



VILLAGE SOUTH (Ware Rd Clearcut), DRAINAGE, AND YOU

The development application (bylaws 283 & 284) currently before Council and going to a “public” (electronic) hearing on April 13th has drainage proposals that will affect you even if you live far from the development.

LANTZVILLE POLICY for development drainage (bylaw 175)

- Use Low Impact Development techniques (LID)

“post-development site runoff must not exceed pre-development volumes”
“zero-net increase”

-wetland areas, swamps and ponds shall be incorporated into LID designs.

-The former DOL Director of Planning wrote, “A comprehensive stormwater management plan prepared by a professional engineer is *required* as part of the rezoning application.” (This has since been repudiated by the District.)

LEWKOWICH ENGINEERING REPORT (site analysis)

-identifies large areas in the lower wetland as “unfavourable ground conditions”
some areas only recommended for “non-habitable use”.

-“ground consists of clay soils, soft to very soft..... *moisture contents at or near their liquid limit.*”

- Conventional shallow foundations not suitable because the poor bearing capacity is subject to settling and deep foundations subject to constant seepage.

-“site conditions not conducive to the installation of on-site stormwater retention measures.” i.e. rain gardens etc. won’t work when they are most needed.

(FOR WHAT IS ACTUALLY PROPOSED...see OTHER SIDE)

Nelda Richardson

Subject: Bylaw 283 and 284

From: Steve Babuin
Sent: Monday, April 11, 2022 1:48 PM
To: District Public <district@lantzville.ca>
Subject: Bylaw 283 and 284

I am writing to state my opposition to the proposed development (Village South).

This does not fit the semi-rural lifestyle that the residents of Lantzville envisioned in the OCP.

It will completely change the rural outlook that Lantzville is proud of and does not fit with the general vibe of Lantzville.

It will increase traffic volume to the point of congestion.

It will also increase taxation rates.

This development will put a strain on water supply and the environment.

Any development done on the Ware Rd site needs to be done tastefully, maintaining the rural feel of Lantzville.

The OCP is the best compromise reflecting the will of the residents of Lantzville and should be followed.

I feel this proposal is a major move for our community and deserves more input from the community members.

Respectfully,

Steve Babuin 7746 Clark Dr. Lantzville

Nelda Richardson

Subject: Bylaw No. 283 and Bylaw No. 284

From: Elicia Hack
Sent: Monday, April 11, 2022 4:11 PM
To: District Public <district@lantzville.ca>
Subject: Bylaw No. 283 and Bylaw No. 284

Dear Mayor and Counsellors,

My name is Elicia Johncey. I am writing to you because I am unable to make it to the community meeting in Wednesday evening and would like to express my views regarding Bylaws 283 and 284.

My family and I reside at 7166 Lantzville Road. We are directly across from the proposed Village South Development. I inherited my house / childhood home from my mother (Helena Hack) and co - own it with my sister and brother. My phone number is [REDACTED].

Although I would love to see the village south area remain as forest and wetlands, I do know that development is inevitable. I am not against it. I am, however, concerned about the **mass development** that is proposed by Lantzville Projects. I do not feel that Lantzville, as a semi-rural community would be able to handle such a high-density development without **major** added costs to us taxpayers.

With mass development comes the need for better infrastructure to support it. Necessary amenities such as fire, police, ambulance, postal service and water availability would need some major upgrades if this were to happen. We already have two doctor's offices here that, I assume, are intended to serve the current population of Lantzville, yet they are already full. Yes, a grocery store has been proposed for the new development, but we already have major grocery stores that are literally up the road. May I remind you that our beloved Lantzville Market (aka The Red and White) was forced to close because it could not compete with these grocery stores? Seaview school has a smaller population than other schools in the district, but would it be big enough to handle a sudden surge in population without needing additional renovations or portables (again added costs)?

In addition, with mass development comes more traffic congestion, crime, squatters (which already seems to be a problem in Lantzville), noise pollution and loss of natural habitats for critters. I don't think that I am speaking for myself when I say that these are all things that the people of Lantzville **do not want**. My brother and law - Micheal Doan (on behalf of myself and my sister and brother) and my neighbour - Gary Schely are already in contact with Frank Limshue to see what we can do to get our properties (he lives at 7162 Lantzville Road) zoned back to residential from commercial. (We are all baffled as to how this could legally have happened in the first place since neither of us were given any notice that this was going to happen).

Lantzville is special because it IS a community. People help each other out and listen to each other and are very very kind. Please listen to us, your constituents, and stick with the original plan to build the 351 units and seniors housing and create the necessary infrastructure. We don't need another suburbia.

Thank you for your time,

Sincerely,
Elicia Johncey

Nelda Richardson

Subject: Bylaws 283 and 284

From:

Sent: Monday, April 11, 2022 7:17 PM

To: District Public <district@lantzville.ca>

Subject: Bylaws 283 and 284

We want it registered that we are against bylaws 283 and 284.

Yours truly,
Bob Magrath
Shauna Magrath
Julia Magrath

7507 Clark Crescent
Lantzville


Sent from Samsung tablet

Nelda Richardson

Subject: DOL - Village South Bylaw 283 & 284

From: Chris Boniface
Sent: Monday, April 11, 2022 8:45 PM
To: District Public <district@lantzville.ca>
Subject: DOL - Village South Bylaw 283 & 284

I am writing to express my **opposition** to the District of Lantzville - Village South Bylaw 283 & 284. My reasons are that the 2019 OCP was voted on and unanimously passed by all members of this council specified 254 - 389 residences with a further allowance for 100 Senior units within this SBA. While the plans presented by Lantzville Projects have been vague around specific density numbers, I believe a question by councilman Ian Savage has elicited a specific density of 732 units of which 500 of these will be multi-family. If Lantzville projects represent 90% of the area contained within the SBA, then, as per the 2019 OCP, 230 - 315 units would be permissible. Lantzville Projects is applying for rezoning that is 225% - 315% above the recommended number in the 2019 OCP. Keep in mind that these lands are currently zoned for 90 single family units, so this would be an 800+% increase over the current zoning.

In regards to your vote

(1) The 2019 OCP was a process that past Lantzville councils initiated around 2015 and culminated in the 2019 document that this council unanimously adopted - after the council elections of 2018. The 2019 OCP document was some 184 pages in length, and was supported by public meetings, consultant reports, numerous surveys and focus groups. While the document contained lots of wording with which many interpretations could be applied, it did contain specific numbers codifying their meaning in each of the development areas in regards to the expected number of residential units.

(2) My recollection, with media statements from all of your 2018 election campaign, was that each of you voiced your support for the OCP process and for what its forthcoming recommendations would be. You all followed through on this commitment when you unanimously voted to accept the final OCP document in 2019. However, it seems as if several of you have had "second thoughts" as to what this commitment and vote actually meant, as evidenced in the Clark/Medd zoning process and approvals and the forwarding of the Village South to a public forum

(3) You will also be have been presented with a petition signed by over 1150 Lantzville residents requesting that you support the 2019 OCP specified density levels of development in this area.

In regards to the Developer

(1) Lantzville Projects, during the initial OCP public process, presented concept drawings that aligned much more closely with the density numbers in the final 2019 OCP. They are now presenting concept drawings and numbers that are far different from their initial rendering and density numbers than what they showed to the public during the 2019 OCP process.

(2) Density numbers have been very vague in their subsequent proposals, and they seem to be continually changing, lacking, or buried in supporting studies

(3) Other amenities such as grocery stores, parkland, seniors facilities, playfields that are represented in drawings, brochures, signs etc. are only suggestions, or the numbers (Parkland) continue to change - "somebody could do it if they so decided" I recall a similar statement in the public forum

(4) Representing the development as being "highly sensitive to the environment" after Clear cutting every tree and mulching every bush on the entrance way to the village core and seeking to alter the set back requirements to Bloods creek

(5) It appears to me that it is unlikely that Lantzville Projects will be the "building developer" on this site. Their "upzoning" of the lands from the past density of 90 units, to the current 254-389 OCP guidelines, and now to the proposed 732 units along with the excessive market inflation of North Nanaimo properties (and most other urban lands) in the last several years will have locked in a significant profit for Lantzville Projects. I don't see

any "master plan" type designs being put forward by them, rather more conceptual drawings - "it could look like this", "that could happen", "somebody might want to do that" Lantzville projects are likely "Land Developers" and will parcel off and sell to "Building Developers" who will then decide on what the design parameters will then look like and advance it through to a Building Permit Approval.

I ask that each of you put aside your personal biases and beliefs, and either implement the 2019 OCP density numbers that was developed after an extensive process with the residents of Lantzville and unanimously agreed to by all of you, or let the citizens of Lantzville express their views through the elections of 2022. At times the principles of democracy require such a decision making process that results in a mandate that will be viewed as more unifying rather than divisive within the community. I believe that this is one of those unique decisions given how pivotal and irrevocable this zoning will be to the future of Lantzville and its residents. I also believe that each of you has the integrity of your past statements and voting record as well as the long term interests of the Lantzville residents as the core of your community service. You should therefore want a clear mandate from your constituents in your decision making process before accepting the developers proposal that will have significant impacts outside of the 2019 OCP density plan that you all supported. Our democratic system is built on having "elected representatives" which means you were all elected to represent the views of the electorate of Lantzville. From the vast majority of the letters to council that I have read, and the petition that is reported to have over 1150 eligible signatures are all conveying the message that they expect you, as our elected representative, to implement the growth density numbers as given in the 2019 OCP.

Respectfully submitted

Chris Boniface
7234 Ellesmere Drive
Lantzville, B.C.
Canada

Nelda Richardson

Subject: Village South

From: Tammy Dickinson
Sent: Monday, April 11, 2022 9:16 PM
To: District Public <district@lantzville.ca>
Subject: Village South

To: District of Lantzville Mayor and Council

I support the proposed Village South Development - Let the proposed development proceed as planned!

My name is Tammy Dickinson and my address is 7438 Mrus Drive.

There is a housing crises. We have educated, hard working professionals who are having a difficult time finding housing. The said housing crisis is also affecting young families and young adults. As the population of Central Vancouver Island grows and ages, we will need more health care professionals to support the medical needs of individuals. As it stands now, NRGH is having a difficult time recruiting and retaining qualified staff. If the housing market does not improve, and housing supply is not increased, the current retention and recruitment issue that NRGH is experiencing will simply get worse.

You, as the Mayor and Councillors of the District of Lantzville, have been provided the ability to help this problem. I urge you to stop arguing, sitting on the fence and putting up road blocks. I urge you to work with the developer to create a new Village South that will be a positive contribution to Lantzville and provide the density needed to help the housing crises. I hope this cooperation is possible before the housing crisis tips and the BC government is forced to interfere with municipal policy.

For those of you who do not know, I work at NRGH. Many departments are short staffed. Current employees are stressed, tired and are ready give up. That is not okay. We need to do everything in our power to help.

Additional reasons I support and would like to see this proposed development move forward are:

- Commercial opportunities/space – Lantzville is in dire need of some shops where people can shop locally. Perhaps a nice coffee shop, or a bakery? Or commercial spaces for some locals to sell their artwork? Let's shop local and put our money back into our community.
- New community center – ours is very old and won't last forever. A new center is overdue.
- Provides a facelift for Lantzville's downtown area – until the recent downtown core revitalization project, our downtown was looking very sad and almost like a ghost town. Lantzville is better than that, change is good!
- Mixed housing for all types of families and individuals including seniors – housing choices are very desired by many existing Lantzville residents of all income levels and stages of life. Some seniors are looking to downsize but don't want to leave Lantzville. Some younger families just starting out would love to raise their children in our beautiful seaside town but cannot afford the existing housing prices. This plan would provide some options for everyone.
- Designated walking paths – lots of Lantzville residents enjoy walking our town. This would provide additional walking paths/trails and a safe way for residents to walk around town.
- Grocery store- Yes! No more last minute, I forgot that one ingredient for dinner trips to Walmart or Save-on Foods. We could go to our grocery store like we used to do when we had the Lantzville Market.
- More homes for more people so our town can grow! and we have more tax payors so we can maintain our assets – we must grow to become a solid and thriving community. No way around it.
- New community parks – a safe and beautiful place for residents young and old to spend time outdoors together. Lots of green space.

Thanks for your time.

Kind Regards,
Tammy Dickinson

Nelda Richardson

Subject: Lantzville Village South SPA

From: Mayor Swain <mayor.swain@lantzville.ca>
Sent: Monday, April 11, 2022 9:58 PM
To: Nelda Richardson <nrichardson@lantzville.ca>; Trudy Coates <tcoates@lantzville.ca>
Cc: Ronald Campbell <ronaldcampbell@lantzville.ca>; Frank Limshue <flimshue@lantzville.ca>
Subject: RE: Lantzville Village South SPA

For the record.

From: Hans LARSEN
Sent: April 11, 2022 10:59 AM
To: Frank Limshue <flimshue@lantzville.ca>
Cc: Ronald Campbell <ronaldcampbell@lantzville.ca>; Mayor Swain <mayor.swain@lantzville.ca>
Subject: Re: Lantzville Village South SPA

Mr. Limshue,

We have a problem - your interpretation of what the "anticipated number of housing units" section of the Village South SPA Land Use Summary table in the Official Community Plan (OCP) means is markedly different from what Evan Peterson of Barefoot Planning has previously provided me with. Since you were the District's Director of Planning and Community Services during your first stint with the District of Lantzville when this OCP was created, I would normally place you 'first in line' when it comes to interpreting our OCP but your response is really just stating the obvious for most properties in Lantzville! Mr. Peterson's take is more fulsome/planning-like but still leaves out/ignores a very important aspect!

When an applicant proposes to exceed the "anticipated number of housing units", how does the District evaluate their "rationale" for doing that, in other words, how do you determine whether or not it is "clear" enough and "strong" enough, what manner of rigorous criteria do you use? And what would be your official response to the applicant if their rationale was found not sufficient for the magnitude of the change requested after the required "further public engagement" so indicates? As an example, The Village South proponents claim that they need the number of housing units that they have applied for (over twice the 'anticipated number', not counting up to 100 seniors' supportive housing units) in order to create a "vibrant and sustainable" village but many residents have argued at the Public Information Meetings (P.I.M.) that 351 units (the maximum 389 prorated at 90% ownership) could provide most, if not all, of the things that the community desires without the risk of irrevocably altering our "quaint town ... which truly offers the best of both worlds with access to the hustle and bustle of surrounding cities but with the warmth and community" [quote from recent professional employment ad] forever!! While every additional unit will marginally "strengthen and enhance" the Village, the essential question is, where is the balance? It appears that the best, perhaps the only, way to answer this question is to be able to look at the developer's financial figures ('pro forma') to see where the 'sweet' spot is for both sides. Has this been part of the staff process so far and, if not, why not?! However, whichever approach is deemed the most applicable, they all suffer from the same glaring deficiency!

Thing that concerns me greatly is that, only after Second Reading did the recent, majority of the Public Information Meetings take place! Normally, Second Reading is the point at which Council should be asking a lot of questions and, if they are not satisfied or continue to have concerns about how a proposal will meet the

community's needs/expectations, they can make amendments to the bylaws under consideration. The problem here is that Council did not 'hear' from the public until after Second Reading; they did not have access to the single-page, P.I.M. 'Feedback' reports from Barefoot Planning until Feb. 9/22, 4 months AFTER the bylaws were given second reading, which makes it very challenging to make any significant changes at that point!! At the very least, staff should work harder to 'fine tune' this process so that it gives the desired effect to any significant, resident concerns.

I look forward to receiving your timely response to my comments, questions and concerns!

Sincerely,
Hans J. Larsen

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

From: Frank Limshue <flimshue@lantzville.ca>
Sent: April 4, 2022 3:58 PM
To: Hans LARSEN
Cc: Ronald Campbell <ronaldcampbell@lantzville.ca>; Mayor Swain <mayor.swain@lantzville.ca>
Subject: FW: Lantzville Village South SPA

Dear Mr. Larsen:

As you have noted, the bullet (from pg 116) you are referring to states, “• *This range is not intended to replace the rezoning and site design process. Following the site design process, if the proposed number of new housing units falls outside this range, a clear and strong rationale must be provided to the District to justify the difference and will be subject to further public engagement.*”

“*This range is not intended to replace the rezoning and site design process*” - this sentence is informing the property owner that he/she would still need to make application to rezone the lands to allow for a density (higher) over and above what is permitted under the current zoning.

As for the public engagement process, in my understanding the following public events have been held specific to this application:

1. April 2019: Public Committee of the Whole Overview
2. October 2021: Public Information Meeting Overview
3. October 2021: Landowner/Business Owners Workshop Overview
4. January 2022: Public Information Overview

Under normal circumstance (pre-covid) these would of all been in-person meeting, however, during COVID, virtual meetings were used as a safer alternative. Ultimately Council has the ability to decide whether or not there has been enough public consultation on this application.

Frank Limshue | Director of Planning and Community Services
District of Lantzville | 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0
T: 250.933.8083 **C:** 250.268.1510 **F:** 250.390.5188 **E:** flimshue@lantzville.ca



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From: Hans LARSEN

Sent: Thursday, March 31, 2022 10:50 AM

To: Frank Limshue <flimshue@lantzville.ca>

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

Subject: Fw: Lantzville Village South SPA

Mr. Limshue,

It has now been almost FOUR MONTHS since I took the time to formulate and send you the 'attached' email regarding an important question arising from our 2019 Official Community Plan and the Special Plan Areas! It has also been TWO AND A HALF MONTHS since Mr. Campbell returned from his almost five-week vacation to find my 'first forward' email to you (Dec. 21/21) and cc'd to him in his Inbox!

With the Public Hearing for the 'Village South' OCP Amendment (to include the Village South Special Area Plan) and Rezoning now set for Wednesday, April 13/22, it has become critical that I receive your answer to best inform my approach to this final opportunity to provide my input as a Lantzville resident to help guide Council in their very important decision. The required 'Notice of Public Hearing' published in this Wednesday's Nanaimo Bulletin newspaper states that I can contact you "if (I) have any questions" regarding the included bylaws so that is exactly what I have done and am doing! Please respond with your answer in a timely manner - the "clock is ticking"!

Sincerely,

Hans J. Larsen

7010 Owen Road

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

From: Hans LARSEN

Sent: December 1, 2021 10:25 AM

To: Frank Limshue <flimshue@lantzville.ca>

Subject: Lantzville Village South SPA

Mr. Limshue,

On page 116 of our 2019 OCP (part of the "11.1.2 Village South Special Plan Area" section), there is a table titled, " Village South SPA Land Use Summary", with the following statement at the top of it:

Anticipated Number of New Housing Units 254-389 (plus seniors supportive housing) sender's note and emphasis: THIS IS FOR THE ENTIRE SPA, of which the LPL lands comprise about 90%

• This range is not intended to replace the rezoning and site design process. Following the site design process, if the proposed number of new housing units falls outside this range, a clear and strong rationale must be provided to the District to justify the difference and will be subject to further public engagement.

I think it's fairly clear what the Village South SPA "anticipated number of new housing units" means but -- "(t)his range is not intended to replace the rezoning and site design process" - what does that actually mean in planning terms/practise?!?

Should the bylaws receive first and second readings, the applicant's additional planned engagement includes an updated project website, in-person or virtual open houses

You also may or may not be aware that, so far, there has only been a single, Public Information Meeting (virtual only) on this 'massive' proposal and, I note here that the 'Public Engagement' section of the Staff report to CAO at the Sept. 22/21 Council meeting is expecting multiple, public "Open Houses" as part of the required on-going public consultation . In order to make them accessible to as many residents as possible, I would strongly suggest that they be in a mixture of 'formats' (in person and virtual) while respecting Covid-19 protocols.

Sincerely,
Hans J. Larsen
7010 Owen Road

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

Nelda Richardson

Subject: Lantzville south development

From: Arlene Bishop
Sent: Monday, April 11, 2022 11:43 PM
To: Nelda Richardson <nrichardson@lantzville.ca>
Subject: Lantzville south development

I am opposed to changing the OCP and increasing density in this proposed development.

Arlene Bishop
7241 Ellesmere Dr.
Lantzville

Nelda Richardson

Subject: Support of Village South Development
Attachments: Letter-in-Support-of-the-proposed-Village-South-Development.pdf

From: Graeme Fipke
Sent: Tuesday, April 12, 2022 12:57 AM
To: District Public <district@lantzville.ca>
Cc: Annalisa Fipke
Subject: Support of Village South Development

To Lantzville Mayor and Council,

Please see attached letter in support of the proposed Village South Development. Thank you for your time and consideration.

Graeme & Annalisa Fipke
7457 Andrea Crescent

To: District of Lantzville Mayor & Council

I support the proposed Village South Development - Let the proposed development proceed as planned!

The OCP is **not** being changed in any way. For this development proposal to proceed, the District of Lantzville, 2019 OCP requires an amendment process to add a Special Area Plan as an Appendix to the OCP. On Page 116 of the OCP you will find that there are actually no density limitations at all and the OCP does not contain maximum densities. The OCP does identify an “anticipated” number of new units, but also acknowledges that the unit numbers will be determined during the rezoning and site design process, which is exactly what is happening with this Village South Development application/proposal.

Reasons I support and would like to see this proposed development move forward are:

- Commercial opportunities/space – Lantzville is in dire need of some shops where people can shop locally. Perhaps a nice coffee shop, or a bakery? Or commercial spaces for some locals to sell their artwork? Let’s shop local and put our money back into our community.
- New community center – ours is very old and won’t last forever. A new center is overdue.
- Provides a facelift for Lantzville’s downtown area – until the recent downtown core revitalization project, our downtown was looking very sad and almost like a ghost town. Lantzville is better than that, change is good!
- Mixed housing for all types of families and individuals including seniors – housing choices are very desired by many existing Lantzville residents of all income levels and stages of life. Some seniors are looking to downsize but don’t want to leave Lantzville. Some younger families just starting out would love to raise their children in our beautiful seaside town but cannot afford the existing housing prices. This plan would provide some options for everyone.
- Designated walking paths – lots of Lantzville residents enjoy walking our town. This would provide additional walking paths/trails and a safe way for residents to walk around town.
- Grocery store- Yes! No more last minute, I forgot that one ingredient for dinner trips to Walmart or Save-on Foods. We could go to our grocery store like we used to do when we had the Lantzville Market.
- More homes for more people so our town can grow! and we have more tax payors so we can maintain our assets – we must grow to become a solid and thriving community. No way around it.
- New community parks – a safe and beautiful place for residents young and old to spend time outdoors together. Lots of green space.

Name: GRAEME FIPKE

Signature: 

Date: APR 12/22

Address: 7457 ANDREA CRESCENT

Name: ANNALISA FIPKE

Signature: 

Date: April 12, 2022

Address: 7157 ANDREA CRESCENT

NOTE: Be sure to fill out all required information and don't forget to sign this document before submitting. This document can be mailed to the Municipal Hall (PO Box 100, Lantzville, BC V0R 2H0), emailed to district@lantzville.ca or you can drop it off in person at 7192 Lantzville Road.

Nelda Richardson

Subject: Village South

From: Sandra Pedersen
Sent: Tuesday, April 12, 2022 5:49 AM
To: District Public <district@lantzville.ca>
Subject: Village South

Dear Council,

As a resident of Lantzville, I am writing in favour of the Village South Development and the proposed bylaw amendments. It is difficult to wade through the misinformation being made public by Mr. Savage and his group and it is frightening to see such disregard and manipulation which has resulted in dividing this community. As in all areas of life, we must defend democracy and go forward to better serve the community for now and for the future.

I thank you for you work, and hope that we can move forward on this vibrant project that will secure the future of Lantzville as a connected community.

Thank you,

Sandra Pedersen
6966 Negrin Road
Lantzville, BC



Mayor and Council, District of Lantzville

Re; “unfavourable ground conditions” and proposed park and public building land amenity contribution bylaws 283 and 284.

From: Brian Blood, 7075 Caillet Rd, Lantzville B.C.

2022 04 04

Mayor and Councillors;

Have staff members been a little too involved in enabling the current Village South development application?

Last year during DOL-funded construction of the Huddelstone storm sewer residents were told emphatically by a senior staff member that *no* Village South drainage would be using the Lancewood/Huddelstone drainage. The concern on the part of some residents was that if the Huddelstone storm sewer was to be used for drainage from the development property the developers should be contributing to costs. Secondly, any development-caused additional flow (from hard surfaces) would contravene district development drainage policy (Bylaw 175).

Now, it seems like staff were usurping council’s decision-making and leaving you with a very serious problem to solve when considering the approval of the Lantzville Projects/Village South rezoning application. If you approve the application as-is, you will be converting a problematic piece of “junk-land” from a development problem to a resident/taxpayer problem. You will also, in solving the developer’s problem, be rubber-stamping staff’s decision from last year that no development drainage would be going down the Huddelstone pipe because the land it will be draining will be the “junk-land” the District would own, not the development.

Keep in mind that, according to the Lewkowich geotech report that the entirety of the problematic northwest section of the land labelled “unfavourable ground conditions” on the map that is part of the Huddleston drainage is proposed to form part of the park and public building contribution to the District. This land has the deep problematic clay layer that they strongly suggest for “financial reasons” not to build on. Read the report and check the map and compare it with the developer’s attempt to transfer this “junk-land” to taxpayers. It is unsuitable for construction of a future rec centre or municipal building of any kind. It may be very problematic to construct and maintain even as a sportsfield.

What seems clear is that at least one staff member was aware of the proposal to transfer the specific land to the District as long ago as last year when we now know why that person was able to state (recklessly) that no drainage from “the development” would use the Huddleston pipe. They were certainly counting on you to approve that aspect of the rezoning application. It will be a very big problem for the developer if you say no to this aspect of the development. What would *they* do with the “junk-land” and its construction challenges and where would they put the additional stormwater flow that staff promised taxpayers would not go by gravity to the Huddleston pipe? My suggestion? Tell the developer to give us a better piece of land for the contribution for park and public building use. It is in resident’s financial interest for you to do so. Read the geotech report and look at the maps.

Brian Blood, 7075 Caillet Rd Lantzville B.C.

Nelda Richardson

Subject: Urban is Addendum

-----Original Message-----

From: Mayor Swain <mayor.swain@lantzville.ca>

Sent: Tuesday, April 12, 2022 7:16 AM

To: Nelda Richardson <nrichardson@lantzville.ca>; Trudy Coates <tcoates@lantzville.ca>

Subject: FW: Urban is Addendum

For the VS record.

-----Original Message-----

From: Councillor Geselbracht

Sent: March 7, 2022 1:47 PM

To: Ronald Campbell <ronaldcampbell@lantzville.ca>

Cc: Councillor Wilson <JWilson@lantzville.ca>; Councillor Savage <ISavage@lantzville.ca>; Councillor Proctor

<KProctor@lantzville.ca>; Mayor Swain <mayor.swain@lantzville.ca>; Frank Limshue <flimshue@lantzville.ca>; Raj

Hayre <RHayre@lantzville.ca>; Trudy Coates <tcoates@lantzville.ca>; Nelda Richardson <nrichardson@lantzville.ca>

Subject: Re: Urban is Addendum

Thank you.

Councilor Geselbracht

Sent from my iPad

> On Mar 7, 2022, at 11:09 AM, Ronald Campbell <ronaldcampbell@lantzville.ca> wrote:

>

> Good Morning Councillor Geselbracht,

>

> Please see the responses below to your questions posed in your email of February 13, 2022.

>

> Ronald Campbell, CLGM | Chief Administrative Officer District of

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

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

>

> Make every second count!

>

>

> 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.

>

> -----Original Message-----

> From: Frank Limshue <flimshue@lantzville.ca>

> Sent: Monday, March 7, 2022 8:34 AM

> To: Ronald Campbell <ronaldcampbell@lantzville.ca>

> Subject: FW: Urban is Addendum

>
> Here is responses to Will's questions:
> >
> 1. The police costs was included in the addendum as it was raised a cost that should be included. As outlined in the Urbanics report (Addendum) , the revised assumptions are an overly conservative set of assumptions to see what the impacts would be on the financial model. In reality, the additional policing costs should not all be attributed to the Village South development. The District of Lantzville will eventually reach a population of 5000 even without Village South moving forward.
>
>
> 2. Urbanics indicated in their report that they based the annual maintenance costs based on Clark-Medd maintenance cost assumption of:
>
> (\$70,253 per year/250 units) x 732 units (Village South) = \$205,700 per year.
> Present Value for 20 years is \$2,270, 128 as per revised report.
> It is highly unlikely the District would spend \$205,000 on maintenance cost for this project alone. This is an overly conservative assumption.
>
> 3. The parkland dedication was changed from 4.3 to 3.2 ha to reflect the amount of proposed parkland dedication over the 5% dedication.
>
> -----Original Message-----
> From: Councillor Geselbracht <councillor.geselbracht@lantzville.ca>
> Sent: Sunday, February 13, 2022 10:20 PM
> To: Ronald Campbell <ronaldcampbell@lantzville.ca>
> Subject: Urban is Addendum
>
> CAO Campbell
>
> Would you be so kind as to have staff answer a couple of questions I have regarding the above Addendum report:
>
> 1. Why were "police costs" added as a "assumption" and cost to the Village South economic analysis? As you know, the 5000 population threshold was notionally surpassed as soon as the Foothills project was approved by both council and staff in 2016 with its 750 households....and this doesn't count the subsequent approved subdivisions since then. Why single out Village South? Rather than being a "cost" shouldn't it have been counted a "benefit" in that , if approved, and once it is built out over 20 years it will provide 732 more housing units contributing to the overall cost of policing in Lantzville?
>
> 2.How were the numbers arrived out for "annual maintenance costs"? Who supplied these costs? How are the numbers arrived at? Isn't it true that any "maintenance costs" will not accrue until after total build out of the project in 20 years?
>
> 3. Why was parkland changed from 4.3 ha to 3.2 ha?
>
> Thank you for your attention in this matter.
>
> Councilor Geselbracht
>
> Sent from my iPad

Nelda Richardson

Subject: Correspondence for upcoming Public Hearing

From: Lance Geselbracht
Sent: Tuesday, April 12, 2022 7:20 AM
To: Nelda Richardson <nrichardson@lantzville.ca>
Subject: Correspondence for upcoming Public Hearing

Hi Nelda,

Please include my comments with correspondence for the Public Hearing on Village South rezoning.

I am writing to support the rezoning plan known as Village South. I think it is an excellent proposal and checks all the boxes contained in the OCP. I have had the opportunity to read comments submitted for the public hearing on the District website and am in complete disbelief in that Brian Blood had been allowed to attack District Staff in written comments. All of his assertions about the “conceptual” drainage plan for VS are misinformed and appear to be the work of several “arm chair” civil engineer wannabees. As soon as the District received a piece of correspondence from Blood with this opening line, “*How does a District become complicit in bypassing its own policy regarding retention of development-created extra runoff?*” all his previous and subsequent correspondence should have been removed from the public record. I find his insinuation that District Staff have deliberately ignored a District Bylaw to be slanderous and should be met with strong response from Staff and Council.

I understand the Council response may not be forthcoming as I read an email from our Mayor that I interpret to be badgering Staff to respond to Blood’s nonsense. I realize that there is an organized effort by the LCA to find any means to destroy/halt/extinguish the public hearing scheduled for VS, but it is frustrating as a resident that members of Council are complicit in this process. I am appreciative of CAO Campbell and Director Limshue’s professional demeanor in handling this line of attack. I am also concerned because this community not long ago lost the services of some senior staff because of the unwarranted interference in municipal affairs by another Mayor and Councilor.

Lance Geselbracht
7365 Spence's Way

Nelda Richardson

Subject: Non conforming signs

From: Mayor Swain <mayor.swain@lantzville.ca>
Sent: Tuesday, April 12, 2022 7:22 AM
To: Nelda Richardson <nrichardson@lantzville.ca>; Trudy Coates <tcoates@lantzville.ca>
Subject: FW: Non conforming signs

For the VS record.

From: ian savage
Sent: March 3, 2022 8:40 AM
To: Ronald Campbell <ronaldcampbell@lantzville.ca>; Mayor Swain <mayor.swain@lantzville.ca>
Subject: Re: Non conforming signs

Good morning,

I am following up on this email request of February 18. Also, at the Feb 23 council meeting, I inquired about these advertising signs, and Director Limshue advised he would speak to the developer who erected the signs without District permission. No other resident is permitted to erect advertising signs in contravention of District bylaws.

If Lantzville Projects is permitted to break sign bylaws, then residents should be permitted to erect signs giving their points of view.

My other concern is the misleading information on the signs.

1. Stating 22% of the site is being dedicated as public land is false. 18.7% of the site is being dedicated as public land.

2. Advertising a grocery store is misleading, as developer rep Peterson has previously stated there is no guarantee of a grocery store. Urbanics stated the viability of a grocery store is unlikely until Lantzville's population within a certain distance of the grocery store reaches a population of 5 000 to 10 000 people. Is it not the District's obligation to ensure the public receives accurate information during a major rezoning application?

Is not the opposite of this, allowing signs with misleading information, and which breach sign bylaws?

On Fri, Feb 18, 2022 at 3:38 PM ian savage <imboxing@gmail.com> wrote:

Good afternoon Ronald,

The advertising signs erected by the Village South developer group along Ware Rd and Lantzville Rd, are close to the road and appear to be on District property. These signs are unrelated to the obligation to post a rezoning notice, and are solely to promote/advertize the development.

Below are three bylaws which could mean these signs are in bylaw contravention.
If so, consider this a formal complaint, and a request to have them removed.

Good neighbour Bylaw

12. No person shall place or erect any structure, sign, bulletin board, post, pole or any other advertising device, paint or affix any advertising in public areas or on District-owned land, except on a community board designated for that purpose or with prior approval of the District.

This large size of the sign would not be compliant our Zoning Bylaw section 2.2 Home Businesses, sections 6 and 8.

6. Signage associated with the home business must not be sited on a highway or other public property and must be in accordance with the Municipal Sign Bylaw.

8. The maximum number of signs per home business is one and is limited to a non-illuminated sign that does not exceed 1.5 m in height and 1 m² in area.

-
REGIONAL DISTRICT OF NANAIMO BYLAW NO. 993 A BYLAW TO REGULATE SIGNS

-
4 e (e) a sign constructed, placed or maintained on a parcel for the purpose of identifying a neighbourhood development or subdivision provided that the legend of the sign consists only of the name of the neighbourhood development or subdivision.

5. A sign permitted under Section 4 is subject to the following regulations: (a) No more than two signs shall be placed or maintained on a parcel; (b) No more than one of the signs permitted under Paragraph (a) may be a projecting sign, billboard sign, or freestanding sign. (c) In no case shall a sign exceed a maximum surface area of 11 m² (118.4 square feet) nor have a height or width exceeding 4 metres (13.1 feet).

Thank you,
Councillor Savage

--
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

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Ian Savage

Nelda Richardson

Subject: Lantzville Projects development proposal

From: Mayor Swain <mayor.swain@lantzville.ca>

Sent: Tuesday, April 12, 2022 7:53 AM

To: Nelda Richardson <nrichardson@lantzville.ca>; Trudy Coates <tcoates@lantzville.ca>

Subject: FW: Lantzville Projects development proposal

For the VS Record. Not sure if you have this.

From: Chris Cameron

Sent: November 27, 2021 11:51 AM

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

Cc: Councillor Geselbracht <councillor.geselbracht@lantzville.ca>; Councillor Proctor <KProctor@lantzville.ca>;

Councillor Savage <ISavage@lantzville.ca>; Councillor Wilson <JWilson@lantzville.ca>

Subject: Lantzville Projects development proposal

Dear Mayor and Councillors,

I wish to express my concern about the new Lantzville Projects Village South proposal. I have had an opportunity to review the information on the Lantzville Projects website and give it some thought.

The company claims this project is consistent with the Official Community Plan. While it does include some aspects of the plan, the scale of this proposal would, in my view, defeat the intention of the plan.

I have been a strong supporter of increased density around the Village core, which would include multistory residential dwellings and commercial space at ground level. My vision, and that of the OCP, wishes to keep the Village feel of Lantzville, rather than trading that for something that is more of a node within a high density urban environment. The amount of high density housing in the proposal would definitely dwarf the scale of the tasteful improvements that you have recently made to the core. Additionally, the so-called lower density housing beyond the high density core is actually very high density itself. It is only low density in comparison to the substantial amount of high density housing near the core.

I think a lot of thought went into the Official Community Plan and I would urge all of you to consider that. I think Lantzville Projects needs to scale back this proposal considerably, back to the scale that was originally conceived by this community and agreed to by the majority of us.

Yours Sincerely,

Chris Cameron
7140 Sebastian Rd
Lantzville

Nelda Richardson

Subject: Village South Questions

From: Frank Limshue <flimshue@lantzville.ca>
Sent: Tuesday, April 12, 2022 7:59 AM
To: Councillor Geselbracht <councillor.geselbracht@lantzville.ca>; Councillor Wilson <JWilson@lantzville.ca>; Councillor Proctor <KProctor@lantzville.ca>; Councillor Savage <ISavage@lantzville.ca>
Cc: Mayor Swain <mayor.swain@lantzville.ca>; Nelda Richardson <nrichardson@lantzville.ca>; Trudy Coates <tcoates@lantzville.ca>; Ronald Campbell <ronaldcampbell@lantzville.ca>
Subject: FW: Village South Questions

FYI - please see questions and answers to Mayor Swain below in red

From: Frank Limshue
Sent: April 11, 2022 3:53 PM
To: Mayor Swain <mayor.swain@lantzville.ca>
Cc: Ronald Campbell <ronaldcampbell@lantzville.ca>
Subject: FW: Village South Questions
Hi Mayor Swain:

Please see answers in red below.

Frank Limshue | Director of Planning and Community Services
District of Lantzville | 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0
T: 250.933.8083 **C:** 250.268.1510 **F:** 250.390.5188 **E:** flimshue@lantzville.ca



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From: Mayor Swain <mayor.swain@lantzville.ca>
Sent: Monday, April 11, 2022 7:48 AM
To: Frank Limshue <flimshue@lantzville.ca>
Cc: Ronald Campbell <ronaldcampbell@lantzville.ca>
Subject: Village South Questions

Good morning Dir. Limshue, just a few questions regarding the Village South application.
Thanks,
Mark Swain, Mayor

Question

With respect to the Village South (VS) OCP Concept, why are nearly all the multifamily apartment pictures of building forms are characterized by box-like buildings with flat rooflines (non-undulating rooflines)? Is this

because of the proposed West Coast Contemporary design? It is important to remember that the images are examples of building form(s) . The focus of the application should be on the proposed land use not the building design. The discussion around the final look of the buildings will take place at the development permit stage. That said – the latest developer’s pamphlet illustrates a variety of housing types.

Question

From the 2019 OCP: “Following the site design process, if the proposed number of new housing units falls outside this range, a clear and strong rationale must be provided to the District to justify the difference and will be subject to further public engagement.”

Is it Staff’s view the “clear and strong rationale” is presented in the September 22, 2021 staff report? It is my understanding that the requirement for the Economic Impact Assessment was to assist in providing that strong rationale. Ultimately – if Council will need to decide if they feel \$1.2 million in net benefits for the next 20 years provides a strong enough rationale?

Question

Do you have a copy of the engagement plan that was approved by the district? Or is the section titled, “Public Engagement”, in the September 22, 2021 VS Staff Report the approved engagement plan? The public engagement was as outlined in the Staff report dated September 22, 2021. The applicant relied on virtual meetings given the pandemic (COVID and the variants (eg. Omnicron, Delta).

Question

Why are the bus shelters (X4) and Lantzville road (min. 1) concrete bus pad’ not included in the VS CAC’s? The provision of amenities and the timing for providing those amenities will be included in the Phase Development Agreement.

From Pg23 of VS concept plan

GETTING AROUND

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

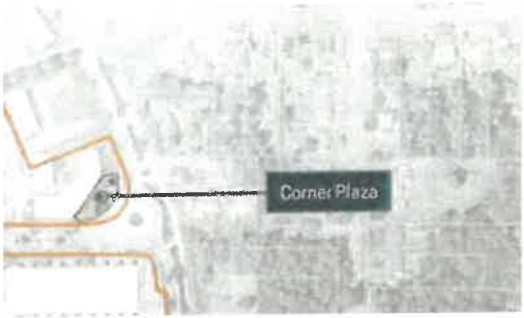
- Up to 4 new illuminated type 2 transit shelters within or adjacent to the site will be developed.
- A minimum of one concrete bus pad on Ware Road will be created to serve a future transit stop (to be determined location).

Question

For the 3.3 acre park land dedication (adjacent to school), in addition to the sports field (\$1M), will the developer be replanting the remaining park land? These are details that will be articulated through the development agreement. It is my understanding that the developer will clear, grade and hydroseed portions of the site that they are not responsible for developing.

Question

From Pg28 of VS concept plan, will the developer be constructing the ‘Corner Plaza’ at Ware and LV Road? Yes



Question

From Pg28 of VS concept plan, will the developer be completing all the works with the 'Neighbourhood Park'? At a minimum, will they be replanting? **Yes – the timing and level of development to be outlined in the Phased Development Agreement.**



Nelda Richardson

Subject: Letters from Residents re Village South Development and the 2019 OCP

From: Lantzville Association <lantzvillecommunityassociation@gmail.com>

Date: April 12, 2022 at 8:14:13 AM PDT

Subject: Letters from Residents re Village South Development and the 2019 OCP

To:

Lantzville Council:
Mayor Swain: mayor.swain@lantzville.ca, Councillor Gesebracht: councillor.gesebracht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
Councillor Wilson: councillor.wilson@lantzville.ca

District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
info@lantzville.ca

Re: Village South Development & proposed amendments to Bylaws 283 and 284

Letter to Mayor and Council

The Official Community Plan (OCP) passed unanimously by Council in June 2019 anticipates 254-389 housing units (plus seniors supportive housing) for the Village South Special Area Plan Zone ("Village South"). The developer owns about 90% of Village South so the anticipated density for their land is about 90% of our OCP's anticipated housing units.

The Official Community Plan took years to prepare and involved extensive community engagement. The OCP is the best compromise reflecting the will of the residents of Lantzville:

As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

I do not welcome such a large development

Signature: Linda Richardson
Name (print): LINDA RICHARDSON
Address: 2412 CHATELAIN RD BOX 274, Lantzville
Date: 3/22/22, 2021

Attached are more letters from Lantzville Residents addressed to the Mayor and Councillors. Submitted by the Lantzville Community Association.

E: lantzvillecommunityassociation@gmail.com

To:

Lantzville Council:

Mayor Swain: mayor.swain@lantzville.ca, Councilor Gesebracht: councilor.gesebracht@lantzville.ca,
Councilor Proctor: councilor.proctor@lantzville.ca, Councilor Savage: councilor.savage@lantzville.ca,
Councilor Wilson: councilor.wilson@lantzville.ca

District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
district@lantzville.ca

Re: Village South Development & proposed amendments to Bylaws 283 and 284

Letter to Mayor and Council

The Official Community Plan (OCP) passed unanimously by Council in June 2019 anticipates 254-389 housing units (plus seniors supportive housing) for the Village South Special Area Plan Zone ("Village South"). The developer owns about 90% of Village South so the anticipated density for their land is about 90% of our OCP's anticipated housing units.

The Official Community Plan took years to prepare and involved extensive community engagement. The OCP is the best compromise reflecting the will of the residents of Lantzville:

As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

Signature: *Dug Carmie*
Name (print): Dug Carmie
Address: 7130 Sebastien Road Lantzville
Date: Dec 12, 2021

Web: <https://lantzvillecommunityassociation.ca>
Facebook: Lantzville Community Association

To:

District of Lantzville
7197 Lantzville Road, P.O. Box 100
Lantzville, SC 29024
@lanville@lanville.co

Lantzville Council:

Mayor Swain: mayor@lanville.co, Councilor Geseibrach: councilor.geseibrach@lanville.co
Councilor Proctor: councilor.proctor@lanville.co, Councilor Savage: councilor.savage@lanville.co
Councilor Wilson: councilor.wilson@lanville.co

Re: Village South Development & proposed amendments to Bylaws 283 and 284

Letter to Mayor and Council

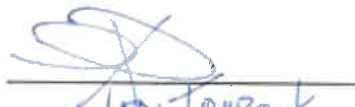
The Official Community Plan (OCP) passed unanimously by Council in June 2019 anticipates 254-389 housing units (plus seniors supportive housing) for the Village South Special Area Plan Zone ("Village South"). The developer owns about 90% of Village South so the anticipated density for their land is about 90% of our OCP's anticipated housing units.

The Official Community Plan took years to prepare and involved extensive community engagement. The OCP is the best compromise reflecting the will of the residents of Lantzville:

As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

Signature:



Name (print):

LEN TOURBOUL

Address:

7906 Southwind Drive

Lantzville

Date:

Dec 5, 2021

To:

Lantville Council:
Mayor Swain: mayor.swain@lantville.co, Councilor Geselbracht: councilor.geselbracht@lantville.co,
Councilor Proctor: councilor.proctor@lantville.co, Councilor Savage: councilor.savage@lantville.co,
Councilor Wilson: councilor.wilson@lantville.co

District of Lantville
7392 Lantville Road, P.O. Box 100
Lantville, NC VOR 280
district@lantville.co

Re: Village South Development & proposed amendments to Bylaws 283 and 284

Letter to Mayor and Council

The Official Community Plan (OCP) passed unanimously by Council in June 2019 anticipates 254-389 housing units (plus seniors supportive housing) for the Village South Special Area Plan Zone ("Village South"). The developer owns about 90% of Village South so the anticipated density for their land is about 90% of our OCP's anticipated housing units.

The Official Community Plan took years to prepare and involved extensive community engagement. The OCP is the best compromise reflecting the will of the residents of Lantville:

As a resident of Lantville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

*I prefer that our community doesn't become over-developed
as compared to our existing infrastructure. At this
time I do not perceive that the infrastructure isn't
sufficient to support ~~the~~ Village South.*

Signature:

Name (print):

PATTY WENSIDGE

Address:

7417 SPANISH WAY Lantville

Date:

Dec 12, 2021

To:

Lantzville Council:

Mayor Swain: mayor.swain@lantzville.ca, Councillor Geselbracht: councillor.geselbracht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
Councillor Wilson: councillor.wilson@lantzville.ca

District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
district@lantzville.ca

Re: Village South Development & proposed amendments to Bylaws 283 and 284

Letter to Mayor and Council

The Official Community Plan (OCP) passed unanimously by Council in June 2019 anticipates 254-309 housing units (plus seniors supportive housing) for the Village South Special Area Plan Zone ("Village South"). The developer owns about 90% of Village South so the anticipated density for their land is about 90% of our OCP's anticipated housing units.

The Official Community Plan took years to prepare and involved extensive community engagement. The OCP is the best compromise reflecting the will of the residents of Lantzville:

As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

We moved to LANTZVILLE FOR THE
PEACEFUL Community Setting WHICH IS
why we're opposed to high density.

Signature:



Name (print):

DAN GIBSON

Address:

6863 EASTWIND DR. Lantzville

Date:

Dec 5, 2021

To:

Lantzville Council:

Mayor Swain: mayor.swain@lantzville.ca, Councillor Geselbracht: councillor.geselbracht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
Councillor Wilson: councillor.wilson@lantzville.ca

District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
district@lantzville.ca

Re: Village South Development & proposed amendments to Bylaws 283 and 284

Letter to Mayor and Council


The Official Community Plan (OCP) passed unanimously by Council in June 2019 anticipates 254-389 housing units (plus seniors supportive housing) for the Village South Special Area Plan Zone ("Village South"). The developer owns about 90% of Village South so the anticipated density for their land is about 90% of our OCP's anticipated housing units.

The Official Community Plan took years to prepare and involved extensive community engagement. The OCP is the best compromise reflecting the will of the residents of Lantzville:

As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

- I HAVE A QUESTION ABOUT VILLAGE DEVELOPMENT? HOW CAN
U DEAL WITH NEW BLDGS WITH V. LOW DENSITY ALLOWED
SEAMLESS TO EXISTING... - ONLY TO RESERVE TO TOWN
STG

Signature: 
Name (print): ARSHPAL SIKKHA
Address: 7006 OWEN ROAD, Lantzville
Date: MAY 27 2021

To:

Lantzville Council:
Mayor Swain: mayor.swain@lantzville.ca, Councilor Geselbrecht: councilor.geselbrecht@lantzville.ca,
Councilor Proctor: councilor.proctor@lantzville.ca, Councilor Savage: councilor.savage@lantzville.ca,
Councilor Wilson: councilor.wilson@lantzville.ca

District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville, B.C. V0R 2H0
dlantz@lantzville.ca

Re: Village South Development & proposed amendments to Bylaws 283 and 284

Letter to Mayor and Council

The Official Community Plan (OCP) passed unanimously by Council in June 2019 anticipates 254-389 housing units (plus seniors supportive housing) for the Village South Special Area Plan Zone ("Village South"). The developer owns about 90% of Village South so the anticipated density for their land is about 90% of our OCP's anticipated housing units.

The Official Community Plan took years to prepare and involved extensive community engagement. The OCP is the best compromise reflecting the will of the residents of Lantzville:

As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

- * The 2019 OCP not being followed.
- * Traffic congestion, safety, speeding (already a problem) along Lantzville Rd from Ware Rd to Shock Rd, will increase.
- * The increase in noise and pollution
- * Council voting 3-2 in favour of the project so far, doesn't seem right how one strong vote can impact so many residents of Lantzville.

Signature: *Harjap Sahni*
Name (print): HARJAP SAHNI
Address: 7049 Lantzville Road, Lantzville
Date: November 29 2021

To:

Lantzville Council:

Mayor Swain: mayor.swain@lantzville.ca, Councillor Gesebracht: councillor.gesebracht@lantzville.ca
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca
Councillor Wilson: councillor.wilson@lantzville.ca

District of Lantzville
7137 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
info@lantzville.ca

Re: Village South Development & proposed amendments to Bylaws 283 and 284

Letter to Mayor and Council

The Official Community Plan (OCP) passed unanimously by Council in June 2019 anticipates 254-389 housing units (plus seniors supportive housing) for the Village South Special Area Plan Zone ("Village South"). The developer owns about 90% of Village South so the anticipated density for their land is about 90% of our OCP's anticipated housing units.

The Official Community Plan took years to prepare and involved extensive community engagement. The OCP is the best compromise reflecting the will of the residents of Lantzville:

As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

Being a small village is what makes Lantzville LANTZVILLE! We have Nanaimo and Parksville right next door. you are destroying what makes this place so special. STOP EXPANDING! PLEASE!

Signature: *N Rutherford*
Name (print): *N Rutherford*
Address: *8006 Rathwin Rd*, Lantzville
Date: *December 12*, 2021

To:

Lantzville Council:

Mayor Swain: mayor.swain@lantzville.ca, Councillor Geselbracht: councillor.geselbracht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
Councillor Wilson: councillor.wilson@lantzville.ca

District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville BC V0R 2M0
district@lantzville.ca

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My/Our Concerns:

Not enough room at the school or roads
Small community and needs to stay that way

Signature: *[Handwritten Signature]*

Name (print): Sally Proctor

Address: 7323 Mulard Drive, Lantzville

Date: Dec, _____ 2021

To:

Lantzville Council:
Mayor Swain: mayswain@lantzville.ca, Councilor Geseibracht: councilor.geseibracht@lantzville.ca,
Councilor Proctor: councilor.proctor@lantzville.ca, Councilor Savage: councilor.savage@lantzville.ca,
Councilor Wilson: councilor.wilson@lantzville.ca

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As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

Please do what the community wants and don't let these developers keep their way. We are here to stay and shouldn't be forced to live next to a project.

Signature: _____

Name (print): M. Gannon

Address: 7913 Woodward Lantzville

Date: Dec 8 '21 2021

Nelda Richardson

Subject: Village South Development

From: Karl Wiese <kwiese@peterbilt.com>
Sent: Tuesday, April 12, 2022 9:53 AM
To: Nelda Richardson <nrichardson@lantzville.ca>
Subject: Village South Development

Just wanted to take a moment and say that as a permanent resident of Lantzville I look forward to the VS project and all it may bring to our community. A good mix of housing and commercial opportunities shall be a welcome addition to Lantzville in general.

Although seemingly attacked as irresponsible and not fitting the OCP I for one feel that council has done an admirable job of trying to address legitimate concerns of those opposed to any movement forward on this and many other projects slated to better our community. It is long overdue in Lantzville where housing, shopping, eating, and other necessities are right at people's doorstep. I am in full support of the Village South development plans and look forward to the amazing future and opportunities this project shall bring.

Cheers
KW

Karl Wiese | Truck Sales - NA



Peterbilt Pacific Inc.
6826 Metro Road
Nanaimo, BC, V0R 2H0
D: (250) 390-4444 | C: (250) 268-2259
www.peterbilt.com

April 12, 2022



To: The District of Lantzville

Council & Staff

Re: Village South Public Hearing April 13, 2022

I would like to express my support for the project currently known as Lantzville Village/Village South. I have lived in Lantzville for several years, both at our current location and two other homes we built and lived in, my Husband's family was in Lantzville for over 50 years, our children attended Seaview School and we are hopeful our grand children will as well.

This project, in my opinion, will bring a much needed diversity to property sizes and population. A community needs people of all ages, young and old, to thrive. Communities need young families to keep services such as schools, clubs, facilities, etc.

I feel the proposal adds much needed value to Lantzville, especially with the addition of retail space. How nice would it be to shop in our own community for groceries and incidentals, and for the people living in Lantzville to be able to work in Lantzville.

A project of this size also adds to the communities tax base and Development Cost Charges will hopefully go to good use repairing some of Lantzville's infrastructure.

I understand people's concerns with the number of homes being proposed but if done with surrounding community in mind, including some green space in the plan, providing park land etc. this project will do nothing but enhance Lantzville.

Thank you for considering my opinion.

Teresa Marston
7144 Eby Rd
Lantzville, BC V0R 2H0

Nelda Richardson

Subject: April 13, 2022 Public Hearing Input
Attachments: Letter to Council re Public Hearing Input.pdf

From: Bob Hoffstrom
Sent: Tuesday, April 12, 2022 11:16 AM
To: District Public <district@lantzville.ca>
Subject: April 13, 2022 Public Hearing Input

Please find attached a letter to Council in support of the proposed bylaw amendments.

Bob Hoffstrom
6880 Nestor Way
Lantzville, BC

April 12, 2022

District Of Lantzville

7192 Lantzville Road

PO Box 100, Lantzville, BC

VOR 2H0

Attention: Mayor and Council

Dear Mayor and Council;

Re: Public Hearing – Proposed Rezoning for Village South

I am writing in support of the proposed rezoning amendments to BL 150 and BL 180 as published in your Notice of Public Hearing for April 13, 2022.

I am aware of recent actions to solicit a petition against the proposed amendments, and I am concerned that signatures are being solicited based on a lot of misinformation and fear being disseminated regarding the proposed development. Much of the dissent is directed at the proposed density, and a variety of other concerns which appear to be items more appropriately dealt with at the DP or subdivision stages.

In my opinion, the future success and sustainability of the Lantzville core will benefit from the proposed density, and encourage community development that will support a healthy area for working, living and playing locally. In my opinion, it will change the current atmosphere and complexion of the area for the better. There is no reason to fear the change, provided there is sufficient control and community input into the development process where form and character, design, and environmental items can be dealt with.

The OCP is only a guiding document, which needs to be dynamic and able to deal with changing times. Who would have thought 20 years ago that we would be dealing with such issues as an affordable housing crisis in Lantzville, or a transition to electric vehicles, among other influencing factors that could affect our development decisions today?

The proposed development concept will take many years to build out, and during that time, market conditions, and other external factors may require some adjustments, but it appears to be a reasonable approach by the owner, that will enhance the Lantzville core for years to come.

R Hoffstrom

Robert Hoffstrom,

6880 Nestor Way

Lantzville, BC

VOR 2H0

Nelda Richardson

From: Brian Henning - Williamson & Associates <brian@vibcls.ca>
Sent: Tuesday, April 12, 2022 11:34 AM
To: District Public
Subject: Village South Application - Drainage

Dear, Mayor and Council,

During the April 6th Council meeting there were questions and some apparent confusion on the drainage for Village South, specifically why were there not preliminary investigations, calculations and data collection being undertaken. We write to provide a brief overview of the drainage and storm water management plan for Village South.

- The District's engineering consultants have developed a framework study on drainage that generally defines the drainage catchment areas for Lantzville. In conjunction with this there is the development cost charge (DCC) project list that identifies infrastructure improvement projects, including drainage upgrades within the catchment areas. As well, in previous preliminary development approvals for the Village South area there were stated drainage improvements required. This base information provides the background for the Newcastle Engineering servicing study on drainage and the projects listed therein.
- The requirement to maintain post development rates at pre-development rates will be accommodated within the development infrastructure, details of this will be provided later (see below). In general, the fundamental requirement of post-development rates being maintained at pre-development rates can be achieved through many storm water management designs. The storm water management design options to accommodate the increased drainage from project roads and buildings were provided within the Special Area Plan, including an illustration of a conceptual plan. These were developed by Murdoch De Greeff Landscape Architects and Newcastle Engineering. Test pits and soil samples were taken on site and analyzed to determine absorbency of the existing conditions, this forms part of the engineering drainage overview.
- As provided at the Council meeting, the District bylaws state that a detailed storm water management plan is required at the subdivision and development stage. In addition, the future development on each parcel will be required to meet the requirements of the District of Lantzville bylaws with respect to drainage management.

In summary, there is base information, research and site investigation that has gone into the statements regarding drainage contained within the Special Area Plan and the Newcastle Engineering servicing study. At this time no further information or detailed design is warranted or necessary regarding drainage and the storm water management plan.

Yours truly,

Brian S. Henning B.C.L.S.

Williamson & Associates

Professional Surveyors

3088 Barons Road, Nanaimo BC V9T 4B5

Phone: 250-756-7723

Email: brian@vibcls.ca

NOTE: NEW EMAIL ADDRESS: brian@vibcls.ca

Nelda Richardson

Subject: Proposed Bylaw No. 283 and Bylaw No. 284
Attachments: Lantzville Village South wetlands memo.pdf

From: Harriet Rueggeberg
Sent: Tuesday, April 12, 2022 3:24 PM
To: District Public <district@lantzville.ca>
Cc: Councillor Geselbracht <councillor.geselbracht@lantzville.ca>; Councillor Proctor <KProctor@lantzville.ca>; Councillor Savage <ISavage@lantzville.ca>; Councillor Wilson <JWilson@lantzville.ca>; Mayor Swain <mayor.swain@lantzville.ca>
Subject: Proposed Bylaw No. 283 and Bylaw No. 284

Attached is a memo regarding proposed Bylaws No. 283 and 284, dealing with the proposed Village South plan. Please consider this as input to the scheduled public hearing on this matter, along with the letter that I previously sent to the District on Nov 23, 2021.

In case there is a problem with opening the attached file, the body of the memo is included below.

*Harriet Rueggeberg
7187 Lancrest Terrace, Lantzville BC*

The proposed Village South Plan encompass wetlands that form an important part of the District's infrastructure. The southeast portion of the District's lands from below Highway 19, and probably portions above the Highway, drain onto this property. The wetlands act to hold this surface and subsurface drainage, retaining and releasing it slowly to the surrounding lands, to groundwater and to what remains of Wiles Creek. Without this absorptive function, the surrounding lands and areas downstream would be regularly flooded in winter/spring and desiccated in summer/fall.

Wetlands and natural drainage systems are increasingly recognized for their vital role in community infrastructure, as well as their ecological value. A 2018 study for the City of Nanaimo under the Municipal Natural Assets Initiative found that Buttertubs Marsh provides not only a place for people and nature to mingle, but filters and cleans receiving water from storm systems and acts as a mitigative reservoir from potential flood damage for the community. Modelling showed that to build an engineered system matching what Buttertubs does with respect to stormwater collection alone would cost from \$4.7 to \$8.3 million dollars. When considering potential impacts on flooding and storm protections due to climate change, the value of the Marsh could rise to \$10-15 million. . This does not include land cost nor other services provided by the Marsh such as water quality protection, greenhouse gas emission reduction and recreation.

The Village South wetlands and drainage system provides the same services for the south end of Lantzville, yet there is no recognition of these values and their preservation, or their replacement costs, in the proposed Plan.

The Regional District of Nanaimo just adopted a Regional Strategy for Rainwater Management (March 2022), which views rainwater as a resource rather than a nuisance. It takes a sustainable approach to controlling, treating and conveying precipitation within the landscape, relying heavily on natural systems/infrastructure supplemented by built infrastructure only as needed.

So, too, can the District take a sustainable approach to rainwater management, and recognize the vital role the Village South lands play in managing rainwater for the entire south community.

Please ensure that these wetlands and drainages endure for the many services they provide to our community.

memo

To: Mayor and Council, District of Lantzville
From: Harriet Rueggeberg
7187 Lancrest Terrace, Lantzville BC
Date: 12 April 2022
Re: **Proposed Bylaw No. 283 and Bylaw No. 284**

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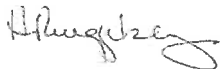
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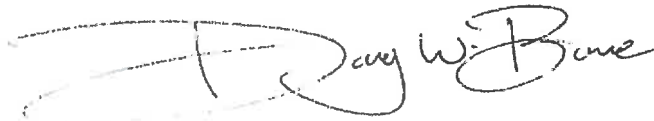
Please ensure that these wetlands and drainages endure for the many services they provide to our community.



Harriet Rueggeberg

This is to let the District of Lantzuville
know that I Doug Bowe of 6920
Rosalya Cres is in favor of the proposed
rezoning of the Lantzuville Village South Lands.
Bylaw 283 and 284.

April 12 2022

Doug W. Bowe



Shelley Base of 6920 Royalyn Cree in im fawn
of the proposed zoning of the Kentonville South
Kanda bylaws 283 and 284
April 12 2022
Shelley Base



Nelda Richardson

Subject: village south

-----Original Message-----

From: Lynn

Sent: Tuesday, April 12, 2022 4:38 PM

To: Nelda Richardson <nrichardson@lantzville.ca>

Subject: village south

I sent in my thoughts on the village south proposal some time ago, but I now have a new very serious concern.

The statistical chance of nearly half the adult population of Lantzville voluntarily signing a petition, is very low. I know that people who were approached but refused to sign, were pressured and given false information (it happened to both me and my husband, and I have heard of it happening to others) How many people gave into the pressure?

At best the validity of this petition is questionable. Please don't take it at face value.

Lynn Reeve
6958 Jacks Road

Nelda Richardson

Subject: Public Hearing Input For DoL Amendment Bylaws 283 and 284
Attachments: BC Housing Needs,Supply (Final-UBCM Housing Position Paper.pdf)

From: Hans LARSEN

Sent: Tuesday, April 12, 2022 5:14 PM

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

Subject: Public Hearing Input For DoL Amendment Bylaws 283 and 284

Hello

Please include the attached document, which provides a local government view on the state of the housing supply in B.C. (2016-2021), in the submissions for tomorrow night's Public Hearing for OCP Amendment Bylaw No. 283, 2021 and Zoning Amendment Bylaw No. 284, 2021. It offers a different perspective than that of the document recently submitted by councillor Geselbracht as input to this Public Hearing.

Sincerely,

Hans J. Larsen

7010 Owen Road

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



Building BC: Housing Completions & Population Growth 2016-2021

March 23, 2022

The Union of British Columbia Municipalities (UBCM) represents 100% of the local governments in BC and has advocated for policy and programs that support its membership's needs since 1905. We are a policy-based organization, guided by member positions established through resolutions at our annual convention. UBCM membership consists of 161 Municipalities, 28 Regional Districts and 9 First Nations.

Overview

The continuing crisis in housing affordability and attainability is a matter of significant concern for local governments in British Columbia. Recognizing the need for a proactive agenda for change, in 2018 UBCM endorsed a comprehensive [strategy](#) that identified 32 recommendations to address the supply of and demand for housing in our province. Many of the proposals advanced in UBCM's strategy were reflected in the B.C. Government's [housing plan](#) introduced later that year.

However, despite the efforts of all orders of government to make homes more affordable since the provincial plan was released, housing affordability and attainability have only worsened. The vexing question for all involved is: "why?"

Over the past number of months, numerous opinions have been advanced contending that housing supply is not keeping pace with B.C.'s growing population, and further, that local government development approvals are the primary cause for this gap in supply. In every case, though, the evidence produced to back these assertions is anecdotal housing information. In keeping with UBCM's commitment to evidence-based policy development, we have prepared this report to present the relevant data, including current (2021) Census data, to move the discussion from rhetoric to facts.

Based on the data provided below, UBCM submits that housing supply, as best can be determined based on the data available, *has kept pace* with population growth in British Columbia over the past five years. As detailed below:

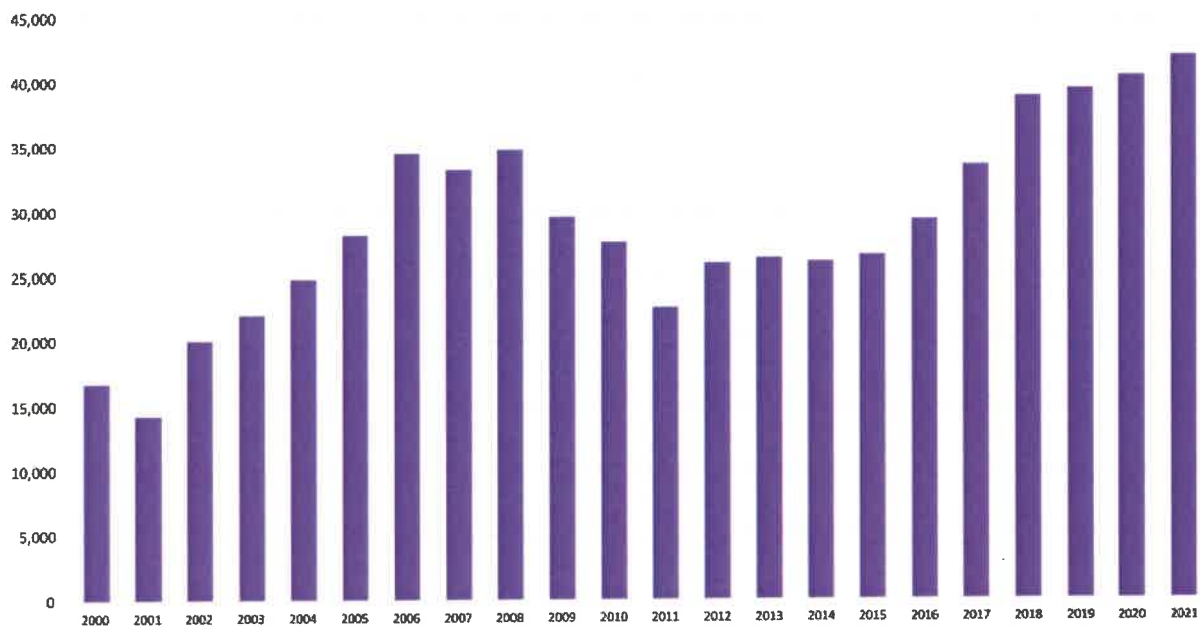
- More housing has been built in British Columbia over the past three years than in any three years in the past 20 years.
- Growth in the number of dwellings in B.C. has closely tracked population growth.
- Across Canada, except the Yukon, no other province or territory has seen higher growth in total dwellings over the last 5 years.
- Local governments are just one of several parties involved in housing development, each with its constraints limiting housing supply:
 - The development sector is currently facing significant trade and supply chain shortages.
 - Rural and northern areas struggle with shortages of qualified professionals, developers and capacity constraints.
 - Provincial approval processes and referrals contribute to delays in housing.
 - The Federal Government is still catching up in utilizing the array of policy levers available to it that would support greater housing attainability, including monetary policy, tax policy, investments in housing supply and other means.

- Effectively tackling affordability requires more than a singular focus on supply. It also requires incentivizing *the right supply* such as affordable rental housing and co-ops and addressing the still-significant influence of speculative demand.

Local Governments & Housing Supply: The Evidence

Local governments across BC have been working in partnership with industry to approve considerable amounts of housing in recent years. This is apparent in the steady growth in housing completions since 2014 (*Figure 1*). More housing has been built in British Columbia over the past three years than in any three years in the past 20.

Figure 1: Housing Completions in British Columbia, 2000-2021



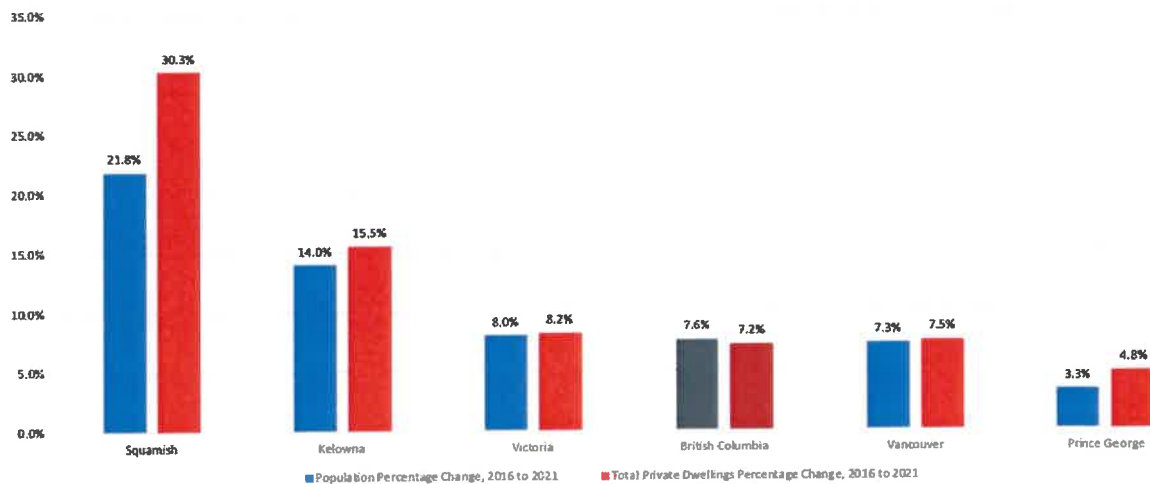
Source: Statistics Canada. Table 34-10-0126-01. Canada Mortgage and Housing Corporation, housing starts, under construction, and completions, all areas, annual

Recently released census data indicates that this growth in completions has translated into total private dwellings approximately keeping pace with population growth over the past 5 years. Between 2016 and 2021, B.C.'s population grew by 352,824 (7.6% growth) while the number of dwellings grew by 148,277 (7.2% growth) in the same period. While there is a level of indeterminacy in the data since current information on household size in B.C. will not be available until later this year, the data for the most recent year available (2016; 2.4 persons per household) indicates that the growth in

homes closely tracks population growth. It also certainly undercuts any claims that there is a gross misalignment between the growth in new homes and the growth in B.C.'s population.

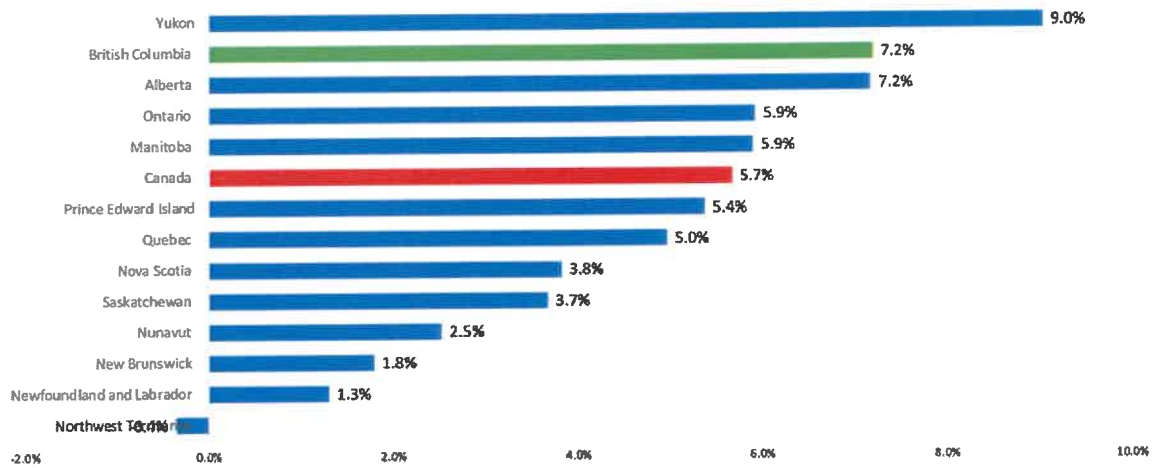
In fact, in several large metropolitan areas, private dwelling growth has exceeded population growth (*Figure 2*). Across Canada, no other province or territory has seen higher growth in total dwellings over this period, except the Yukon (*Figure 3*). Furthermore, analysis of 2001-2016 data finds little evidence to support claims that the supply of housing units in expensive markets has been inadequate to keep up with growth in household numbers¹.

Figure 2: Changes in Total Population and Total Private Dwellings in BC Major Census Metropolitan Areas, 2016-2021



Source: Statistics Canada, 2021 Census of Population

Figure 3: Changes in Total Private Dwellings in Canada and Provinces, 2016-2021



Source: Statistics Canada, 2021 Census of Population

At the same time as local governments have been approving housing at a record pace, they have also been working in good faith with the Province to streamline development approvals. Currently, there is a ferment of activity in this area. The provincially funded Local Government Development Approvals program, which was created to support local innovation, has been heavily oversubscribed, funding 43 projects out of 103 applications, indicating both widespread commitment and a range of creative options identified by local government for improvement.

Several conclusions are clear based on the evidence in the most recent data:

- Local governments have responded to increased demand resulting from population growth.
- Housing supply is increasing dramatically, in step with a growing population.
- Local governments continue to innovate and look for new ways to accelerate increased supply.

However, despite the sustained growth of supply over this period, housing affordability and attainability have only gotten worse. There are other contributing factors beyond the pace of local government development approvals contributing to the continued increase in housing costs.

Housing is a Team Effort

There are many parties involved in generating housing supply. Each currently faces significant barriers, challenges and opportunities that could be addressed to improve affordability. While it may be intuitively appealing to point towards local government planning approvals as the single element constraining housing development, this does not hold up to scrutiny.

“You can draw a direct line from labour shortages and longer project completion times to the affordability crisis in B.C.”

-ICBA President Chris Gardner

The development sector currently faces significant trades shortages and supply chain issues and all signs point towards a system at capacity. Recent survey data by the Independent Contractors and Businesses Association (ICBA) highlight the scale of the problem:

- 76% of businesses are taking more time to source construction materials for projects, including 88% in the high growth areas of Vancouver Island, the Interior and the Okanaganⁱⁱ.
- While 96% of ICBA construction companies expect 2022 to be as busy or busier than 2021, 75% already can't find enough workers, up from 61% in 2021ⁱⁱⁱ.

The ICBA has described the present labour shortage as “the most significant labour shortage in decades”, prompting President Chris Gardner to observe that “You can draw a direct line from labour shortages and longer project completion times to the affordability crisis in B.C.”^{iv}

Local governments also face challenges in addressing affordability, but as with the development sector, many of these are outside of their control, including shortages of qualified professionals and a lack of developers in rural and northern communities. As a result, local governments continue to seek support from the Province in these areas. Several recent UBCM resolutions have highlighted such needs, including 2021-EB75, which cites “*rural local governments that lack the financial capacity and professional expertise to develop lands suitable for various forms of housing to encourage small scale developers to construct such housing*”, and requests that the Province create funding programs to encourage small scale developers to construct housing in rural BC.

Local governments are also under increasing pressure to address new and evolving planning challenges such as climate change-related hazards (heatwaves, flooding,

landslides) and associated adaptation and mitigation measures. Planning regulations are in place for specific reasons, often responding to Federal and Provincial legislation. Any push to expedite planning approvals needs to be met with resources that recognize new requirements. Rural, remote and northern regions for instance face barriers to successful implementation of the Energy Step Code that include a lack of local training opportunities and lack of qualified energy advisors (*UBCM resolution 2020-EB87*).

The Province could also take action to streamline and improve their own approvals as detailed in their Development Approvals Process Review Report^v. This report identified several areas of improvement: communication around new provincial policies and regulations, referrals to the Ministry of Transportation and Infrastructure, changes to the Building Code, and late engagement by BC Hydro. These needs have been echoed by the Canadian Home Builders' Association British Columbia, who recently noted^{vi}:

“the process to build a home is complex and often requires cross-ministerial involvement. As such, it is imperative that a housing lens continue to be placed on the work of other ministries. This specifically relates to resolving challenges that have become prevalent with permits requiring the involvement of the Ministry of Forestry, Lands, Natural Resource Operations and Rural Development (FLNRO) and the Ministry of Transportation and Infrastructure (MOTI)”

- Canadian Home Builders' Association, British Columbia

The Federal Government has significant policy levers that dwarf anything that local governments could undertake to address affordability, including monetary policy (historically low interest rates are widely recognized as a major driver for demand in recent years), immigration policy, tax policy and sectoral policy for the housing sector including CMHC policies, mortgage support, levels of public investment and policies related to rent subsidies. While the Federal Government has taken some recent steps to address affordability through the National Housing Strategy (NHS), these steps have been modest and in some cases self-defeating.

A recent evaluation of the NHS found that it is failing to live up to key objectives^{vii}: “Relatively few new units produced by the [National Housing] strategy thus far could lift low-income households out of core housing need, especially lone-parent families and unattached people. Low-income households comprise the bulk of those in need, so for the programs studied to have a meaningful impact on core housing need, new supply must be more affordable than what is currently being produced”.

A Path Forward

It is not uncommon in the current climate of debate to hear assertions that fixing housing is a simple matter of supply and demand. As detailed above, there is nothing simple about housing policy, and simple solutions are likely to be ineffective. Housing policy is complex, with many stakeholders and policy levers affecting outcomes. A narrow focus on local government development approval processes or a poorly defined notion of the supply that is needed, without addressing other elements and participants in the housing system, risks missing important opportunities to improve affordability.

In addition to housing supply, further action continues to be needed to address speculative demand and the financialization of housing^{viii}:

- A January 2022 Bank of Canada report found that just over 20% of new home purchases across Canada are made by investors^{ix}. Secondary rental market housing is more precarious than purpose-built rental housing, and high levels of investor activity can contribute to higher prices for everyone trying to get into the market.
- Some communities in BC are seeing remarkable growth in flipping of pre-sale condos (assignments). For example, Langley has seen a 724% increase over the past 3 years^x, and Abbotsford saw a 161% growth in the same period^{xi}.
- Last year, there were 185 apartment building transactions in Metro Vancouver and Greater Victoria, with a total value of \$3 billion, compared to \$1.1 billion in 2020. A full 60% of these transactions were made by major institutional investors and real estate investment trusts (REITs)^{xii}. Such transactions may only be worthwhile for investors if they result in significant rent hikes, and may pose challenges for non-profits forced to compete for new properties at a significant disadvantage^{xiii}.

As noted by UBC housing researcher Penny Gurstein, the pandemic further exacerbated these challenges^{xiv}:

Our greatest threat right now is the increasing predatory financialization of land and housing. In the crisis that we are currently experiencing, it is a perfect time for real estate investment trusts (REITs) to buy up large swathes of rental housing. We need policies and an ambitious government procurement plan to thwart this.”

-Dr. Penny Gurstein, UBC Professor & Founding Director of the Housing Research Collaborative

Finally, the financialization of housing and a longstanding emphasis of Canadian housing policy on home ownership has also seen real estate develop into a major sector of B.C.'s GDP, accounting for one-fifth of the economy: 20.0% of B.C.'s GDP in 2020^{xv}. This has put the province in a conflicted position where it is increasingly reliant

on Property Transfer Taxes for revenue while at the same time housing has become increasingly unaffordable.

UBCM and others have identified diverse approaches that could be implemented to tackle such challenges. For example, the Report of the Joint UBCM-Province Advisory Group on Short-Term Rentals presents a series of actions that the Province could take to enable local governments to immediately free up long-term rental supply currently being used as short-term rentals^{xvi}. UBCM's 2018 housing strategy also identified measures such as a tax to penalize speculative resale (sometimes referred to as a 'flipping-tax'). This and other demand measures have been identified in the Federal Minister of Housing and Diversity and Inclusion's mandate letter, but have yet to be implemented. In addition, the Province could further follow through on promised measures to require cooling-off periods and to address blind bidding^{xvii}, to better protect prospective homeowners in what is a highly competitive housing market.

Addressing homelessness remains another critical housing need that requires continuous action and investment. UBCM recognizes and strongly appreciates the significant initiatives and funding put forward by the Province to address homelessness in recent years, including through recently announced funding for complex care housing^{xviii}. Such initiatives, developed in conjunction with local governments, represent an important example of how collaboration amongst orders of government continues to be the best way to build effective policy.

Within this context, the four policy shifts identified in UBCM's housing strategy^{xix} remain relevant today in ensuring an evidence-based approach to housing:

1. **A Rental Housing Strategy** to help address a deficit in rental housing built up through decades of policy priority on homeownership. This would see a variety of incentives and investments to support "right supply" more broadly - including co-ops and other forms of attainable housing - not just supply for the sake of supply.
2. **A Demand Management Strategy** with measures to stabilize prices and restore affordability. In the present context, further data development and measures are required to address wide-ranging current pressures on housing affordability including REIT purchases, speculative investment and short-term rentals.
3. **A Comprehensive Homeless Strategy** to substantially reduce the number of people who are homeless. While supportive housing continues to be critically needed, further investments in attainable housing and demand management are also needed to reduce pathways into homelessness.
4. **An All-Government Approach towards Housing Affordability**, through which all orders of government collaborate at a community level to bring about community appropriate change.

Conclusion

Local governments in B.C. recognize that our province is facing an affordability crisis. Given the scale of the challenge and the risks associated with continued housing cost escalation, local governments also appreciate the significant investments that the provincial and federal governments have made in addressing housing and homelessness in recent years. It is also obvious that the best efforts of all orders of government and industry have not been effective, and that it is necessary to redouble our efforts collectively to strengthen housing policy with a focus on housing affordability and attainability.

The notion, though, that there is a crisis in the supply of housing relative to population growth is not supported by evidence. Given that local governments have also approved record amounts of new homes over the past several years, it is evident that the data does not support a mandate for wholesale change to the development approval process, but instead continued streamlining. Local governments have been proactively engaged in improving these processes and UBCM has been working with the province to continue to affect legislative and other changes to improve affordability in practical and effective ways.

Acknowledgment:

UBCM would like to thank Andy Yan, Director of SFU's City Program, for his analysis and presentation of CMHC and Statistics Canada housing data used in this report.

Notes:

ⁱ <https://www.kpu.ca/sites/default/files/The%20Housing%20Supply%20Myth%20Report%20John%20Rose.pdf>

<https://www.kpu.ca/sites/default/files/Rebuttal%20to%20Lauster-Methodology.pdf>

ⁱⁱ <https://www.icbaindependent.ca/2022/01/05/news-release-construction-challenged-by-supply-chain-issues-says-icba-survey/>

ⁱⁱⁱ <https://www.icbaindependent.ca/2022/01/18/news-release-more-work-higher-wages-and-a-desperate-need-for-more-people-says-icba-construction-survey/>

^{iv} <https://www.icbaindependent.ca/2022/01/18/news-release-more-work-higher-wages-and-a-desperate-need-for-more-people-says-icba-construction-survey/>

^v https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/local-governments/planning-land-use/dapr_2019_report.pdf

^{vi} <https://chbabc.org/wp-content/uploads/2021/05/20210514-CHBABC-Key-Housing-Supply-Challenges-and-Recommended-Immediate-Actions-FINAL.pdf>

^{vii} <https://assets.cmhc-schl.gc.ca/sites/place-to-call-home/pdfs/analysis-affordable-housing-supply-created-unilateral-nhs-programs-en.pdf>

^{viii} The financialization of housing can be described as “the growing influence of financial instruments, institutions, and investors in local housing markets”, as detailed in this 2021 CMHC funded report:

<https://socialinnovation.org/offering/financialization-of-housing/>

^{ix} <https://www.bankofcanada.ca/2022/01/staff-analytical-note-2022-1/>

^x <https://www.aldergrovestar.com/news/flipping-of-langley-pre-sale-condos-townhouses-rises-724-per-cent-in-three-years/>

^{xi} <https://www.theprogress.com/news/flipping-of-pre-sale-condos-in-langley-abbotsford-not-yet-happening-in-chilliwack/>

^{xii} <https://multifamilybc.cbrevancouver.com/code/wp-content/uploads/2022/01/CBRE-National-Apartment-Group-2021-Apartment-Report-Jan-28-2022.pdf>

^{xiii} <https://vancouver.sun.com/news/local-news/rental-housing-investment-feature>

<https://policyoptions.irpp.org/magazines/june-2021/affordable-secure-and-adequate-housing-as-an-economic-strategy/>

^{xiv} <https://policyoptions.irpp.org/magazines/june-2021/affordable-secure-and-adequate-housing-as-an-economic-strategy/>

^{xv} <https://www2.gov.bc.ca/assets/gov/british-columbians-our-governments/government-finances/financial-economic-review/financial-economic-review-2021.pdf>

^{xvi} https://www.ubcm.ca/sites/default/files/2021-11/Policy%20Areas_Housing_Priorities%20for%20Short-Term%20Rentals%20Report_2021-10.pdf

^{xvii} <https://news.gov.bc.ca/releases/2021FIN0070-002097>

^{xviii} <https://news.gov.bc.ca/releases/2022MMHA0005-000083>

^{xix} <https://www.ubcm.ca/sites/default/files/2021-08/UBCM%20Housing%20Strategy.pdf>

Nelda Richardson

Subject: Village South Project

From: Ken Bellingham
Sent: Tuesday, April 12, 2022 5:18 PM
To: District Public <district@lantzville.ca>
Subject: Village South Project

From Ken & Pam Bellingham - Peterson Rd

As a Lantzville resident for over 30 years & in the construction trade my whole life, I've done many projects in this town & feel there is a need for us to expand & let others in on this nice place. I support council on this "Village South Project". Not too many families can afford larger parcels of land, plus i believe the majority of people would want smaller lots or multi family units as the are cheaper with less maintenance & work for non gardener types. This has gone on far too long, so lets approve what is good for our community - more people - more business - more community spirit ! Our council has done a wonderful job with the downtown street area + Sebastien & Peterson Roads upgrades & i foresee more good things to come from them & us - we all want good for our town.
Well Done Lantzville !

Nelda Richardson

Subject: South Lantzville Development

From: Gennie Vest
Sent: Tuesday, April 12, 2022 5:43 PM
To: Nelda Richardson <nrichardson@lantzville.ca>
Subject: South Lantzville Development

To Mayor Swain and Council:

We are very excited to see the plans for the development of the lower Ware property and are so looking forward to our village core really being the vibrant centre of our community. For many years, we have seen businesses come and go in that area and it will be of such benefit to our community as a whole to have an anchor in the village proper.

The various types of housing will allow for a great mix of family situations that will span so many levels of ages and needs. This in turn will present many opportunities to shop, dine and recreate in our own locale without having to go "in town" to spend our money. The broader tax base will also allow our municipal services to keep pace with our future roads, services and other ongoing needs in a timely manner.

You and your council have done a good job and we are behind this project 100% as it stands to date. We can hardly wait to see the work get started and look forward to being able to live in this lovely spot for many years to come.

Gennie and Dick Vest
7914 Lantzville Rd
[REDACTED]

Heidi Gilson

From: Heidi Gilson
Sent: April 13, 2022 8:15 AM
To: Heidi Gilson
Subject: FW: Village South Proposal

From: Darla & Joe
Sent: Tuesday, April 12, 2022 7:02 PM
To: District Public <district@lantzville.ca>
Subject: Village South Proposal

To: District of Lantzville
Attention: Mayor and Council

I support the Village South Proposal so please let it proceed as planned.

Lantzville needs some shops; some retail outlets, a coffee shop or a bakery. Something to keep bringing families into town. Win for locals, win for the local businesses. We own a retail business in Lantzville. We draw people to our store from all over Vancouver Island (with large support from Lantzville and Nanaimo) and I'm sure they would stick around and shop if there were more shops here or grab a treat from a coffee shop or bakery.

There is a housing crisis. We need all housing types for families, singles and senior housing for those that don't want to leave Lantzville. This plan would provide some options for everyone.

The community would benefit with a small local grocery shop maybe like the 49th Parallel or Pomme. If Cedar can support this grocery store for so many years, it would sound logical that Lantzville could also support this type of grocery store. It doesn't have to be a large store like Save On foods or Quality Foods. Also great for last minute pickups.

In order for our town to thrive and grow, we need more people. They are the tax payors who will help us sustain our community. More people need places to live. Build more housing and please don't waste any more time.

I support the proposed village south development.

Darla Keller
7127 Benwaldun Road
Lantzville, BC

Heidi Gilson

From: Heidi Gilson
Sent: April 13, 2022 8:16 AM
To: Heidi Gilson
Subject: FW: DoL Public Hearing Official Community Plan Bylaw No. 150, 2019, & Zoning Bylaw No. 180, 2020, & Amendment Bylaw No. 284, 2021.

From: Vinayak Vatsal
Sent: Tuesday, April 12, 2022 7:02 PM
To: District Public <district@lantzville.ca>
Cc: Mayor Swain <mayor.swain@lantzville.ca>; Councillor Wilson <JWilson@lantzville.ca>; Councillor Savage <ISavage@lantzville.ca>; Councillor Geselbracht <councillor.geselbracht@lantzville.ca>; Councillor Proctor <KProctor@lantzville.ca>
Subject: DoL Public Hearing Official Community Plan Bylaw No. 150, 2019, & Zoning Bylaw No. 180, 2020, & Amendment Bylaw No. 284, 2021.

Dear Mayor and Council,

I write with respect to the Bylaws and Amendments mentioned in the subject of this email.

I am opposed to the Bylaws, for the following reasons:

1. Inconsistency with RDN Housing Needs

The RDN has recently released a list of criteria for needed housing. Four of the top five criteria are: accessible and adaptable housing; non-market rental housing, market rental housing, and transitional and low-barrier rental housing. The proposal under consideration does not meet any of these needs.

2. Inadequate Financial Benefit to the District

The District and the Urbanics consultants assert that the proposed zoning and associated development will result in a financial benefit of more than 25 million dollars. However, most of this benefit is either speculative or nominal.

The bulk of the benefit (around \$20 million) appears to be a speculative valuation of land, infrastructure, and amenity contributions. These contributions do not represent any addition to District income or cash flow. Cost of maintaining these lands, infrastructures, and amenities has not been accounted for in the proposal.

Furthermore, the Urbanics report instead states clearly that the the tax generated by the development will not adequately cover the increased operating expenses.

3. Value of Land and Amenities

The value to the District of land contributed by the developer is at best questionable. The Lewkowich Engineering report states explicitly that the lands designated for community use are not suitable for construction, and that any future building on the designated site will be difficult and expensive to build, since the ground is too soft and wet for conventional construction techniques. Any construction on the site will be expensive, and the District will incur significant costs for building and draining for any District-owned facilities.

The advertised grocery store is also proposed to be built on lands described by Lewkowich as unsuitable for construction and underground parking. In view of the Urbanics report, which states that the proximity to Woodgrove will challenge the viability of any grocery store on the proposed site, it is hard to believe that any grocery store will be financially sustainable, or even that any such store will ever be built.

4. Vehicle traffic and parking

There is no significant source of employment in Lantzville. New residents will perforce have to have automobiles and use the highway for commuting. The 730 units proposed will therefore add at least 1000 vehicles, and perhaps more, to the traffic load in Lantzville. This will inevitably lead to congestion, and degrade the quality of life enjoyed by current residents. The contention by the Developer and the District that the proposed development is "walkable" is risible — there is nowhere to which one could walk.

5. Environmental consideration

No analysis appears to have been made of the consequences of diverting all run-off from the project to the ocean via a culvert. If the existing culverts on Lantzville beaches are any guide, the massive outflow that can be expected will pollute and erode the beaches. While there is a promise to maintain total runoff at pre-development levels, that level appears never to have been measured, and the promise is therefore meaningless.

The District should refuse the requested Zoning and Bylaw amendments until such time as the points above are addressed.

Sincerely,

Dr Vinayak Vatsal
7174 Sebastion Road

Dr Vinayak Vatsal
Associate Head
Department of Mathematics
University of British Columbia

Nelda Richardson

Subject: Public Input - Bylaw No. 283 & No. 284

From: Calvin Scott
Sent: Tuesday, April 12, 2022 7:27 PM
To: District Public <district@lantzville.ca>
Subject: Public Input - Bylaw No. 283 & No. 284

Public Input Regarding: District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021 & District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021

To Lantzville Mayor & Council,

I am writing today to voice my support in favour of the above listed bylaw amendments and the proposed development plan for Village South.

I regret that I recently signed the petition, circulated by the Lantzville Community Association, in opposition to this proposal when approached at my home without full awareness of all the facts. After further review of the available information my opinion has changed and I support the proposed development.

Calvin Scott
6820 Harwood Drive, Lantzville

Nelda Richardson

Subject: Proposed Bylaw No. 283 and Bylaw No. 284 Input

From: D Dion-Belair
Sent: Tuesday, April 12, 2022 7:32 PM
To: District Public <district@lantzville.ca>
Subject: Proposed Bylaw No. 283 and Bylaw No. 284 Input

To the Members of Council,

I am strongly opposed to the "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021" & "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021" that propose to amend the zoning on parcels legally described as: That Part of District Lot 45 Wellington District lying to the North West of Copley Road shown outlined in red on Plan 733R and except that part in Plans 23561 and VIP65702; Lot 1 District Lot 27G Wellington District Plan VIP66828; and Lot 2 District Lot 27G Wellington District Plan VIP66828, from "Future Special Area Plan Zone (F-SAP)" to "Village South Special Area Plan Zone (SAP-2)", "Community Services Zone (CS)", and "Park Zone (P)".

I am extremely concerned by some of the details outlined in the report *Geotechnical Assessment, 19-Lot Mixed-Use Subdivision 7220 Ware Road, 7133 Lantzville Road and 6855 Wiles Road Lantzville, BC* by Lewkowich Engineering Associates Ltd. The report identified an "area of unfavorable ground conditions" in the northwest region of the properties and suggests this area "be used for non-habitable uses such as parkland or surface parking, in order to avoid the costly foundation systems required for these subsurface conditions". This area overlaps with the portions of the property that would be assigned to the District of Lantzville for parks and public-buildings contribution. It appears as if this proposal is attempting to shift the liability of areas that would be costly to develop and manage from the developer to the District of Lantzville and taxpayers.

Some of my other concerns include:

- There is no affordable housing or below market housing guaranteed by this proposal.
- There is no seniors supportive housing guaranteed by this proposal.
- The proposed grocery store is not guaranteed by the development and appears to be a disingenuous proposal. I understand the population in Lantzville is insufficient and is located far too close to Nanaimo to be economically feasible. This proposed grocery store is also in an "area of unfavourable ground conditions" according to the Lewkowich Engineering report, further calling into question whether it would be feasible to construct and operate.
- The Lewkowich Engineering report stating that "site conditions are not conducive to the installation of on-site stormwater infiltration measures." I believe that stormwater generated from this development must be managed on-site.
- The proposal does not align with the requirements of the District Bylaw 175 (e.g., pre-development and post-development runoff at zero-net increase).
- Natural wetlands and natural streams will be eliminated as part of this proposal.
- I understand a storm sewer is planned to discharge water near Jacks Rd into the Salish Sea. I do not support this; stormwater must be managed on the development site.
- I do not support draining water from lands and public buildings into the Lancewood/Huddleston storm sewer.

There is strong evidence that the community does not support Bylaw No. 283 and Bylaw No. 284, as demonstrated by the 1100+ signature petition asking Council not to deviate from the 2019 Official Community Plan (OCP). I understand that there was significant community engagement to develop the 2019 OCP, and I believe it should be respected. These proposed bylaw amendments are not in the best interest of the community. The 2019 OCP and the current zoning for the subject properties are a better fit for the community and should not be amended.

Dyami Dion-Belair
7452 Thicke Road, Lantzville, BC

Nelda Richardson

Subject: Support for Village South Development Proposal

From: Mark Taylor
Sent: Tuesday, April 12, 2022 7:32 PM
To: Nelda Richardson <nrichardson@lantzville.ca>
Subject: Support for Village South Development Proposal

Hi Ms Richardson

I would like to register my support for the proposed Village South Development. The village is in dire need of a regenerative boost that can only come from increasing the population base of the district. I feel that the mix of housing proposed is in balance and reasonable, and that it will provide opportunities for a diverse range of new Lantzvillagers. These new residents will provide the critical mass needed to support additional services and local facilities that will benefit the whole community.

Yours sincerely
Mark Taylor
8038 Lantzville Road

Nelda Richardson

Subject: Lantzville Village South

From: Edie vos

Sent: Tuesday, April 12, 2022 7:53 PM

To: District Public <district@lantzville.ca>

Subject: Lantzville Village South

This is in support of Lantzville Village south. I quite honestly feel that this change is what Lantzville needs to help our village become a real vibrant village. When my husband and I are at retirement age and we sell our house because we don't want to keep up on the outside work that our 1/3 acre needs. Where do we go?? Lantzville village south sounds like a great option for us. Low maintenance and walking distance to village, beach and grocery store!!!

I have known Darwin Mahlum for quite some time. He really has some great ideas and taste! We all know Ware rd is prime property. What concerns me is if this project does not go through with Darwin. Who knows what we could end up with??? A company could come in and not have Lantzville's best interest in mind as I feel Darwin has. Possibly less park space, higher buildings, Maybe no grocery store? Who knows....

I would like to end with this.. My husband and I were just newly married when we moved to the island. We fell in love with Lantzville but could not afford it at the time so we bought in Nanaimo. We said ("One day we will live here") That one day happened 12 years ago. We love our Lantzville and when we are at retirement age we want to be able to downsize into something smaller and more affordable with little to no outside work in our lovely Lantzville

Thank you,

Edie Vos (lower lantzville)

Nelda Richardson

Subject: Bylaws 283 and 284

From: john little

Sent: Tuesday, April 12, 2022 11:34 PM

To: District Public <district@lantzville.ca>

Subject: Bylaws 283 and 284

Councillors and to whom it may concern.

I wish to register my disapproval of the passage of upcoming bylaws 283 and 284 due to the increased density possible under their passage.

They completely change the character of my home town.

Where I chose to live because of what it is.

Change happens.

But this is too much.

Too fast.

John Little

7347 Lynn Dr.

Lantzville

Nelda Richardson

Subject: Village South OCP Amendment and Rezoning

From: wr.colclough

Sent: Tuesday, April 12, 2022 11:49 PM

To: District Public <district@lantzville.ca>

Cc: Ronald Campbell <ronaldcampbell@lantzville.ca>; Trudy Coates <tcoates@lantzville.ca>; Frank Limshue <flimshue@lantzville.ca>

Subject: Village South OCP Amendment and Rezoning

Mayor and Council
District of Lantzville
7192 Lantzville, BC, V0R 2H0

RE: "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021" & "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021

Please accept this as my letter of whole-hearted support for the current Village South proposal and the above noted bylaw amendments.

I have followed the process for this proposal closely from the start, attended the open houses, watched the Council meetings, and read all the documents available on the District website regarding it.

I have lived in Lantzville for over 40 years and have been a very active member of the community. I have sadly witnessed the slow decline of our Village over that time. The recent aesthetic improvements are wonderful, but it is people, businesses, and activities that are needed to make it vibrant once again. The Village South proposal is exactly what is needed.

In addition to an amazing list of amenities offered – even the financial consultants hired by the District stated that the developer is being ‘very generous’ - it brings much needed housing diversity. As a member of Council during the last OCP review the number 1 request of the community was not only new housing, it was specifically housing options for younger people and empty nesters.

At a public meeting some time ago, an individual stated that there hasn’t been any growth in Lantzville over the last 30 years, to which another person nearby responded: “yes there has, but we export our kids and our old folks”. That is true and it is because of the lack of housing options for them. It must be rectified, and this is the opportunity to start to do that.

Lantzville has lots of 1/4 acre lots (like Peterson-Leland), 1/3acre lots (like Winchelsea), ½ lots (like the Winds), and lots of 1 acre plus lots. What we do not have is the type of smaller parcels and multifamily options, etc. like those proposed for Village South. I personally think the number should be higher – even the District’s financial consultants stated clearly that what is proposed *is not high density*.

With respect to parks and green space the plan offers an appropriate balance. I am all for more, but we are talking about the Village here where we need people, services, and activities, etc. to make it both viable and

vibrant. Besides, between the District's well field property and adjacent Highways lands there is over 5.5ha (13.5acres) of forest right next door.

I am appalled by the actions of the anti-development group in Lantzville, knowingly spreading misleading and untrue information, fear mongering, bullying and intimidation at Council meetings, in public and on social media. I have spoken to many people about the Village South proposal over the last few months, many who have been approached by those aggressively pushing people to sign the petition. Some said they signed it just to get rid of them. The majority reiterated the false claim that the application does not conform with the numbers in the OCP. None I asked had been made aware that the text following those numbers in the OCP states clearly that the number can be higher if a strong rationale was made to justify it. When it was pointed out that less density equates to less amenities, they all said they actually did not have any problem with the density, and definitely liked all the amenities, but had been led to believe it wasn't right because it didn't conform with the OCP. In the end every one of them said they hope it goes ahead. The petition should be considered invalid.

Councillor Savages so called "community hub" Facebook page has been highly effective at stopping almost everyone from showing any kind of support for this application (as well as others). People who try are routinely banned, have their posts deleted, and if nothing else are attacked by his supporters who can say anything without recourse, including highly offensive personal remarks about individual sitting Council members.

When I have suggested to people that they should voice their support every single one said they would not comment for fear or reprisal, and definitely wouldn't feel comfortable coming to the public hearing. Therefore, do not conclude that because the majority of people who attend the public hearing, or participate via zoom, are opposed to the development that they represent the majority.

This is a very sad state of affairs.

The Village South proposal is your once in a lifetime opportunity to put life back into the Village, provide much needed housing, and give residents a place to gather, shop, socialize and enjoy all kinds of activities. I often say that 1,500 households, even in a beautiful setting like Lantzville, doesn't make it a community, it is what the people do and do together that does. Let's make the Village the center of those activities.

Please vote in favour of the proposed bylaws.

Sincerely,

WR 'Bob' Colclough
7374 Spence's Way
Lantzville, BC, VOR 2H0

Nelda Richardson

Subject: Village South Development Proposal

From: Steven Dickinson
Sent: Wednesday, April 13, 2022 12:18 AM
To: Nelda Richardson <nrichardson@lantzville.ca>
Subject: Fwd: Village South Development Proposal

My name is Steven Dickinson. My address is 7438 Mrus Drive.

Please submit my letter for support of the Village South Development Proposal.

If as most people in Canada that follow any of the current local, regional and national news stories, or who have opened their eyes to the local and macro economic and social policy trends, even sub sporadically, you are most likely aware, or may know personally of a few people who are currently unsuccessful in locating an affordable home to purchase or even rent as you see there is a housing crises.
Especially in Lantzville.

It is morally corrupt that a sitting councilor has spent the last 30 years stallwarting almost ALL new development, that deviates from his personal utopian dreamland of eating up Lantzville's prime economical family development land with visions of pondside senior's shanties, instead of helping solve the problem facing many across the country and within our own community, he'd rather bury his head in the clay and look for any string of attempted logic to paint any progressive development for our community as non viable. It is morally corrupt that his ego, has himself politically convinced and unfortunately too many others believing falsely, that progress and progressive ideas don't belong in Lantzville. His latest endeavour seems to be to have misrepresented Engineer's reports to falsely substantiate his bias, which they have legally rebutted in letters to the fact.

Besides housing supply developments, historically, at some point, Ian Savage has fought and most often voted against every single new amenity ever brought to Lantzville.
Sewers, Water Infrastructure, Fire Halls, you name it - there's been an Ian Savage vote against it.

Even more unfortunate is the fact that our current Mayor, has become his personal sidekick, enjoying his mentor's loud nimbyism political support, or at the least become the community's professional secret abstainer by voting along side Mr.Savage, in order to not have to make a hard but logical, economical and socially viable, vs political choice - because he knows 'the three' will make it happen without his vote.

For the last 3 decades the last major large lot parcel owners, have offered and contributed to our community's water infrastructure, major roads, and parks, but met with the obfuscation of past councils catering to those who want to keep their privileged status quo and their own large lots and yet, deprive this landowner of doing what is both beneficial for our country, community, the landowner and the people looking for a place to call a community their home. They can't do that on an a half acre \$750,000 lot.

Communities evolve.
That means change.
It means shedding many of the ideas of the past and evolving with new best practices.

Ian Savage knows this, but will attempt to smother it in clouded delusions. The OCP gets brought up alot when it suits his rank for the purposes on discussion of his favourite word, 'Density'.

That's probably because HE finagled his way to being one of 3, who 'arbitrarily picked' the numbers that currently set the 'guidelines' for future discussion in rezoning - even against the District's hired consultant's recommendations - who said it would lead to these exact kind of divisive problems within our community. So what number is the right number Ian? I mean, you're the expert. You're the expert financial accountant, when it comes to lecturing us on what fault you find in our hired staff's or contracted accountants numbers, you're the expert on curbs on roads, you're the expert on...is there anything you're not, that you won't vote against?

Sometimes it's hard for those who want to hold on to old ideals, to let them go.

But when those who do find it hard, continue to, not inadvertently, nor even ignorantly, perpetuate those old, unviable or false realities and outdated norms, it creates a problem for the whole of us.

It creates a void of real needed growth, opportunity and housing.

The continued self absorbed dogmatism of the last large holdings of land in Lantzville, within the Regional District's Long Term Growth Strategy have been plagued by political opportunism and ignorantly mauled by their nimby followers. This and the few that have perpetuated a false 'Shire' like ideal, has created the divide here in Lantzville.

They have also created the rift between what is or should be seen as the reality of the benefits a denser core, and in the Special Plan Areas - as indicated in the OCP, would bring to our community and between those who stand for it - who have too often been falsely and maliciously portrayed by them on his own administered, 'Lantzville Community Hub', Social Media Site.

There are a host of studies coming to the fore, that show, new housing developments should be 'denser'. They're greener, more economical, more pedestrian friendly, actually more community locally minded.

<https://cayimby.org> › weight-of-citie...

The Weight of Cities - UN Report on Dense Infill Housing as Climate Solution

OECD

Rethinking Urban Sprawl

Moving Towards Sustainable Cities

"Relax maximum density restrictions

Relaxing stringent density regulations will lead to more compact and less car-dependent cities. Such cities could also provide more affordable housing and public services in a cost-effective way."

Lantzville is huge. It will continue to have the vast majority of its sprawling acreages and large lots unaffected by gaining a denser core.

We will have one of the largest regional/urban parks on the Island, a large trail network....

I urge our Mayor, Council and District Staff to work with the developer to create a new Village South Town Core Development possible before the housing crisis tips and the BC government is potentially forced to interfere with our backwoods, municipal policy.

Perhaps Lantzville will grow up one day and realise by allowing the owners of its last major central land holdings to provide as much housing and amenities as possible within the realities of good modern ergonomic, environmental planning and design is just the smart thing to do.

Lantzville still has its beaches, it's Foothills, it's many miles of large lots and acreages, it's Shangri-la and is not giving up much of its body at all. Let's shed some skin, gain a new heart, while remembering the soul that will always be here.



WRITTEN SUBMISSION

Bylaw No. 150, 2019" Appendix 2 – Village South Special Area Plan

Submitted by: Ashley Campbell
Address: 7201 Lantzville Rd, Lantzville BC V0R2H0
Support: In Favour to the bylaw

13 April 2022

In the months after I leased the Old Market building at 7201 Lantzville Rd in early 2020, I took on extensive renovations to the property. At least a handful of people *per day* would walk into the space and ask if we were opening a coffee shop or convenience store. The need and want for small town amenities are already within the community, and the plan for Village South Special Area provides them.

The Village South Plan gives potential owners or investors of future businesses a reassurance that the want and need for their services will be there for a long time to come.

As a small business owner in Lantzville, the Village South plan would provide a vibrant yet quaint atmosphere when walking along the village core which is attractive as a business owner. It becomes a community my team and clientele could spend time enjoying.

The development of new and varied housing options could lead to increased consulting services for my business and give further reassurance that Lantzville supports small locally owned businesses.

We frequently work with empty-nesters or seniors looking to downsize from large properties to smaller townhomes or condos which are more manageable. The Village South Special area plan provides great options for this demographic.

As a mother to a young family, the varied housing types proposed would give us the opportunity to make an investment in real estate in a community we truly believe in and have based our business in. The plan gives a multitude of people (current residents of Lantzville included) the opportunity to create or keep their roots in Lantzville.

In closing, it is my firm belief the Village South Special Area Plan will provide greater housing options for a wide range of people, a vibrant Village and much needed amenities while still retaining a quaint seaside community feel.

I am in favour of District of Lantzville Official Community Plan Bylaw No. 150, 2019" Appendix 2 – Village South Special Area Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Ashley Campbell".

Ashley Campbell
Studio AE Interior Design Inc
Owner | Principal Designer

To: District of Lantzville Mayor & Council



I support the proposed Village South Development - Let the proposed development proceed as planned!

The OCP is **not** being changed in any way. For this development proposal to proceed, the District of Lantzville, 2019 OCP requires an amendment process to add a Special Area Plan as an Appendix to the OCP. On Page 116 of the OCP you will find that there are actually no density limitations at all and the OCP does not contain maximum densities. The OCP does identify an "anticipated" number of new units, but also acknowledges that the unit numbers will be determined during the rezoning and site design process, which is exactly what is happening with this Village South Development application/proposal.

Reasons I support and would like to see this proposed development move forward are:

- Commercial opportunities/space – Lantzville is in dire need of some shops where people can shop locally. Perhaps a nice coffee shop, or a bakery? Or commercial spaces for some locals to sell their artwork? Let’s shop local and put our money back into our community.
- New community center – ours is very old and won’t last forever. A new center is overdue.
- Provides a facelift for Lantzville’s downtown area – until the recent downtown core revitalization project, our downtown was looking very sad and almost like a ghost town. Lantzville is better than that, change is good!
- Mixed housing for all types of families and individuals including seniors – housing choices are very desired by many existing Lantzville residents of all income levels and stages of life. Some seniors are looking to downsize but don’t want to leave Lantzville. Some younger families just starting out would love to raise their children in our beautiful seaside town but cannot afford the existing housing prices. This plan would provide some options for everyone.
- Designated walking paths – lots of Lantzville residents enjoy walking our town. This would provide additional walking paths/trails and a safe way for residents to walk around town.
- Grocery store- Yes! No more last minute, I forgot that one ingredient for dinner trips to Walmart or Save-on Foods. We could go to our grocery store like we used to do when we had the Lantzville Market.
- More homes for more people so our town can grow! and we have more tax payors so we can maintain our assets – we must grow to become a solid and thriving community. No way around it.
- New community parks – a safe and beautiful place for residents young and old to spend time outdoors together. Lots of green space.

Name: Janice Wilson

Signature: J. Wilson

Date: April 12, 2022

Address: 8055 Lorenzen Lane, Lantzville, BC

Name: Alan Wilson

Signature: A. Wilson

Date: April 12, 2022

Address: 8055 Lorenzen Lane, Lantzville, BC

NOTE: Be sure to fill out all required information and don't forget to sign this document before submitting. This document can be mailed to the Municipal Hall (PO Box 100, Lantzville, BC V0R 2H0), emailed to district@lantzville.ca or you can drop it off in person at 7192 Lantzville Road.

Nelda Richardson

Subject: Village South Support

From: Derrick Church <davidsgutters@gmail.com>

Sent: Wednesday, April 13, 2022 8:22 AM

To: District Public <district@lantzville.ca>

Subject: Village South Support

Hello, this is just a brief note that my wife and I are in full support of the proposal for village south moving forward. I would also like to note that there have been citizens soliciting petition votes (at my home) against this development who have been spreading misinformation, they have been confrontational and aggressive. This doesn't seem appropriate to coerce people into signing a petition and therefore this petition should be deemed invalid. We did not sign.

We look forward to seeing our town add the needed amenities proposed in this development.

Derrick Church

David's Gutter Service

250-268-5000

davidsgutters@gmail.com

Nelda Richardson

Subject: Proposed Bylaw No. 283 and Bylaw No. 284 Input

From: Junko Fukase
Sent: Wednesday, April 13, 2022 8:24 AM
To: District Public <district@lantzville.ca>
Subject: Proposed Bylaw No. 283 and Bylaw No. 284 Input

To the Members of Council,

I am strongly opposed to the "District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021" & "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 284, 2021" that propose to amend the zoning on parcels legally described as: That Part of District Lot 45 Wellington District lying to the North West of Copley Road shown outlined in red on Plan 733R and except that part in Plans 23561 and VIP65702; Lot 1 District Lot 27G Wellington District Plan VIP66828; and Lot 2 District Lot 27G Wellington District Plan VIP66828, from "Future Special Area Plan Zone (F-SAP)" to "Village South Special Area Plan Zone (SAP-2)", "Community Services Zone (CS)", and "Park Zone (P)".

I am deeply concerned by some of the details outlined in the report *Geotechnical Assessment, 19-Lot Mixed-Use Subdivision 7220 Ware Road, 7133 Lantzville Road and 6855 Wiles Road Lantzville, BC* by Lewkowich Engineering Associates Ltd. The report identified an "area of unfavorable ground conditions" in the northwest region of the properties and suggests this area "be used for non-habitable uses such as parkland or surface parking, in order to avoid the costly foundation systems required for these subsurface conditions". This area overlaps with the portions of the property that would be assigned to the District of Lantzville for parks and public-buildings contribution. It appears as if this proposal is attempting to shift the liability of areas that would be costly to develop and manage from the developer to the District of Lantzville and taxpayers.

Some of my other concerns include:

- There is no affordable housing or below market housing guaranteed by this proposal.
- There is no seniors supportive housing guaranteed by this proposal.
- The proposed grocery store is not guaranteed by the development and appears to be a disingenuous proposal. I understand the population in Lantzville is insufficient and is located far too close to Nanaimo to be economically feasible. This proposed grocery store is also in an "area of unfavourable ground conditions" according to the Lewkowich Engineering report, further calling into question whether it would be feasible to construct and operate.
- The Lewkowich Engineering report stating that "site conditions are not conducive to the installation of on-site stormwater infiltration measures." I believe that stormwater generated from this development must be managed on-site.
- The proposal does not align with the requirements of the District Bylaw 175 (e.g., pre-development and post-development runoff at zero-net increase).
- Natural wetlands and natural streams will be eliminated as part of this proposal.
- I understand a storm sewer is planned to discharge water near Jacks Rd into the Salish Sea. I do not support this; stormwater must be managed on the development site.
- I do not support draining water from lands and public buildings into the Lancewood/Huddleston storm sewer.

There is strong evidence that the community does not support Bylaw No. 283 and Bylaw No. 284, as demonstrated by the 1100+ signature petition asking Council not to deviate from the 2019 Official Community Plan (OCP). I understand that there was significant community engagement to develop the 2019 OCP, and I believe it should be respected. These proposed bylaw amendments are not in the best interest of the community. The 2019 OCP and the current zoning for the subject properties are a better fit for the community and should not be amended.

Junko Fukase
7452 Thicke Road, Lantzville, BC

Nelda Richardson

Subject: Submission re: village south proposal

From: lowell.henriques
Sent: Wednesday, April 13, 2022 9:11 AM
To: District Public <district@lantzville.ca>
Cc: Mayor Swain <mayor.swain@lantzville.ca>
Subject: Submission re: village south proposal

I am writing to express my staunch opposition to the proposed rezoning and development on the Village South lands. This extreme increase in density, which is far beyond anything envisioned in the already-aggressive, recent OCP, will irrevocably destroy the semi-rural character of our community, bringing an unbearable increase in traffic, noise, congestion, and a worsening degradation of the natural environment that makes our community special.

The proposed rezoning is not in the best interest of our community and must not be allowed to proceed.

Lowell M. Henriques
6972 Saxon Cross Road

TOUGAS
7166 Sebastion Road
Lantzville, BC



By email: district@lantzville.ca

April 13, 2022

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

Attention: Mayor and Council

**Re: District of Lantzville Official Community Plan Bylaw No. 150, 2019,
Amendment (Village South Special Area Plan) Bylaw No. 283, 2021**

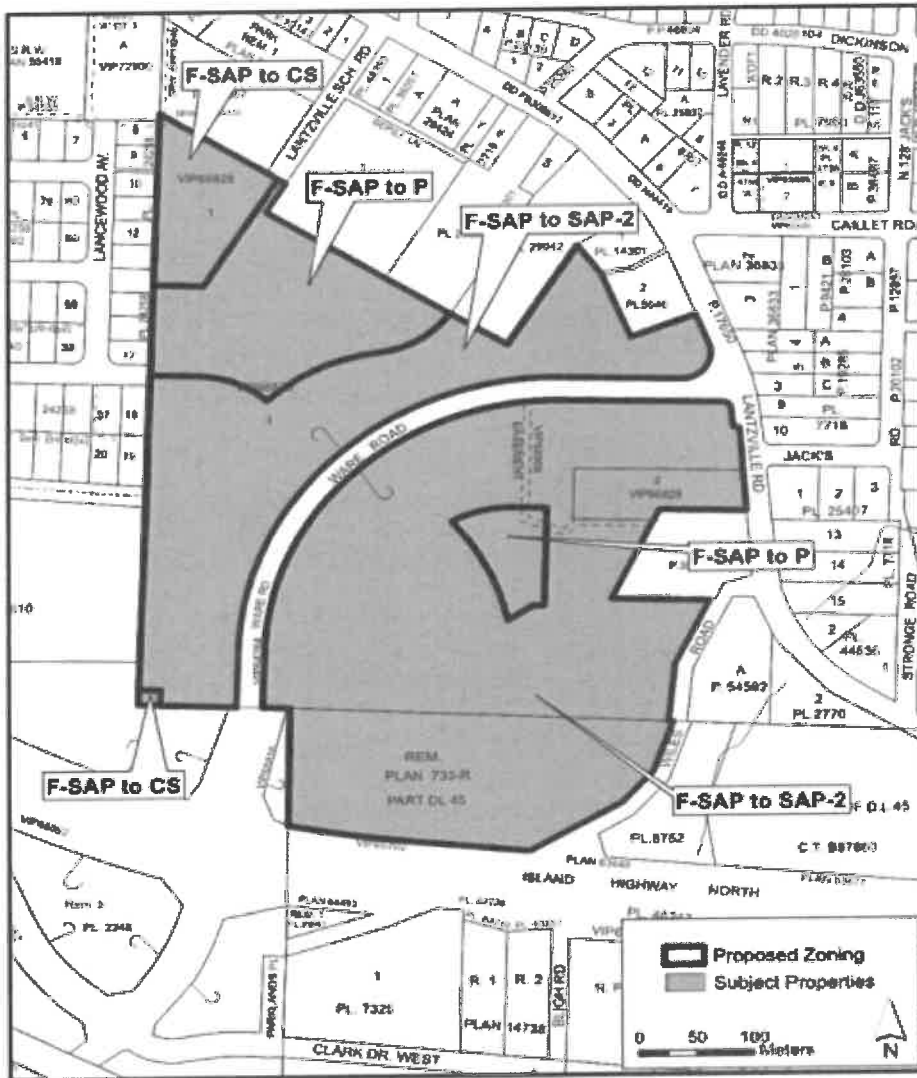
and

**Re: District of Lantzville Zoning Bylaw No. 180, 2020, Amendment
(Village South Special Area Plan Zone) Bylaw No. 284, 2021.**

We refer to the “District of Lantzville Notice of Public Hearing Wednesday, April 13, 2022 at 6:00 pm (to be held electronically)”, the purpose of which public hearing the District states is as follows:

- 1) To amend “District of Lantzville Official Community Plan Bylaw No. 150, 2019” by adding Appendix 2 – Village South Special Area Plan. These include policies for guiding future development;
- 2) To amend “District of Lantzville Zoning Bylaw No. 180, 2020, by amending the zoning on the parcels legally described as: That Part of District Lot 45 Wellington District lying to the North West of Copley Road shown outlined in red on Plan 733R and except that part in Plans 23561 and VIP65702; Lot 1 District Lot 27G Wellington District Plan VIP66828; and Lot 2 District Lot 27G Wellington District Plan VIP66828, from “Future Special Area Plan Zone (F-SAP)” to “Village South Special Area Plan Zone (SAP-2)”, “Community Services Zone (CS)”, and “Park Zone (P)”, as shown on the map.

The map to which the District refers in the “purpose” is reproduced in its original size below:



The District states the following in respect of written submissions:

WRITTEN SUBMISSIONS: Deliver your written comments indicating the bylaw name, your name and civic address, if you are in favour or opposed to the bylaw, and any comments regarding the bylaw, by: Email: district@lantzville.ca Fax: 250.390.5188 In Person: Place in the drop box by the entrance to Municipal Hall (7192 Lantzville Road, Lantzville) Mail: District of Lantzville, 7192 Lantzville Road, PO Box 100, Lantzville, BC V0R 2H0 Council does not accept anonymous submissions (this includes e-mails with an e-mail address only). All written submissions, including names and addresses, will become part of the public record, be shared with Council, and posted at lantzville.ca, and **MUST** be received by 12:00 Noon on Wednesday, April 13, 2022.

OPPOSITION

We are opposed to the proposed amendments referred to in the District of Lantzville notice referred to above.

We refer to

- our letter of September 21, 2021
- newsletters published at <https://lantzvillevillage.ca/> by or at the direction of the Lantzville Projects Ltd. (the “Proponent”), or the Lead Consultant, Evan Peterson, Principal of Barefoot Planning + Design
- the materials provided at [District of Lantzville - Village South \(Bylaw No. 283 & Bylaw No. 284\)](#)¹, reproduced here for convenience:

- 📎 **Public Hearing Notice for April 13, 2022 Background Information Part 1 of 7**
- 📎 **Public Hearing Notice for April 13, 2022 Background Information Part 2 of 7**
- 📎 **Public Hearing Notice for April 13, 2022 Background Information Part 3 of 7**
- 📎 **Public Hearing Notice for April 13, 2022 Background Information Part 4 of 7**
- 📎 **Public Hearing Notice for April 13, 2022 Background Information Part 5 of 7**
- 📎 **Public Hearing Notice for April 13, 2022 Background Information Part 6 of 7**
- 📎 **Public Hearing Notice for April 13, 2022 Background Information Part 7 of 7**

We understand that the relevant properties pertaining to the proposed amendments (the “Proposal” or “Development”, as the context may require) of the Proponent are located for administrative and legal purposes at

1. 7220 Ware Road
2. 6855 Wiles Road
3. 7133 Lantzville Road

OBJECTIONS

1. Inconsistency of Proposal with OCP

The Proponent continues to make several unsubstantiated claims. It repeats these claims in its newsletters, on its website, and in oral and written presentation materials. Among others, the Proponent claims that the number of units in the Proposal is consistent with the OCP. The District and Council have repeated these claims.

¹ Accessed April 10, 2022

In our September 21, 2021 letter, we took issue with the claims, among other things, in the report to Chief Administrative Officer prepared by the Director of Planning & Community Services date September 22, 2021 (the “**Sep 22, 2021 Report**”), at page 3 of 7, that the Proposal is consistent with the OCP (see [evID2008evattID6191.pdf \(lantzville.ca\)](#), page 32 of 145 of .pdf), where we read

“The proposal is consistent with the OCP”.

As we stated then, “[o]n its face, the Proposal is not consistent with the OCP. The fact that Council now seeks to amend the OCP alone is evidence of that fact.”

The District, the Proponent (Lantzville Properties Ltd.), and the Lead Consultant, Evan Peterson, have attempted to present the Proposal as consistent with the OCP. But, the materials on which they rely, including the Analysis/Rationale contained in the Sep 22, 2021 Report, do not support the notion that the Proposal is consistent with the OCP, as further shown at Attachments 4 and 5 of that report (beginning, respectively, at pages 40 and 103 of the .pdf).

2. District Failure to Ascertain Number of Units in Proposal

The OCP is explicit about the recommended number of units for the Property (351 units, plus seniors care for the portion of the Development owned by the Proponent). Despite the failure by District Council or the Proponent to declare the number of units in the Proposal, a majority of Council proceeded to first and second reading without knowing the total number of units for development.

Despite repeated questioning of the Lead Consultant, who vaguely referred to a variety of possible numbers of building units in connection with the Development, while admitting during the January 20, 2022 Public Information Meeting that he had no authority whatsoever to bind the Proponent on any aspect of the Proposal, Council gave first and second reading to Bylaw Nos. 283 (Sep 22, 2021) and 284 (Oct 6, 2021).

Having failed to ascertain the number of units proposed by the Proponent, Council then sought to shore up that failure. In the report (Official Community Plan & Zoning Bylaw Amendment Application for Village South) to Chief Administrative Officer² prepared by the Director of Planning dated February 1, (the “**Feb 1, 2022 Report**”), (see [wplD919atID5951.pdf \(lantzville.ca\)](#) beginning at page 2 of 5 – “Analysis/Rationale”), we read that Council directed the District to retain Urbanics Consultants Ltd. (“**Urbanics**”) to prepare a financial analysis for the

² Reproduced as Part 2 of 7, Public Hearing Notice for April 13, 2022, Background Information

Development (“**Economic Impact Assessment**” or “**EIA**”). Urbanics produced an EIA a few weeks later, dated November 2021.³ In its EIA, Urbanics used **615 total units** for its assessment.

In an Addendum to the EIA prepared in February 2022,⁴ the District instructed Urbanics to “reflect a **maximum build out of 734 units**”.

These instructions from the District to Urbanics came in response to a January 26, 2022 Council motion:

"THAT staff publicize within 7 days, the approximate maximum total number of residential dwelling units, which could be possible to achieve within the proposed zoning for the current Village South development application."⁵

The Feb 1, 2022 Report explains at some length what drove the calculation of the number of units in its instruction to Urbanics, beginning as follows:

The proposed development has two (2) residential areas, Area A with a density of 25 units per hectare, which is a **low density** residential municipal zone, and Area B with a density of 100 units per hectare, which is a **medium density** residential municipal zone.⁶

3. Grocery Store, etc.

The Proponent continues to claim and advertise that the Development will provide a

“New grocery store and mixed-use development sites with retail/commercial units”⁷

However, as the Feb 1, 2022 Report states:

The development of retail and commercial will likely take time to progress as there needs to be enough people / sufficient residential density living in the Village to support those uses. Determining residential densities of the mixed-use areas is a challenge and comes with uncertainty given their dependence on the retail and commercial to develop and whether the types of businesses desire residences above. These mixed-use units do provide the people and vibrancy to a village core and typically provide a more affordable

³ Attachment #4 of Feb 1, 2022 Report

⁴ Attachment #5 of Feb 1, 2022 Report; while the Feb 1, 2022 Report, page 4 of 5 states “Total residential units: 732 **units** (approximately).”

⁵ Feb 1, 2022 Report, page 3 of 5.

⁶ Ibid.

⁷ <https://lantzvillevillage.ca/amenities-benefits/> - accessed April 10, 2022

unit. The future buildings and residential densities in Area C will be determined through a future design and rationale as part of the required development permit....⁸

We conclude from the foregoing that it is far from certain that the Development will result in a grocery store. It behooves Council to admonish the Proponent to refrain from making such claims and for Council members to similarly refrain from repeating claims that none of them could possibly represent on the Proponent's behalf.

4. Revenues from Development to District

In the November 2021 EIA, Urbanics "projected a net economic benefit of \$34,131,019 over 20 years for the District of Lantzville." In its February 2022 Addendum, Urbanics revised the expected revenues from the Development after updating its assumptions and adding costs not found or considered in the November 2021 EIA. The District characterizes the EIA as reflecting a more conservative scenario, resulting in a projected net economic benefit of \$25,148,852 over 20 years (\$9 million or 27% reduction in economic benefit).

For a variety of reasons, none of the Proponent, Council or the District should represent that these benefits are in any way ascertainable, much less ascertained, because they are entirely speculative.

As Urbanics relates in its Feb 2022 EIA, it did not adequately account for costs that the rest of Lantzvillians would incur as a result of the Proposal.

The updated analysis reflects three additional costs:

- Administrative costs. As per feedback provided from the District Council, additional administrative costs of \$600 per single-family unit and \$480 per multi-family unit is applied.
- Police costs. The development's additional residents are assumed to expand the police budget and, once the District's population exceeds 5,000 residents, trigger an increased police cost per resident. As per information provided by the District's Director of Financial Services, the District's police cost per resident is assumed to increase from the current \$72 per resident to \$203 per resident once the District's population exceeds 5,000 residents.
- Maintenance costs. As per feedback from the District Council, the Clark-Medd development's annual maintenance cost per unit (\$70,253 per year divided by 250 units) is applied.

⁸ Feb 1, 2022 Report, page 3 of 5.

After correcting for model errors and acknowledging that the EIA does not account for non-municipal taxes, there is still the basket of other development unknowns that a project of this magnitude imposes on current residents.

Further, the Feb 2021 EIA assumes what has become an obviously incorrect discount rate of 2%, and flat construction and materials costs, which all builders will readily acknowledge is not the current or expected state of affairs. If affordable housing is the objective, the EIA does not account for the impact of the highly variable costs of capital, services and materials that is now part of the economy.

In that sense, both versions of the EIA represent a facile, optimistic, and cheerleading approach to possible benefits to Lantzville that ignores much more basic assumptions. The residents of Lantzville could use a more dispassionate approach to determining the pros and cons of the Development that will change the character of Lantzville in a significant way.

5. Semi-rural Character and Proposed Densification

Lantzville has several development projects in the works (e.g., Clark/Medd, Sabrina, others). The Village South Proposal will result in a growth rate many times greater than the provincial development region average of 1.1% per year and Van Isle/Coast development region of 0.8%, as seen below (found at [PEOPLE 2020 \(gov.bc.ca\)](https://www2.gov.bc.ca/gov/content/peopleservices/2020)).

BRITISH COLUMBIA POPULATION BY DEVELOPMENT REGION

Development Regions	Population as at July 1st (000s)			Average annual growth
	2020	2030	2041	2020- 2041
Van Isle/Coast	893	979	1,057	0.8%
Mainland/Southwest	3,129	3,630	4,167	1.4%
Thompson Okanagan	618	679	738	0.9%
Kootenay	169	175	177	0.2%
Cariboo	169	177	181	0.3%
North Coast	57	62	65	0.6%
Nechako	38	45	52	1.4%
Northeast	66	73	78	0.9%
B.C. Total	5,140	5,820	6,516	1.1%

Source: BC Stats

REVERT TO OCP DENSITY

Others have addressed water drainage, run-off and usage, traffic circulation and congestion, green space and amenities. Council should revert to the OCP density figures and reconsider a viable development in the place of the Proposal.

François E.J. Tougas, LL.B.
francois.tougas@mcmillan.ca
Partner, McMillan LLP
<https://mcmillan.ca/francoistougas>

Patricia Ann Tougas
pattytougas@gmail.com

cc: Mayor Swain: mayor.swain@lantzville.ca
Councillor Wilson: councillor.wilson@lantzville.ca
Councillor Savage: councillor.savage@lantzville.ca
Councillor Proctor: councillor.proctor@lantzville.ca
Councillor Geselbracht: councillor.geselbracht@lantzville.ca
Lantzville Community Association
BC Ombudsperson

Nelda Richardson

Subject: Village South - Public Input

From: Scott Mack <scott@townsiteplanning.ca>

Sent: Wednesday, April 13, 2022 10:13 AM

To: District Public <district@lantzville.ca>

Subject: Village South - Public Input

Good morning Mayor Swain and Members of Council,

My name is Scott Mack. I am a professional land-use planner and a Lantzville resident. For the record - I have no association or involvement with the Village South proposal.

I wish to state, on behalf my wife and I, our complete and unreserved support for this well-planned project. We strongly encourage Council to adopt the associated bylaws.

Online discussion and the use of terms like high density - or worse yet: 'mega' and 'massive' density and comparisons to downtown Vancouver and New York are incredibly misleading and inaccurate. The Village South proposal would see the development of an average density of approximately 40 units per ha averaged over the entire site. By comparison, the new draft Nanaimo OCP targets an average density for downtown Nanaimo of 250 units per ha. Even the urban nodes (Woodgrove, Country Club, Hospital, VIU, etc.) will target an average density of 200 units per ha. The Village South proposal represents an extremely low residential density for an urban (serviced) area. It is unfortunate that there is such fierce opposition to a project that would bring much needed housing diversity, greater affordability, valuable amenities and vibrancy to the Village Core.

Best practices in land-use planning, asset management, and municipal fiscal management demand that present-day Councils make decisions that consider the long-term best interests of the community and future generations. Please keep these interests in mind when making your decisions.

Sincere regards,
Scott & Tanya Mack



Scott Mack, M.Arch., B.Sc.(PLAN), MCIP, RPP

MANAGING PARTNER & REGISTERED PROFESSIONAL PLANNER

Townsite Planning Inc. | P.O. BOX 160 | Lantzville, BC V0R 2H0

tel / text: 250.797.2515 | email: scott@townsiteplanning.ca | web: www.townsiteplanning.ca

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Nelda Richardson

Subject: Letters from Residents re Village South Development and the 2019 OCP

From: Lantzville Association <lantzvillecommunityassociation@gmail.com>

Date: April 13, 2022 at 6:24:01 AM PDT

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

Subject: Letters from Residents re Village South Development and the 2019 OCP

Attached are more letters from Lantzville Residents addressed to the Mayor and Councillors. Submitted by the Lantzville Community Association.

E: lantzvillecommunityassociation@gmail.com

Web: <https://lantzvillecommunityassociation.ca>

Facebook: Lantzville Community Association

To:

Lantzville Council:

Mayor Swain: mayor.swain@lantzville.ca, Councillor Geiselbracht: councillor.geiselbracht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
Councillor Wilson: councillor.wilson@lantzville.ca

District of Lantzville
7192 Lantzville Road, PO Box 100
Lantzville, BC V0R 2H0
district@lantzville.ca

Re: Village South Development & proposed amendments to Bylaws 283 and 284

Letter to Mayor and Council

The Official Community Plan (OCP) passed unanimously by Council in June 2019 anticipates 254-389 housing units (plus seniors supportive housing) for the Village South Special Area Plan Zone ("Village South"). The developer owns about 90% of Village South so the anticipated density for their land is about 90% of our OCP's anticipated housing units.

The Official Community Plan took years to prepare and involved extensive community engagement. The OCP is the best compromise reflecting the will of the residents of Lantzville:

As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

We all spoke loudly previously; shouldn't have to again

Signature: *[Handwritten Signature]*

Name (print): Geoff Hills

Address: 7440 Hardy Rd E Lantzville

Date: Dec 12 2021

To:

Lantzville Council:

Mayor Swain: mayor.swain@lantzville.ca, Councillor Geselbracht: councillor.geselbracht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
Councillor Wilson: councillor.wilson@lantzville.ca

District of Lantzville
7392 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
district@lantzville.ca

Re: Village South Development & proposed amendments to Bylaws 283 and 284

Letter to Mayor and Council

The Official Community Plan (OCP) passed unanimously by Council in June 2019 anticipates 254-309 housing units (plus seniors supportive housing) for the Village South Special Area Plan Zone ("Village South"). The developer owns about 90% of Village South so the anticipated density for their land is about 90% of our OCP's anticipated housing units.

The Official Community Plan took years to prepare and involved extensive community engagement. The OCP is the best compromise reflecting the will of the residents of Lantzville:

As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

MY CONCERNS ARE THE LACK OF INFRASTRUCTURE
AND THAT WE VOTED YOU ALL IN BUT HAVE NO
SAY DUE TO COVID, OR ANYTHING VOTED IN IS NOT
AGAINST GROWTH AND DEVELOPMENT BUT WOULD
LIKE SOME SAY FOR MYSELF AND MY FELLOW RESIDENTS

Signature: 

Name (print): WENDY SAWYER

Address: 8098 NORTHWIND DR, Lantzville

Date: DEC 17, 2021

To:

Lantzville Council:
Mayor Swain: mayor.swain@lantzville.ca, Councillor Geselbrecht: councillor.geselbrecht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
Councillor Wilson: councillor.wilson@lantzville.ca

District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
district@lantzville.ca

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As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

I believe its important to stick to the OCP that
was a mayor undertake. I am in support of
the development that was laid out in the OCP.
254 - 389 units plus seniors care as per the OCP
is reasonable.

Signature: Jocan Byres
Name (print): Jocan Byres
Address: 7176 Laurence Terrace, Lantzville
Date: Dec 3, 2021

To:

Lantzville Council:
Mayor Swain: mayor.swain@lantzville.ca, Councillor Geserbracht: councillor.geserbracht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
Councillor Wilson: councillor.wilson@lantzville.ca

District of Lantzville
7792 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
info@dlo.lantzville.ca

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As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

It is essential that we not allow
development that exceeds the density
specified in the OCP. Lantzville's
existing infrastructure was not designed
to handle a massive density development
like what is proposed and if we want
to maintain our semi-rural nature,
we must respect the OCP.

Signature:



Name (print):

Eric Byres

Address:

7176 Laureast Terr

Lantzville

Date:

December 7, 2021

To:

District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
dand@lantzville.ca

Lantzville Council:

Mayor Swain: mayor.swain@lantzville.ca, Councillor Geselbracht: councillor.geselbracht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
Councillor Wilson: councillor.wilson@lantzville.ca

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The Official Community Plan took years to prepare and involved extensive community engagement. The OCP is the best compromise reflecting the will of the residents of Lantzville:

As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

Please stick with our 2019 OCP!
Keep our community small!

Signature: _____

Name (print): _____

Address: _____

Date: _____

HANIS REEVES

7508 Forest Turn

Lantzville

Jan 9, 2022

To:

Lantville Council:
Mayor Swain: mayor.swain@lantville.co, Councillor Geselbracht: councillor.geselbracht@lantville.co,
Councillor Proctor: councillor.proctor@lantville.co, Councillor Savage: councillor.savage@lantville.co,
Councillor Wilson: councillor.wilson@lantville.co

District of Lantville
7192 Lantville Road, P.O. Box 100
Lantville, BC V0R 2H0
district@lantville.co

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As a resident of Lantville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

Wildlife Habitat:
i.e. - The more we take away spaces for wildlife, including insects & birds, the less wildlife we will have - unsustainable, yet nature is a large part of why most people live here. Village South is certainly a much full of filling the WND's core housing gaps?

Additionally: - One of the development plans demonstrate a goal of filling the WND's core housing gaps?
1. Accessible & adaptable (disabilities)
2. Non market rentals
3. Market rentals
4. Affordable ownership (only) 5. transitional & low barrier rentals
See p. 6 of "Ward Regional Housing Needs" Report.

Signature: Kathie Abrams
Name (print): Kathie Abrams
Address: 7174 Sebastian Rd, Lantville
Date: Feb 11, 2021 2022

Village South is being built for newcomers with money for those already here who need housing? No respect! Not

To:

Lantzville Council:

Mayor Swain: mayor.swain@lantzville.ca, Councillor Geselbracht: councillor.geselbracht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
Councillor Wilson: councillor.wilson@lantzville.ca

District of Lantzville
7192 Lantzville Road, P.O.Box 100
Lantzville, BC V0R 1H0
district@lantzville.ca

Re: Village South Development & proposed amendments to Bylaws 283 and 284

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As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

*The amount of units is not adequate to be
a part of the OCP!*

Signature: *J Bell*

Name (print): J Bell

Address: 7513, Dunbar Ave, Lantzville

Date: September 13, 2021

Nelda Richardson

Subject: Letters from Residents re Village South Development and the 2019 OCP
Attachments: Resident Letter to Council 31.jpeg; Resident Letter to Council 33.jpeg; Resident Letter to Council.jpeg; Scan 1.jpeg; Scan 2.jpeg; Scan.jpeg; Lantzville Village South Development Concerns - Proposed Amendments to Bylaws 283 and 284.pdf

From: Lantzville Association <lantzvillecommunityassociation@gmail.com>

Date: April 13, 2022 at 6:24:21 AM PDT

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

Subject: Letters from Residents re Village South Development and the 2019 OCP

Attached are more letters from Lantzville Residents addressed to the Mayor and Councillors. Submitted by the Lantzville Community Association.

E: lantzvillecommunityassociation@gmail.com

Web: <https://lantzvillecommunityassociation.ca>

Facebook: Lantzville Community Association



7180 Lancrest Terrace
Lantzville, British Columbia
V0R 2H0

December 3rd 2021

Dear Mayor Swain and Members of Council,

Re: Village South Development and proposed amendments to Bylaws 283 and 284

Lantzville is a place where we live out our hopes, dreams and aspirations. This is where we raise children, celebrate our connections and community, support each other, and enjoy a world-class interface with a natural environment that is the envy of the world. It is a place that has drawn us all to a way of living that is distinctively different from anything available in Nanaimo. This is why we have chosen to live here and support ongoing investment of our tax dollars in building this community.

As somebody who has been a resident and taxpayer of Lantzville for about fifty years, I have a vested interest in the future of this community and its success. I am also writing on behalf of my children and grandchildren who, like me, want the management of growth in this community to be carefully balanced with respect for the preservation of its rare and essential character, so that Lantzville can continue to grow and be enjoyed by future generations.

Make no mistake -- I support change and development in Lantzville, including in the "Village South" Zone; however, development on the absurd scale that would be allowed by proposed amendments to Bylaws 283 and 284 would not just change this place; it would irrevocably damage its soul. Let's not kid ourselves: it would also impose a significant financial burden on existing taxpayers, whose already high taxes would have to be raised to subsidize the kind of infrastructure necessary to support such a high number of residents crammed into such a small area, something that I dare say is unlikely to be forgotten or forgiven in years to come.

I would like to remind you that Lantzvillagers made their needs and desires around growth and development plainly clear to Council through their input to the Official Community Plan, which was only recently passed (unanimously) by Council in 2019. Please respect the expressed wishes of citizens and ensure that any development that occurs in our community respects density targets that are consistent with the existing Official Community Plan. Turning away from that vision, by adopting the proposed amendments to Bylaws 283 and 284, would be to put the profit and greed of a few self-interested parties ahead of the expressed will of our citizens, at grave risk to our community.

Sincerely,

{Submitted by email}

Ross Fraser

To:

Lantzville Council:

Mayor Swain: mayor.swain@lantzville.ca, Councillor Geselbracht: councillor.geselbracht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
Councillor Wilson: councillor.wilson@lantzville.ca

Cc: to the Lantzville Community Association at lantzvillecommunityassociation@gmail.com

District of Lantzville

7192 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
district@lantzville.ca

Re: Village South Development & proposed amendments to Bylaws 283 and 284

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As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

Signature:

[Handwritten Signature] *[Handwritten Signature]*

Name (print):

IZAK ROOS Friedel ROOS

Address:

8190 SWANSON DRIVE, Lantzville

To:

District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
dist@lantriville.ca

Lantzville Council:

Mayor Swain: mayor.swain@lantriville.ca, Councillor Geselbracht: councillor.geselbracht@lantriville.ca,
Councillor Proctor: councillor.proctor@lantriville.ca, Councillor Savage: councillor.savage@lantriville.ca,
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As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

It's not a development, it's a village!

Signature:



Name (print):

Gregory Earle

Address:

7417 Sprague's Way

Lantzville

Date:

4/12/20

2021

To:

Lantzville Council

Mayor Swain: mayor.swain@lantzville.ca, Councillor Geselbracht: councillor.geselbracht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
Councillor Wilson: councillor.wilson@lantzville.ca

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

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My/Our Concerns:

*Don't want a mixed-use development
also see...*

Signature: *[Handwritten Signature]*

Name (print): *AL CHOLEN*

Address: *7071 Greenwood*, Lantzville

Date: *Apr 7*, *2021*

To:

Lantzville Council:

Mayor Swain: mayor.swain@lantzville.ca, Councillor Gesebracht: councillor.gesebracht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
Councillor Wilson: councillor.wilson@lantzville.ca

District of Lantzville
7192 Lantzville Road, P.O. Box 100
Lantzville, BC V0R 2H0
dist@lantzville.ca

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As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

- AS NOTED ABOVE THE OCP SHOULD
BE FOLLOWED AS PASSED (JUNE 2019)
- DEVELOPERS SHOULD PROVIDE
A FUND THAT WOULD BE USED TO
PROVIDE SEWER AND WATER TO PROPERTY
OWNERS NEAR A DEVELOPMENT ZONE

Signature: M. Mostey
Name (print): P. Mostey
Address: 6980 JANA DR, Lantzville
Date: Dec 9, 2021

To:

Lantzville Council:
Mayor Swain: mayor.swain@lantzville.ca, Councillor Gesebracht: councillor.gesebracht@lantzville.ca,
Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,
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As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

*We request here sign ops because
of the large lots, trade's privacy
and general good feel of Lantzville
What can we do to do well beyond
the community in my opinion*

Signature: *[Handwritten Signature]*

Name (print): EMILY CHAMBERS

Address: 6018 Elm Rd Lantzville

Date: Nov 9, 2021

To

Lantville Council
Mayor Swain: mjswain@lantville.co, Councillor Gesebracht: councillor.gesebracht@lantville.co,
Councillor Proctor: councillor.proctor@lantville.co, Councillor Savage: councillor.savage@lantville.co,
Councillor Wilson: councillor.wilson@lantville.co

District of Lantville
7192 Lantville Road, P.O. Box 100
Lantville, BC V0R 2N0
dist1@lantville.ca

Re: Village South Development & proposed amendments to Bylaws 283 and 284

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As a resident of Lantville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

We don't want the mass amount of apartment housing and no service support. I think that is way to many people and no where near enough green space. we love our nice quiet community

Signature: 
Name (print): Graham Helm
Address: 7355 Millard dr Lantville
Date: April 9 2022

Nelda Richardson

Subject: follow the OCP

From: Roger and Cindy Smith
Sent: Wednesday, April 13, 2022 10:31 AM
To: District Public <district@lantzville.ca>
Subject: follow the OCP

Dear Mayor Swain, Councillors, District Staff.

This council in 2019 passed the OCP that was compiled from many hours of residents' input. It appears that the Planner and the Developer have had carte blanche to change the residents' wishes.

There is a petition signed by over 1,110 residents that will apparently make no difference to the decision to push ahead with this high density. Why is the public meeting on Zoom instead of having the developer answer questions in a hall in person? There has been suggestions that the petition doesn't represent the majority of the people. If this is the case then why not have a referendum and find out?

We are for reasonable growth, but there are permits to build all around Lantzville, not just for the proposed Village South. We think once approved many of the options proposed by the developer will not come to pass.

Sincerely

Roger and Cindy Smith



915 Sveinson Dr.
Gabriola Island, BC
V0R 1X2
Direct: 604.889.2725
Email: koshman@jklc.lawyer

April 13, 2022

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

VIA EMAIL

mayor.swain@lantzville.ca
councillor.geselbracht@lantzville.ca
councillor.proctor@lantzville.ca
councillor.wilson@lantzville.ca
councillor.savage@lantzville.ca
district@lantzville.ca

Attention: District of Lantzville Council

Dears Sirs/Mesdames,

**Re: Village South (Bylaw No. 283 & Bylaw No. 284)
Letter to Council / Petition
Public Hearing – April 13, 2022**

We remain retained by Lantzville Projects Ltd. and our client writes to ensure a number of matters are on record prior to the public hearing on April 13, 2022.

First, there is a document entitled, *Letter to Mayor and Council*, circulating within the community for which signatures from residents have been sought and subsequently posted as public input on the District of Lantzville (“DOL”) website in respect of Village South (Bylaw No. 283 & Bylaw No. 284). An example has been attached to this letter marked **Appendix 1** (“Petition”).

The Petition requests that Council direct staff to work with the Village South developer on plans that are consistent with housing unit numbers within the OCP. It states that the OCP anticipated housing units for the Village South Special Area Plan are 254-389 units and seeks to require the developer to remain within these OCP housing unit numbers.

Our client asks Council to disregard and place no weight on this Petition, not because it is opposed to letters, petitions, or other legitimate criticism of its application, but as a consequence of this Petition being incorrect, misinformed, and of no value to Council in its deliberations.

The *full and complete OCP provision* referred to within the letter states the following:

Village South SPA Land Use Summary
Anticipated Number of New Housing Units

- 254-389 (plus seniors supportive housing)
- This range is not intended to replace the rezoning and site design process. Following the site design process, if the proposed number of new housing units falls outside this range, a clear and strong rationale must be provided to the District to justify the difference and will be subject to further public engagement.

(emphasis added)

Any member of the community asked to sign this document is seeking to have the developer held to the housing numbers (254-389) "*written in our OCP*". The document suggests the developer is breaching or violating the OCP by proposing a number of units outside this range and therefore "*the will of the residents of Lantzville*".

This is incorrect and misinformed as the OCP clearly and expressly states the range of 254-389 *is subject to amendment based on site design and rezoning provided there is a clear and strong rationale provided*. The document fails to mention to anyone signing it that the OCP allows for units outside the range and *falsely* states the OCP restricts development to 254-389 housing units.

Again in both a Facebook posting and a flyer issued to the community very recently in preparation for the public hearing, the documents falsely allege the developer is somehow violating the OCP. The flyer states (see **Appendix 2**):

The developer proposes to build 732 units with no guarantee for seniors-specific housing as required by the OCP, on the approx. 90% of Village South that they own. **Under the OCP, about 351 units + seniors assisted living units would be considered for that area.**

(emphasis added)

The statement is false and misleading. The number of units permitted is not limited to "*about 351 units...for that area.*"

Therefore, no weight should be given to the Petition as public input in consideration of the application. Signatories to the document have been misinformed by its drafters and have affixed their signatures based on a falsity.

Second, our client is very concerned about the level of public discourse surrounding this development. Our client believes there is a concern for the security of Council, Staff, and members of the public at the hearing scheduled for April 13, 2022.

Upon review of public input comments on the DOL website and on the Facebook page,

Lantzville Community Hub, administered and moderated by Councillor Ian Savage, it is clear there is vitriol beyond normal heated debate. Lantzville Community Hub is one of the worst offenders allowing the posting of defamatory and sometimes threatening material directed towards Councillors. In one post, the author suggests problems with councillors can be resolved by references to rope and a tall tree.

We attach samples of the sorts of discourse that causes significant concern as **Appendix 3** to this letter. You will note within the materials that Councillors are threatened, accused of corruption and betrayal, referred to as weasels, rodents, shitheads, and so on.

This type of discourse has created a public atmosphere where citizens are concerned for their wellbeing and therefore reluctant to express their opinions for fear of reprisal. Intimidation by social media shaming and name calling, as illustrated in **Appendix 3**, has eliminated any opportunity for rational discussion and reasoned debate. Clearly legislative changes are required in the future to address this type of situation and to reprimand facilitators of such material.

Our client further wishes to remind Council of the last public hearing held on one of its development applications (Clark Medd) whereat a red dot laser was pointed at the back of the head of a Councillor, a megaphone was used for profanity, and the meeting was raucous.

Given this context, and the general climate of public discourse in Canada at this time, it is our understanding that the RCMP have been informed in order to maintain the peace and ensure a safe environment for all participants at the public hearing.

Yours truly,
JASON KOSHMAN LAW CORPORATION



Jason Koshman
koshman@jklc.lawyer

Encls.

APPENDIX 1

To:

Lantzville Council:

Mayor Swain: maya.swain@lantzville.ca, Councillor Geseibracht: councillor.geseibracht@lantzville.ca

Councillor Proctor: councillor.proctor@lantzville.ca, Councillor Savage: councillor.savage@lantzville.ca,

Councillor Wilson: councillor.wilson@lantzville.ca

District of Lantzville

7192 Lantzville Road, P.O. Box 188

Lantzville, BC V0R 2H0

dlizker@lantzville.ca

Re: Village South Development & proposed amendments to Bylaws 283 and 284

Letter to Mayor and Council

The Official Community Plan (OCP) passed unanimously by Council in June 2019 anticipates 254-389 housing units (plus seniors supportive housing) for the Village South Special Area Plan Zone ("Village South"). The developer owns about 90% of Village South so the anticipated density for their land is about 90% of our OCP's anticipated housing units.

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As a resident of Lantzville, I strongly request that Council direct Staff to work with the Village South developer on plans that are consistent with the numbers written in our OCP.

My/Our Concerns:

_____, Lantzville



John Dunn ▸ Lantzville Community Hub
19 mins · 📢

APPENDIX 2



Dear Lantzville resident,

IMPORTANT DATE: Wednesday April 13th starting at 6 pm. Public Hearing for Village South - Electronic Zoom format

RESIDENT ACTIONS: We encourage all residents to be take action. We realize that Zoom is not available for all. We have a solution.

1. You are INVITED to the Seaview School gymnasium. Doors open at 5:30 pm on Wednesday April 13th. All residents are welcome regardless of their views!

A sound system will be set up so for residents to HEAR the public hearing. A computer will be set up for residents wishing to SPEAK. If at all possible please register to speak. The process is quick and easy. Click this link to register: https://us02web.zoom.us/webinar/register/WN_6laqkmI3TjOMri-Gk5XIRg Registration is required by the District, for the electronic participation, and must be done before noon on the 6th. Bring your confirmation with you (print or on mobile device).

NOTE THAT COUNCIL is NOT PERMITTED TO ASK YOU QUESTIONS. THIS IS YOUR TIME TO BE HEARD to EXPRESS YOUR VIEWS AND YOUR CONCERNS.

Although covid restrictions have been lifted Dr. Bonnie Henry recommends wearing a mask when indoors. A limited supply of masks will be provided. Seats will be well spaced apart. Baked goods are welcome 🍪

There is some seating at Municipal Hall. If you prefer to speak from there show up early only 40 are allowed inside. If you choose to leave after speaking another resident can enter to speak.

2. We encourage you to put your views on record by writing an email, or a letter, to Council and the District. Directions for this are on the District website: <https://www.lantzville.ca/cms/wpattachments/wpID958atID5940.pdf>. Deadline for written submissions is noon on April 13th.

3. **SATURDAY APRIL 9 th, 12- 6 pm.** Residents are invited to stop by the Lantzville Community Association tent, located beside the bus-stop. This is a time to discuss topics of concern regarding the proposed development. Our volunteers can assist residents who would like guidance for speaking at the public hearing Residents can also sign the petition asking Council to follow the 2019 Official Community Plan density numbers for the proposed Village South Development and complete our prepared letter to Council. Just take 2 minutes to add your comments. The Association will submit the letter for you along with the petition on Monday April 11th.

4. **MONDAY APRIL 11th at 11:15 am.** Location: Lantzville Rd beside the Municipal Hall. Join us for a peaceful gathering when we submit the petition and your letters to the District.

Thank you all for taking part in the future of Lantzville!

The Lantzville Community Association

E: lantzvillecommunityassociation@gmail.com

Web: <https://lantzvillecommunityassociation.ca>

Facebook: Lantzville Community Association





**Village South Development
(Ware Road cleared land)**

1,100+

**RESIDENTS SAY
THE PROPOSED DENSITY
IS TOO MUCH**

More than 1,100 Lantzville residents have signed a petition urging that the density of this development not exceed numbers in the 2019 Official Community Plan (OCP) unanimously approved by this Council.

**PUBLIC HEARING
WED. APRIL 13
6PM**

Haven't signed the petition yet?

EMAIL US: LANTZVILLECOMMUNITYASSOCIATION@GMAIL.COM

RECEIVED

APR 06 2022

DISTRICT OF LANTZVILLE

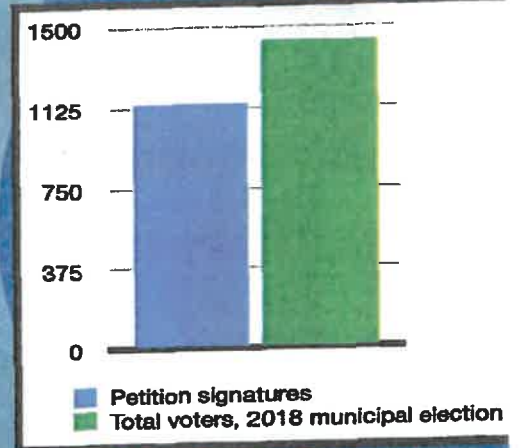
FAQS:

1

How significant is 1,100 signatures?

Very significant.

By comparison, 1,437 people voted in the last Lantzville election. This is also more signatures than votes received by any candidate.



(3,038 eligible voters in 2018 election)

2

Is the petition anti-development?

Definitely not!

The petition asks Council to honour the 2019 OCP density: 389 units + 100 seniors assisted living units for 100% of the Village South Area. The developer proposes to build 732 units with no guarantee for seniors-specific housing as required by the OCP, on the approx. 90% of Village South that they own. Under the OCP, about 351 units + seniors assisted living units would be considered for that area.

3

What can I do now?

Visit the LCA Petition Tent on April 9th at the Village Bus Stop from 12pm - 6pm

- Sign the petition. Write letters to Council. Talk with us about your concerns

Attend & Speak at the Public Hearing April 13th at 6PM

- REGISTER ONLINE: Lantzville.ca (click the calendar)

Please tell us when you have registered, and contact us if you need help or have questions!

"When speaking with residents I heard how much people care! This is an important issue that will decide the future of Lantzville for generations. People want to stick with the plan; the 2019 OCP density limits."

- LCA Volunteer

Thank you!

APPENDIX 3



Lantzville Community Hub

Top comments ▼



Write a public comment...



Jonathan Lerner

Thank you, Ian for this wonderfully detailed information and analysis. The research and care you take in representing Lantzvillagers is very much appreciated. The 72% compounded tax increase is a shock for many people and the latest increase will be all too apparent when we get our tax bills this summer.

Like Reply Share 1w



Chris Boniface

As usual Ian, a very factual and informative post on the issues impacting Lantzville. Let me add to your point #5 - of the 4 Municipalities in the RDN (City of Nanaimo, District of Lantzville, City of Parksville, & Town of Qualicum Beach), Lantzville ... See more

Like Reply Share 1w



Becky Sandalwood

Chris Boniface how can he be majority when we have 3 weasels, one shepherd, and then mayor. We need ACTIVE councillors, and a mayor to make the Vote. Instead we have 3 shitheads, and one show no care whatsoever, as he is half asleep. Who tf wanted these rodents to represent us!?!?!?

Like Reply Share 15h Edited



Lantzville Community Hub

Lantzville.

What about financial sustainability? Would this bring more sustainable business to Lantzville with the much-talked-about grocery store? This also seems unlikely. In the Economic Impact Assessment ordered by Lantzville, the consultant wrote about the proposed development, "While it falls outside of the scope of work for this report, it's the view of the Consultant that existing demographic and competitive factors make the economic viability of any significant retail and supermarket development challenging in the near-term." The consultant went on to note that Woodgrove Centre "is located within a 5-minute drive of the development sites" making it challenging to attract sustainable retail to this proposed development.

So what exactly would be "sustainable" about this development? It sounds to me like more of a buzzword than a sound claim. **What do you think?**



7

1 Comment



Like



Comment



Share

All comments ▾



Clint Smith

I think if this was 100 years ago, there would be rope on a tall tree.

The fact that a few driven by greed can ignore the many and push so hard to destroy a community, can get away with it, is solely due to the fact that a lot of selfish people who betrayed their constituents have forgotten what it feels like to have a solid punch in the mouth.

So they are emboldened by their clouded self importance to the point they feel empowered.

And that right there is a crying shame

Like · Reply · Share 1h

Well, that and public recordings of council meetings showing obvious collaboration of corruption and back room deals, lies, innuendo spoken in meetings, discontent and disrespect displayed to citizens, and yeah... 20 some odd percent tax increases.

but its wrong to speak in percentages over dollar amounts, just ask the member of council who thinks constituents are too dumb to do the math....

[#EnoughIsEnough](#) [#JamieResign](#) [#GeselbrachtResign](#)



Nelda Richardson

Subject: Development in Lantzville



From: martinberniemilburn
Date: October 31, 2021 at 8:55:08 AM PDT
To: Councillor Geselbracht <councillor.geselbracht@lantzville.ca>, Councillor Proctor <KProctor@lantzville.ca>, Councillor Savage <ISavage@lantzville.ca>
Subject: Fwd: Development in Lantzville

Hello,

For those of you ramming the increased density proposal through to a conclusion that will destroy Lantzville:

I am ashamed to say that I voted for you at the last election, neither I, nor any of the other 4 voters in my household will vote for you again.

A few years back a survey was taken at Minetown day with a majority expressing a desire for no development and despite conducting a more extensive and expensive survey of taxpayers views on development you have decided to ignore it!

I cannot find a single friend or neighbour who supports the proposal for so many properties in such a small area, in fact all of them seem to feel the same sense of betrayal that I do. There are many theories as to why (most of them revolve around corruption), so please answer this question: Lantzville is a village, why do you have to gain by changing it?

Regards,

Martin Milburn
7299 Rossiter.

Nelda Richardson

Subject: pecuniary conflict of interest



From: Councillor Wilson
Sent: Thursday, December 2, 2021 3:26 PM
To: Ronald Campbell <ronaldcampbell@lantzville.ca>; Trudy Coates <tcoates@lantzville.ca>
Subject: Fw: pecuniary conflict of interest

Hi Ronald and Trudy,

Can you please make this a part of the public record, concerning Village South.

Thank you,

Councilor Wilson
250-816-8141

"I care about this community"

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.

From: Brian Blood
Sent: Tuesday, November 30, 2021 2:10 PM
To: Councillor Wilson <JWilson@lantzville.ca>
Subject: pecuniary conflict of interest

Jamie, the clock is ticking. There is no question that you breached your oath of office and the Community Charter prohibition on pecuniary conflict of interest. This subject is being widely discussed across the community. You cannot make it go away but quietly resigning and keeping your head down for a few weeks will serve you and your personal interests best. You are probably under pressure from some councillors and development interests to tough it out and remain as long as you can to advance their interests. What about the community interest? We are getting 80% (minimum) of residents who have been home, signing our petition advising council to not exceed the 389 residential units in the OCP for the proposed "village south" development. Providing developers with higher profits and subjecting folks who voted for you to densities they are clearly indicating they do not want seems a very poor reason to tough it out at the moment. It must be very difficult for you and your family at the moment but please, do the right thing, for you, your family and the community. BB



UNSOLICITED ADVICE FOR LANTZVILLE COUNCIL and the COMMUNITY

B Blood Oct 11 2021

The atrocious Sep 6th 2021 council meeting compelled me to offer the following unsolicited advice. First, some definitions of the problems we face as a community.

Problem #1-DEVELOPMENT TSUNAMI

The development dam has burst. The lack of water availability that prevented healthy, slower, infill growth that most Island communities experienced over the last 35 years was not available to us. With city water now available (but not yet in use) pent-up development demand is descending on us like a tsunami. Never has there been more need for a bulwark council to protect those community values so often repeated by residents they sound like a mantra; greenspace, roomy larger lots, "not like the city", peace and quiet, semi-rural etc. etc. These values have shaped the Official Community Plan and have been repeated by a majority of respondents in every public hearing when developers have asked for more density and the rezoning to accomplish it. The pressure to swamp these values is relentless. The development profits from council approved rezoning to higher densities is in the tens of millions of dollars. At a time when we need a council that is hyper-focused on community values we have this one.

Problem #2- DENSITY GONE WILD

Three councillors have been dealing with the development tsunami by consistently supporting development densities much higher than those desired by residents. Proctor, Wilson and Geselbracht usually vote as a block on the final, formative motions in favour of these huge density increases. Sometimes they employ the ruse of reducing the numbers slightly. The end result is still very high densities. There are other concerns such as outdated design and lack of greenspace but these are related to the basic issue of density. The more development density there is, the less of everything else.

Problem # 3-THERE IS NOTHING WE CAN DO ABOUT IT NOW

Council behaviour is radically out of sync with the community vision but that is a problem for which we, the voters, must take some responsibility. There is nothing that can be done until Oct 2022 to prevent Proctor, Wilson and Geselbracht from continuing to vote as a block and establishing their urban vision of the community for us.

Problem #4- POST TRUTH

Even Lantzville is living in the global “post-truth moment”, largely a factor of the decline in traditional media and the rise of the internet and so called “social” media. There are no effective gatekeepers or moderators for communication; no rules, no filters, few customs and few manners. Anyone can say anything on media forums and they do - the public, council and just plain trolls. There are no safe places to gain information to support or renew collective community values out of a million personal ones.

“Pravda”, the nickname for the District’s newsletter, is as misleading in its blatant cheerleading as the various lowest-common-denominator blogs and websites. This situation is in flux and will evolve but the current “post truth moment” has unfortunately coincided with Lantzville’s time of need for clarity and reason. This toxic environment has altered the business of council, creating a chaotic smokescreen of rudeness, petulance and procedural bedlam that has assisted the three-councillor block to proceed with their program.

Problem #5-AUTHORITARIANISM

This council has created a set of behaviour control bylaws that stifle debate on council, sideline public participation and largely outlaw protest. It isn’t just banana republics and red states that do this. The three councillors benefit because it prevents a repeat of any of the embarrassing demonstrations that took place when the public began to understand how their community was being transformed against their will. These bylaws can and probably will be repealed after the election in October 2022 but we will have to live with them for now. These bylaws limit the ability of the

two dissenting members of council to adequately represent us and restrict resident's ability to act. Even after they are repealed, these bylaws will remain an interesting historical reminder of Lantzville's flirtation with authoritarianism.

UNSOLICITED ADVICE FOR THE MAYOR

It can't be easy to be required to facilitate a process that is completely out of your control. You and Councillor Savage are outgunned and will remain so for another year. You are forced by your role to be part of the "democratic" *gloss* on a program that you know does not represent resident's interests.

I suggest ignoring the time constraints of the procedures bylaw for all members of council as long as the speaker is sticking to discussion of the motion on the floor. If all members of council wish to democratically advance their argument for or against a motion and be seen to do so then you should get agreement to suspend those time constraints of the ill-conceived, anti-democratic DOL procedures bylaw. If you do not get agreement for this then I suggest you override the procedures bylaw with your authority as chair of these meetings based on the most important imperative of that chairmanship; the need to ensure that our resident's business is decided by an *informed* council. A council cannot be said to be informed until all members have completed their arguments for or against the motion no matter how dithering or tongue-tied. To adhere to the belief that any member's arguments are unworthy of attention is arrogant and unsupportable. You have the authority to rule obstructionist behaviour as out of order. Do it and force the debate to remain focused on the motion, not the meta-communication of procedure.

I suggest that you do not consult with staff during the meeting, especially with regard to procedure. It undermines your authority and leaves you less able to fairly conduct the meeting. Wing it if you have to. As long as all councillors get their chance to fully propound their views, this should be easier.

You and all members of Council owe it to residents, current and future, to leave an intelligible record on the awful videos. Keep your role as chair of the meeting separate from your duty to argue for or against a motion like residents expect you to do. Holding back in debate only weakens your position and that of Councillor Savage when you are both in opposition. There is nothing you can do to prevent being outvoted so it is doubly important that you get your position on to the historical record via the awful videos. You and Savage may be heroic losers but you need to clearly leave a record of your arguments. There is power in knowing that you will be outvoted on most important motions dealing with density for example. That is because you have nothing to lose and that makes you a little dangerous to those who would attempt to create chaos.

Make your own recordings of the meetings. Council may have banned this but I don't think they or staff are up to strip-searches yet. What is the worst that can happen? They are already going to carry the vote.

UNSOLICITED ADVICE FOR COUNCILOR SAVAGE

Maintain the course. You have no power over council outcomes. None. That should be as liberating for you as it is for the Mayor. Even if they were able to censure and remove you it would make *no difference* to their plan for the municipality and how the future unfolds. You could be a little more succinct and articulate at times....for the record. Parody, mockery, even silence are options but considering this, I think that a cool, reasoned opposition based on public input and support is still the best option if you can sustain it for another depressing year. You are a member of this council and the only way *not* to be identified with its decisions in our local history is to leave a clear defence of your opposition to and separation from the three and your support of the community vision and the OCP.

UNSOLICITED ADVICE FOR COUNCILLORS PROCTOR, WILSON AND GESELBRACHT

Of course everyone is wondering why? Why would a majority group on Council go so radically off the community script? It must be that you believe you think you know what is better for the community than residents do. Any other reason is too dark to contemplate. Councillor

Proctor's response in debate of the Clark/Medd public hearing suggests a *presumption of superior knowledge*. After overwhelming public response opposed to the densities the developers were applying for, she invoked the silent majority gambit in her defence of ignoring the OCP and rejecting the responses of those residents who provided opinions at the hearing. She said that she had not heard from the majority of residents! Perhaps she is arguing for plebiscitary democracy but I don't think so. "Not having heard from the rest of Lantzville" is code for doing whatever you please. The other two, faced with the same scenario were not as bald-faced in their responses but their votes spoke as loud.

In the spirit of "unsolicited advice", as 'though I was a friend or supporter, I would suggest saying little or nothing and then vote. The more you talk to give voice to the rejection of established community values, the worse you look. If you can bear it, watch the awful video of the council meeting and public hearing of Sep 28 2020. It will be very illuminating for you, like looking in the mirror on a really bad morning.

It is difficult to understand why, having victory all to yourselves, you still choose to get down in the muck, quarrel over procedure, and turn the meetings to chaos that makes you look worse than you would for just ignoring the community vision. It is like winning the war and shooting the prisoners. Stop doing that. Let the Mayor and Councillor Savage speak uninterrupted. They will say things you don't want to hear but that won't change the outcomes. Be patient. Your petulant maneuvers over process and Councillor Proctor's silly protestations and criticisms of Councillor Savage remind me of the schoolyard. What is the point? If you want higher densities for whatever reasons of your own, you have the power. If you are trying to reduce the amount of rational criticism of you that derives from the awful video record, you are failing. Future viewers/researchers will be as appalled by the chaos you create as much as the sidelining of the community interest. It is better to let them talk unchallenged because you know they are unable to change outcomes and some residents may see the less chaotic process as evidence that democracy is working. This may enhance your image or at least do it less damage. Even if you dislike the Mayor's chairmanship of meetings, do not draw Ministry attention. They

are unlikely to respond but if they did, you would not benefit from their scrutiny. They would not be amused by the awful videos.

My advice if you want to simply achieve victory with your development oriented program is to be patient, wait for others to finish, have your say, calmly and succinctly, then vote in lockstep as you have been doing. It may take more time but that is questionable since the chaos also takes time. If your goal is to look good or feisty for the camera or leave a video record that casts a more positive light on your worth as elected members of council, sorry, that bus left the shelter.

I hope none of you entertain the fantasy of re-election. If you do then my advice is to do a little community polling (beyond the usual friends and relatives) because you three, as elected councillors, are extremely unpopular in this community. The important thing is, *the stage is yours*. You can do anything you want and nobody can stop you. Own it. Be magnanimous.

Of course, rational advice would be to follow the OCP, make decisions based on the majority advice sought in public hearings, seek maximum amenities from developers including maximum greenspace and don't be so grumpy.

UNSOLICITED ADVICE FOR LANTZVILLE RESIDENTS

Watch the awful videos of the Sep 28 2020 council meeting and public hearing and the Sep 6 2021 council meeting if you think I protest too much. Have a sick bag handy. There are other awful meeting videos that are just as shocking and illustrative. We voted this council in and we must live with that fact and all it implies until the election. That is also the attitude of the Provincial agencies responsible for municipalities. Suck it up they said. Do a better job electing a council next time.

There is nothing we can do about the three councillors intent to utterly transform the community.

-They have treated the OCP as the piece of paper it is.

-They have rejected your (officially requested) public hearing input.

-They have reduced your ability to protest.

-They have limited the ability of the Mayor and Councillor Savage to represent you.

-They have pumped up staff numbers and taxes to towering heights.

Next October we have another chance to return local government to community service. We need a council that has the skills and determination to fine-tune the impacts of the massive density that we will be stuck with. There may be fragments of the Lantzville lifestyle that can still be salvaged and protected, old neighborhoods that have survived unscathed.

Not all developments are seeking high densities with paltry amenities. It will be illuminating to observe the three councillor's behaviour towards the Foothills development. It is offering over 1/2 of its land-base for parkland and environmental protection while asking for a small increase of density over that granted in negotiations over 16 years ago. Will councillors ask the developers to pump up their density request? When Lantzville Projects (Village South/Ware Rd clearcut) proposed a development density consistent with the OCP, Councillor Wilson wanted higher density which they got and the three councillors just advanced it through first and second reading on Sep 6th.

Another alternative might be to seek amalgamation with the City of Nanaimo. When we look, feel, sound and smell like the city, what is the point of Lantzville remaining its own municipality? What was the local autonomy we sought by becoming a municipality? The failed municipal experiment has led to city densities, a huge staff expense and massive tax increases.

B Blood. 7075 Caillet Rd, Lantzville

Heidi Gilson

From: Planning
Sent: February 15, 2022 9:12 AM
To: Heidi Gilson
Subject: FW: Village South development

From: Chris Galbraith
Sent: Sunday, February 13, 2022 12:16 PM
To: District Public <district@lantzville.ca>
Subject: Village South development

Hello,

I'm writing to express my strong opposition to the huge number of units that the council seems bent on allowing for the Village South development. And when I say "the council," I'm specifically referring to councillors Geselbracht, Proctor, and Wilson, who have shown a shocking disregard for the desire of Lantzville residents to retain the semi-rural nature of their community.

The proposed amendments to bylaws 283 and 284 should not be passed, as they are a violation of the intent of the OCP.

I honestly don't know what motivates councillors Geselbracht, Proctor, and Wilson to act in this way. It certainly doesn't seem to be a desire to do the best for Lantzville.

Sincerely,
Chris Galbraith
7132 Lantzville Road

Nelda Richardson

Subject: April 13 public Hearing, 283/284

From: Sean Reilly
Sent: Wednesday, April 13, 2022 10:46 AM
To: District Public <district@lantzville.ca>
Subject: April 13 public Hearing, 283/284

Good morning, please see below my written information to Council on the Public Hearing.

April 13, 2022.

Good day, I do not support the current OCP Amendment 283 and zoning bylaw amendment 284 as presented. I ask Council to reject 3rd reading and request the developer present an alternative proposal that is more in line with Lantzville's identity.

Identified below are some of my reasons for opposition.

View Corridors,

Every time I drive/walk or bike down Ware Road, I'm constantly amazed by the incredible panoramic views these properties have. I understand the land will be developed. I am not saying the land should be left as is, but the Bylaw should make light of view corridors and the benefit to Lantzville. I have seen nothing in the Land owners plan outlining the preservation of view corridors to make the most out of the topography. These properties are essentially the gateway to Lantzville and should be regarded as such.

Housing Choices

I would like to see the density reduced and more in line with the anticipated number of dwellings as per the OCP. I still want to see varied housing choices as per the OCP. I would like to see the zoning bylaw amendment for Village South have buildings capped at three stories and the development clustered together with more green spaces (public gathering, parks, plazas) dispersed throughout the proposal not just next to the school. Green space in strata's not true public space but would be Strata Common property and the benefits would not be enjoyed by the residents of Lantzville. Remove apartment from permitted use in Area B.

I would propose the land use have a cap on the number of Apartment/condominium style buildings in Area C and set it at 2. Also set the maximum length and width of these larger buildings to reduce the visual impact of these structures and propose to have an even mix of strata titled developments and single family lots. The stratas could provide a varied mix of housing choices comprising 1-storey patio homes, 2-storey duplexes, clusters of 3-storey row houses distributed throughout the plan along with single family dwellings on varied lot sizes. I would suggest the Council set a number of row houses in a row to be limited to 4 or 5 units.

Instead of 4-storey mixed use buildings, I would suggest that residential uses be clustered around a node of quaint 2-storey small scale commercial opportunities similar to Matticks farm in Saanich.

Redesign the proposed road layout with lanes to provide access, and promote and develop regulations for laneway housing which would help with affordability.

Increase the lot size of Area A house from 300m² to 650m². I am not a fan of compact fee-simple lots of under 650 m². I would suggest the lot sizes of the single family fee-simple lots, should be between 650m² to 1350m². As above with a lane behind to accommodate off street parking, access and a laneway house.

Commercial Spaces

Lantzville cannot compete against the big box stores of North Nanaimo less than 5 min up the road. A supermarket as per the experts from Urbanics will be unsuccessful and will FAIL. The commercial space proposed in the plan should be of smaller scale with flexible spaces, and could conceivably cater to boutique small one off stores and professional offices. Or perhaps a mixed use Strata space similar to Tin Town (just off Cousins Ave on Rosewall Crescent in Courtenay, BC) with a live/work space for artisans and makers.

It would be great to build the Lantzville Brand as a **Coombs by the Sea**, a pull to bring more shoppers looking for a quaint Village experience and if it could be designed either for them to do it on foot or via bike or transit to ease traffic congestion all the better.

Drainage and subsurface issues

I would like to bring to light that the future costs that will increase the costs for the District to develop and build on will be higher than one with favorable conditions and the Lekowich Engineering report highlights these issues with recommendations for the District land will require ground preloading and specialized foundations, continued geotechnical monitoring and further expensive reports and studies prior to being built on. Most anything can be fixed if you throw enough money at it. Unfortunately this will be tax dollars. So the additional cost to the District and taxpayers may not be worth it. Perhaps through redesign the district could obtain a plot of land with favourable ground conditions within or just off the redesigned commercial centre.

For reference, looking at the supporting documents paid for by the developer highlights some of the failings of the project. On Page 19 of the Lekowich Geotechnical report which shows the overall mapping of Bore Holes on the properties to test for subsurface structure. It identifies that the land being given to the District and to be zoned Community Service is an Area of Unfavorable Ground Conditions as per table 2.4.3.

Further highlighting on page 11 section 4.3 (f)(h) that the area identified as unfavorable ground conditions the proposed uses be, Park, or surface parking, that the land should not be built on in order to avoid the Costly foundation systems required for these subsurface conditions.

Further Item (j) page 11, states that basement slabs be 0.6 m above the high groundwater level. Foundation/site drainage must be assessed for all future development.

The proposed zoning map identifies the worst location on the properties based on soil conditions as Community Service. The Engineering report indicates that this area should also avoid being developed per subsurface workings of the former coal mine which is located in the area +-15m of the corner and presented with a radius of 50m.

Sounds like a win for the District, land that will cost more in tax dollars for extensive drilling to identify where the former mine workings are, costly preloading, foundation designs, and geotechnical monitoring, to ensure the Land the District may develop in the future is not a leaning tower.

Please don't rush through this process and get this amazing opportunity wrong. I ask the Council to slow this down, increase the transparency of the process and planning. Stop this right now from resulting with a development that was poorly designed and doomed to fail the community. Based on the limited interactions with the public I have not seen the developer take into account any serious resident considerations and make any design concessions.

It is easier to add density in the future than it is to take it away.

Please reject the third reading and ask the Owner to present a different proposal more keeping with Lantzville's Identity and charm.

Thank you for taking the time to read through my thoughts.

Sean Reilly

6711 Alger Rd, Lantzville

Nelda Richardson

Subject: Bylaw 283-284

From: MARY KELLER
Sent: Wednesday, April 13, 2022 11:20 AM
To: District Public <district@lantzville.ca>
Subject: Bylaw 283-284

To whom it may concern;

I find myself feeling like there should be a happy medium between the OCP and the new proposed plan.

Please work on a suitable compromise but until then I approve of the growth. We need money and Lantzville isn't growing and we will be in serious trouble soon if not there already.

With sincere hopes of common interests prevailing. I agree with the new proposal.

Mary Keller
7317 Lantzville Rd.

Nelda Richardson

Subject: Village South Development Bylaws, 283 and 284

From: William Allan
Sent: Wednesday, April 13, 2022 11:32 AM
To: District Public <district@lantzville.ca>
Subject: Village South Development Bylaws, 283 and 284

I PREFER TO PAY A HIGHER PARCEL TAX

I am disappointed that I need to defend my community against Developer Avarice driven higher density.

I am a Lantzville Rate Payer. Please mark me as opposed to the current Village South Development Proposal referred to above.

It is striking to me how doggedly Developers and the community's Elected Officials promote increased density in Lantzville – for years and now so contrary to the recently approved OCP - and what appears to me the clear wishes of a vast majority of the Lantzville Rate Payers I speak with.

I have read it suggested elsewhere by those in favour that people were bullied into joining the petition against this Development. The people standing against this proposal, and the Grandmothers that knocked on my door, could hardly be considered Bullies. I found those active in protecting Lantzville to be well informed and polite. Conversely, I wonder why the yes side paints them so negatively - often with personal defamation.

I can understand why Developers would want higher density. Higher density is simply more profitable. What I can't understand is what motivates our Elected Officials to favour it. In the face of obvious and massively one-sided resistance to this proposal the answer to that question is one I would like to know.

As found in the recent promotional circular received I was somewhat offended by the disingenuous contention that the proposal density was in line with the OCP. It seems so obvious and provable that is not. Bear in mind this is not the developer trying to mislead me but my Lantzville Elected Council. Yes. I read the part about Density increases beyond the recommendation could be considered if found to be justifiable. That is not intended as an anything goes clause. And I guess that we are arguing about what is justifiable.

I am not convinced about the proposals water supply or the added costs of infrastructure estimates for the community. When we get a better idea of that, in our inflationary world, the developer will be on to the next project, there will be a new Council - then it will be too late.

Consider this:

The reason Lantzville is an attractive enclave in which to live is because of the way it is. Not only quality of life and security but properties in Lantzville command a premium because of it. It is the fortunate culmination of qualities which I sometimes think has more to do with good luck than good planning. This community culture is something that is known. The proposal represents a big change and it could really wreck Lantzville. Slow ahead steady? Well more of the same – which seems pretty good to me – and I hazard to guess most of my neighbours who don't have an agenda aligned with Development.

We recently spent money to develop a Community Plan, which laid out the community's goals in a number of areas. Painting a picture from a single moment in time with sweeping recommendations has its perils. I was not in

favour of all aspects of the OCP but I have found, and accept, that a carefully considered consensus decision is a good way forward.

It is a bit stunning to me that almost immediately (a divided) District Council recommends to over ride it.

Another thing that gets up my nose is how righteous are those in favour of forever changing the character of Lantzville. That they somehow understand the qualities of the community better!

Lantzville is a known quantity. It is plain to me that this development proposal will erode the qualities that makes Lantzville such a desirable place to live. The lower density, semi rural setting is why people want to live here.

Lantzville is a sanctuary.

If it were mine to choose between higher density proposals that exceed the Official Community Plan or higher parcel taxes; to protect the culture of the community, I volunteer to pay higher Taxes.

Yours truly,

Bill Allan
7700 Lantzville Road

Nelda Richardson

Subject: District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021 and District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 2...

From: CAROL OR JOHN HALLIWELL

Sent: Wednesday, April 13, 2022 11:33 AM

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

Cc: Nelda Richardson <nrichardson@lantzville.ca>

Subject: Re: District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Village South Special Area Plan) Bylaw No. 283, 2021 and District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Village South Special Area Plan Zone) Bylaw No. 2...

To: Mayor & Council

I've written before but after reading a form letter in support of Village South Development, I want to speak to the very weak points in that letter.

A nice coffee shop, a bakery, a store? Not feasible. We've lived here for 22 years and remember 2 coffee shops and a store, the latter building owned A person needs to sell a heck of a lot of coffee or single ingredients to complete dinner in order to pay rent and make a living. We're lucky in having all the amenities of Nanaimo on our doorstep.

A new community centre? Costin Hall is more than adequate, very well maintained, and used by all demographics. Maybe a sports centre would be a welcome amenity.

I am one who likes the core revitalization and look forward to it being extended, although the weeds I anticipated are a reality. I see you are hiring another Public Works employee. I hope they like weeding!

I agree there is a need for mixed housing especially for seniors. Rapidly escalated real estate values are the reason for non-affordability and I don't believe Lantzville Projects need for profitability will provide 'affordable' housing, whatever that is. The price that they paid for the land when purchased will more than compensate them when you consider the value of the land today. We certainly don't need anything more than 2-storey buildings in the village core.

I don't see how filling up the land with buildings and roads will provide pleasant walking paths and trails.

Yes, we need more tax dollars to improve what we've got but expansion of the commercial base, especially on Industrial Road, would be a better suggestion.

I do believe the number of names on the petition is representative of the wishes of residents. It's an insult to suggest they were coerced into signing. Apart from the odd few supporting the Village South project, I personally have not spoken to anyone who supports it. To the contrary.

I'm not against development, it's necessary, but the number of units proposed boggles my mind, albeit it spread over 15 years as some say. Add these numbers to the Clark/Medd project, the Gee property, plus all the other smaller developments, and bingo, this is not what people who chose to buy in Lantzville bargained for.

Carol Halliwell
7186 Lancrest Terrace
Lantzville

Nelda Richardson

From: Brian Henning - Williamson & Associates <brian@vibcls.ca>
Sent: Wednesday, April 13, 2022 11:36 AM
To: District Public
Cc: Frank Limshue; Darwin Mahlum (darwinmahlum@outlook.com)
Subject: Village South Application - Lantzville School Road
Attachments: 06042 letter on school road.pdf

Dear Mayor and Council, please find attached our letter regarding proof of concept and Lantzville School Road.

Brian S. Henning B.C.L.S.

Williamson & Associates

Professional Surveyors

3088 Barons Road, Nanaimo BC V9T 4B5

Phone: **250-756-7723**

Email: brian@vibcls.ca

NOTE: NEW EMAIL ADDRESS: brian@vibcls.ca



**WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS**

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

April 13, 2022

Our File No.: 06042
DoL:

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

Attention: District Council and Staff

Dear Sirs/Mesdames:

**Re: Village South Application
Lantzville School Road**

We write with respect to the Village South application and a concern noted by the Lantzville Community Association of developing a road adjacent to the Seaview School, as well as guarantees of certain outcomes. There appears to be a misunderstanding of our proof of concept plan in our application and the decision making regarding public infrastructure such as Lantzville School Road.

With our application we have applied to change the zoning and land use to create a vibrant village. The application plans conceptually lay out parks, amenities, road and trail locations to illustrate the vision and provide a "proof of concept", included in the application are the concept design standards for the trails and roads. Upon bylaw adoption, the final location of land use and park areas are fixed by the zoning bylaw, along with the amenity contributions. The final lot and road design locations through the zone and park area are then determined through the next stages of development during the subdivision and development permit processes. This is the detailed design stage that includes all the other servicing. The District has the final approval and decision making authority for the next stages.

The park and community use zone areas in the application will be transferred to the District for their use, with the amenities locked in by agreements. In the proof of concept plan there is a conceptual road network through the park area that connects to Lantzville School Road. Whether or when the road is or will be constructed is the District's decision. It is a decision at the next stage of development. What showing the road connection does do is provide the District the opportunity to require the Developer to build the road when it is acquiring the zoned land area. Based upon our meeting with village stakeholders (including a School District representative) and the District, it is our understanding that there will be future meetings between those parties prior to making any decisions on the Lantzville School Road connection.



In summary, the Village South application is to change the District OCP and Zoning, provide project amenities and provide a proof of concept of the vision. The proof of concept and policies guide the final detailed design of the next development stages after bylaw adoption. A road connection to Lantzville School Road is illustrated but the decision to construct it is a decision of the District at the next stages of development.

Yours truly,
Williamson & Associates Professional Surveyors



Brian S. Henning, B.C.L.S.

Enclosures
cc: Darwin Mahlum

Nelda Richardson

Subject: Village South Special Area Plan

From: Wendy Campbell
Sent: Wednesday, April 13, 2022 11:37 AM
To: District Public <district@lantzville.ca>
Subject: Village South Special Area Plan

Please accept this as my letter of whole hearted support for the current Village South proposal and the Bylaw No. 150, Bylaw No. 283, Bylaw No. 180, and Bylaw No. 284 amendments.

It brings much needed housing, smaller parcels and multifamily options.

The in person and online bullying tactics of the anti-development group in Lantzville is knowingly spreading misleading and untrue information. As such it has been prohibitive to engage and I believe their petition should be considered invalid. Most of us fear reprisals online and at public hearings due to their bullying - very disappointing climate!

Please vote in favour of the proposed bylaws.

Sincerely

Wendy Campbell
7481 Clark Cres
Lantzville, BC V0R 2H0

Nelda Richardson

Subject: Village South Special Area Plan

From: Garry McQuillan
Sent: Wednesday, April 13, 2022 11:40 AM
To: District Public <district@lantzville.ca>
Subject: Village South Special Area Plan

Please accept this as my letter of whole hearted support for the current Village South proposal and the Bylaw No. 150, Bylaw No. 283, Bylaw No. 180, and Bylaw No. 284 amendments.

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Please vote in favour of the proposed bylaws.

Sincerely

Garry McQuillan
7481 Clark Cres
Lantzville, BC V0R 2H0

Nelda Richardson

Subject: Support for Village South Development Proposal

From: Hugh Proctor
Sent: Wednesday, April 13, 2022 11:47 AM
To: District Public <district@lantzville.ca>
Subject: Support for Village South Development Proposal

District of Lantzville Mayor and Council,

I am writing in support of the Village South development proposal currently before Council, and would like to see it move forward as planned. I believe that to do anything else would be irresponsible and would not achieve the desires of the majority of Lantzville residents. The benefits of the proposal, as I see it, are as follows:

- Revitalized village core, which in my 30+ years as a Lantzville resident, has been in decline until the first phase of redevelopment which was recently successfully completed.
- Create an environment of prosperity to encourage future commercial growth
- Various housing types, that are sadly lacking, and without which is to ignore the reality of housing needs today.
- The potential of a sustainable tax base for a multigenerational community that can manage it's business as it should
- It has been at times frustrating to watch Lantzville struggle with it's identity, since we chose to incorporate in 2003, and I look forward to this proposal helping us to to move towards that vibrant, forward looking community, that many envisioned.
- Finally to build on community pride to put the divisive dialogue to rest.

Respectfully submitted,
Hugh Proctor

Name: Richard Hugh Proctor

Address: 6994 Lancewood Ave., Lantzville, BC

Date: April 13, 2022

Nelda Richardson

Subject: Village South Public Hearing

From: Brock Williamson - Williamson & Associates <brock@vibcls.ca>

Sent: Wednesday, April 13, 2022 11:52 AM

To: District Public <district@lantzville.ca>

Subject: Village South Public Hearing

Mayor and Council

I write this email in support of the Proposed Village South OCP Amendment & Rezoning.

The proposal is in accordance with the current OCP, it is well thought through in that it will create a vibrant downtown area that will support the creation of local business and provide smaller scale and hence more affordable mixed use housing types that are both badly needed.

The Urbanics report indicates a net financial benefit to the community, so I see no down-side to this proposal.

If the Amendment and Rezoning are successful, I would recommend Council secure by way of covenant an assurance that the project will be developed in accordance with the form and character presented in the application material.

I declare that I am in a minor conflict of interest situation in that I am currently employed part time in my semi-retirement by the Survey and Consulting firm Williamson & Associates Professional Surveyors which I founded. I am no longer an owner in the firm. Williamson and Associates has provided services to Lantzville Projects to assist them in this OCP Amendment and Rezoning Application.

Sincerely,

**Brock Williamson
7530 Copley Ridge Drive
Lantzville BC
VOR 2H0**

To: District of Lantzville Mayor & Council



I support the proposed Village South Development – Let the proposed development proceed as planned!

The OCP is **not** being changed in any way. For this development proposal to proceed, the District of Lantzville, 2019 OCP requires an amendment process to add a Special Area Plan as an Appendix to the OCP. On Page 116 of the OCP you will find that there are actually no density limitations at all and the OCP does not contain maximum densities. The OCP does identify an “anticipated” number of new units, but also acknowledges that the unit numbers will be determined during the rezoning and site design process, which is exactly what is happening with this Village South Development application/proposal.

Reasons I support and would like to see this proposed development move forward are:

- Commercial opportunities/space – Lantzville is in dire need of some shops where people can shop locally. Perhaps a nice coffee shop, or a bakery? Or commercial spaces for some locals to sell their artwork? Let’s shop local and put our money back into our community.
- New community center – ours is very old and won’t last forever. A new center is overdue.
- Provides a facelift for Lantzville’s downtown area – until the recent downtown core revitalization project, our downtown was looking very sad and almost like a ghost town. Lantzville is better than that, change is good!
- Mixed housing for all types of families and individuals including seniors – housing choices are very desired by many existing Lantzville residents of all income levels and stages of life. Some seniors are looking to downsize but don’t want to leave Lantzville. Some younger families just starting out would love to raise their children in our beautiful seaside town but cannot afford the existing housing prices. This plan would provide some options for everyone.
- Designated walking paths – lots of Lantzville residents enjoy walking our town. This would provide additional walking paths/trails and a safe way for residents to walk around town.
- Grocery store- Yes! No more last minute, I forgot that one ingredient for dinner trips to Walmart or Save-on Foods. We could go to our grocery store like we used to do when we had the Lantzville Market.
- More homes for more people so our town can grow! and we have more tax payors so we can maintain our assets – we must grow to become a solid and thriving community. No way around it.
- New community parks – a safe and beautiful place for residents young and old to spend time outdoors together. Lots of green space.

Name: _____
 Signature: doug english
 Date: 4/13/2022
 Address: 6685B Harwood Dr.

Name: _____
 Signature: _____
 Date: _____
 Address: _____

NOTE: Be sure to fill out all required information and don't forget to sign this document before submitting. This document can be mailed to the Municipal Hall (PO Box 100, Lantzville, BC V0R 2H0), emailed to district@lantzville.ca or you can drop it off in person at 7192 Lantzville Road.



To: District of Lantzville Mayor & Council

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- New community parks – a safe and beautiful place for residents young and old to spend time outdoors together. Lots of green space.

Name: Shandra Mayes
 Signature: S Mayes
 Date: April, 11/22
 Address: 7163 Sebastion Rd.

Name: Richard Mayes
 Signature: [Signature]
 Date: April 11, 2022.
 Address: 7163 Sebastion Rd.

NOTE: Be sure to fill out all required information and don't forget to sign this document before submitting. This document can be mailed to the Municipal Hall (PO Box 100, Lantzville, BC V0R 2H0), emailed to district@lantzville.ca or you can drop it off in person at 7192 Lantzville Road.



To : Lantzville Mayor and Council
April 12,2022

Regarding: motions to amend OCP Bylaw No. 150, 2019 and Zoning Bylaw
No. 180, 2020

We are writing this to voice some of our concerns regarding proposals that you will be discussing at the April 13, 2022 meeting.

What is being asked for is not a slight adjustment to our OCP but is rather a trashing of it. Going from an anticipated 389 housing units plus a possible 100 seniors to over 700 units plus plans for commercial spaces is a huge deviation. It seems that any dedicated seniors housing might be on top of that with no commitment for its development.

Council SHOULD NOT be approving these changes to the OCP. The majority of the people who elected you and who you should be serving seem to be strongly against the changes. Proof of this is shown by the number of residents that signed the petition against it.

Council is once again considering giving away the “**Gift of Density**” to developers without an equivalent and meaningful return to Lantzville residents. It is Council's responsibility to bargain on behalf of our residents. It is Council's responsibility to try to maximize benefits to residents. It is not your responsibility to maximize profits for the developers.

Will Lantzville get usable lands for municipal amenities from this plan or will the land be so unsuitable for our use that it will be a proverbial white elephant...a gift that we can't really use and too expensive to keep (too poor in drainage and location to use without excessive cost and effort)?

There is concern that drainage from the site will just be dumped into our storm sewers. There seems to have been little effort to follow low impact development techniques for drainage. Retention of water is becoming an ever more important feature in good planning.

Councillors please vote with reflection on what is best for the residents that put their trust in you and elected you, not what is best for the developers.

Thank you for your consideration of our concerns.

Jack Roberts 7084 Caillet Road, Lantzville

Sandra Roberts 7084 Caillet Road, Lantzville



April 12, 2022,

Linda Martin & Allan Gould.
7680 Lantzville Road,
Lantzville, BC V0R 2H0

Mayor and Council,
District of Lantzville,
P.O. Box 100,
Lantzville, BC V0R 2H0

Re: Lantzville Village South (Bylaw No. 283 and Bylaw No. 284) for Public Hearing April 13, 2022

Dear Mayor and Council,

We have lived in Lantzville for over 42 years and participated in the process the collimated in the OCP.

Regarding Bylaw No. 283 (OCP Amendment Village South SAP) and Bylaw No. 284 (Zoning Bylaw Amendment Village South Special Area Plan Zone), we adamantly oppose the proposed density (730 units) in the Lantzville Village South Development Proposal. We are not anti-development, but we believe Council must follow the OCP maximum density (approximately 350 units plus seniors assisted living and key goals (1 to 7; particularly Goal 1 Protect the Natural Environment and 2 Preserve Community Character). Failure of the Mayor and Council to adhere to the OCP is not only irresponsible but goes against the majority of Lantzville resident's stated wishes for their community.

This development alone would increase the population of Lantzville by almost 50% in one swoop. The OCP called for responsible controlled growth that maintains Lantzville's character and protects the natural environment. This project is the opposite of what the OCP describes. To represent the peoples' wishes you MUST NOT approve Bylaws 283 and 284. Mayor and Council should seek a lower density development that among other things does not include 3 to 4 storey multi-unit buildings. The OCP states a limited number of 1 and 2 storey multi-unit housing.

The density of the Lantzville Village South Development Proposal also makes it impossible to adhere the OCP Goal 1, protecting the natural environment; for example by incorporating wetland areas, swamps and ponds. In addition, this proposal does not follow Low Impact Development Techniques that would prevent excess runoff. Nor does it include a comprehensive stormwater management plan that restricts site runoff from exceeding pre-development volumes (Lantzville Policy for development drainage bylaw 175).

Bylaws 283 & 284 are totally unacceptable. Only a development that meets the OCP goals that the community and council created and approved will be acceptable.

Sincerely,

Petition to Council re Development of Village South Special Area Plan Zone

The Official Community Plan (OCP) passed unanimously by Council in June 2019 anticipates 254-389 units (plus seniors supportive housing) for the Village South Special Area Plan Zone ("Village South"). The OCP and the number of units in the OCP for Village South reflect the will of the residents of Lantzville:

Village South SPA Land Use Summary	
Anticipated Number of New Housing Units	<ul style="list-style-type: none"> • 254-389 (plus seniors supportive housing) • This range is not intended to replace the rezoning and site design process. Following the site design process, if the proposed number of new housing units falls outside this range, a clear and strong rationale must be provided to the District to justify the difference and will be subject to further public engagement.

RECEIVED
 APR 13 2022
 DISTRICT OF LANTZVILLE
 10:59 J.

Therefore, I, the undersigned, demand that the Lantzville District Council direct Staff to work with the developer, Lantzville Projects, on plans for Village South development that are consistent with the OCP by maintaining the number of units at no more than 389 (plus seniors supportive housing).

*** To sign you must be a Lantzville resident of voting age or older. One signature per person.**

Date	Signature *	Printed Name	Address	Email (sign-up for LCA e-news) optional
12-04-2022		RALF SCHNEIDER	LANTZVILLE B.C. 7438 SONSURY Rd	XXXXXXXXXX
12-04-2022		GORDON SCHNEIDER	7438 SONSURY Rd LANTZVILLE, B.C.	XXXXXXXXXX
13-04-22		ROB VAREY	7620 FERNMAN RD	
13/04/22		Cathie Biddes	7620 Fernman Rd	

Already signed #205
 1167
 1168
 1169