

District of Lantzville

# Official Community Plan Update & Water Utility Master Plan

## Public Engagement Report #1

October 11, 2016





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### APPENDIX A: Verbatim Questionnaire Responses

## 1.0 OVERVIEW

The District of Lantzville (the District) is reviewing and updating its Official Community Plan (OCP) to confirm the community's vision and land use directions for the future. At the same time, the District is completing a Water Master Plan that will develop an action plan for the future water system. An important part of this process is to understand the values and issues amongst community members, stakeholders, District staff, and Council. This input will help inform the development of both plans.

This report summarizes input received during Public Event #1 at the OCP Update / Water Master Plan Minetown Day booth and the subsequent questionnaire, which were the first public engagement opportunities for the process. The purpose of engagement was to provide background information about the process and to record values, issues, and opportunities identified by community members. This information is being used to support the development of options and scenarios for public review and comment.

Public outreach activities for this event included a project webpage, social media notifications, an announcement in the District's community newsletter, posters in key locations, and an email to stakeholder groups.

At the Minetown Day booth, engagement materials included informational backgrounder handouts, display boards, a large community map, and a community vision canvas. Event ambassadors (Vancouver Island University students) participated in the event to encourage participation and help community members record their ideas.

Participants were also asked to complete a public questionnaire online or in hardcopy to gather feedback on the current OCP vision, directions, and progress as well as community water service issues and concerns. 121 participants completed part or all of the questionnaire.

This document summarizes the comments received. A record of verbatim responses received from the questionnaire is in **Appendix A**.

### Feedback was received through:

- ▶ Discussions with participants at Minetown Day on Saturday, September 10, 2016 from 11:00 am to 3:00 pm in Huddleston Park in Lantzville.
- ▶ The follow-up online questionnaire (using a third-party software platform Simple Survey® linked to the District of Lantzville webpage) open from Monday, September 12, 2016 to Friday, September 23, 2016.
- ▶ Hard copy individual response forms completed and submitted at the public event or mailed to the District of Lantzville following the event.

## 2.0 COMMUNITY MAPPING

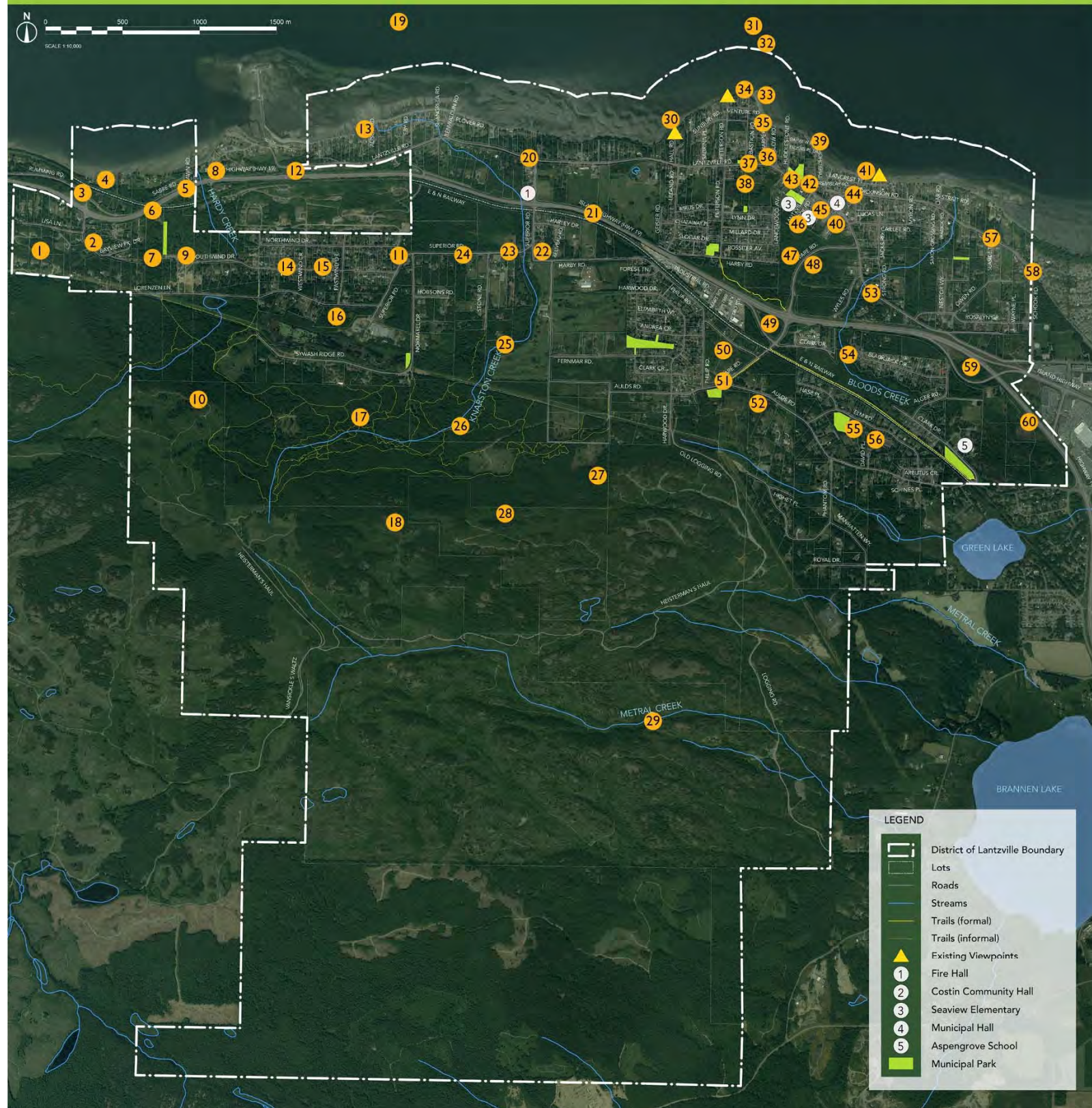
A key component of the Minetown Day booth was a large-scale community map. Community members were asked to identify on the map places they love, places they have concerns about, and places they have ideas about. Consulting team members and VIU ambassadors helped them record their ideas on the map. The comments are summarized on the following page. Map locations are approximate based on placement of public comments.



# DISTRICT OF LANTZVILLE

## OCP Update & Water Master Plan

### COMMUNITY MAPPING FEEDBACK



- 1 - Steep Slope bylaws changes
- 2 - Not seen as part of Lantzville
- 3 - Possibility to connect to Nanoose services at Rummings Rd.
- 4 - Concerns about potential fire. Need access to water for firefighting
- 5 - Want to get water service/hydro here
- 6 - Brook 91- lots of water here
- 7 - Road through Southwind to Fern?
- 8 - FN has Water. Possibility to partner?
- 9 - Playground, Dog Park
- 10 - Clean up water drill signs
- 11 - North end Lantzville Rec Centre & Pool
- 12 - Better turn around intersection
- 13 - Sea Level Rise issues
- 14 - Speed bump on Southwind
- 15 - Water for the winds
- 16 - Support "Winds" H2O
- 17 - Save this!
- 18 - Be more open minded about quadding and biking. Just so you know, Nova Scotia, Nfld, NB all are!
- 19 - Put the OCP into action. Seen this done many times and nothing happens.
- 20 - Rumble Strips down Dickenson, Ware, and Lantzville Roads to slow down traffic
- 21 - For fire flows, looping etc. Line should go from fire hall up Superior Rd and connect with Harby Rd and service Harley Dr / Beliveau Rds
- 22 - Would like to have City water to our home
- 23 - Concerned about 63 acre lot on Superior for increased density of development- small lots would triple # of lots
- 24 - Ag lands would be impacted by increased traffic. Higher density development near ag lands can often result in complaints about smells / ag activities
- 25 - Knarston Creek flows year round - potential water source?
- 26 - Registered trails in woodlot?
- 27 - Love the hiking and views
- 28 - We love hiking the foothills. Hopefully no future development planned
- 29 - Great Hiking!
- 30 - Boat Launch
- 31 - Lantzville municipal hall needs plaza area
- 32 - Cost savings a step back
- 33 - Great beach for swimming
- 34 - Good facilities to enjoy water from like boardwalk
- 35 - Reduce asphalt downtown - use pavers, "green fingers" Move tel and low wires below ground - keep higher three phase wires in place to reduce cost
- 36 - More public washrooms @ gathering area for events
- 37 - Traffic circle
- 38 - Road narrowing with sidewalks. Reduces traffic speed, increases stopping into Lantzville town
- 39 - Rebuild the mine pier for fishing and view
- 40 - Commercial growth
- 41 - Really love the sea view!
- 42 - Move Costin Hall?
- 43 - Speed bump both ends of park
- 44 - Need a grocery store. Just retired and can't get what I need in my community!
- 45 - Build up downtown. Needs curb appeal to get rid of unappealing properties
- 46 - Where's parking?
- 47 - Road connection for emergency services and reduce village traffic
- 48 - Need trail on Ware
- 49 - Need parking for park and ride: trail parking on Highways property
- 50 - Balance water system
- 51 - Speed bumps needed
- 52 - Need a sidewalk on all of Aulds Rd.
- 53 - Senior housing, mixed housing, water system
- 54 - Connect to Nanaimo H2O ASAP
- 55 - Connect this area to city water!
- 56 - Connect upper and lower
- 57 - Need a speed bump here on Dickenson Rd.
- 58 - Emergency water connection from Nanaimo 2.5" not big enough for fire. Needs to be addressd. Not in last OCP
- 59 - Need to bring city water to Lantzville and create more affordable housing
- 60 - Scared Nanaimo will take over if we join water system



### 3.0 VISION PAINTING

The Lantzville Art Gallery donated a canvas paints, and encouragement to community members to paint their ideas for the future of Lantzville. Participants of all ages let their creativity flow and a community canvas began to take shape. The canvas will be displayed at the next community event for the OCP Update / Water Master Plan.

Thanks to all those who participated!



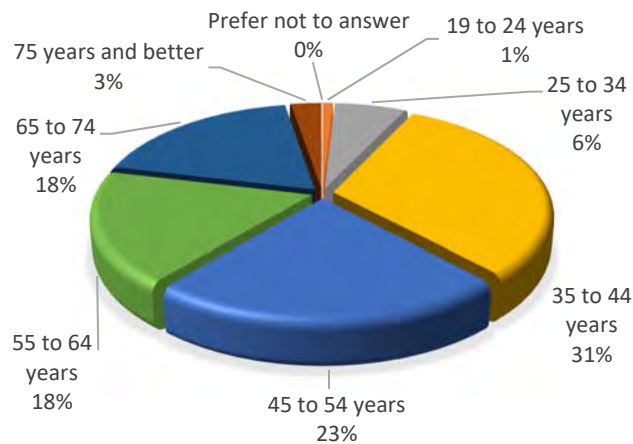
## 4.0 QUESTIONNAIRE RESPONSES

### 4.1 Demographics – Who Participated?

To understand the demographics of those who participated in the questionnaire, four key questions were asked:

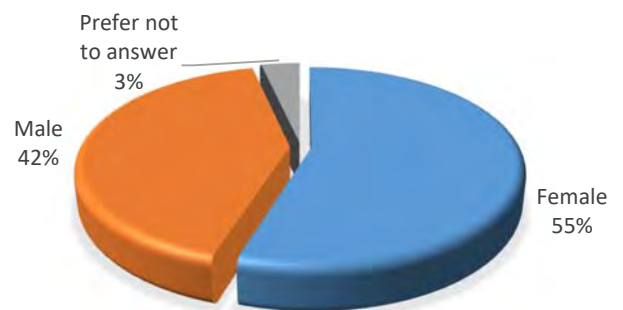
#### Age Range

- ▶ The majority of participants were between the age of 35 to 44 years (31%) and 45 to 54 years of age (23%).
- ▶ There was very limited participation of individuals 24 years of age and below (0.9%).



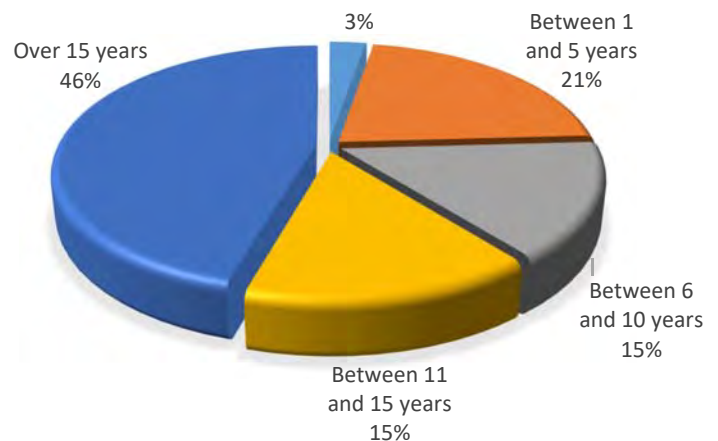
#### Gender

- ▶ Slightly more females (54.9%) participated in the questionnaire than males (41.6%).



#### Length of Time in Lantzville

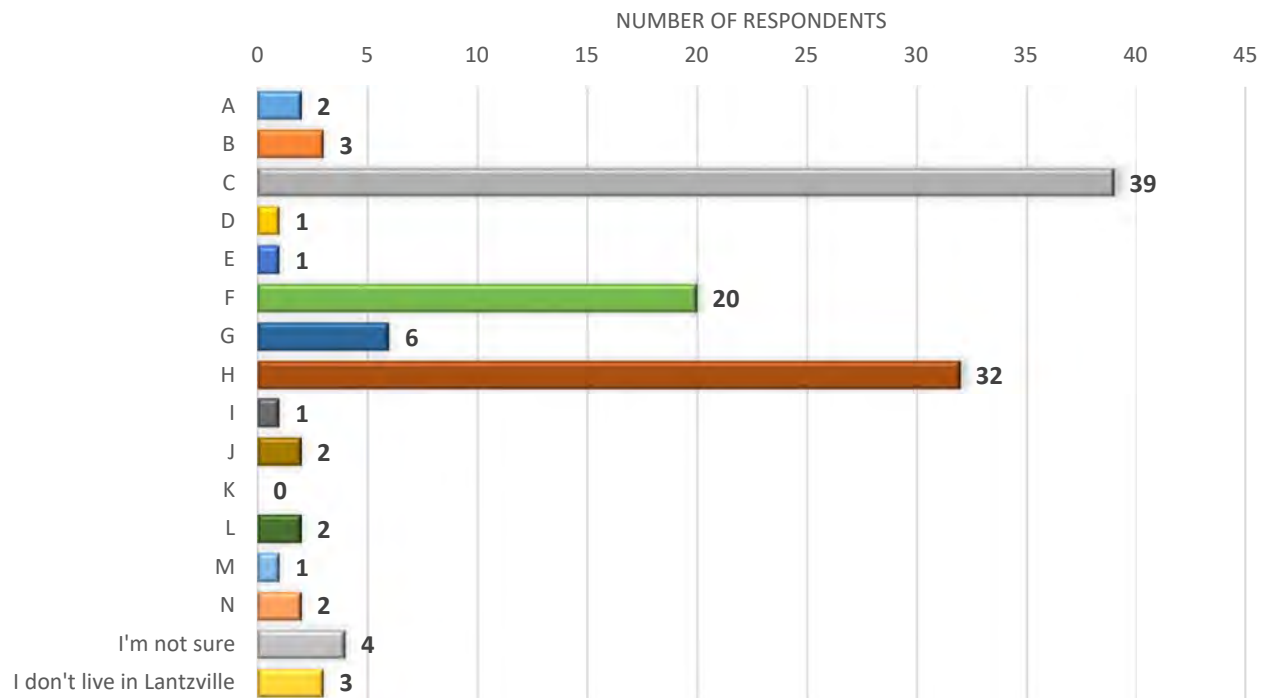
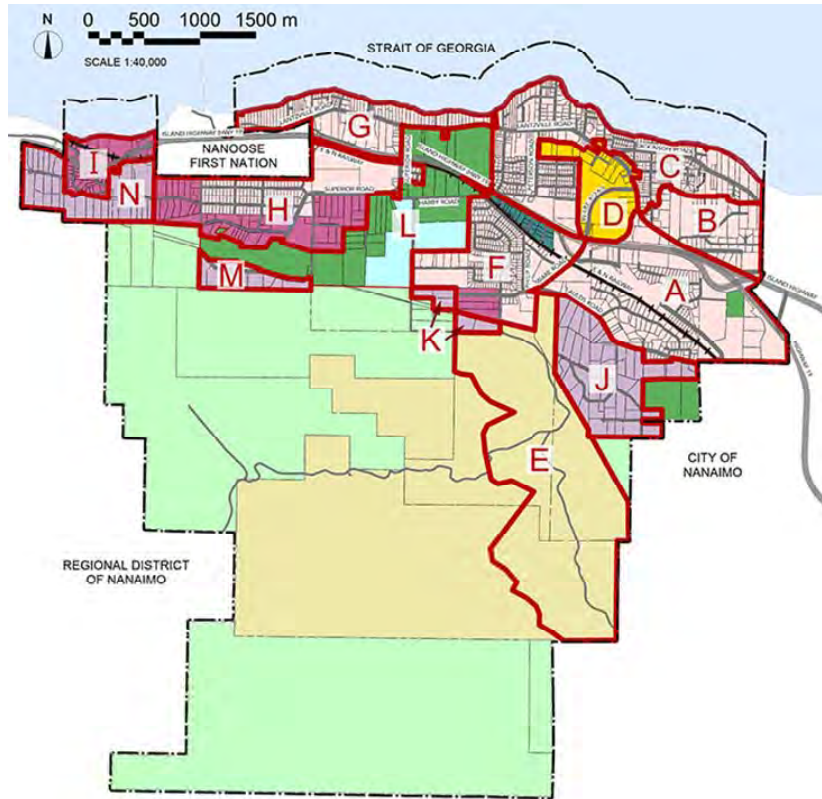
- ▶ The greatest number of participants who responded to the questionnaire have resided in Lantzville for over 15 years (45.5%).
- ▶ 21.4% have been residents of Lantzville between the last 1 to 5 years.



## Area of Residence

Respondents were asked to note which area of Lantzville they resided in based on the following map:

- ▶ The greatest portion of participants stated they reside in Area “C” (32.8%).
- ▶ Many participants were also from Area “H” (26.9%).
- ▶ Area “F” was the third most commonly identified area (16.8%).





## 4.2 Official Community Plan Update Input

### 4.2.1 Vision Review

#### **Lantzville Community Vision (OCP, 2005)**

*The Lantzville of the future will retain its unique “foreshore to foothills” rural and suburban character, with a “village-like” commercial centre, and semi-rural and rural neighbourhoods. It will retain its focus as a residential community, with some improvement in locally oriented services and commerce. Lantzville will also include agricultural and forestry areas and related uses.*

*The character of the community is also based on a common set of values and principles that includes a focus on all resources, activities and people in the community, an orientation toward families, co-operation and communication, and a willingness to listen, make decisions and learn from both successes as well as mistakes.*

*Lantzville will continue to be primarily a residential community, with the main focus being on single-family homes on larger “estate” or “semi-rural” lots. It will continue to be a suburban area to the urban centres of the region, with limited commercial and industrial development.*

*The vision extends to the social fabric of the community. It includes a broader cross-section of socio-economic groups and an improvement in housing options, and in provision of services and activities for children and youth. It includes an*

*improved range of housing choices for seniors, including housing, services and care facilities in the Village.*

*Lantzville’s vision entails improvement in the design and appearance of the Village Commercial Core, with greater emphasis on access for pedestrians, bicyclists and public transit.*

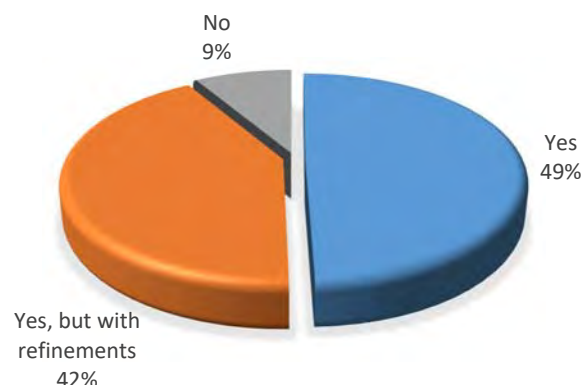
*Change in Lantzville has been limited by access to adequate water and lack of sewage services. Some community goals, particularly housing and care options for seniors and housing that is oriented to younger families will require enhanced water and waste treatment services, within an Urban Containment Boundary. Enhanced water and waste treatment services are also needed to support development on vacant sites within developed residential areas and to resolve water supply and waste disposal issues for current development.*

*Lantzville residents have a healthy respect and appreciation for the beautiful natural environment in which they live. Their vision of the future is one of an environmentally aware and environmentally friendly community with an abundance of trees, green spaces and corridors, walking/hiking/bicycling paths and trails, clean beaches and a healthy waterfront*

#### **The Vision Today**

Participants were asked to review Lantzville’s Community Vision from the 2005 OCP and comment whether they think it remains valid today.

- ▶ Most participants believe that the vision does remain valid today with 49.5% responding “yes”.
- ▶ 42% think that it remains mostly valid today; however, it requires some refinements.



## Refinements to Vision

Participants were asked to suggest changes or refinements to the 2005 vision. Key input is summarized below:

- ▶ General
  - Need stronger value statements and more definition in the vision statement
  - The vision and the community need to evolve
- ▶ Growth & Development
  - Mixed opinions about change and development – some participants indicated desire for little change or development; some for strategic growth that increases the tax base and supports local businesses
  - Mixed opinions about maintaining current lot sizes or reducing lot sizes to provide a greater variety of housing types
  - Greater support for population growth in the village core
  - Ideas about creating a place to live for residents of all ages and incomes and encouraging “new life” in the community
  - Ensure the needs of existing community members are addressed first
- ▶ Services
  - Move forward with water and sewer infrastructure
  - Safe cycling and walking
  - Protection of hiking trails and beach access
  - Community amenities including an improved community hall
- ▶ Character
  - Rural / small-town feel important to protect
  - Quietness
  - Concerns about too much urbanization and loss of character
- ▶ Economy & Village Core
  - Desire for a more resilient Village Core
  - Support for businesses that bring jobs and tax revenue
  - Ability for residents to access basic services within the community
  - More people living near the village core to support it
  - Improved parking in the village
- ▶ Environment
  - Increase sustainability (e.g., water conservation, eco-friendly buildings, agriculture)
  - Ensure new development protects and respects the environment and existing trees

#### 4.2.2 Top Things People Love About Lantzville

Participants were asked to share the top thing that they love about Lantzville today.

The top overall responses were:

1. **Community:** Participants focused on the friendly people, that they know their neighbours, and that they rely on the tight-knit community to help and support each other.
2. **Small-Town Character:** Participants commented on the larger lots, safe, semi-rural / rural feeling, peaceful and quiet setting, with good proximity to a larger centre.
3. **Access to Nature:** Participants commented on access to the beach and forests, natural beauty, and proximity to nature.
4. **Unique:** Variety in housing styles, not cookie-cutter, not Nanaimo.

Popular responses are summarized in the following word cloud.





### 4.2.3 Top Things People Would Like to Change about Lantzville

Participants were asked to comment on the one thing they would change about Lantzville.

Common themes in the comments were:

- ▶ Slowness of change
- ▶ Water and sewer service
- ▶ Revitalization of the downtown
- ▶ Evolution – more variety and attraction to new families and desirable businesses
- ▶ Amenities (e.g., improved transit, pedestrian sidewalks, trails, businesses, beach access, street lights)
- ▶ Safety – including less speeding, crime, and homelessness
- ▶ Dog management in public areas

Popular responses are summarized in the following word cloud.



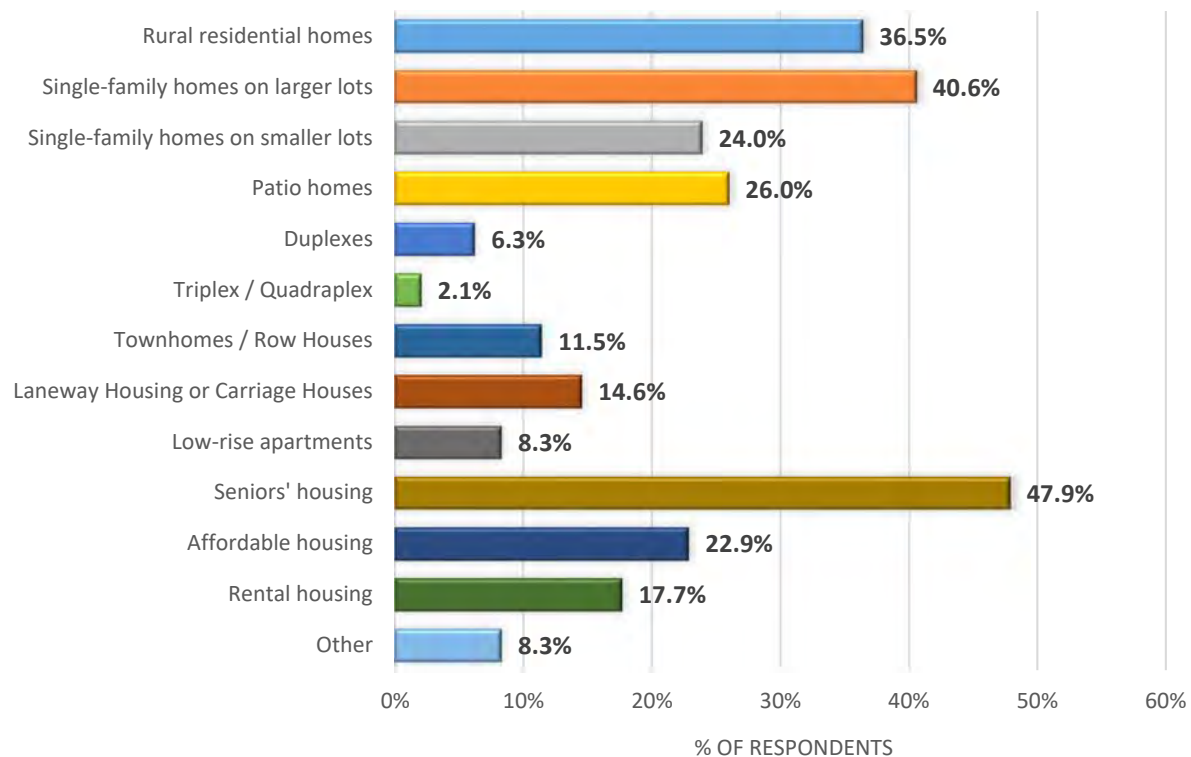
#### 4.2.4 Community Growth & Development

##### Housing Type Needs

Participants were asked what type of housing, if any, they thought Lantzville needed more of. The top five responses included:

1. **Seniors' housing** (47.9%)
2. **Single-family homes on larger lots** (40.6%)
3. **Rural residential homes** (36.5%)
4. **Patio homes** (26.0%)
5. **Single-family homes on smaller lots** (24.0%)

Generally, less than a quarter of respondents selected higher-density forms of housing such as townhomes, carriage homes, or apartments.



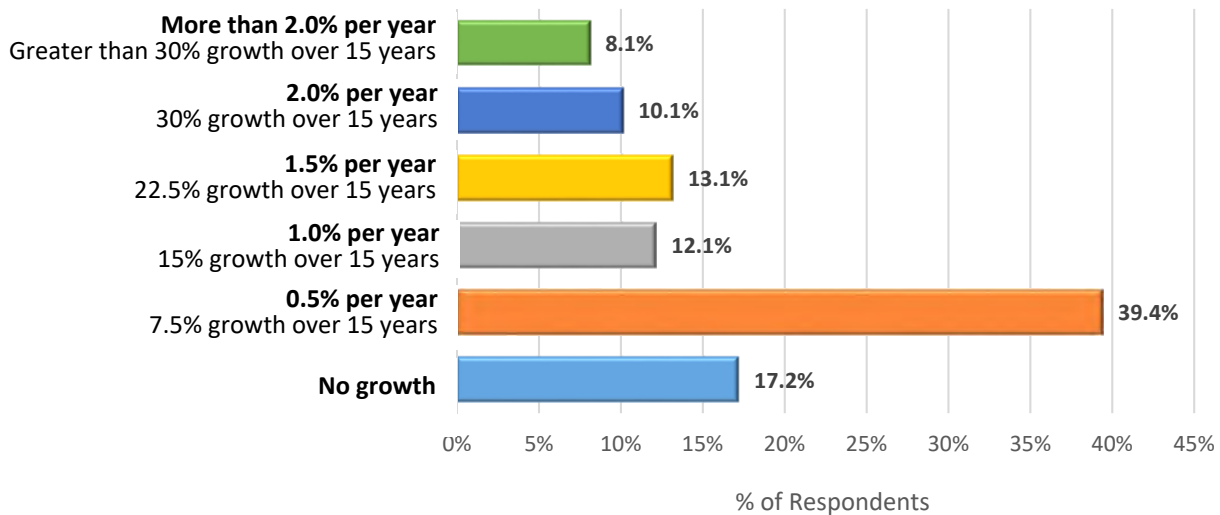
##### Comments about housing types included:

- Maintaining a similar housing style and composition as exists today
- Greater variety focused in the core area such as residential above commercial and clustered patio homes
- Greater variety to attract young families and provide opportunities for aging in place
- Support for seniors housing with consideration to providing good access to amenities
- Eco-housing and sustainability
- Maintain existing farm lands

## Pace of Growth

Participants were asked what pace of growth they thought was appropriate for Lantzville, recognizing that growth has been slow over the past decade, which is partially attributed to the absence of new water and sanitary connections. If water supply and sewer were no longer a restriction to new development, the pace of growth participants thought would be most appropriate for Lantzville is as follows:

- ▶ The majority of participants (82.8%) felt that some growth would be appropriate for Lantzville
- ▶ 17.2% of respondents felt no growth would be appropriate
- ▶ Of those who felt some growth was appropriate, the greatest number felt that slower growth (0.5% per year) was most appropriate (41.1%)
- ▶ There was a generally even split for growth at a pace of 1.0%, 1.5%, or 2.0% per year with about 10%-13% of respondents for each category.
- ▶ Key comments focused on:
  - Gradual, slow, and sustainable growth that protects quality of life
  - Desire for completion of water connections
  - Concerns about too much growth compromising community character



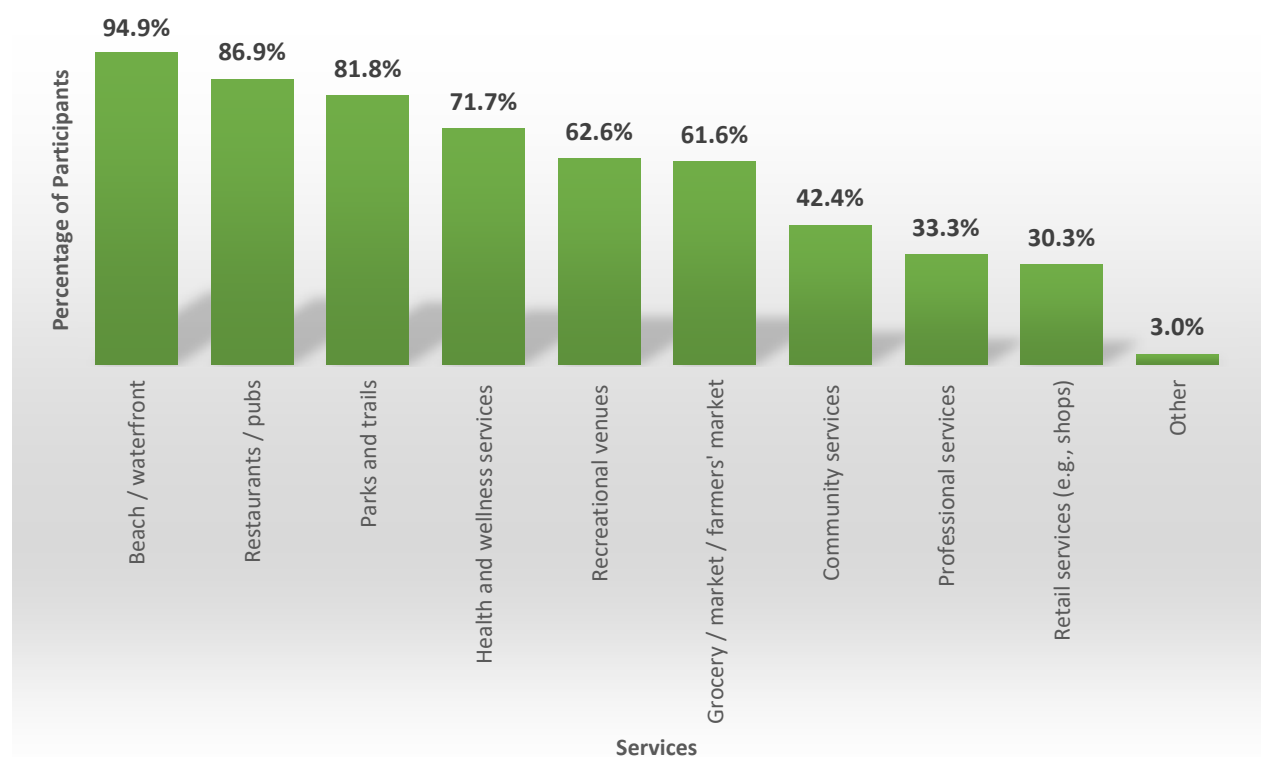


## Services Used

Participants were asked to select the services that they have used in the past or currently use in Lantzville.

The top three services noted were:

1. **Beach / waterfront** (94.9%)
2. **Restaurants / pubs** (86.9%)
3. **Parks and trails** (81.8%)



### Other services mentioned included:

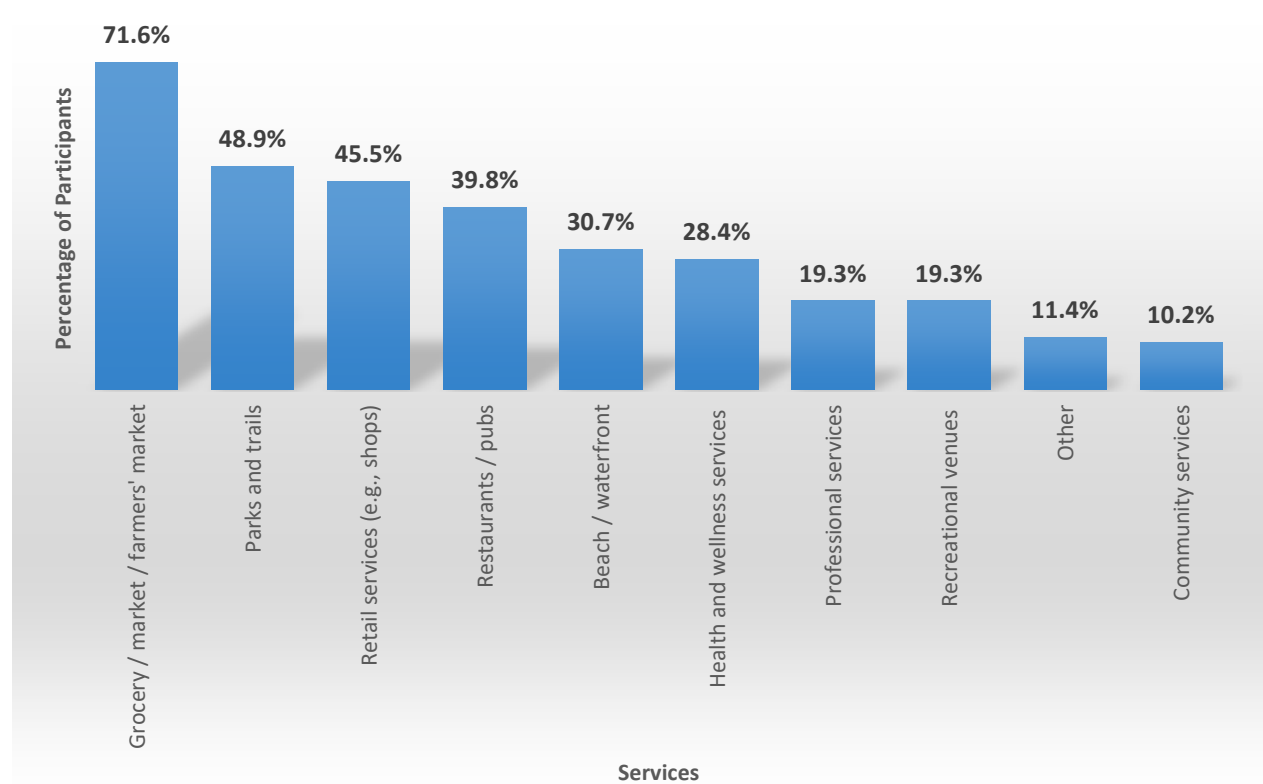
- ▶ Post Office
- ▶ Retail and Commercial Services: Upholstery, industrial (glass) services, gas stations, spa, hairdresser, gardening, home-based businesses, service station, butcher, RV Dealer, liquor outlets, music studio
- ▶ Stables
- ▶ Royal Canadian Legion
- ▶ Respondents also noted that adjacency to City of Nanaimo provides access to a wide range of services

## Services Desired

Participants were also asked what type of services they would like to see more of in Lantzville.

The top three services included:

1. **Grocery / market / farmer's market** (71.6%)
2. **Parks and trails** (48.9%)
3. **Retail services (e.g., shops)** (45.5%)



## Suggested services included:

- ▶ Unique “speciality” retail shops in the downtown core (e.g., similar to Mill Bay) as alternative to a mall
- ▶ Hardware, auto service, marine service, wood stove outlet
- ▶ Waterfront Park, Foothills Park, more trails
- ▶ Re-open existing commercial buildings (i.e., grocery, service station)
- ▶ Bakery, coffee shops, local artisans
- ▶ Wharf (Nanose Bay), marina with hotel and more bed & breakfasts
- ▶ Modular home park (discrete, well-designed)
- ▶ Update Costin Hall with new community recreation centre with drop-in programs and gym
- ▶ Highway under/over pass connecting Upper to Lower Lantzville

#### 4.2.5 2005 OCP Directions Review

To begin understanding priorities for updating the OCP, participants were asked to review a list of 41 aspirations that were identified in the 2005 OCP and grouped under seven key goals:

1. **Protect the Natural Environment**
2. **Preserve Community Character**
3. **Strengthen the Village Commercial Core**
4. **Provide Housing Choices**
5. **Develop a Comprehensive Development Plan for the Ware Road Area**
6. **Develop Community Infrastructure**
7. **Improve Road, Pedestrian, and Bicycle Mobility**

Climate change and reducing Greenhouse Gas (GHG) Emissions was added to the list based on the 2008 bill introduced by the Province of BC that requires local governments to include GHG emission reduction targets, policies, and actions in their OCPs.

Participants were asked to provide input on two questions:

##### HOW MUCH PROGRESS HAS BEEN MADE ON THIS SINCE 2005?

- ▶ A lot of progress made since 2005
- ▶ Some progress made since 2005
- ▶ A little progress made since 2005
- ▶ Don't know how much progress since 2005

##### HOW IMPORTANT IS THIS FOR THE FUTURE?

- ▶ Very important for the future
- ▶ Somewhat important for the future
- ▶ Not important for the future
- ▶ Don't know how important for the future

#### Progress Made Since 2005 and Importance for Future

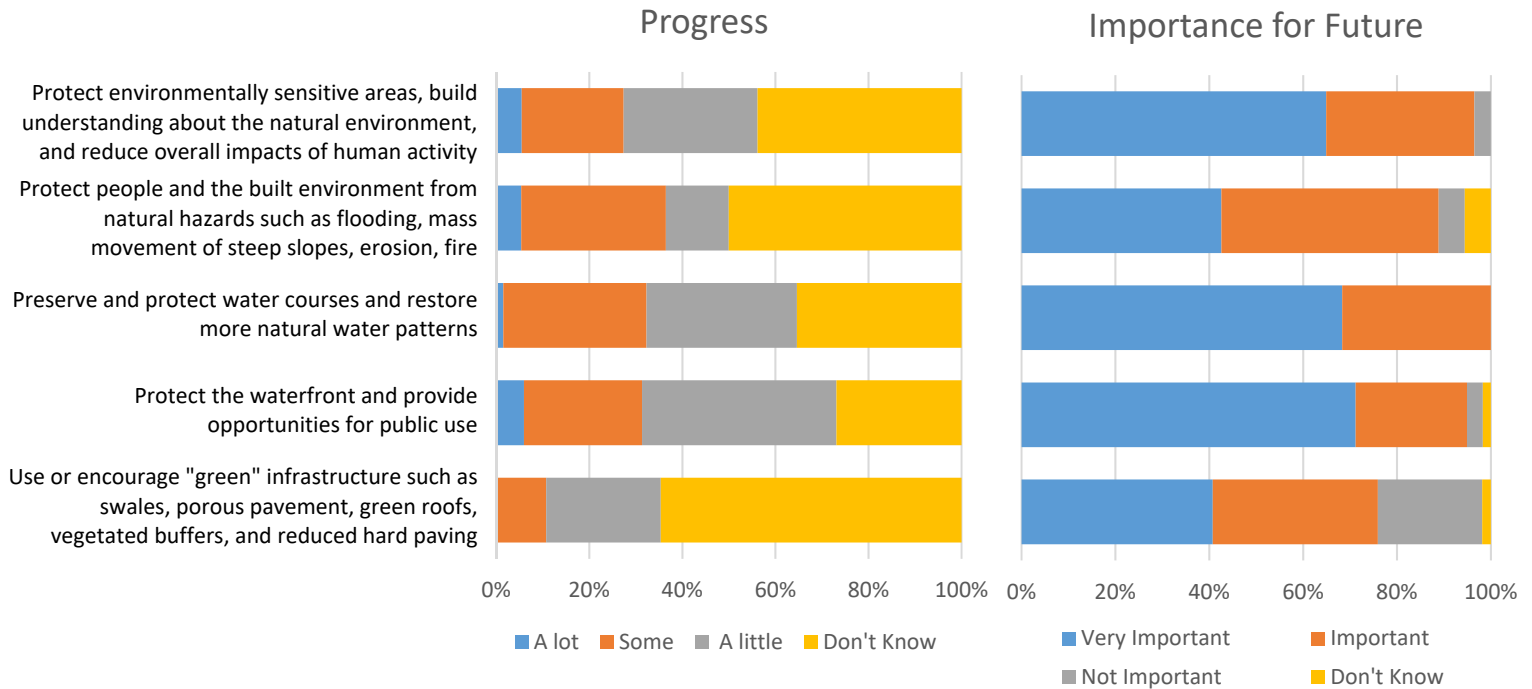
The charts on the following pages provide a summary of each of the OCP Goals and the responses for “Progress Made Since 2005” and “Importance for the Future”.

- ▶ Generally, many participants were unsure about how much progress has been made on the goals since 2005
- ▶ Many participants felt the goals identified in 2005 remain important
- ▶ Comments noted an option for “No progress” should have been provided



## Goal 1: Protect the Natural Environment

- ▶ Many participants were unsure of the progress that has been made since 2005 in protecting the natural environment
- ▶ Most participants felt all aspirations for protecting the environment were very important, in particular preserving watercourses, protecting environmentally sensitive areas, and protecting the waterfront



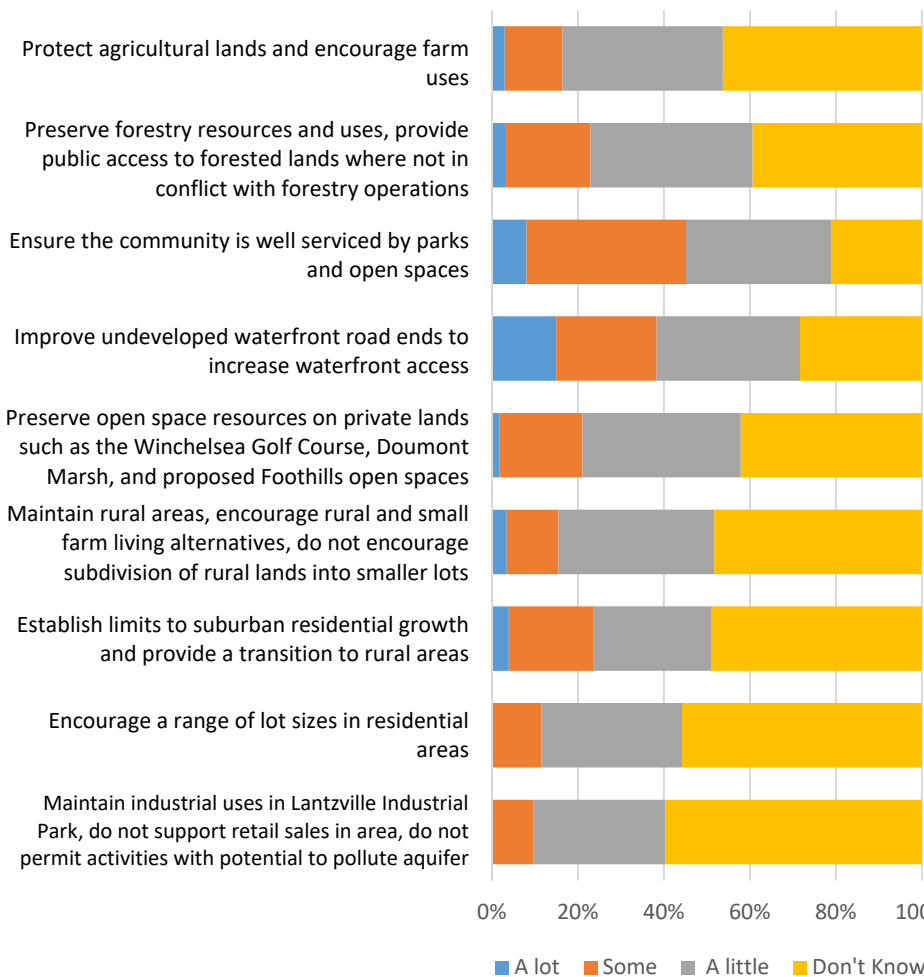
### Comments:

- ▶ Concerns about large waterfront homes being developed that affect the waterfront and shoreline
- ▶ Pet control on beaches (on-leash only and pet disposal)
- ▶ Concerns about fire protection
- ▶ Attention to water dispersal and flood control (especially in winter) and ditch maintenance
- ▶ Promotion of low impact living
- ▶ Pursuit of goals should be determined by the cost and value they provide for residents

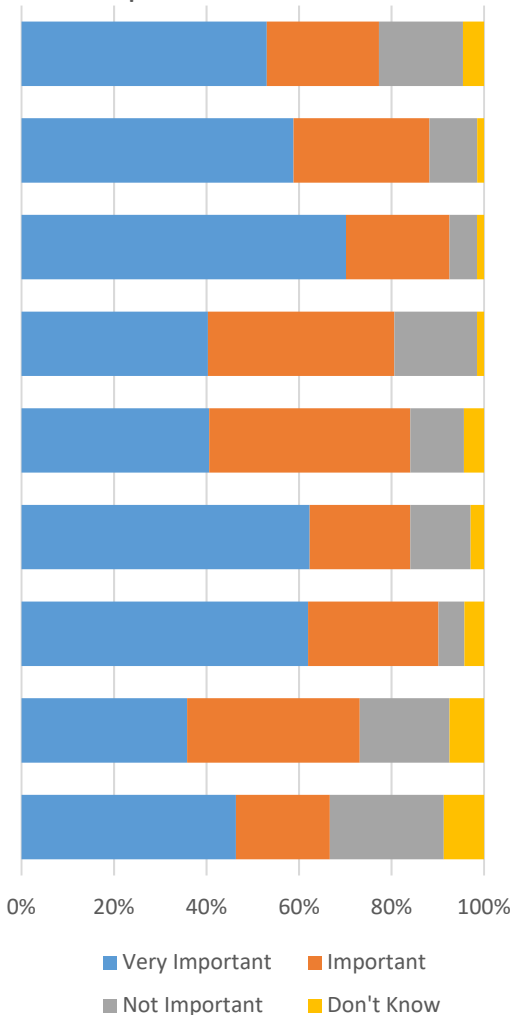
## Goal 2: Preserve Community Character

- ▶ Many participants were unsure of the progress that has been made since 2005 in preserving community character
- ▶ The greatest number of participants felt progress had been made in ensuring the community is well serviced by parks and open spaces and improving undeveloped road ends to increase waterfront access
- ▶ Most participants felt all aspirations for preserving community character were very important or important. In particular, continuing to ensure the community is well serviced by parks and open space and establishing limits to suburban residential growth

Progress



Importance for Future

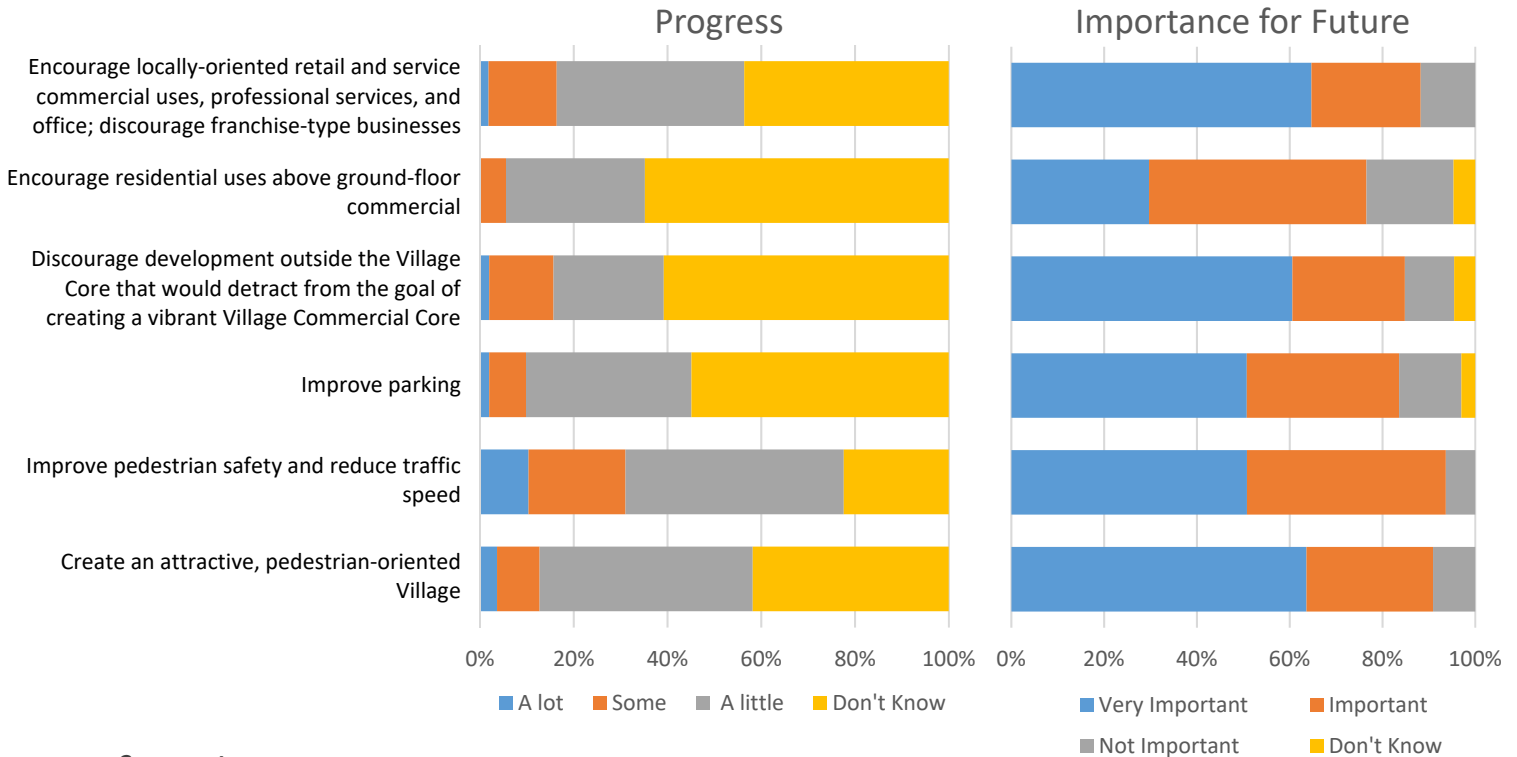


### Comments:

- ▶ There's been no change to encourage a range of lot sizes
- ▶ More housing options for average income
- ▶ Not enough promotion of agriculture and small farms
- ▶ Golf course provides limited amenity to the general community

### Goal 3: Strengthen the Village Commercial Core

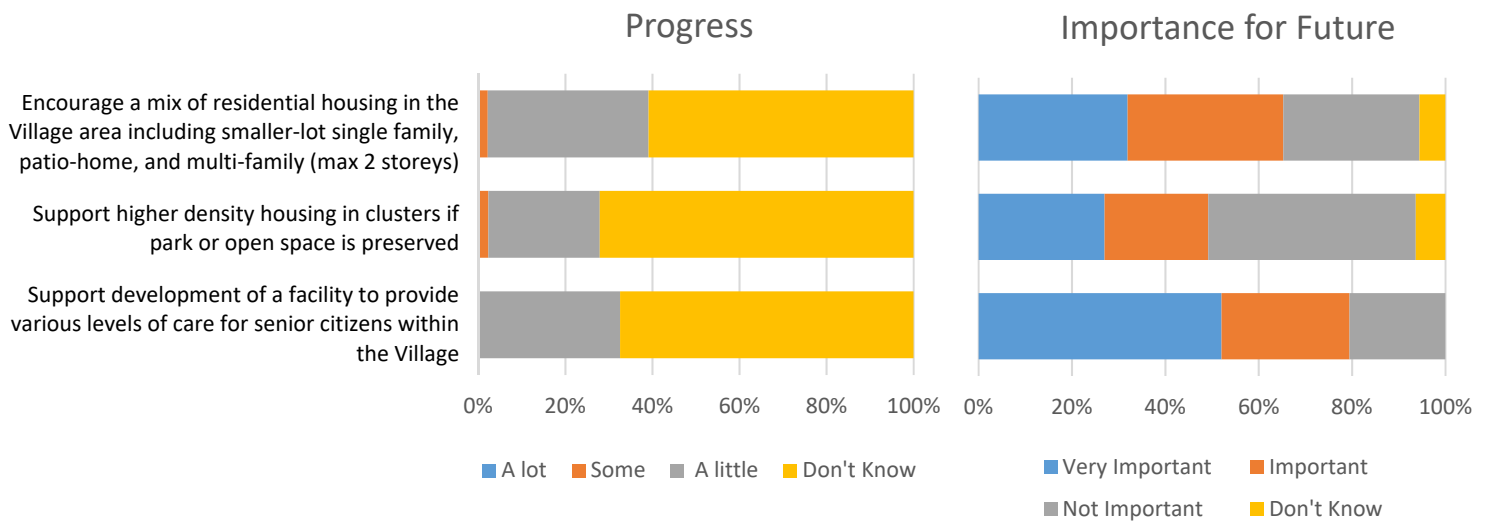
- ▶ Many participants were unsure of the progress that has been made since 2005 in strengthening the village core
- ▶ The greatest number of participants felt progress had been made in improving pedestrian safety and reducing traffic speed
- ▶ Most participants felt all aspirations for strengthening the village core were very important or important





## Goal 4: Providing Housing Choices

- ▶ Almost all participants were either unsure of the progress that has been made since 2005 in providing housing choices or felt that little progress on this goal had been made
- ▶ Compared with other goals, participants didn't feel the same sense of importance about supporting higher density housing in clusters to preserve open space
- ▶ Most participants felt development of a facility for senior citizens within the Village is important

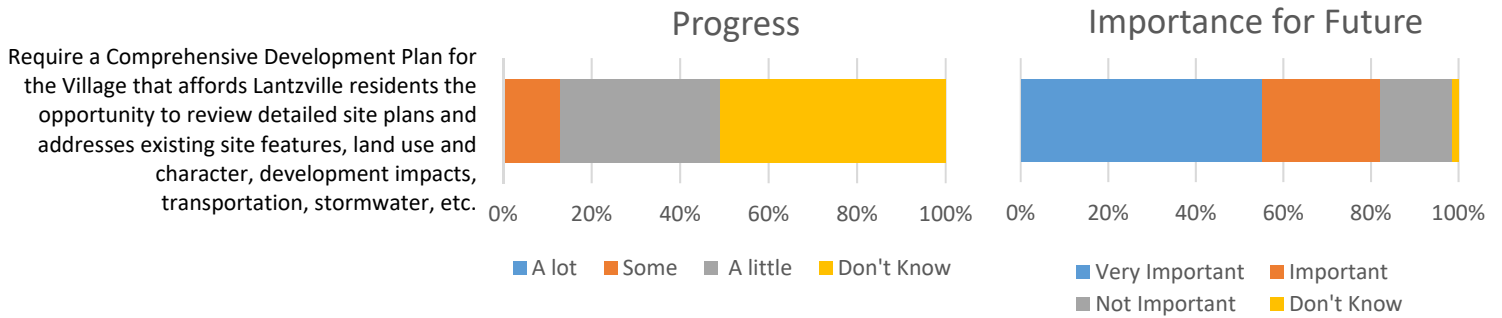


### Comments:

- ▶ Comments noting that no progress has been made which some participants feel may be attributable to the limited water connections
- ▶ Support for housing choices and mix is dependent on what those choices are and how they're configured
- ▶ Preference for sustainable long-term growth versus "speculative development and building"
- ▶ Concern about Ware Road development
- ▶ Encouragement for sustainable, long-term planned development

## Goal 5: Comprehensive Development Plans for Ware Road

- ▶ About half of participants were unsure of the progress that has been made since 2005 in requiring a Comprehensive Development Plan for the Village
- ▶ Over 80% of participants felt that a CDP was very important or important for this area

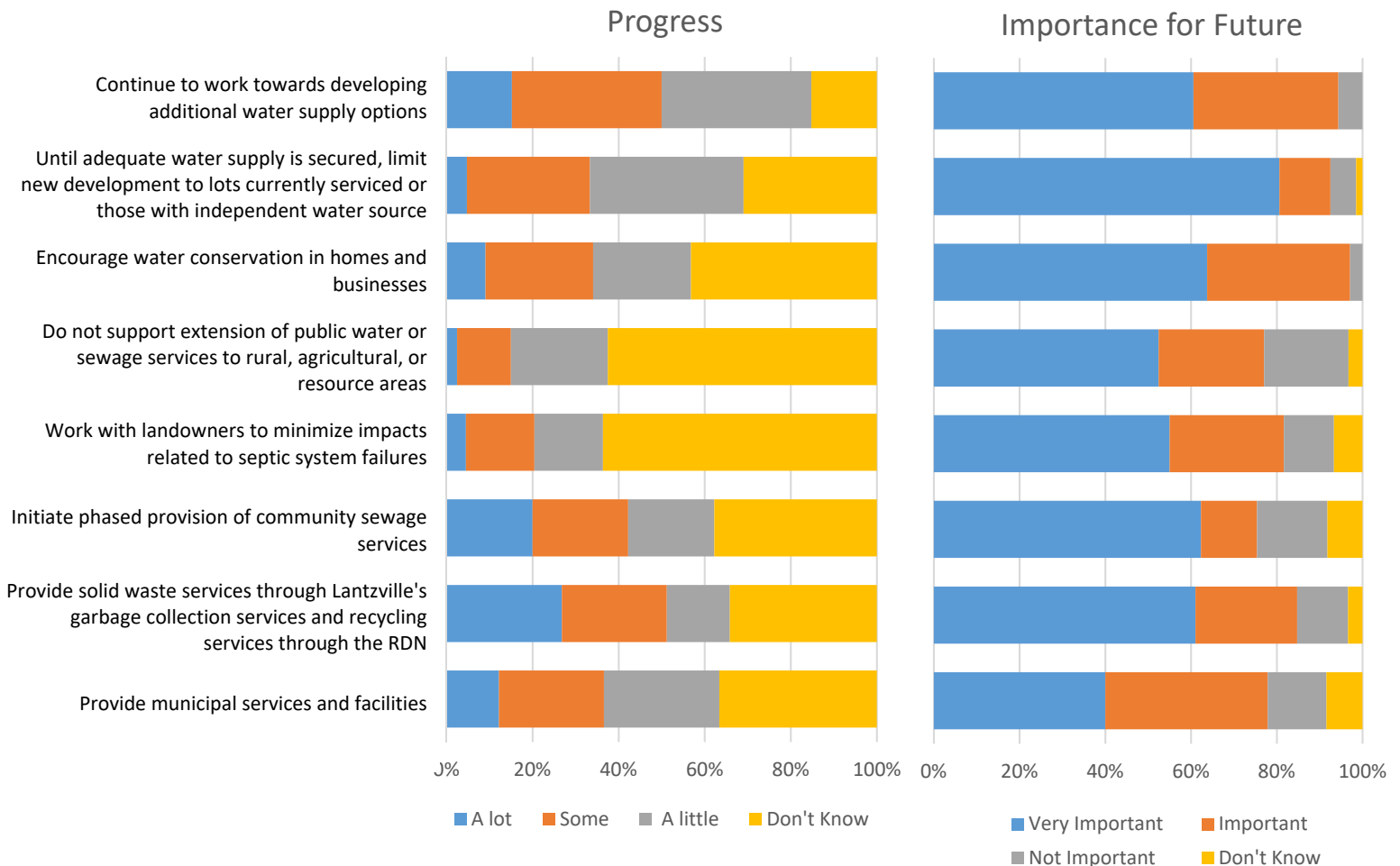


### Comments:

- ▶ Concern about lack of progress and implementation
- ▶ Identification of this area as the most important area to develop in order to support the Village Core
- ▶ Importance of transparency and residents being kept informed about progress
- ▶ Suggestion to make use of the existing Village Core Plan

## Goal 6: Develop Community Infrastructure

- ▶ Participants acknowledged that some progress has been made on supplying water, sewer, and solid waste services in the community, although some felt not enough progress had been made.
- ▶ Most participants felt all aspirations for developing community infrastructure were very important or important, in particular, those aspirations related to water servicing

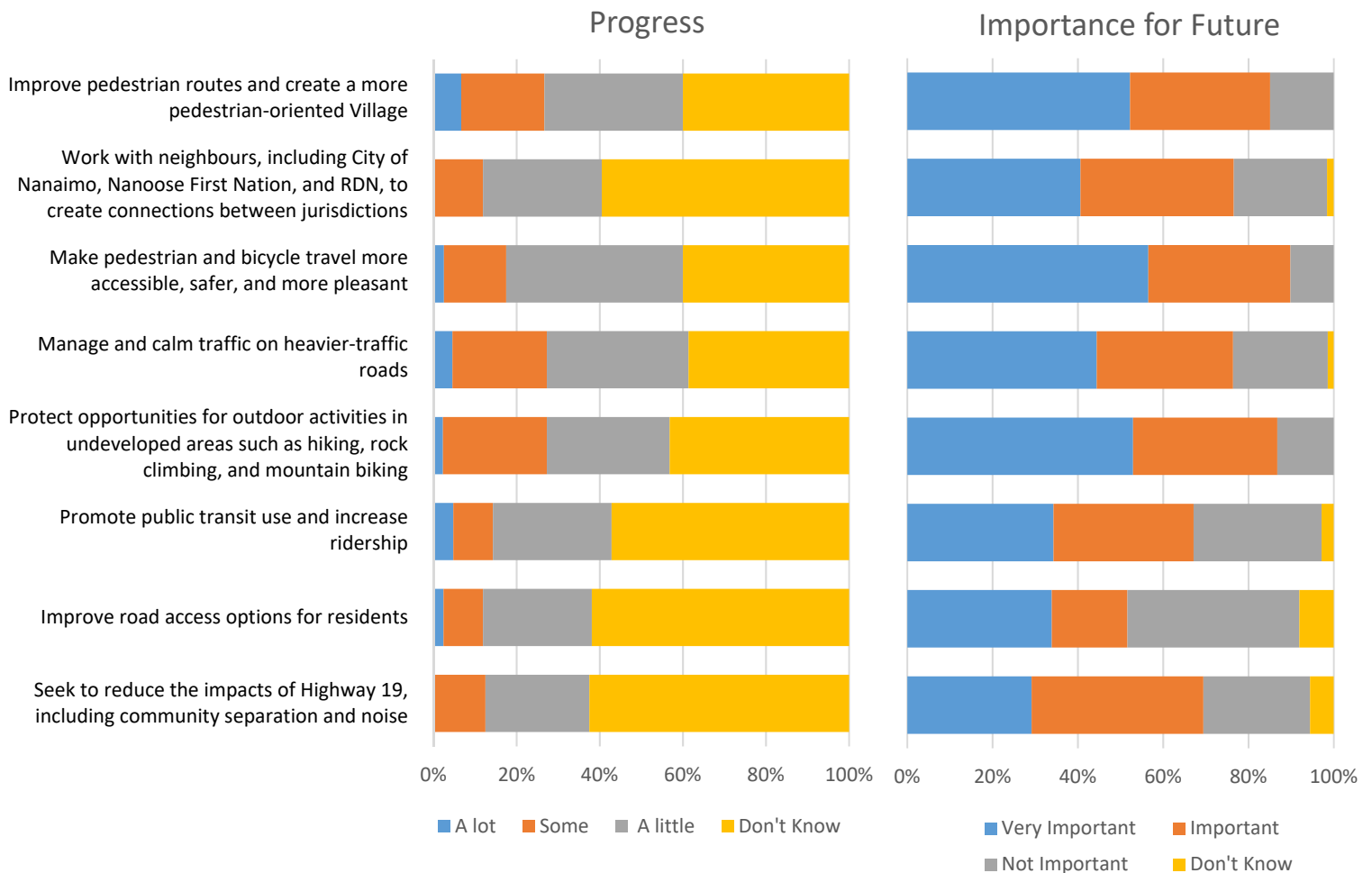


### Comments:

- ▶ Desire for services that benefit families and children
- ▶ Suggestion that solid waste services are not as good as previously
- ▶ Prioritization of essential services – water and sewer; suggestion to work with City of Nanaimo and RDN on non-essential services, depending on the cost
- ▶ Cooperation for services with neighbours, so efforts are not duplicated
- ▶ Concerns about crime increase
- ▶ Suggestion that some services (e.g., administration, fire / emergency equipment) are too developed for the tax base
- ▶ Suggestion OCP focus on development and land use, rather than services

## Goal 7: Improve Road, Pedestrian, and Bicycle Mobility

- ▶ Most participants were unsure how much progress had been made in terms of improving mobility in the District. Areas where some progress was identified was improving pedestrian routes, calming traffic, and providing opportunities for outdoor activities
- ▶ Most participants felt aspirations for improving mobility were very important or important, with a focus on pedestrian routes, bicycle travel, and outdoor activities



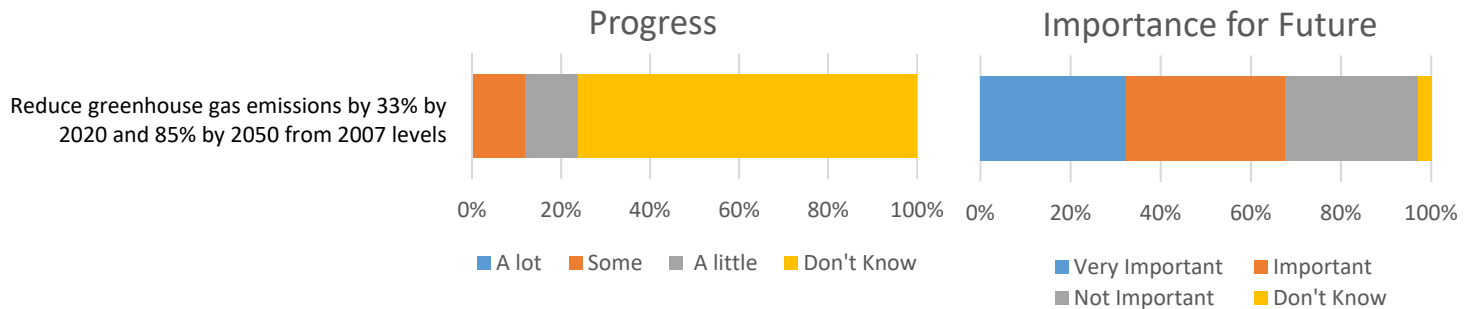
### Comments:

- ▶ Concern that no progress has been made
- ▶ Request to recognize motorized riding (ATVs) as an important outdoor activity
- ▶ Recommendation to focus on cooperative efforts to share services with neighbours, rather than duplicating services
- ▶ Traffic calming and speed enforcement noted as important, especially if development occurs
- ▶ Pedestrian safety and separation in key locations



## New Since 2005: Climate Change and Greenhouse Gas (GHG) Emissions

- ▶ Almost all participants were unsure how much progress had been made in terms of climate change and GHG emission reduction
- ▶ The majority of participants felt climate change and GHG emissions reduction are very important or important



### Comments:

- ▶ Some concerns that there is only so much a small municipality can do to influence climate change and that this would be a lower priority for a stressed tax base
- ▶ Some opinions that it is important for all communities to be aware of their environmental impacts
- ▶ Suggest to rethink targets based on current knowledge and provincial, national, and international targets
- ▶ Suggestion for Park and Ride at Ware Road and Island Highway
- ▶ Density in Village Core to make public transit more feasible

## Other Potential Community Goals & Aspirations

Participants were also asked to comment on other potential community goals or aspirations that they believe are important to consider in the OCP Update.

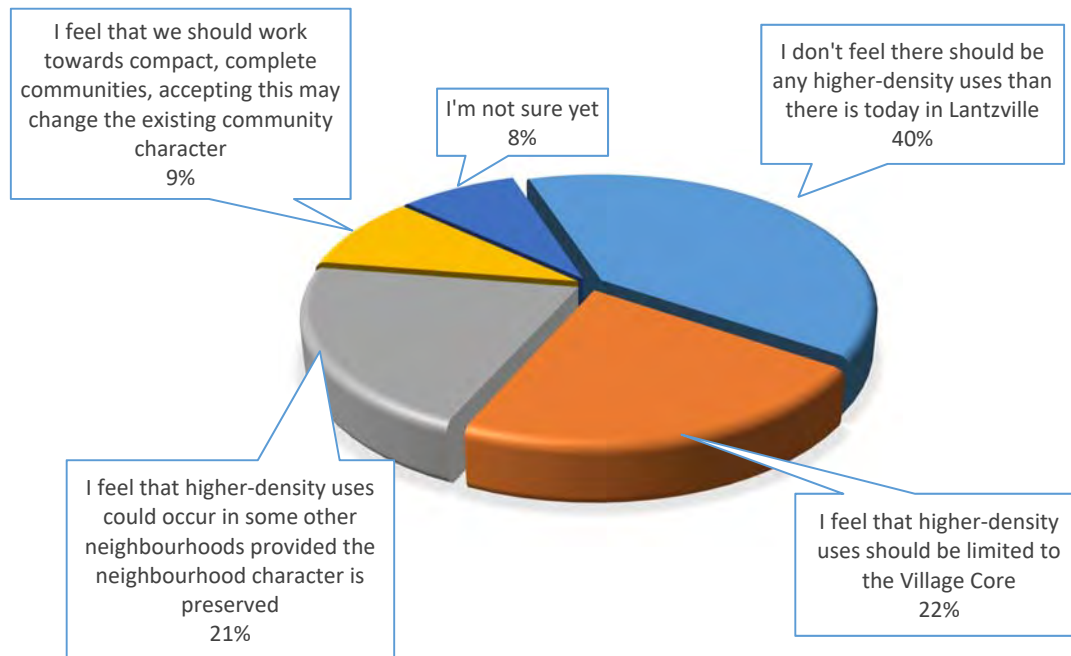
### Key Themes included:

- ▶ Increased density to provide more affordable housing and reduce costs to infrastructure
- ▶ Controls to manage the size and coverage of new homes to ensure they're in keeping with community character
- ▶ Limiting growth and mass developments
- ▶ Both support and non-support for extension of water services
- ▶ Engagement when proposals for new development occur
- ▶ Increase speed and efficiency of political process and communications with the community
- ▶ Local social and economic opportunities for youth
- ▶ More small agriculture
- ▶ Incorporate climate change adaptation including sea level rise

#### 4.2.6 Housing Density

The present OCP limits higher-density (which is described in the context of Lantzville as single family homes on small lots, patio homes, multi-family up to two storeys, and mixed-use up to three storeys) to the Village Core area. Based on this, participants were asked to review information concerning complete, compact communities in the questionnaire and provide their initial thoughts on increasing housing density in Lantzville.

- ▶ 40% of participants did not feel that there should be any higher density uses than there is today in Lantzville
- ▶ 8% of participants were not sure yet
- ▶ The remaining 52% of participants felt that some increased density would be supported:
  - 22% felt this development should be limited to the Village core
  - 21% felt some denser development could occur in other neighbourhoods, provided the character is preserved
  - 9% felt Lantzville should work towards creating more compact, complete communities



## 4.3 Water Master Plan Input

The questionnaire also contained a section on the Water Master Plan to understand the current conditions and perceptions people have with regards to water services in Lantzville.

### 4.3.1 Community Water Supply

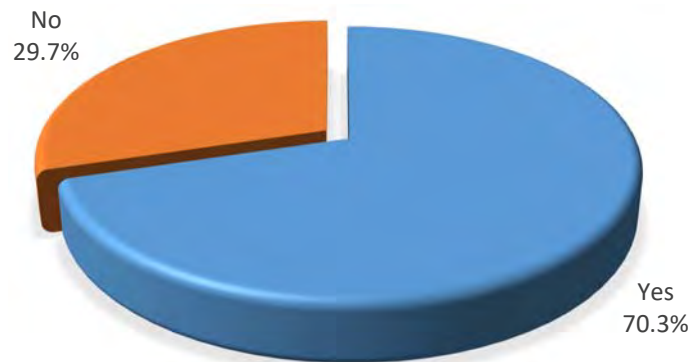
- A slight majority of participants identified as currently being on community water service (52.6%), while just under half identified as currently not being connected to community water (47.4%)



### 4.3.2 Questions for Participants Currently Connected to Community Water

#### Knowledge of Water Rate Structure

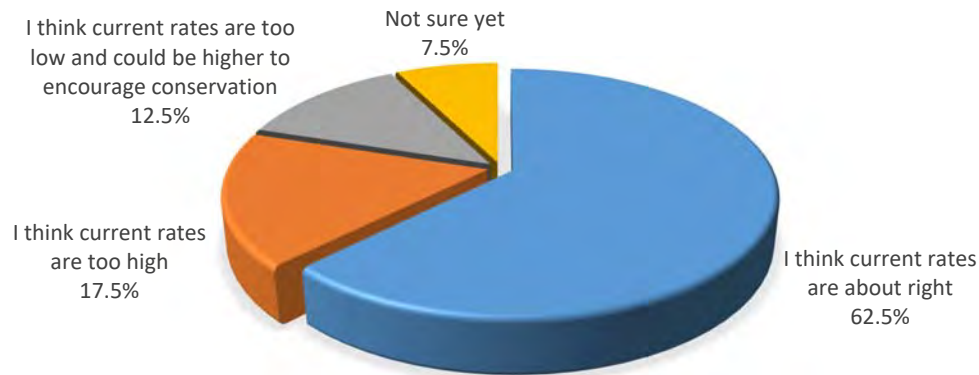
- For participants who responded that they are community water service, the majority (70.3%) know that Lantzville employs a tiered water rate structure to encourage conservation



## Opinion About Current Water Rates

Participants were asked their opinion about the current water rates (i.e., how much they pay) and if they felt it was the right amount.

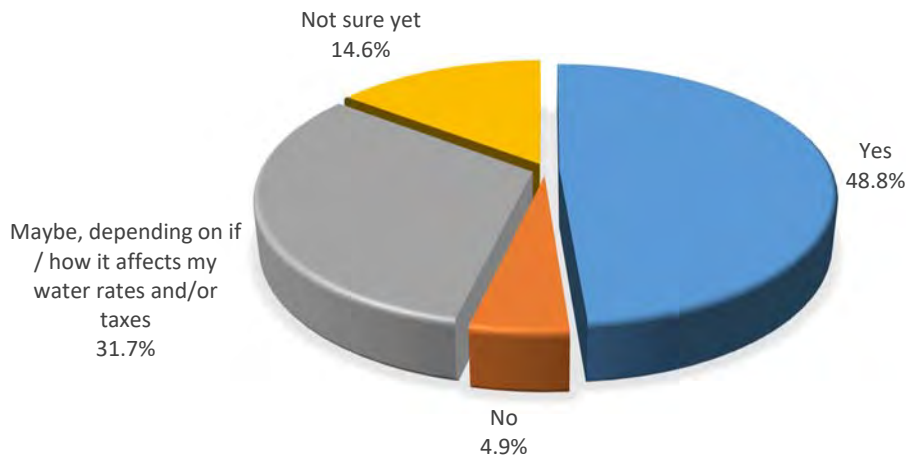
- For participants who responded that they are community water service, the majority of respondents felt that the rates are about right (62.5%).
- Others had split opinions about whether the rates were too high or too low



## Opinion about if the Water System should be Extended to Residential Areas that Need / Want Municipal Water

In order to gauge how residents currently on community water felt about expanding the system to service other parts of the community, these participants were asked their opinion on if Lantzville should extend the water system to areas that need / want municipal water

- Just under half (48.8%) answered “yes”
- Only 4.9% answered “no” with 31.7% answering “maybe” depending on how it affects their rates/taxes



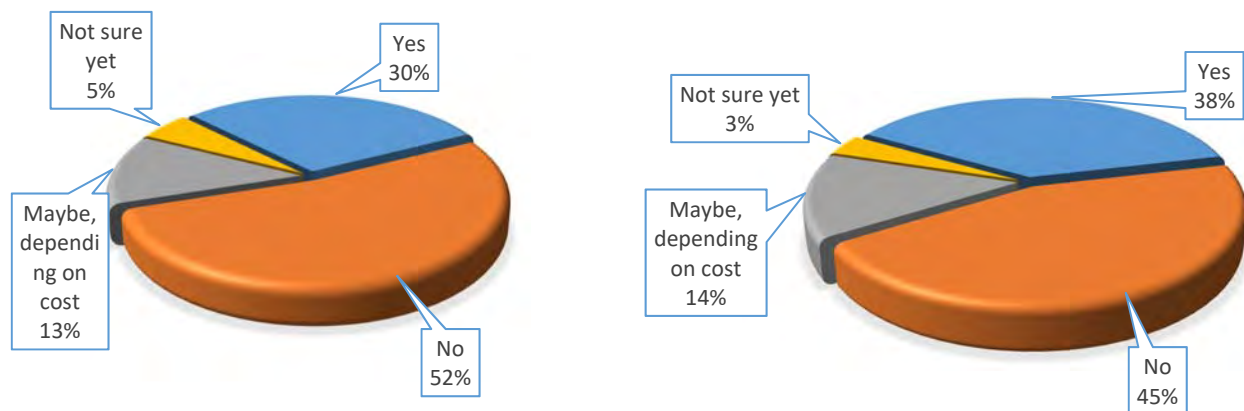


### 4.3.3 Questions for Participants Not Currently Connected to Community Water

#### Desire for Future Connection to Community Water Supply

Participants who are not currently on the community water supply were asked if they would like to be connected in the future.

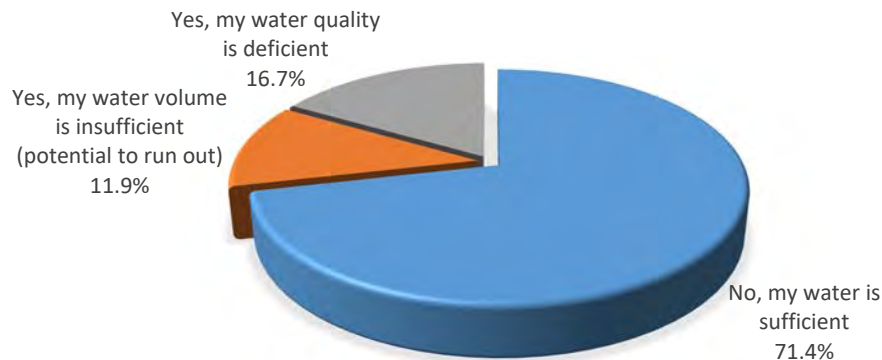
- ▶ A slight majority of participants (52.5%) answered “no”
- ▶ 30% answered “yes” and the remaining were unsure at this stage
- ▶ Respondents to this question included participants both within and outside the Water Service Area
- ▶ Looking at participants in areas within the Water Service Area only, 45% answered “no” and 38% answered “yes”. The remaining participants were unsure



#### Known Issues with Private Water Supply

Participants were asked to identify any known issues with their private water supply

- ▶ The majority (71.4%) did not identify any known issues
- ▶ 11.9% identified insufficient capacity (potential to run out) while 16.7% identified water quality issues
- ▶ Water quality issues included: Boron, Manganese, Arsenic, Coliform / e.Coli



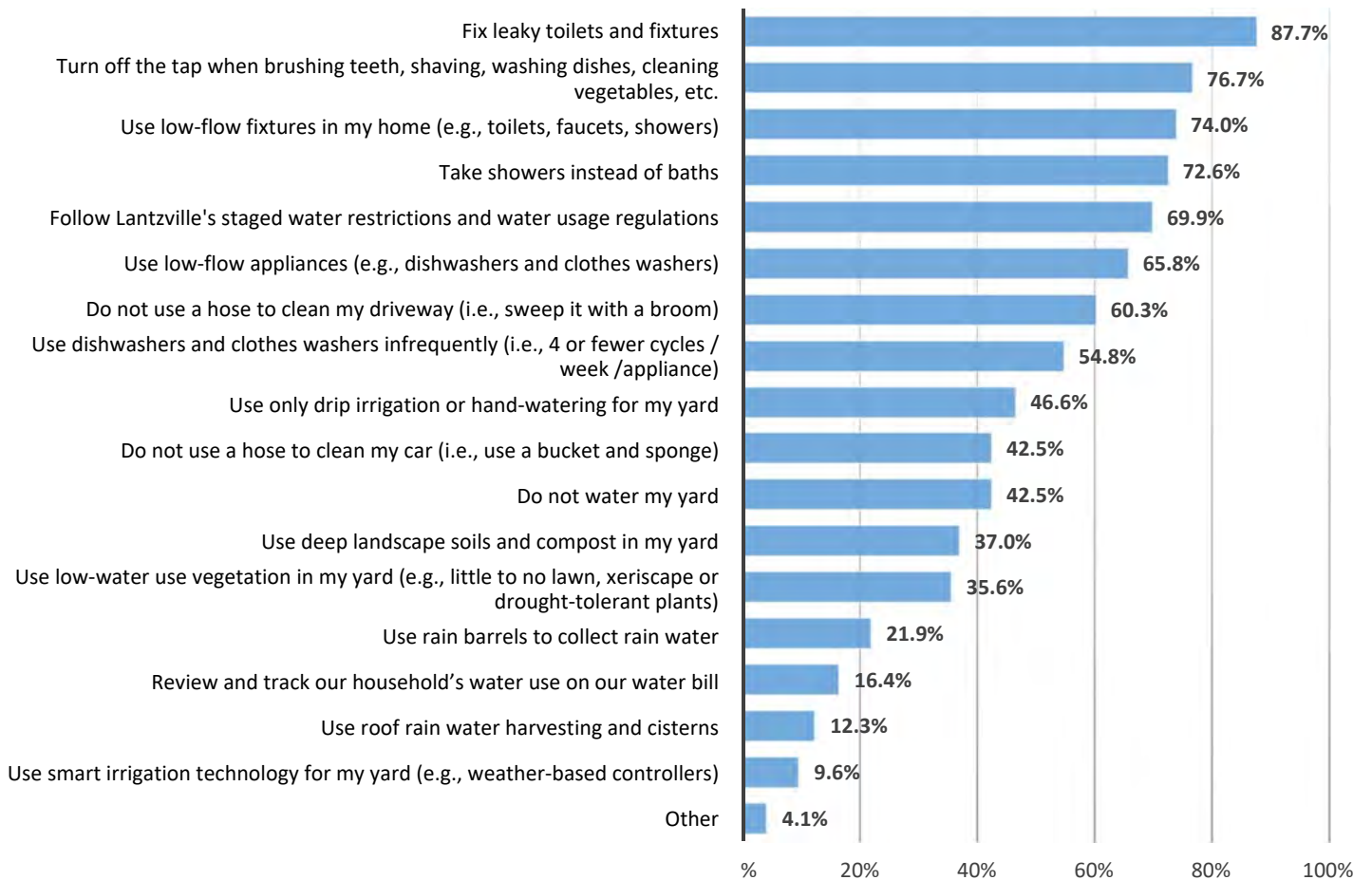
#### 4.3.4 Ranking of Community Water Concerns

Participants were asked to rank eight items by level of concern, with “1” being their highest concern and “8” being their lowest concern. The list was ranked in the following order of priority by participants:

1. Long-term reliability of the water supply
2. Municipal water rates (i.e., cost for water bill)
3. Emergency water services throughout the community (e.g., fire suppression)
4. Municipal property tax rates (i.e., costs for water distribution infrastructure development and maintenance)
5. Water conservation
6. Increasing water supply to allow more existing homes to connect to municipal water
7. Municipal water connection cost (i.e., cost to connected an unserved lot to municipal water)
8. Increasing water supply to allow new development to occur

#### 4.3.5 Water Conservation Activities

Participants were asked what they currently do conserve water.



## 4.4 General Comments

Participants were asked to provide any additional comments on either the OCP Update or the Water Master Plan.

### Comments not captured above:

- ▶ Concerns with the rate chart and incentives to encourage conservation
- ▶ Bus stops (for children)
- ▶ Drainage issues and potential property impacts, particularly related to climate change
- ▶ Development of a tax base for amenities
- ▶ Potential for a water catchment reservoir in the Foothills
- ▶ Limiting building height in the Village Core
- ▶ Consideration about the interdependence between the level of development (i.e., density), amenity provision, and taxes
- ▶ Background and economic analysis to show planning philosophy and rationale for higher density
- ▶ Concerns that a compact, complete community may not be realistic or desirable for Lantzville
- ▶ Request for longer response periods and further outreach for future input opportunities
- ▶ Safe, legal access for ATVs into the community forest

## 5.0 NEXT STEPS

The next steps in the engagement process will focus on reviewing potential directions to determine options that may be suitable for Lantzville.

- ▶ The findings of this questionnaire will be shared with community members on the District of Lantzville Project webpage
- ▶ Outreach will begin in mid-October 2016 to prepare for **Public Event #2**
- ▶ **Public Event #2: A Discussion on Preliminary Options & Evaluation Criteria** (Workshop) will occur on November 2, 2016
- ▶ A community-wide questionnaire will be undertaken in late November / early December 2016 to gain community input on potential options for the OCP Update and Water Master Plan

**APPENDIX A:**  
**VERBATIM QUESTIONNAIRE RESPONSES**



## QUESTION 2.2 What Changes or refinements would you suggest for Lantzville's Vision?

- ▶ Lantzville needs to evolve or die. If it doesn't move forward with sewer and water, this community will be nothing more than a play area for the rich, with all seniors and young professionals (earners) living in Nanaimo. Lot sizes are too big, water is essential, and basic services are needed to be sustainable.
- ▶ I would like to see the Nanaimo water plan come to fruition. Providing affordable housing to young families hinges on this. We need more amenities for young families and need to let go of anti-development sentiment. Development is good for communities; it makes people want to live here! Be kind to businesses, small and large. They are taking a risk when they proceed, and they make our community more attractive on the whole. Young families are also interested in clean, reliable water. Change is good, Lantzville residents need to embrace it.
- ▶ Some sort of incentives might be useful in improving the commercial/services core of the village. It's rather depressing to see the market standing empty, and that disastrous structure on the corner of Dickinson and Lantzville roads.
- ▶ We moved out here because it is quiet and has the feel of a small community. Hopefully stays that way with no big subdivisions going in the foot hills. Would like to see sewer hooked up in upper Lantzville one day soon.
- ▶ Stop focusing so much on seniors housing. Stats Can numbers will show that there are actually very few people in Lantzville who would need/use these facilities. Nanaimo has many seniors care facilities, with the attendant services that seniors living in those places would need nearby. We can build small, local, special-purpose facilities without the need for "enhanced wastewater treatment" and we need to understand much better the internal capacity of our H2O system and the extent, nature & location of our 'issues' with water.
- ▶ Not many young families. No cycling trails or side walks, very few cross walks. Only two agriculture property used to grow food to sell. Rooster bylaw? Semi-rural/rural neighborhoods? Private wells and septic are semi-rural/rural not city water and waste treatment. Village Centre? Oops think you meant ghost town of empty store fronts without street signage and no sidewalks. Welcome to Lantzville home of dog poop beach where all of Nanaimo comes to let their dogs off leash at beach and foothills to poop and harass people, dogs, wildlife.
- ▶ More emphasis on safe sidewalks, that are definitely lacking right now, especially on major school bus routes, or for people that walk their dog or just walk. Also there are still no possibilities (meaning patio homes, care home etc.) for older residents to stay in their community should they wish to do so when they get older.
- ▶ Working on expanding Sewage connections as hard as water.
- ▶ Need to get on with sewer and water updates.
- ▶ More development it will have money to improve district and lower tax for residents.
- ▶ Some density in village.
- ▶ Support semi rural larger lots. Keep the Village Core with a small town feel, more inviting to residents Need more parking in village.
- ▶ Changes have not been limited, lots of well-water people just have to put in a well.

- ▶ We have sewer which gives those with failing fields the opportunity to connect to sewer with or without grants. Water is required for growth and to provide a replacement for those with poor wells. However, this has become a political football and politics should not be part of it. There is a cost of getting clean safe drinking water. Any increased level of service will cost more. This is one of those services. Not sure why there are a few who are so opposed to growth when it is this growth that will extend water to the areas needing it. Do we really have to wait another 20 years? In fill makes sense.
- ▶ Generally, vision statements are crap unless the people executing truly understand the intent behind them - which is often not the case. Anyway, this is a very motherhood and apple pie vision statement without much true clarity - or basis in reality from an economic standpoint or an ability to execute whatever we are actually trying to say in this. People will, and have, gleaned onto various pieces, interpreted them in a certain way, and then run with it. Stronger value statements need to be made. (E.g. Lantzville will continue to be primarily a residential community). This needs to apply to the feel of the town and what happens with development. One can look to the 2012 citizens' satisfaction survey for facts on what was important to Lantzville residents. The section on the Village Core (Lantzville's vision entails ...) needs to be refined. All that sounds good, but it was not highlighted by residents in the satisfaction survey.
- ▶ More emphasis on developing a small urban core with services expanded so that residents do not have to travel to get food, gas, etc. Residential opportunities in urban core help to prevent vandalism etc.
- ▶ Do not want a lot of change and development. Any new development has to stay to our current property size.
- ▶ Keep things the same it is nice for families Like the big yards to play in.
- ▶ Like it the way it is.
- ▶ No changes needed.
- ▶ Keep it rural do not want to be Nanaimo.
- ▶ Like it now.
- ▶ It is good just like it is no huge development.
- ▶ ~Promote patio homes, core population growth ~Zone smaller individual lot sizes. Water and sewer infrastructure improvements will need higher population density of residential tax revenues, despite an apparent wish to keep the "village" character of now needlessly large residential lots. ~Step up core village rejuvenation, encourage new businesses, pedestrian and cycling access, parking. ~Reassess revenue potential of Village Core properties. Could the Town Hall and the Costin Hall/Heritage Church properties become commercial, bringing jobs and tax revenue instead of costs? Their functions could move to a purpose-designed and built Community Hall in undeveloped land nearby, away from Lantzville Road. Fix the illogical mix of a residential lot between the post office mall and the vacant 'village store', a closed service station and a lumberyard/hardware property. ~Explore creating a foothills reservoir to capture and store winter water, increasing year-round supply.
- ▶ Yes, don't want my neighbourhood to change.
- ▶ Less emphasis on development and more interest given to those that live here.

- ▶ Need to accept smaller housing. maybe townhouse style housing and get away from bigger lots if we really want to reflect a "broad cross section of socio economic groups."
- ▶ We attempt to have a beach front park access. Also allow for smaller lots to be available when full services (water & sewer) are installed.
- ▶ There are currently acreages in lower Lantzville that are located within developed residential areas that have the potential to be developed i.e. Peterson road area. They are not 'development sites' but have the potential to be developed. Some of these sites are currently classified in the older community plan as RS1. Does the aforementioned statement address this in terms of potential to be developed?
- ▶ I believe in the majority of the plan. However, we need more residential space to enable the next generation the ability to live in Lantzville. There are very few opportunities for our youth to move to Lantzville. The proposed subdivision off Superior Rd. would help increase our tax base as well as provide homes for people wishing to live here. The downtown core has deteriorated badly and we need new blood living here. The water issue is an embarrassment at we are still dealing with issues that were argued about 30yrs ago. Nothing has changed. The Winds area and Clarke Drive areas have been asking for water for years with many wells contaminated in these areas. Do we have to wait another 25 years for something to be done? The time is NOW. The foothills development and others will not happen over night. They will be gradual developments. We can regulate lot size etc. But we need some growth. I strongly believe that one or two seniors homes is good. We need controlled growth.
- ▶ These phrases need review: "main focus on...larger "estate" or "semi-rural" lots...with limited commercial and industrial development." Costly water and sewer infrastructure require taxpaying, smaller private lots and small businesses for local consumers and job/career opportunities. We should review non-revenue-generating central properties with significant revenue possibilities including those containing Village Hall and Costin Hall/Heritage Church. A new, purpose-designed and built community hall, including pool/recreation/meeting rooms/performance stage/adequate parking) on currently undeveloped lands NEAR Lantzville Road would rejuvenate the core and free up valuable parcels for commercial use. An 'independent living, assisted living and long-term care' facility should be located in the core, not on the fringe of "Mallville".
- ▶ To remove the homeless living in the Lantzville forests and to somehow encourage occupancy and operation of our gas station and market.
- ▶ Lantzville needs growth but the environment & the existing people that live here need to come first.
- ▶ Growth Development. More community focused. A downtown core that brings in locals and tourists.
- ▶ Let's take care of residents first, then look into expanding. Lantzville will never be a big place so let's not try to make it a big place. No problem with more development, but let's not make it overrun what is already here.
- ▶ Village Core is deteriorating Upper Lantzville trails are in jeopardy of erosion from logging (not against logging) Water and sewer for all of Lantzville first.
- ▶ None. I really like what currently exists.
- ▶ Leave the Foothills alone and as is with hiking trails.

- ▶ Would like to see the reduction of tree clear cutting on building lots where possible, especially large heritage character trees.
- ▶ Large "estate lots" do not take into account the need for housing for young adults, young families, or seniors who can't handle a large property anymore.
- ▶ A modest increase in commercial development to encourage local business and foster local employment for youth. Have a self-sufficient and resilient local economy and local self-determination.
- ▶ Estate lots not practical for future needs.
- ▶ I think the Industrial Area of Lantzville South of Highway, should be hooked up to sewer to allow better usage of individual properties. Lantzville should attempt to acquire parking area for the 'downtown' core, and on either side to Sebastian and to Ware Rd on the other side should have the Lantzville Road narrowed and side walked to slow traffic and create an incentive to shop locally.
- ▶ There is room for some development that isn't just rural/semi rural we need senior facilities and I would like to see a small expansion of the industrial park to bring jobs.
- ▶ It sounds nice and fluffy, but doesn't really say anything. What sort of 'change' has been limited by access to adequate water? Big development? Isn't that a good thing?
- ▶ encouragement of farming and gardening. Support of small business. Mandatory eco-friendly building guidelines i.e. water collection systems. Keep properties from subsidising into regular city lots.
- ▶ Purchase/eliminate the golf course. Use the water to support Lantzville's growing needs. Works yard, water treatment, sewage treatment, compost, recycling area, local garden area, etc.
- ▶ Allowing homes on acreage to subdivide at least into 1/2 acre parcels.
- ▶ The whole thing needs more definition.
- ▶ Support for water preservation such as grants for grey water, water collection implementation.
- ▶ Fair, healthy usable water for everyone.
- ▶ Would be nice to still encourage and embrace the farming and horse community. Keep our back trails and trees. Stop logging.
- ▶ Para 3 needs to recognize greater variety of housing types needed by para. 6. Need enough commercial services to provide the 'basics' so that residents, at least around Village Core, don't have to go out of Lantzville for those basics.
- ▶ We need to consider slightly higher densities than the current OCP envisions. Servicing is very costly and it doesn't make sense to supply full services to new 1/2 acre properties. Lots in the 1/4 to 1/3 of an acre should be the maximum size for developing properties with full services (i.e. sewer and water).

**QUESTION 2.3: Please share with us the top thing you love about Lantzville today.**

- ▶ Friendly people. Safe place to live.
- ▶ Access to water, good quality restaurant (Riso) very close by, proximity to Nanaimo without the city feel. 4Cats art studio for my kids (and myself!). Lower taxes than Nanaimo.
- ▶ The rural feeling of the area.... even the "denser" areas have lots of nature included. I was disappointed when a "mega" house removed 99.9% of the trees, build a huge house and put up a big fence... this is the opposite of the Lantzville I love.
- ▶ Larger lots and community feel.
- ▶ The friendly people, and the fact that I actually know most of my neighbours.
- ▶ Small community feel. Quiet.
- ▶ Rural feel.
- ▶ Neighbours getting to know and help each other, larger lots, green space, less traffic and outdoor recreation opportunities (beach & hills).
- ▶ My home.
- ▶ The rural living in an area of vast natural beauty and tranquility.
- ▶ Our vicinity to the beach and the forest.
- ▶ Small community feel.
- ▶ Small community.
- ▶ Low density, rural atmosphere.
- ▶ Quiet and private.
- ▶ No, Lantzville don't have anything. We have to go to Nanaimo to shop or whatever.
- ▶ Love to be able to walk or ride my bike to utilize the existing services. Wish we still had a corner store :(
- ▶ Beach.
- ▶ Friendly, small town feel, everyone says hello. Larger lots so families can play and use their yards. Traffic is not crazy. Not Nanaimo with small lots and huge population.
- ▶ Semi-rural nature of the area. The way the community and neighbourhoods connect and support each other.
- ▶ Small town feeling.
- ▶ Rural setting. Beach access. Foothills access. Low population. Low traffic flows. Freedoms.....
- ▶ I love living near the water.
- ▶ Rural feel. Not a lot of traffic. No big stores. Beach.
- ▶ There is room to grow this community. There is an opportunity to see some new housing which is needed.



- ▶ Small community feel.
- ▶ Feels like it's off the beaten track despite its proximity to a large urban centre.
- ▶ Semi-rural feel. There is not a single area in Lantzville that looks and feels like north Nanaimo.
- ▶ I love living so close to nature.
- ▶ The odd-sized lots, variety in house types (small-to-large), an urban core with (reduced) services, community activities at Costin Hall, church, legion, etc.
- ▶ The community events and family focus. Lots of young family's and a sense of small town just on the outside of Nanaimo.
- ▶ Rural feel. Nice people. Trails and beaches. Low taxes.
- ▶ Beaches. Trails. Small town feeling.
- ▶ Peaceful. Quiet. Not Nanaimo.
- ▶ Small town feel. Outdoorsy. Parks, trails. Low Taxes. Not a lot of fluff.
- ▶ Quiet, peaceful. Trails for riding. Beaches.
- ▶ I love that it is a safe, quiet place close to beaches to raise my family while still being close to Nanaimo.
- ▶ Rural feel. Large lots. Open feel.
- ▶ Rural. Friendly. Don't want to lose that.
- ▶ Its character and setting.
- ▶ Quiet. Low traffic. Trails. Biking.
- ▶ Rural. Not Nanaimo. Trails. Beaches.
- ▶ Clean air, big trees, ocean. i.e. the natural environment
- ▶ Proximity to Nanaimo.
- ▶ Seaside community, rural seaside community of Lower Lantzville, beaches, and close proximity to Nanaimo commercial capacity.
- ▶ The small town feeling is still there. Minetown Day was a success. There were many young people there. Unfortunately, most don't live in Lantzville, although they would like to. We are not Nanaimo.
- ▶ Its potentials for development as a well-designed, semi-rural residential community.
- ▶ Seaview School.
- ▶ The friendly people and beautiful clean environment close to the ocean.
- ▶ Semi-rural, village feeling, not commercialized. Not over populated.
- ▶ Large lots or averages assortment of unique homes not cookie cutter subdivisions

- ▶ The small community, accessibility to nature, trails & the outdoors. Lots of room with neighbors but not too close.
- ▶ Semi-rural, seaside village feel.
- ▶ It's semi-rural but close to the north end of Nanaimo.
- ▶ The community feel, it is quiet and separate from Nanaimo. Has a real home town feel.
- ▶ Beaches, mountains and quiet community.
- ▶ Rural, small, ocean, walking path.
- ▶ The forests and shoreline that are part of the community. The feeling of space in the neighbourhoods.
- ▶ Friendly, peaceful and quiet.
- ▶ Small close knit community feel.
- ▶ Being rural, small town community, green space.
- ▶ Rural atmosphere with limited development.
- ▶ Rural.
- ▶ The rural feeling but close to amenities.
- ▶ The strong sense of community. I love how friendly everyone is and how you know your neighbour and care about one another.
- ▶ The tight community and friendship between people I have grown up with and the fact they have children and I also have children that will grow up together in a place I love.
- ▶ How welcomed we were when we moved here, and how well kept park grounds are. We are so close to Nanaimo, but far enough away to still feel like a small town.
- ▶ Everything that makes it different from North Nanaimo, such as the larger lots, with more trees, as well as the village feel with every house being different.
- ▶ I love the easy going rural atmosphere, being able to walk everywhere, the beach, the trails, being close to Nanaimo but NOT being Nanaimo.
- ▶ Community spirit.
- ▶ Small populations, rural settings, ocean views, friendly residents.
- ▶ Big area and small population which leads to a great community in a peaceful, beautiful setting.
- ▶ Independence and small community customs over bureaucracy and over regulation.
- ▶ Community spirit.
- ▶ Semi-rural setting. Close to natural areas. Very little traffic other than the highway. Beach access. Community mindedness.

- ▶ The trails, large properties and quiet atmosphere. Also love having backyard fires.
- ▶ Sense of place.
- ▶ Semi rural but close to the city.
- ▶ School.
- ▶ Love the tight community support.
- ▶ Community feel, neighborly.
- ▶ The rural feel and lack of big development such as what is being proposed by certain projects.
- ▶ Community and rural nature of Upper Lantzville.
- ▶ The sense of community and the small town feel, friendly neighbours.
- ▶ Semi rural setting.
- ▶ Rural character with the benefit of being closer to various amenities. I can walk 5 minutes and be in the woods. I can drive 5 minutes and be at the mall.
- ▶ Friendly rural setting. Lots of green space.
- ▶ Community and natural feel.
- ▶ I love that we're a small community. Everyone chats and keeps each other aware do what's going on in our neighborhoods.
- ▶ The location.
- ▶ Peace and quiet.
- ▶ Community amongst people and the beaches.
- ▶ Landscape/setting.
- ▶ Sense of Community.
- ▶ Lantzville has maintained its village feel, while urbanization has encroached. Village feel means variety of homes on variety of lot sizes (not cookie cutter subdivisions), walkable (at least from lower Lantzville) to core and school, non-urbanized roads (fewer street lights, narrow, curbless).

## QUESTION 2.4 What is the one thing you would change about Lantzville if you could?

- ▶ It needs to be revitalized.
- ▶ Need to attract more young families. There is an overwhelming senior population that is holding us back. Would like them to pay their taxes and not defer.
- ▶ The downtown... we need to figure out how to help businesses thrive and we need to make it more visually appealing.
- ▶ Need more water.
- ▶ Sewer hooked up.
- ▶ Better public transit.
- ▶ The 'politics' of the community where a group of individuals (with the help from some 'players' from outside the District) works behind the scenes to achieve their ends, manipulates/distorts the conversation surrounding community issues and our losing our 'neighbourliness' and our ability to speak openly and honestly with each other to some extent as a result.
- ▶ Improvements to Village Core. Sidewalks! Updated storefronts!
- ▶ Water and sewer for all. Sidewalks along major roads (Lantzville road, Dickinson road, superior road).
- ▶ The water is terrible.
- ▶ Logging in the woodlot.
- ▶ Water and sewer situation and safety issues.
- ▶ We should have good downtown ...more convenient commercial for people live in Lantzville.
- ▶ NO dogs on beach between the months of May and September as it has become the beach of choice for people from Nanaimo to Parksville. These people do not pick up after their animals nor do they keep their dogs under control! On social media, Lantzville's beach has become known as "Dog \$hit Beach".
- ▶ Cousin hall.
- ▶ The over paid municipal administration, high taxes.
- ▶ Village needs to be upgraded.
- ▶ More downtown business, a core town.
- ▶ Would like to see our downtown core revitalized. New businesses and /or owners in existing buildings, keep our elementary school and add some senior housing options.
- ▶ I would make all home owners cut the weeds in their yards and I would budget more money for DOL staff to cut the weeds on DOL land.
- ▶ More trails.
- ▶ I would move forward with water connection to the City now.

- ▶ Better developed waterfront and downtown core.
- ▶ Re-route the Island Highway to create a physically cohesive district.
- ▶ It's ongoing attempt to allow larger scale, smaller lot development.
- ▶ Safe drinking water for every resident.
- ▶ A more attractive urban core. A coffee shop, walking paths, urban residential units.
- ▶ Nothing...I love it.
- ▶ Reduce traffic.
- ▶ Nothing.
- ▶ I have lived in Lantzville over the last decade and the entire time they have been talking about water connections, meanwhile stores have been closing and nothing has happened. Council should be embarrassed how long they have been talking about such a crucial resource. It's a no brainer, people need water, get on with it and connect. Stop talking about it and doing a study on the study. Almost feels like if they continue to talk about instead of acting they will ensure they keep their jobs as it is the only thing they talk about. Some type of job protection. Very frustrating.
- ▶ Residents' resistance to change.
- ▶ Provide sewer to everyone.
- ▶ Access to safe, potable water distribution system.
- ▶ Area in Village should have proper side walks or curbing so pedestrians or vehicles don't come from every which way.
- ▶ Improved water flow from storm run-off. This is an issue from upper to lower Lantzville and seems to be a regular winter problem (flooding).
- ▶ Get on with providing water to the Winds and Clarke Drive area. It is long overdue.
- ▶ Resistance to change among the population.
- ▶ Add an Aquatic Center.
- ▶ Remove the homeless living in our forests.
- ▶ Bring back Lantzville store.
- ▶ Better beach access. The district enforcing waterfront properties 'claiming' beaches.
- ▶ Lantzville works for us & our family nothing needs to change.
- ▶ It's general depressed Village Core.
- ▶ The amount of crime.
- ▶ Not sure.

- ▶ Improvements to downtown core. Focus more on community events that bring people out.
- ▶ Revitalize Village Core and provide other types of housing - seniors, condos, ranch.
- ▶ Sewage in Upper Lantzville.
- ▶ Have the grocery store back in the downtown core.
- ▶ For people to stop complaining about rural life. Quads, bikes and nature are all part of this community.
- ▶ Less mega homes being built on the waterfront.
- ▶ Sewer and water for all! before development.
- ▶ Restriction to water usage and cost of water usage.
- ▶ Improve the downtown core. Invest money to make it more attractive to foot traffic and businesses. Put in sidewalks and paths down to the beach. Give people a reason to visit the core and walk around.
- ▶ I would put an immediate stop to the development of the foothills. The hiking trails and forested area are key to what keeps Lantzville having the small town rural feeling.
- ▶ Less Crime and sewer system added.
- ▶ I really wish there was speed limit signs on the residential roads (were on Fernmar) and people drive so fast down here - it makes me sick because there is so many children out playing.
- ▶ We need to establish more control by the village over building bylaws for maintaining our community's character.
- ▶ Better transit.
- ▶ Kinder local government.
- ▶ Better highway access.
- ▶ Safer roads for pedestrians and cyclists.
- ▶ Outlaw more than 1 person from the same family on council or council civic committees.
- ▶ Dysfunctional council.
- ▶ Water and sanitary services to upper Lantzville.
- ▶ Tidy up Village Core.
- ▶ Nothing.
- ▶ Bring back the market, more RCMP patrols, improvements to Huddleston park (maybe a water park) SIDEWALKS for safe walking in All of Lantzville. Speed is a major problem on all roads.
- ▶ A council that listens. The people voted in a pro water council yet there are three that continue to sabotage it. (edited out named persons.)
- ▶ Some non-supportive council members.



- ▶ Stop trying to provide amenities to the whole town as if we are a city.
- ▶ Community block watch program to try and reduce the break and enter & property thefts. Remove the homeless camps.
- ▶ A greater sense of unity between upper and lower Lantzville.
- ▶ Nothing seems to get done. So much bickering and finger pointing.
- ▶ We would of already had the water connection to Nanaimo as it was voted for when the last council was in stop the procrastination.
- ▶ Street lights needed on our street.
- ▶ Better downtown with shops and restaurants
- ▶ Village Core design.
- ▶ Provide better access between Upper and Lower Lantzville.
- ▶ Traffic speed on Lantzville Road.

#### **Question 2.5: What type of housing, if any, do you think Lantzville needs more of?**

- ▶ Pretty much the same as now except that it would be nice to have some apartments above commercial and a cluster of patio homes near the Village Core.
- ▶ None, all larger parcels are being transformed into mini subdivisions.
- ▶ Residential over commercial.
- ▶ We need to be able to attract young families and have a place for our aging population.
- ▶ Seniors in the village centre.
- ▶ There are already rural residential homes, homes on larger lots and homes on smaller lots. These areas could be bolstered within the community plan. Need to support our aging Lantzville residents.
- ▶ A few owner-occupied condo developments.
- ▶ I do not condone low cost housing, duplexes, triplexes, quadraplexes, low rise apartments.
- ▶ Seniors housing but small building in the core of Lantzville, not on Schook property where residents would just go to the malls.
- ▶ Housing that would be ecologically sustainable while maintaining or improving current quality of life.
- ▶ Would hate to see the farm lands go. Love having the horse community in the north end.
- ▶ Modular Homes.
- ▶ Variety in core area, single-family elsewhere.

**Question 2.6: Other, please specify regarding the appropriate pace of growth for Lantzville.**

- ▶ If it requires 'enhanced water and sewer systems' to facilitate the growth, then I am not in favour of it because, with these services comes the pressure to keep right on growing!
- ▶ Water and sanitation has never been an issue. Private wells and cisterns and modern septic systems have always been options.
- ▶ Slow growth but some growth.
- ▶ Slow economically and ecologically sustainable growth that emphasizes ultra-long term quality of life and community building instead of profit.
- ▶ Gradual slow growth, status quo is not good.
- ▶ Too many implications of growth % to quantify and pose as a question. Market will respond, local government should manage implications.

**Question 2.7: What services have you used in the past / do you currently use in Lantzville?**

- ▶ It would be nice to have a few 'specialty' retail shops in the downtown core and it would have been great for the community to have a waterfront park.
- ▶ Specialty stores.
- ▶ Would like the grocery/market store and gas station re-open and existing commercial buildings/areas be up and running with whatever business the new proprietor wishes.
- ▶ There is a huge park in the foothills if council doesn't allow it to go bankrupt once again.
- ▶ Cafe, coffee shop.
- ▶ Return of hardware, auto service, possibly marine services, wharf in/near Nanoose Bay. Possibly a discrete, well-designed RV-manufactured home park.
- ▶ If we are to have more shops they must be individually owned/unique and be in an attractive setting... I'm thinking of something like Mill bay, the existing retail space is quite old and unattractive. It could be updated I guess.
- ▶ Possibly a marina in the Bay; hotel, more B&B's.
- ▶ Upgrade and renovate the Costin Hall.
- ▶ Bakery/coffee shop, specialty shops, artisans
- ▶ I'm happy with the services of the 49th Parallel grocery company is truly coming to Lantzville.
- ▶ Rec centre with drop in programs and gym.
- ▶ Lantzville is well positioned to offer an alternative to the standard mall fare.
- ▶ Coffee shop.

- ▶ Water and highway under/over pass connecting upper to Lower Lantzville.
- ▶ Lantzville is well positioned to be a woodstove alternative.
- ▶ Would be nice to see the school upgraded.
- ▶ Trails that provide connectivity. Replace Costin Hall with a new Community Centre.
- ▶ Existing level of services meet needs personally.

**Question 2.9: How do you feel about the progress made and the future importance for the following community aspirations? Please provide any additional comments on this section.**

### **Protect the Natural Environment**

- ▶ Stop mass builds homes on water front...everywhere I look...older home sold. Knocked down...monster home built. Property line to property line. I don't care where these people are from or how much money they have, it wrecks what little ocean front we have in Lantzville. Need better building plan allotments for pre existing propertyies when sold to next purchasers.
- ▶ We need Nanaimo water for existing homes.
- ▶ While worthy goals - their level of pursuit really should be determined by the cost and value they provide for residents.
- ▶ More attention could be given providing water dispersal and flood control, potential issue in Winter season, and ditch maintenance. Waterfront beaches an under protected asset, attractive to non-residents who sometimes abuse them. Little if any pet control on beaches.
- ▶ Like the benches and litter bins at beach accesses.
- ▶ Need water for fire protection, need to make beaches "on leash" and clear of dog poop and provide "off leash" park. ban beach fires - they can attract the wrong element with broken bottles etc. Control cats like dogs.
- ▶ Could do more to promote low impact living.
- ▶ "No progress" response not provided - would be my response for many of above
- ▶ Protect the waterfront/provide opportunities for public use 2 questions. Protection very important. Further opportunities not necessary...sufficient variety of access. End of Peterson excellent addition to view access. Addition of benches excellent and well used. Lantzville is fortunate to have abundant access points and the ability to traverse the majority of the waterfront.

## Preserve Community Character

- ▶ Since there have been no subdivisions there have been no lot-size size ranges.
- ▶ In point 2, I think access needs to include motorized vehicles such as ATV's. This is a viable form of recreation and tourism that should be encouraged by the district.
- ▶ Don't understand: Establish limits to suburban residential growth and provide a transition to rural areas.
- ▶ Our waterfront has been taken over by mega houses for the rich while the average income people can't build in Lantzville mainly due to lack of water. We are producing an elite society in Lantzville. This is wrong.
- ▶ Due to lack of water there has been zero development therefore many "don't know" answers.
- ▶ Question about how Lantzville does at promoting agriculture and small farms must be a joke.
- ▶ You really need a 'no progress has been made' option.
- ▶ The golf course is not available to general public other than visual green-ness.
- ▶ Lower Lantzville is open space, including the neighbourhoods. This is what makes it unique. The waterfront is open space. Formal park development should meet the needs of the local neighbourhood. Golf course not critical for open space. There are limits to residential growth in OCP/zoning. Boundaries well-defined. What happens within these boundaries the relevant discussion.

## Strengthen the Village Commercial Core

- ▶ Unfortunately, the commercial area has not improved but deteriorated. The same issue, is the hold up on connection to Nanaimo water.
- ▶ The recommendations from the village improvement group should have been undertaken.
- ▶ The pedestrian goals are worthy - however defining their extent is required. To some this means putting sidewalks everywhere which is not economically feasible.
- ▶ Lantzville has a tremendous opportunity to re-create the core, including locating a seniors' facility IN the core - not at the northwestern edge of Mallville.
- ▶ This section should have a "zero" option answer because only a little has been done to reduce speed. Need one more speed bump by Huddlestone Park. NO other progress has been made relative to the Village Core, in fact, it has deteriorated.
- ▶ Improve pedestrian connections between the upper and lower parts of the community.
- ▶ Seriously? The downtown is shutting down.
- ▶ We have no store and no gas station no real core place now.
- ▶ Core should contain the density. Core should contain appropriate level of commercial to reflect build-out and behaviour (do or will upper Lantzville residents' cross highway). Density allowances in core should be revisited based on infrastructure capacity (water, sewer, roads).

## Provide Housing Choice

- ▶ Nothing has happened because of lack of water. Not much point in an OCP if there are no services.
- ▶ Encourage a mix of residential housing in the Village area: depends on what the details are.
- ▶ Again, NO progress has been made.
- ▶ The Ware road proposal is absolutely absurd and in no way do I or the people in my household/community condone it.
- ▶ Encourage sustainable, ultra-long term planned development. Outlaw speculative development and building.
- ▶ Ridiculous question. Nothing has happened.

## Develop Comprehensive Development Plans for the Ware Road area

- ▶ Need commercial property owners on side before demanding things
- ▶ The plan developed in 2005 is a good plan that has been hindered by a council that has not got on with business. Far too many stalling tactics have been used to stop water development when the current plan calls for it. It's time to implement the current plan and get on with it.
- ▶ No progress made. this is the most important area to develop to support the Village Core. The Ryland development for seniors will offer no value added for Lantzville, only Nanaimo.
- ▶ Nothing has happened in 10+ years.
- ▶ Lantzville residents should be kept informed and have the right to vote.
- ▶ Is a "comprehensive development plan" (bylaw adopted) really necessary? is there not already a fairly detailed Village Core plan in existence?

## Develop Community Infrastructure

- ▶ Most of these items have been dealt with.
- ▶ Solid waste services not as good as they used to be
- ▶ Lots of new young families moving to Lantzville. Please plan for resources for families and children. We just moved here to raise our kids.
- ▶ We should not be anticipating "minimizing impacts of septic system failures". we should be prioritising sewage services for all before considering less basic services anywhere. Lantzville council should stick to the minimum level of services and allow/pay for provision of other services by Nanaimo. i.e. library, transit
- ▶ One could argue there already is adequate water supply to service the Winds etc. It takes a council with the will to get on with it.
- ▶ Last question...policing not evident considering increase in crime. The other facilities were already there.

- ▶ Not sure what it is meant about providing services such as policing, schools, etc... we have what is needed for size of town, I think using Nanaimo services is more cost effective than setting up new services ... would need to see cost comparison between having our own compared to using what Nanaimo has.
- ▶ Ridiculous questions. What can I say about process of when nothing has changed and everything has been deteriorated?
- ▶ Water for existing homes. Developers pay for water for new subdivisions.
- ▶ Water needs to be connected and the fire services need to have a raised budget.
- ▶ #4 - way too many qualifiers (loopholes) #8 - some might say that District has gone rather overboard on some of these services (e.g., admin, fire/emergency equipment); some rationalization to reflect tax base perhaps needed?
- ▶ These issues go beyond types of development typical of planning processes. Community development should be discussed in conjunction with the OCP's projected build-out. If servicing barriers are removed development (more people) will increase demand for services and the cost of existing services. These issues and the economic impacts to existing and future residents and taxpayers should be analyzed. I don't believe this is part of the ToR

### **Improve Road, Pedestrian and Bicycle Mobility**

- ▶ ATV riding is a very popular activity in undeveloped areas and should be recognized and protected as well.
- ▶ Improve road access options for residents: don't know what this means.
- ▶ Re: progress made. If no box is ticked, that means NO progress has been made.
- ▶ Co-operate or share water, sewer, public works and health services. Why duplicate these? The band has sewage treatment, a health centre, we have water, fire and public works...we can trade for both.
- ▶ Nothing has happened in 20+ years. Wake up!!
- ▶ Development will increase traffic, speed and fatalities through community. Speed should be strictly enforced.
- ▶ Traffic circle at Lantzville Road and Sebastian. Enhanced enforcement of speed on Lantzville Road. Otherwise, separation of pedestrians from traffic between Leland and core.

## Question 2.17: Other Potential Community Goals & Aspirations

- ▶ Increasing density due to the cost of housing. This reduces costs to infrastructure.
- ▶ I know of several examples in the Richmond area of Vancouver, where a smaller home on a roughly 10,00 square foot lot has been sold, then immediately bulldozed and a monstrous edifice has been built, completely out of character with the surrounding community. Is there a way that this can be prevented? My particular concern would be the 70's communities off Peterson and Leland roads.
- ▶ I believe that we should respect the majority opinion, even if that means limiting growth and "progress". Development rarely pays for itself in the long term and not everyone wants to live in a bustling urban environment (noise, traffic, light pollution, commercial franchises everywhere). We can have the 'best of both worlds' by limiting housing growth and commercial in our primarily residential community and using the services of north Nanaimo when and if we want.
- ▶ Connect to Nanaimo water and sewage.
- ▶ I think it is a waste of time to buy water from Nanaimo. I, for one, in the Winds subdivision have a good well and do not want chlorinated water or the expense of it all. Us seniors are just getting by now. When there was a petition going around asking if we supported having water brought up to our area, I feel we were bullied (maybe too strong a word) or cajoled into signing it as only for fire protection. When it was presented at a council meeting I feel it was misrepresented, as all of us who signed as being totally in agreement with getting water from Nanaimo when some of us were not in agreement. There really needs to be clear study done to see how many people who live in the Winds really need "new water" and how many would actually hook up if it was water coming from Nanaimo.
- ▶ Do not know of any.
- ▶ Safe, reliable drinking water should be accessible for everyone. Allowing more development that could also bring more water to the community is important. I want my children to be able to stay in Lantzville if they so choose and the only way for them to do that is for more development.
- ▶ Stop entertaining mass developments that are clearly against the OCP. Yes, developers must have an opportunity to apply for such developments, but get the residents engaged sooner when such a development occurs. We spend time on money on the OCP process, solicit resident feedback, then in many ways it gets ignored when a developer dangles a big paycheck to the town in exchange for amenities which may not be needed - or wanted. I would also like to see clarity from residents on their desire for amenities. Amenities come at a cost. To keep taxes reasonable, that means allowing more development, which means losing the semi-rural feel of Lantzville. Can't have it all. Do people really want "free" amenities if it means opening the door to development.
- ▶ We can't even complete the ones we have without political infighting. Try getting on with the current plan and quit stalling.
- ▶ Communications within the community can always be improved. Coun. Coulson's initiative to record and broadcast council meetings, and the recent addition of a Lantzville reporter to local press have been very



beneficial, along with the new Lantzville 411 site, a somewhat regrettably moderated Facebook page and at last, Council's installation of recording equipment for Council meetings. Lantzville has a curious level of paranoia, not really justified in my opinion, over its political affairs. Kudos to Councillors and a Mayor who are approachable, amenable to hearing from and responding to citizens.

- ▶ Keep our forests clear from homeless people.
- ▶ Would like to see a facility to accept yard waste e.g. branches, yard clippings.
- ▶ Not sure.
- ▶ Would love to have a community gym, with weight room and drop in programs for kids, teens, adults & seniors. We don't really have any gyms nearby and its unfortunate as I think a rec centre would do very well.
- ▶ Create more local social and economic opportunities for youth.
- ▶ More small agriculture. More housing options.
- ▶ You need a bylaw for dogs at Sebastian Beach and a bylaw to prevent vacant commercial buildings in the Village Core.
- ▶ How about more general goal questions. E.g. Should Lantzville commit funds to revitalizing the Village Core. If so, how much? I believe the majority of people in Lantzville like the semi rural style and lower taxes than Nanaimo. Why not have goals that protect that? There appears to be a development focus and what is required to support/move development forward. If that is not what people want, have goals that reflect protecting/maintaining what people do want. Statements/question for example: Do you support development with lot sizes no smaller than 0.5 acre? Do you want water? How much are you willing to pay for water? Do you want sewer? How much are you willing to pay for sewer? Are you willing to permit higher density developments/smaller lots to fund provision of amenities?
- ▶ Keeping an eye on the roads in Lantzville where the big dips are not just repaved but dug up to find the cause of the dip getting worse.
- ▶ Incorporate climate change adaptation measures, especially for waterfront development with sea level rise. #1 - educate property owners and buyers.
- ▶ Water for all areas of Lantzville for both drinking and fire protection. Sewer to the balance of the Sewer Service Area.
- ▶ Efficient local government to execute community development policy.

**Question 4.1: Do you have any additional comments about either the Official Community Plan Update or the Water Master Plan?**

- ▶ My concern is with the rate chart. My water usage rarely gets above 25 cubic meters in any quarter but the summer. Several times it has been below twenty. I know it would mean a small loss of revenue, but it would be an incentive to conservation to have a rate below the 75 mark.
- ▶ Hoping Lantzville keeps its small village feel. Would like to see sewer hooked up in upper Lantzville. Would be nice to see a proper sidewalk down Auld's road to highway 19 so people have safe place to walk or ride. Some of the corners are pretty tight when people are riding or walking their dog. Would also be nice if there were proper bus stops so kids and people aren't standing on the shoulder of the road. We live on Philip road and the bus stops right out front to pick up the kids. just have to put a culvert in the ditch and a proper bus stop over top to get the kids off the shoulder. Less chance of getting hit by a car. We've lived here for just over a year and love it out here. A few small improvements and it would be an even better and safer place to live.
- ▶ Not at this time but I am looking forward to participating in continuing, expanded discussions regarding both of these very important topics in determining the future of the community of Lantzville. Was quite a 'long' questionnaire and didn't seem like we had all that much time to respond (could deadline not have been AFTER the weekend?).
- ▶ Our community water supply is limited and has too much chlorine and hard water deposits (wrecks all our bathroom fixtures). We need to connect to the Nanaimo water and sewage for EXISTING homes!
- ▶ I am concerned DOL spends too much time and money on getting the residents ideas. Unless you survey every resident, you are only getting feedback from the residents who have a strong opinion on the OCP/WMP. You will never hear from the silent majority. I believe there will not be any substantive updates to current OCP. Council needs to move forward with the water connection and sewer installation. Why would any business want to open a store front in Lantzville when there will be no future increase in the number of residents? This community as it is currently built has no future. We need to bring in water/sewer or amalgamate with Nanaimo.
- ▶ We have an OCP that is not much different than the previous one. Is there any point of a new OCP with out a water connection that will allow OCP build-out? Some people are opposed to any growth but zoning is already in place in much of he community. Should not council make sure services are in place?
- ▶ OCP - almost half my neighbours have an ATV, safe, legal access to our community forest is not too much to ask. Water - Get it done, we have a good agreement with Nanaimo, use it. Using development to bring water to those who need it makes sense.
- ▶ I have boron in my water. I have been living with this problem for 7yrs. I would like to be supplied safe water within a reasonable timeline. The community feel is important but it shouldn't be more importance than the residences. Thanks for taking the time to do this survey.
- ▶ The likely occurrence of heavier rains, more severe storms should lead us to improve road drainage away from properties.

- ▶ Lantzville must make a 20-25-year plan to provide the water distribution system to all residents in a predictable organized phased in fashion that's fair & affordable. The priority should be to those who have contaminated or insufficient supply. Do not rely on developers to pay for the infrastructure as they have not been reliable in the past.
- ▶ Lantzville is stagnating. We need more development that is controlled in a sensible way. Providing water to all areas of Lantzville is a priority. Zero development is NOT a good thing. We need to develop a tax base to ensure we can afford the amenities people want; such a parks, fire protection, school, sidewalks etc. Developers are not evil. It all starts with water. The current community plan will work if implemented. Quit stalling.
- ▶ I encourage development of a water catchment reservoir in the foothills at reasonable cost, to retain some part of the huge volume of winter water that currently flows out to the sea. Storage would provide a cushion of supply for use in the dry months.
- ▶ Needed more publicizing, many hadn't heard about it...? Clearly they don't read the newspaper but...
- ▶ Would not like to see any buildings higher than two storeys in Lantzville, including the Village Core.
- ▶ Share knowledge and inform people of ways to make a difference.
- ▶ I feel Lantzville should connect with Nanaimo's water system. Use the existing aquifer system as a supplement or back up system. Future concerns if water safety is a real issue. Nanaimo already has the infrastructure and water source, and if we don't connect now the future chances will be less or non existent. If there is ever a failure or contamination of the existing system, it will be a disaster. Existing users connected first, while other residents next in line with a small portion going to new development. I'm not opposed to small growth in Lantzville, but let's keep it a quieter area with homes on larger lots and averages. High density is already present in Nanaimo and Parksville areas. Having a senior's residence in the core would be the exception. Highest priority for my family is water security with water connection from Nanaimo. Let's stop doing assessments on aquifers, this is just putting a small fix to a future problem. Next is sewer system for upper Lantzville.
- ▶ I would be very interested in the results of this survey and the impact it will have on Lantzville's future plans.
- ▶ Water to upper Lantzville before new development.
- ▶ Love my yard and gardening and get very frustrated losing half of it to water restrictions and paying a fortune trying to keep things green and growing. Has got a lot worse in the last 8 years or so and horribly expensive.
- ▶ Hope that council gets going with it.
- ▶ Why was this survey not mailed to all residents? I found the link on Facebook the day it was required to be completed.
- ▶ Get water to the Winds.
- ▶ I found this questionnaire to be very poorly written. It had many leading questions, it was confusing and many of the questions didn't make sense to me.
- ▶ This survey was poorly constructed. The questions were not general enough to determine fundamental concerns/wishes of the residents - and more effort should have gone into crafting the survey as such. Given the

interdependence between level of development (semi rural/density allowed and such), amenity provision, and taxes - more work should have gone into trying determine residents' preferences amongst these three items. It was confusing to answer many of the questions.

- ▶ Concern over council not moving forward on the already approved water plan and wasting more \$ on studies of it. Where that \$ could have been put to better use.
- ▶ I believe question 2.18 is unfair. It implies a compact complete community is preferable and suggest a bias in the type of community Lantzville should move towards. This type of community that may not be realistic, nor wanted in Lantzville. Let's face it, the majority of work will be in Nanaimo. The majority of people will shop in Nanaimo. I do not agree that Lantzville should pursue becoming a complete community according to the INFO BOX. We are a bedroom community with accidental charm located in an ideal setting containing an historic core. Generalizations about complete communities need to move to specifics, i.e. what density is needed to enhance public transit, reduce cost for utilities, etc. Any option including changes to OCP densities need to consider the real value vis-a-vis perceived value. If the planning philosophy is focused on higher density as suggested be honest and prove the point with real analyses and examples. And include an economic analysis!