Minutes of the Special Meeting of Council of the District of Lantzville held on Wednesday, June 5, 2024, at 6:00 pm in the Council Chamber, Municipal Hall - 2nd Floor, 7192 Lantzville Road, Lantzville, BC

PRESENT:

Council: Mayor Mark Swain
Councillor Joan Jones
Councillor Jonathan Lerner
Councillor Rachelle Mundell *(arrived 6:05 pm, departed 9:05 pm)*
Councillor Ian Savage

Staff: Glenn Morphy, Acting CAO| Acting Director of Planning | Director of Public Works
Aria Long, Deputy Director of Corporate Administration
Amanda Masse, Planner

CALL TO ORDER
The Mayor called the meeting to order at 6:04 pm, and acknowledged that the meeting was being held on the traditional territory of the Snaw-naw-as, the Nanoose First Nation.

ADOPTION OF THE AGENDA

MOVED AND SECONDED, THAT the June 5th,2024, special Council meeting agenda be adopted, as presented.
CARRIED UNANIMOUSLY

PUBLIC INPUT
No public input was required due to Provincial Legislation, which does not permit public input for the items on the agenda.

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

Councillor Mundell joined the meeting at 6:07 pm

C24-132 MOVED AND SECONDED, THAT "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024" be given first reading.
CARRIED UNANIMOUSLY

The meeting was recessed at 6:08pm due to technical difficulties

The meeting was resumed at 6:11pm

C24-133 MOVED AND SECONDED, THAT "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024" be given second reading.
CARRIED UNANIMOUSLY

C24-134 MOVED AND SECONDED, THAT the motion on the floor be amended in Section 2 of Schedule 1 for all zones included, by adding "(total of 4 dwelling units)" after 2 Duplex dwelling units.
CARRIED UNANIMOUSLY

MOVED AND SECONDED, THAT the motion on the floor be amended in section 2 of schedule 1 for all zones included by adding a total of four (4) dwelling units after two (2) duplex dwelling units.
DEFEATED

C24-135 MOVED AND SECONDED, THAT

WHEREAS the chart below shows how the "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024" aligns with Part 4 of the Provincial Policy Manual + Site standards, AND

BYLAW 369: ALIGNMENT WITH PART 4 OF THE POLICY MANUAL

POLICY MANUAL PART 4	**LANTZVILLE COUNCIL AND BYLAW 369'S ALIGNMENT WITH PART 4 OF THE POLICY MANUAL**
Pg 65 "While local governments may need to make changes to the site standards (in the Policy Manual) based on local conditions, the Province expects they will be given full consideration for implementation."	Council has given the Manual's site standards full consideration and have exercised the Province's acquiescence to tailor site standards to local conditions.
Pg 66 "There can be instances where the viability of a project may depend on varying a setback, lot coverage or building height." "Local governments are encouraged to support variances for SSMUH related developments…"	Council can grant variances to Zoning Amendment Bylaw 369, where needed in SSMUH related developments.
Pg 66 "It is recognized that there can be trade-offs when considering variances in terms of stormwater management, tree retention and on-site parking while still maintaining sufficient distance from property lines and between buildings for fire safety reasons, per the BC Building Code."	Council is cognizant and supportive of the Province's advocacy of Green Infrastructure in stormwater management as well as respect for the environment, when balancing decisions on variances.
Pg 66 "The content in the Site Standards should be interpreted as non-binding policy guidance. Users of this Policy Manual should seek legal advice as necessary."	The content in the Policy Manual Site Standards has been given full consideration as non-binding policy guidance. Council received legal advice from Don Lidstone.
Pg 69 Site standards package B "An appropriate threshold should be identified at which larger setbacks and lower lot coverage limits would apply, with the objective of	Zoning Amendment Bylaw 369 based its setbacks, height and parcel coverage on this principle, in order to ensure smaller affordable units, with limited stairs for

providing an upper limit on the size of new units to improve their affordability…"	downsizing seniors, single parents and young families. This will provide balance to the inventory of big family houses.
Pg 69 "•maintaining adequate pervious surfaces to reduce impacts on stormwater services and water resources, Increase opportunities for tree retention and planning, and improve onsite liveability for residents;"	Council is cognizant and highly supportive of the Province's advocacy of Green Infrastructure in stormwater management as well as respect for the environment, and strive for pervious surfaces in new development. Zoning Amendment Bylaw 369's parcel coverage and setbacks encourage compact affordable units to preserve adequate pervious greenspace.
Pg 69 "• …gentle densification in existing neighbourhoods…"	Zoning Amendment Bylaw 369 promotes "gentle densification in existing neighbourhoods" by ensuring the compact, affordable 4 units per lot leave adequate greenspace to maintain Lantzville's high environmental standards and Green Infrastructure.
Pg 69 "• providing flexibility on lots for various building forms and configurations, which will contribute to a greater diversity of housing types and improved project viability."	Zoning Amendment Bylaw 369 is tailored to encourage greater diversity of housing types to provide balance to the inventory of bigger houses.
Pg 70 Table 6 for lots less than 1215m2 in size. "A front lot line setback of 4-6 metres may be warranted if there are no sidewalks or public boulevards for trees, or to accommodate stormwater infrastructure or future road or right-of-way dedications."	All of these factors were considered with Bylaw 369's front setback of 6m.
Table 6 "Actual rear lot line setbacks will approximate 5 meters if parking in rear is required due to parking requirements and lot configuration."	Bylaw 369's R3, R4 rear setback 6m considers this, as well as gentle densification, Green infrastructure, the environment, and ensuring compact affordable housing.
Table 6 "Actual side setbacks will approximate 3 meters if parking in rear is required due to parking requirements and lot configuration"	Bylaw 369 R3,R4 interior side setbacks 2m and 3m exterior. Lantzville has very few sidewalks or boulevards with street trees and must keep streets clear of parking for snow clearing and de-icing. Transit is limited with low demand.
Table 6 Maximum height 3 storeys	Bylaw 369 R1, R2 Maximum height 8m. The size of the lots can easily accommodate 4 units. A 2 storey height will encourage smaller affordable units with fewer stairs, will preserve sunlight and viewscapes including

	ocean views. Sunlight is important as many residents grow food as part of Lantzville's culture of sustainability. If there is a very occasional event where a variance is necessary, variances can be given, per Manual pg 66.
Table 6 Maximum lot coverage 50%	Bylaw 369 R3, R4 Parcel coverage 35%. The size of the lots can accommodate 4 units. 35% coverage will encourage smaller affordable units with fewer stairs for seniors, Green Infrastructure, more pervious greenspace, ensure gentle (not imposing) densification.
Pg 72 Table 7 for lot sizes 1216m2 to 4049m2 Front setback 4-6m	Zoning Amendment Bylaw 369, R1, R2 front setback 6m
Table 7 Rear setbacks Minimum of 6 metres for main buildings Minimum of 1.5 metres for ADUs	Bylaw 369 R1, R2 : 6m 1.5m – 3m
Table 7 Combined minimum setback for side-yards of 3 metres	Bylaw 369 R1, R2 : 1.5m – 3m
Table 7 Maximum height 3 storeys	Bylaw 369 R1, R2 Maximum height 8m. The size of the lots can easily accommodate 4 units. A 2 storey height will encourage smaller affordable units with fewer stairs, will preserve sunlight and viewscapes including ocean views. Sunlight is important as many residents grow food as part of Lantzville's culture of sustainability. In the very occasional event where a variance is needed, variances can be given, per Manual pg 66.
Table 7 Parcel coverage 40 %	Bylaw 369 R1, R2 : Parcel coverage 35%. The size of the lots can easily accommodate 4 units. 35% coverage will encourage smaller affordable units with fewer stairs for seniors, Green Infrastructure, more pervious greenspace, ensure gentle (not imposing) densification.

WHEREAS Council members attended all three housing summits in Vancouver, and Council has formally considered Part 4 of the Provincial Policy Manual and other provincial "Guidelines" regarding housing legislation at multiple meetings of Council, sought legal advice and welcomed public feedback; AND,

WHEREAS Lantzville's lot sizes are big enough to accommodate the mandated four dwellings per lot at the setbacks, parcel coverage and height set out in the current zoning bylaw; AND,

WHEREAS page 71 of the Policy Manual "Site Standard C" states, "...limiting the creation of unnecessarily large units that will not contribute to improved housing affordability." And Lantzville needs a bigger inventory of affordable small units for singles, starter couples, and units for downsizing seniors with a minimum of stairs; AND,

WHEREAS Council will receive a staff report on June 5, 2024, containing reasons in good faith for proceeding with site standards in the Small Scale Multi-Unit Housing rezoning that are the same as those set out in the current zoning bylaw and confirming these siting variations from the Manual will not prohibit or restrict the SSMUH density or uses;

THEREFORE BE IT RESOLVED THAT "District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (Small Scale Multi Unit Housing) Bylaw No. 369, 2024" be given third reading as amended.
CARRIED UNANIMOUSLY

C24-136 MOVED AND SECONDED, THAT "District of Lantzville Transit-Oriented Areas Bylaw No. 370, 2024" be given first reading.
CARRIED UNANIMOUSLY

C24-137 MOVED AND SECONDED, THAT "District of Lantzville Transit-Oriented Areas Bylaw No. 370, 2024" be given second reading.
CARRIED UNANIMOUSLY

C24-138 MOVED AND SECONDED, THAT "District of Lantzville Transit-Oriented Areas Bylaw No. 370, 2024" be given third reading.
CARRIED UNANIMOUSLY

INTRODUCTION OF LATE ITEMS --Nil

INTRODUCTION OF "NOTICE OF MOTION" – Nil

PUBLIC CLARIFICATION – Nil

MOTION TO CLOSE THE MEETING TO THE PUBLIC

MOVED AND SECONDED, THAT the regular Council meeting be closed to the public, pursuant to sections 90(1) (a), (c), (d), (g), and (i) of the *Community Charter*, for the purpose of considering:

(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;
(c) labour relations or other employee relations;
(d) the security of the property of the municipality;
(g) litigation or potential litigation affecting the municipality;
(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

MEETING CLOSED TO THE PUBLIC: 6:55 pm
MEETING REOPENED: 9:41 pm with Mayor Swain and Councillors Jones, Lerner, and Savage in attendance. Also, Acting CAO/Director Morphy, and Deputy Director Long.

ADJOURNMENT

MOVED and SECONDED, THAT the June 5, 2024, regular Council meeting be adjourned.
CARRIED UNANIMOUSLY

MEETING ADJOURNED: 9:41 pm

Certified Correct:

ORIGINAL SIGNED

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Delcy Wells, Director of Corporate Administration

Confirmed this 26th day of June, 2024.

ORIGINAL SIGNED

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Mark Swain, Mayor