

ADDITIONAL INFORMATION:

June 8, 2022 Regular Council Meeting Agenda
Item 5. a) Bylaw 302 Public Input Received from
June 3, 2022 to noon June 8, 2022

June 3, 2022

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



Re: Zoning Bylaw No. 180, 2020, Amendment Bylaw 302, 2022 - 6935 Dickinson Road

I am writing in support of the proposed bylaw amendment.

The proposed zoning is the same as the recently approved rezoning of the adjacent parcel on Owen Road. This type of development was envisioned for this area in the OCP.

The proposed extension of Owen Road makes it one step closer to connecting with Schook Road. When this connection is complete it will allow excellent pedestrian access to Pioneer Park through a secondary road network. I believe that there is an existing Right-of-Way registered on the adjacent parcel. The District should explore to see if it is possible to extend a pedestrian trail through the undeveloped property prior to the road being constructed, which would be some time in the future. This connection would be a significant improvement to the pedestrian trail network in this area.

Yours truly,

A handwritten signature in black ink, appearing to read "Dave Scott", with a long horizontal stroke extending to the right.

Dave Scott
6898 Harwood Drive

Mayor and Council
District of Lantzville



June 2nd 2022

Re: proposed rezoning- District of Lantzville Bylaw No. 180, Dickenson Rd

Please accept this letter as my support for the rezoning Bylaw referenced above.

This proposal addresses the desire for diversity of housing as expressed in the Districts OCP. Even since the adoption of the OCP, diversity, potential affordability and availability of housing is becoming much more newsworthy. Those of us with grandchildren clearly understand the challenges for younger folks attempting to own a home. This project will contribute towards easing the local housing situation.

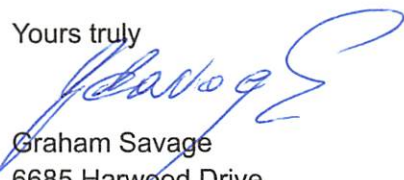
Parkland dedication is not necessary/appropriate from this project in my view, particularly given the projects close proximity to Pioneer Park. The Local Government Act option for cash in lieu rather than dedication of land for parkland, is appropriate for this site in particular. A cash in lieu contribution will add to the Districts parkland budget, to enable future acquisition of more suitable parkland to benefit the broader community,

In addition, Parkland dedication from this project would:

- a) reduce the number of lots available for housing
- b) remove a portion of this site from taxation
- c) increase the Districts park maintenance budget

In closing, I support this project and encourage Council to approve the Bylaws 3rd and 4th reading

Yours truly



Graham Savage
6685 Harwood Drive
Lantzville

Nelda Richardson

Subject: June 8th Council Meeting Agenda Item 9a

From: Joan Jones

Sent: Wednesday, June 8, 2022 11:31 AM

To: District Public <district@lantzville.ca>; Councillor Geselbracht <councillor.geselbracht@lantzville.ca>; Councillor Proctor <KProctor@lantzville.ca>; Councillor Savage <ISavage@lantzville.ca>; Councillor Wilson <JWilson@lantzville.ca>; Mayor Swain <mayor.swain@lantzville.ca>

Subject: June 8th Council Meeting Agenda Item 9a

To: District of Lantzville and Council

Date: June 7, 2022

Regarding: June 8th Council Meeting Agenda Items 9a

This letter is to express opposition to Agenda Item 9a: "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment Bylaw (6935 Dickinson Road) No. 302, 2022

My primary objection is the absence PARK and GREEN SPACE. The reasons for this are many:

- Foremost is the high priority given to green space in our Official Community Plan - a document that took years to complete, reflected the will of residents and that this Council unanimously passed in 2019. I urge Council to make decisions that are truly consistent with this plan.
- Community green space gets residents out of their homes but not into their cars. Young and old can WALK, BIKE, or scooter their way to a local park to play, socialize, have a picnic, weed a community garden or sit on the grass. These activities benefit the mental and physical health of residents. They also develop relationships between residents and, in so doing, strengthen our community.
- Green spaces are EDUCATIONAL for all ages. They allow us a connection to the land. This develops understanding, appreciation, and caring for our environment that goes beyond what is learned in classrooms. This connection and passion for nature is a key part to success in response to challenges such as climate change.
- With community space adults do not have to drive to one of the few, overcrowded, parks in Lantzville.
- Green space also provide surface area for infiltration of water run-off.
- Green space provides habitats for insects, birds and other wildlife. Also a priority in our OCP.
- Green space includes trees which add to the canopy over Lantzville. We are a community rapidly losing its trees.
- Economically it is wise to hold on to green space. The money contributed to the city is far less that the cost to buy green space. Once gone - gone forever.

In conclusion, our community parks and green space are of enormous value. The money put into pockets, District and developer, are not of significant value to the community.

Respectfully,

Joan Jones
7255 Ellesmere Drive

Nelda Richardson

Subject: ACKNOWLEDGEMENT: Apparent Serious, 'Costly' Deficiency in Rezoning Application for 6935 Dickinson Road (de Jong)

From: Hans LARSEN

Sent: Wednesday, June 8, 2022 11:57 AM

To: Nelda Richardson <nrichardson@lantzville.ca>

Cc: Frank Limshue <flimshue@lantzville.ca>; Ronald Campbell <ronaldcampbell@lantzville.ca>; Mayor Swain <mayor.swain@lantzville.ca>

Subject: Re: ACKNOWLEDGEMENT: Apparent Serious, 'Costly' Deficiency in Rezoning Application for 6935 Dickinson Road (de Jong)

Ms. Richardson,

Is this supposed to be the District's way of trying to avoid postponing the Public Hearing on District of Lantzville Zoning Bylaw No. 180, 2020, Amendment Bylaw (6935 Dickinson Road) No. 302, 2022? That is NOT what I wanted - I wanted the answers to my long-standing questions, which the de Jong rezoning Notice of Public Hearing implied would be answered if I contacted Mr. Limshue, Director of Planning and Community Services! I have done that and, as they have not been answered, I cannot see how you can hold a Public Hearing on the above-mentioned bylaw tonight! I also have to ask myself if I wanted what was a long (not my choice), email conversation between myself and specific District employees to be made public?!? And my answer to that question is a resounding NO!!

Contained in the Notice of Public Hearing for the de Jong rezoning are a number of requirements for input to the Public Hearing, including citation of the Bylaw Number, the submitter's address and whether they are opposed to/in support of the Bylaw! In my email 'request for answers', there are none of these, the latter, in large part, due to not being able to get the answers to significant questions that I have been asking for months and that are essential to determining our position!

I have to ask myself, and the District should be asking themselves, why they are refusing to answer my questions - this is not the way a public organization in a democracy should behave! In order to do my part to see to it that this type of anti-democratic behaviour is not repeated, I will be referring this 'file' to the Local Government section of the Ministry of Municipal Affairs, as well as the B.C Office of the Ombudsperson, to see what they make of this type of 'high-handedness' from our senior civil servants.

Sincerely,
Hans J. Larsen

35 min.

I live in Lantzville, BC, CANADA and this keeps me busy!!

From: Nelda Richardson <nrichardson@lantzville.ca>

Sent: June 7, 2022 2:29 PM

To: Hans LARSEN

Cc: District Public <district@lantzville.ca>

Subject: ACKNOWLEDGEMENT: Apparent Serious, 'Costly' Deficiency in Rezoning Application for 6935 Dickinson Road (de Jong)

Attention: Hans J. Larsen

ACKNOWLEDGEMENT

Good afternoon Mr. Larsen - Thank you for your June 3, 2022, email regarding *Apparent Serious, 'Costly' Deficiency in Rezoning Application for 6935 Dickinson Road (de Jong)*.

The District acknowledges receipt of your correspondence. Copies will be shared with Council and staff, and will form part of the public record, including becoming additional information for viewing on the District's website after 12 noon, on June 8, 2022, the day of the Council meeting.

Again, thank you, for taking the time to share your views, we wish you all the best.

Sincerely,

Nelda Richardson | Deputy Director of Corporate Administration
District of Lantzville | 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0
T: 250.933.8081 F: 250.390.5188 E: nrichardson@lantzville.ca



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From: Hans LARSEN
Sent: Friday, June 3, 2022 3:08 PM
To: Ronald Campbell <ronaldcampbell@lantzville.ca>
Cc: Frank Limshue <flimshue@lantzville.ca>; Trudy Coates <tcoates@lantzville.ca>; Nelda Richardson <nrichardson@lantzville.ca>; Mayor Swain <mayor.swain@lantzville.ca>
Subject: Re: Apparent Serious, 'Costly' Deficiency in Rezoning Application for 6935 Dickinson Road (de Jong)

Mr. Campbell,

It has now been 4 ½ months since I asked the District (through the Community Planner, Mr. Frank Limshue) several important questions and raised several significant concerns about this rezoning application in two separate emails [Feb. 17th and Feb. 21]. While you, as Chief Administrative Officer, have provided several commitments as to when I could expect a reply from the Community Planner (from "end of the week" [Feb. 25th]) to "prior to the Public Hearing" [before June 8th, 5 days from now]), I have yet to receive anything from him!!

As I have stated previously, my questions and concerns involve not insignificant amounts of money for the District (and, thereby, the residents/taxpayers) and they are issues that could put in doubt the statement in the April 20, 2022 'Report to Chief Administrative Officer' from Mr. Limshue that "... the proposed development will be consistent with the OCP policies".

It is my belief that, since the Public Hearing is the public's opportunity to provide informed input to Council and there is an implied process for obtaining answers to questions regarding the subject of the Public Hearing embedded in and as part of the 'Notice of Public Hearing', if the public has been unable to obtain answers from the District responding to their questions, the Public Hearing must be delayed until that situation is rectified!

Sincerely,
Hans J. Larsen
7010 Owen Road

75 min.

I live in Lantzville, BC, CANADA and this keeps me busy!!

From: Ronald Campbell <ronaldcampbell@lantzville.ca>
Sent: April 20, 2022 6:55 AM
To: Hans LARSEN
Cc: Frank Limshue <flimshue@lantzville.ca>; Trudy Coates <tcoates@lantzville.ca>; Nelda Richardson <nrichardson@lantzville.ca>; Mayor Swain <mayor.swain@lantzville.ca>
Subject: RE: Apparent Serious, 'Costly' Deficiency in Rezoning Application for 6935 Dickinson Road (de Jong)

Good morning Mr. Larsen,

Tonight's Council agenda for the subject property is for first and second reading. A public hearing will be scheduled at which time Public input is welcomed.

Director Limshue's workload is currently very heavy and I expect he will get back to you prior to the public hearing.

Thank you.

Ronald Campbell, CLGM | Chief Administrative Officer

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

T: 250.933.8080 **F:** 250.390.8080 **E:** ronaldcampbell@lantzville.ca

From: Hans LARSEN
Sent: Tuesday, April 19, 2022 12:05 PM
To: Ronald Campbell <ronaldcampbell@lantzville.ca>
Cc: Frank Limshue <flimshue@lantzville.ca>; Trudy Coates <tcoates@lantzville.ca>; Nelda Richardson <nrichardson@lantzville.ca>; Mayor Swain <mayor.swain@lantzville.ca>
Subject: Fw: Apparent Serious, 'Costly' Deficiency in Rezoning Application for 6935 Dickinson Road (de Jong)

From email from Ronald Campbell, CAO, dated 2022-03-08

Mr. Limshue has indicated that he will respond to you following his meeting with the applicant.

Mr. Campbell,

I continue to be extremely disappointed in the District's handling of serious and sincere questions from a resident regarding the densification of the upper side of east Dickinson Road. I have spent considerable time researching, formulating and then typing my questions. Based on your previous email (see snippet above), I had fully expected Mr. Limshue to meet with the Applicant and then quickly provide me with answers to my significant questions, contained in two separate emails (2022-02-17 and 2022-02-21), regarding the rezoning application for 6935 Dickinson Road. Instead, I am greeted this weekend with an Agenda item (First and Second Reading) for tomorrow night's council meeting containing essentially a re-submission of the original application!

Before the submission deadline of noon tomorrow for that meeting, I need to be in a position to knowledgeably share with Council my position on this second, F-SA rezoning application in my neighbourhood!

Sincerely,

Hans J. Larsen

7010 Owen Road

I live in Lantzville, BC, CANADA and this keeps me busy!!

From: Hans LARSEN

Sent: February 22, 2022 8:23 PM

To: Mark Swain <mayor.swain@lantzville.ca>

Subject: Fw: Apparent Serious, 'Costly' Deficiency in Rezoning Application for 6935 Dickinson Road (de Jong)

Mark,

I have to tell you that I am very, very unhappy with how the District has/is handling the two 'R5' rezoning applications that have come before Council during your term as Mayor! Just like with the 'Windley' rezoning (6953 Dickinson Road), I have been unable to obtain answers to my several questions from the District's Planner regarding the above-referenced rezoning application! The newspaper advertisement/website legal, Public Hearing notice states: *HOW DO I FIND OUT MORE INFORMATION? Contact Frank Limshue, Director of Planning and Community Services, at 250.933.8083 or flimshue@lantzville.ca if you have any questions.* Well, I sent Mr. Limshue several questions at noon last Thursday and more on Monday morning and they all went unanswered so I believe that this Public Hearing now has no validity/authority and should be postponed until I, and any other residents who are also still waiting for answers on this application, receive those answers!!

Sincerely,

Hans J. Larsen

7010 Owen Road

I live in Lantzville, BC, CANADA and this keeps me busy!!

From: Hans LARSEN

Sent: February 17, 2022 12:05 PM

To: Frank Limshue <flimshue@lantzville.ca>

Subject: Apparent Serious, 'Costly' Deficiency in Rezoning Application for 6935 Dickinson Road (de Jong)

Mr. Limshue,

You were extensively involved with the creation of our new Official Community Plan (OCP) before you left the District in the summer of 2018, including working with the consultant, Lanarc Planning, and coordinating public engagement opportunities as well as listening to the development 'community'. This OCP was adopted by the current council after you had left your position as the District's Community Planner. Council then rushed headlong into the creation of a new Zoning Bylaw, originally planned to take a mere 3 months for a brand-new document, but even the eventual 6 months was at 'breakneck' speed (there was essentially no public consultation, the OCP process was used as a surrogate) and several 'short-cuts' were taken! I don't know exactly where the genesis of 'devices' such as the F-SA (Future-Study Area) designation came from but I feel that the most 'charitable' interpretation is that it was just a way for Council to 'kick the can down the road'!! I actually believe that this was all about bypassing public consultation on future development patterns in large areas of Lantzville!

In any event, that 'Future' (now 2 years on) has yet to arrive while the residents wait patiently for their opportunity to provide important input on how these areas should develop! In the meantime, subdivision applications are being received and zoning decisions are being made, ad hoc (likely before all of the "key issues" required to be resolved are?)! The rezoning application referenced in the 'Subject' line of this email is one example of this neighbourhood input-stifling approach!

The 2019 OCP contains the following policies as they relate to this large area of east, Lower Lantzville (extending right up to the Lantzville-Nanaimo boundary):

Goal 2: Preserve Community Character

Section 5.2.7

1. For subdivisions, the gross development density of areas designated Residential outside the Village area is 5 units per hectare (2 units per acre), with municipal water and sewer services.
- 2.
3. Density Bonus is explained in Part 2, Section 8 of the OCP. 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 (emphasis is mine).
- 4.
5. A range of lot sizes in new subdivisions will be encouraged. Density bonus, averaging, and clustering provisions in Part 2, Section 8 and Part 3, Section 11 of the OCP apply. Where density bonus, averaging, and clustering are applied in residential areas outside the Village and Special Plan Areas, a target average lot size of 960 sq.m. will be encouraged after dedication of public open space, trail, and road corridors. Where parcels are proposed smaller than 960 sq.m., there would need to be an offsetting increase in parcels larger than 960 sq.m. For purposes of calculating the average, the land dedicated as parkland, including bonus parkland, may be included. If no bonus parkland is dedicated (e.g., in cases of less than four lots or where cash in lieu is approved), meeting the average parcel size target may not be achievable, but the principle of varied lot sizes is encouraged.

The staff 'Report To Chief Administrative Officer', dated Sept. 8/21, states that this proposal "is consistent with OCP" but I can't see how that is possible since, while the applicant has agreed to provide an amenity contribution of \$3,000 for each additional lot created (wholly inadequate, in my opinion, approx. 0.63%, for lots which will very likely sell for approx. \$480,000 ea.), **they are NOT providing any additional parkland (or cash-in-lieu)! This means that, in exchange for the community giving them ~2x the base residential density, all he is giving back is a paltry \$3,000 per additional lot (for a total of \$18,000)! How can all that be possible?!?**

Another very important issue that I have with this application and the previous, very similar one from Greg & Jody Windley is that they are both in the very large, F-SA area of east, Lower Lantzville and this has been the situation for the past 2 years now since our new Zoning bylaw was adopted. I don't know exactly how involved you were with this whole concept of F-SA's but I certainly never expected that it would take nearly this long to get the required "further planning and land use analysis" underway to have our area fully integrated into the planning documents! In the meantime, dense, ad-hoc applications like Windley and de Jong are/will set a very bad precedent which may just be too much to resist for a 'hell bent for development' majority on council, much to our collective detriment!

I will require an answer to the above-highlighted question in order to best frame my submission to the Public Hearing for this rezoning application, recently advertised in the area's only newspaper as scheduled for Feb. 23, 2022. Also, please, please, please, as our Director of Planning, do all that you can to see to it that whatever preparatory work required for the large F-SA areas of Lantzville don't continue to be ignored! Thank you in advance for your kind and prompt reply to my concerns and answers to my questions.

Sincerely,
Hans J. Larsen
7010 Owen Road

I live in Lantzville, BC, CANADA and this keeps me busy!!