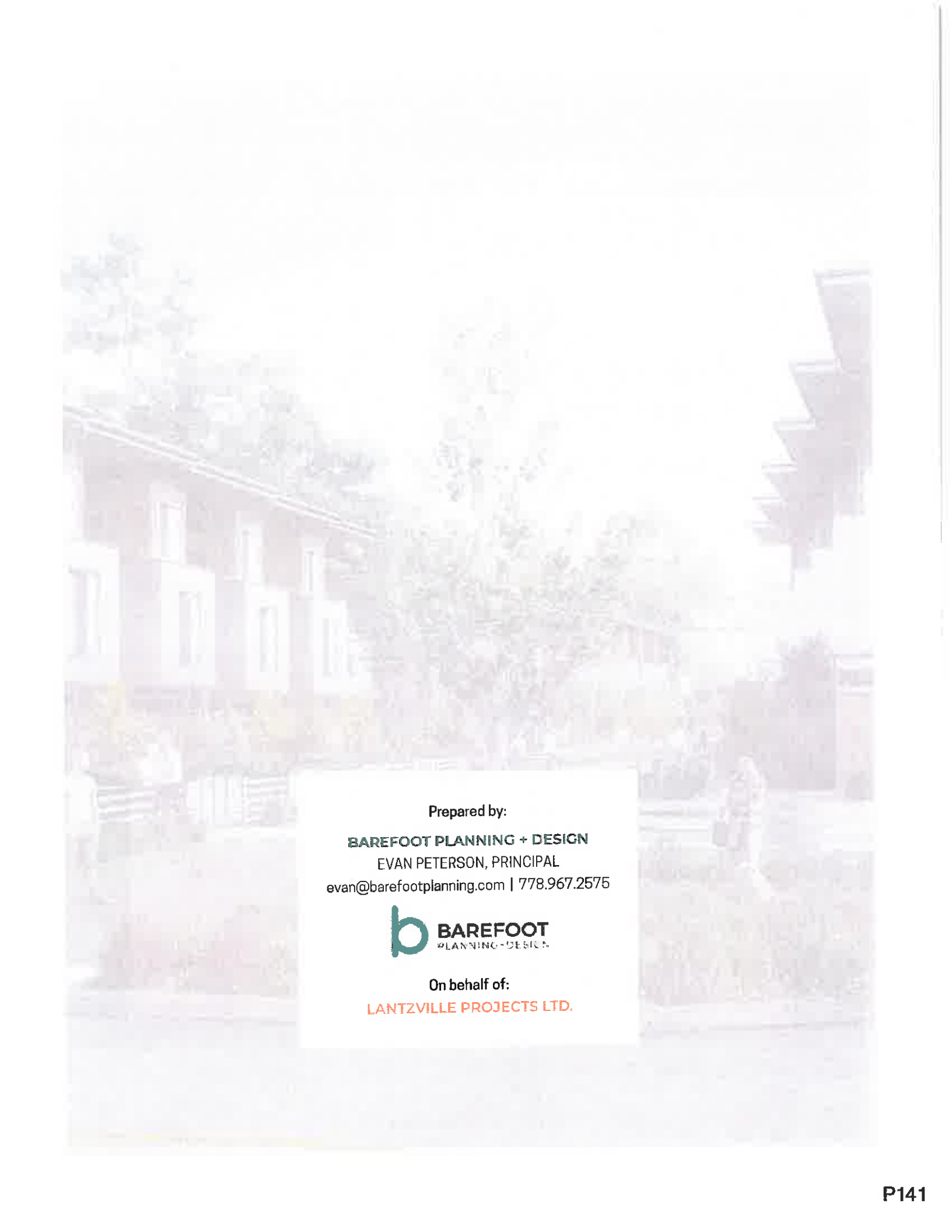
10 Integration with the Village

The street network, trail network, and land uses have been designed to integrate into the wider village redevelopment.

A Livable, Connected Neighbourhood

High quality urban design, small block sizes, green street designs, modest lot sizes, ground-oriented building types, and a comprehensive open space network all work to create a highly livable and pedestrian-friendly neighbourhood.





Prepared by:

BAREFOOT PLANNING + DESIGN

EVAN PETERSON, PRINCIPAL

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On behalf of:

LANTZVILLE PROJECTS LTD.

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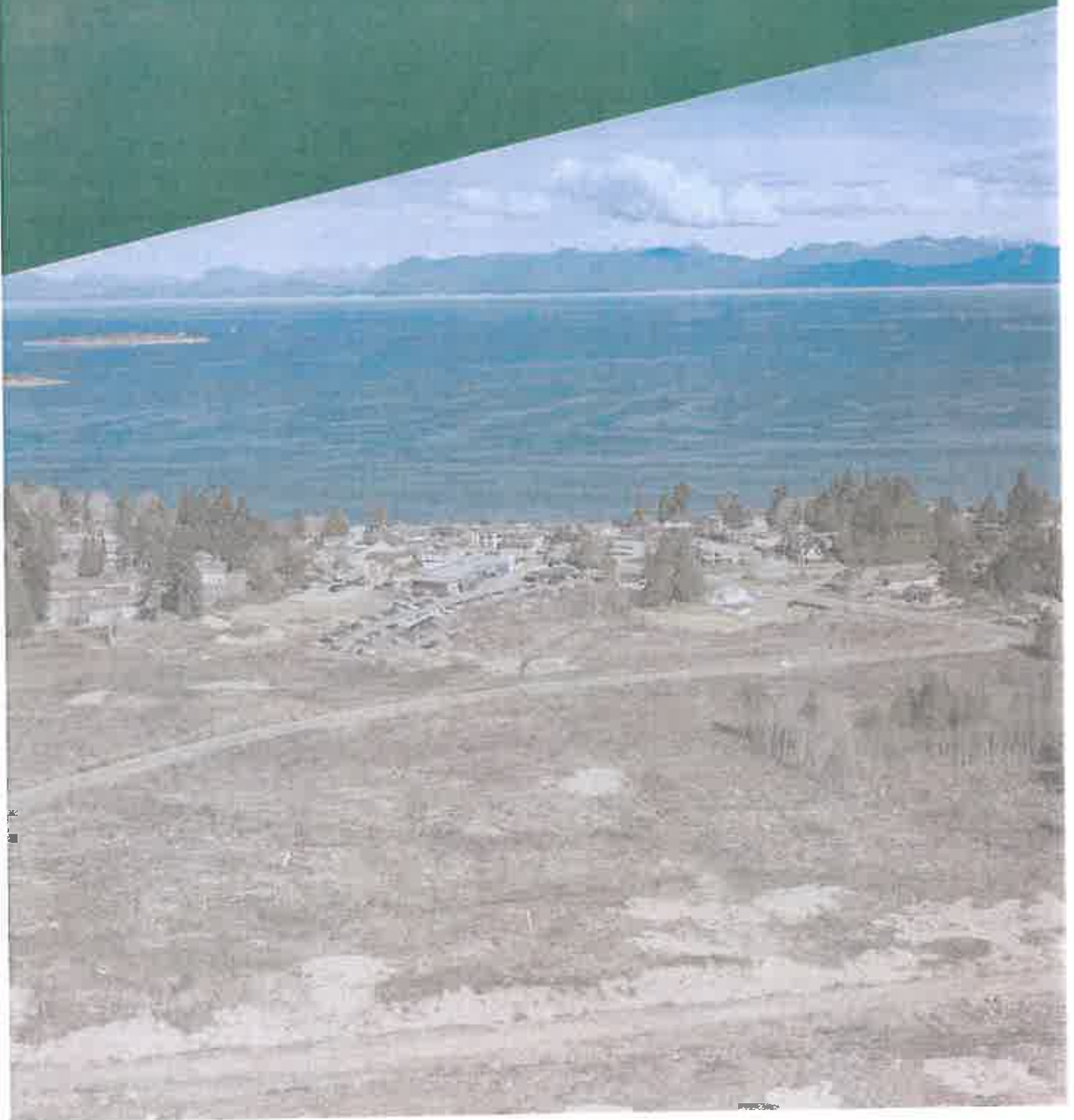
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1. INTRODUCTION & CONTEXT



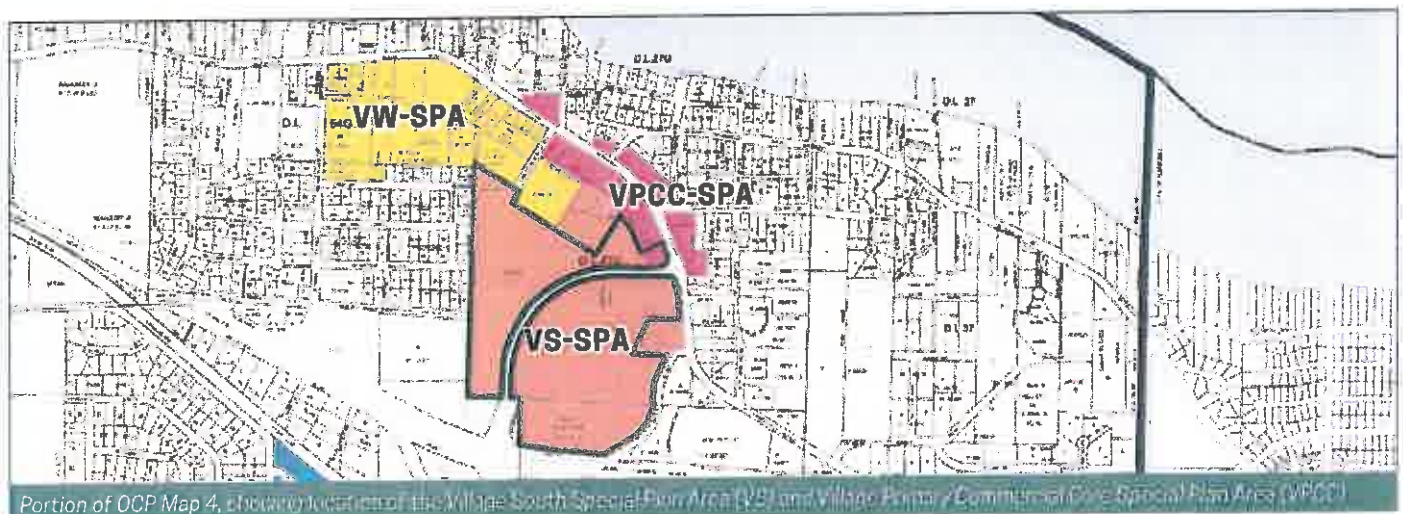
1.1 INTRODUCTION

This report details the development proposal for the Village South properties (see map below), which requires an Official Community Plan (OCP) amendment (to accommodate a new Special Area Plan) and site-specific rezoning.

The properties fall within the Village South and Village Primary Commercial Core Special Plan Areas (see lower map), as designated in the District's OCP. As a result, the proponent is required to develop a more comprehensive plan of the sites and satisfy a number of related application requirements (as presented in this report).



Location Map of the subject properties



Portion of OCP Map 4, showing location of the Village South Special Plan Area (VS) and Village Primary Commercial Core Special Plan Area (VPCC)

1.2 PROJECT PURPOSE

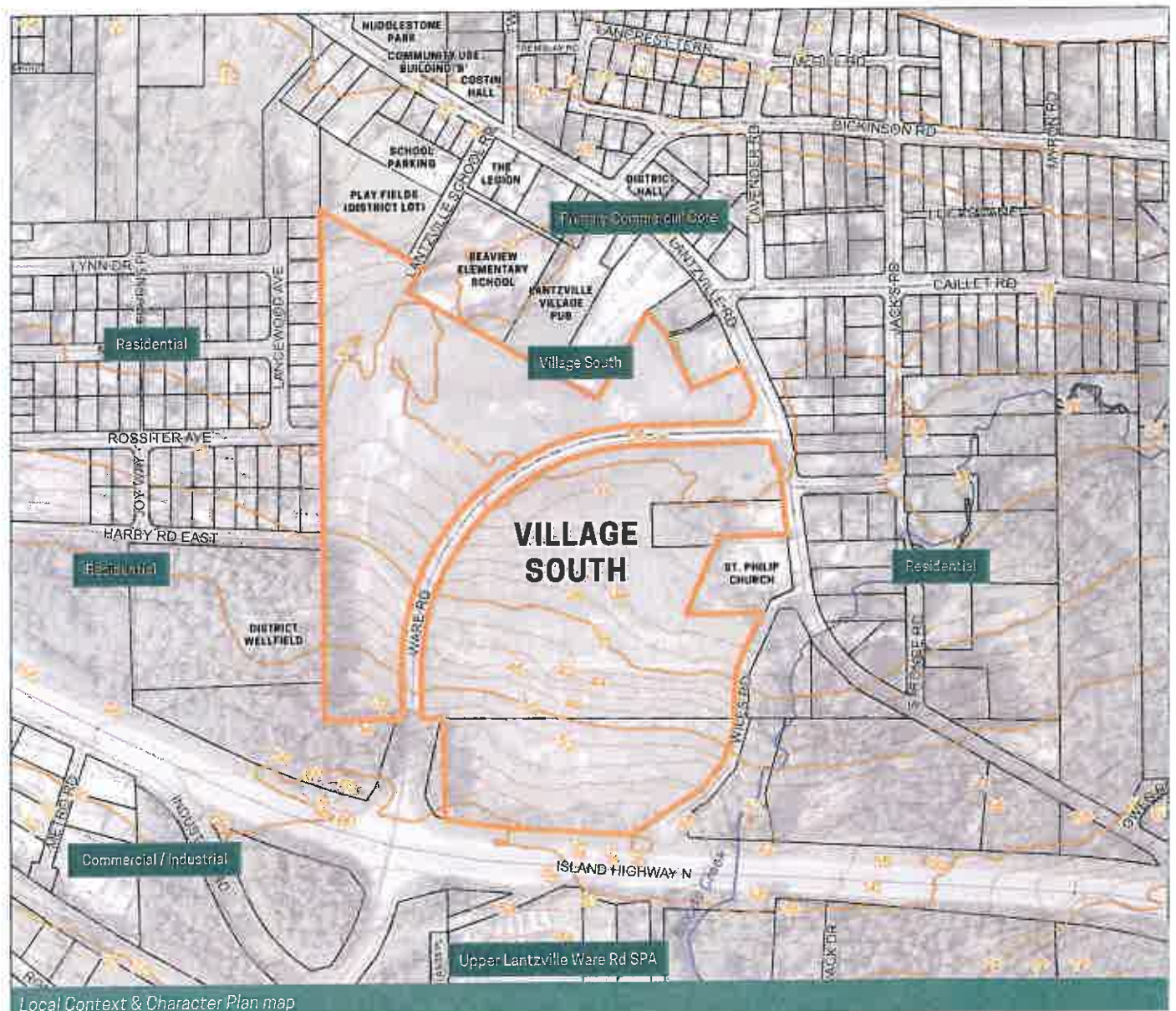
The purpose of this application is to permit the rezoning of the property from the Future Special Area Plan (F-SAP) zone (single-unit housing) to a site-specific “special area plan” zone for the Village South designation. The new zoning regulations would permit mixed use / commercial buildings near the village core with a range of housing types further south, including multifamily, seniors housing, townhomes, and single-unit housing – along with a significant area dedicated to public parks, trails, and other community amenities.

The OCP policies of the Special Plan Area designation require an OCP amendment to accept the corresponding Special Area Plan into the OCP.



1.3 DEVELOPMENT CONTEXT

LOCAL CONTEXT & CHARACTER PLAN



This map shows the development context of the subject sites, including adjacent land uses, current satellite imagery (e.g., existing buildings, roads, and other site features), topography, and landmarks (see 1.4 for a focus on natural features).

The surrounding area is primarily characterized by [a] residential land uses to the east and west, [b] adjacency to Lantzville Road, village commercial core, and Seaview Elementary School to the north, [c] proximity to Highway 19 to the south, and [c] very few existing site features (e.g., buildings, trails, natural elements). The site is further defined by its gentle slope and views to the north and potential street connections to the north, east, and west.

OCP Land Use designations

PHOTO GALLERY



Bird's eye view of site, looking north toward Lantzville Road



Looking northeast from the western edge of the site



Typical interface with residential neighbours to the west



Looking along the western boundary toward Seaview Elementary

PHOTO GALLERY

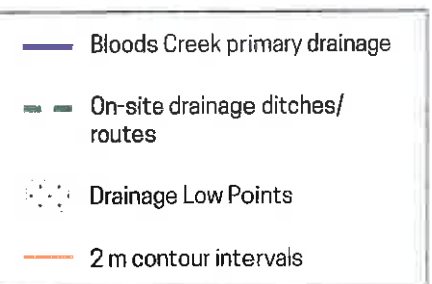


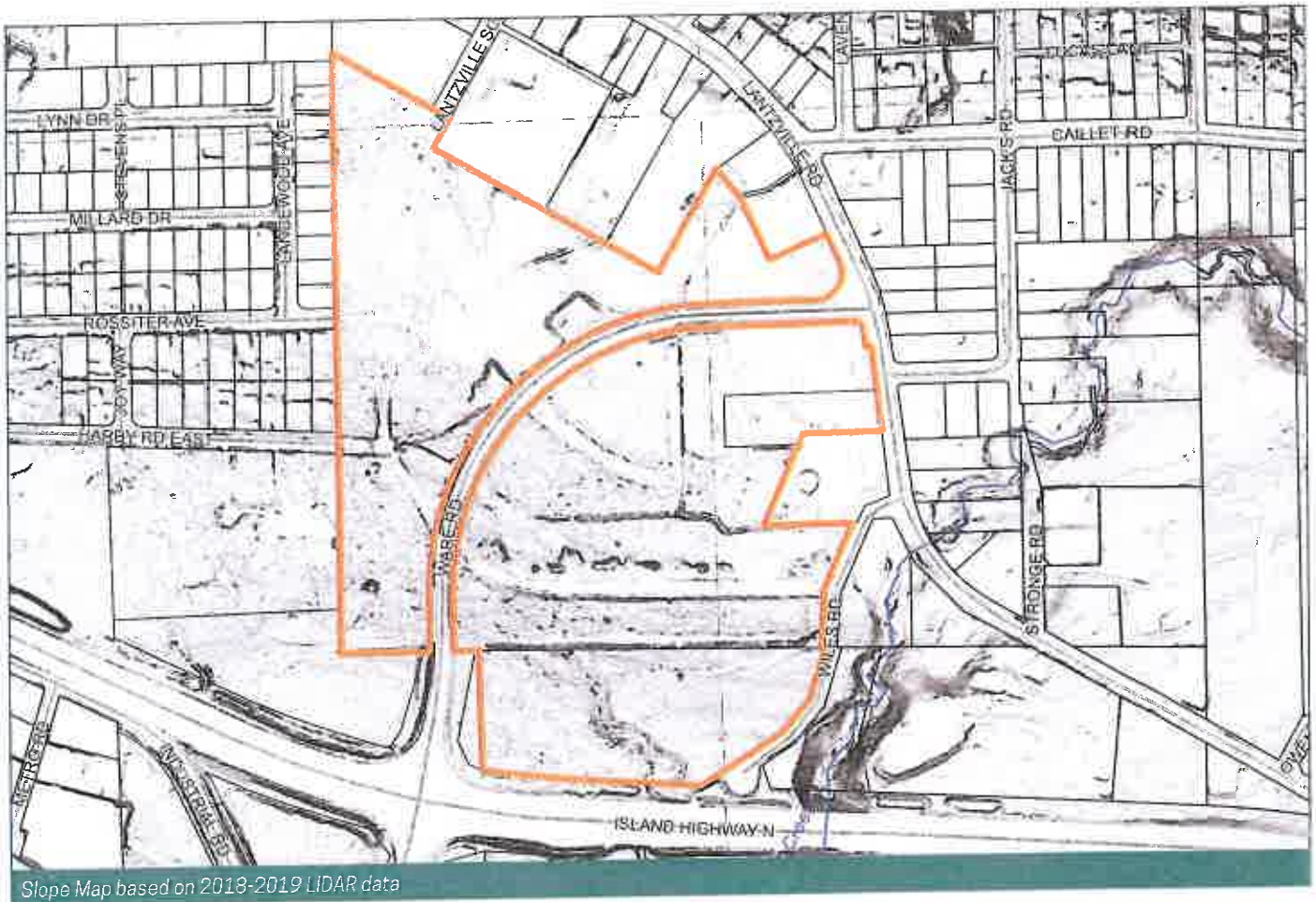
1.4 SITE INVENTORY



The above Site Inventory map summarizes the following, for which studies can be found in the appendices (where relevant):

- **Archaeological / Heritage Values**
 - There are no identified archaeological or heritage values on the site.
- **Watercourse / Hydrological**
 - The site has well-draining soils, with surface water channeled through a series of unmaintained ditches that flow into an interceptor ditch that eventually drains at the end of Jack's Road.
 - The ditches and related drainage/topographic elements do not represent natural features and are a product of historical site works followed by a lack of maintenance or improvements.
- **Biophysical Analysis**
 - The site is dominated by shallow soils and deciduous shrubs and saplings, as well as many invasives. There is no identified or observed critical habitat or species of significance on site (plant or wildlife).
 - The low points and wet areas are a product of historic development, including Highway 19 and Ware Road, not natural habitat formations.

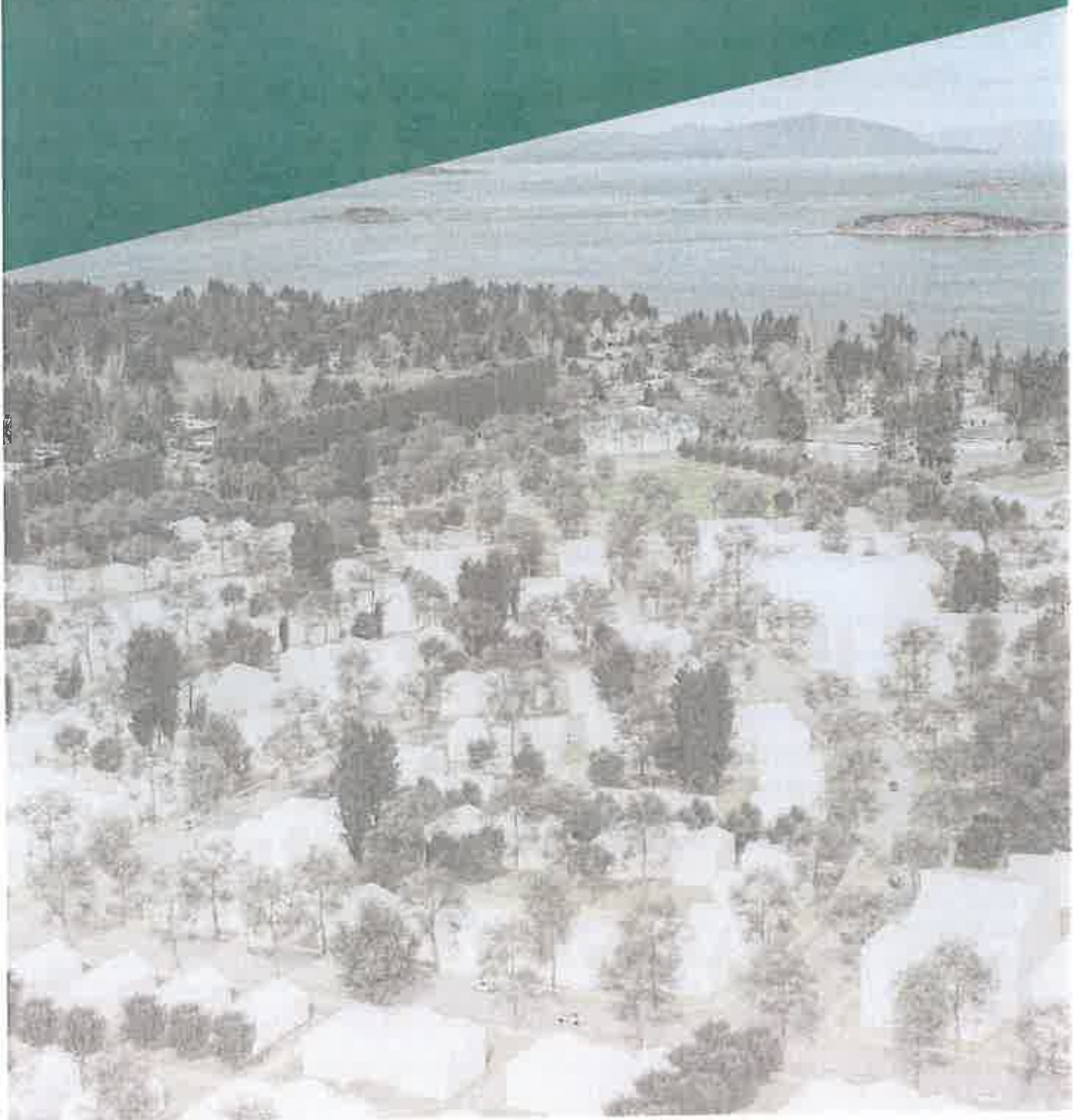




▪ Terrain Analysis

- The site is a gently sloping site (more at the south end) with a northern aspect and lowlands at the north end. There are no significant terrain features.
- The above slope map shows the lack of steep slopes (dark areas, such as around Bloods Creek and towards the oceanfront). Clearly visible features are existing drainage ditches and unimproved access points.

2. VISION & CONCEPT PLAN



2.1 VISION & POLICY ALIGNMENT

OVERVIEW

This Special Area Plan has been developed to directly respond to both the overarching community goals from the OCP as well as the more specific OCP policies for the relevant Special Plan Areas. Below is a review of the relevant policies and directions from the OCP, which are directly addressed in this plan.

OCP: SPA DIRECTIONS

The District's OCP provides policy direction and a vision for the Village South Special Plan Area, which the majority of the subject properties are designated, and the Village Primary Commercial Core Special Plan Area, which a portion of the subject properties are designated (along Lantzville Road).

In summary, the OCP policies encourage “uses and densities that strengthen the vitality of the Village, provide housing for singles, families, and seniors, improve pedestrian mobility, and enhance the viability of public transit and other services.”

More specifically, the following land use directions are provided:

Village South SPA

- In the northeast, consideration for a mix of uses, including commercial, residential, small-scale seniors housing, mixed use, institutional, recreational, educational, and live-work
- Everywhere else, support for multi-unit, single-unit, and seniors supportive housing
- High quality pedestrian environments and enhanced pedestrian mobility
- Treed buffers (min 15m) to existing residential neighbourhoods and the Island Highway
- Integrated stormwater management
- A variety of housing types and unit sizes – the SPA must not be dominated by a single housing type
- A limited number of high quality apartments
- Uses and residential densities that strengthen the vitality of the village
- **Density numbers are not intended to replace the rezoning and site design process.**
- Park and trail network to connect residential areas with the commercial core and to connect Ware Road, Harby Road East, Rossiter Avenue, and the lane extension of Lynn Drive
- Target of 30% total green space, open space, and public parks (target 22% public parks)
- Natural park area south of the existing school playing fields



Village Primary Commercial Core SPA

- Commercial uses on the ground floor
- High quality pedestrian environments and enhanced pedestrian mobility
- Vegetated buffers to existing residential neighbourhoods
- Integrated stormwater management
- A variety of housing types and unit sizes
- Uses and residential densities that strengthen the vitality of the village
- **Residential density is to be considered by Council on a case-by-case basis**

The plan responds directly to each of the above SPA directions and policies from the OCP, focusing on the creation of [c] a vibrant village core and adjacent mixed residential neighbourhood, [b] pedestrian-friendly streets, and [c] an integrated trail and green space network. See Section 5.1 for a breakdown of the responses to each SPA policy.



Retail shops and village vibrancy supported by sufficient residential densities nearby.



Multifamily building and maintaining a 'forested backdrop' for the neighbourhood

OCP: COMMUNITY GOALS

In addition to the specific SPA policies, the OCP also provides several high-level community goals that the proposal seeks to satisfy. These include:

A. Protect the Natural Environment

- The plan creates a compact village, which helps to both avoid sprawl and increased pressure on existing neighbourhoods.
- The plan also takes a site-adaptive approach that integrates site conditions and green infrastructure.

B. Strengthen the Village Commercial Core

- The plan provides a compact land use pattern and urban street network which, among other benefits, creates a walkable village with calmed traffic and more on-street parking.
- The plan also provides densification and diversification of housing in the core, increasing local business viability and municipal revenues.

C. Preserve Community Character

- The growth provided alleviates development pressure on existing low-density neighbourhoods as well as agricultural/natural/resource lands.
- The OCP recognizes the necessary differences in village lands versus non-village lands and that these differences can be complementary and synergistic.

D. Provide Housing Choices

- The plan provides a variety of housing types that support a vibrant, viable village core; provide attainable housing options; and provide unit sizes and tenures for residents across their lifespan.
- Suburban development patterns cannot support successful village development nor provide a variety of housing options.

E. Manage Steady and Sustainable Development of Infill Neighbourhoods

- The Village SPA areas are the top priority infill area suggested in the OCP; and the plan represents a context-sensitive and sustainable neighbourhood design that reflects the policies and goals of the OCP.

F. Develop Community Infrastructure

- The plan includes the development and extension of water and sanitary infrastructure to adequately service these sites and future development; and the proposed land use pattern and streetscapes offer a cost-effective use of new infrastructure
- Streetscape improvements will be constructed on Ware, Lantzville, and Wiles Roads, consistent with the Village Commercial Core Improvement Plan along the frontage of the subject properties.
- Additionally, two roundabouts will be constructed on Ware Road – at Lantzville Road and further west.

G. Improve Road, Pedestrian, and Bicycle Mobility

- The plan includes [a] traffic-calmed and pedestrian-friendly streets with narrow travel lanes, sidewalks, and landscape buffers; [b] pedestrian trail connections within and to/from the sites; and [c] a multi-use path connection (or separated bike lanes and sidewalks) along Ware Road, from the Island Highway to Lantzville Road.

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).

CONCEPT ILLUSTRATIONS

The following images further illustrate the proposed concept for the site. While still conceptual in nature, these drawings are generally consistent with the proposed zoning regulations and future design directions.



Street Scenes

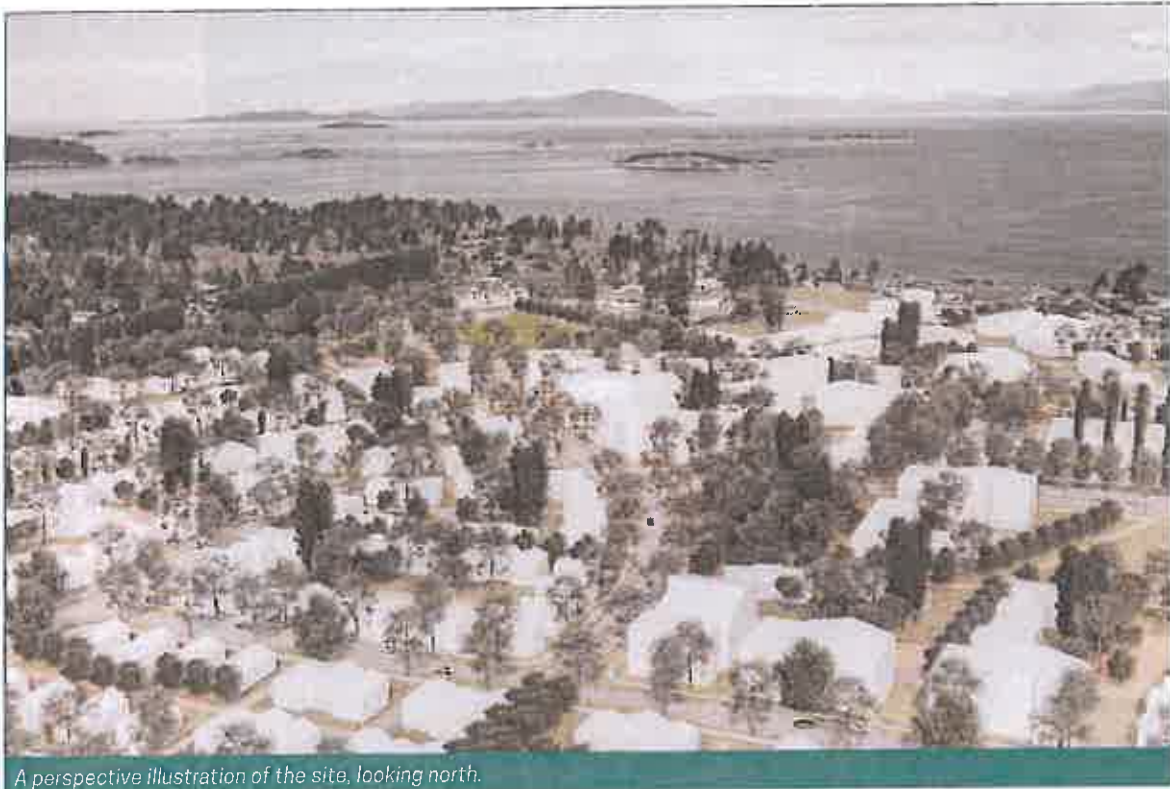


Looking from a new internal public road into a townhouse development with mid-block pedestrian trail (public)

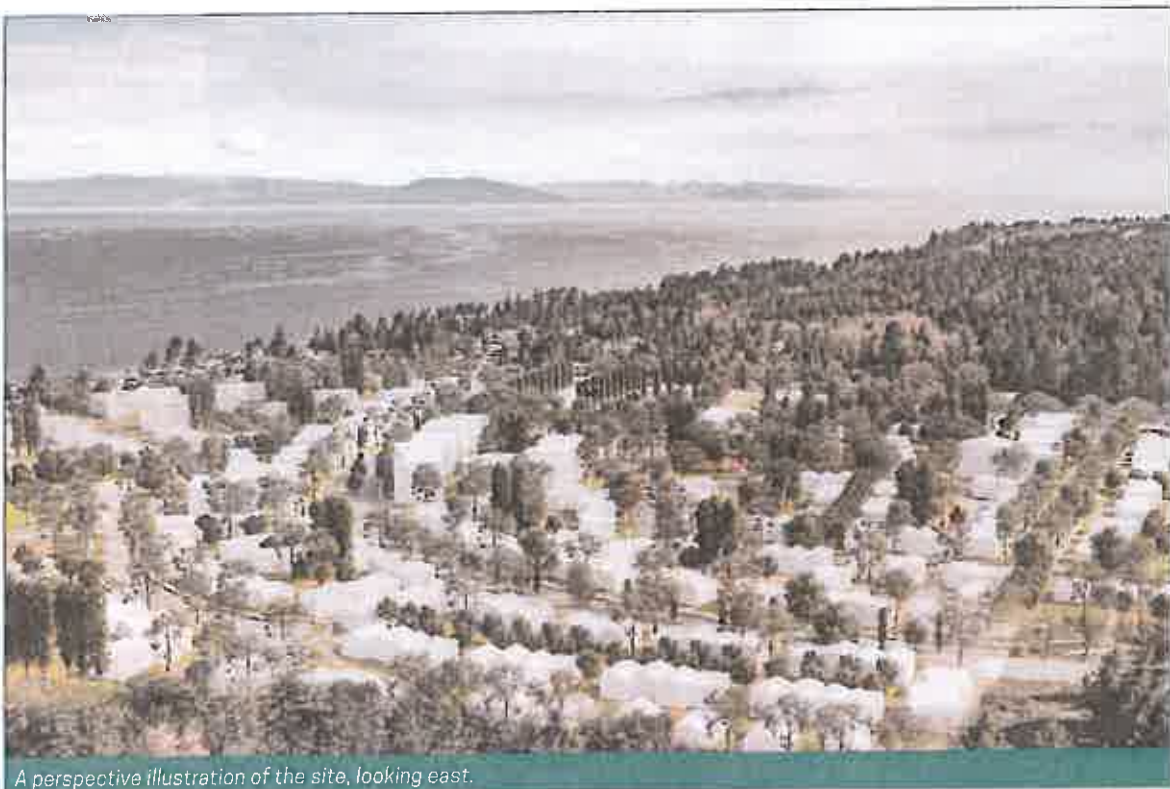


Single-unit streetscape with greenway trail on the left

Site Illustrations



A perspective illustration of the site, looking north.

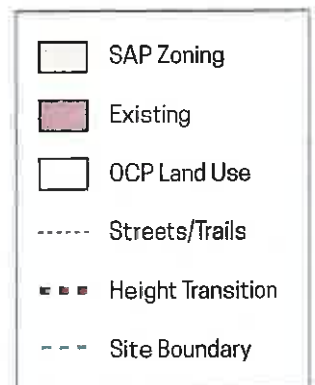
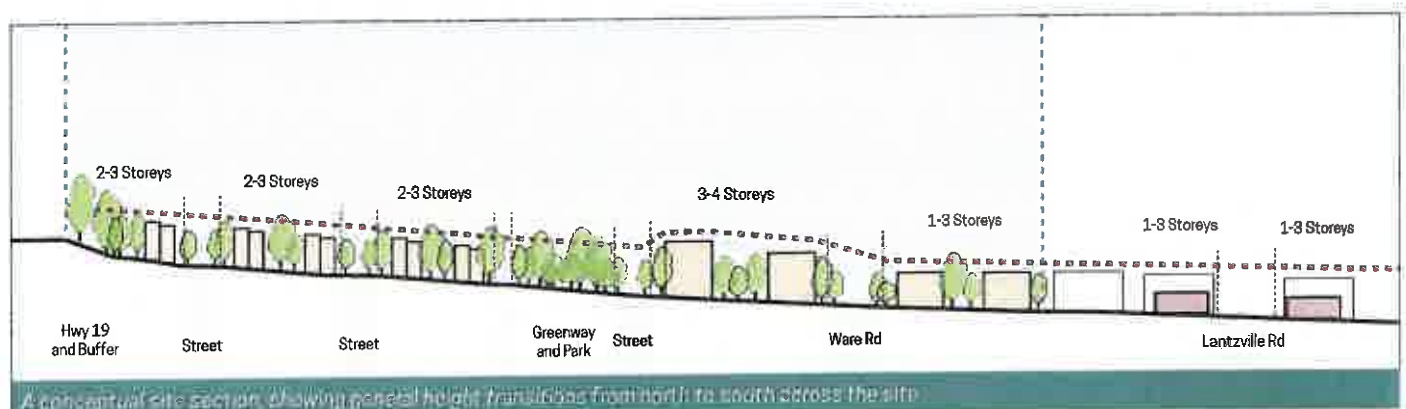
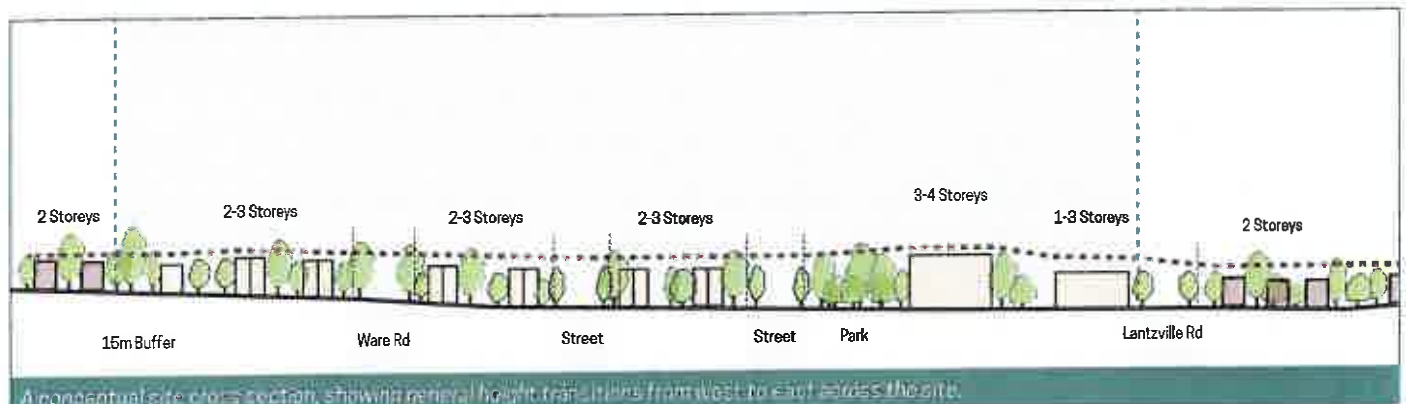


A perspective illustration of the site, looking east.

Height Context & Transitions

The site plan and zoning provide a sensitive height transition to adjacent single family homes, existing commercial buildings, and future village redevelopment. The below conceptual diagrams illustrate the context and transition of heights, from west to east and from north to south.

The sections are meant to be typical or representative (rather than specific) locations.



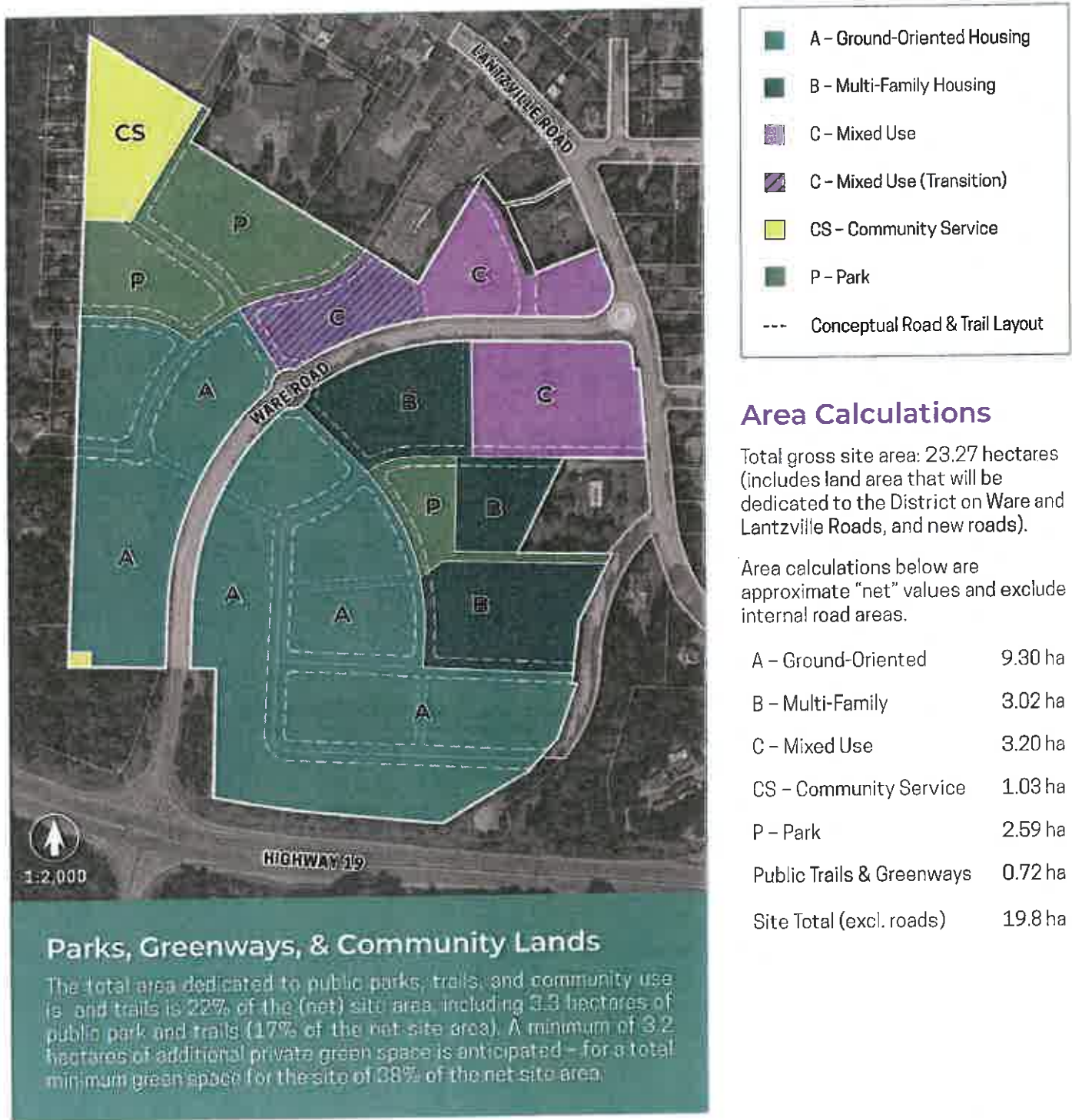
3. DEVELOPMENT PLAN



3.1 ZONING

The map and associated table, below, provide key details of the proposed site-specific Special Area Plan zoning for these sites.

ZONING MAP



VISUALIZING THE ZONES

To better visualize what is envisioned in each zone, this gallery offers precedent images taken from other successful neighbourhoods and represents the “types of things” that could be expected.

AREA A: GROUND-ORIENTED HOUSING (SINGLE-UNIT & CLUSTER HOUSING)



Cluster housing with individual homes



Single unit home on smaller lot



Single-unit home without parking in the front yard

AREA A: GROUND-ORIENTED HOUSING (TOWNHOMES)



Townhouse cluster along a public sidewalk



Townhouse cluster with internal pedestrian pathways



Townhouses with semi-private front yard spaces

AREA B: MULTI-FAMILY HOUSING



Multi-family with abundant green landscaping



Multi-family fronting public sidewalk



Small-scale multifamily building

AREA C: MIXED-USE COMMERCIAL



Main street with 3-storey mixed use buildings



Modern, small scale mixed use buildings with active retail on the ground floor



Main street with 3-storey mixed use buildings

AREA C: RETAIL / COMMERCIAL



Grocery store with high quality pedestrian realm



Retail/commercial building on main street corner



Retail building with high quality street frontage

PARKS & OPEN SPACE



Community park with trails, playground, and landscaping



Community park and greenway with multi-use path and playground with abundant tree plantings



Greenway trail through a residential area

3.2 TRANSPORTATION PLAN

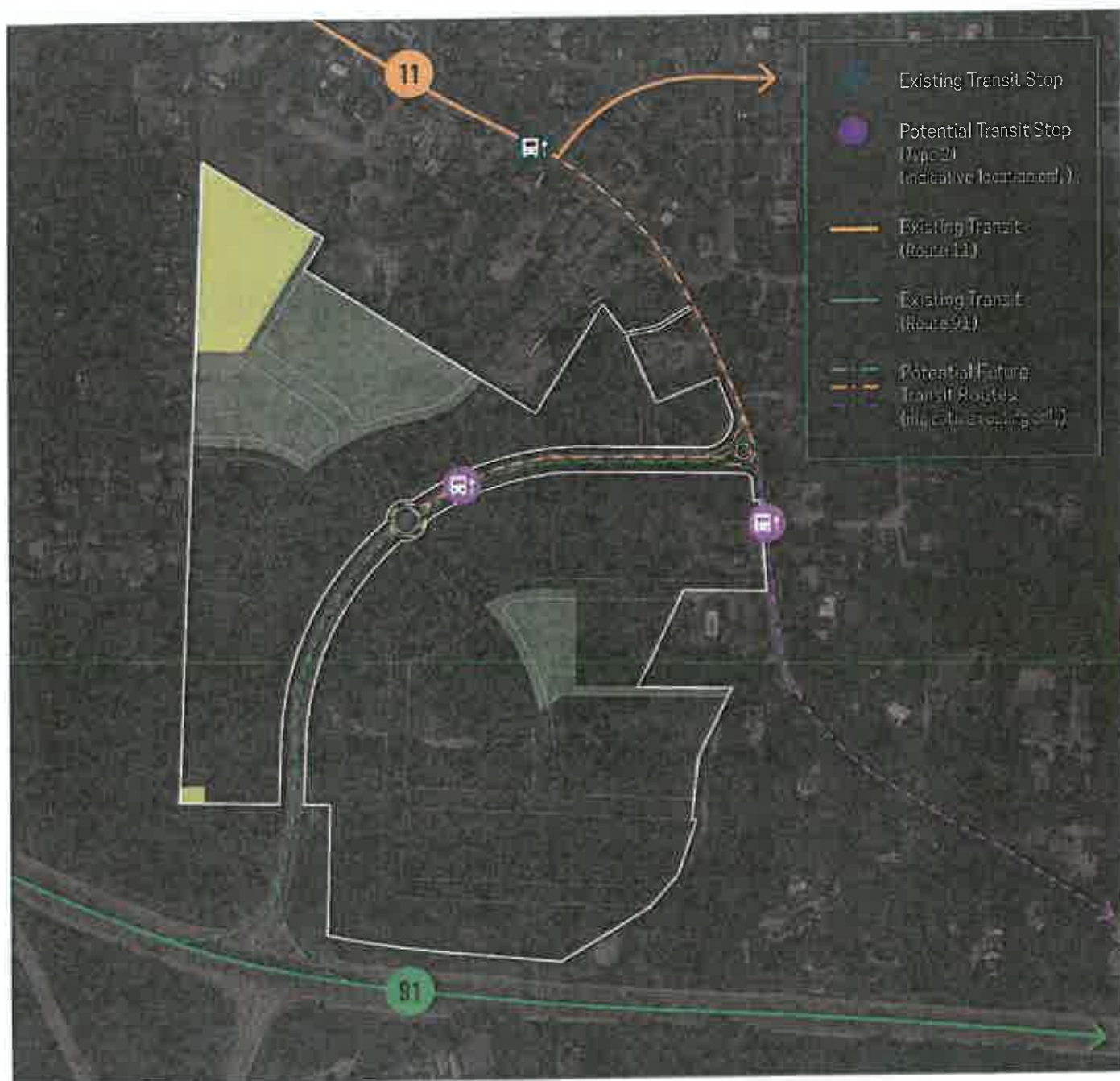
NEIGHBOURHOOD CONNECTIVITY DIAGRAM



The transportation network includes [a] streetscape improvements on Ware, Lantzville, and Wiles Roads (frontage); [b] two new roundabouts (at Ware/Lantzville and further west on Lantzville Road); [c] new pedestrian-friendly streets throughout the site; [d] extensive neighbourhood trails/greenways; [e] trail connections to adjacent neighbourhoods; and [f] new potential transit routes and stops (see Transit Map on the following page).

The network of sidewalks and trails was designed to [a] facilitate walking and cycling to/from and within the village area and [b] create recreational walking routes for residents in Lantzville.

NEIGHBOURHOOD TRANSIT MAP



The Neighbourhood Transit Map shows the existing and potential future public transit network in the Village South Area. Future routes and stop locations will be determined with RDN Transit in response to future service expansion and route redesign. The illustrated stops and route extensions are indicative only but show convenient walking distance to the village, new community spaces (e.g., parks, play fields), and new residences.

The transit network is integrated with the connectivity plan (previous page), providing future residents and visitors walking and alternative mobility connections (e.g., cycling, rolling) throughout the area and directly to (future) transit stops.

GETTING AROUND

Implementation of the Transportation Plan for the area will include the following:

- All new streets will include sidewalks on both sides and the use of street width will prioritize pedestrian mobility and safety over vehicular efficiency.
- A separated multi-use trail or bike lanes and sidewalks will be provided on both sides of Ware Road.
- Pedestrian, alternative, and active mobility will be prioritized through:
 - The connectivity of sidewalks, trails, and green spaces.
 - The connectivity of public transit and alternative mobility (e.g., walking, cycling, rolling) through universal access sidewalks and trails and the strategic location of transit stops.
- Up to 4 new illuminated type 2 transit shelters within or adjacent to the site will be developed.
- A minimum of one concrete bus pad on Ware Road will be created to serve a future transit stop (to be determined location).

STREET CONCEPTS

The proposed street designs for the project are focused on creating slow, family-friendly, and walkable streets – not thoroughfares or neighbourhood short-cuts. All internal streets will feature the following:

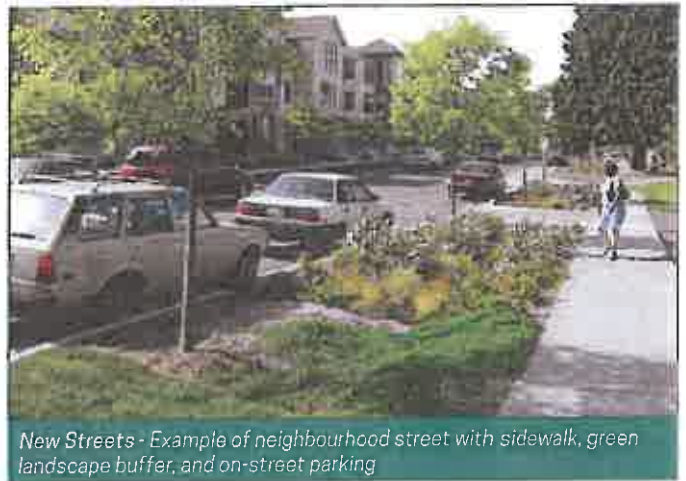
- Sidewalks on both sides of the street and bike lanes on both sides of Ware Road;
- Street trees throughout, providing a multitude of benefits;
- Traffic calming via narrower travel lanes (except Ware Road), on-street parking, street trees, and curb extensions / bulbouts; and,
- Integrated stormwater management via rain gardens – in bulbouts and landscape buffer areas.

The diagrams on pages 24-26 offer conceptual street designs.

PUBLIC TRAILS/GREENWAYS

The trail and greenway network for the project is focused on creating multi-functional neighbourhood connections. All trails will [a] enhance pedestrian, cycling, and “rolling” (e.g., wheelchairs, walkers, strollers) connectivity and [b] provide tree canopy cover and urban habitat.

Further directions and concept designs for trails and greenway can be found in the next subsection 3.3.



New Streets - Example of neighbourhood street with sidewalk, green landscape buffer, and on-street parking

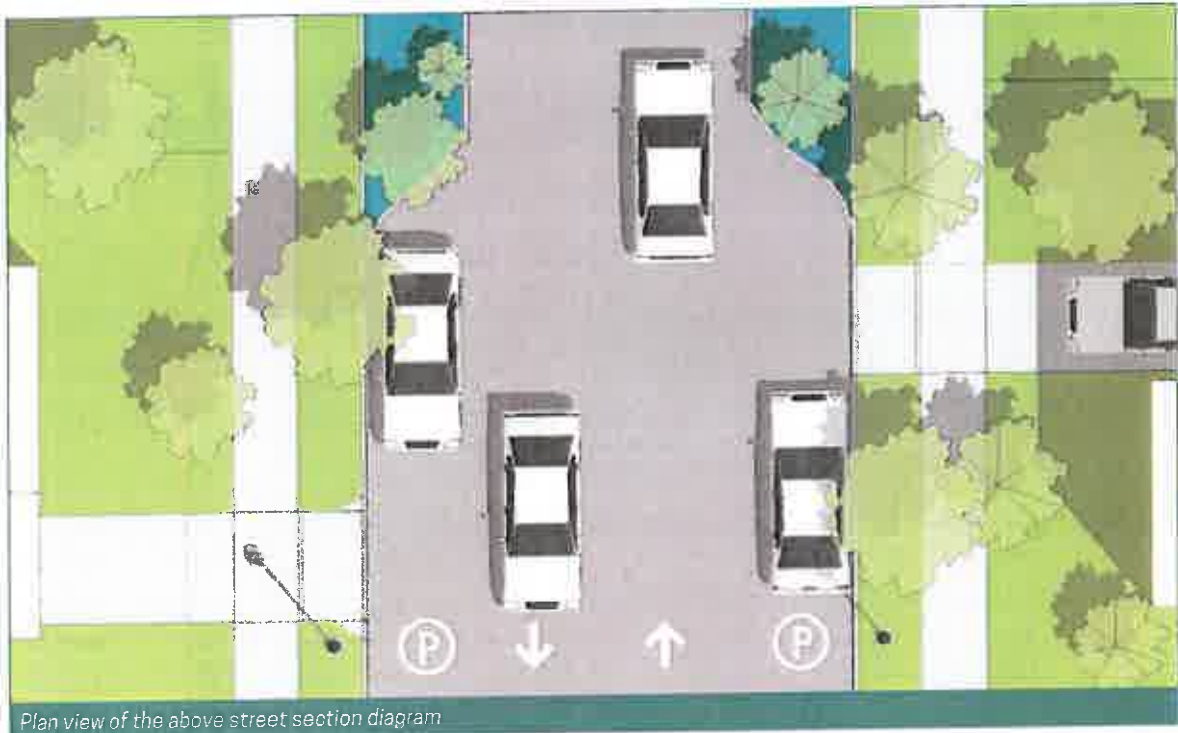
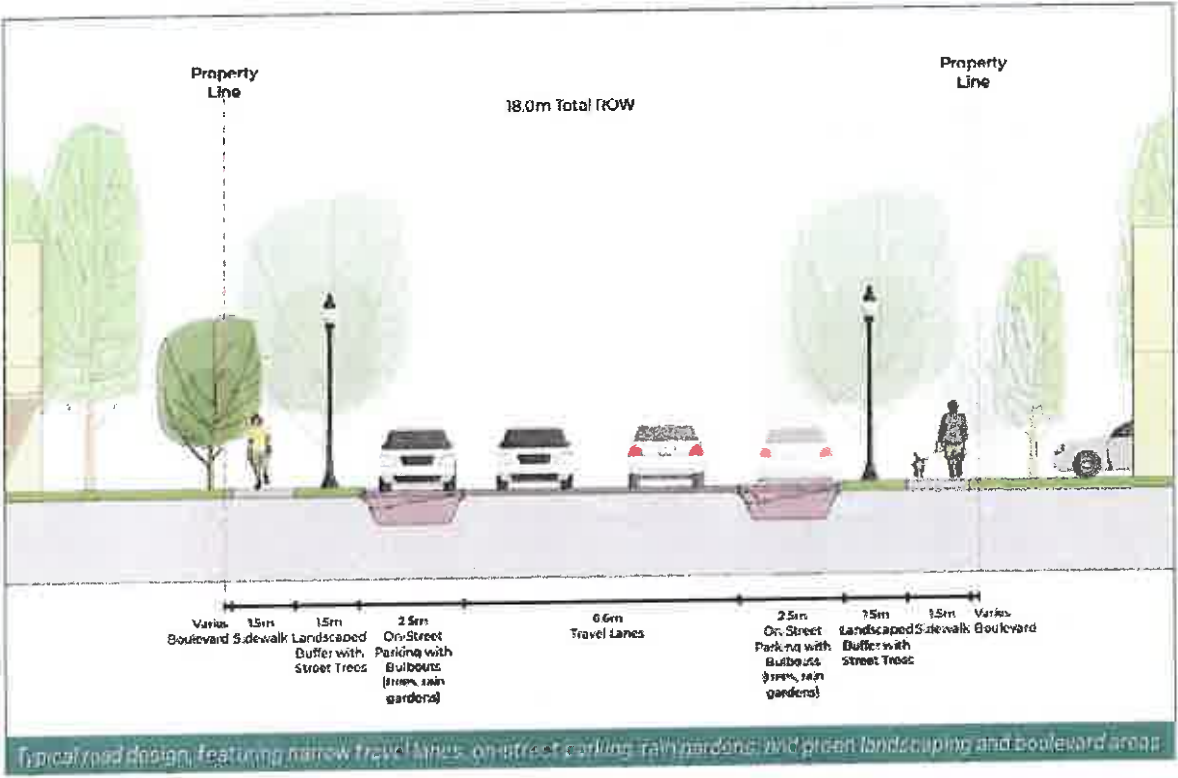


Lantzville Road / Commercial Streets - Example of village commercial main street with high quality streetscape



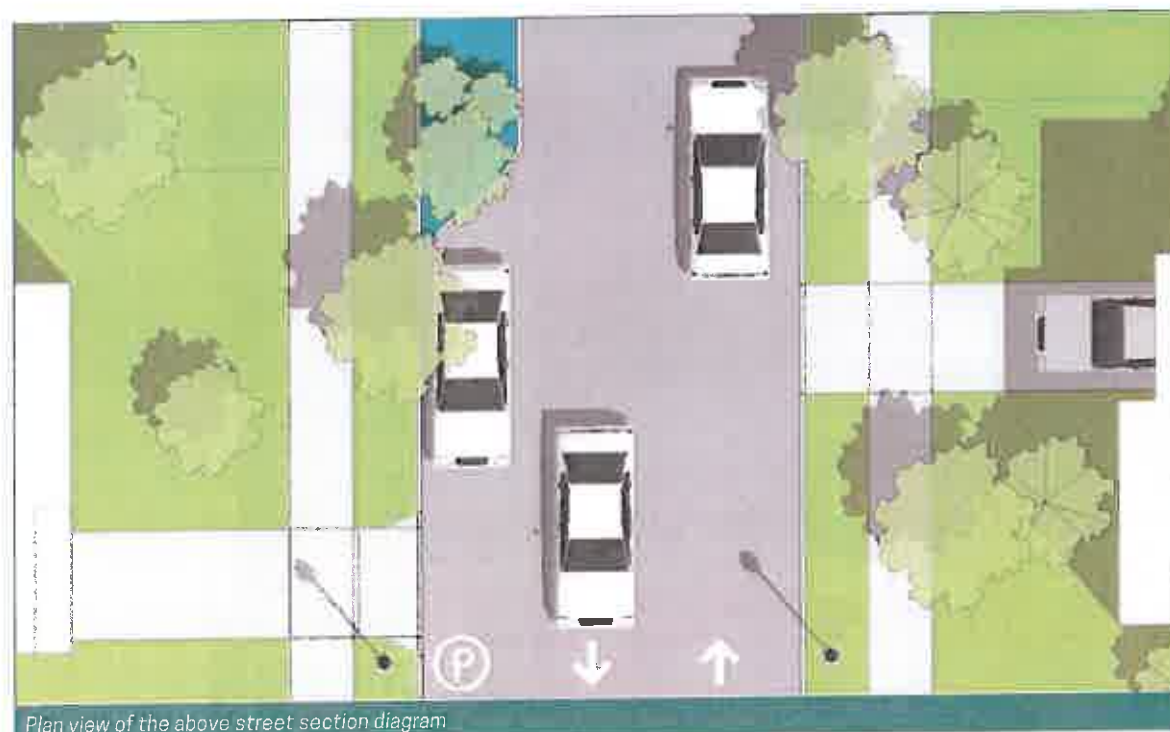
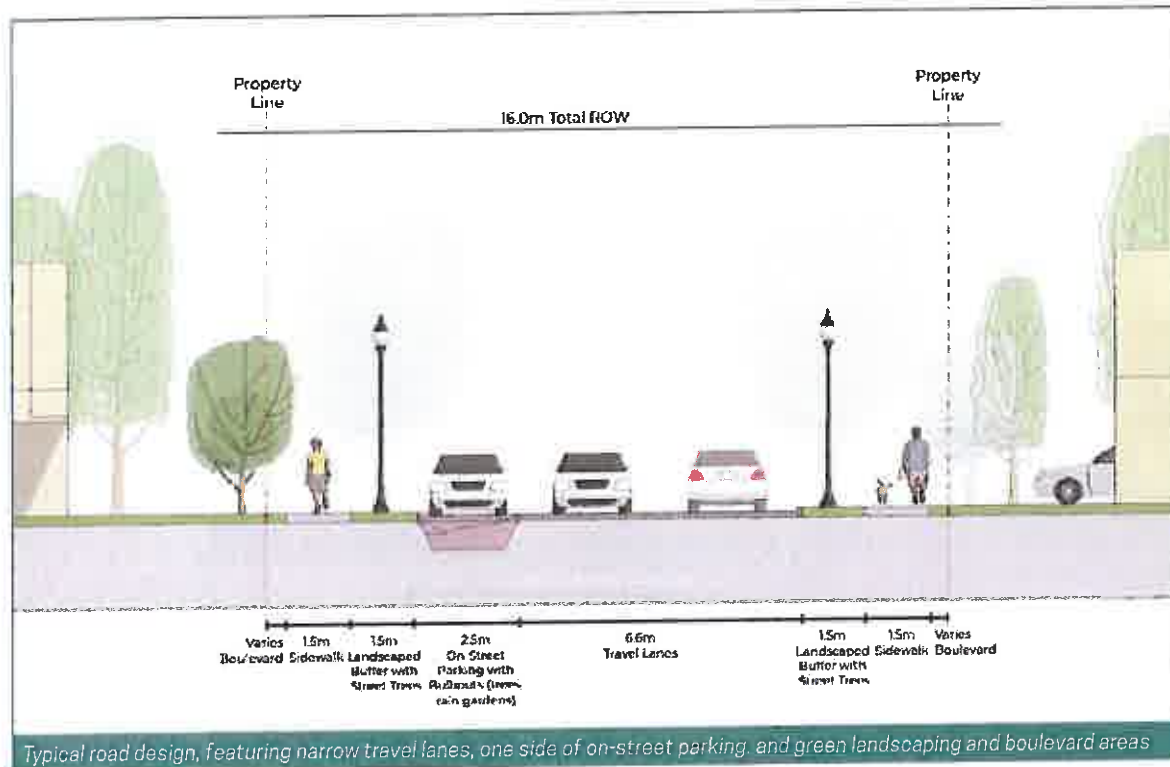
Ware Road - Example of a 'gateway' road with central median and roundabout

Local Street (Mixed Use): Concept Design

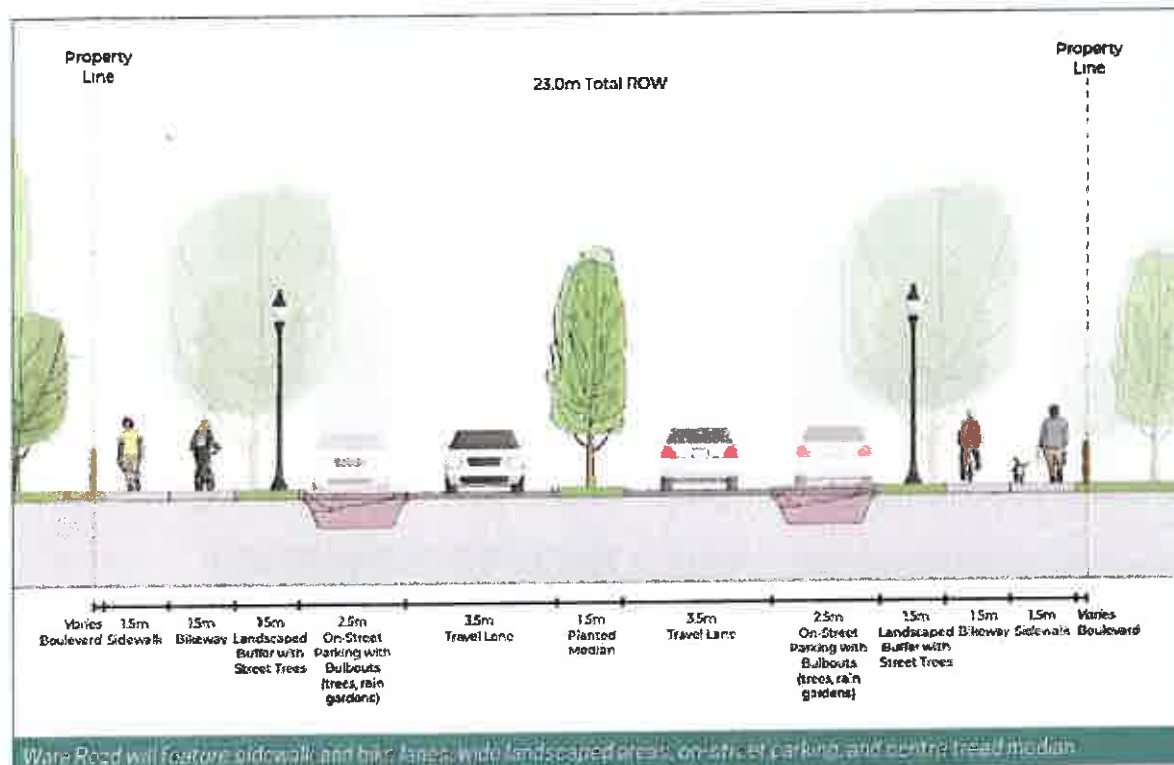


Plan view of the above street section diagram

Local Street (Residential): Concept Design



Ware Road: Concept Design



3.3 OPEN SPACE PLAN

APPROACH

The Open Space Plan for the site is based on four primary goals:

1. Gathering Places & Play Spaces

Provide high quality community gathering places, including opportunities for passive and active recreation.



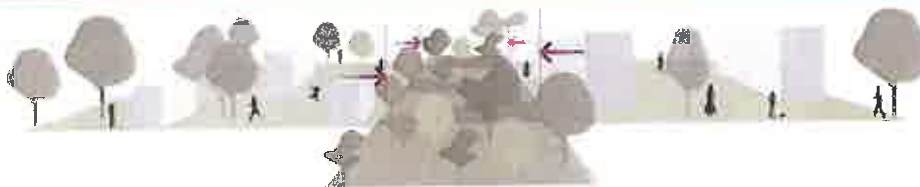
2. Connection to Nature

Provide abundant green space and treed areas throughout the site, including naturalized and landscaped open spaces on public and private lands.



3. Sensitive Transitions

Provide treed landscape buffers between existing single-family neighbourhoods and the site.



4. Walkable Connectivity

Provide a comprehensive active transportation network of sidewalks, trails, and greenways to serve transportation and recreational needs.



OPEN SPACE NETWORK PLAN



The Open Space network includes a variety of active and passive recreational amenities, as well as trails designed to [a] facilitate walking and cycling to/from and within the wider village area and [b] create recreational walking routes in the neighbourhood.

The network includes [a] a large Community Park with potential for passive (e.g., seating, pathways) and active (e.g., playground, pickleball court, sport court) recreation features; [b] another large park area providing additional space for Playing Fields adjacent to the school play fields; [c] a Neighbourhood Park in the centre of the site; [d] landscaped buffers to the residential homes to the west and to the highway; [e] extensive neighbourhood trails/greenways, including connections to adjacent streets and mid-block connections to enhance pedestrian mobility; and [f] active transportation connections to adjacent neighbourhoods.

Public Parks

Community Lands

Greenways/Trails

Examples of potential Private Open Spaces

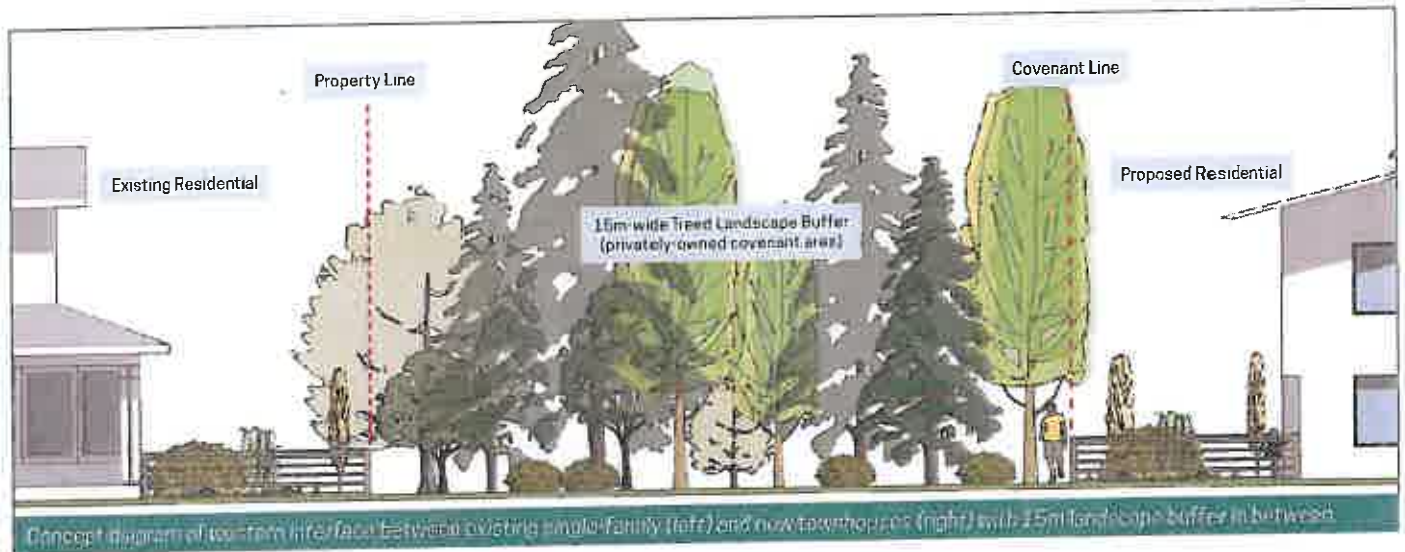
All other Open Spaces TBD

OPEN SPACE CONCEPT DESIGNS

This subsection provides concept designs for key open space features, including neighbourhood buffers, a public greenway/trail, and the central public park space.

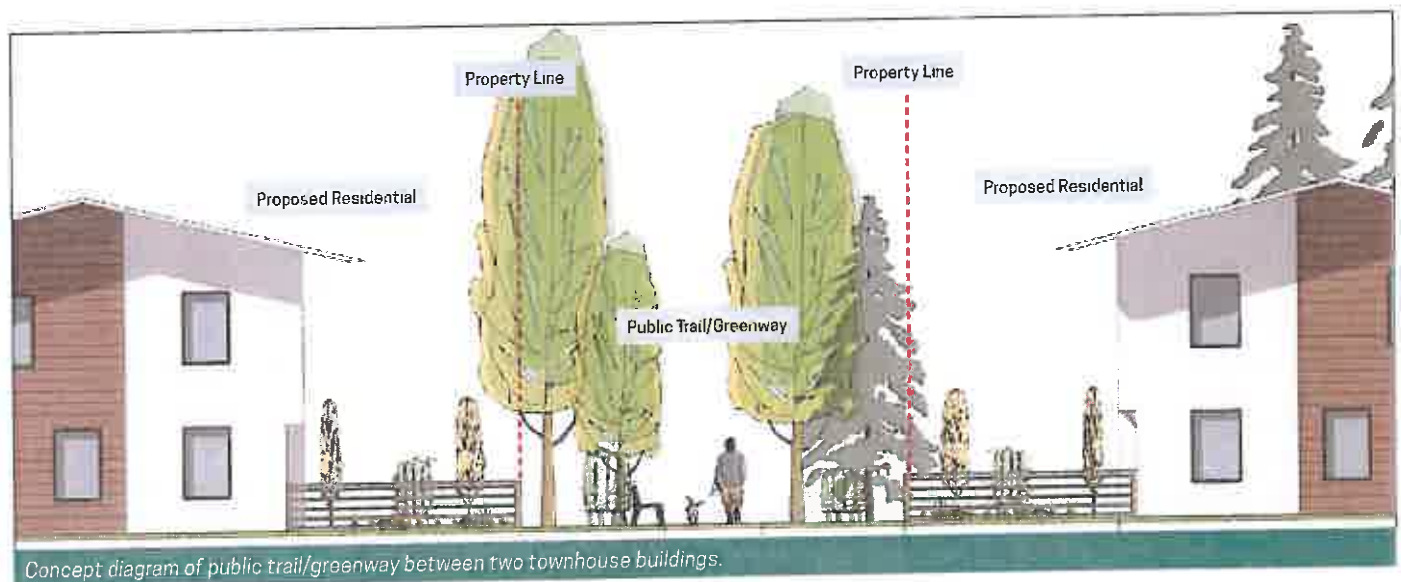
Landscape Buffer Concept

At the west and south boundaries of the site, a min. 15m landscape buffer (privately-owned covenant area) is proposed between new development and existing homes (or highway).



Public Trail/Greenway Concept

The proposal includes a number of public trails and greenways through the site, often functioning as mid-block walking/cycling connections.



Community Park

On the west side of the site, a new community park is proposed. This is envisioned as a multi-functional community gathering place that encourages social interaction, passive and active recreation, and neighbourhood connectivity.

Below is a preliminary conceptual design intended to show the types of elements that may be included in the park's development, which will ultimately be determined through a future District process.



VISUALIZING PUBLIC SPACES

Public spaces are envisioned as pedestrian friendly and green network of active transportation connections and community gathering places. The gallery below provides examples of these new public spaces.

PEDESTRIAN-FRIENDLY & GREEN STREETS



Village street with wide sidewalks, active retail frontage, street trees, and rain gardens



Street in a lower density area with sidewalks, street trees, and on-street parking



Street in a multi-family area with sidewalk, street trees, and landscaping in the front setback

TRAILS & GREENWAYS



Two trail connections meeting within a large townhouse development



A pedestrian connection within a private development



A narrow trail and wider community greenway intersect on a multi-family site

PARKS & OPEN SPACES



A community park with central gathering space



A community park with large play space and walking trails



Active recreational opportunities in a community park, such as pickleball

URBAN FOREST & INVASIVE SPECIES

Tree Planting & Urban Forest

The District will seek to enhance the urban forest in the village by following the strategies, which should supplement relevant current and future District bylaws.

Strategies

A. Proposed trees should have access to the following minimum soil volumes:

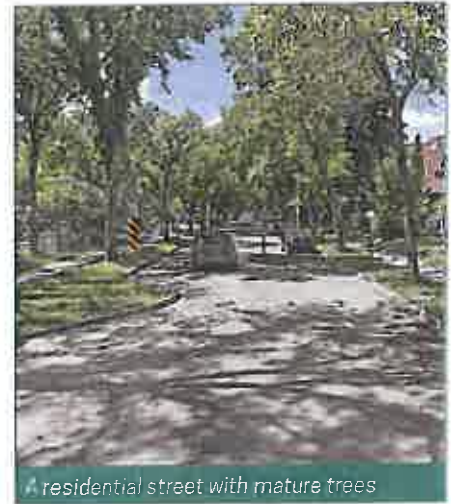
- Large-canopied trees: 15m³
- Medium-canopied trees: 12m³
- Small-canopied trees: 8m³

B. Street trees will be planted along all improved streets in the subject area according to the following guidelines:

- Select large full-canopied trees where possible.
- Space trees as follows:
 - Large-canopied trees: 10-12m apart
 - Medium-canopied trees: 6-10 m apart
 - Small-canopied trees: 6 m apart
- Install min. 450mm depth of soil in boulevards and show that proposed trees will have access to sufficient soil volumes (see guidelines above).
- Minimum boulevard width is to be 1.5m to allow for planting of boulevard trees, with increased width in areas of boulevard rain gardens.
- Tree species to be native or adaptive non-native tree species selected by a registered Landscape Architect.

C. Plant trees in public parks and open spaces.

- Prioritize municipal budgets to plant and maintain trees in public spaces.
- Plant large full-canopied trees where possible.
- Minimize impervious surfaces and provide a minimum of 20% of the site area in soft landscaping with deep soils.



A residential street with mature trees



A new development with street trees

Invasive Species Management

This site is characterized by previously-disturbed lands with limited on-going maintenance and management. Due to the disturbed and isolated nature of the site, most of the site works will pose minimal impacts on the surrounding landscape or existing ecological values. That said, invasive species management will be conducted during project development according to Best Management Practices and overseen by a qualified professional.

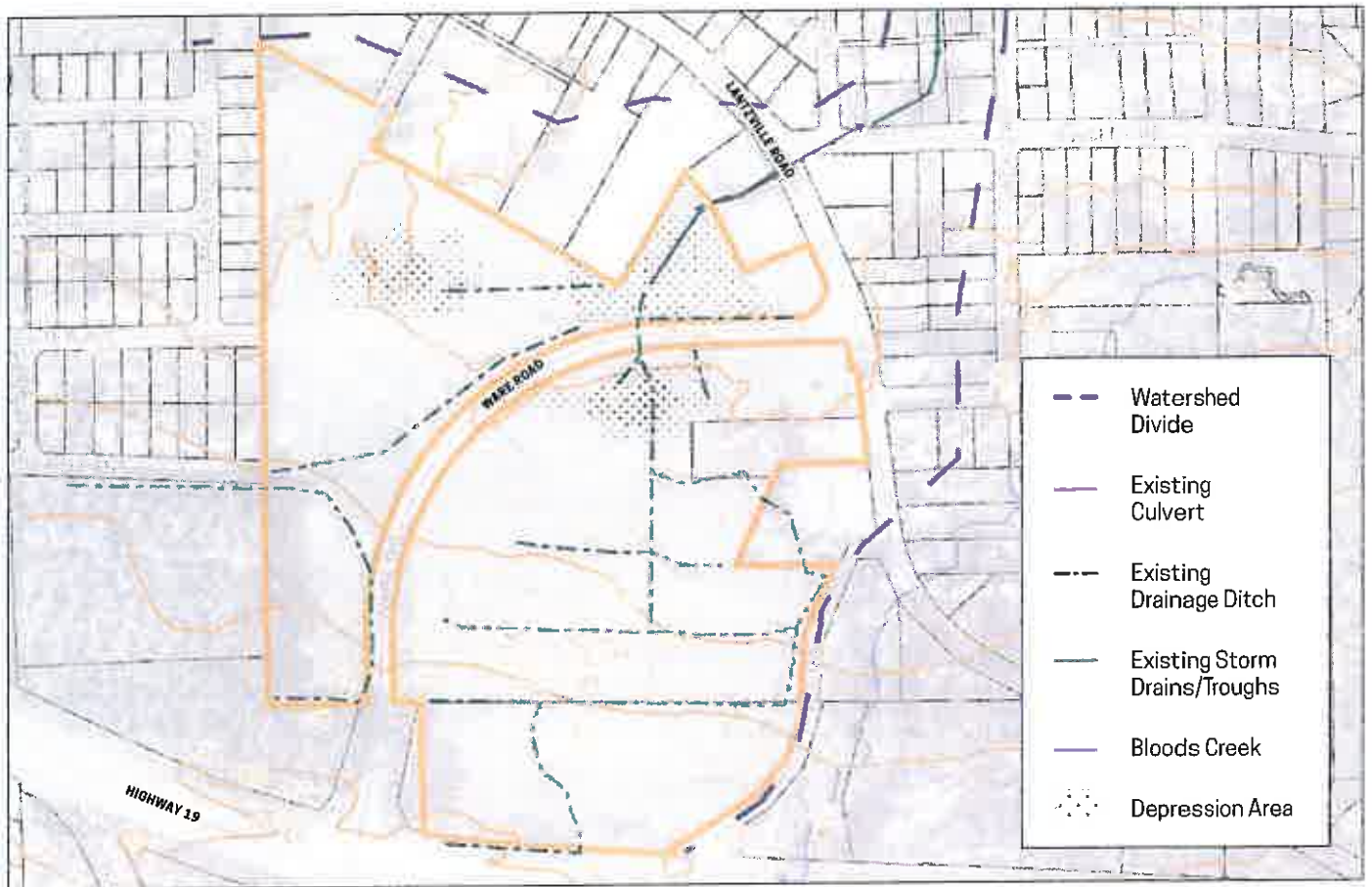
Two key reference documents for relevant species removal are:

Controlling Invasive Plants on your property-5th Ed. 2017. District of Saanich. <https://www.saanich.ca/assets/Community/Documents/Environment/Invasive%20Plants%20Booklet%202015%20web.pdf>

Controlling Invasive Plants: Information and Process Package, City of Nanaimo. https://www.nanaimo.ca/docs/services/home-and-property/invasive_plants.pdf

3.4 STORMWATER MANAGEMENT PLAN

EXISTING CONDITIONS



Site Watershed

The site is located within the Nanoose to South Wellington Watershed and is part of a sub watershed that drains north into the Salish Sea. The watershed extends south and crosses the Island Highway. Significant runoff flows onto the site from the Harby Road ditch. There are several depression areas (see existing drainage plan on the right) that are ephemerally wet. The lower watershed (north of the Lantzville Road) is comprised of mostly single unit homes and a few commercial properties.

Existing Site Drainage

The site is divided into two main drainage areas by Ware Road. Rainwater that falls on the north and east side of Ware Road flows via several rough ditches and collects in a depression area adjacent to Ware Road. Water is conveyed via a culvert under Ware Road from which it flows in a ditch towards Lantzville Road. On the south and west sides of Ware Road, water in the lower area drains to a depression south of the school. The south part of this sub-catchment area and runoff from Harby Road flow in a ditch. Water from both areas flow to the east and converge with the runoff from the north/east drainage areas. Water flows in a ditch/slough to a culvert on Lantzville Road near the intersection of Caillet Road. From there it flows in a series of storm drains and concrete troughs before discharging to the ocean at the end of Jacks Road.

It is important to note that the ditches and related drainage elements do not represent natural features and are a product of historical site works followed by a lack of maintenance or improvements.

APPROACH

A stormwater management plan (SWMP) was developed in collaboration between Newcastle Engineering and Murdoch De Greeff Landscape Architects. The SWMP focuses on applying key source control best practices and on meeting the stormwater regulations of the District's Subdivision and Development Works and Services Bylaw. The SWMP seeks to:

- A. Ensure post-development stormwater quantity and quality will be maintained to pre-development conditions;
- B. Retain natural water flows on the land as long as possible; and.
- C. Maximize clean runoff to receiving waterbodies using biofiltration measures.

The SWMP will achieve this through:

- A. **Infrastructure Improvements** – upgraded piped storm sewer infrastructure to handle overflows from the site-based facilities and to accept and convey drainage from upstream tributary areas.
- B. **Parks, Plazas, and Greenways** – maximizing soft landscaping and utilizing absorbent landscaping and rain gardens.
- C. **On street Strategies** – rain gardens integrated throughout and sized according to the impervious surface of each roadway;
- D. **Private Land** – minimizing impervious surfaces, shared detention and filtration features (e.g., large rain gardens, swales), and other solutions;

The following subsection details the implementation strategy for the SWMP within the Village South Special Plan Area.



Rain gardens in a mixed use village context



Rain gardens in a mixed use village context

IMPLEMENTATION

Infrastructure Improvements

Strategy

The developer will complete the following drainage works within and downstream of the subject properties:

- A. Construction of a piped drainage system from the intersection of Lantzville and Caillet Roads along Caillet Road to Jacks Road and along Jacks Road to the ocean.
- B. Reconstruction of a portion of the existing storm sewer at the west end of Caillet Road to lower its elevation sufficiently to accept drainage from the lowest areas of the subject properties and to allow for possible future construction of underground parking structures drained by gravity.
- C. Construction of a piped storm sewer system in Lantzville and Ware Roads to serve the proposed development and to accept and convey drainage from upstream tributary areas.

See the Preliminary Servicing Study (September 2, 2021) prepared by Newcastle Engineering for more details.



Parks, Plazas, & Greenways

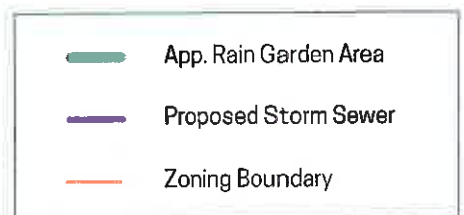
Strategy

All new parks, plazas, and greenways will be designed with sufficient capacity to meet the storm water requirements of the District's Subdivision and Development Works and Services Bylaw. Solutions include:

- A. Maximize the use soft landscaping areas with deep soils as absorbent landscape.
- B. Direct runoff from pathways and small paved surfaces to absorbent landscape.



*The term 'catchment area' refers to the total up-slope impervious surface area that drains to a known collection point, such as a catch basin or rain garden.



On Streets

Strategy

Ware Road and all new roads will incorporate rain gardens of sufficient capacity to meet the storm water requirements of the District's Subdivision and Development Works and Services Bylaw.

- A general guideline for this site is that rain gardens should be sized to app. 6-8% of the impervious area of the catchment area, if designed with minimum 600mm growing medium depth, high growing medium infiltration rates and minimum 150mm flood depth.
- Rain garden designs to be prepared by appropriately qualified professional.
- Prioritize municipal budgets to maintain boulevard rain gardens.
- Design rain gardens with an underdrain and overflow drain sized to convey large storm events.

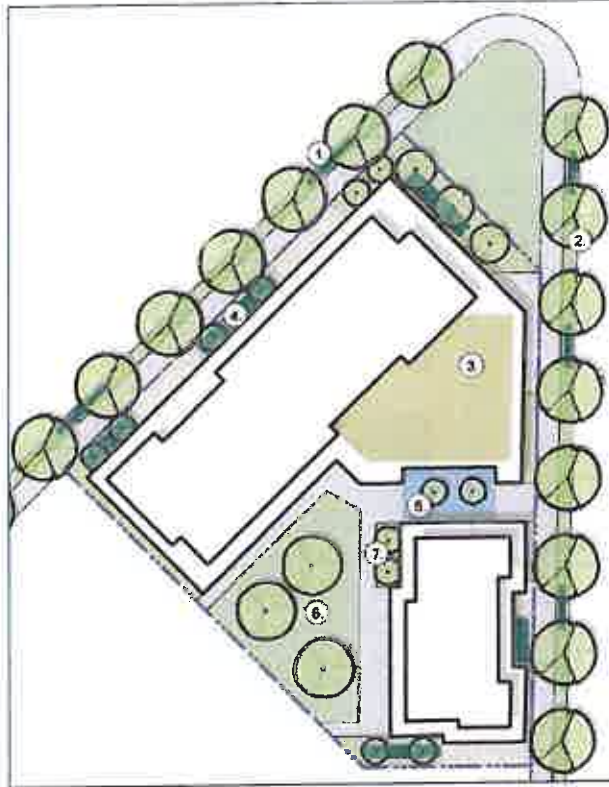
Concept Plan

The adjacent plan conceptually shows the space needed to meet District requirements to store / treat road runoff.

An integrated stormwater approach is shown, which directs rainwater runoff to rain gardens distributed throughout the site. This approach fits rainwater management into boulevard space and curb bulbouts (in parking lanes), which conserves land, creates more green space, separates pedestrians from cars, and helps calm traffic.

The road side rain gardens can be designed with sediment sumps and low maintenance plantings to assist with maintenance requirements.

See page 38 for further details on rain gardens.



1. On-street rain garden sized to road catchment area
2. Boulevard with rain gardens and soft landscaping
3. Green roof to minimize impervious surface area
4. Rain gardens sized at 6-8% of impervious area in the catchment
5. Permeable paving and tree cells where required
6. Soft landscaping as absorbent areas for paving runoff
7. Tree plantings, favouring largest suitable trees for the site

Private Land

Strategy

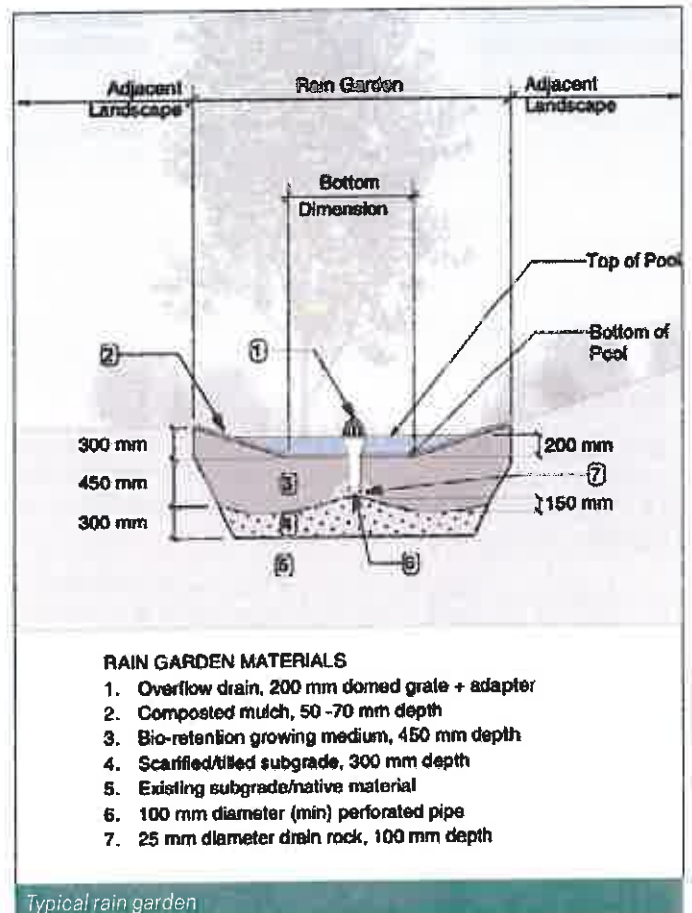
A combination of landscape-based best management practices will be required at the Building Permit stage, designed with sufficient capacity to meet the storm water requirements of the District's Subdivision and Development Works and Services Bylaw. Potential solutions include:

- A. Minimizing impervious surfaces.
- B. Utilizing rain gardens to meet the District's stormwater requirements.
 - A general guideline for success is that rain gardens should make up app. 6-8% of the impervious area in the catchment (site) area,
- C. Using permeable paving where rain gardens are not possible (or use in combination with the above, where appropriate).

Conceptual Plan

The adjacent plan conceptually shows a number of strategies to meet storm water requirements on private land.

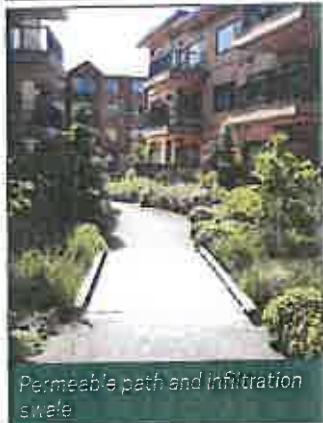
Rain gardens are a cost-effective solution that can be designed on a site-by-site basis. Permeable pavement can also be used to reduce pollution load and runoff from driveway surfaces.



RAIN GARDENS

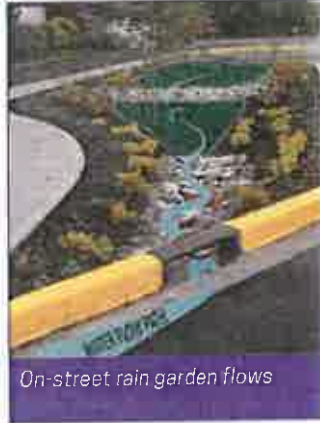
Below, you will find examples of rain gardens integrated into private development ("on site") and into the public streetscape ("on street").

ON SITE



Permeable path and infiltration swale

ON STREET



On-street rain garden flows



Rain garden between buildings



Curb bulbout with rain garden



Rain garden on commercial frontage



Rain garden in landscape buffer

Overview

Swales and rain gardens form essential parts of an integrated storm water system. They control the flow of storm water around a site, attenuate flows, remove pollutants, increase infiltration, and capture debris.

Rain garden designs are to be prepared by appropriately qualified professional and designed with an underdrain and overflow drain sized to convey large storm events.

Maintenance

These areas are considered to be **Class 3 Moderate Area** requiring regularly scheduled weeding, debris removal, and thorough inspections to identify damage or deterioration in the system. Inspections will determine when other maintenance activities such as repair, pruning, or irrigation may be required.

Level 3 Moderate Maintenance

Objective: To present a neat, moderately groomed appearance with tolerance for wear and tear from moderate traffic.

Maintenance Practices: Routine maintenance at a moderate frequency and intensity. Regularly monitor for deterioration and to determine maintenance priorities. Some tasks require a Qualified professional.

Maintenance of Bioretention Facilities

Swales and rain gardens function best when they are planted, and much of their regular maintenance involves activities that are typical of areas planted with perennials. Common maintenance activities for perennial plantings include fertilizing, mulching, planting, pruning, repairing, transplanting, watering, and weed control. In addition to the maintenance requirement of the plantings themselves, the following maintenance activities should be performed regularly to ensure their long-term performance::

- **EACH VISIT:** Inspect all drain inlets, outlets, fore-bays and catchment areas for debris/damage/excessive sediment.
- **EROSION REPAIR:** identify and address the cause of erosion.
- **SEDIMENT REMOVAL:** remove sediment and debris from drain inlets.
- **CLEAN INLETS / OUTLETS:** remove all debris from drain inlets and outlets.
- **CAMERA UNDERDRAIN:** Inspect underdrains to ensure continued function.
- **CLEAN CATCH BASIN:** Remove silt and debris to maintain catch basin capacity.

3.5 SERVICING & INFRASTRUCTURE

SITE SERVICING

Sanitary Sewer

The development area is within the District's existing sanitary sewer catchment area. There are existing sanitary mains in Ware (300/375 diameter) and Lantzville (200/375 diameter) Roads, which are sized to accommodate the full build-out of the proposal. The developer will construct new sewer mains and lines throughout the development, on private property and on new public roads.

Please, refer to the full servicing report by Newcastle Engineering, including a diagram of the existing District sanitary sewer system.

Water

There are existing water mains in Ware and Lantzville Roads (250 diameter and 200 diameter respectively), which are sized to accommodate the full build-out of the proposal. The developer will construct new watermains within the new internal road network.

Well 11 will be connected to the District of Lantzville water system at the Developer's cost and a suitably-sized parcel will be dedicated to the District in order to supplement the District of Lantzville water supply.

Please, refer to the full servicing report by Newcastle Engineering, including a diagram of the existing District water system.

Storm Sewer

The developer will construct significant improvements to the existing storm sewer system – through the subject properties, in Ware and Lantzville Roads, and downstream along Caillet and Jacks Roads to a new outfall on the foreshore at the bottom of Jacks Road. The new storm sewers will be designed to convey post-development flows from the upstream tributary area.

Please, refer to the full servicing report by Newcastle Engineering, including a diagram of the proposed storm sewer works. Also, see Section 3.4 for the stormwater management plan.

Geotechnical

Geotechnical findings from Lewkowich Engineering Associates Ltd. confirm that the lands are considered safe for the use intended. Some unfavourable (soft clay) areas and a higher water table were identified challenges; however, recommendations have been provided to safely support development in these areas.

Please, refer to the geotechnical report from Lewkowich Engineering Associates Ltd.

Roads

Both sites presently have public road access.

The developer will [a] construct frontage/streetscape improvements to Ware, Lantzville, and Wiles Roads; [b] construct intersection improvements at Ware/Lantzville Road, including a new roundabout; and [c] construct a new internal road network, as shown on the Concept Plan.

Please, refer to the impact summary in Section 4.2 and the full Traffic Impact Assessment by Watt Consulting Group.

3.6 URBAN DESIGN

DEVELOPMENT PERMITS

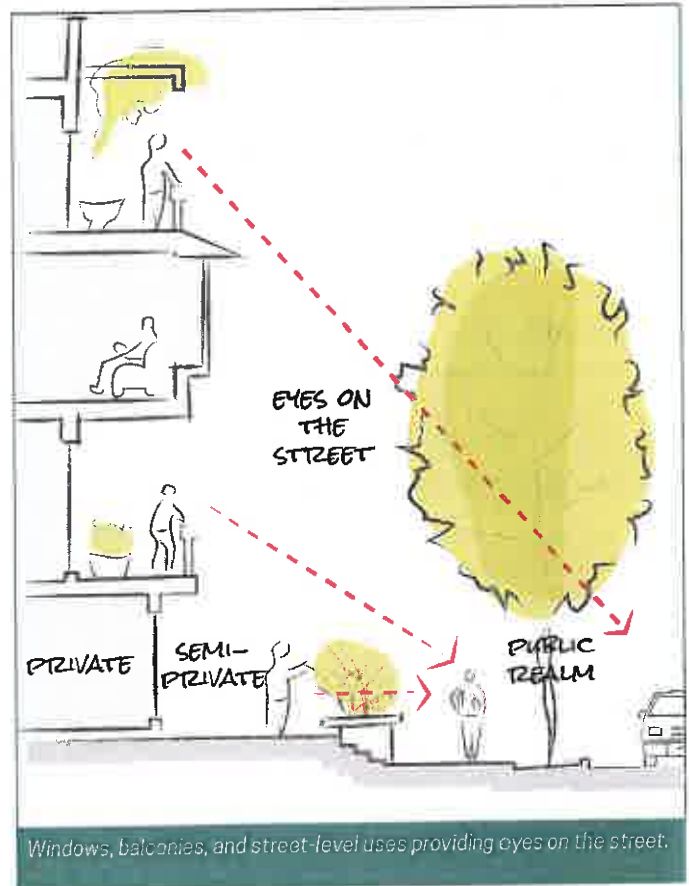
The District's DPA 8 Village Form & Character will apply to the plan area at the Development Permit stage. Therefore, these guidelines look to "fill the gaps" between the other contents of this application and the provisions of DPA 8 in the OCP.

- Notwithstanding the above, a Building Scheme will replace the need for a Development Permit for Intensive Residential within the subject properties.

ADDITIONAL DESIGN GUIDELINES

Building Design & Materials

- Generally design buildings in a contemporary West Coast style, with a focus on materials that are durable, high-quality, and consistent in their application, while avoiding a 'thin veneer' look and feel.
- Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.
- Use architectural and landscape features to create well-defined, clearly visible, and universally accessible primary building entrances.
- Break up the perceived mass of large buildings by incorporating visual breaks in facades
- Design all multi-family, commercial, and mixed-use buildings to have transparent frontages to promote "eyes on the street", using strategies such as:
 - Having continuous commercial and retail uses with windows and primary entrances facing the street;
 - Having ground-oriented residential units with windows and primary entrances facing the street; and,
 - Locating and designing windows, balconies, and primary building facades to promote activity and natural surveillance of the street.
- Avoid blank walls at grade wherever possible.



For Commercial and Mixed Use Buildings:

- G. On commercial frontages, incorporate frequent entrances (every 15m maximum) to create punctuation and rhythm along the street, visual interest, and support pedestrian activity.
- H. On retail frontage, site and set back buildings to create a minimum 3m sidewalk and permit opportunities for patio space and small plazas
- I. Site buildings using a common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation (1-3m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating a recessed entryway, small entry plaza, or sidewalk cafe.
- J. Incorporate frequent entrances into commercial street frontages to create punctuation and rhythm along the street, visual interest, and support pedestrian activity

For Multifamily Buildings:

- K. Set back residential buildings on the ground floor between 3-5m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio.
 - A height of 0.4-1.2m (e.g., 2-6 steps) is desired for front entryways.
- L. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.
- M. Design facades to articulate individual ground-oriented units (e.g., townhomes) as architectural intervals, using strategies such as recessing or projecting facades or using entrance or roofline features).



Parking, Services, & Driveways

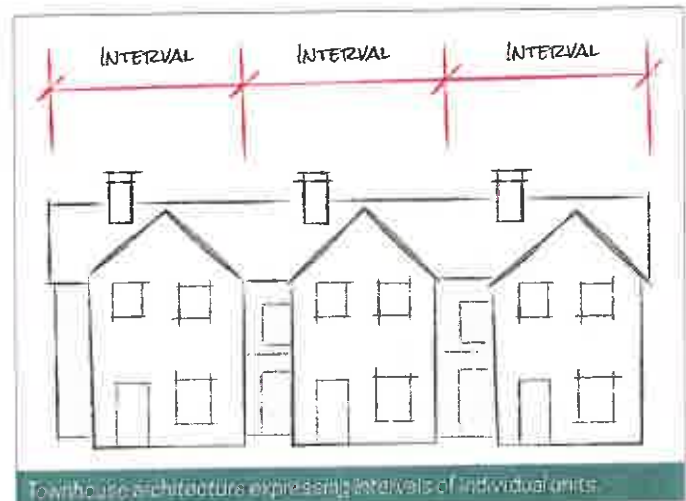
- A. Ensure the provision of adequate servicing, vehicle access, and parking while minimizing negative impacts on the safety and attractiveness of the public realm by, for example, accessing parking via a secondary street.
- B. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.
- C. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.
- D. Driveway cuts on the public street should be minimized to preserve landscaping and on-street parking.

For multifamily, mixed use, and commercial projects:

- E. Accommodate off-street parking in one of the following ways, in order of preference:
 - Underground;
 - Parking in half-storey (where it is able to be accommodated to not negatively impact the street frontage);
 - Garages or at-grade parking integrated into the building (located at the rear of the building); and
 - Surface parking in the rear, with access from the lane or secondary street wherever possible.
- F. In cases where publicly visible parking is unavoidable, screen using strategies such as:
 - Landscaping;
 - Trellises;
 - Grillwork with climbing vines; or
 - Other attractive screening with some visual permeability.

For Townhouses and other ground-oriented building typologies:

- G. Rear-access garage or integrated tuck under parking is preferred, in general.
- H. Centralized parking areas that eliminate the need to integrate parking into individual units are supported.
- I. Front garages and driveway parking are acceptable in townhouses facing internal strata roads, with the following considerations:
 - Architecturally integrate the parking into the building and provide weather protection to building entries; and
 - Design garage doors to limit visual impact, using strategies such as recessing the garage from the rest of the facade.



Site Planning & Landscaping

- A. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.
- B. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.
- C. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.
- D. Design internal strata roadways to serve as additional shared space (e.g., vehicle access, pedestrian access, open space) using strategies such as:
 - High-quality pavement materials (e.g., permeable pavers); and
 - Providing usable spaces for sitting, gathering and playing.
- E. Use landscaping materials that soften development and enhance the public realm.
- F. Plant native and/or drought tolerant trees and plants suitable for the local climate.
- G. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions
- H. Design front yards to primarily consist of soft landscaping (lawns, trees, shrubs, gardens). Where practical, no more than 40% of the front yard will be covered by hard surfaces.
- I. In addition to street trees, to provide shade and unify the neighborhood, at least one tree per ground-oriented dwelling unit front should be provided.



A townhouse frontage with functional, permeable landscaping



Courtyard space with abundant tree plantings and permeable area.

Drainage

- A. In addition to maximizing soft landscaping and permeable surfaces, each lot will utilize a combination of rain gardens, ponds, swales, and/or other drainage facilities to collect and convey stormwater from building roofs and other impervious surfaces.

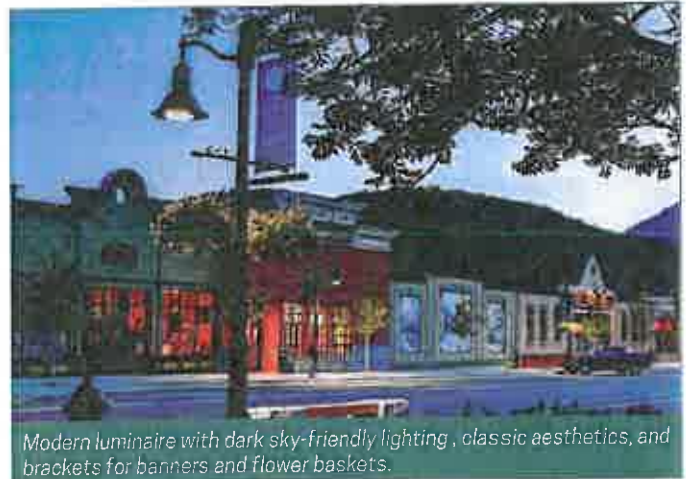
Lighting in Public Spaces

Decorative luminaires will be installed on all public streets and in public open spaces (e.g., parks, greenways, plazas) according to the following guidelines:

- B. Is black in colour and representative of a minimalist, classic (or modern heritage) aesthetic consistent with the adjacent images.
- A. Adheres to dark sky principles, including down lighting that is shielded or full cut-off with no up-lighting.
- B. LED lights for energy efficiency while ensuring a 'warm white' colour temperature (e.g., 2500K-3,500K).
- C. In all on-street locations, incorporates power outlets.
- D. On Ware Road adjacent to Mixed Use sites and on Lantzville Road,, incorporates pedestrian-level fixtures and banner mounting brackets.



On-site rain garden and drainage area.



Modern luminaire with dark sky-friendly lighting, classic aesthetics, and brackets for banners and flower baskets.



Dark sky lighting along a public greenway

3.7 GHG EMISSIONS REDUCTION PLAN

OVERVIEW

Transportation and the built environment both play a key role in helping communities transition towards a low carbon future.

The redevelopment of Lantzville village is an opportunity to not only create a compact, walkable area that reduces our reliance on automobiles and fossil fuels but also utilize high performance buildings and other sustainability strategies.

STRATEGIES

Lantzville Village GHG Emissions Reduction Plan is focused on achieving practical and meaningful climate action in the eight areas outlined below.

1. Village Commercial & Mixed Uses

In smaller communities in British Columbia the transportation sector is typically the largest emitter of GHG emissions as people travel in vehicles to shop, work or other daily activities. Creation of a vibrant village core with a variety of commercial and institutional uses will greatly reduce the need to travel to adjacent centres and thereby reduce GHG emissions. Surrounding the village core with a higher residential density will encourage people live and walk to

STRATEGY #1

- 1.1 Support for the village core and encouragement to buy and shop local in order to reduce GHG emissions from the transportation sector.

2. BC ENERGY STEP CODE

The Step Code is a province-wide performance standard requiring new buildings to attain higher energy performance by meeting set targets for the building envelope, mechanical system efficiency and airtightness. Energy modeling software and on-site air tightness testing is used to demonstrate Step Code compliance, indicating that the building meets the required performance level at the pre-construction stage as well as project completion.

The Province has signaled that the base BC Building Code will increment over the next three update cycles, to reach the top Steps of the code – a “net-zero energy ready” performance level – by 2032.

STRATEGY #2

- 2.1 Follow the BC Energy Step Code as the incremental steps are adopted by the District of Lantzville Building Department.



3. BIKE PARKING

Providing on-site bike parking in multi-unit residential projects promotes bicycling as an active transportation and low carbon alternative to the vehicle. The District has best practice minimum requirements for bike parking.

STRATEGY #3

- 3.1 Provide on-site bike parking at the rates described in the Zoning Bylaw.

4. ELECTRIC VEHICLE CHARGING

Electric Vehicles are becoming more prevalent across Canada, BC, and on Vancouver Island, and the Provincial government has adopted an EV mandate stating that by 2040 all cars and trucks sold in the province will be EVs. Most EV charging occurs at home, and access to 'at home' charging is a critical factor determining whether households will adopt an EV. Acknowledging this, the District has best practice minimum requirements for EV charging stations.

STRATEGY #4

- 5.1 Provide on-site EV charging at the rates described in the Zoning Bylaw.

5. CAR SHARING

Car sharing platforms provide access to a shared rather than a private fleet of automobiles distributed in the region. Participation in such services induces changes in mobility behaviour as well as vehicle ownership patterns that could have positive environmental impacts including GHG emission reduction. Additionally, car sharing may reduce the amount of parking required by new developments, increasing the amount of usable floor space.

STRATEGY #5

- 7.1 Provide opportunities for car sharing, especially in mid-rise buildings



Bike racks outside of a mixed-use building



Car share cars adjacent to a large employer

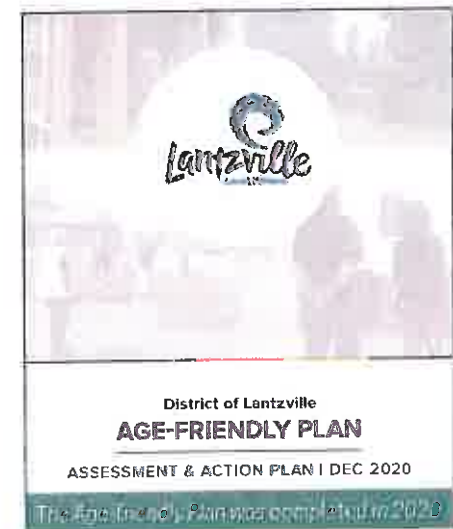
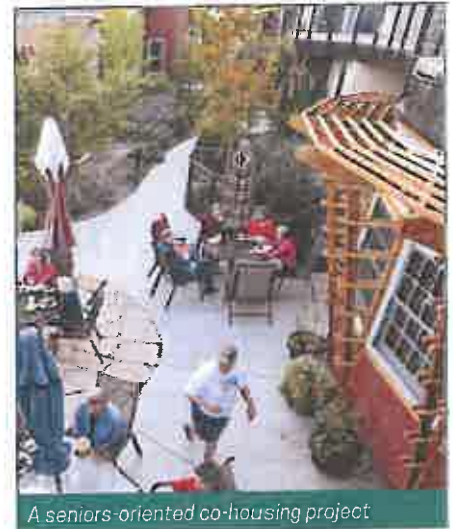
3.8 AGE-FRIENDLY PLANNING

AGE-FRIENDLY LANTZVILLE

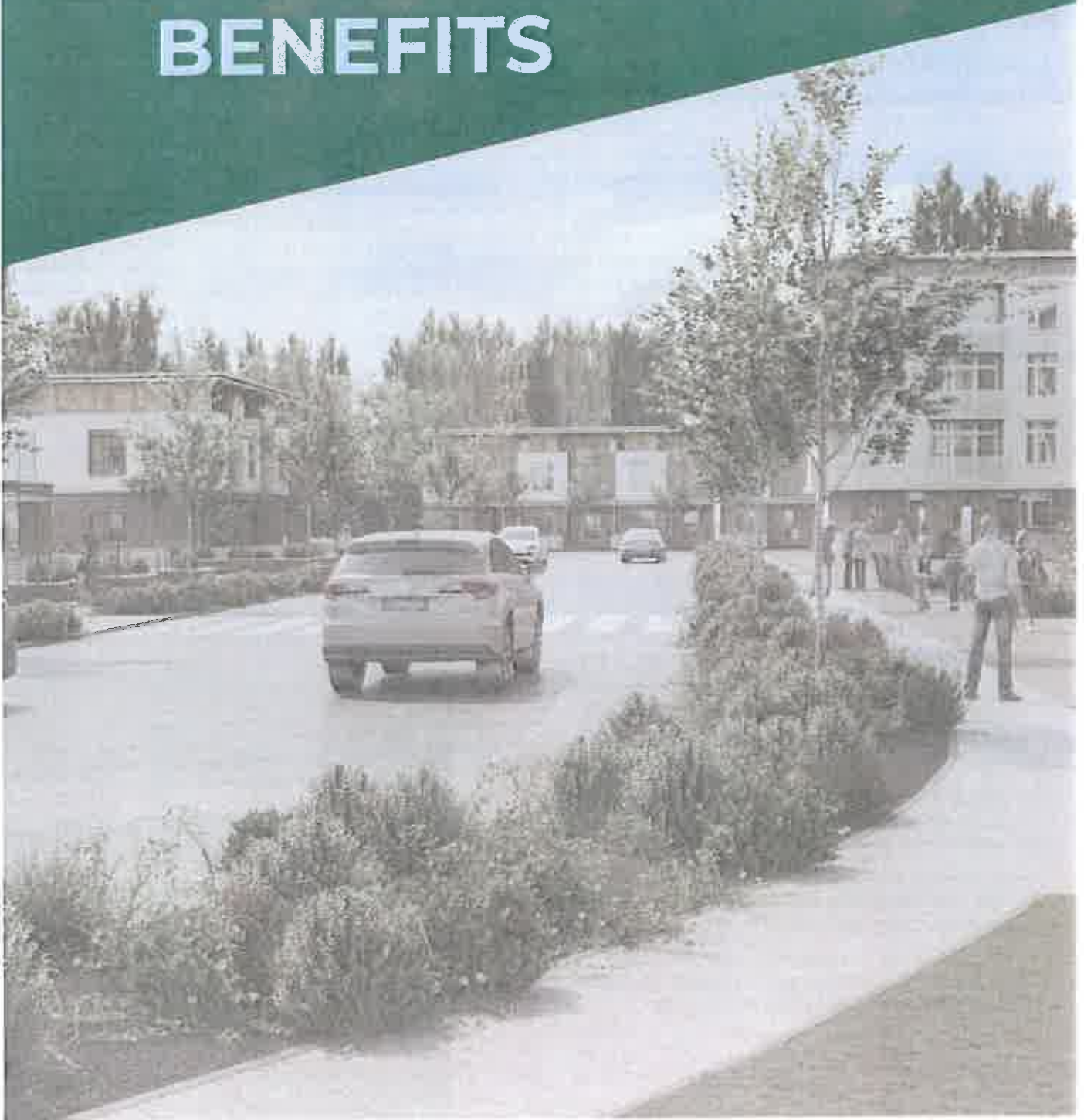
In 2020, the District developed an Age-friendly Plan, which included a list of strategies for the District of Lantzville to pursue, alone and in collaboration with the community and other partners.

The Village South SAP satisfies a number of the objectives of the Age-friendly Plan, including:

- A. Improve the accessibility of and amenities in outdoor spaces in Lantzville.
 - New parks will be universally accessible and include amenities for all ages and abilities.
- B. Improve the accessibility of buildings in Lantzville.
 - New buildings will be meet current accessibility standards, which existing buildings in the village often lack.
- C. Encourage a safe and integrated network of roads, transit, bike routes and pedestrian realm, for people of all ages and abilities.
 - The transportation network includes a highly integrated network of accessible sidewalks, bike routes, and trails.
- D. Improve the accessibility and age-friendliness of transit.
 - New transit stops will be universally-accessible and more friendly to those with mobility challenges.
- E. Support more affordable, and accessible housing options for older adults in Lantzville.
 - A range of new housing options, including more attainable units, will be provided in the plan area.
- F. Improve the accessibility standards of housing in Lantzville.
 - New residential units will be meet current accessibility standards, which existing buildings in the village often lack, and include some adaptable units.



4. NEIGHBOURHOOD INTEGRATION & BENEFITS



4.1 RESPONSE TO NEIGHBOURHOOD

The subject properties offer a unique context and opportunity from which to design the expansion of an existing village core while also creating a complementary residential neighbourhood. The SAP strives to not only meet the policies of the OCP but also mitigate impacts on and strengthen integration with adjacent neighbourhoods.

KEYS TO INTEGRATION

A. Land Use & Density Transitions

- The plan is consistent with OCP direction for land uses and location of more intensive uses.
- Ground-oriented residential (e.g., townhouses, single-unit, cluster housing) have been located adjacent to the existing single-family neighbourhood to the west.
- More intensive residential, commercial, and mixed use buildings have been located adjacent to major roads or parcels within a Special Plan Area – and so with a comparable existing or future land use.

B. Landscape Buffers

- As directed in the OCP, a minimum 15m landscape buffer has been located at the western edge of the site, adjacent to existing single-family lots.
- Additionally, a minimum 15m landscape buffer has been located at the southern edge of the site, adjacent to the highway.

C. Green Spaces & Trail Network

- The plan includes an extensive trail network, within public parks and public rights-of-way, that creates strong active transportation connections to/from and across the site.
- A large community park is provided on the west side of the site. This will provide opportunities as a new community gathering place, with play spaces, seating areas, and areas for passive and active recreation, based upon future community input.
- Adjacent to the above park, a new community playing field is provided in close proximity to the school, the school playing fields, and existing single-family homes.
- A neighbourhood park is also provided in the centre of the site, providing a playground and park space within an easy walking distance of all residential units.
- An abundance of additional private green space will be provided throughout the site, complementing the 'green' aesthetic of Lantzville and its surroundings.

D. Street Trees, Landscaping, and Forested Backdrop

- The plan incorporates street trees for all of their multifaceted benefits, including beautification and integration of the natural environment. Moreover, over time, street trees, new greenways, landscaped buffers, large parks, and a focus on on-site landscaping will provide a strong link between the "forested backdrop" of the area and the development itself.

E. Traffic Calming

- Narrow travel lanes, on-street parking, street trees, shorter building setbacks, and curb bulbouts will all contribute to physically and perceptually calm traffic and lower speeds on new and existing roads.

F. Sidewalks and Neighbourhood Connections

- While using landscape buffers, park areas, and density transitions to soften the interface with single-family neighbourhoods, the plan also includes numerous trail connections to these areas, creating strong walking and cycling routes to/from the village for the wider community.
- Additionally, sidewalks will be provided throughout the site, improving pedestrian comfort and safety and providing options for transportation and recreation in the village area.



4.2 TRAFFIC IMPACTS

The following is an overview of key development impacts and benefits.

TRAFFIC & PARKING

As noted in previous sections, the proposal seeks to not only minimize potential traffic impacts but also benefit the pedestrian and cyclist environment in the immediate area. The proposed road network focuses on traffic calmed streets with narrow travel lanes and pedestrian connectivity and comfort – via sidewalks, street trees, trails, and greenways.

Watt Consulting Group (Transportation/Traffic) undertook a Traffic Impact Assessment (TIA) for the proposal. The TIA demonstrates that the long-term level of service (LOS) of key intersections – both in the village and at the Highway 19/Ware Road intersection – remain at an LOS D or better. Along Ware Road, two single-lane roundabouts are proposed (at Lantzville Road and Ware Road and at Ware and a new main access road); the TIA concludes that these intersections will remain at a Level-of-Service A (highest) for all movements in the long term.

The TIA includes four recommendations:

- Developer to install single lane roundabouts at Lantzville Road / Ware Road and Ware Road at the main site access.
- Developer to upgrade Ware Road and Lantzville Road along the site frontages to meet the standards set out in the District's bylaws, including a separated bike path or multi-use trail along the Ware Road site frontage.
- Developer to work with RDN Transit to identify future additional transit infrastructure in proximity to the development.
- Ensure internal roads are designed for the intended use of the road and not overbuilt.

The TIA also suggests that the District should consider:

- Reducing the speed limit on Lantzville Road reduced to 30km/h south of Wiles Road

The site design seeks to further minimize the impacts of parking on the pedestrian experience and public realm in the village. On-street parking will be surrounded by street trees and landscaped curb bulbouts; underground and under building parking will be utilized on multi-family and mixed use sites; and rear yard, screened, and tuck-under parking will be utilized on townhouse sites. All of these strategies will reduce the impacts of vehicles in the village and increase the aesthetic nature and 'green' feeling of the proposal.

4.3 BENEFITS & AMENITIES

PUBLIC AMENITY PACKAGE

Lantzville Projects Ltd. is seeking to help re-establish and re-invigorate Lantzville's village core through a vibrant mix of compact housing and mixed use / commercial development.

One of the major advantages of compact, sustainable land use patterns is the ability to provide more and higher quality public benefits, services, and amenities to more people within closer proximity.

The vision of the landowner for the site is consistent with that of the OCP – a desire to create a vibrant, livable village and residential neighbourhood with a mix of housing types, services, and amenities within walking distance, while providing significant public lands and green spaces.

Project Benefits

Benefits are positive indirect contributions that the proposal provides to the community as a whole as well as at the neighbourhood level. The development offers the following benefits:

- Revitalization and enhancement of Lantzville Village
 - Greater local business viability in the village (more nearby housing)
 - New grocery store and mixed use development sites with retail/commercial units
 - Revitalized streetscapes
- Housing
 - Mix of housing types (e.g., single-unit, cluster housing, townhouse, apartment)
 - Mix of housing tenures (i.e., rental, fee simple ownership, strata ownership)
 - More attainable housing options throughout
 - Seniors supportive housing
- Increased Tax Revenue
 - Compact, economically-sustainable land use pattern
 - Increased District tax revenue from increased residential/commercial densities

Project Amenities

In addition to providing the benefits (previous page), the developer will also provide several in-kind and cash Community Amenity Contributions (CACs).

In considering the land lift for these sites (i.e., the increase in land value as a result of rezoning), any potential increase in development value should be considered alongside the value of the public lands and amenities being provided. For this project, these include:

A. Community Lands

- Dedication of a 1.00 hectare (2.5 acres) parcel of land to the District for a future civic/community use.

B. Public Parks and Park Amenities

- Dedication and construction of a 1.33 hectare (3.3 acres) parcel of land as a public park for use as an additional playing field, adjacent to the school (app. \$1M in construction).
- Dedication of a 0.76 hectare (~1.2 acres) parcel of land to be utilized by the District for a multi-purpose community park.
- Dedication of a 0.50 hectare (1.25 acre) parcel of land to be utilized by the District for a multi-purpose neighbourhood park.
- Dedication and construction of 0.7 hectares (1.7 acres) of additional publicly-accessible trails and greenways throughout the site.

C. Cash Contribution

- Direction contribution of \$3,000 per residential unit to the District (app. \$1.56M).

D. Other

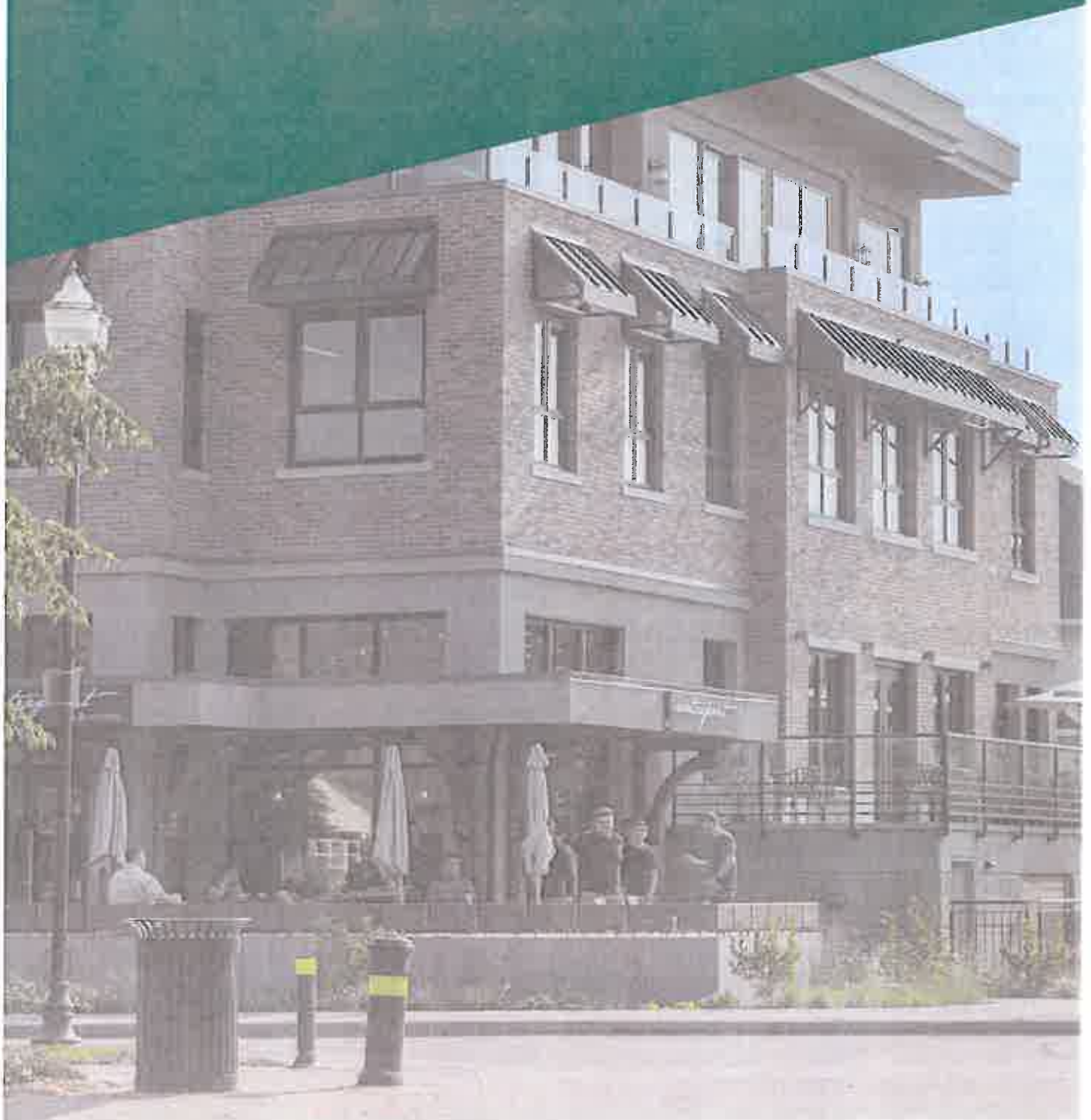
- Provision of gateway signage on each of the two roundabouts to be constructed.
- Construction of a multi-use path from the south extent of the site, along Ware Road, to the Island Highway.

FRONTAGE & STREETSCAPE IMPROVEMENTS

In addition to providing the listed benefits and amenities, the landowners will also construct the following frontage/streetscape improvements based on the street designs provided in this document and in accordance with District bylaws.

- Construction of Ware Road improvements adjacent to the subject site (full cross-section).
- Construction of all new public roads (full cross-section)
- Construction of Wiles Road improvements adjacent to the subject site (site frontage only)
- Construction of Lantzville Road improvements adjacent to the subject site (full cross-section)

5. OCP CONSISTENCY



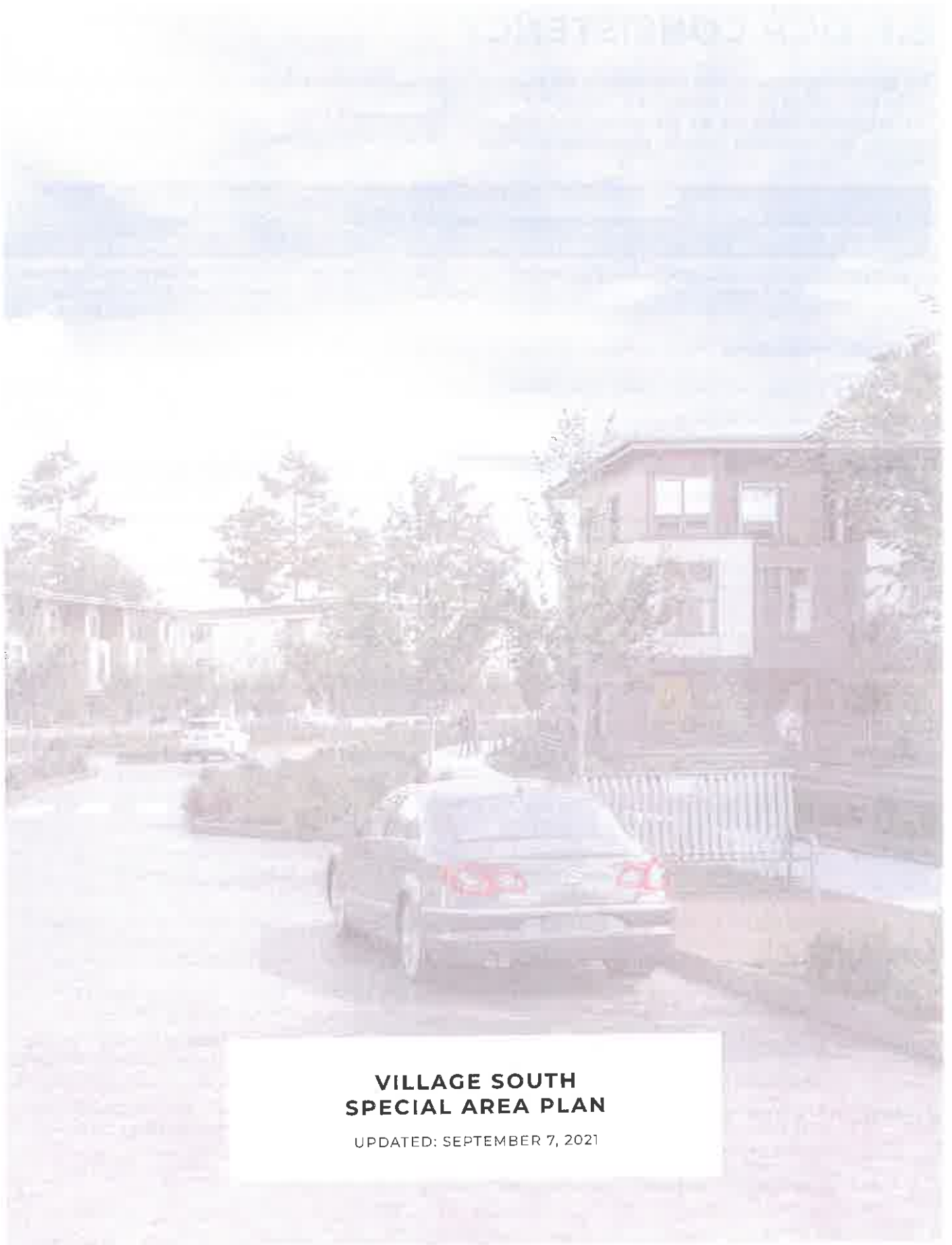
5.1 OCP CONSISTENCY

The below table demonstrates the proposal's commitment to the OCP policies for the Village South Special Plan Area. The left-hand columns present the relevant SPA policies, whereas the right-hand column summarizes how the

policies are integrated into the proposed Special Area Plan:

See Section 2.1 for an overview of relevant OCP Goals and the proposed responses..

OCP POLICIES TO BE INTEGRATED INTO THE VILLAGE SOUTH SAP		
POLICY #	POLICY	RESPONSE
11.1.2 #2	Close to Ware/Lantzville Roads, a range of commercial, residential and small-scale seniors supportive housing uses, with potential for commercial under residential. (The Village Commercial Core SPA policies also apply and encourage mixed use.)	Mixed Use, Commercial, and Mixed Use Zoning (including Seniors Supportive housing) zoning near Ware/Lantzville Roads
11.1.2 #3	In the remainder of the SPA, single-unit housing, multi-unit housing, small-scale seniors supportive housing, and park and open space land uses. Seniors-oriented housing, either community care or small-scale independent living, are encouraged.	Residential zones with a range of housing types provided in the remainder of site
11.1.2 #4	Development within this SPA will include high-quality pedestrian environments as outlined in the Development Permit Guidelines.	Street sections and design guidelines focus on high-quality pedestrian environment
11.1.2 #4	Vegetated buffers to provide privacy to existing adjacent residential properties.	Vegetated buffers will be provided
11.1.2 #5	Development with uses and densities that strengthen the vitality of the Village, provide housing for singles, families, and seniors, improve pedestrian mobility, and enhance the viability of public transit and other services.	Residential zones provide a range of housing types and increased densities to support a vibrant and viable village core
11.1.2 #7	An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.	Stormwater management strategies integrated throughout with a focus on the use of green infrastructure
11.1.2 #8	A lane or road that can be used to access the backs of commercial properties fronting on the south side of Lantzville Road.	New roadway provided
11.1.2 #10	A limited number of high-quality apartments with underground parking, nestled into treed buffers.	A limited number of high-quality apartments will be provided in areas that minimize impact on adjacent residents
11.1.2 #11	The District encourages the development of small tracts of highly varied housing types in a one- to two-storey format.	Site divided into small development tracks with highly varied house types
11.1.2 #12	A continuous treed buffer of at least 15 m width plus adjacent wooded Crown lands, will be retained along the Island Highway.	Vegetated buffer will be provided
11.1.2 #13	A continuous treed buffer of a minimum 15 metre width shall be provided between proposed buildings and existing residences along Lancewood Avenue, broken only by trails and a small-scale winding access road / fire lane.	Vegetated buffer and right-of-way connections will be provided
11.1.2 #14	A park area and continuous open space and trail corridors (greenways) to connect the housing areas across Ware Road and to the Village Primary Commercial Core and Village South SPAs, Seaview School, and adjacent neighbourhoods.	Large community park and neighbourhood park as well as continuous north-south and east-west trail connections provided
11.1.2 #15	A park area shall be provided south of the existing school playing fields and will be a reforested park.	Provided; however, envisioned as future play fields as per District direction
11.1.2 #16	Trail connections shall extend through the site, connecting Ware Road, Rossiter Avenue, and the lane extension of Lynn Drive to the school grounds and to the Village Primary Commercial Core.	Trail connections provided from existing roads to Ware Road and the commercial core
11.1.2 #17	A highly improved entrance streetscape for the development and Village on Ware Road, including medians and boulevards that integrate green infrastructure and planting, a double or triple row of street trees, as well as multi-use pedestrian / bicycle trail(s) that provide continuity between the Island Highway, Village Primary Commercial Core, Seaview School, and adjacent neighbourhoods.	Ware Road redevelopment envisioned and concept design presented that provides these elements.



**VILLAGE SOUTH
SPECIAL AREA PLAN**

UPDATED: SEPTEMBER 7, 2021

DISTRICT OF LANTZVILLE
BYLAW NO. 284

A BYLAW TO AMEND DISTRICT OF LANTZVILLE ZONING BYLAW NO. 180, 2020

The Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended as follows:
 - (a) in Part 1 by inserting “Village South Special Area Plan” after “Upper Lantzville Ware Road Special Area Plan” in the list of zones,
 - (b) in Part 1 by inserting the “Village South Special Area Plan Zone” attached hereto as Schedule 1 after Section 1.9 and re-numbering the remaining sections in Part 1,
 - (c) In Part 2, Section 2.17.1 by inserting “Village South Special Area Plan” after “Upper Lantzville Ware Road Special Area Plan”,
 - (d) In Part 3, Section 4.1, by inserting the following definitions:
 - i) “**Cluster Housing** means one dwelling unit or two dwelling units within the same building which are on the same parcel as at least four other dwelling units,
 - ii) **Limited Home Business** means a home business that is limited to an office.”, and
 - (e) by re-classifying the land legally described as

“THAT PART OF DISTRICT LOT 45 WELLINGTON DISTRICT LYING TO THE NORTH WEST OF COPLEY ROAD SHOWN OUTLINED IN RED ON PLAN 733R AND EXCEPT THAT PART IN PLANS 23561 AND VIP65702

LOT 1 DISTRICT LOT 27G WELLINGTON DISTRICT PLAN VIP66828

LOT 2 DISTRICT LOT 27G WELLINGTON DISTRICT PLAN VIP66828”

from “Future Special Area Plan Zone (F-SAP)” to “Village South Special Area Plan Zone (SAP-2)”, “Community Services Zone (CS)”, and “Park Zone (P)”, as shown on the map attached hereto as Schedule 2.

READ A FIRST TIME this 6th day of October, 2021.

READ A SECOND TIME this 23rd day of February, 2022.

PUBLIC HEARING HELD this 13th day of April, 2022.

READ A THIRD TIME this ____ day of ____, 2022.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
this ____ day of ____, 2022.

ADOPTED this ____ day of ____, 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

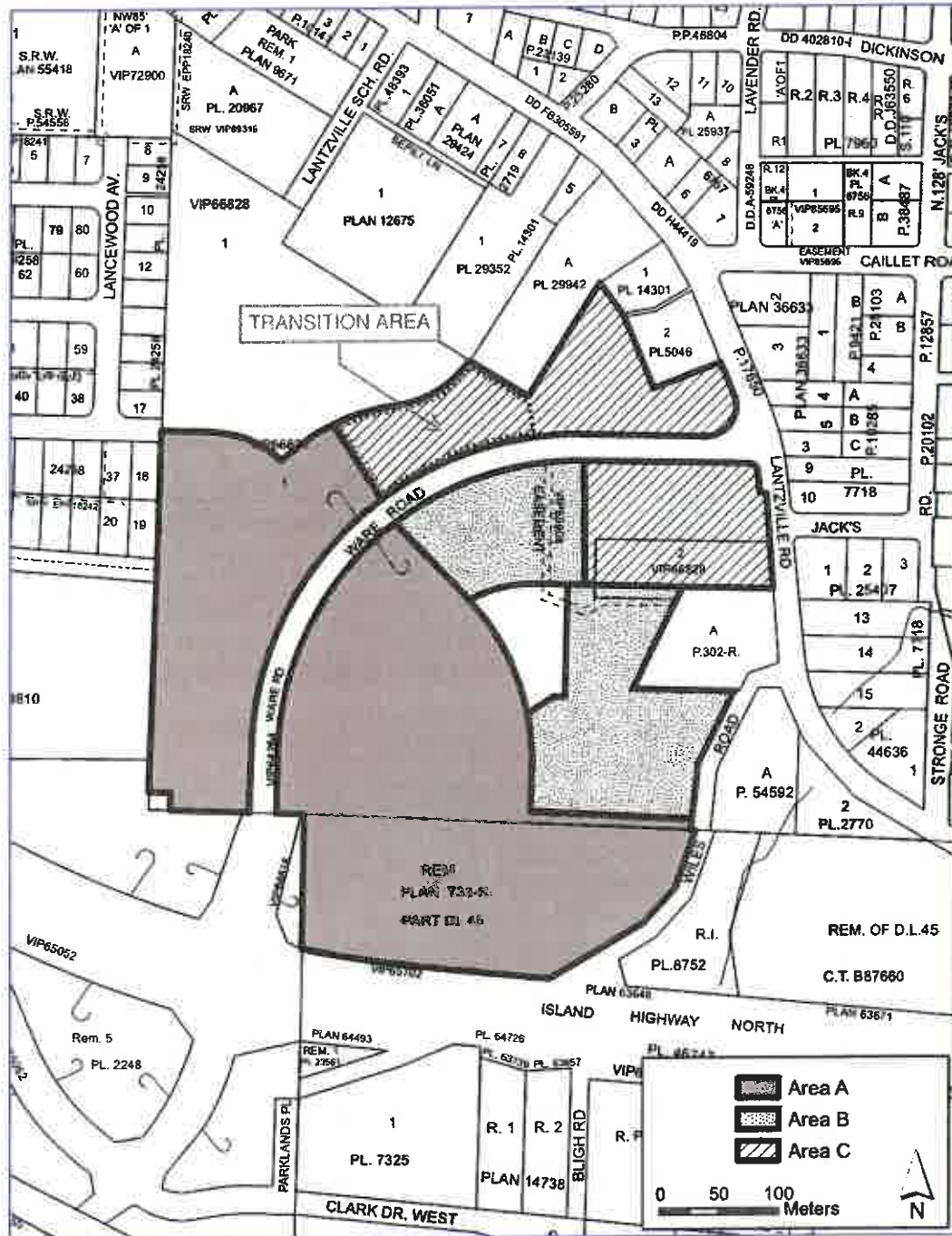
“Schedule 1 to Bylaw 284, 2021”

1.8 VILLAGE SOUTH SPECIAL AREA PLAN ZONE

(SAP-2)

Areas

1. The SAP-2 Zone is divided into Areas A-C, as shown on the following map:



Permitted Uses

2. The permitted primary and secondary uses are as follows:

Primary	Secondary
Area A – Ground-Oriented Housing	
Cluster Housing Duplex House Rowhouse Townhouse	Limited Home Business
Area B – Multi-Unit Housing	
Apartment Assisted Living Community Care Rowhouse Townhouse	Child Care Limited Home Business
Area C – Mixed Use	
Apartment Assembly Assisted Living Community Care Craft Beverage Processing Cultural Service Financial Service Food and Beverage Service Health Service Indoor Recreation Market Office Personal Service Retail Social Service	Child Care Limited Home Business Mobile Vending

Building Form & Density

3. In Area C, outside of the “transition area”, apartments, assisted living units, and community care units, are only permitted in a mixed-use building format and must not be located on the first storey of a building.
4. The maximum density and floor area ratio are as follows:

Area	Maximum Density / FAR
Area A	25 units per hectare
Area B (Apartment, Rowhouse, Townhouse)	100 units per hectare
Area B (Assisted Living, Community Care)	2.0 FAR
Area C	2.0 FAR

5. Notwithstanding subsection 4, the maximum number of dwellings within Area C shall not exceed 200 units.

Siting

6. The minimum setbacks from parcel lines in Area A are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Duplex, House	3 m	4.5 m	1.5 m	3 m
Rowhouse, Townhouse	3 m	6 m	3 m	3 m
Secondary Structure	6 m	1.5 m	1.5 m	3 m

7. The minimum setbacks from parcel lines in Area B are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Apartment	3 m	4.5 m	3 m	4.5 m
Assisted Living, Community Care	4.5 m	6 m	3 m	3 m
Rowhouse, Townhouse	3 m	3 m	4.5 m	4.5 m
Secondary Structure	6 m	2 m	2 m	3 m

8. The minimum setbacks from parcel lines in Area C are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
Apartment	3 m	4.5 m	3 m	3 m
All Other Structures	1.5 m	3 m	0 m	1.5 m
Canopy or Awning	0 m	3 m	0 m	0 m

9. Despite the foregoing, the minimum setback of a garage in any Area is 6 m from front parcel lines and 3 m from rear parcel lines.
10. Despite the foregoing, the minimum setback from an interior side parcel line for dwellings units within a duplex, rowhouse or townhouse that are separated by a party wall is 0 m on the side where the dwelling units are adjoining.

Height

11. The maximum heights are as follows:

Structure	Maximum Height
Apartment, Assisted Living, Community Care, Mixed Use	4 storeys and 16 m
Craft Beverage Processing, Food and Beverage Service, Indoor Recreation, Office, Personal Service, Retail, Rowhouse, Townhouse	12 m and 3 storeys
House, Duplex	9 m
Secondary Structure	5 m
Fence	1.8 m

12. Despite the foregoing, the maximum height of a building fronting Lantzville Road is 3 storeys and 12 m.

Parcel Coverage

13. The maximum parcel coverages are as follows:

Area	Principal Building	All Buildings and Structures Combined
Area A	50%	55%
Area A (Rowhouse, Townhouse)	70%	70%
Area B	55%	60%
Area C (Apartment, Assisted Living, Community Care)	55%	60%
Area C (Mixed-Use, other uses)	70%	100%

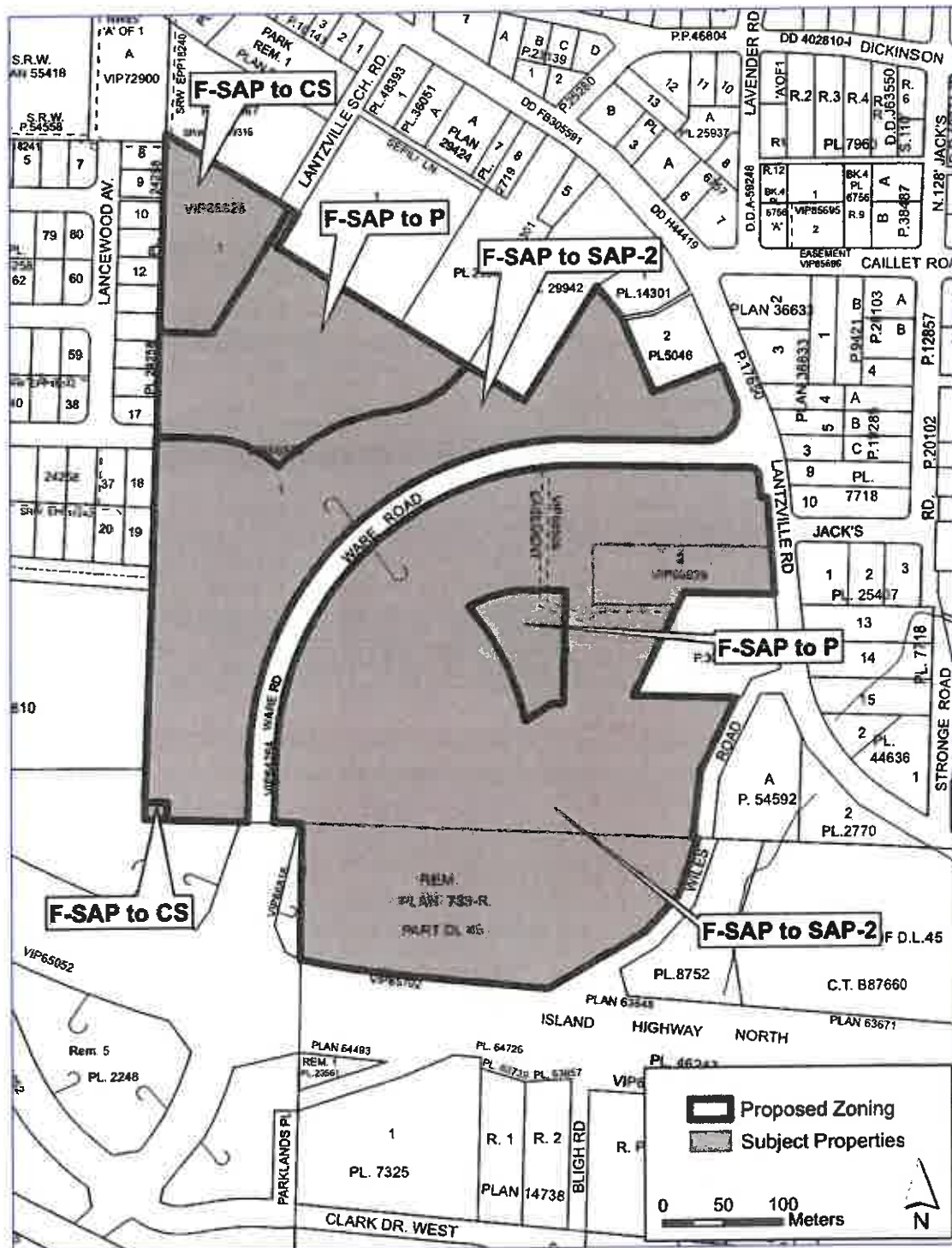
Subdivision

14. The subdivision regulations are as follows:

Area	Minimum Parcel Area	Minimum Parcel Frontage and Width
Area A (House)	300 m ²	12 m
Area A (Cluster Housing)	4,000 m ²	9 m
Area A (Rowhouse/Townhouse with party wall, attached on both sides)	150 m ²	6 m
Area A (Rowhouse/Townhouse with party wall, attached on one side)	200 m ²	7.5 m
Area A (Duplex with party wall)	225 m ²	9 m
Area B (Apartment, Assisted Living, Community Care)	1,000 m ²	25 m
Area B (Rowhouse/Townhouse with party wall, attached on both sides)	150 m ²	6 m
Area B (Rowhouse/Townhouse with party wall, attached on one side)	200 m ²	7.5 m
Area C	450 m ²	15 m

15. Despite the foregoing, the following specific regulations apply:
- The parcel area and frontage of parcels in a phased building strata subdivision may be reduced below the minimum parcel area and minimum parcel frontage.
 - The minimum parcel frontage of a parcel fronting a cul-de-sac or curved portion of a highway is 10 m, or the minimum parcel frontage regulation specified above, whichever is less.

“Schedule 2 to Bylaw 284, 2021”



Summary of changes to “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021”.

Project Highlights	• Playfield and proposed road in the northwest corner of the development removed from map • “Community Parks” and “Community Use Lot” consolidated into 3.65 hectare “Community Services and public parks” area to be transferred to the District. No longer includes the development of a playing field. • Language changes under #4 (Mix of Housing): affordable housing added and “potential” removed from seniors supportive housing point
Page 9 – Vision and Policy Alignment	• “as well as provide a strong rationale for the density proposed” added to the overview
Page 12 – Concept Plan	• Playing field and road removed from consolidated “Community Services and Public Parks” area • Language changes under [c] of the Plan Overview: - a large Community Services and Park area adjacent to the school and existing play fields for TBD community uses and public park area
Page 15 – Site Illustrations (in old document)	• Page removed in updated version of document
Page 17 – Zoning	• Community Services Zone expanded in the northwest quadrant of the area • The road layout has been removed • Total area dedicated to public parks, trails, and community use decreased from 22% to 21% • Minimum hectares of private green space decreased from 3.3 to 3.2 hectares • Total minimum green space decreased from 38% of site to 35%
Page 20 – Transportation Plan	• “Note: The final location of future new roads, trails, and greenways are to be determined at the time of Development Permit. The locations shown are indicative only.” Added • Community Services zone now includes pervious park space • Number of neighbourhood connections increased around the Community Services zone in map • Number of neighbourhood connections decreased south of Ware Road in map
Page 21 – Neighbourhood Transit Map	• “Note: The final location of future new roads, trails, and greenways are to be determined at the time of Development Permit. The locations shown are indicative only.” Added • Community Services zone now includes previous park space
Page 27 – Open Space Network Plan	• Community Services and Public Parks area updated in map. Playing field removed • “The proponent is providing funds to the District for future improvements in the Community Services and Park Area” added
Page 30 – Community Park (In old document)	• Page removed in updated version of document
Page 34	• Proposed road removed from the new Community Services and Public Parks area

Page 37 – Servicing and Infrastructure	- Language changes under [c]: - construct a new internal road <u>network to be determined at the time of Development Permit</u>
Page 47 – Response to Neighbourhood	In section C. Green Spaces & Trail Network, the large community park is now <u>large community services and park area</u>
Page 50 – Project Amenities	“A. Community Lands” is now titled “A. Community Services & Park Lands”: “Transfer of 3.65 ha of land to the District for Community Services and Park uses, including a 10m portion of Area A at Rossiter Avenue to provide the District flexibility for the future transportation connection”. added (Replaces dedication of 1 hectare of land to the District) “Cash contribution of \$1,500,000 towards infrastructure and improvements in the Community Services and Public Parks area” added. B. Public Parks and Park Amenities 1.33 hectare parcel of land as a public park an construction of a playing field no longer included 0.75 ha parcel of land to be utilized by the District for a multi-purpose community park no longer included
Page 52 – OCP Consistency	- Language changes under response for 11.1.2 #14: - Large <u>community use and park area</u> and neighbourhood park as well as <u>TBD trail connections provided to/from and within the site</u> - Language changes under response 11.1.2. #15: - Provided <u>as Community Use Area to the District for TBD community Use</u>

Summary of changes to “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan) Bylaw No. 2843, 2021”.

Section 4.1 to add the following definitions:	Affordable Housing; Seniors Supportive Housing
Map under Section 1.8.1	Map is amended to accommodate zone boundary for the Community Services (CS) zone. Park zone has been rolled into the CS zone.
Section 1.8.2 – Permitted Uses	The following uses have been added: Affordable Housing; and Senior Supportive Housing
Section 1.8.5	The maximum number of residential units permitted in Area C has been reduced to 100 units.
Section 1.14.1 – Permitted Uses	The following uses have been added: Affordable Housing; and Seniors Supportive Housing

Nelda Richardson

Subject: Written submission

From: ian savage <imboxing@gmail.com>

Sent: Tuesday, May 31, 2022 1:57 PM

To: Ronald Campbell <ronaldcampbell@lantzville.ca>; Trudy Coates <tcoates@lantzville.ca>; Nelda Richardson <nrichardson@lantzville.ca>; Mayor Swain <mayor.swain@lantzville.ca>

Subject: Written submission

As the procedure bylaw requires me to submit my written presentations to be included in the agenda, for council meetings, this is my written presentation for the June 8 agenda with respect to Village South.

Thank you

Councillor Savage

Proposed Amenities Village South

- 1.) Gateway signs at two places on Ware Rd.
 - 2.) 1.5 m wide sidewalks are compulsory on each side of lower Ware Rd. As an amenity, both sidewalks will be 1.5 m wider to accommodate bikes. They will be called multi use paths.
 - 3.) A cash amenity of \$3000 per dwelling unit. This totals 2 196 000 over 20 years which averages to 109 800 per year. By comparison, just the increase in budget spending for 2022 is 612 200.
 - 4.) Dedication of 18.7 % of the land as public. This falls short of the OCP target of 22 %.
- Only 13.7 % of the land can be deemed an amenity per Lantzville's Amenity policy and per the Urbanics report. This is because the first 5% of parkland is mandatory. Most of this proposed public land is wet with Unfavourable Ground Conditions, as described by the Geotechnical Report.
- Part of this 18.7 % land will be a playing field constructed by the developer (cost estimate 1 000 000).
- Part of this 18.7 % land will be 1.7 acres of trails and greenways. All the pictures of these trails in the concept plan, show them as paved walkways between buildings.

SUMMARY OF URBANICS REPORT Page 64 of the revised Urbanics report summary:

6 248 068 Gross tax revenue 20 years

-4 184 878 Administrative cost over 20 years

-3 705 359 Police cost over 20 years

-2 270 128 Maintenance cost over 20 years

-3 912 297 Negative cash flow over 20 years

-2 177 380 DCC shortfall

5 241 331 CAC value. 2 196 000 of this is cash (3000 per unit) and the balance is the asset value on paper.

25 997 197 Civic works value on paper

The 25 997 197 civil works value of pipes and roads is no benefit to me. In fact, maintenance costs and funding the capital reserves for eventual replacement, makes it an expense from day one. Any deemed benefit would be marginal at best.

STAFF FINANCIAL ANALYSIS OF URBANICS MAY 4 – With no introductory remarks, nto our May 4 agenda, was placed a brand new staff management opinion of the Urbanics report which made the Viilage South development look more favourable. This is problematic because:

- Council never requested this, nor was Urbanics given a chance to respond.
- Council had already accepted the Urbanics report by a unanimous vote.
- Some claims in this new analysis are provably incorrect and unsupported by evidence.
- This was brand new information after the public hearing.

1. The staff analysis claims Village South will not increase any administrative costs.

This is not possible and contradicts previous staff claims that each new house will incur a 600 per year administration cost and each multifamily a 480 cost (the May 11, 2020 Clark Medd staff report contains this claim).

Village South would be a 47% increase in Lantzville homes. Each of these 734 homes would require quarterly water and sewer bill processing and collecting. Also, annual property tax bill processing and collecting. Plus 47% more work for bylaw enforcement, and 47% more calls and inquiries to office. So it is not possible all this will be done with no increase in staff time. Especially since we are continually told staff is short on time. This claim also contradicts the September 22, 2021 Village South staff report which states on agenda page 35 : ***"The proposal will result in the District taking on a significant amount of new public infrastructure and assets, including roads, water, sewer, stormwater management infrastructure, as well as parkland, a sports field and trails. Current resources are insufficient to provide the necessary maintenance and ongoing operation of additional infrastructure or assets of this magnitude. This means the District will need to increase resource capacity as the development proceeds and the District acquires infrastructure and assets."*** Some of this increase in resource capacity would be administrative.

2. The staff analysis states police cost increases are not relevant. However, they are.

a.) Lantzville will reach population 5000 by the 2031 census which means the big police cost increases will hit in year 2032. So 11 years of the 20 year analysis of Village South will contain the big police cost increase.

Evidence – At the current population of 3817, we are 1183 short of 5000.

$1183 \div 10 \text{ years} = 118.3$ new residents per year. This equates to 48 new homes per year at 2.5 people per home.

The Foothills, Clark Medd, Village South, and smaller developments would each have to average only 12 new homes per year in order to reach a total of 48 per year.

It is not feasible to think these developments would build less than 12 new homes per year.

At 12 homes per year it would take Village South 61 years to build 734 homes. We were told Village South would take 20 years to build, which is 36 homes per year.

b.) All the new development, not just Village South, will cause us to reach 5000 sooner. The sooner we get there, the more years of the lower police costs we lose. Village South will be partially responsible for this loss. Police costs need to be included, as Urbanics did.

3. The Urbanics DCC shortfall of 2 177 380 is missing in the staff analysis.

4. The staff analysis incorrectly uses the original Urbanics land value of 2 800 000 for the dedicated public land. Urbanics revised this to 2 047 703 once they learned the first mandatory 5% of parkland is not deemed an amenity in our amenities policy. Only dedicated public land above the 5% counts. The staff analysis switches the name from "amenity" to "financial benefit" in order to go back to the figure of 2 800 000. This new paradigm obviates direct comparison to Urbanics, and introduces new criteria not requested.

5. The staff analysis has changed the Urbanics projected values of Village South homes.

House – (Urbanics = 787 500) (Staff = 1 200 000)

Apt - (Urbanics = 297 500) (Staff = 650 000)

How is it possible, even in this market, a house on a 3229 sf lot could sell for 1 200 000, especially when Village South shows pictures in their mail outs of cute little seniors houses for downsizing on these lots. And on page 19 of the developer's Concept Plan, all 3 pictures show small cute houses.

-Such small homes on 3229 sf lots could not possibly reach 1.2 million in a softening market.

That would mean a 1200 sf house would have a valuation of \$1000 per sf compared to Urbanics assigning a valuation of \$350 per sf for house and land.

-Further, when assessed values go up, mil rates come down. Yet in the staff analysis mil rates stay the same, in spite of vastly increasing the tax assessed values.

The staff analysis means the Urbanics house valuation is too low by 52%.

-RBC predicts a 3.8% decline in B.C. house prices for 2023. This seems logical as increasing interest rates will drive prices down.

-The OCP, section 5.1 states "Discourage development of large footprint, large scale homes on smaller lots."

At the Urbanics valuation of \$350 per sf, a \$1 200 000 house would have to be 3428 sf.

Such large scale houses would not be compliant with OCP section 5.1, and would betray the pictures in the developer's brochures.

The Village South proposal is not consistent with many sections of the OCP.

OCP SECTIONS NOT CONSISTENT WITH VILLAGE SOUTH – BY CATEGORY

7.2.1 Village and Special Plan Areas

4. Density, height, and green space provisions and other guidelines are provided for the Village and other Special Plan Areas in Part 2, Section 8 of the OCP.

PAGE 116 VILLAGE SOUTH LAND USE SUMMARY

Anticipated Number of New Housing Units

254 – 389 (plus seniors supportive housing)

Supported Land Uses

- Seniors supportive housing (target 100 units)... and limited number of apartments.

Housing Mix

- The special planning area must not be dominated by a single housing type.

Apartments make up at least half of the housing types.

Supported Building Height

- 3 storeys for mixed use buildings, commercial and office buildings, apartments, rowhouses, townhouses, and seniors supportive housing The OCP clearly limits mixed use buildings to 3 storeys. But the proposed zoning allows all mixed use buildings to be 4 storeys.

- 4 storeys for limited number of apartments and seniors supportive housing buildings and subject to the provision of underground parking 4 storey buildings are not limited at all. The proposed zoning and OCP amendment has no restrictions on the number of 4 storey buildings.

Required Elements of New Development

- Innovative site and building design

Nothing innovative is being proposed.

Green Space, Open Space and Public Park Targets

- 30% total green space, open space, and public parks (target 22% public parks).

The parkland target of 22% public parks has not been met. 18.7 % public land is what is proposed.

- Forest buffers (existing trees or planted) shall be managed to be taller than the building rooflines.

Parking

- Appropriate onsite parking standards must be established to help ensure that the new road network is not dominated by or cluttered with on-street parking

With no house size restrictions in the proposed zoning, large houses on 3221 sf lots is a prescription for “cluttered on-street parking”.

PRESERVE CHARACTER OF LANTZVILLE

5.1 Objectives to preserve community character

- Discourage development of large footprint, large-scale homes on smaller lots.

Village South proposed Zoning – minimum lot size for a house is 3221 sf, but there are no house size restrictions.

The Special Area Plans will need to meet the challenge of providing community infrastructure, public open space, and amenities while maintaining a character that is compatible with existing neighbourhoods.

Many four storey apartment buildings is not compatible with any existing neighbourhoods.

Goal 2: Preserve Community Character To protect and retain the various “characters” that combine to form Lantzville and to avoid the homogeneity of many suburban areas in other municipalities.

Goal 3: Strengthen the Village Primary Commercial Core To create a vibrant commercial core, oriented to community needs, while retaining its unique village character.

The proposal is not oriented to community needs. There are perhaps 30 current Lantzville homeowners who are ready to downsize. All the rest of the units will be sold to non-residents. The unique character of the village will not be retained, with 4 storey apartments.

Goal 4: Provide Housing Choices To broaden the range of housing options in a manner that respects the current character of the community

Pg 29 bullet 5 – Too much, Too Fast: While there is support for broadening the range of housing options and revitalizing the Village, there are concerns that too much growth too fast will compromise the semi-rural and community character of Lantzville.

8.2 Managing the Rate of Infill Growth

Opinions will vary across the community, but it is likely that the majority of the community would wish to see a slow pace of growth.

11.10 DEVELOPMENT PERMIT AREA 8

11.10.3 Guidelines Applicable to All Development

10. The District encourages the development of a limited number of high-quality apartments with underground parking, nestled into treed buffers.

32. Limited areas of three- to four-storey apartments or seniors housing shall be located within walking distance (300 metres) of established commercial services in the Village Primary Commercial Core. Underground parking shall be required for three- to four-storey buildings, and strongly encouraged for two-storey buildings. All other multi-unit housing should be a mix of one- and two-storey heights

41. A variety of architectural expressions are supported. Buildings should fit the Lantzville context, responding to the landscape, site, climate, and history of the site

63. A variety of architectural expressions are supported. Buildings should fit the Lantzville context, responding to the landscape, site, climate, and history of the site.

45. Subtle design elements – such as porthole windows, widow watches, or the use of local coastal materials – could enhance the connection between the village and the seashore.

68. Subtle design elements – such as porthole windows, widow watches, or the use of local coastal materials – could enhance the connection between the village and the seashore

46. New development should support the “village scale” of the Village Primary Commercial Core.

49. Second and third/fourth storeys of buildings should be stepped back, terraced, or tapered from the first floor to maintain pedestrian scale, prevent shadowing on the street, enhance solar gain, and preserve significant ocean views.

56. Having buildings step back at each storey would also help avoid shading the street.

54. There is broad support for keeping the Village Primary Commercial Core at a “village scale”. This is interpreted by many community members as a maximum height of three stories and walkable in length.

A portion of Village South Area C is in the Village Commercial Core, yet the proposed zoning only restricts to 3 storeys, those buildings “fronting Lantzville Rd”. That means buildings fronting Ware Rd which are within the Village Commercial Core can be 4 storeys.

58. Storefronts should be undulating. While buildings may locate near the front of lots (not farther back than 8 metres, to be determined at the time of development permit), forming a street edge and creating a main street feel, a strong street wall is not preferred. Instead, pedestrian and gathering areas in front of buildings should create variation and a high quality public realm. Setbacks for plazas, walk-throughs, and pedestrian elements are encouraged.

74. Storefronts should be undulating. While buildings may locate near the front of lots, forming more of a street edge and creating more of a main street feel, a strong street wall is not preferred. Instead, pedestrian building frontages should provide variation and a high quality public realm.

The opposite to storefronts undulating is proposed in the Concept Plan.

SENIORS SUPPORTIVE HOUSING

7.2.2 Affordable Housing Choice and Care Facilities

1. The District supports development of a facility to provide for the various levels of care for the senior citizens of Lantzville within the Village Special Plan Areas.

2. The Village development program must include seniors-oriented assisted living and a long-term care facility located within walking distance (400 m) of existing services in the Village Primary Commercial Core. To promote assisted living in the Village Area, development of these care facilities of up to 100 units and related parking and amenities may be excluded from the area used for gross density and bonusing calculations.

4. The District encourages a range of housing forms and sizes of assisted living for seniors and others needing long-term care, including co-housing, co-ops, cottages, small nursing homes (similar in size and character to large private residences), as alternatives to or in addition to moderate-scale institutions.

The proposal will not guarantee supportive seniors housing which contradicts 7.2.2.2 above.

11.1.2 | Village South Special Plan Area

3. Single-unit housing, multi-unit housing, small-scale seniors supportive housing, and park and open space land uses are supported in the remainder of the SPA.

8.5 | Density Bonus, Averaging and Clustering

Base density in all areas is the same as current zoning. Density bonusing will be considered on a case-by-case basis through the rezoning process.

Density bonusing could have been based on increasing current zoning to the OCP's 389 units, plus 100 seniors units. Instead the developer went straight to 732 units, an 813 % increase in density, with few amenities. We have not been told what amenities would be offered for a density increase to 389 units plus 100 units seniors care.

3.2.1 RGS Goal No. 1 – Prepare for Climate Change and Reduce Energy Consumption The Plan also recommends specific policies and actions, including encouragement of passive homes and alternative energy sources in new development...

Lantzville's building bylaw has lowest standards allowed in B.C. Much lower standards than Nanaimo. These low standards will apply to Village South, contrary to a number of OCP sections.

3.2.2 Goal No. 2 – Protect the Environment – The OCP supports and recognizes the importance of protecting the natural environment through a number of goals, objectives, and policies relating to natural ecosystems and sensitive areas, ecological storm water management, protecting the waterfront, and using green infrastructure. In addition, Development Permit Areas for the protection of the natural environment, its ecosystems and biological diversity, have been designated to protect watercourses and their riparian areas, coastlines, sensitive ecosystems, and the ecological integrity of forest resource lands. The OCP also includes measures to protect land uses from natural hazards through the designation of lands in the Steep Slope Protection Development District of Lantzville Official Community Plan 2019 38 Permit Area. While the Plan includes the protection of older forest through the development permit process, retention of the Coastal Douglas Fir zone will also be considered.

Pg 11 Green Infrastructure – An approach to water management that protects, restores, or mimics the natural water cycle.

Pg 41 Goal 1: Protect the Natural Environment To preserve Lantzville's natural beauty and to maintain healthy land, air, and water as the community evolves.

4.2.3 Stormwater Management

2. The District will require storm water source control in all site designs for new subdivision and rezoning applications and will work towards a goal of ensuring that storm water flow and quality after development is equivalent to pre-development flow and quality and follows natural hydrologic pathways.

4.2.4. 5 The District will encourage the use of roadside swales, rather than covered storm water drainage pipes, wherever feasible.

A large storm sewer pipe running all the way from highway to Jacks beach assures some contaminated water and an increase in volume being discharged onto the beach. What was heretofore called Wiles Creek is being eliminated and replaced by pipe. This pipe will also receive some drainage from the new Clark Medd development, per the Clark Medd servicing report.

4.2.4. 7 The District supports the use of green roofs to reduce runoff and energy consumption. Green rooves are not part of the proposal.

PUBLIC ENGAGEMENT

8.1 Special Plan Areas

By designating these areas as Special Plan Areas (SPAs), the District requires a more detailed planning and engagement process to encourage constructive dialogue and refinement of concepts among interested landowners/ developers, neighbouring property owners, and the broader community, with support from District staff and consulting professionals.

8.4.2 | Special Plan Area Public Engagement and Approval Process

1. The applicant, in cooperation with the District, shall support a multi-stage public engagement process in considering options for and refining the Special Area Plan.

There was no constructive dialogue, quite the opposite.

8.5.2 | What is Density Averaging and Clustering? The OCP sets base density, as well as maximum gross density, after density bonuses. These vary by the land use designations described in Part Two, Section 5. The gross density has the effect of setting a maximum number of units that could be developed on a land area, if all density bonus requirements were met. Landowners and developers have the choice of proceeding under the base density, without bonuses, or to apply for additional gross density by meeting density bonus requirements in the OCP.

11.1.2 | Village South Special Plan Area

14. A park area shall be provided, potentially south of the existing church property...

11.10.2 | Justification Goal 3 in this Plan is to strengthen the Village Primary Commercial Core and Goal 4 is to Provide Housing Choices. The District wishes to ensure that the Village develops as the central focal point in the community; that adequate pedestrian / bicycle paths are built and integrated into the surrounding neighbourhoods; and that the visual appearance of the area is kept at a "village" scale, including compatible architecture and landscaping.

11.10.3 Guidelines Applicable to All Development

4. The scale, form, and character of new development will enhance and be compatible with the existing character of surrounding properties.

GREEN APPROACH

17. Green roofs and rooftop gardens are encouraged to reduce runoff and energy consumption.

19. Rainwater harvesting for indoor non-potable use and/or outdoor irrigation use, is encouraged.

27. Solar powered lighting is encouraged.

Green Buildings

28. Achieving energy use and greenhouse gas emission benchmarks through the use of architecture, design, and construction materials based on Leadership in Energy and Environmental Design (LEED), Built Green™, Passive House principles and standards, or other recognized systems, is encouraged.

29. Buildings and exterior elements such as windows should be sited, designed, and landscaped to take advantage of passive solar exposure in wintertime and reduce sun penetration in summer.

30. Incorporation of solar panels as a supplementary or alternative energy and geothermal heating are encouraged.

31. The use of on-site renewable energy generation systems to supply electricity, heating, and cooling energy to buildings and other structures, water pumps, sewage pumps, and/or charging stations for electric vehicles is strongly encouraged.

39. District energy or heating systems are encouraged where viable.

12.2 Policies

- **Passive solar buildings and subdivisions**
- **Renewable energy provisions in buildings and subdivisions**

- **Net-zero energy-ready buildings**

9. Promote, through District communications and outreach, appropriate existing and new energy efficiency programs, building code updates, and retrofit incentives by others (e.g., Province of BC, BC Hydro, Fortis BC), encouraging use of best practices in both new construction and retrofit of buildings.

PARKLAND CALCULATIONS The following pieces of evidence show the OCP bases the public parks % calculations on total site area, not net site area.

Evidence #1 - On January 24, 2020 Evan Peterson emailed fellow developer representatives Darwin Mahlum and Brian Henning and the District planner Kyle Young about the latest proposal by the Village South developer. Included was Peterson's statement

"The public parks areas are app. 22% of the total site area as directed in the OCP"

This clearly shows all participants in the email were aware the OCP parkland targets are calculated as a % of the total site area and that is what the OCP intends.

Evidence #2 - Page 6 of the Urbanics report shows 18% of the total site area is dedicated to the public, not 22%. Urbanics used a calculation based on total site area, not net site area (after subtracting roads).

Evidence #3 - May 11, 2020 Council meeting video 17:45 – 20:15 Re Clark Medd the former District Planner states:

"What the developer did when they created this special area plan they tried to achieve all the other objectives of the OCP and policies identified in the Special Planning Area including the requirement or target to dedicate approximately 30% of the land as public land so they met that requirement. They've done their best to achieve the goals and objectives of the OCP."

This statement confirms the OCP target of 30% public parks, means the % of the total land area, because this statement acknowledges the 30% of total land area given by the developer, is what the OCP "requires or targets".

Evidence #4 - Further the Clark Medd staff report on page 15 of the May 11, 2020 Council meeting agenda states ***"30% of the subject properties 6.43 ha (15.89 acres) is proposed to be transferred to the Municipality..."***

This written statement confirms the target of 30% for public parks means 30% of the total land.
 $15.89 \text{ acres of transferred public land} \div 53.25 \text{ acres of total land} = 30\% \text{ of the total Clark Medd land.}$

Evidence #5 - Between May 11, 2020 and September 2020 there was a Clark Medd developer Open House conducted by Mr. Peterson of Barefoot Planning. On Page 15 of his presentation it states :

"Through a detailed site planning and design process, the application focused on meeting the policies of the OCP and directions for the Special Plan Area. The proposal prioritizes providing a mix of housing options and creating more attainable lot sizes and unit types, while also dedicating 30% of the land to the District in the form of community amenities, preserving riparian areas, and ensuring strong trail linkages."

Mr Peterson clearly states that giving 30% of the total land as public land is an example of meeting an OCP policy which is "30% public parks and dedicated riparian areas" for Clark Medd.

Evidence #6 The OCP in the Village South land use table pg 117 states :

Green Space, Open Space and Public Space Targets :

30% total green space, open space, and public parks (target 22% public parks) Green space and open space may include existing trees, street trees, onsite landscaping, dining areas and plazas, privately managed green space, walkways and greenways, buffering, rainwater management areas, and bioswales.

The underlined items above would be found in road right of ways, showing road right of ways are included in, and not removed from, the calculation Green Space, Open Space, and Public Space Targets.

Evidence #7 The Foothills OCP section 11.1.8.4 states ***“The target area for for parkland resulting from density transfer is 365 hectatres or 50% of the site area.”***

Once again the OCP confirms the calculation of what % of a development is parkland is based on total site area.

In the case of the Foothills this total site area is approximately 365 ha X 2 = 730 ha.

Evidence #8 The OCP section 5.2.7.3 states ***The District may apply a bonus density in Residential areas outside Special Plan Areas without amendment to this plan where the development plan includes parkland acceptable to the District in addition to the required 5% dedication required under the Local Government Act and a Community Amenity Contribution.***

This section references the 5% dedication of parkland in the Local Govt Act which means 5% of the total land area (subject to the potential mitigating circumstance of environmentally sensitive areas). This section of the ocp substantiates the % of parkland is based on total land area.

Evidence #9 The OCP pages 90 to 91 show diagrams outlining how increasing density increases the % of public parkland. Every diagram uses the total land area in calculating % of parkland.

Summary - There are 9 solid pieces of evidence the OCP uses total land area when calculating the % of parkland. There is no evidence in the OCP, or elsewhere, the % of parkland is based on some new definition of net site area (after subtracting roads).

This email and any attachments are for the use of the intended recipient only and may be confidential, privileged and subject to disclosure under the *Freedom of Information and Protection of Privacy Act*. If you are not the intended recipient, you are hereby notified that any review, retransmission, printing, copying, circulation or other use of this message and any attachment, is strictly prohibited. If you received this message in error, please notify me by return email and delete this message, any attachments and any copy of the message and attachments from your system.

Ian Savage

District of Lantzville

2022 APPROVED REGIONAL BUDGET

	2022	2021
District of Lantzville contribution to RDN General Services property taxes total	\$1,032,643	\$939,431
Estimated RDN General Services tax rate per \$100,000 of assessment	\$55.28	\$46.22
Average residential dwelling assessment value *	\$1,046,409	\$765,131
Average District of Lantzville RDN General Levy amount **	\$592.45	\$538.67
Change from prior year	10.0%	

HOW THE FUNDS ARE SPENT IN YOUR AREA

	Recreation Services	47%
	Wastewater Services	13%
	Transit Services	11%
	Administration, Regional Grant Services & Other	10%
	Regional Parks	8%
	Regional Development	4%
	Public Safety & Emergency Services	3%
	Solid Waste Management	3%

NOTES:

- * Average residential values are based on BC Assessment 2022 Completed Roll values and may vary as a result of revisions to the roll.
- ** Includes a Parcel Tax of \$14 (2021: \$12) which is levied at the same amount for each property in the specified area.

NANAIMO REGIONAL HOSPITAL DISTRICT

The Nanaimo Regional Hospital District (NRHD) provides capital funding for Nanaimo Regional General Hospital (NRGH), Dufferin Lodge, Eagle Park Lodge, Trillium Lodge, and Oceanside Health Centre. Capital funding is cost-shared with the province on a 60/40 basis with the NRHD's portion being 40 per cent. Island Health is responsible for delivering health care services on Vancouver Island. Island Health pools both Provincial and NRHD funding, along with other sources such as foundations, to maintain, improve and build health care facilities.

The NRHD adopted a budget of \$21 million for 2022. This budget includes \$3.2 million for capital equipment and minor projects, \$0.1 million for administration expenses and \$4.8 million for debt servicing on major capital projects. NRGH capital projects planned and underway include a boiler plant upgrade, endoscopy equipment, a new Intensive Care Unit, SPECT CT Scanner, and a Meal Assembly and Delivery System.

Potential future projects identified include a new patient tower, cancer centre, cardiac catheterization lab and high acuity unit at NRGH, as well as a new long-term care facility. As the Hospital Board evaluates the NRHD's financial participation in this plan, a tax levy of approximately \$31.17 per \$100,000 of assessed property value in 2022 is needed for a contribution of \$13.2 million into reserves, an increase of \$10 per \$100,000 from the previous year. The goal is to increase reserves to reduce reliance on debt and to prepare the NRHD to meet its partnership funding obligations for large priority projects that are urgently required in the region.



NANAIMO REGIONAL
HOSPITAL DISTRICT



2022

REGIONAL DISTRICT OF NANAIMO PROPERTY TAXES



District of Lantzville

REGIONAL DISTRICT OF NANAIMO PROPERTY TAXES

You have received your 2022 property tax notice from your municipality. Municipalities collect taxes for schools, roads, policing, hospital and regional district services among other taxes. The Regional District of Nanaimo (RDN) receives a payment from municipalities within the RDN in August each year. This payment goes directly toward RDN services provided in your area.

SERVICES

The RDN provides a broad range of services to its residents, with the exception of road maintenance and policing. Some examples of the services provided include:

REGIONAL

- ✓ Solid Waste Management
- ✓ Regional Parks
- ✓ Regional Growth Strategy
- ✓ 911 Services
- ✓ Liquid Waste Management Planning
- ✓ Drinking Water/Watershed Protection
- ✓ Search & Rescue Contribution Services
- ✓ Community Grants
- ✓ Administration

SUB-REGIONAL

- ✓ Transit
- ✓ Wastewater Treatment
- ✓ Community Planning
- ✓ Economic Development
- ✓ Recreation Centres
- ✓ Community Justice Contribution Services
- ✓ Bylaw Enforcement
- ✓ Building Inspection
- ✓ Emergency Planning

LOCAL

- ✓ Fire Protection
- ✓ Water and Sewer Utilities
- ✓ Community Parks
- ✓ Street Lighting



NANAIMO REGIONAL HOSPITAL DISTRICT

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**NANAIMO REGIONAL
HOSPITAL DISTRICT**



INQUIRIES ON YOUR MUNICIPAL TAX NOTICE:

Please contact your
municipal government office

The property taxes website has information on homeowner grants, the tax deferment program as well as other valuable tax information.

sbr.gov.bc.ca/rpt

RDN services are included on your municipal or provincial tax notice.

Get Involved RDN!

FOR MORE INFORMATION ON RDN SERVICES PROVIDED OR TO GET INVOLVED VISIT

getinvolved.rdn.ca

or call RDN Finance

Toll-free: 1-877-607-4111

Or: 250-390-4111





REGIONAL DISTRICT OF NANAIMO (RDN) REGION-WIDE 2022 APPROVED BUDGET

WHERE DOES THE MONEY COME FROM?



WHERE DOES THE MONEY GO?



EXPENDITURES FOR 2022

THESE ARE THE RDN'S LARGEST CAPITAL INVESTMENTS IN THE COMING YEAR

Wastewater Treatment	\$32,829,333
Parks & Recreation	\$21,468,189
Fire Departments	\$9,012,573
Solid Waste / Regional Landfill	\$4,101,997
Water Services	\$3,760,119
Corporate Services	\$2,748,375
Transit	\$2,256,340

THE RDN IS WORKING ON MAJOR PROJECTS THAT MAY IMPACT YOUR AREA. THESE INCLUDE:

- French Creek Pollution Control Centre Project and Odour Control Upgrades
- Pump Station Upgrades
- Landfill Cell One Closure
- Installation of Mid-Island Electric Vehicle Charging Stations
- Ravensong Pool Expansion Planning
- South Wellington School Conversion to Community Centre
- Parkland Acquisitions
- Social Needs Assessment Study
- Regional Growth Strategy Review
- Transit Service Expansions
- Expansion of Transit Exchanges
- Dashwood Fire Hall Construction
- Replacement of Fire Equipment and Vehicles
- Asset Management Strategy
- Electronic Document and Records Management System Implementation

District of Lantzville

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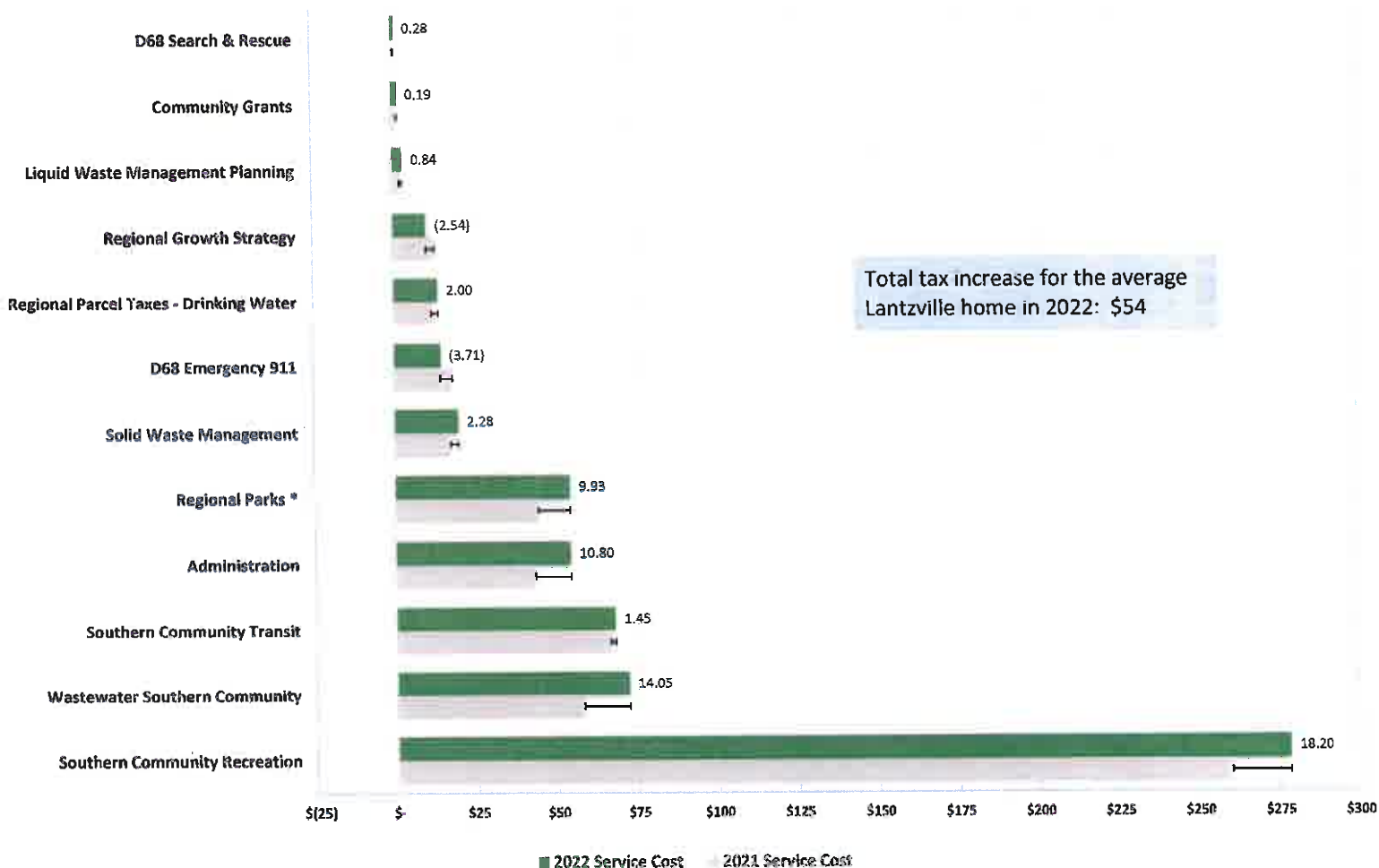
NOTES:

- * Average residential values are based on BC Assessment 2022 Completed Roll values and may vary as a result of revisions to the roll.
- ** Includes a Parcel Tax of \$14 (2021: \$32) which is levied at the same amount for each property in the specified area.

REGIONAL DISTRICT OF NANAIMO SERVICES

District of Lantzville Home Tax Change

2022 Total Cost for the average District of Lantzville home (\$1,046,409) = \$592



* Effective 2022, there is no Regional Parks parcel tax. Both Regional Parks Operations and Acquisitions are funded 50% assessments and 50% population.

Nelda Richardson

Subject: 2022 UBCM Convention – Meeting Requests with Premier Horgan and Provincial Cabinet Ministers and the Minister of Municipal Affairs
Attachments: Premier Horgan_Mayors and Chairs.pdf; Minister Cullen_Mayors and Chairs.pdf

From: MUNI UBCM Meeting Requests MUNI:EX <MUNI.UBCM.MeetingRequests@gov.bc.ca>

Sent: Tuesday, May 24, 2022 10:52 AM

To: MUNI UBCM Meeting Requests MUNI:EX <MUNI.UBCM.MeetingRequests@gov.bc.ca>

Subject: 2022 UBCM Convention – Meeting Requests with Premier Horgan and Provincial Cabinet Ministers and the Minister of Municipal Affairs

This message is being sent by the Ministry of Municipal Affairs (MUNI) to all Union of BC Municipalities (UBCM) Mayors and Regional District Chairs on behalf of the Honourable John Horgan, Premier, and the Honourable Nathan Cullen, Minister of Municipal Affairs.

Subject: 2022 UBCM Convention – Meeting Requests with Premier Horgan and Provincial Cabinet Ministers and the Minister of Municipal Affairs
Intended Recipient(s): Mayors/Regional District Chairs/Islands Trust Chair/CAOs and cc: General Email, Secretaries
Attachments: Two (2) plus message below

If you have received this message in error please forward it to the appropriate person in your office.

MESSAGE:

Please see the attached letters from Premier Horgan and Minister Cullen with regards to this year's UBCM Convention. These letters outline the process for requesting a meeting with the Premier and Cabinet Ministers.

Further details on the process for requesting meetings with provincial ministry, agency, commission and corporation (MACC) staff will be sent by MUNI staff.

For requesting meetings with the Premier and Cabinet Ministers (not including Minister of Municipal Affairs) please use the online form at:

<https://UBCMreg.gov.bc.ca>

(invitation code: **MeetingRequest2022** is case sensitive)

If you have questions, please contact the Premier's UBCM Meeting Request Coordinator, Marlene Behrens by email at: UBCM.Meetings@gov.bc.ca or by phone: 250 213-3856.

Please note as in previous years, meetings with the Minister of Municipal Affairs are scheduled directly with that ministry.

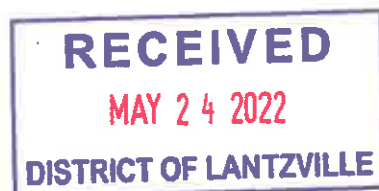
For requesting meetings with the Minister of Municipal Affairs, please use the online meeting request form at:

[Minister of Municipal Affairs Meetings](#)

If you have questions, please contact the UBCM MUNI Minister's Meeting Coordinator, Katie Carrothers by email at: MUNI.UBCM.MeetingRequests@gov.bc.ca or by phone at 236 478-0537.

Thank you.

Note: Contact information is provided by CivicInfo BC. To ensure you receive all relevant communications please ensure the contact information for your organization is updated regularly.



May 24, 2022

Ref: 270291

Dear Mayors and Regional District Chairs:

It is my pleasure to write to you as the Minister of Municipal Affairs regarding the processes for requesting meetings with me or with provincial staff from ministries, agencies, commissions and corporations (MACC) during the upcoming Union of BC Municipalities (UBCM) Convention. As you are likely aware, the 2022 UBCM Convention is taking place September 12 to 16 in Whistler, B.C., and is early this year to accommodate the general local election process.

You will receive a separate letter from the Honourable John Horgan, Premier, containing information about the online process for requesting a meeting with the Premier or other Cabinet Ministers.

If you would like to meet with me, please complete the online request form at: [MUNI Minister's Meeting](#) and submit it to the Ministry of Municipal Affairs by **June 24, 2022**. Meeting times and dates will be confirmed by mid-August. I will do my best to accommodate as many meeting requests as possible. If I am unable to meet with you, arrangements may be made for a meeting post-Convention.

To get the most out of your delegation's meeting with me, it continues to be helpful for you to provide as much detail as possible in the online form on the topic you wish to discuss. Providing this information in advance gives me a better understanding of your delegation's interests and our discussion can be more productive.

Regarding provincial staff meetings, ministry staff will email you shortly with the Provincial Appointment Book. This document lists all MACC staff available to meet with delegates at Convention, as well as details on how to submit an online MACC staff meeting request.

This will be my first UBCM Convention as Minister responsible for local government. I have enjoyed our continued monthly regional calls and the opportunity to hear more about your communities' challenges and accomplishments.

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I look forward to continuing our conversations in person at Convention, and working together to build clean, compact and resilient communities.

Sincerely,

A handwritten signature in black ink, appearing to read "Nathan Cullen". The signature is fluid and cursive, with the first name "Nathan" and the last name "Cullen" clearly distinguishable.

Nathan Cullen
Minister

pc: Honourable John Horgan, Premier
Laurey-Anne Roodenburg, President, Union of BC Municipalities



May 24, 2022

Dear Mayors and Regional District Chairs:

My caucus colleagues and I are looking forward to seeing you all again in person at the 2022 Union of British Columbia Municipalities (UBCM) Convention in Whistler from September 12-16.

UBCM provides a wonderful opportunity to listen to one another, share ideas, and find new approaches to ensure our communities thrive, particularly as we continue recovering from the challenges of the past couple of years. With local, provincial, federal, and First Nations governments working together, we can continue to build a better BC.

If you would like to request a meeting with me or one of my Cabinet colleagues, please register online at <https://ubcmreg.gov.bc.ca/> (live, as of today). Please note that this year's invitation code is **MeetingRequest2022** and it is case sensitive. The deadline to submit your meeting requests is June 24, 2022. If you have any questions, please contact UBCM.Meetings@gov.bc.ca or phone 250-213-3856.

I look forward to once again being part of your convention, meeting with many of you, and exploring ways that we can partner together to address common issues.

Sincerely,

John Horgan
Premier

Office of the
Premier

Web Site:
www.gov.bc.ca

Mailing Address:
PO Box 9041 Stn Prov Govt
Victoria BC V8W 9E1

Location:
Parliament Buildings
Victoria

Report submitted by Councillor Savage for the June 8, 2022 regular Council meeting agenda

Subject: Peterson Road Beach Road End

Recommendation:

THAT the District of Lantzville support in principle planning for restoration work for a nature area in the right of way of the Peterson Road beach road end post development works completion by the Fall, and subject to report(s) to Council for approval of work plan (including some use of volunteers), design, funding, and communication (consultation) plan.

ACCOMPANYING REPORT – The right of way of the Peterson Road beach road end was dug up and an old bluff tree removed, in order to install storm water infrastructure. Members of the community enjoyed the previous natural setting of this location, and miss the old tree. Hence, it would be a positive next step to restore some of the area to a nature setting with a trail, and involve the community in the restoration.

The trunk of the old bluff tree has been saved and will be milled into timber and stored with other timbers milled and stored by the District for community projects. Some of this may be incorporated into the Peterson Road right of way improvements.

Currently no entry is permitted in the construction zone where works (including some restoration) are to be completed by the Fall. The best time to landscape would be in the Fall. Council reports will be brought forward when more information is available. The work plan, for Council consideration at a future meeting, could include engaging residents about the design and with the installation of the improvements will ensure a good result, reduce the cost, and employ the planning principle of Placemaking.

Submitted by:
Councillor Savage
May 31, 2022