

COVER LETTER

District of Lantzville
7192 Lantzville Road
Lantzville, BC

August 4, 2021

Attn: Kyle Young, Director of Planning & Community Services
District of Lantzville
7192 Lantzville Road, PO Box 100,
Lantzville, BC V0R 2H0
kyoung@lantzville.ca

APPLICATION PURPOSE

Nearly a decade has passed since Lone Tree Properties Ltd. and the District of Lantzville first started working towards the realization of neighbourhood development at the Foothills.

The attached application (for concurrent an OCP and Zoning amendment) renews the vision for the Foothills as a more sustainable and suitable project, more closely aligned with the goals of the District of Lantzville's Official Community Plan (Bylaw 150, 2019) and resident expectations related to park and natural space preservation, recreation, and housing options.

Through this application, Lone Tree Properties Ltd. is seeking to amend the Foothills Comprehensive Development Plan (Bylaw 150, Section 11.1.7) and the Zoning Bylaw No. 180 (2020) to permit the phased development of the remaining 1,688 acres ('study area') of the original 1,822 acre site by:

- transferring density in order to consolidate park area and provide a contiguous park;
- expanding housing diversity to include low-rise apartment buildings, ground-oriented -plexes and townhomes, and small to medium lot single detached homes, providing flexibility in market offerings and allowing for clustering better suited to the site's environmentally sensitive areas and challenging terrain; and
- adding a negligible density increase of 84 units to bring the total from 730 to 814 units (*in alignment with the 2014 District of Lantzville and Lone Tree Properties Memorandum of Understanding and formalizing the accompanying mayoral press release - see Appendices*).

The study area is comprised of the following legal lots:

- PID 000060542 (213 ha)
- PID 000060569 (63.5 ha)
- PID 000060097 (80 ha)
- PID 009438904 (59 ha)

The following are provided as part of this application:

- A proposed **Foothills Comprehensive Development Plan (CDP)** provides the long term vision for the Foothills with particular care and attention given to the "fit" of the plan with the topography of the land, consideration for community environmental concerns and the context of the current Official Community Plan. The CDP presents the vision, goals and policies the District, Lone Tree Properties and other parties (e.g. the Regional District of Nanaimo, other developers and builders) will work together to realize.
- A proposed **Comprehensive Development Zone** details the implementable zones allowable at the Foothills.
- A **Phased Development Agreement Outline** supports next steps in the legal process and includes a list of terms to provide clarity around which amenities / services Lone Tree Properties will provide as part of its agreement to develop, and what the District will do to support the realization of the vision. Ultimately, the PDA will also clarify the timing for when amenities / services will be delivered.

PUBLIC ENGAGEMENT

In order to proceed with OCP amendment, the District is required (under Section 475 of the Local Government Act) to provide one or more opportunities it considers appropriate for consultation with persons, organizations and authorities it considers will be affected.

In light of:

- the physical separation of the Foothills from the existing built areas of Lantzville that mitigates potential impacts, and
- the minor and beneficial adjustments that this application represents from existing permissions and agreements on the Foothills lands,

it is anticipated that a Public Information Meeting ahead of the public hearing (required under section 477[3][c] of the Local Government Act) will be appropriate for consultation of potentially affected residents. A set of draft display boards have been prepared and are included as an appendix to this application.

We look forward to our work with the District of Lantzville to support the advance of this application.

Sincerely,

MODUS Planning Design & Engagement Inc., on behalf of Lone Tree Properties Ltd.*



Edward Robbins Porter, MCIP, RPP
Principal, Senior Urban Designer

**MODUS Planning, Design and Engagement (MODUS), working on behalf of Lone Tree Properties Ltd., has been authorized to prepare this application for the Foothills.*

**DISTRICT OF LANTZVILLE
BYLAW NO. 279**

**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 (Foothills Special Area Plan) Bylaw No. 279, 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 11.1.7 is by inserting a new clause after clause 16, as follows:

“17. The Foothills Comprehensive Development Plan area policies 11.1.7.1 – 11.1.7.16 has been further augmented with the Foothills Special Area Plan referred to in Appendix 3 of the OCP. Properties in this area will be subject to the policies and development permit guideline outline in this section.”
 - (b) by adding “Appendix 3 – Foothills Special Area Plan”, attached hereto as Schedule 1.
 - (c) by amending the Map No. 3 Land Use Designation to change “Foothills CDA” to “Foothills SAP”.

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.

ADOPTED this day of , 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

Schedule 1 to Bylaw No. 279, 2021

APPENDIX 3

Foothills Special Area Plan



THE FOOTHILLS SPECIAL AREA PLAN

District of Lantzville

Submitted by Lone Tree Properties Ltd.

JUNE 2022

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I. Introduction

LOCATION

While only a short distance from downtown Lantzville, the Foothills feels a world away, largely due to its elevational position (~200m above sea level) and contrasting, complex landform.

The Foothills Special Area Plan (e.g., “the Plan”) encompasses over 1,800 acres and covers a significant portion of the southern part of the District and is an alluring landscape of bedrock ridges and forested hillsides. Its steep terrain affords panoramic views to the Strait of Georgia and a vast recreational “backcountry.”

LOCAL & REGIONAL SERVICES

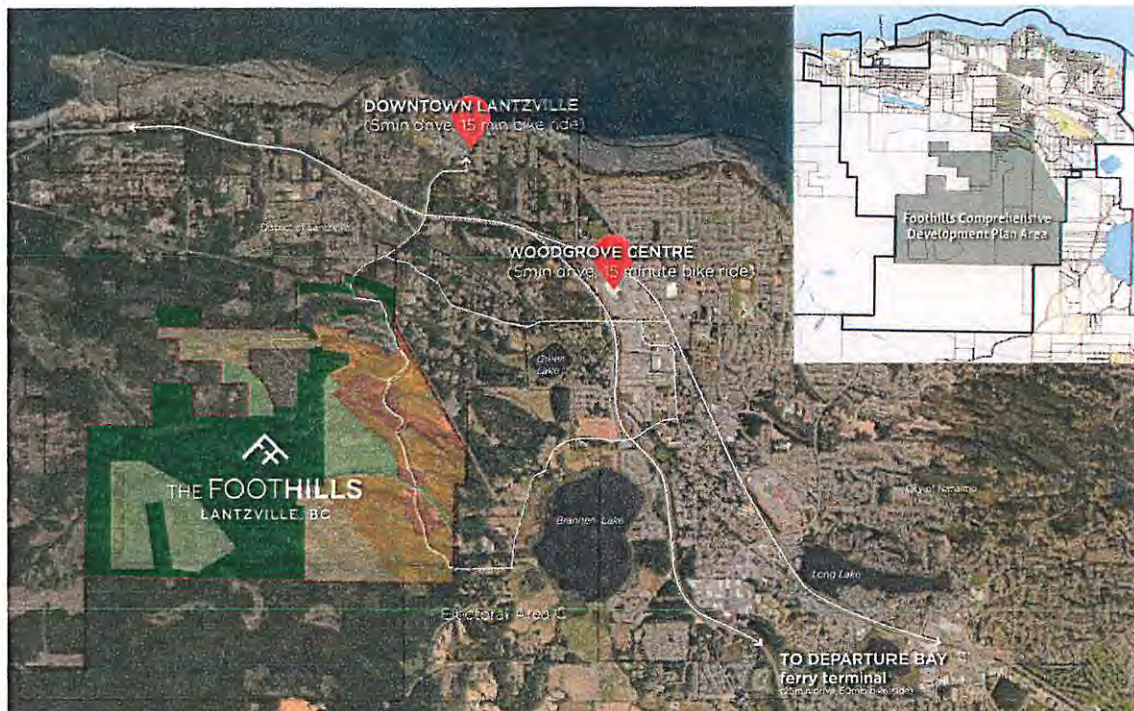


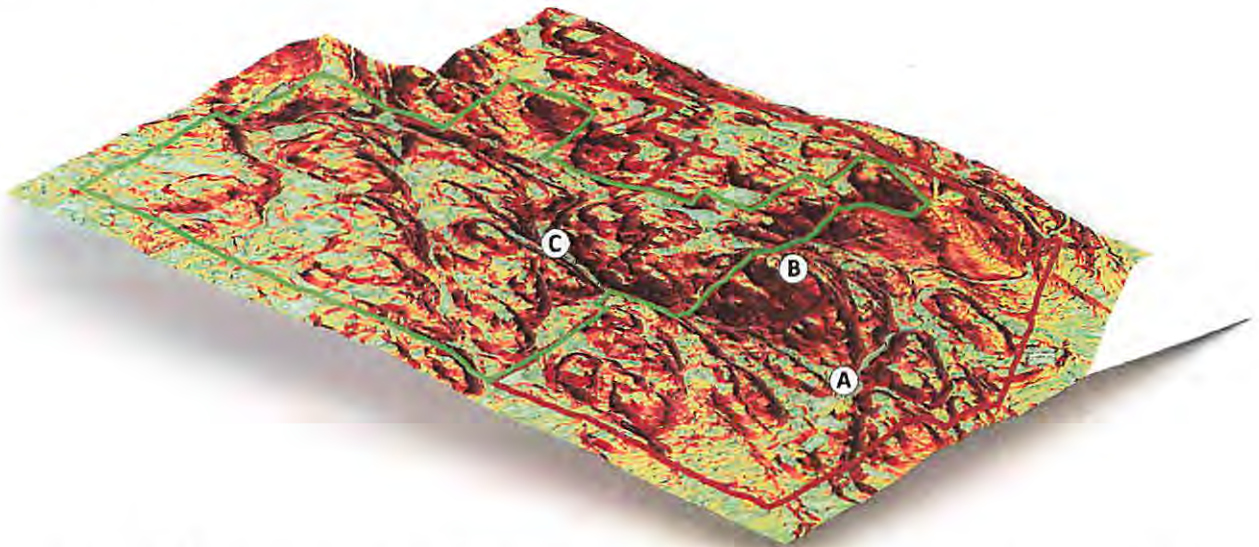
Figure 1: Context Plan

The Plan area is well-positioned relative to local and regional services and community amenities and holds significant opportunity for long term community growth management and sustainable development.

- **Commercial / Retail:** Local and regional commercial retail services are within a short 5-minute drive or 15-minute bike ride to downtown Lantzville and the City of Nanaimo (e.g., Woodgrove Centre).
- **Education:** The Nanaimo - Ladysmith School District (SD#68) operates the Pleasant Valley Elementary School in Lantzville. The Foothills is in this School's District's catchment area, and it is a 5–10-minute drive away. Aspengrove is a private educational institution within a less than 5-minute drive away.
- **Health Care:** A medical clinic and walk-in clinic located in downtown Lantzville. Nanaimo Regional General Hospital is about a 20-minute drive away and provides a full range of medical services as a part of the regional Island Health authority.
- **Transportation:** Connections to the Island Highway occurs at both the Ware Road and Aulds Road interchanges, providing convenient and reliable access to the regional transportation options, including the Nanaimo airport (YCD), HeliJet heliport, Harbour Air float plane terminal and BC Ferries terminal at Departure Bay. The transit line #11 also connects Lantzville in a loop to Woodgrove Centre Transit Exchange.
- **Agricultural Land Reserve (ALR):** The Foothills Plan area borders ALR lands along its eastern edge. Development adjacent ALR land should reflect best practices guidelines in order to avoid conflict and optimize the interface with working landscapes (refer to the Ministry of Agriculture, Food and Fisheries' Guide to Edge Planning).

PLAN CONTEXT

TOPOGRAPHY There are many aspects of site topography that represent both a constraint and an opportunity for development at The Foothills and for the larger Lantzville community. In light of the relative complexity of physical constraints (e.g., steep slopes) on site, a primary strategy for neighbourhood planning is focusing development in flatter areas. This strategy serves multiple objectives, including conservation of natural green space; reduction of costs associated with infrastructure and development servicing; and clustering of development within more compact and walkable neighbourhoods. Slope systems are analyzed as follows:



0-5% | FLAT - these areas are highly accessible and most suitable for pedestrian-oriented areas. "Flat" land is most easily developed and can accommodate the widest range of programmatic options (including flexibility for future infill/redevelopment).

6-10% | GENTLE these areas are noticeably influenced by sloping terrain, but fit well within the practical limits of design for public streets. "Gentle" land generally accommodates a similar variety of programmatic options as "flat" land, but considerations for accessibility require more careful attention.

11-20% | EASY HILLSIDE - these areas are ideally suited for hillside development programs ("walk-out" residential forms) that take advantage of terraced views while retaining/resolving sloping terrain within building architecture. Access within the hillside environment is more challenging but generally feasible through thoughtful design. "Easy hillside" areas form an extension to the core "flat" and "gentle" areas, where development program is most cost effective and least impactful.

21-30% | MODERATE HILLSIDE - these areas are defined by the requirement for significant retaining/structural engineering and custom design solutions to sloping terrain. Accordingly, "moderate hillside" areas are associated with a cost premium for construction but can also afford more substantial view opportunities as the land falls away from developed areas.

31-40% | STEEP SLOPES - these areas are typically classified as "steep slope" and regulated within development permit areas guidelines (hazard mitigation and environmental protection). Development with "steep slope" areas may not be permitted in light of local government regulation, often require significant and/or costly geotechnical mitigation.

40+% | RUGGED - these areas, within the context of most jurisdictions and development programs, are not feasible. Where development is permitted on "rugged" terrain, program is generally limited to rural residential forms: large lot, single, detached custom home types with access provided via long lengths of narrow driveways.

- A. **HEIKKILA CREEK CANYON & SITE HYDROLOGY:** The Heikkila Creek Canyon bisects The Foothills, representing a significant natural feature within the plan. Overall, thick soils and bedrock geology results in a complex drainage pattern on site, to be considered through

best practices in Low Impact Development techniques and according to Riparian Area Protection Regulation.

- B. **REGIONAL LANDMARKS:** There are a number of points across The Foothills where the land slopes significantly, separating the upper bench from the lower bench. These steep slopes present a significant challenge for development, but also a significant opportunity for residents and visitors. There are many incredible views to be had at these points and we intend to preserve those views for future generations.
- C. **THE GENTLE BENCH:** Along the east side of The Foothills many of the steeper slopes taper off into a gentle bench. This terrain is best suited for development and is where we intend to concentrate residential development alongside the supporting commercial and amenity space.

LOW ARCHAEOLOGICAL POTENTIAL

An archaeological survey was conducted by Archaeo Research Ltd. and found a very low archaeological potential. Given the absence of salmon streams and transportation corridors, and extensive impacts from past logging activities, further archaeological work was not recommended. Should any archaeological resources be encountered during development, all ground and forest disturbance in the immediate vicinity will stop and conditions under the Heritage Conservation Act will be followed.

II. Vision and Goals

VISION

Overlooking the community and interwoven with a network of trails and pathways, the Foothills is envisioned as a gateway to the great outdoors.

Destination hiking, mountain biking and rock climbing comprise the community's shared backcountry "backyard." The walkable neighbourhoods at its doorstep are supported by places to gather and socialize, while small-scale shops provide for residents' daily needs.

The plan includes 1,100 acres of protected public and park land, over 22km of hiking and biking trails and 10 public viewpoints, including the Copley and Lonetree Mountain summits and 5 rock climbing areas.

GOALS

To achieve this lofty vision, the Foothills Special Area Plan contains five main goals:

Goal 1: Ecological conservation with low impact and integrated development

Goal 2: Unparalleled access to nature and park spaces

Goal 3: A rich diversity of homes clustered around local neighbourhood hubs

Goal 4: Strong connections and active mobility options

Goal 5: Key investments in water and stormwater infrastructure solutions

Objectives and policy directions are detailed for each goal to guide their implementation.

III. Land Use

LAND USES: THE RIGHT MIX FOR A HILLSIDE COMMUNITY

The Foothill's unique qualities have influenced the location and character of the development and are defined by access, visibility, topography and the land's natural features. The Foothills is designed to be complementary to the Lantzville's historic centre.

Separated from downtown Lantzville by the highway and significantly differentiated by its complex landscape, this comprehensively planned and diverse development will include mixed-use neighbourhood centres, residential neighbourhoods and a variety of parks and open spaces. the Foothills will offer a small range of local shops and services that directly support Foothills residents and park users.

Land Use and development at the Foothills is based on the simple ideas of growing smarter and expanding park. Driven by the complexity of the site's physical constraints (i.e., steep slopes), this means:

- development areas and footprints are kept compact in places of lesser physical constraint (i.e., off of steep slopes) and clustered to retain stands of mature trees and/or avoid environmentally sensitive areas as much as possible.
- park lands are expanded and consolidated into one large contiguous area.

This strategy results in multiple benefits, including conservation of natural green spaces; reduction of costs associated with infrastructure and development servicing; and clustering of development within more compact and walkable neighbourhoods.

Land Use Designation

Description



Nature Park
(Existing and proposed
additional)

dedicated as Nature Park, large contiguous areas are dedicated for the protection of natural features, wildlife habitat and passive outdoor recreation opportunities and nature viewing. From hiking and biking trails to adventure playgrounds and outdoor event spaces, capital investment and operational support ensure amenities are provided and ongoing use is sustainably managed.



Potential
Neighbourhood Park

Potential neighbourhood park areas have been identified in development areas to serve as:
- additional nature park that offer interpretation (e.g., along Heikkila Creek);
- retain significant features as public amenity (e.g., Upper Lookout)
- provide small-scale passive and recreational amenity such as nature playgrounds and spaces to gather.

Market and mobile vending are also permitted in District Park areas

The Upper Lookout will be dedicated as Neighbourhood Park in detailed design phases.



Uplands Residential

Offers a mix of low impact medium lot single detached homes with select pockets of semi-detached homes, carefully designed to minimize impact on the natural hillside.



Foothills Residential

Includes a mix of compact and walkable residential uses including small lot single detached, bare land strata, ground-oriented attached forms (e.g. - duplexes and townhomes, and apartment residential located adjacent or above commercial



Neighbourhood Centre

Provide "daily needs" commercial and retail services, neighbourhood amenities and gathering places. There are

three distinct Neighbourhood Centres proposed (described below), each serving a specific, limited purpose within the Foothills. Residential uses should be concentrated within and around neighbourhood centres to support and activate commercial uses.

The Village: This village at the “end of the road” welcomes recreational visitors with a mix of gateway commercial and modest tourist accommodation. This small commercial program is supported by the residents of ground-oriented compact housing, who also benefit from open space and amenities. Allowable uses include a range of residential forms from single detached home to apartment and a range of local-serving commercial uses such as childcare, food and beverage services, health services and office.

The Quarry Service Centre: This functional centre is intended to be a low-traffic commercial district that supports the practical needs of residents, such as storage facilities, landscape / materials yard, nursery, etc. Allowable uses include a limited range of local serving commercial such as storage, garden centre and craft beverage processing.

The Heikkila Creek Neighbourhood Centre: This centre is located in one of the few areas of the Foothills with terrain that will comfortably accommodate compact housing, a mix of mutually supportive local commercial with open space and amenities and would also be well suited to community services or recreational uses that require larger buildings (such as a school, fire hall or recreational centre). Allowable uses include a range of residential forms from single detached home to apartment and a range of local-serving commercial uses such as childcare, food and beverage services, health services and office



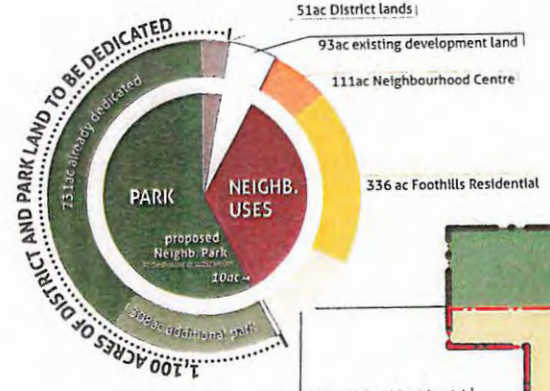
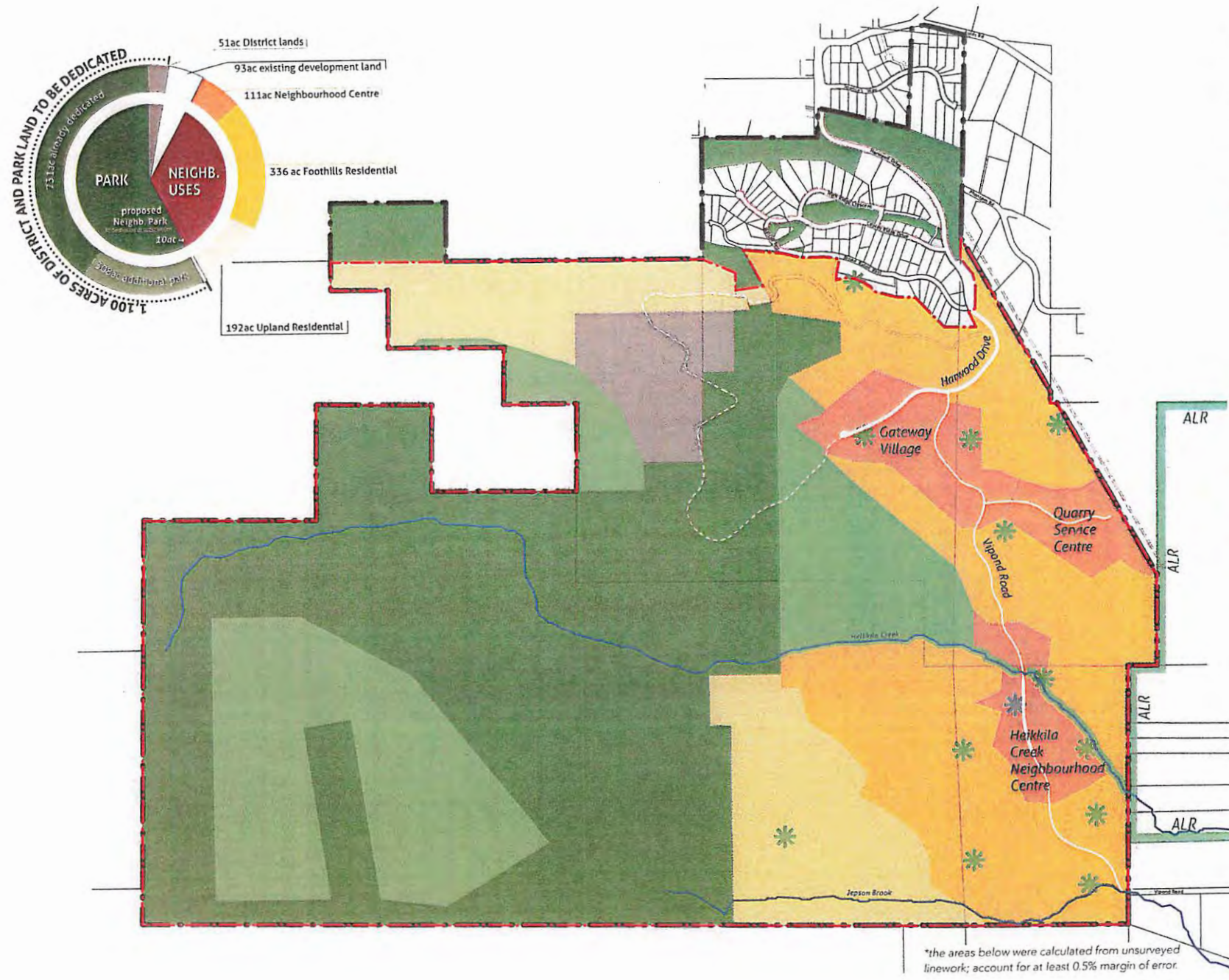
Potential civic /
educational institution

This area has been identified as a location for future civic or education facilities (e.g., an Elementary School) should the District, School Board or other local serving entity require additional community amenity space.



District lands

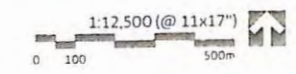
Will be dedicated to the District as a condition of rezoning of The Foothills. The lands will be for District use and may be sold in part or in full, to be determined by District of Lantzville Council.



The Foothills at Lantzville
PROPOSED LAND USE
 March 15, 2022

- LEGEND**
- original site boundary | 1,822ac
 - study area | 1,668ac
 - existing property lines
 - 5m contours
 - road
 - secondary access / servicing road
 - existing dedicated Park | 731ac
 - proposed additional Park | 308ac
 - District Lands | 51ac
 - Neighbourhood Centre | 111ac
 - Foothills Residential | 336ac
 - Uplands Residential | 192ac
 - potential Civic / Educational / Institutional site
 - potential Neighbourhood Park 10ac + | Neighbourhood and open sp. will be dedicated within individual phases and should extend riparian protection, preserve key landmarks (e.g. visually sensitive ridgetops), provide outdoor gathering spaces within neighbourhoods, and ensure connectivity for both wildlife (corridors) and people (trails).

Parks + District Lands (including future park features) will total 1,100ac +



*the areas below were calculated from unsurveyed linework; account for at least 0.5% margin of error.

IV. POLICY DIRECTIONS

ENVIRONMENTAL

GOAL 1 | ECOLOGICAL CONSERVATION AND INTEGRATED DEVELOPMENT

The integrity of ecological habitat is a fundamental aspect of the Foothills CD Plan.

By clustering development in previously impacted areas at the east portion of the study area, over 980 acres of 1,100 acres of publicly dedicated land will be contiguous and protected Park land.

By locating development parcels eastward and away from more isolated and distant lands, a more expansive and intact park space can re-naturalize and thrive. The conservation of large, contiguous natural areas is more effective in conserving biodiversity and many wildlife habitat values than setting aside numerous, fragmented areas of the same total size. Riparian and wildlife habitat connectivity is also increased with park dedication around heavily forested, environmentally sensitive areas and along major riparian corridors, taking in over 98% of the District's

Environmentally Sensitive Areas (as identified Lantzville OCP Map No.2). Meanwhile, conforming to the topography of the site and clustering development in strategic areas will minimize unnecessary cut and fill of land in development areas.

Environmental objectives and policies in this plan ensure the mitigation and offset of impacts on environmentally sensitive areas in detailed design and subsequent phases of the Plan's development clusters.



ATV tracks show damage to environmental sensitive areas

ENVIRONMENTAL OBJECTIVES & POLICIES

OBJECTIVE: Mitigate and offset impacts on environmentally sensitive areas

- E.1. Develop a habitat offsetting concept based on more detailed mapping of sensitive features to ensure development results in no net loss of habitat across the Foothills study area.
- E.1.1. Where loss of habitat is unavoidable, replace habitat value as per the habitat offsetting concept.
- E.1.2. Where possible, avoid trails, roads, and utility corridors across protected ESAs. If a crossing is unavoidable, design them to be:
- perpendicular to the protected Environmentally Sensitive Areas and as narrow as possible,
 - sited to minimize impacts on vegetation and stream channels,
 - sited to conform to natural topography, and
 - constructed and maintained to prevent erosion.

OBJECTIVE: Expand, enhance, and connect wildlife habitat

- E.2. Focus development to the eastern parts of the site, leaving intact a large and contiguous habitat conservation and parks area to the west
- E.3. Establish wildlife corridors between environmentally sensitive areas
- E.4. Plant trees, shrubs, and plants native to the Coastal Douglas-fir & Garry Oak ecosystems
- E.5. Maintain and restore fragile forest stands of all ages (younger stands and shrub communities have some of the highest levels of biodiversity)
- E.6. Retain mature trees on steep slopes and around rock outcrops as much as possible and where safe to do so.
- E.7. Prepare an Environmental Management Plan (EMP) for each phase of development, once detailed design is complete and prior to commencing any site preparation works. The EMP will include an Erosion and Sediment Control Plan, as well as specific measures to protect environmental features and species of interest. The EMP should include protection measures such as:
 - management of invasive species (such as Himalayan blackberry and scotch broom) where practical,
 - retention of existing, natural intact vegetation and restoration of areas to natural vegetation where suitable,
 - protection of species' nests protected under the Wildlife Act and Migratory Bird Convention Act, such as Bald Eagles and herons,
 - planning of land clearing activities outside of breeding bird window, if possible, and
 - steps to discourage ATV/motocross use in sensitive areas.

OBJECTIVE: Protect freshwater resources

- E.8. Streamside setbacks shall be as determined by a Qualified Environmental Professional following the Riparian Areas Protection Regulation assessment methods.
- E.9. Ensure development and associated activities do not impact a stream's base flows, natural drainage patterns, and natural stream channel geometry.
- E.10. Where opportunities allow, utilize on-site detention, permeable surfaces, rainwater gardens, and other rainwater management strategies to lessen the impact of development on watercourses and riparian environments, and protect and replenish groundwater resources.

ENVIRONMENTAL CONCEPT

March 15, 2022

LEGEND

-  original site boundary | 1,822ac
-  study area | 1,668ac
-  existing property lines
-  5m contours
-  sensitive ecosystems inventory**
-  wetlands
-  stream | year-round flow
-  streams | ephemeral / seasonal
-  streams | ephemeral / seasonal LiDAR, not yet assessed in the field
-  existing dedicated Park
-  proposed additional Park
-  District Lands
-  potential Neighbourhood Park



*the areas below were calculated from unsurveyed linework; account for at least 0.5% margin of error.
 **ESA polygons pulled from Lantzville ESA mapping, 2004

PARKS AND RECREATION

GOAL 2 | UNPARALLELED ACCESS TO NATURE AND PARKS

The Plan sets aside 1,100 acres of land as park space and district lands to be enjoyed by, or used in the service of, the public. This represents approximately 60% of the Foothills and 15% of the entire District's land area.

Park enhancement is achieved through park expansion (e.g., dedication of areas currently zoned as residential) and consolidation via a "density transfer" from zoned lands located furthest from neighbourhood centres. Refer to Parks & Recreation Concept plan and areas of "proposed additional Park" for additional information.

With the extensive retention of green and park space, the Plan ensures protection and access to The Foothills for generations to come. Heikkila Creek Canyon, the Upper Lookout, Lonetree Summit, and Copley Summit are all protected under this Plan and made accessible through the proposed trail system.

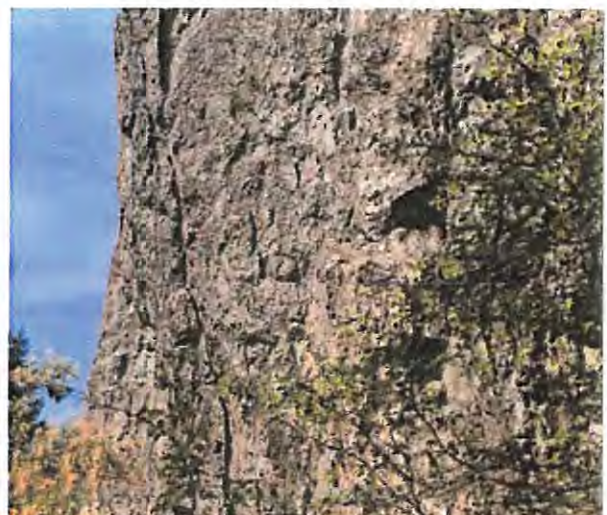
Nature will be carried into the village centres and neighbourhoods with dedication of smaller neighbourhood parks (e.g., strata managed, publicly accessible spaces) that include passive landscape areas and opportunities for nature play and trailheads that signal arrival and orient visitors.

Visitors will have access to parking to take advantage of The Foothills' expansive recreational amenities.

The generous network of nature trails and neighbourhood greenways connecting to cherished lookouts, natural features such as The Steppes climbing area fosters community pride. The public dedication of these amenities distinguishes Lantzville as a forward-looking community that contributes to the health and wellness of its residents and visitors.



view at Copley Summit



The Steppes rock climbing area, part of the proposed additional Park

PARKS AND RECREATION OBJECTIVES & POLICIES

OBJECTIVE: Expand access to nature for all residents and visitors to the Foothills

- P.1. Expand natural areas park dedication to include the Lonetree Summit
- P.2. Expand natural areas park dedication to encompass the majority of identified Environmentally Sensitive Areas within a contiguous and connected park boundary
- P.3. Prioritize the preservation of natural character and landscape features (e.g., Steep hillsides, ridge lines, sensitive herbaceous rock outcrops, etc.) within park designs

OBJECTIVE: Provide a range of outdoor recreational opportunities

- P.4. Establish a parks and trails masterplan for the Foothills.
- P.5. Build off existing trails to complete a trail network that connects destinations within natural areas to neighbourhood parks and neighbourhood centres.
- P.6. Provide passive recreational opportunities (e.g., trails and viewpoints) and spaces for social gathering within the dedication of neighbourhood parks,
- P.7. Complete a recreational use management plan for mountain biking infrastructure.
- P.8. Incorporate signage for wayfinding and natural/cultural interpretation.
- P.9. Integrate park planning and design within overall environmental objectives

OBJECTIVE: Enhance connections to the Regional Park

- P.10. Enhance trail connections to and through the Regional Park with a priority for recreational destinations such as Lonetree and Copley Summits and the Steppes climbing area.
- P.11. Explore opportunities to establish minimum standard roadway designs for improved vehicular access to the Regional Park
- P.12. Design parks to reflect the direction outlined in the Parks & Recreation Character Sequence.

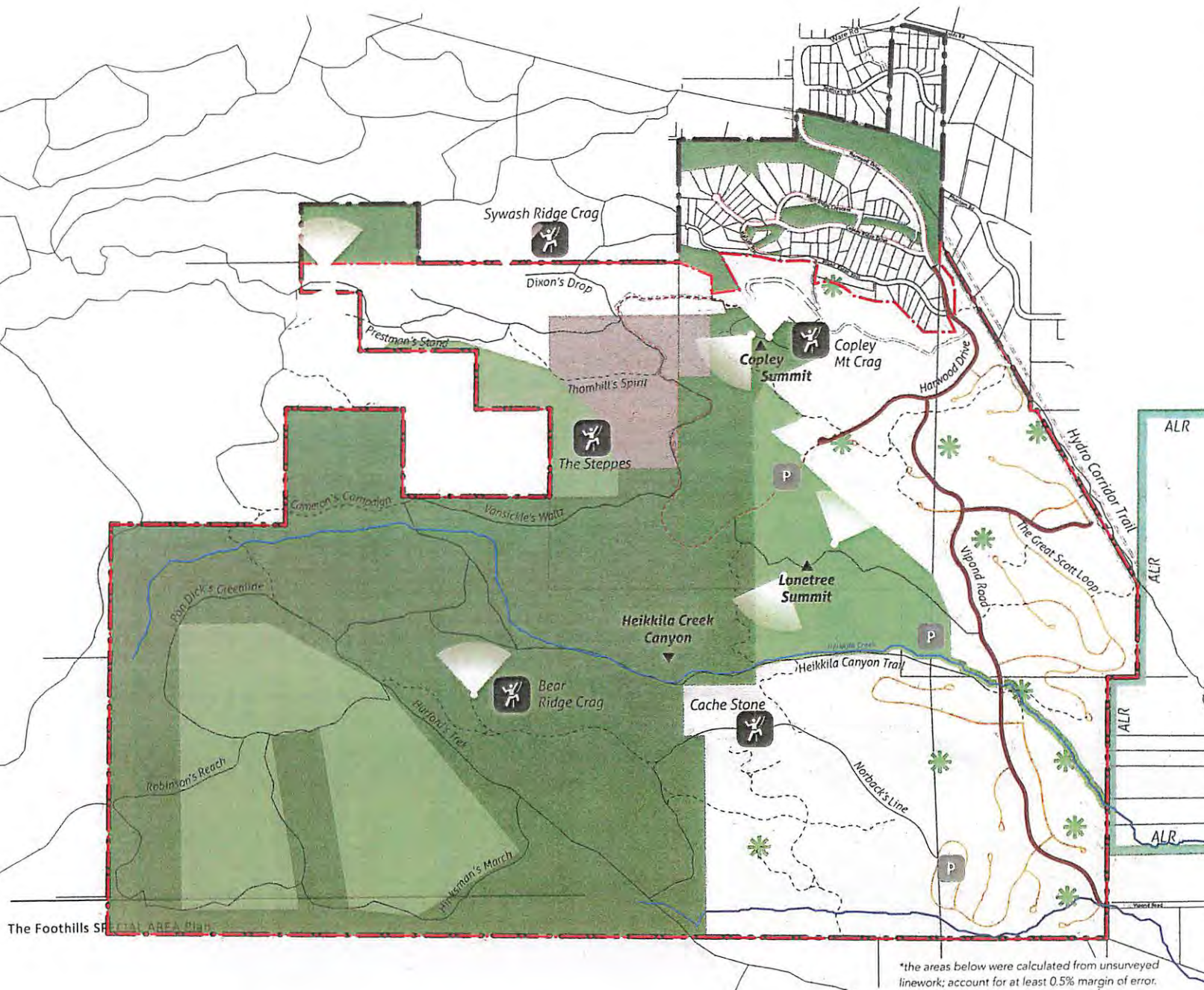


THE FOOTHILLS | PARKS & RECREATION CHARACTER SEQUENCE

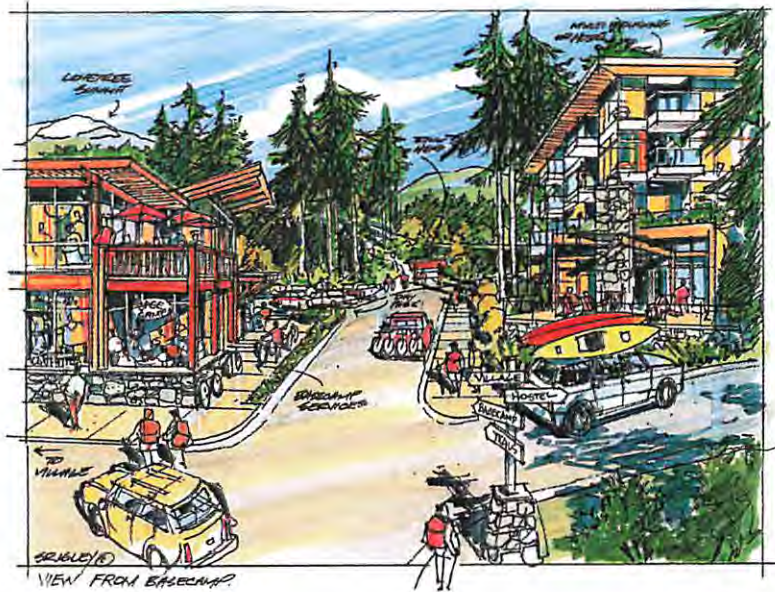
	VILLAGE PLAZA	NEIGHBOURHOOD PARKS	LOOKOUTS AND TRAILS	THE BACKCOUNTRY
INTENT	village arrival and gathering: semi-public or publicly-accessible (e.g., "privately-owned public space" a.k.a. POPS) space	passive and active recreation, including neighbourhood gathering and nature play; semi-public or publicly-accessible (e.g., "privately-owned public space" a.k.a. POPS) space	connectivity: nature trails connect key points of interest (e.g., plazas, parks and lookouts) in close proximity to residential neighbourhoods and village centres; public, semi-public or publicly-accessible (e.g. "privately-owned public space" a.k.a. POPS) space	recreation & conservation: protection and celebration of significant forest cover and a regional destination through public park dedication and public access
PROGRAM & CHARACTER	intimate hardscaped plaza, intended for gathering and social interactions; these spaces are framed by rock outcrops, trees and other vegetation. Public art signals the community's identity as a "gateway to the great outdoors" while signage (wayfinding, trailheads) orients residents and visitors to the park & trail network.	green spaces connect neighbourhoods via nature trails to the Foothills' backcountry. Trailheads orient residents and visitors to the community's parks & trail network.	nature trails extend and enhance the existing network. Addition of trailheads and some structural improvements at major viewpoints.	extensive outdoor recreational hub at all times of the year, park dedication will ensure the 'backcountry' remains a protected amenity for all nature enthusiasts.
MATERIALS	extensive hardscape; landscape structures: permeable paving, native and ornamental trees and plantings.	limited hardscape; landscape structures; natural and native materials, permeable greenways and parking areas.	Limited landscape structures; native plants and enhancement; robust & natural materials.	basic maintenance of existing trails for access.

LEGEND

-  original site boundary | 1,822ac
-  study area | 1,668ac
-  existing property lines
-  5m contours
-  multi-use pathway
-  shared street
-  secondary access / servicing road
-  proposed trail
-  existing trail
-  existing dedicated Park
-  proposed additional Park
-  District Lands
-  potential Neighbourhood Park
-  parking / Park staging (approximate locations)
-  existing climbing area



*the areas below were calculated from unsurveyed linework; account for at least 0.5% margin of error.



NEIGHBOURHOOD CENTRES AND RESIDENTIAL

GOAL 3 | A RICH DIVERSITY OF HOMES CLUSTERED AROUND LOCAL NEIGHBOURHOOD HUBS

According to the Regional District of Nanaimo's Housing Needs Report, completed in 2020, approximately 97% of Lantzville's housing stock comprises single detached homes and 88% of it is owner-occupied. One main conclusion of the report is the limited rental vacancies in Lantzville. The Foothills development will not only provide a new type of housing form to the District, but it will also contribute to a greater diversity of housing tenure. Multi-family apartments, townhomes, duplexes, and secondary suites are planned in the proposed zoning and can help contribute to the pressing need for more and different types of housing.

This diversity of housing will not only help bridge the gap between the supply and demand for housing in the District – with an assortment of housing types that appeal to different needs and budgets – it will also support a more complete community. Neighbourhoods with diverse housing types and demographics are more sustainable and cohesive. More specifically, the ability to age-in-place is a powerful indicator of a neighbourhood's resilience.

THE NEIGHBOURHOOD CENTRES

Neighbourhoods are concentrated around three distinct neighbourhood centres (described below). These will include small-scale and neighbourhood-oriented shops and ancillary support services, within walking distance of residential neighbourhoods, to fulfill daily needs. The built form will be intimate, and development will be clustered and nestled into the complex terrain in a park-like

setting. Small patios, signage, and high-quality public realm features will signal the arrival into the neighbourhood centres.

The neighbourhood centres are intended to be complementary to Lantzville's historic town centre. Each serves a different purpose and together they offer the broader community and the residents of The Foothills a more complete and diverse set of experiences and services.

While Downtown Lantzville is and will remain the strong commercial centre with a regional pull, the Foothills' neighbourhood centres will offer a small range of shops and services that directly support the neighbouring residential uses.

- **The Village** | This village at the "end of the road" welcomes recreational visitors with a mix of gateway commercial and modest tourist accommodation. This small commercial program is supported by the residents of ground-oriented compact housing, who also benefit from open space and amenities.
- **The Quarry Service Centre** | This functional centre is intended to be a low-traffic commercial district that supports the practical needs of residents, such as storage facilities, landscape / materials yard, nursery, etc.
- **The Heikkila Creek Neighbourhood Centre** | This centre is located in one of the few areas of the Foothills with terrain that will comfortably accommodate compact housing, a mix of mutually supportive local commercial with open space and amenities and would also be well suited to community services or recreational uses that require larger buildings (such as a school, fire hall or recreational centre).



VIEW FROM LOWER VILLAGE GREENWAY.



NEIGHBOURHOODS + VILLAGE CENTRES POLICIES

OBJECTIVE: Sensitively integrate development within the complex landform and natural landscape of The Foothills.

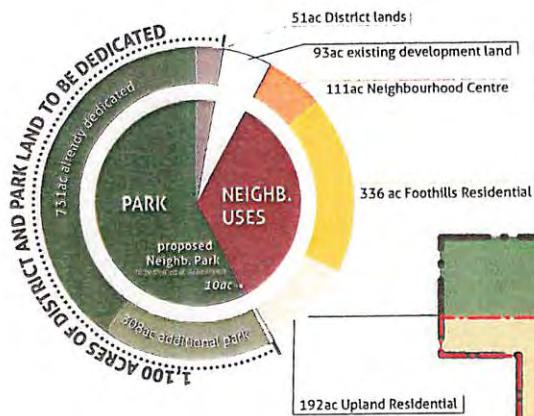
- NV.1. To the greatest extent feasible, consolidate development within areas of highest development suitability (e.g., gentle terrain) and lowest environmental sensitivity along the eastern slopes and terraces of the Plan area.
- NV.2. Cluster development to minimize site disturbance, retain stands of mature trees and avoid environmentally sensitive areas – including steep slope areas – as much as feasible.
- NV.3. Emphasize a compact, walkable pattern of development with mixed use neighbourhood centres, a range of housing types and proximity to parks and trails.
- NV.4. Connect neighbourhoods and village centres to parks with easy access to the network of trails and multi-use pathways.
- NV.5. Provide parking behind buildings where possible or screened through landscape design to establish a pedestrian-friendly environment and reduce the visual impact of surface parking areas.

OBJECTIVE: Animate neighbourhood centres through thoughtful urban design.

- NV.6. Encourage buildings to address the street so as to create a well-defined public realm.
- NV.7. Encourage development of at grade commercial spaces to animate the public realm and streetscapes of Neighbourhood Centres.
- NV.8. Where proposed, plazas should encourage pedestrian accessibility and circulation by creating public gathering spaces at the heart of the neighbourhood centre.
- NV.9. Individual commercial units should contribute to animating Neighbourhood Centre sidewalks and streetscapes with outdoor programming (e.g., displays, café seating along the street).

OBJECTIVE: Create three distinct neighbourhood centres

- NV.10. Establish the Village (Neighbourhood Centre) as a “destination experiential” character village, defined as a community heart and place of gathering and social connection, animated by pedestrian-friendly retail shops and intuitively connected to a Regional Park trailhead and access road.
- NV.11. Establish the Quarry Service Centre as a support service commercial centre.
- NV.12. Establish the Heikkila Creek Neighbourhood Centre as the civic hub featuring larger civic and/or institutional programs (e.g., potential future school site)
- NV.13. Collaborate with the School District on the number, location, size, type and timing of required school facilities and support services if and when required.
- NV.14. A variety of attainable and affordable housing options are encouraged to provide a range of unit sizes, uses and types. Adaptable housing will accommodate aging-in-place



The Foothills at Lantville PROPOSED LAND USE March 15, 2022

LEGEND

- original site boundary | 1,822ac
- study area | 1,668ac
- existing property lines
- 5m contours
- road
- secondary access / servicing road
- existing dedicated Park | 731ac
- proposed additional Park | 308ac
- District Lands | 51ac
- Neighbourhood Centre | 111ac
- Foothills Residential | 336ac
- Uplands Residential | 192ac
- potential Civic / Educational / Institutional site
- potential Neighbourhood Park 10ac + | Neighbourhood and open sp. will be dedicated within individual phases and should extend riparian protection, preserve key landmarks (e.g. visually sensitive ridgetops), provide outdoor gathering spaces within neighbourhoods, and ensure connectivity for both wildlife (corridors) and people (trails).

Parks + District Lands (including future park features) will total 1,100ac +



*the areas below were calculated from unsurveyed linework; account for at least 0.5% margin of error.

MOBILITY

GOAL 4 | STRONG CONNECTIONS AND ACTIVE MOBILITY OPTIONS

A Transportation Impact Assessment (TIA) was prepared to review existing traffic operations, assess the traffic impacts of The Foothills' future residential development, as well as assessing post development and long-term conditions for all modes of transportation at the Foothills. The TIA concluded that the proposed mix of land uses will generate fewer trips with relatively less of an impact on traffic conditions as compared to build out under current single detached residential zoning. Accordingly, street design is intended to further reduce physical impacts associated with roadworks in hillside environments while prioritizing safety and mobility alternatives.

Streets and trails | Mobility at The Foothills prioritizes a pedestrian-friendly means of accessing neighbourhoods and parklands. Narrowed public street right-of-way widths minimize physical and visual impacts (e.g., cut/fill) in hillside environments and link to local strata streets, multi-use pathway and trail networks throughout the Plan area.

Mobility networks will also serve as rainwater management systems, for instance, by integrating swales within the design of road cross-sections. These can serve the functions of capturing, slowing, filtering and releasing rainwater into natural drainage systems, while edging streets with natural elements, enhancing the overall character of The Foothills.

The proposed development will provide greater accessibility into an extensive trail network and will enrich the experience of those visiting by connecting to small-scale local services nearby.

Biking | The Foothills is known for its remarkable mountain biking trails and biking from Downtown Lantzville to the Foothills only takes approximately 15 minutes. A multi-use trail network for pedestrians and cyclists along Harwood Drive will connect the Foothills neighbourhoods to downtown Lantzville and the 22km of hiking and biking trails within the expanded park space.

Transit | There is one existing public transit route within the vicinity of the Foothills development (#11 Lantzville Bus), a one-way loop from the Woodgrove Mall Exchange. There may be future opportunities to provide bus service within The Foothills.

MOBILITY POLICIES

OBJECTIVE: Mitigate traffic impacts to surrounding areas

- M.1. Implement the recommendations of the Traffic Impact Assessment.
- M.2. Plan for secondary access via Vipond Road.

OBJECTIVE: Strengthen active transportation networks

- M.3. Integrate the trail network described in policy chapter 2 (Parks & Recreation) with the overall transportation network, including planned sidewalks for continuous linkages between developed areas and park and conservation areas.
- M.4. Plan for a multi-use path connection linking Harwood Drive and Vipond Road within the site.
- M.5. Formalize a cycling connection from Harwood Drive to the Parkway multi-use trail in Nanaimo (via Doumont Road and Vipond Road) and to Aulds Road & Clark Drive (via Aulds Road and the Parkway multi-use trail).
- M.6. Design stratified roads to be narrow and slow with traffic calming measures to enhance pedestrians and cyclists' safety.
- M.7. Provide bicycle parking at trailheads.

OBJECTIVE: Provide adequate and accessible vehicular and bicycle parking facilities

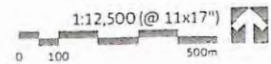
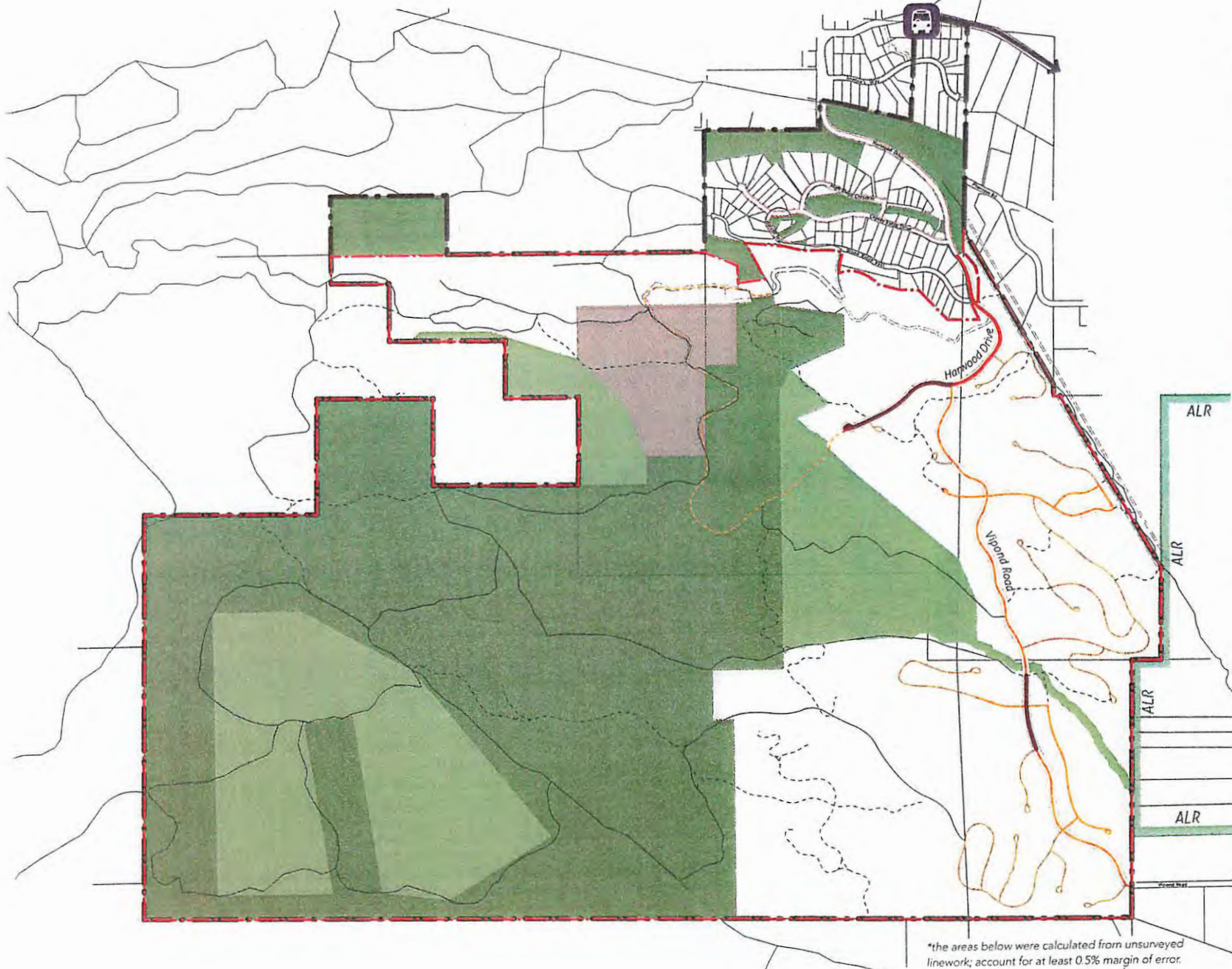
- M.8. Supply adequate and accessible parking facilities near trailheads for recreational visitors.
- M.9. In neighbourhood hubs, incorporate some on-street parking fronting commercial retail units.
- M.10. Ensure single detached and other ground oriented residential buildings provide parking on-site.

OBJECTIVE: Enhance connectivity to and through the Regional Park lands.

- M.11. Establish loop road connection as service road and multi-use pathway with access to the Regional Park, reservoir and well sites and the Upper Lookout.

LEGEND

-  original site boundary | 1,822ac
-  study area | 1,668ac
-  existing property lines
-  5m contours
-  public road dedication
(road designation varies)
-  Lantville Urban Collector
-  Foothills Village
-  Foothills Neighbourhood Collector
-  Foothills Hillside
-  secondary access / servicing road
-  proposed route (one-way)
-  existing bus stop



SERVICES

GOAL 5 | KEY INVESTMENTS IN WATER AND SANITARY INFRASTRUCTURE SOLUTIONS

The plan's approach to "working with the land" informs the overall servicing and phasing strategy at the Foothills, whereby compact development areas are more efficiently serviced, and the sequence of development is more logical. Significant investment has already been made in ensuring that sufficient infrastructure is in place to support development at the Foothills to be self-sustaining and resilient (i.e., water, sewer and stormwater) and this work will continue in partnership with the District of Lantzville. The Foothills offers the type of infrastructure needed to support infill in other Lantzville neighbourhoods. A Servicing Report has been prepared to outline conservative estimates for required water, sewer and storm capacity and infrastructure that will guide subsequent phases.

Water | Water will be supplied by approved production wells, connected to pumps and piped to a reservoir on Copley Mountain. This reservoir will be enlarged in two phases to supply the Foothills, including provision of fire protection. Areas of Lantzville outside of the Foothills will also benefit from this water supply and storage for fire protection to the Upper Pressure Zone and Lower Pressure Zone (including the downtown commercial core). Additionally, the existing reservoir off of Harwood Drive will be expanded, servicing homes in the Winchelsea area and provide future storage for other areas of the community such as the Winds and Blackjack/Clark area. This will save District taxpayers over \$1.4 million and provide infill development capacity in other Lantzville neighbourhoods, allowing them needs to move forward in a sustainable and well-planned manner.

Sanitary | Sanitary catchment/conveyance systems will similarly be designed as an extension of District infrastructure to support economies of scale and support greater security of service.

Storm | Management of rainwater is considered at the building, lot and site scale in order to ensure site hydrology remains functional and healthy. Low impact development approaches will be used, and the Riparian Areas Protection Regulation will be applied.

Solid Waste Management | An agreement with the Regional District of Nanaimo has been completed to provide solid waste management through curbside pick up for all future residents of the area.

Geotechnical constraints | A preliminary geohazard assessment has been prepared to give direction to neighbourhood design and subsequent development phases. Detailed geotechnical work will take place at each phase of development.

Wildfire protection | A Wildfire Hazard Assessment with associated recommendations has been prepared as part of this application. A new pump station and reservoir provide additional flow to the

Foothills reservoir for fire. There are also a number of detention ponds the Fire Department has flagged and recorded the GPS coordinates for use.



SERVICES POLICIES

OBJECTIVE: Establish efficient and sufficient neighbourhood services

- S.1. Right-size water infrastructure servicing to accommodate the uses within the Foothills and necessary fire flows.
- S.2. Establish shared infrastructure corridors where possible.
- S.3. Supply water through approved production wells, connected to pumps, and piped to the reservoir on Copley Mountain.
- S.4. Construct water distribution and sewer collection systems, including gravity-fed systems, that are connected to Lantzville's community infrastructure services.
- S.5. Require strata developments to install a common drainage system to service the development.

OBJECTIVE: Employ a natural assets approach to infrastructure services

- S.6. Use low impact development approaches to lessen burden on servicing infrastructure.
- S.7. Plan for stormwater to be managed on site or between clusters of homes / buildings through daylight systems where feasible, and open swale drainage and detention systems.
- S.8. Use innovative techniques for reducing stormwater runoff will be implemented such as bioswales and stormwater detention ponds.

OBJECTIVE: Align servicing and phasing of development

- S.9. Require that municipal infrastructure be planned and built in a coordinated manner, to ensure that development occurs efficiently, in a phased manner.

OBJECTIVE Manage wildfire risk

- S.10. Follow the recommendations and guidelines of the Wildfire Hazard Assessment in detailed design and development.

The Foothills at Lantzville
SERVICING CONCEPT

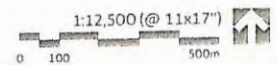
March 15, 2022

LEGEND

-  original site boundary | 1,822ac
-  study area | 1,668ac
-  existing property lines
-  5m contours
-  phase boundaries
-  primary servicing trunk road
-  servicing main
-  secondary access / servicing road
-  rockfall hazard area
-  reservoir
-  detention pond for storm
-  lift station
-  pressure reducing valve
-  potable water well site



*the areas below were calculated from unsurveyed linework; account for at least 0.5% margin of error.



V. FORM & CHARACTER GUIDELINES

Character is strongly associated with design, site planning, and architectural features. In this sense, Lantzville's small town and semi-rural character can be reflected and enhanced through the Foothills development.

The development is envisioned as a gateway to the great outdoors, connecting the remarkable network of trails to diverse housing types, small scale neighbourhood shops and services, and a rich collection of amenities.

By emphasizing ground-orientated building forms and borrowing from the surrounding landscape the Foothills espouses a "West Coast / Island" architectural style. Local materials are celebrated, derive form from function (e.g., respond to site and climate) and the natural environment of the foothills is respected.



The following Design Guidelines for Form & Character of development at The Foothills is intended to be complimentary to further (zoning) regulation of height and setbacks.

Site Planning

- 1) Minimize impact to the natural environment and retain defining natural character through:
 - a. Siting and/ or clustering of buildings to avoid steep slopes and environmentally sensitive areas; and,
 - b. Incorporating natural features within open space designs.
- 2) Minimize the extent of impervious coverage;
- 3) Prioritize accessibility within public gathering spaces (e.g., small parks and/or plazas) at the heart of neighbourhood centres.
- 4) Ensure pedestrian permeability and convenient walkable access to parks, trails and residential neighbourhoods.
- 5) Locate and design neighbourhood centres and indoor/outdoor gathering spaces to maximize human comfort throughout the seasons (e.g., consider orientation to views, sun angle and prevailing winds).
- 6) Prioritize pedestrian access in the siting and orientation of buildings and improvements. De-emphasize the presence of vehicular traffic and minimize potential pedestrian conflicts in the design of driveways, drop-offs and/or service lanes.

Grading & Drainage

- 7) Grading should be consistent with the site planning concept and should be minimized. To the extent possible limit physical disturbance beyond the extent of construction.
- 8) Cut and fill slopes should be kept to an absolute minimum (by designing buildings and site improvements in response to natural contours).
- 9) Where required, cut and fill slopes should be feathered into the existing terrain and re-vegetated to blend with adjacent vegetation.
- 10) Maintain natural or existing drainage patterns through on-site rainwater management best practices (e.g., natural and/or improved drainage channels and/or raingardens).

Architectural Design

- 11) Building character should generally reflect “West Coast / Island” architectural style, defined by design elements that feature:
 - a. oversized eaves and oversized covered entries;
 - b. colour palettes inclusive of muted, calm, dark colours cohesive with mountain and island natural environments;
 - c. visibility of structural elements such as posts, beams, and rafters;
 - d. simple roof forms such as shed, gable, hip and flat roof forms;
 - e. simple detailing / trim patterns that visibly integrate into the form of the structure;
 - f. extensive glazing;
 - g. strong indoor/outdoor relationships; and,
 - h. use of building massing and elevation changes which conform to the natural terrain.
- 12) Building design and massing should consider and respond to natural landscape features including slopes (e.g., stepping) and landmark views (e.g., orientation).
- 13) Encourage the incorporation of indoor/outdoor spaces in building designs.

- 14) Commercial and mixed-use buildings should also address principal street frontages and should contribute to an animated streetscape through active ground-floor uses and/or well-defined, accessible entries (e.g., street-side café seating).
- 15) Buildings must present a primary façade to the street frontage – or appurtenant open space – and this primary façade should include the primary entrance to the building, include additional glazing and must incorporate landscaping that supports the primary façade as the building's front entrance.
- 16) Primary entrances must be visible from the street frontage or appurtenant open space, except where not possible due to natural topographical impediments to sight lines.
- 17) Where the buildings occupy a corner lot, faces two street frontages, or is otherwise a highly visible lot:
 - a. one façade of the building must be the primary façade and designed in accordance with the restrictions set out in #15 above, and
 - b. the other façade of the building must include design elements similar to the primary façade such as a second visible entrance, detailing, or glazing beyond what would typically be used on a side façade.
- 18) Where large buildings (e.g., consolidation, greater than 3 storeys) are proposed, utilize multiple, stepped masses to reduce monolithic building volumes and demonstrate sensitive transitions to outdoor spaces, adjacent buildings and/or natural features/landscape.
- 19) Roof designs should reduce the apparent mass of large buildings with multiple forms/planes.
- 20) Roofing materials should complement the natural setting and be visually compatible with the material character of the building and should be:
 - a. constructed from fire-resistant material;
 - b. natural and dark earth-tone in colour; and,
 - c. non-reflective, satin or matte in finish.
- 21) Exterior building design should incorporate changes in the materials or colours to highlight entrances and other architectural features.
- 22) Building designs are encouraged to target Step Code 4 or 5 and reflect sustainable, low/zero carbon design features, including but not limited to: use/re-use of local and natural materials; passive solar orientation, exterior shading and natural ventilation; rainwater catchment for irrigation; high efficiency plumbing fixtures and appliances; low volatile organic compound (VOC) paints, adhesives and materials; and opportunities to utilize renewable energy sources (e.g. solar ready) and low/zero carbon appliances (e.g. air source heat pumps, induction ranges, etc.)

Landscape Architectural Design

- 23) Landscape design – including public plazas and pedestrian greenways – should contain high quality, structured landscaping, durable paving materials and pedestrian-scale lighting.
- 24) Emphasize the use of native, drought-resistant and flood tolerant species suitable to local growing conditions. Invasive species are strictly prohibited.
- 25) Encourage landscape designs that apply sustainable stormwater designs to reduce the speed of run-off, keep stormwater clean and allow for gradual infiltration into the ground.
- 26) Minimize the amount of impervious surfacing and maximize space for depressional storage within landscape designs.

- 27) Utilize more formal plantings of native or similarly hardy species to create seasonal interest and enhance pedestrian spaces within the Village and neighbourhood gathering spaces.
- 28) Wherever appropriate, utilize nature-based solutions (e.g., rain gardens, windbreaks, etc.) within landscape designs to enhance sense of place.
- 29) Create a clear connection and demarcation between public, semi-public and semi-private open spaces through material and/or elevational transitions.
- 30) Carefully consider the design of retaining walls, when required. Where heights exceed 1.5m – and where feasible in light of slope shape, soil conditions and stability – designs should consider stepped/tiered wall designs that incorporate planters and evergreen plant material to minimize visual impact.
- 31) Where retaining walls exist along public road frontages, consider designs that incorporate native materials (e.g., in-situ rock) and unique design features (e.g., seating walls).
- 32) Unless required by specific operational needs (e.g., safety, etc.), perimeter fencing is discouraged in favour of other effective transitions between uses, including but not limited to landscape buffers, elevational transitions and/or visually shared spaces.

Materiality

- 33) Materials should reflect a “mountain modern” character with rustic forms and materials such as stone, rock and wood as a featured building material.
- 34) Material choices should promote a sense of place and authenticity, reflective of the local geography of The Foothills.
- 35) Material selection for buildings (e.g., roof, cladding, etc.) and landscapes (mulch, plant material, etc.) should conform to FireSmart principles to reduce interface wildfire risk.

Parking

- 36) Minimize the extent and impact of surface parking by locating off-street surface parking out of sight, behind or wrapped by retail or other uses and accessed via laneways
- 37) Contiguous areas of surface parking should be broken into smaller lots and landscaped to soften visual impact, capture and store runoff and mitigate stormwater runoff.
- 38) Landscape designs should utilize planting material and/or landscape structures (e.g., trellises, screen walls) to screen parking and/or loading areas from prominent street and/or residential views

Public Art, Wayfinding & Signage

- 39) Public art, wayfinding elements (e.g., unique landscape and/or architectural features) and signage – including trail/trailhead markers – will define community identity as the “gateway to the great outdoors” and orient residents and visitors to the greenway network.

Lighting

- 40) Building and landscape lighting should maintain the rural character, preserve the night sky and protect neighbouring properties from bright lights and indirect light sources.

VI. Phasing and Implementation

Each phase brings a range of mutually supportive uses: open space and park amenities support residential development which in turn supports neighbourhood commercial.

Flexible phasing ensures logical and efficient extension of infrastructure while responding to market opportunities, all in service of streamlined implementation of the Foothills vision.

The phasing concept illustrates the anticipated sequence of development at the Foothills, shown as a series of generalized phases. Phasing of development at the Foothills will demonstrate a sustained level of effort – over the long term – to build lasting value.

- **PHASE 1 (Built)** includes the first phase represents existing development at The Foothills.
- **PHASE 2** includes consolidation/dedication of additional Regional Park lands and focuses neighbourhood development around the Gateway Village and Quarry Service Centre.
- **PHASE 3** includes the extension of development to the northern edge of the Heikkila Creek Neighbourhood Centre. Opportunities for additional open space improvements and/or dedication will be explored at the time of subdivision.
- **PHASE 4** includes development of the remainder of the Heikkila Creek Canyon neighbourhood and the associated residential lands south of the creek. Opportunities for additional civic/open space improvements and/or dedication will be explored at the time of subdivision.
- **PHASE 5** includes development of the upper ridge extending westward along the northern portion of the property and includes access to the District Lands. Opportunities for additional open space improvements and/or dedication will be explored at the time of subdivision.

PHASING CONCEPT

March 15, 2022

LEGEND

-  original site boundary | 1,822ac
-  study area | 1,668ac
-  existing property lines
-  5m contours
-  phase boundaries
-  public road dedication
-  secondary access / servicing road

Proposed Land Use

-  existing dedicated Park
-  proposed additional Park
-  District Lands
-  Neighbourhood Centre
-  Foothills Residential
-  Uplands Residential
-  potential Civic / Educational / Institutional site
-  potential Neighbourhood Park



DISTRICT OF LANTZVILLE
BYLAW NO. 280

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 (Foothills Comprehensive Development Zone) Bylaw No. 280, 2021”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended as follows:
 - (a) in Part 1 by deleting 1.8 FOOTHILLS Zone (FH) and inserting 1.8 FOOTHILLS SAP ZONE (FH) as stated in Schedule 1,
 - (b) In Part 3, Section 4.1, by inserting the following definitions:
 - i. **“Caretaker Unit** means Means a self-contained living unit with one or more sleeping units, sanitary facilities and only one kitchen, located within a commercial or industrial building, or within an accessory building, and occupied by an owner or employee of a business located on the same legal parcel.
 - ii. **Cluster Housing** means one dwelling unit or two dwelling units within the same building which are on the same lot as at least four other dwelling units.
 - iii. **Electric Vehicle Supply Equipment -Ready (EVSE-Ready)** means all infrastructure required for charging an electric vehicle, with the exception of charging equipment, included.
 - iv. **Institutional Use** means a facility established to serve a social, recreational, educational, or other public purposes and includes but limited to assembly, community care facility, community centre, community hall, cultural service, fire hall, library, municipal office, park, place of worship, public art gallery, public museum, school or public swimming pool.
 - v. **Live Work** means a self-contained living unit with one or more sleeping units, sanitary facilities and only one kitchen, located within a commercial or industrial building, or within an accessory building, and occupies by an owner or employee of business located on the same legal parcel.

- vi. **Storage Facility** means the commercial use of land, building, or a portion of a building, for the storage of personal property.
- vii. **Tourist Accommodation** means a building or buildings providing temporary accommodation for the public in units, each of which has its own sanitary facilities, including a conference centre, restaurant, personal services and premises licensed under the *Liquor Control and Licensing Act*.

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.

ADOPTED this day of , 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

“Schedule 1 to Bylaw 280, 2021”

1.8 FOOTHILLS SAP ZONE

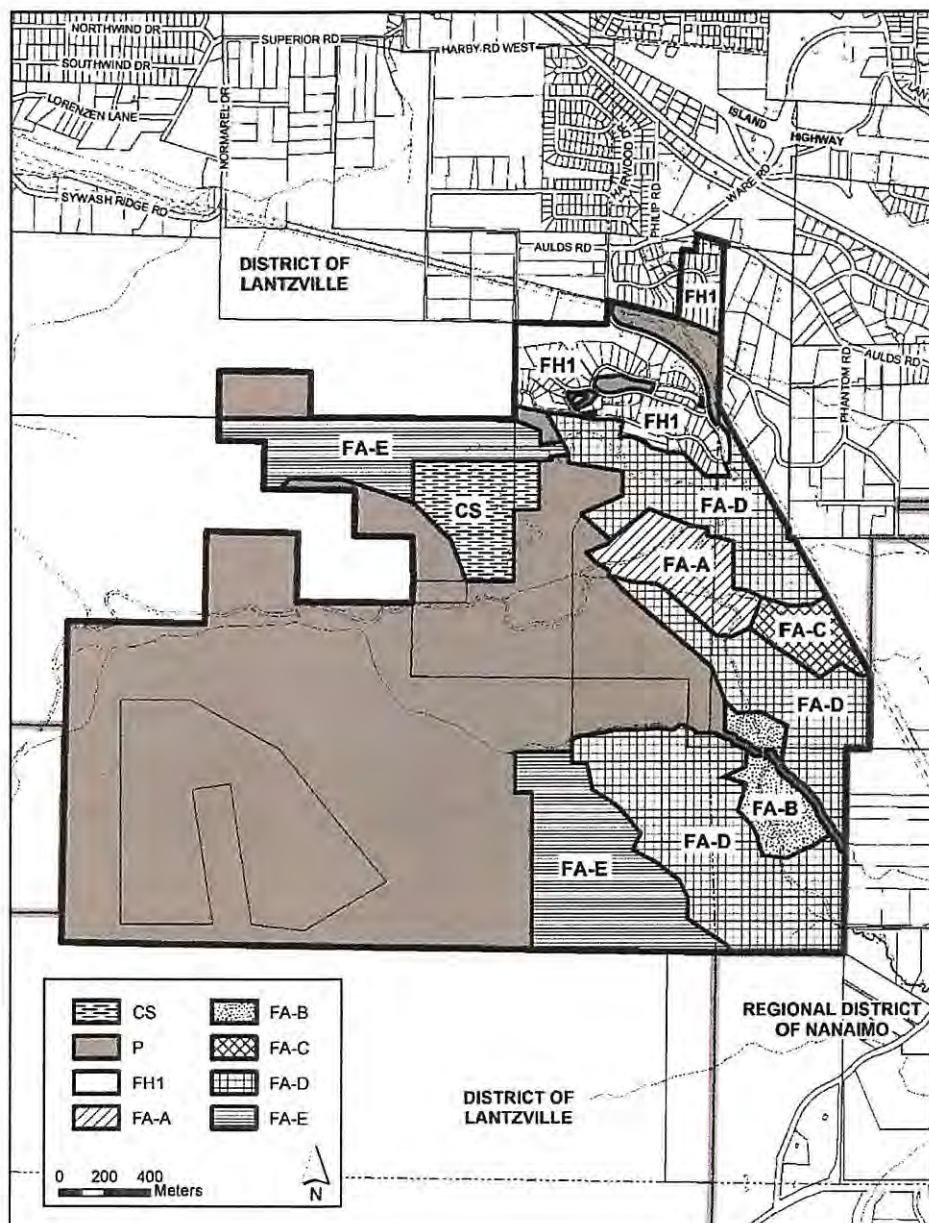
(FH)

Areas

1. The purpose of the Foothills Zone is to allow a range of land uses and residential densities with significant protected natural areas and recreational opportunities, along with housing diversity and local commercial services.

Purpose

2. The Foothills Zone is divided into Areas FH1, FA-A, FA-B, FA-C, FA-D, FA-E as shown on the following map.



Permitted Uses

3. The permitted uses are as follows:

Primary	Secondary
Foothills Area 1 – Scenic Corridor (FH1)	
House	Home Business Secondary Suite
Foothills Area A – Gateway Village Neighbourhood Centre	
Apartment Artisan Studio Assisted Living Bed and Breakfast Child Care Craft Beverage Processing Craft Kitchen Duplex Food and Beverage Service Health Service House Household Service Institutional Use Live-Work Market Mixed Use Building Office Outdoor Recreation Personal Service Retail Rowhouse Tourist Accommodation Townhouse Veterinarian Clinic	Home Business Mobile Vending Secondary Suite Short-term Rental
Foothills Area B – Heikkila Creek Neighbourhood Centre	
Apartment Artisan Studio Assisted Living Bed and Breakfast Child Care Craft Beverage Processing Craft Kitchen Duplex Financial Service Food and Beverage Service Funeral Service Health Service House	Carriage House Home Based Business Mobile Vending Short-term Rental

Household Service Institutional Use Live-Work Manufactured Home Assembly Market Mixed Use Building Outdoor Recreation Office Personal Service Retail Rowhouse Tourist Accommodation Townhouse Veterinarian Clinic	
Foothills Area C – Quarry Service Centre	
Child Care Craft Beverage Processing Garden Centre Institutional Use Live-Work Outdoor Recreation Storage Facility	Caretaker Unit
Foothills Area D – Foothills Residential	
Bed and Breakfast Cluster Housing Community Care Duplex House Outdoor Recreation Rowhouse Townhouse	Home Based Business Secondary Suite Short-term Rental
Foothills Area E – Uplands Residential	
Bed and Breakfast Child Care Cluster Housing Community Care Duplex House Outdoor Recreation	Home Based Business Secondary Suite Short-term Rental

Development Form & Density

4. The maximum densities permitted in the Foothills Zone are as follows:
- 814 residential units
 - 5,000 m² (square metres) of non-residential

Siting of Buildings

5. The minimum setbacks from parcels lines are as follows:

Use	Front	Rear	Interior Side	Exterior Side
Apartment, Commercial or Mixed Use	0 m	0 m	0 m	0 m
Cluster Housing	4 m	2 m	2 m	3 m
Duplex	4 m	2 m	3 m	3 m
House	4 m	2 m	1.5 m	3 m
House in FH1	4.5	2 m	2 m	2 m
Rowhouse and Townhouse	4 m	2 m	3 m	3 m
Accessory Structure	6 m	1.5 m	1.5 m	3 m

Height

6. The maximum height in the Foothills Zone are as follows:

Use	Height
Apartment	15 m
Commercial, Institutional or Mixed Use	15 m
Cluster Housing	9 m
House	9 m
Rowhouse and Townhouse	12 m
Accessory Structure	9 m
Fence - Front	1.2 m
Fence – Side and Rear	1.8m

Parcel Coverage

7. The following parcel coverage regulations apply:

Use	Building Site Coverage
Apartment	90%
Commercial or Mixed Use within Area A or Area B	100 %
Commercial Use within Area C	85%
Cluster Housing	55%
Duplex	60%
House	60%
House in FH1	40%
Rowhouse and Townhouse	70%

Minimum Lot Size

8. The following subdivision regulations apply:

Use	Minimum parcel size
Apartment	1000 m ²

Commercial, Institutional or Mixed Use	600 m ²
Cluster Housing	1000 m ²
Duplex	500 m ²
House	350 m ²
House in FH1	600 m ²
Rowhouse and Townhouse	800 m ²

Parking

9. Notwithstanding Section 2.6.1, the following minimum number of onsite vehicle parking spaces are required within the Foothills CD Zone:

Use	Minimum Number of Long-Term Parking Spaces	Minimum Number of Short-Term Parking Spaces
Apartment, studio or 1 bedroom*	1 per dwelling unit	Per 2.6.1
Apartment, 2 or more bedrooms*	1.5 per dwelling unit	
Assisted Living	1 per employee	
Cluster Housing*	1.5 per dwelling unit	
Duplex*	2 per dwelling unit	
House *	2 per dwelling unit	
Rowhouse and Townhouse *	1.5 per dwelling unit	
Carriage House or Secondary Suite	1 per dwelling unit	
Tourist Accommodation	2, plus one per sleeping unit	
All other uses	Per 2.6.1	

*One parking space per dwelling unit must be EVSE ready

Streamside Setbacks

10. Notwithstanding Section 2.11, and in accordance with the EDI *Proposed Environmental Permitting Strategy*, development must occur in accordance with the Riparian Areas Protection Regulation and as delineated by a Qualified Environmental Professional.

Short-term Rentals

11. Short-term Rentals are permitted only where a dwelling unit has its own at-grade entrance from the exterior of the building.

Commercial Units

12. With the exception of Food and Beverage Services or Market uses, an individual commercial use within the Gateway Residential Area may not exceed 150 m².

In-Person Public Information Meeting

MARCH 24TH, 2022 | 2pm, 3pm, 6pm, 7pm

LANTZVILLE LEGION | 7227 Lantzville Road

An in-person public information meeting was held to present and receive feedback on The Foothills' OCP and Zoning Amendment Application content, as well as concept plans for The Gateway Village.

The main topics presented and discussed were: The Foothills' Vision and Values, Land Use plan, Environment and Recreation, Housing Diversity, The Gateway Village Concept, Transportation, Zoning, Phasing and Servicing and the application process.

The majority of feedback was positive, and seven members of the consulting team were present at the event to engage with attendees and answer questions.

Printed feedback forms were provided at the event, and a digital version (online survey) was posted to The Foothills' website following the event. This summary presents the compiled results public feedback.

Do you support the vision for The Foothills?



Attendance:

52 attendees

60 estimated

Feedback:

12 forms completed

Positive: 8

Neutral: 4

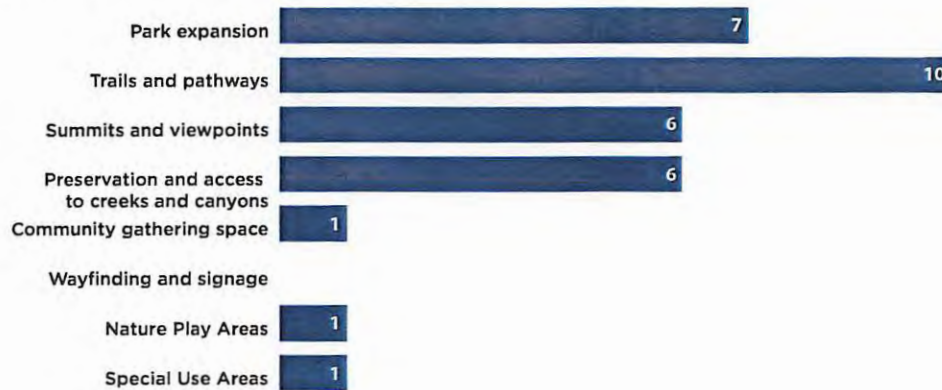
Negative: 0

Do you support the proposed approach to conservation and recreation?

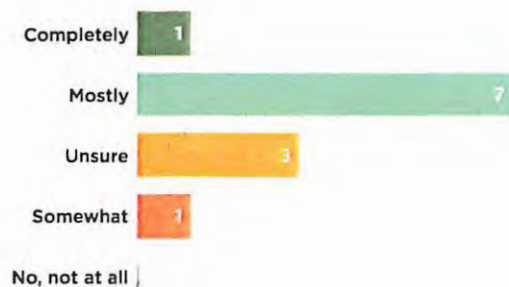


FEEDBACK SUMMARY

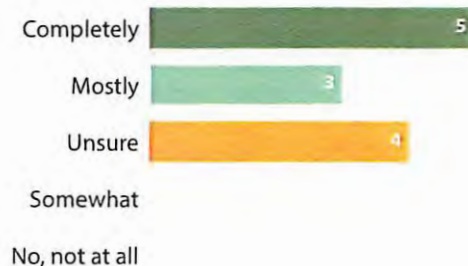
Number the following conservation elements and recreational program ideas in order of importance to you (from 1 to 8):



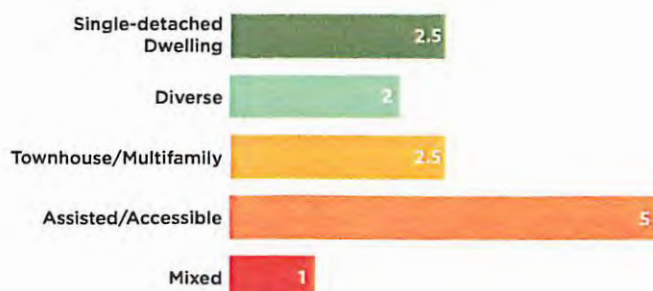
Do you feel that the proposed housing diversity captures the needs of the community?



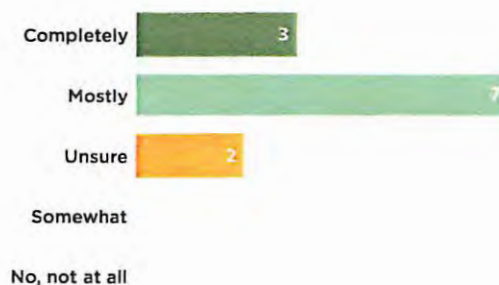
Do you support this approach to transportation planning?



What kind of housing do you think is most needed in Lantzville and/or The Foothills?



Overall, do you support the application materials presented?



COMMON COMMENTS:

- Concerns on Water
- Concerns on impact to hillside
- Parking (x4)
- Preserving Heikkila Creek
- Drainage issues in high density areas
- More schools
- Too much density
- Beach access
- Need intro of transit

DESIRES AND WISHES:

- Dog friendly rec areas
- economic impact assessment
- Trailhead parking
- Integrated access to parks/trails
- Traffic calmed zones
- Bike lanes off streets

GENERAL COMMENTS:

"All good ideas for community"

"Trails, walking paths, coffee shops, biking"

"love small pubs, restaurants, and basic food + markets"

"Great access to village with biking/walking"

"Multi-family housing is wanted, needed + will support village concept"

"Like the improved access to rec trails and viewpoints"

"Would like to see more amenities in Lantzville"

"I think this project + debate has gone on long enough. Let's get on with it!"

"Lone Tree doesn't have a good track record so far of keeping to publicly announced dates"

"Take into account climate of development area. Not Lower Lantzville. FOG + lots of snow!"

"We need more density and village nodes"

"Density supports the village"

"Some properties in place overlook new water reservoir expansion. Efforts to make it beautiful should be a part of expansion. The Clayton Water Reservoir in Surrey comes to mind."

POST ITS

Board 1: What do you do in the parks at The Foothills?

Walk my dog	7
Jog	1
Walk/hike	9
Go to lookout	1
Mountain Bike	4
Breathing	1
Connect in nature	1
Photography	1
Enjoy the quiet	1
Bird Watching	2
Watch Wildlife	1
Rock Climb	1

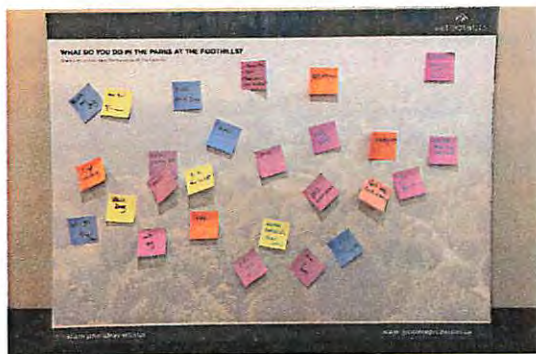
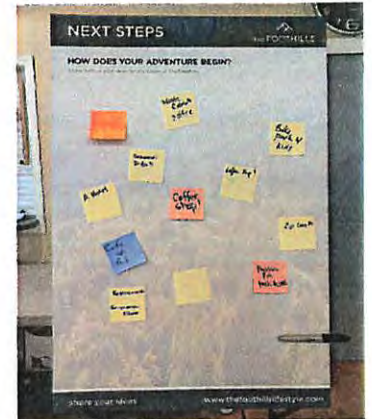
Board 2: How does your adventure begin?

Coffee shops	4
Restaurant/Pub	2
Bike Park	9
Parking	1
Hotel	1
Suspension Bridge	1

Other comments added to Boards:

Timing?	1
Pub	2
Parking	3
Bike Lockup?	1
Transit?	1
Why strata?	1
Better signage	1
More bikes less cars	1

FEEDBACK SUMMARY



Virtual Public Information Meeting

APRIL 5TH, 2022 | 7-8:30pm

ZOOM WEBINAR | 16 attendees

A virtual public information meeting was held for those unable to attend the in-person event. The virtual event was held in a webinar-style format, with a presentation of the same topics presented at the in-person event, followed by a question and answer period.

Attendees posed questions to the panelists and shared their suggestions for the future of The Foothills. Feedback was positive, and all questions posed were answered and discussed during the webinar. A summary of this is presented below.

QUESTION AND ANSWERS:

What are the fire covenants on the properties?

Homes will be built compliance to the District bylaws for fire regulations. All properties will be subject to the same standards.

Are there any plans to add a playground or other community gathering space to Phase 1 of The Foothills?

Lands around Phase 1 are dedicated either as park lands or privately owned. So the earliest available land that we could dedicate to this purpose [as the developer] are in Phase 2, which is being launched now. This is certainly planned in future phases, in The Village.

Our vision largely is towards big park dedications and preserving natural features, but we also see opportunity and have identified areas for playground and community gathering spaces within the application as well. The use of natural playground providers will be paramount to the visual appeal of the neighbourhood as well.

Given there's currently only one road access, what's the time frame and plans to provide alternate access to The Foothills in case of emergencies?

In Phase 2 and 3, there is likely be a formal right-of-way access dedication to the District down to Vipond. A built road to municipal standards wouldn't be required until Phase 3 or 4, likely 10+ years from now. However, we are maintaining that access as an egress corridor regardless if its paved or has water services in it.

How big are the lots planned for Phase 2?

There are 19 lots that will be brought to the market in the next 2 to 4 weeks. They are single family lots, bare land strata lots, 1/3 acre and up.

PUBLIC COMMENTS AND SUGGESTIONS:

- In addition to keeping the dedicated park land available for forest hiking and exploration, creating small areas within the village for playgrounds with gym type structures, climbing walls, swing areas, etc. would be very valuable.
- Incorporate natural materials (e.g. wood) into the play spaces; Royal Bay in Colwood is a good precedent for this.
- Build a community centre in The Foothills.

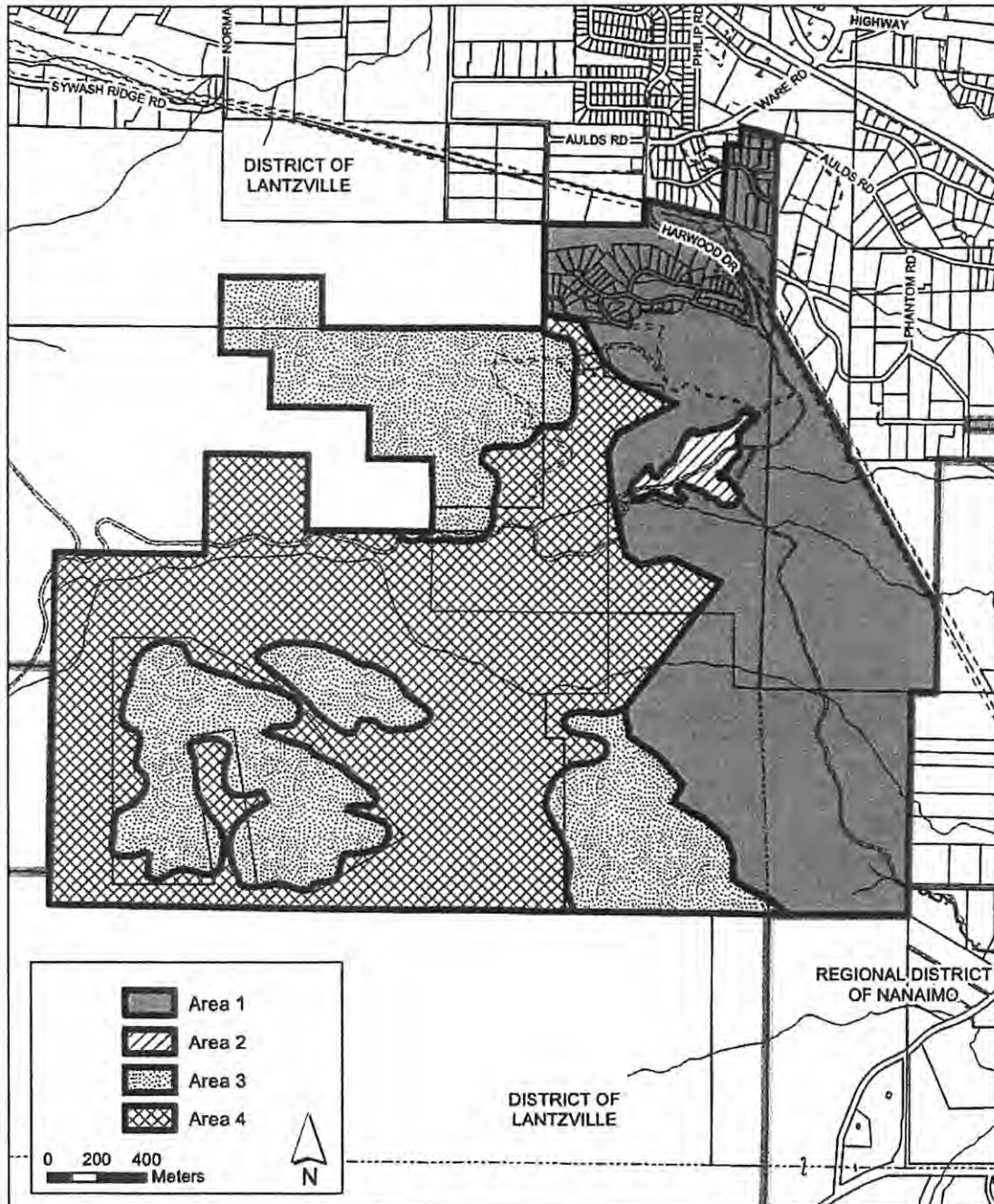
ATTACHMENT #10

1.8 FOOTHILLS ZONE

(FH)

Areas

1. The Foothills Zone is divided into Areas 1-4, as shown on the following map:



Permitted Uses

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

Primary	Secondary
Foothills Area 1 – Scenic Corridor (FH1)	
House	Home Business Secondary Suite
Foothills Area 2 – Centre (FH2)	
Apartment Assembly Duplex House Indoor Recreation Office Personal Service Place of Worship Food and Beverage Service Retail Rowhouse Townhouse	Home Business Secondary Suite
Foothills Area 3 – Upland Estates (FH3)	
House	Home Business Secondary Suite
Foothills Area 4 – Park (FH4)	
Outdoor Recreation Nature Viewing	

Dwelling Units

3. The maximum number of dwelling units, excluding secondary suites, is as follows:

Area	Per Parcel	Total
Area 1	1	590 Combined in Areas 1 and 2
Area 2	-	
Area 3	1	140
All Areas Combined	-	730

Siting

4. The minimum setbacks from parcel lines are as follows:

Area	Front	Rear	Interior Side	Exterior Side	Foothills Park Zone	Adjoining Area 1
Area 1	4.5 m	2 m	2 m	2 m	10 m	-
Area 2	0 m	0 m	0 m	0 m	10 m	2 m
Area 3	4.5 m	2 m	2 m	2 m	10 m	-

Height

5. The maximum heights in the Foothills Zone are as follows:

Structure	Maximum Height
Apartment, Assembly, Duplex, Indoor Recreation, Office, Personal Service, Place of Worship, Food and Beverage Service, Retail, Rowhouse, Townhouse,	12 m
House or Duplex	9 m
Secondary Structure	6 m
Fence	1.8 m

Parcel Coverage

6. The maximum total combined parcel coverage of all structures on all parcels within the Area 2 is 5,000 m².
7. The maximum parcel coverages are as follows:

Use	Maximum Parcel Coverage
Assembly, Indoor Recreation, Office, Personal Service, Place of Worship, Food and Beverage Service, Retail	100%
Apartment, Duplex, Rowhouse, Townhouse	80%
House	40%

Subdivision

8. The subdivision regulations are as follows:

Criteria	Area 1	Area 2	Area 3
Minimum Parcel Area	600 m ²	400 m ²	1 ha
Maximum Parcel Area	1 ha	1 ha	-

District of Lantzville

REPORT TO CHIEF ADMINISTRATIVE OFFICER

Meeting Date: June 22, 2022

SUBJECT: Official Community Plan and Zoning Bylaw Amendment Application for 6671 and 6685/6685B Harwood Drive

PURPOSE

To consider an Official Community Plan and Zoning Bylaw amendment application to rezone 6671 and 6685/6685B Harwood Drive from Estate (EST) to Residential (R1, R2, and R7) to facilitate the development of a single-family subdivision and small multi-family seniors-only subdivision (duplex patio-homes).

RECOMMENDATION

1. **THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 313, 2022" be given first reading.
2. **THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 313, 2022" be given second reading.
3. **THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 313, 2022" is consistent with the District of Lantzville Financial Plan and the relevant waste management plans.
4. **THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 314, 2022" be given first reading.
5. **THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 314, 2022" be given second reading.
6. **THAT** the Official Community Plan and Zoning Bylaw amendment applicant for 6671 and 6685/6685B Harwood Drive be requested to host a public information meeting with the surrounding neighbourhood and provide, for information, the results of the public information meeting.
7. **THAT** a public hearing for Official Community Plan Amendment Bylaw No. 313 and Zoning Amendment Bylaw No. 314 be scheduled to be held after a public information meeting is held.

COMMITTEE/COMMISSION 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.

The planned subdivision and development of the properties is not possible unless the zoning of the properties is amended from Estate (EST) to Residential (R1, R2, and R7).

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 (6671 and 6685/6685B Harwood Drive) Bylaw No. 313, 2022” be given second reading.

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 314, 2022” 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 (6671 and 6685/6685B Harwood Drive) Bylaw No. 313, 2022” be given second reading, as amended [*insert preceding amendment*].

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 314, 2022” be given second reading, as amended [*insert preceding amendment*].

The implications are unknown until the amendments are known. 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 properties are approximately 4.56 hectares (11.27 acres) in area combined (6685/6685B Harwood Drive is 2.148 hectares and 6671 Harwood Drive is 2.413 hectares) (**ATTACHMENT 1**) and are currently zoned as Estate Residential in “District of Lantzville Official Community Plan Bylaw No. 150, 2019” (OCP), and Estate (EST) in the “District of Lantzville Zoning Bylaw No. 180, 2020” (Zoning Bylaw 180) (**ATTACHMENT 2**). Both properties front Harwood Drive. They are both located in the District’s water service area and are outside of the sanitary sewer service area. 6685/6685B is connected to Municipal water and 6671 uses a well for potable water.

Both properties have private septic fields. Municipal water and sanitary sewer mains run in front of both properties along Harwood Drive.

Proposal

The property owners have applied to rezone the properties from Estate to a mix of Residential uses including R1, R2, and R7 (a new zone that will support patio home duplexes).

The owners intend to subdivide the properties into 4 R1 parcels, 16 R2 parcels, and 1 R7 parcel that can accommodate 12-14 senior (55+) patio home units within 6-7 duplexes. Density would gradually decrease from east to west to transition into the Rural Residential zone to the west of the property (**ATTACHMENT 3**).

Rezoning the properties from Estate to a mix of R1, R2, and R7 would allow for up to 34 residential units. If the property remains zoned as Estate, the property owners would only be able to develop a maximum of 11 units. To support the development of seniors' patio home duplexes, the property owners propose an amendment to Zoning Bylaw 180 to adopt a new Residential zone (R7). Details of the proposed R7 zone are outlined in Schedule B of **ATTACHMENT 6**.

The applicant proposes that the 20 individual building sites will be developed as a Bare Land Strata and the seniors' patio homes will be developed as a Building Strata. Strata owners will own and be responsible for maintaining the proposed new road and all utilities within the roadway that will service the development. This will include private garbage collection and snow removal.

Upgrades to Harwood Drive would include the creation of two new accesses into the development, including one across from Spence's Way and an additional street built off of the new road that services the seniors' development. The section of frontage road along Harwood Drive that provides access to 6633, 6641, 6671, 6683 and 6685 Harwood Drive would be maintained (**ATTACHMENT 4**).

The proposed OCP amendment bylaw (Bylaw 313) and Zoning amendment bylaw (Bylaw 314) are included as **ATTACHMENTS 5 and 6**.

ATTACHMENT(S)

1. Location Map
2. Zoning Map
3. Subdivision Proposed Zoning Map
4. Subdivision Proposed Site Plan
5. Bylaw No. 313 – Official Community Plan Amendment Bylaw
6. Bylaw No. 314 – Zoning Bylaw Amendment Bylaw
7. District of Lantzville CACs Document

ANALYSIS/RATIONALE

Official Community Plan

The property is currently designated as Estate Residential in the OCP. There are residential designated properties directly north and east of the subject property. Four of the properties in the subject Estate Residential zone have applied to rezone from Estate Residential to Residential.

Goal 1: Protect the Natural Environment

The applicants anticipate that the District will require a comprehensive stormwater management plan to be prepared if the Official Community Plan and Zoning Bylaw amendments are approved. This will include on-site and downstream management strategies that will ensure that the amount of water leaving the site meets pre-development levels.

Goal 2: Preserve Community Character

The proposed subdivision is slightly more dense than the surrounding properties due to the proposed seniors' patio homes. The applicant is prepared to cap the height of the duplexes at 7.0 meters with a maximum floor area per unit of 1,600 ft², which will keep building heights and sizes more consistent with the surrounding properties. The proposed minimum lot size of 1,300 m² and average of 3 units per acre is consistent with the Winchelsea neighbourhood area.

The proposed density of the development will decrease from east to west to transition into the Rural Residential zone to the west of the parcel.

This parcel is not listed as a potential location for a new park in the OCP's Municipal Roads, Facilities and Trails Map; however, it is bordered on the south and west sides by proposed trails that would connect residents to other existing trails.

Goal 3: Strengthen the Village Primary Commercial Core

Increasing the local population through infill is likely to increase economic opportunity for new and existing businesses located within the Primary Village Core.

Goal 4: Provide Housing Choice

The proposed development includes 12-14 seniors' patio home units and smaller-lot single-family housing that will increase density and increase the efficiency of land use within the subject parcel.

Goal 5: Manage Steady and Sustainable Development of Infill Neighbourhoods

The OCP seeks to manage the rate of infill growth. The application includes a small-scale (20-lot) single-family subdivision and a 12-14 unit seniors-only development that is in line with the density of the surrounding neighbourhood. The proposed development is also adjacent to a sanitary sewer main and a Municipal water main (located along Harwood Drive).

Developing in this location would allow for efficient use and expansion of this existing infrastructure. Furthermore, the small scale of the development is unlikely to have a negative impact on the water supply or sewage treatment within or outside of the District of Lantzville.

Some relevant objectives from Goal 5 of the OCP include:

“Integrate these areas with the existing community and create complementary neighbourhoods as much as possible.” and

“Ensure that there is no negative impact on the water supply or sewage treatment options within and adjacent to Lantzville and improve those options to the extent practicable.”

Goal 6: Develop Community Infrastructure

The proposed development would be serviced by an extension of the Municipal water and sanitary sewer systems. This meets the following objective of Goal 6 of the OCP:

“Plan for the efficient use of municipal facilities and land in order to facilitate cost-effective delivery of services within defined service areas.”

Goal 7: Improve Road, Pedestrian and Bicycle Mobility

As part of the Community Amenity Contribution package, the applicant has offered to add more formalized parking and a turn-around area near the end of Aulds Road to improve access to the Copley Ridge trail network. Additionally, the applicant has proposed trailhead improvements just south of the western end of Aulds Road and between the end of Aulds Road and the BC Hydro right-of-way.

Upgrades to Harwood Drive would include the creation of two new accesses into the development, including one across from Spence’s Way and an additional street built off of the new road to service the senior’s development.

Zoning Bylaw

The property is currently designated as Estate (EST) in Zoning Bylaw 180. There are Residential 1 (R1) designated lots north and east of the subject property and Residential 2 (R2) designated lots to the north. The proposed rezoning and subdivision of the subject property is consistent with the zoning and density of properties north and east of the parcel, with slightly higher density in the proposed R7 zone.

Community Amenity Contributions (CACs)

The property owner will provide a cash CAC of up to \$69,000 (\$3,000 per new lot of the subdivision), as per the District of Lantzville CACs document approved by Council on June 15, 2020 (**Attachment 7**). In addition, the applicant has proposed to provide 5% of the appraised value of the land in-lieu of park dedication (anticipated between \$150,000 and \$200,000). The final valuation will be determined by an Appraiser at the time of subdivision.

The property owner also proposes to provide a more formalized parking area, a vehicle turn-around space, and trailhead improvements south of the western end of Aulds Road within the road right-of-way. They also propose to upgrade the trail between the end of Aulds Road and

the BC Hydro right-of-way and provide directional signage along Aulds Road to indicate parking for the Copley Ridge trails. Additional landscaping is planned along Harwood Drive.

Trail upgrades at the end of Aulds Road are estimated to cost approximately \$30,000 and landscaping improvements along Harwood are estimated to cost approximately \$20,000.

Works and Services

The subject property is within the Municipal water service area and is outside of the sanitary sewer service area. The applicant intends for the new development to be serviced by the sanitary sewer and water mains that run along Harwood Drive. The applicants will need to complete a Municipal Sewer Service Connection Application if the rezoning application passes.

The applicant is proposing the single-family sites to be a Bare Land Strata and the senior's patio home to be a Building Strata. Both Stratas would be responsible for road and utility maintenance, garbage collection, and snow removal.

Subdivision and development of the property will be subject to the requirements of the "Subdivision and Development Works and Services Bylaw No. 175, 2020."

Public Hearing

If Council gives first and second readings to the zoning amendment bylaw, a public hearing would be scheduled to provide the public with an opportunity to comment on the proposed bylaw.

1. Strategic Plan Objectives

The proposed OCP amendment bylaw and Zoning amendment bylaw includes a seniors-only patio home development. This supports priority 6.1 of the District of Lantzville's Council Strategic Priorities 2021-2023:

"6.1 – Facilitate provision of subsidized seniors' housing. Council to facilitate land acquisition and provide appropriate zoning to encourage outside agencies to develop seniors' housing."

2. Policy (Existing/Relevance/None)

There are no policy implications aside from those already discussed.

3. Resources

N/A

4. Financial/Budget Implications

The proposed subdivision would provide additional tax revenue of approximately \$65,000 per year and would include a cash CAC of up to \$69,000 (\$3,000 per new lot). The applicants estimate that the project will generate approximately \$550,000 in Development Cost Charges, compared to approximately \$230,000 under current zoning.

5. Sustainability Implications

There were no significant environmentally sensitive features identified on the subject properties in the assessment by Toth and Associates Environmental Services.

There is an opportunity to reconfigure the pond on 6671 Harwood Drive to provide stormwater retention. 6671 Harwood drive is within 30 meters of the Watercourse Protection DPA associated with Galloway Marsh / Copley Brook. The ditched drainage on 6671 Harwood Drive is considered a watercourse under the Riparian Areas Protection Regulation (RAPR) and will require a 5-meter Streamside Protection and Enhancement Area setback.

The west third of 6685 Harwood Drive and the area surrounding the pond on 6671 Harwood Drive is currently forested.

6. Legal Implications

There are no legal implications of the recommendation.

7. Official Community Plan (OCP) Public Consultation

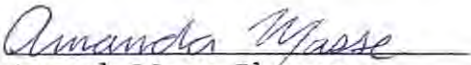
A public hearing has not been scheduled at this time. The applicant will be required to host an information meeting. The application may be amended to accommodate the concerns identified by the community. Staff will report back to Council with a public hearing date for this application.

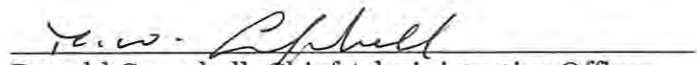
8. For OCP Amendments Only – Effect on Financial Plan/Waste Management Plan

The proposed application is consistent with the District of Lantzville Financial Plan and relevant waste management plans.

Prepared by:

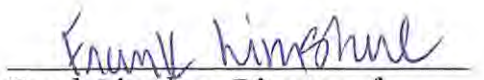
Approved for submission to Council:


Amanda Masse, Planner


Ronald Campbell, Chief Administrative Officer

Date: June 13, 2022

Date: June 13, 2022

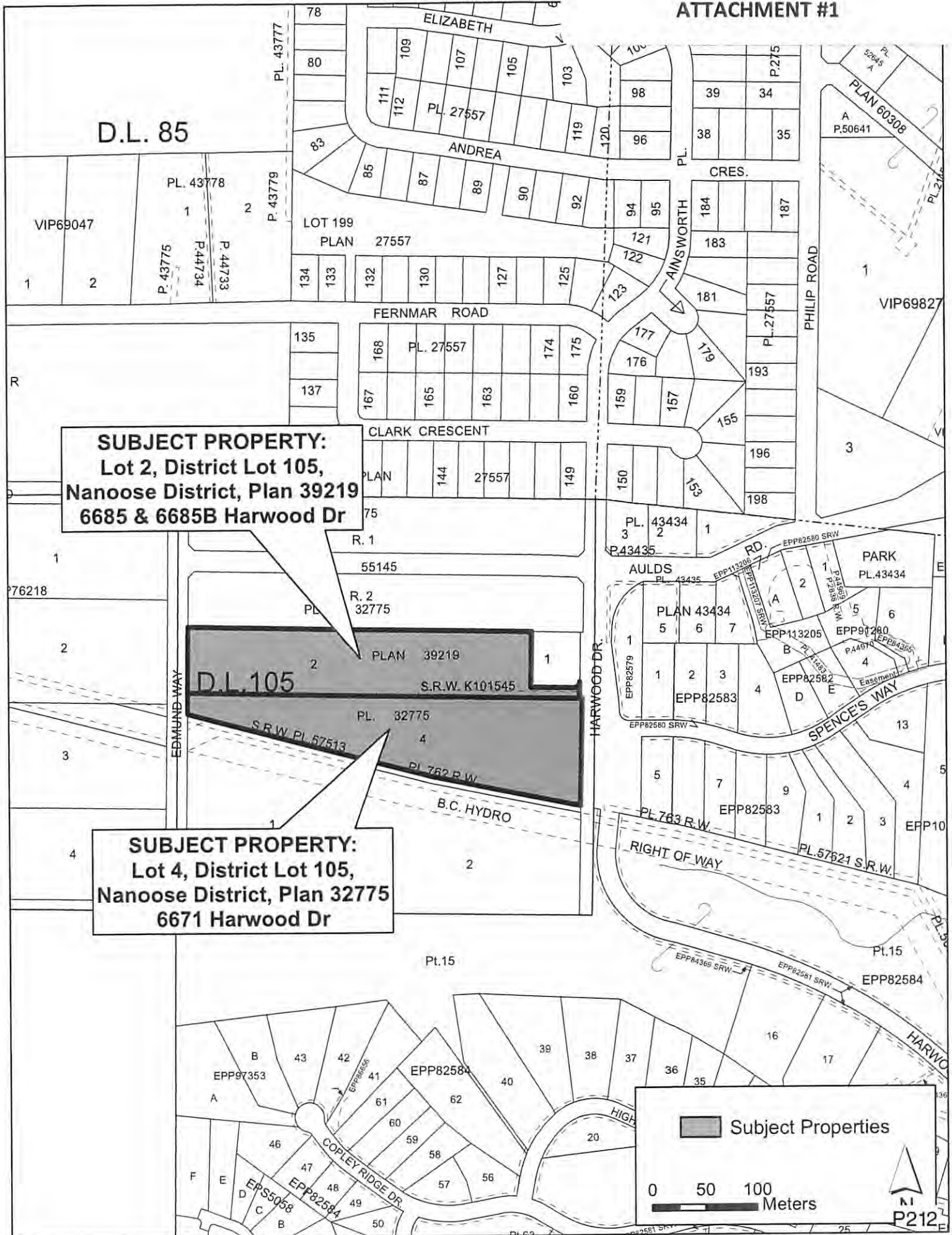

Frank Limshue, Director of
Planning and Community Services

Date: June 13, 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 22, 2022	9. f) & g)	
Closed (In-Camera)			

File Number: 3360-30-22-1

Location: T:\DISTRICT OF LANTZVILLE\Reports to Council\2022\2022 06 22 Zoning and Official Community Plan Amendment Application for 6671 and 6685_6685B Harwood Drive



D.L. 85

R1

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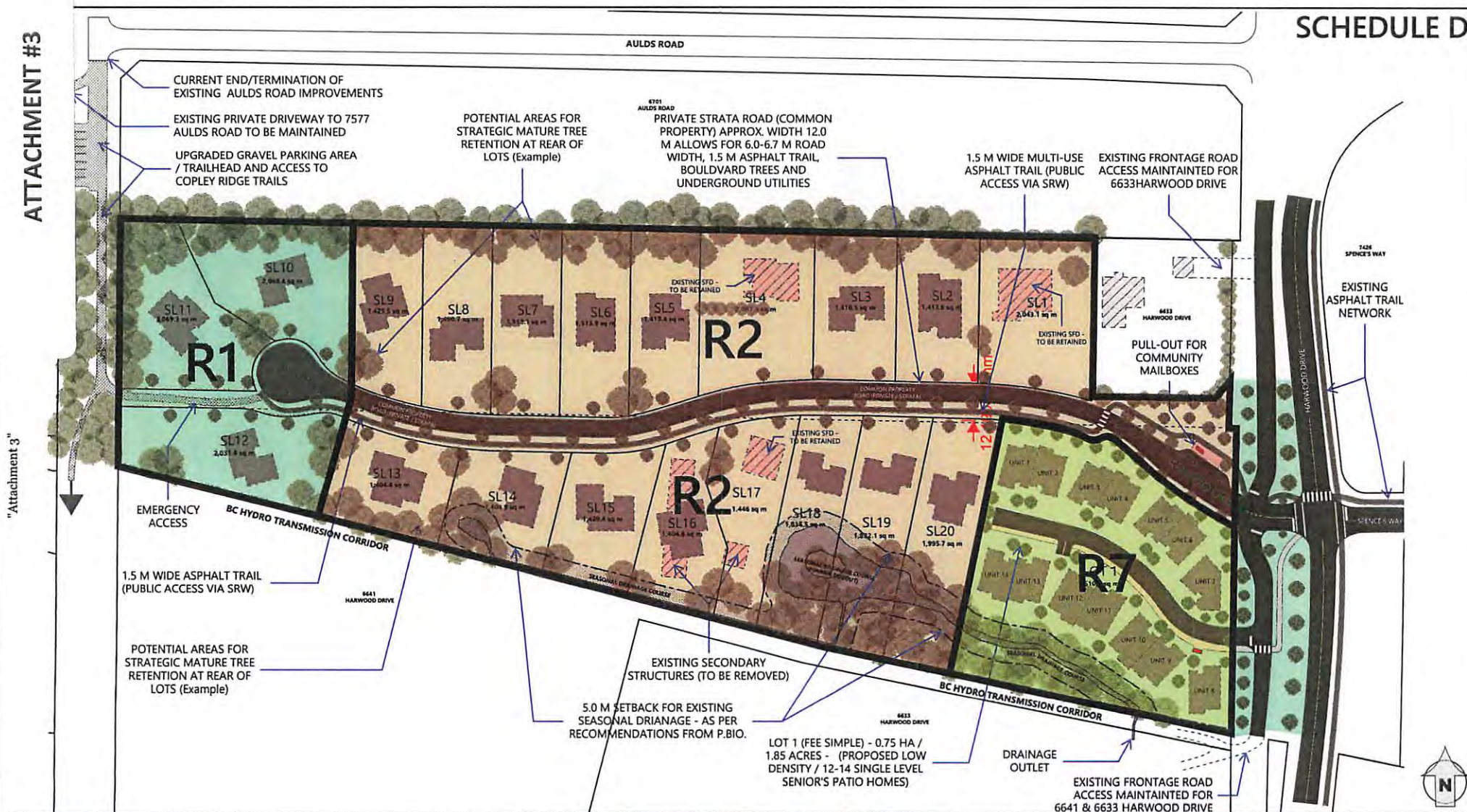
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FH1

P213

ATTACHMENT #3



P.O. BOX 160
LANTZVILLE, BC V0R 2H0
tel / text: 250.797.2515
email: scott@townsiteplanning.ca
web: www.townsiteplanning.ca

SCALE: (M) 0 5 10 15 20 30 40 50

HARWOOD DRIVE
PROPOSED ZONING
UPDATED 06-01-22

File: 21-08 (HARWOOD DRIVE)
 Drawn By: SWM
 Date: 06-01-2022
 Version: 21-8-04

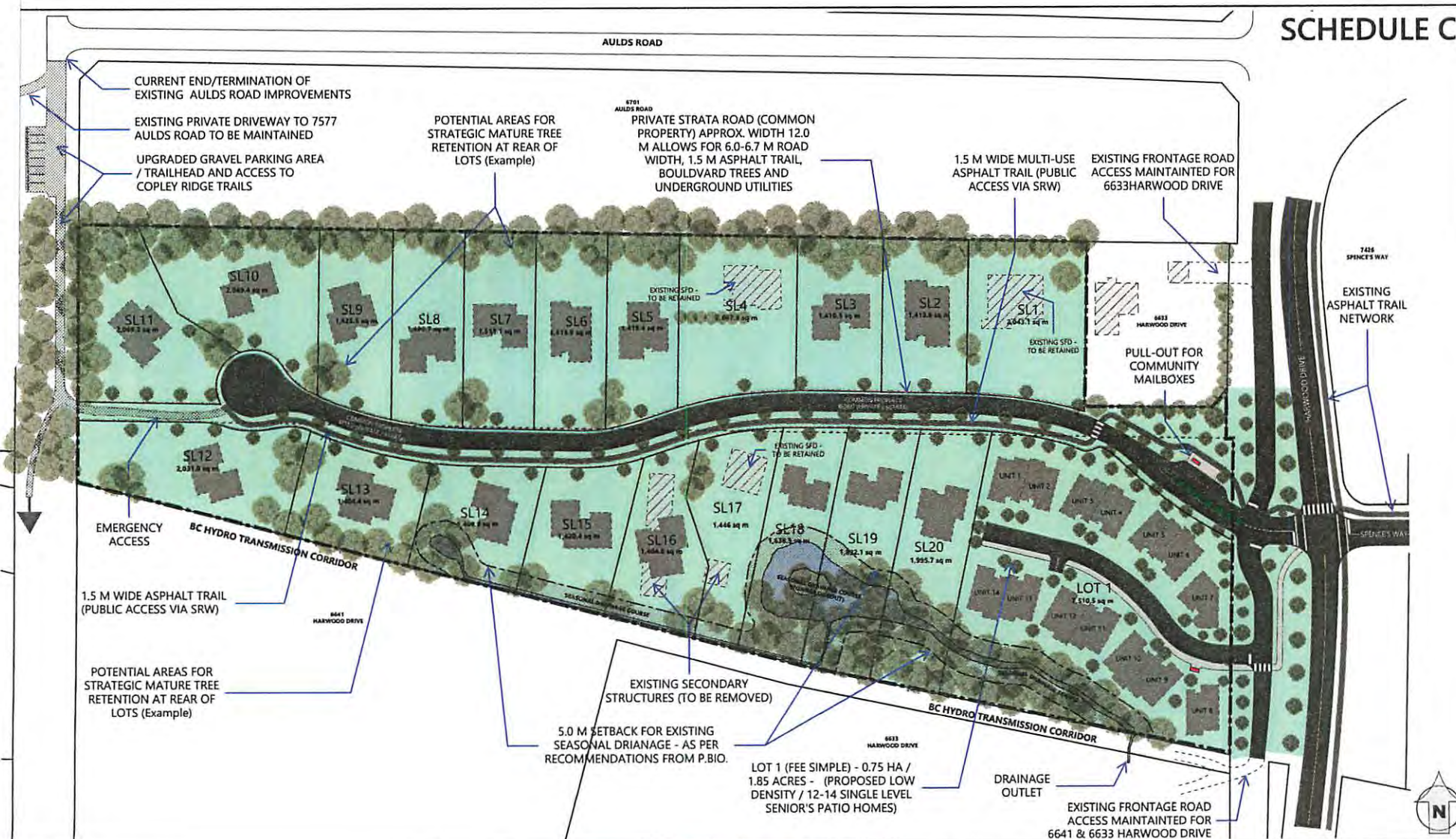
NOTE: THIS PLAN IS CONCEPTUAL AND PROVIDED FOR ILLUSTRATIVE PURPOSES.
ALL PLANS AND PROPOSALS ARE PRELIMINARY AND SUBJECT TO CHANGE

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SCHEDULE C

ATTACHMENT #4

"Attachment 4"



P.O. BOX 160
 LANTZVILLE, BC V0R 2H0
 tel / text: 250.797.2515
 email: scott@townsiteplanning.ca
 web: www.townsiteplanning.ca

SCALE: (M) 0 5 10 15 20 30 40 50

HARWOOD DRIVE DEVELOPMENT CONCEPT UPDATED 06-01-22

File: 21-08 (HARWOOD DRIVE)
 Drawn By: SWM
 Date: 06-01-2022
 Version: 21-8-06

NOTE: THIS PLAN IS CONCEPTUAL AND PROVIDED FOR ILLUSTRATIVE PURPOSES.
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**DISTRICT OF LANTZVILLE
BYLAW NO. 313, 2022**

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

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 Official Community Plan Bylaw No. 150, 2019, Amendment (6671 and 6685/6685B Harwood Drive) Bylaw No. 313, 2022”.
2. Schedule ‘A’ of District of Lantzville Official Community Plan Bylaw No. 150, 2019 is hereby amended by re-classifying the lands legally described as

“LOT 4, DISTRICT LOT 105, NANOOSE DISTRICT, PLAN 32775” and
“LOT 2, DISTRICT LOT 105, NANOOSE DISTRICT, PLAN 39219”

from “Estate Residential” to “Residential”, 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.

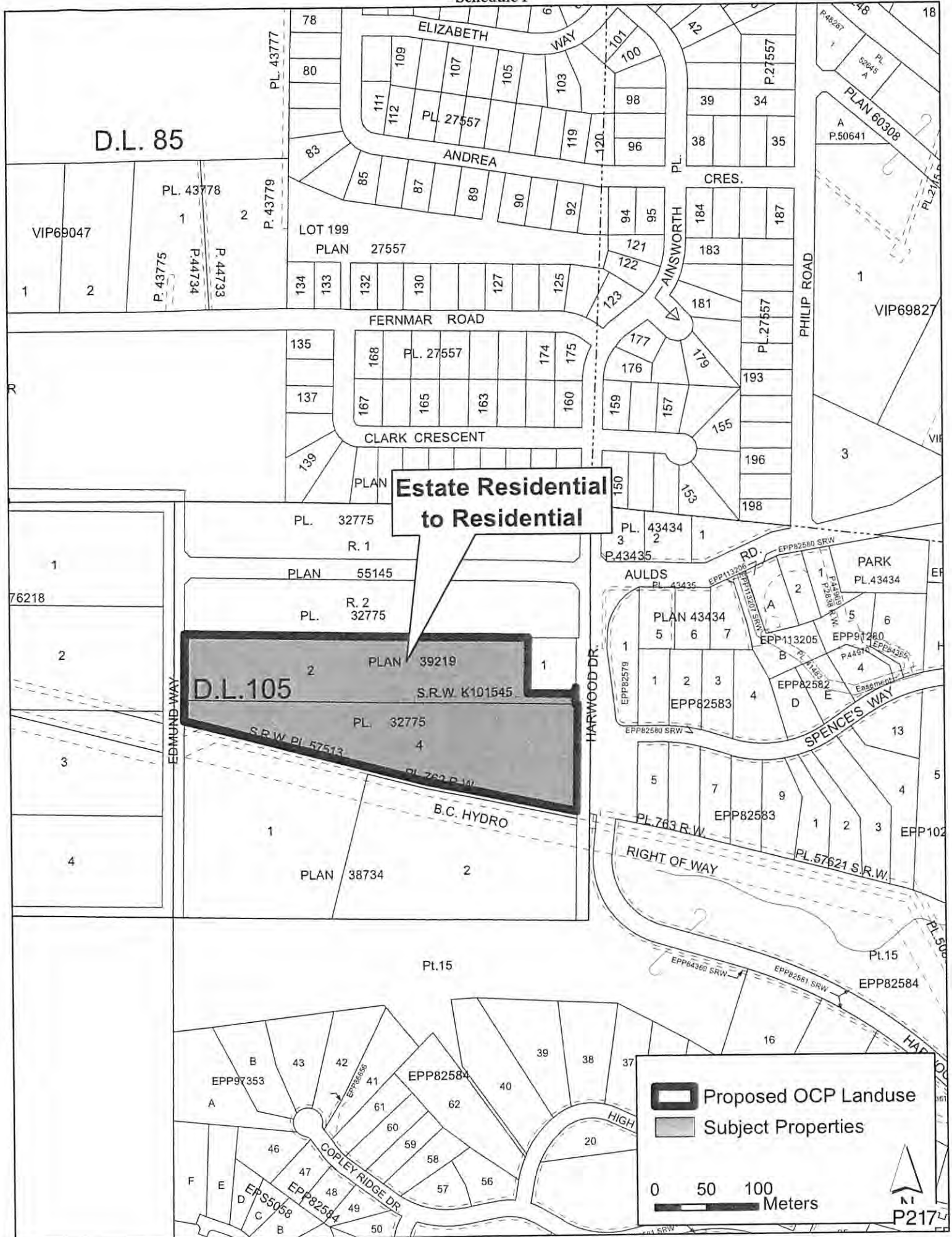
PUBLIC HEARING HELD this ____ day of ____, 2022.

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

ADOPTED this ____ day of ____, 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration



D.L. 85

VIP69047

PL. 43778

P. 43779
P. 43775
P. 44733
P. 44734

LOT 199
PLAN 27557

FERNMAR ROAD

CLARK CRESCENT

Estate Residential
to Residential

PL. 32775
R. 1
PLAN 55145
R. 2
PL. 32775

D.L. 105

PLAN 39219
S.R.W. K101545

PL. 32775
S.R.W. PL. 57513

B.C. HYDRO

PLAN 38734

PL. 43434
P. 43435
AULDS RD.

PLAN 43434
5 6 7

EPP82583
1 2 3 4

PL. 763 R.W.

RIGHT OF WAY

SPENCE'S WAY

PARK
PL. 43434

EPP113205
EPP91280

EPP82582
EPP84305

EPP82583

PL. 57621 S.R.W.

EPP84360 SRW
EPP82561 SRW

PL. 15
EPP82584

Proposed OCP Landuse
Subject Properties

0 50 100
Meters



P217

**DISTRICT OF LANTZVILLE
BYLAW NO. 314, 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 (6671 and 6685/6685B Harwood Drive) Bylaw No. 314, 2022”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended as follows:
 - (a) In Part 1 by inserting “Residential 7” after “Residential 5” in the list of zones,
 - (b) In Part 1 by inserting the “Residential 7 Zone” attached hereto as Schedule B after section 1.5 and renumbering the remaining sections in Part 1, and
 - (c) by re-classifying the lands legally described as
“LOT 4, DISTRICT LOT 105, NANOOSE DISTRICT, PLAN 32775” and
“LOT 2, DISTRICT LOT 105, NANOOSE DISTRICT, PLAN 39219”
from “Estate Zone (EST)” to “Residential 1 Zone (R1)”, “Residential 2 Zone (R2)”, and
“Residential 7 Zone (R7)” 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.

ADOPTED this ____ day of ____, 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

“Schedule B to Bylaw 314, 2022”

1.6 RESIDENTIAL 7 ZONE

(R7)

Permitted Uses

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

Primary Use	Secondary Use
Duplex House	Home Business

Density

2. The maximum Floor Area Ratio (FAR) for properties in the R7 zone shall be 0.4:1.

Siting

3. The minimum setbacks from parcel lines are as follows:

Structure	Front	Rear	Interior Side	Exterior Side
All Structures	4.5 m	4.5 m	2.0 m	2.0 m

Height

4. The maximum heights are as follows:

Structure	Maximum Height
Duplex / House	7.0 m
Secondary Structure	6.0 m
Fence	1.8 m

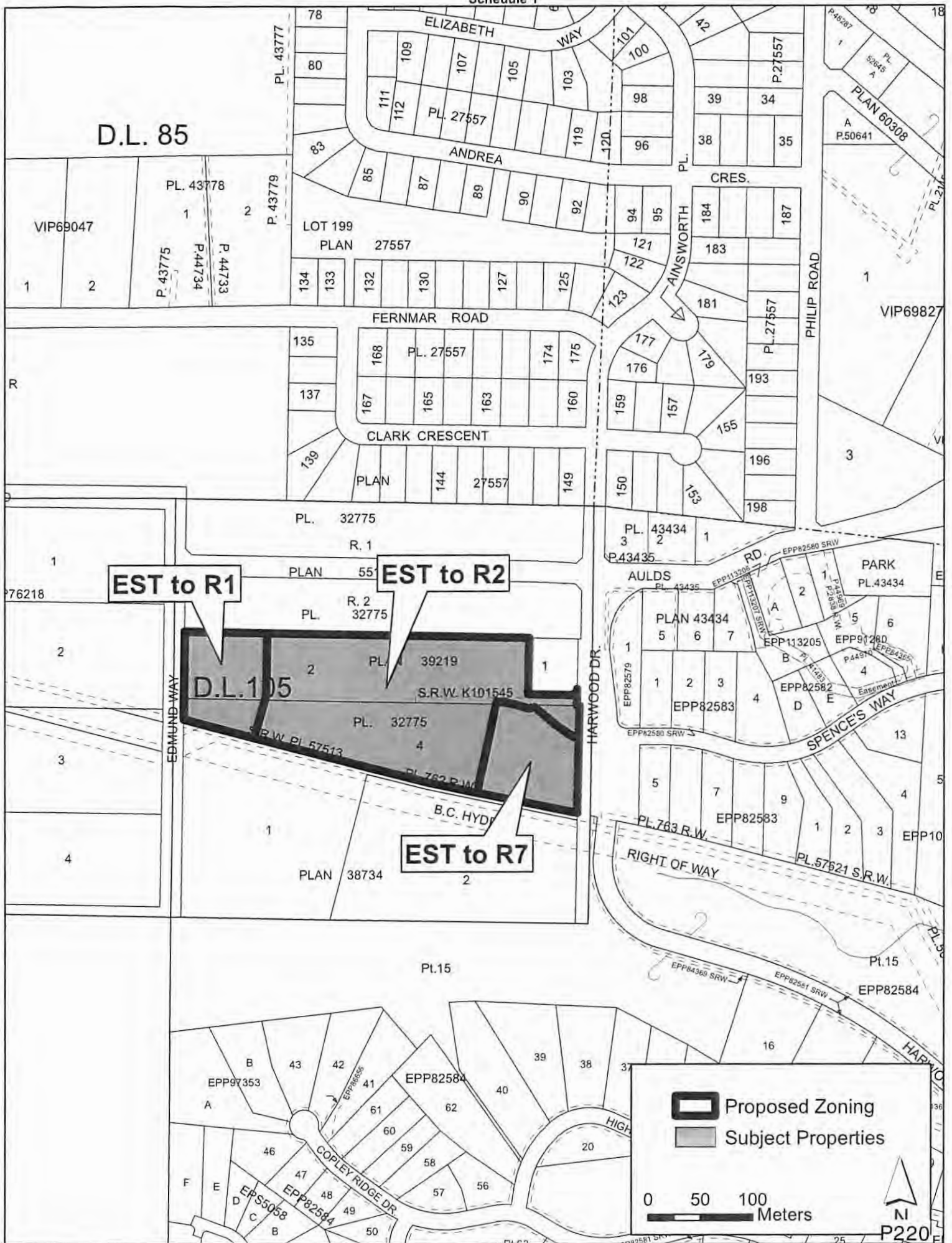
Parcel Coverage

5. The maximum parcel coverage is 35%.

Subdivision

6. The subdivision regulations are as follows:

Criteria	Regulation
Minimum Parcel Area	0.4 ha (4,000 m ²)
Minimum Parcel Frontage and Width	15 m





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*.

District of Lantzville

REPORT TO CHIEF ADMINISTRATIVE OFFICER

Meeting Date: June 22, 2022

SUBJECT: Official Community Plan and Zoning Bylaw Amendment Application for 6701 Harwood Drive

PURPOSE

To consider an Official Community Plan and Zoning Bylaw amendment application to rezone 6701 Harwood Drive from Estate (EST) to Residential 2 (R2) to facilitate a single-family subdivision of 14 lots.

RECOMMENDATION

1. **THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6701 Harwood Drive) Bylaw No. 315, 2022" be given first reading.
2. **THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6701 Harwood Drive) Bylaw No. 315, 2022" be given second reading.
3. **THAT** "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6701 Harwood Drive) Bylaw No. 315, 2022" is consistent with the District of Lantzville Financial Plan and the relevant waste management plans.
4. **THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6701 Harwood Drive) Bylaw No. 316, 2022" be given first reading.
5. **THAT** "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6701 Harwood Drive) Bylaw No. 316, 2022" be given second reading.
6. **THAT** the Official Community Plan and Zoning Bylaw amendment applicant for 6701 Harwood Drive be requested to host a public information meeting with the surrounding neighbourhood and provide, for information, the results of the public information meeting.
7. **THAT** a public hearing for Official Community Plan Amendment Bylaw No. 315 and Zoning Amendment Bylaw No. 316 be scheduled to be held after a public information meeting is held.

COMMITTEE/COMMISSION 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 (6701 Harwood Drive) Bylaw No. 315, 2022” be given second reading.

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6701 Harwood Drive) Bylaw No. 316, 2022” 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 (6701 Harwood Drive) Bylaw No. 315, 2022” be given second reading, as amended [*insert preceding amendment*].

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6701 Harwood Drive) Bylaw No. 316, 2022” be given second reading, as amended [*insert preceding amendment*].

The implications are unknown until the amendments are known. 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 (6701 Harwood Drive) is approximately 2.03 hectares (5.01 acres) in area (**ATTACHMENT 1**) and is zoned as Estate Residential in the “District of Lantzville Official Community Plan Bylaw No. 150, 2019” (OCP), and Estate (EST) in the “District of Lantzville Zoning Bylaw No. 180, 2020” (Zoning Bylaw 180) (**ATTACHMENT 2**). The property is within the Municipal water service area and is outside of the sewer service area. The property fronts both Harwood Drive and Aulds Road.

Proposal

The property owner has applied to rezone the parcel of land from Estate (EST) to Residential 2 (R2) to facilitate a 14-lot single-family subdivision and development. The applicant has provided a site plan (**ATTACHMENT 3**).

The Estate designation requires a minimum parcel area of 0.4 hectares (4,000 m²) for subdivisions, while the R2 designation requires a minimum parcel area of 0.13 hectares (1,300 m²).

The proposed Official Community Plan amendment bylaw (Bylaw 315) and Zoning amendment bylaw (Bylaw 316) are included in **ATTACHMENT 4 and 5**.

ATTACHMENT(S)

1. Location Map
2. Zoning Map
3. Subdivision Conceptual Site Plan
4. Bylaw 315 – Official Community Plan Amendment
5. Bylaw 316 – Zoning Bylaw Amendment
6. District of Lantzville CACs Document

ANALYSIS/RATIONALE

Official Community Plan

The property is currently designated as Estate Residential in the OCP. There are Residential designated properties directly north and east of the subject property. Four of the properties in the subject Estate Residential zone have applied to rezone from Estate Residential to Residential.

Goal 1: Protect the Natural Environment

The applicant has proposed an on-site stormwater management system to ensure post-development water flow and quality is in line with pre-development conditions. They will also provide an erosion and sediment control plan as part of the detailed design package if the rezoning is approved.

Goal 2: Preserve Community Character

The application is consistent with the character and density of the residential properties to the north and east of the subject property.

This parcel is not listed as a potential location for a new park in the OCP's Municipal Roads, Facilities and Trails Map; however, it is bordered on the west and north side by a proposed future trail location. There is a proposed park northwest of the subject parcel on 7555 Fernmar Road.

The applicant has proposed to allocate 5% of the land towards park use in the form of park space, a greenway, or another type of green buffer to ease the transition from the proposed residential zone into the rural zone to the west of the parcel.

Goal 3: Strengthen the Village Primary Commercial Core

Increasing the local population through infill may increase economic opportunity for new and existing businesses located within the Primary Village Core.

Goal 4: Provide Housing Choice

The proposed development will include smaller-lot single-family housing that will increase density and increase the efficiency of land use within the subject parcel.

Goal 5: Manage Steady and Sustainable Development of Infill Neighbourhoods

The OCP seeks to manage the rate of infill growth. The application includes a small-scale (14-lot) subdivision that is in line with the density of the surrounding neighbourhood. The proposed development is also adjacent to a sanitary sewer main and a Municipal watermain (both located along Harwood Drive). Developing in this location would allow for efficient use and expansion of this existing infrastructure.

Furthermore, the limited scale of the development is unlikely to result in any negative impacts on the water supply or sewage treatment within or outside of Lantzville. Some relevant objectives from Goal 5 of the OCP include:

“Integrate [new development in key infill areas] with the existing community and create complementary neighbourhoods as much as possible.” and

“Ensure that there is no negative impact on the water supply or sewage treatment options within and adjacent to Lantzville and improve those options to the extent practicable.”

Goal 6: Develop Community Infrastructure

The proposed development would need to be serviced by Municipal water and sanitary sewer systems. The applicant has proposed a 395-meter extension of the existing sanitary sewer and watermain (located on Harwood Drive) along Aulds Road to service the new lots. This meets the following objective of Goal 6 of the OCP:

“Plan for the efficient use of municipal facilities and land in order to facilitate cost-effective delivery of services within defined service areas.”

Goal 7: Improve Road, Pedestrian and Bicycle Mobility

All new roads will be constructed to Municipal standards established in the “District of Lantzville Subdivision and Development Works and Services Bylaw No. 175, 2020” (Bylaw 175).

Zoning Bylaw

The property is currently designated as Estate (EST) in the Zoning Bylaw. There are Residential 1 (R1) and Residential 2 (R2) designated lots north and east of the subject property. The proposed rezoning and subdivision of the subject property is consistent with the zoning and density of properties north of the parcel. The parcels directly north and south of 6701 Harwood Drive have also applied to rezone from Estate (EST) to other Residential uses.

Community Amenity Contributions (CACs)

The property owner will provide cash CACs of up to \$39,000 (\$3,000 per new lot of the subdivision), as per the District of Lantzville CACs document approved by Council on June 15, 2020 (**Attachment 6**). Rezoning the property from Estate to Residential 2 would allow for a maximum of 14 lots (13 new lots and one existing lot). If the property remains designated as Estate, the property owner would only be able to subdivide a maximum of 5 lots.

Works and Services

The subject property is within the Municipal water service area and is outside of the sewer service area. There is a sanitary sewer main that runs along Harwood Drive. The applicant intends for the new subdivided lots to be serviced by both Municipal water and sewer. The applicants will need to complete a Municipal Sewer Service Connection Application if the rezoning application passes.

Subdivision and development of the property will be subject to the requirements of Bylaw 175.

Public Hearing

If Council gives first and second readings to proposed Bylaws 315 and 316, a public hearing would be scheduled to provide the public with an opportunity to comment on the proposed bylaws.

1. Strategic Plan Objectives

N/A

2. Policy (Existing/Relevance/None)

There are no policy implications aside from those already discussed.

3. Resources

There are no resource implications of the recommendation.

4. Financial/Budget Implications

The proposed subdivision would provide additional tax revenue and would include a cash Community Amenity Contribution of up to \$39,000 (\$3,000 per lot).

5. Sustainability Implications

Preliminary environmental and civil engineering reports have confirmed that there are no constraints to developing the property as proposed.

6. Legal Implications

There are no legal implications of the recommendation.

7. Official Community Plan (OCP) Public Consultation

A public hearing has not been scheduled at this time. The applicant has tentatively scheduled a neighbourhood information meeting on July 14 from 3:00pm – 6:00pm. The application may be amended to accommodate the concerns identified by the community. Staff will report back to Council with a public hearing date for this application.

8. For OCP Amendments Only – Effect on Financial Plan/Waste Management Plan

The proposed application is consistent with the District of Lantzville Financial Plan and relevant waste management plans.

Prepared by:

Approved for submission to Council:

Amanda Masse
 Amanda Masse, Planner

Ronald Campbell
 Ronald Campbell, Chief Administrative Officer

Date: June 13, 2022

Date: June 13, 2022

Frank Limshue
 Frank Limshue, Director of
 Planning and Community Services

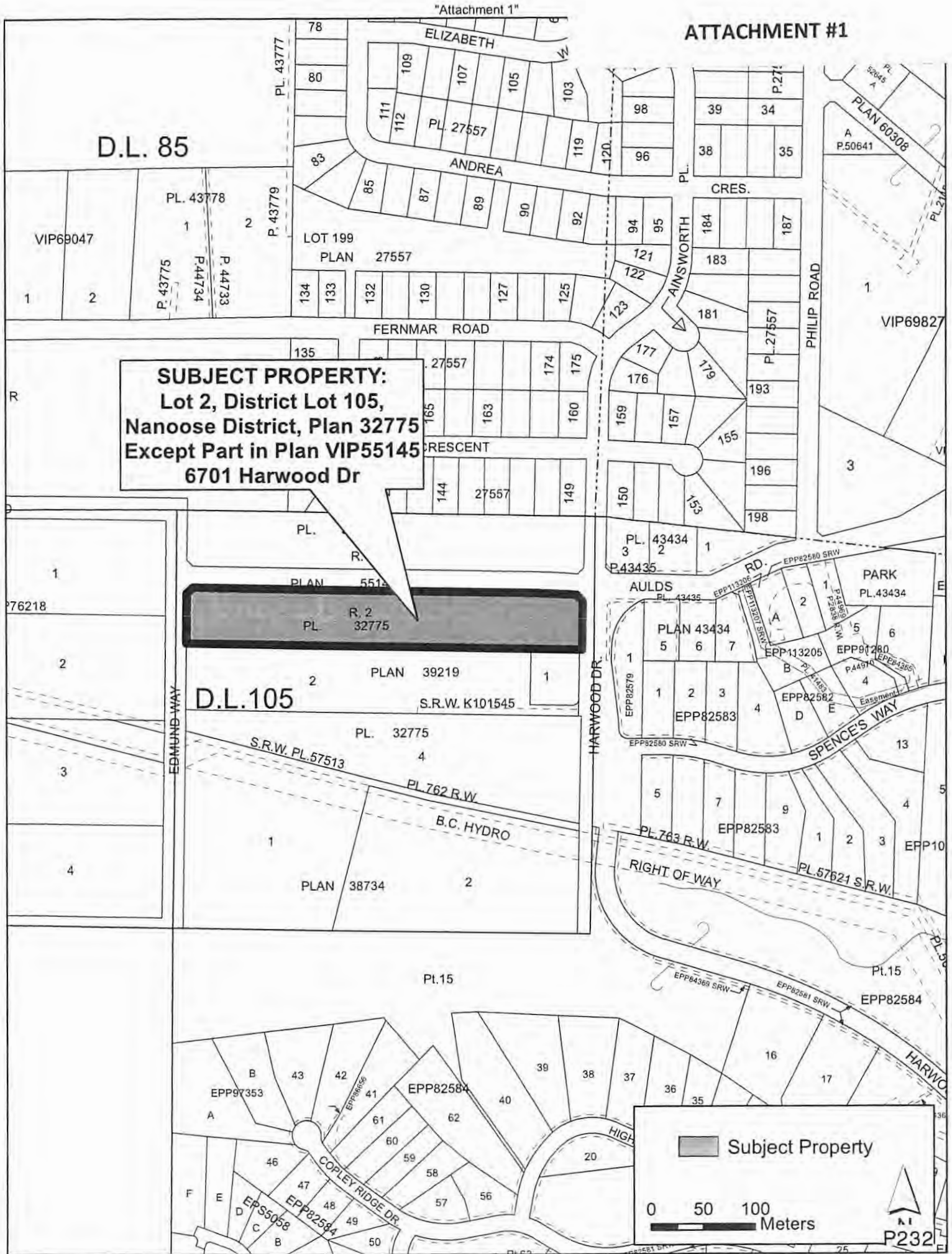
Date: June 13, 2022

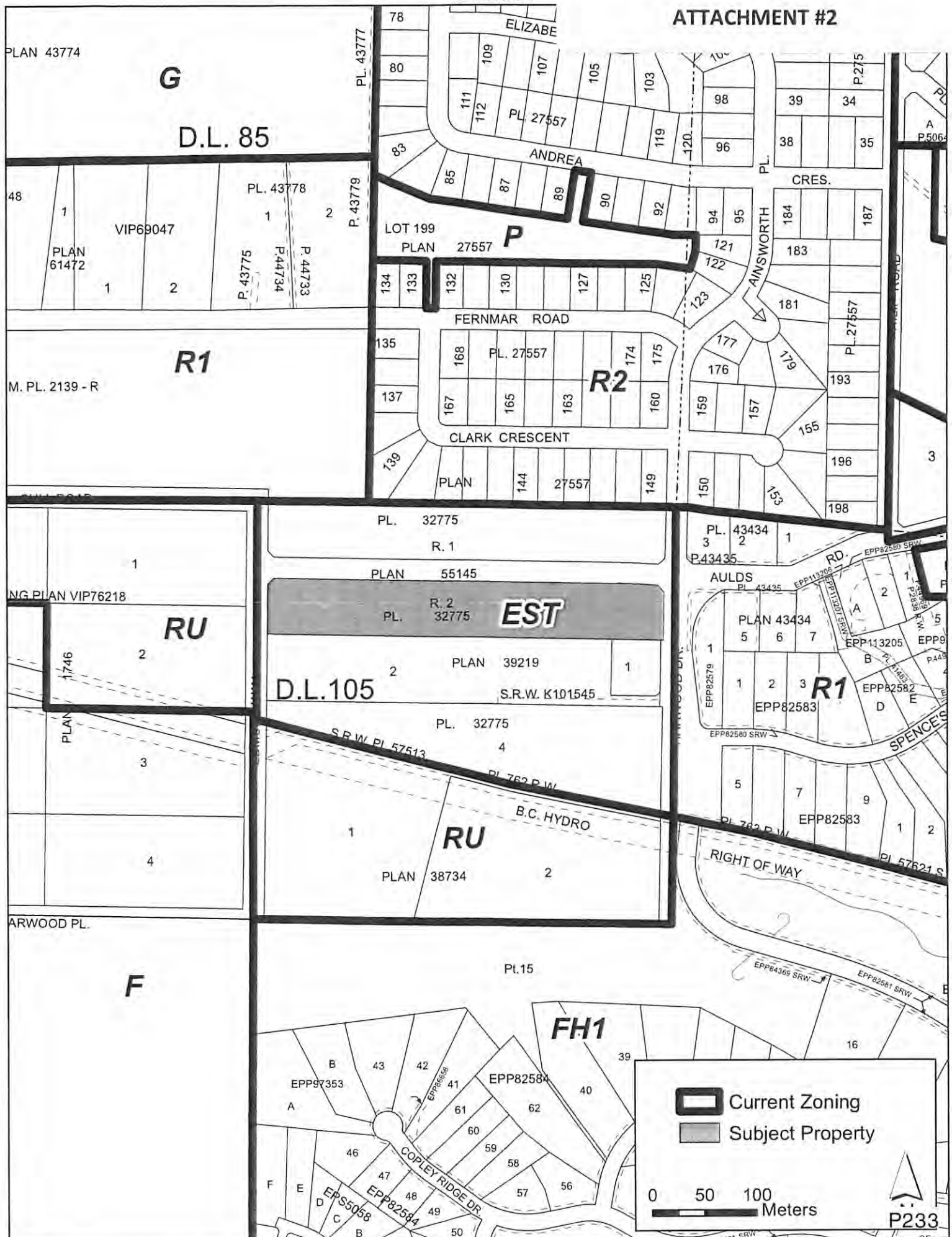
REVIEWED WITH:			
☒ Corporate Administration	☐ Fire Rescue	☒ Public Works/Engineering	☐ RCMP
☒ Financial Services	☒ Planning	☐ Solicitor	☐ Committee:
☐ Other:			

COUNCIL AGENDA INFORMATION:		
Meeting Type	Date	Agenda Item #
Regular	June 22, 2022	9. h) + i)
Closed (In-Camera)		

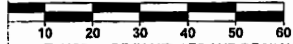
File Number: 3360-30-22-2
 Location: T:\DISTRICT OF LANTZVILLE\Reports to Council\2022\2022 06 22 Zoning and Official Community Plan Amendment Application for 6701 Harwood Drive

ATTACHMENT #1



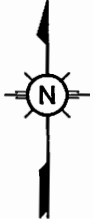


SITE PLAN SHOWING PROPOSED PARK AREA AND LOTS 1 TO 14 ON:
 LOT 2, DISTRICT LOT 105, NANOOSE DISTRICT, PLAN 32775, EXCEPT THAT PART IN PLAN VIP55145.
 C.G.S. 92F.030



ALL DISTANCES ARE IN METRES AND DECIMALS
 HEREOF, UNLESS OTHERWISE NOTED.

THE INTENDED PLOT SIZE OF THIS PLAN IS 559 mm IN
 WIDTH BY 432 mm IN HEIGHT (B SIZE)
 WHEN PLOTTED AT A SCALE OF 1:1000.

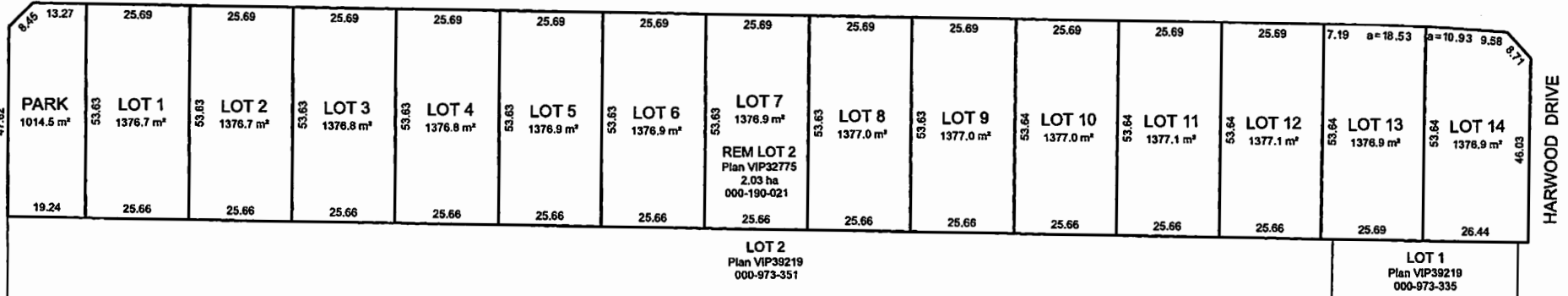


ROAD

REM LOT 1
 Plan VIP32775
 000-190-012

AULDS ROAD

"Attachment 3"



LEGEND:

m² DENOTES SQUARED METRE;
 ha DENOTES HECTARE.

PARCEL DIMENSIONS SHOWN HEREON ARE DERIVED FROM LAND TITLE OFFICE RECORDS.

THIS SITE PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF RON DOLAN.

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS
 AS SHOWN ON TITLE NO: CA2536789.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE
 SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN
 BASED ON THIS DOCUMENT.

THE CIVIC ADDRESS OF THE PROPERTY IS: 6701 AULDS ROAD, LANTZVILLE.
 PID: 000-190-021.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS
 DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.

© 2022 HARBOUR CITY LAND SURVEYING LTD.

THIS SITE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE
 MANUAL OF STANDARD PRACTICE AND IT IS CERTIFIED CORRECT
 AS OF THE 13TH DAY OF JUNE, 2022.

PRELIMINARY

ANDRE MCNICOLL, BCLS
 THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED.

Harbour City Land Surveying Ltd.
 1825 LATIMER ROAD
 NANAIMO BC V9S 5H2
 PHONE: 250-758-4180

DRAWING: 22010 SITE PLAN 14 LOTS AND PARK.DWG

LAYOUT: 3

**DISTRICT OF LANTZVILLE
BYLAW NO. 315, 2022**

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

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 Official Community Plan Bylaw No. 150, 2019, Amendment (6701 Harwood Drive) Bylaw No. 315, 2022”.
2. Schedule ‘A’ of District of Lantzville Official Community Plan Bylaw No. 150, 2019 is hereby amended by re-classifying the land legally described as

“LOT 2, DISTRICT LOT 105, NANOOSE DISTRICT, PLAN 32775 EXCEPT THAT
PART IN PLAN VIP55145”

from “Estate Residential” to “Residential”, 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.
ADOPTED this ____ day of ____, 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

[illegible][illegible]

**Estate Residential
to Residential**

D.L. 85

VIP69047

PL. 43778

P. 43779

LOT 199

PLAN 27557

FENNMAR ROAD

CLARK CRESCENT

ELIZABETH WAY

ANDREA CRES.

AINSWORTH CRES.

PHILIP ROAD

VIP69827

PLAN 43434

AULDS RD.

SPENCE'S WAY

HARWOOD DR.

EDMUND WAY

COPLEY RIDGE DR.

B.C. HYDRO

RIGHT OF WAY

PL. 32775

R. 1

PLAN 55145

R. 2

PL. 32775

PLAN 39219

S.R.W. K101545

PL. 32775

S.R.W. PL. 57513

PI. 762 R.W.

PL. 763 R.W.

PL. 57621 S.R.W.

PL. 15

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**DISTRICT OF LANTZVILLE
BYLAW NO. 316, 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 (6701 Harwood Drive) Bylaw No. 316, 2022”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended by re-classifying the land legally described as

“LOT 2, DISTRICT LOT 105, NANOOSE DISTRICT, PLAN 32775 EXCEPT THAT
PART IN PLAN VIP55145”

from “Estate Zone (EST)” to “Residential 2 Zone (R2)”, 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.

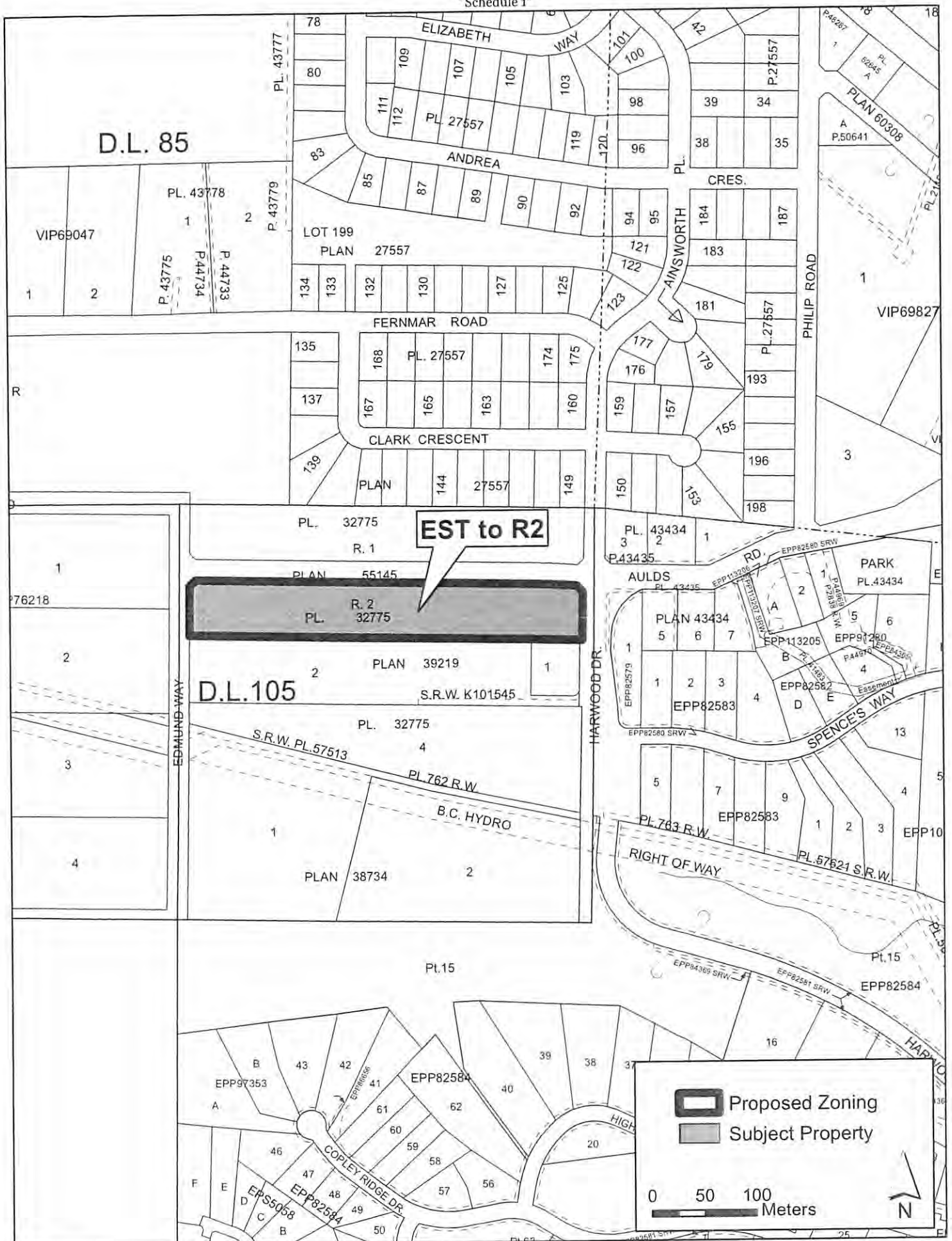
PUBLIC HEARING HELD this ____ day of ____, 2022.

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

ADOPTED this ____ day of ____, 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration





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*.

District of Lantzville

REPORT TO CHIEF ADMINISTRATIVE OFFICER

Meeting Date: June 22, 2022

**SUBJECT: Official Community Plan and Zoning Bylaw Amendment
Application for 6717 Harwood Drive**

PURPOSE

To consider an Official Community Plan and Zoning Bylaw amendment application to rezone 6717 Harwood Drive from Estate (EST) to Residential 2 (R2) to facilitate a 14-lot single-family subdivision.

RECOMMENDATION

1. **THAT** “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6717 Harwood Drive) Bylaw No. 317, 2022” be given first reading.
2. **THAT** “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6717 Harwood Drive) Bylaw No. 317, 2022” be given second reading.
3. **THAT** “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6717 Harwood Drive) Bylaw No. 317, 2022” is consistent with the District of Lantzville Financial Plan and the relevant waste management plans.
4. **THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6717 Harwood Drive) Bylaw No. 318, 2022” be given first reading.
5. **THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6717 Harwood Drive) Bylaw No. 318, 2022” be given second reading.
6. **THAT** the Official Community Plan and Zoning Bylaw amendment applicant for 6717 Harwood Drive be requested to host a public information meeting with the surrounding neighbourhood and provide, for information, the results of the public information meeting.
7. **THAT** a public hearing for Official Community Plan Amendment Bylaw No. 317 and Zoning Amendment Bylaw No. 318 be scheduled to be held after a public information meeting is held.

COMMITTEE/COMMISSION 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.

If the bylaw(s) are defeated, the proposed subdivision of 14 lots will not be possible.

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 (6717 Harwood Drive) Bylaw No. 317, 2022” be given second reading.

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6717 Harwood Drive) Bylaw No. 318, 2022” 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 (6717 Harwood Drive) Bylaw No. 317, 2022” be given second reading, as amended [*insert preceding amendment*].

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6717 Harwood Drive) Bylaw No. 318, 2022” be given second reading, as amended [*insert preceding amendment*].

The implications are unknown until the amendments are known. 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 (6717 Harwood Drive) is approximately 2.03 hectares (5.01 acres) in area (**ATTACHMENT 1**) and is zoned as Estate Residential in the “District of Lantzville Official Community Plan Bylaw No. 150, 2019” (OCP), and Estate (EST) in the “District of Lantzville Zoning Bylaw No. 180, 2020” (Zoning Bylaw 180) (**ATTACHMENT 2**).

The property is within the Municipal water service area and is outside of the sanitary sewer service area. The property fronts both Harwood Drive and Aulds Road. The west side of the property is located on a Development Permit Area (DPA VII – Interface Wildfire).

Proposal

The property owner has applied to rezone the parcel of land from Estate (EST) to Residential 2 (R2) to facilitate a 14-lot single-family subdivision and development. A site plan has been provided by the applicant (**ATTACHMENT 3**). The Estate (EST) designation requires a minimum parcel area of 0.4 hectares (4,000 m²) for subdivisions, while the R2 designation requires a minimum parcel area of 0.13 hectares (1,300 m²).

The proposed Official Community Plan amendment bylaw (Bylaw 317) and Zoning amendment bylaw (Bylaw 318) are included in **ATTACHMENTS 4 and 5**.

ATTACHMENT(S)

1. Location Map
2. Zoning Map
3. Subdivision Conceptual Site Plan
4. Bylaw No. 317 – Official Community Plan Amendment Bylaw
5. Bylaw No. 318 – Zoning Bylaw Amendment Bylaw
6. District of Lantzville CACs Document

ANALYSIS/RATIONALE

Official Community Plan

The property is currently designated as Estate Residential in the Official Community Plan. There are Residential designated properties directly north and east of the subject property. Four of the properties in the subject Estate Residential zone have applied to rezone from Estate Residential to Residential.

Goal 2: Preserve Community Character

The proposed rezoning and subdivision are consistent with the character and density of the residential properties to the north of the subject property.

This parcel is not listed as a potential location for a new park in the OCP's Municipal Roads, Facilities and Trails Map (Map No. 5); however, it is bordered on the south and west side by proposed trails that will connect residents to other existing trails in the area. There is a proposed park northwest of the subject parcel on 7555 Fernmar Road.

The applicant has proposed to allocate 5% of the land towards park use in the form of park space, a greenway, or another type of green buffer to ease the transition from the proposed residential zone into the rural zone to the west of the parcel.

Goal 3: Strengthen the Village Primary Commercial Core

Increasing the local population through infill is likely to increase economic opportunity for new and existing businesses located within the Primary Village Core.

Goal 4: Provide Housing Choice

The proposed development will include smaller-lot single-family housing that will increase density and increase the efficiency of land use within the subject parcel.

Goal 5: Manage Steady and Sustainable Development of Infill Neighbourhoods

The OCP seeks to manage the rate of infill growth. The application includes a small-scale (14-lot) subdivision that is in line with the density of the surrounding neighbourhood. The proposed development is also adjacent to a sanitary sewer main and a Municipal water main (located along Harwood Drive). Developing in this location would allow for efficient use and expansion of this existing infrastructure. Furthermore, the small scale of the development is unlikely to have a negative impact on the water supply or sewage treatment within or outside of Lantzville.

Some relevant objectives from Goal 5 of the OCP include:

“Integrate these areas with the existing community and create complementary neighbourhoods as much as possible.” and

“Ensure that there is no negative impact on the water supply or sewage treatment options within and adjacent to Lantzville and improve those options to the extent practicable.”

Goal 6: Develop Community Infrastructure

The proposed development would be serviced by an extension of the adjacent Municipal water and sanitary sewer systems. This meets the following objective of Goal 6 of the OCP:

“Plan for the efficient use of municipal facilities and land in order to facilitate cost-effective delivery of services within defined service areas.”

Goal 7: Improve Road, Pedestrian and Bicycle Mobility

All new roads will be constructed to Municipal standards established in the Subdivision and Development Works and Services Bylaw.

Zoning Bylaw

The property is currently designated as Estate (EST) in Zoning Bylaw 180. There are Residential 1 (R1) designated lots directly north and east of the subject property and Residential 2 (R2) designated lots abutting the property to the north.

The proposed rezoning and subdivision of the subject property is consistent with the zoning and density of properties directly north of the parcel.

Community Amenity Contributions (CACs)

The property owner will provide cash a CAC of up to **\$39,000** (\$3,000 per new lot of the subdivision), as per the District of Lantzville CACs document approved by Council June 15, 2020 (**Attachment 6**). Rezoning the property from Estate (EST) to Residential 2 (R2) would allow for a maximum of 14 lots (13 new lots and one existing lot). If the property remains designated as Estate, the property owner would only be able to subdivide a maximum of 5 lots.

The property owner is proposing to contribute an additional **\$20,000**, as part of the future subdivision approval process, to be used by the District to upgrade the water system in upper Lantzville or another community initiative.

Works and Services

The subject property is within the Municipal water service area and is outside of the sewer service area. A sanitary sewer main and watermain run along Harwood Drive. The applicant intends for the new subdivided lots to be serviced by both Municipal water and sewer and will need to complete a Municipal Sewer Service Connection Application if the rezoning application passes.

Subdivision and development of the property will be subject to the requirements of the “Subdivision and Development Works and Services Bylaw No. 175, 2020.”

Public Hearing

If Council gives first and second readings to proposed Bylaws 317 and 318, a public hearing would be scheduled to provide the public with an opportunity to comment on the proposed bylaw.

1. Strategic Plan Objectives

N/A

2. Policy (Existing/Relevance/None)

There are no policy implications aside from those already discussed.

3. Resources

N/A

4. Financial/Budget Implications

The proposed OCP and Zoning Bylaw amendments would provide additional tax revenue and would include a cash CAC of up to \$39,000 (\$3,000 per new lot) as well as an additional \$20,000 to be used by the District of Lantzville to upgrade the water system in upper Lantzville or another community initiative.

5. Sustainability Implications

Preliminary environmental and civil engineering reports have confirmed that there are no constraints to developing the property as proposed.

6. Legal Implications

There are no legal implications of the recommendation.

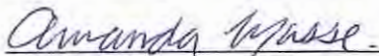
7. Official Community Plan (OCP) Public Consultation

A public hearing has not been scheduled at this time. The applicant has tentatively scheduled a neighbourhood information meeting on July 14 from 3:00pm – 6:00pm. The application may be amended to accommodate the concerns identified by the community. Staff will report back to Council with a public hearing date for this application.

8. For OCP Amendments Only – Effect on Financial Plan/Waste Management Plan

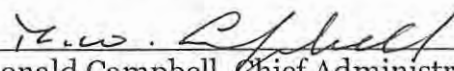
The proposed application is consistent with the District of Lantzville Financial Plan and relevant waste management plans.

Prepared by:

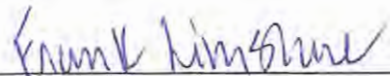

Amanda Masse, Planner

Date: June 13, 2022

Approved for submission to Council:


Ronald Campbell, Chief Administrative Officer

Date: June 13, 2022


Frank Limshue, Director of
Planning and Community Services

Date: June 13, 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 22, 2022	9. j) & k)
Closed (In-Camera)		

File Number: 3360-30-22-3

Location: T:\DISTRICT OF LANTZVILLE\Reports to Council\2022\2022 06 22 Zoning and Official Community Plan Amendment Application for 6717 Harwood Drive.docx

D.L. 85

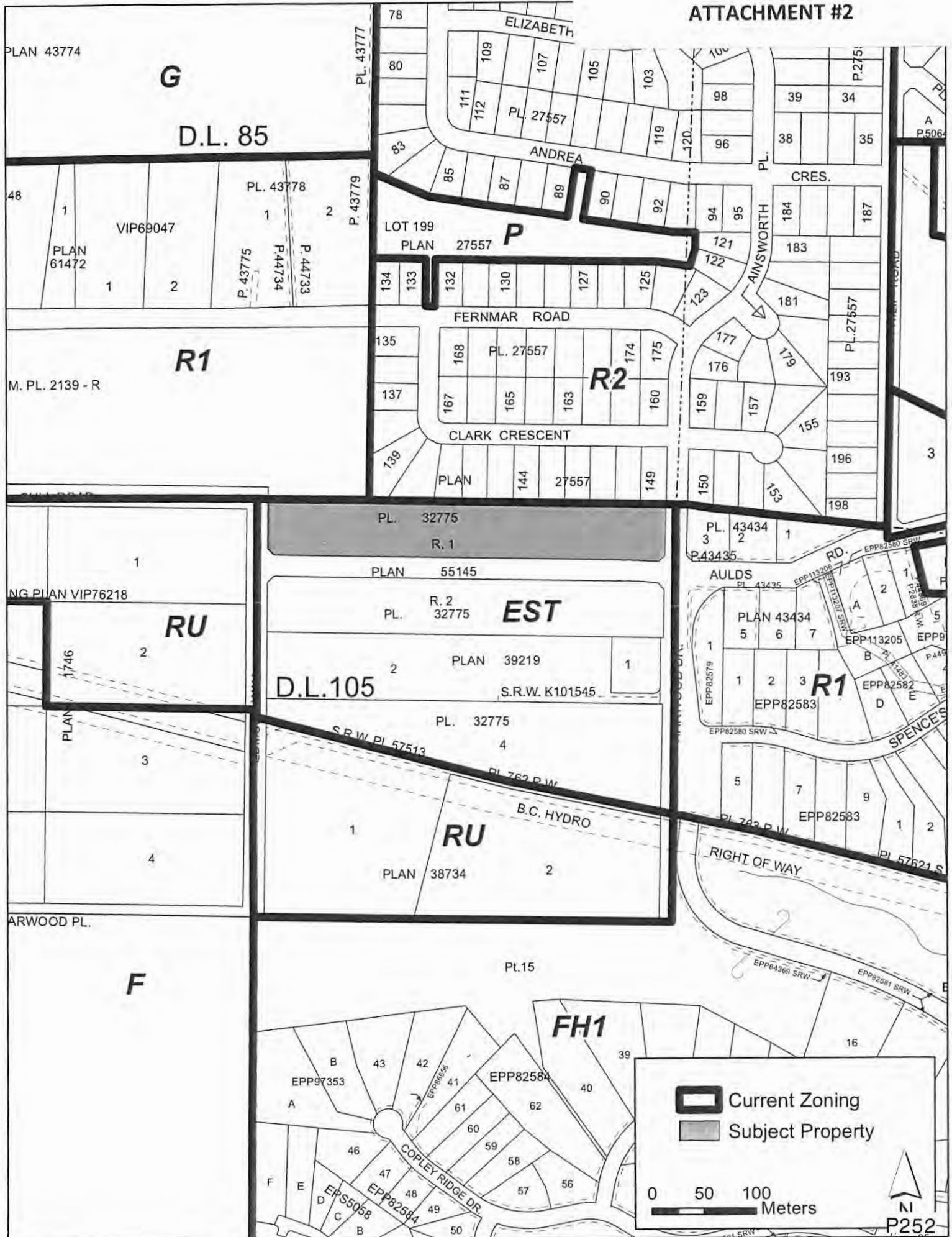
SUBJECT PROPERTY:
 Lot 1, District Lot 105,
 Nanoose District, Plan 32775
 Except Part in Plan VIP55145
 6717 Harwood Dr

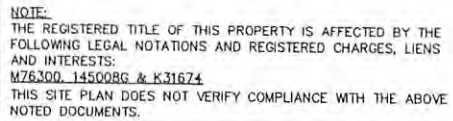
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Subject Property

0 50 100 Meters

P251





**DISTRICT OF LANTZVILLE
BYLAW NO. 317, 2022**

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

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 Official Community Plan Bylaw No. 150, 2019, Amendment (6717 Harwood Drive) Bylaw No. 317, 2022”.
2. Schedule ‘A’ of District of Lantzville Official Community Plan Bylaw No. 150, 2019 is hereby amended by re-classifying the land legally described as

“LOT 1, DISTRICT LOT 105, NANOOSE DISTRICT, PLAN 32775 EXCEPT THAT
PART IN PLAN VIP55145”

from “Estate Residential” to “Residential”, 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.

APPROVED BY THE MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE
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

**Estate Residential
to Residential**

D.L.105

 Proposed OCP Landuse
 Subject Property

0 50 100 Meters



P255

**DISTRICT OF LANTZVILLE
BYLAW NO. 318, 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 (6717 Harwood Drive) Bylaw No. 318, 2022”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended by re-classifying the land legally described as

“LOT 1, DISTRICT LOT 105, NANOOSE DISTRICT, PLAN 32775 EXCEPT THAT
PART IN PLAN VIP55145”

from “Estate Zone (EST)” to “Residential 2 Zone (R2)”, 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.

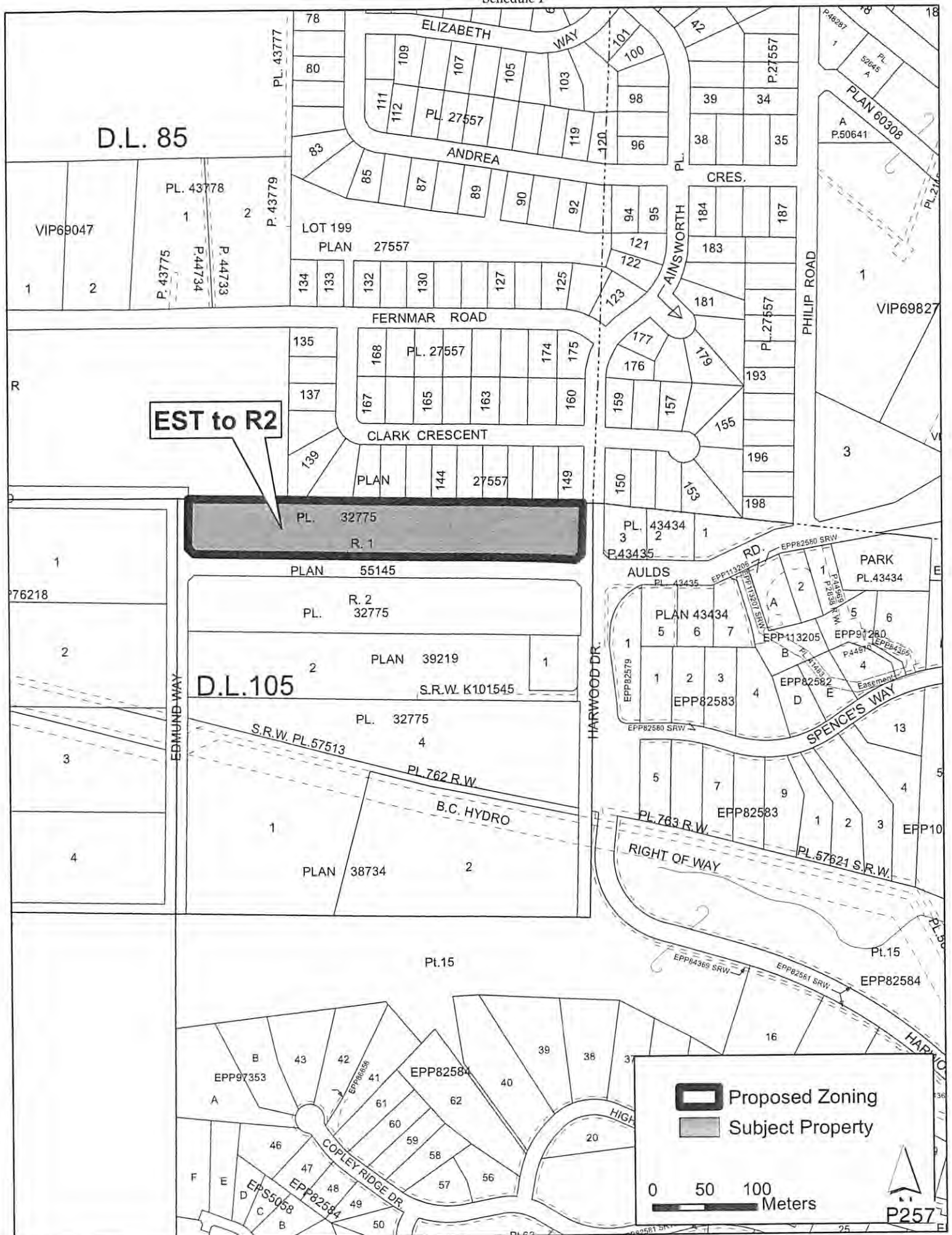
PUBLIC HEARING HELD this ____ day of ____, 2022.

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

ADOPTED this ____ day of ____, 2022.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration





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*.

Nelda Richardson

Subject: Written submission

Redistributed from the June 8, 2022 regular
Council meeting agenda to the June 15, 2022
special Council meeting agenda

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.

$1183 \div 10 \text{ years} = 118.3 \text{ new residents per year}$. 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. Under-building 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 acres of transferred public land ÷ 53.25 acres of total land = 30% 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

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.

.../2

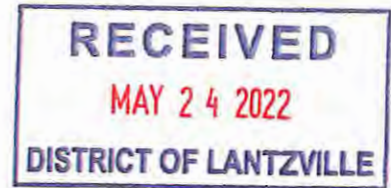
I look forward to continuing our conversations in person at Convention, and working together to build clean, compact and resilient communities.

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

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

Redistributed from the June 8, 2022 regular Council meeting agenda to the June 15, 2022 special Council meeting agenda

May 30, 2022 Submission from Councillor Geselbracht re: June 8, 2022 regular Council meeting agenda item 12. a) i) Budget Information for Regional District of Nanaimo Portion of District of Lantzville Property Taxes

Redistributed from the June 15, 2022 special Council meeting agenda to the June 22, 2022 regular Council meeting agenda

District of Lantzville

2022 APPROVED REGIONAL BUDGET

	2022	2021
District of Lantzville contribution to RDN General Services property taxes total	\$1,032,643	\$889,433
Estimated RDN General Services tax rate per \$100,000 of assessable value	\$55.28	\$66.22
Average residential dwelling assessment value *	\$1,846,409	\$745,133
Average District of Lantzville RDN General Levy amount **	\$592.45	\$138.67
Change from prior year	10.08%	

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	9%
	Regional Development	4%
	Public Safety & Emergency Services	3%
	Solid Waste Management	3%

NOTES:

- * Average residential values are based on ECF 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.

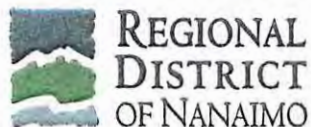
NANAIMO REGIONAL HOSPITAL DISTRICT

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.





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

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.

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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

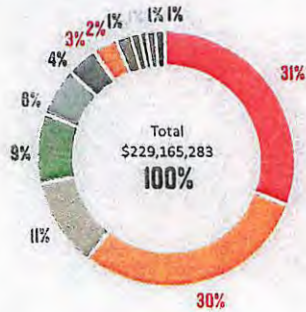
Toll-free: 1-877-607-4111

Or: 250-390-4111

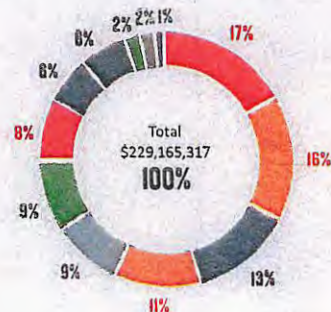


REGIONAL DISTRICT OF NANAIMO (RDN) REGION-WIDE 2022 APPROVED BUDGET

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

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	\$66.22
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	9%
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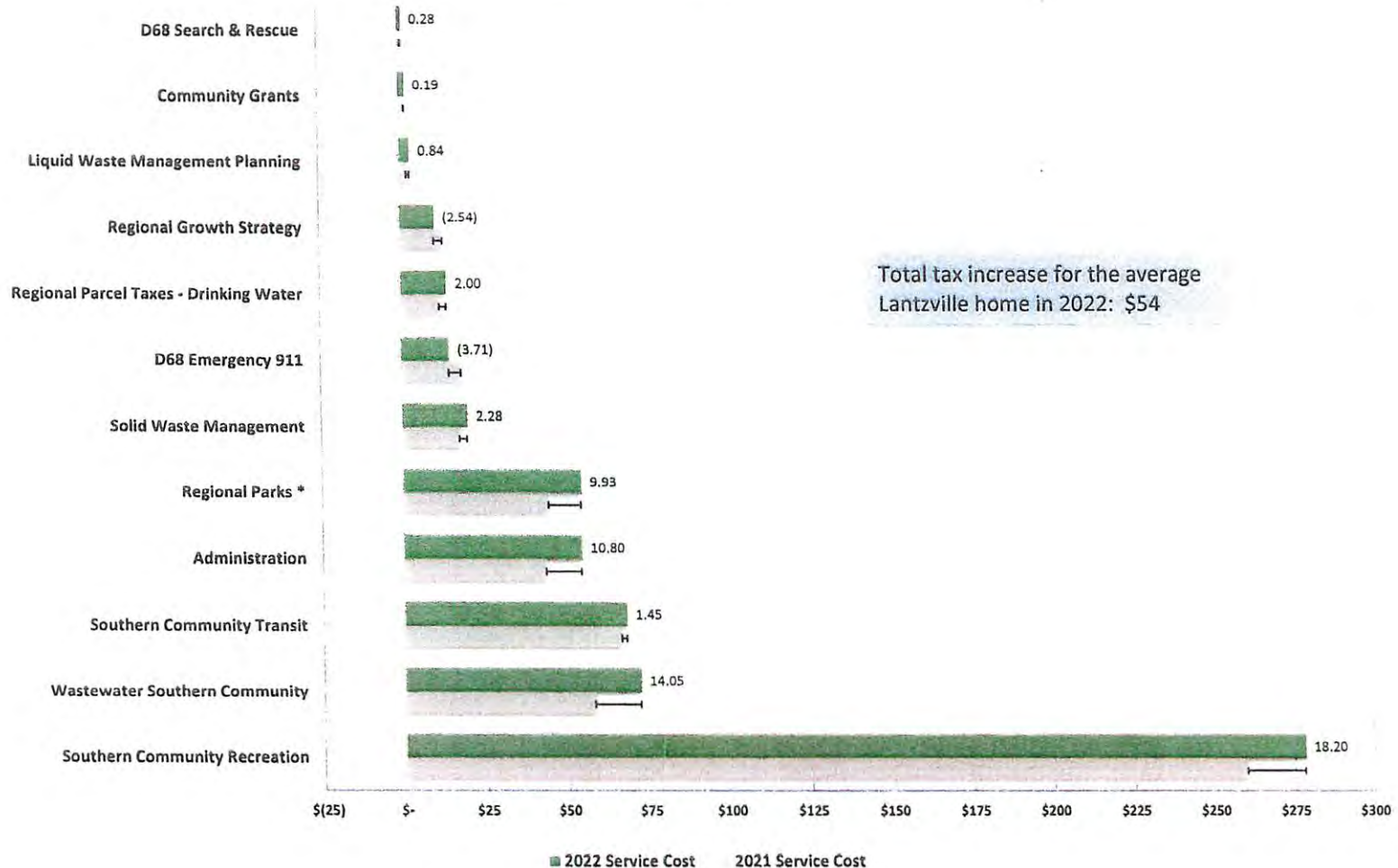
NOTES:

- * 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.