

District of Lantzville

Official Community Plan Update & Water Utility Master Plan

COMMUNITY INPUT SUMMARY #1 **Minetown Day Event & Questionnaire #1**

Updated January 2017



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1.0 OVERVIEW

The District of Lantzville (the District) is reviewing and updating its Official Community Plan (OCP). 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 feedback will help inform the development of both plans.

This report summarizes input received during the initial community input opportunities. The purpose of initial input was to listen to values, issues, and opportunities identified by community members.

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

At the first public event, Minetown Day, materials included informational backgrounder handouts, display board booth, a large community map, and a community vision canvas. Event ambassadors (Vancouver Island University students) were on hand at the event to encourage participation and chat with community members about their ideas.

Community residents were 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 the questionnaire following the Minetown Day event and an additional 100 participants completed the questionnaire following Community Workshop #1 on Nov. 2, 2016, resulting in a **combined total of 221 participants** that responded to 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, Sept 10, 2016 from 11:00 am to 3:00 pm in Huddlestone Park.
- ▶ The follow-up questionnaire, available online (using a third-party software platform Simple Survey® linked to the District of Lantzville webpage) or hard copy (available at the District offices) was open from Monday, Sept. 12, 2016 to Friday, Sept. 23, 2016. The questionnaire was re-opened on Nov. 2 during the Community Workshop #1: What Works for Lantzville? A Discussion on Preliminary Options & Evaluation until Nov. 22, 2016.

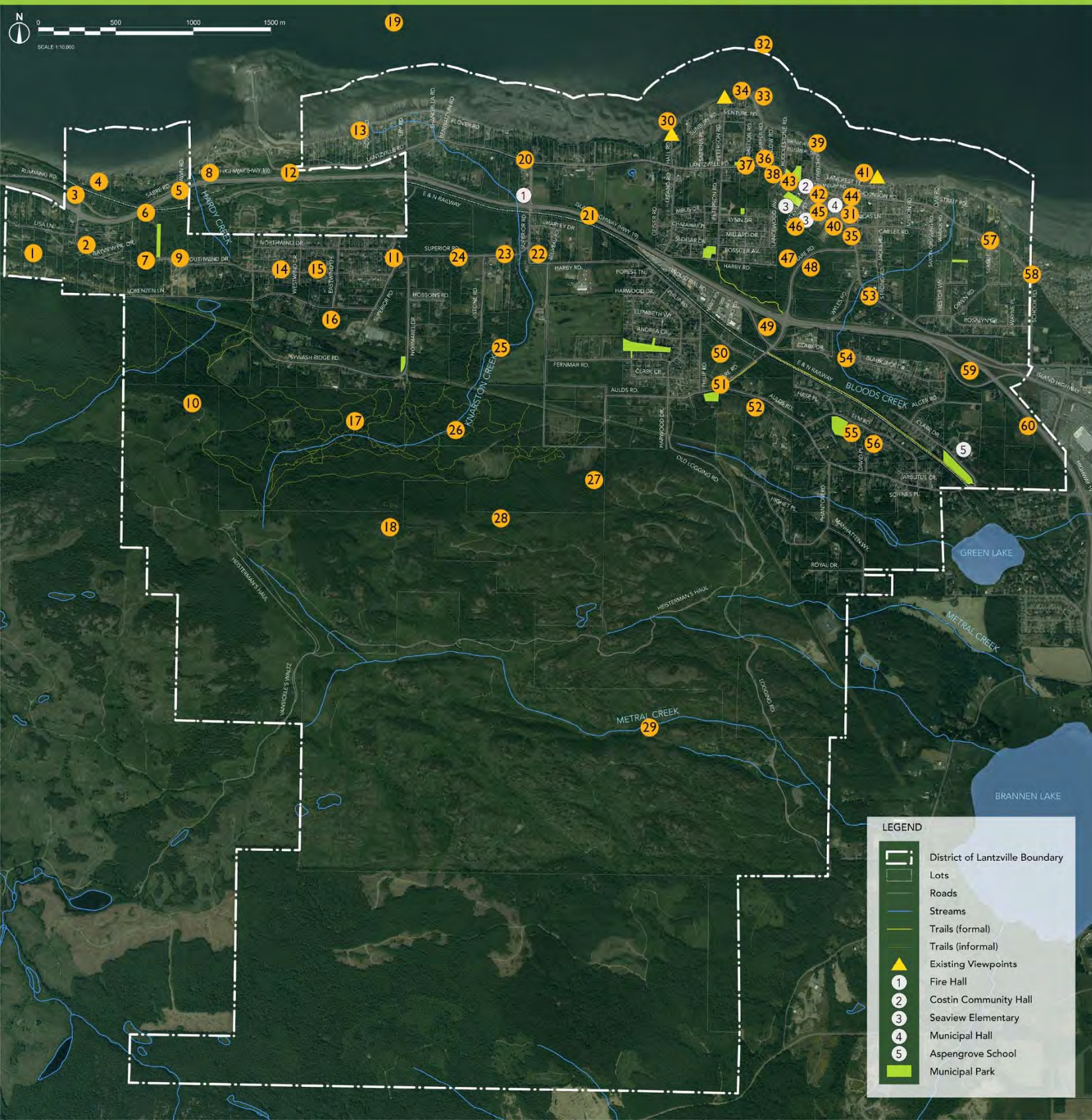
2.0 COMMUNITY MAPPING AT MINETOWN DAY

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 Dickinson, 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, 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 Dickinson 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 AT MINETOWN DAY

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 community events during the OCP Update / Water Master Plan.

Thank you to all those who participated!



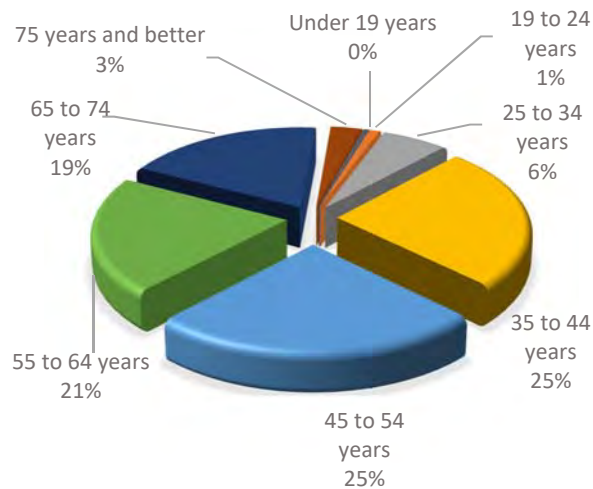
4.0 QUESTIONNAIRE RESPONSES

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 (25%) and 45 to 54 years of age (25%).
- ▶ There was very limited participation by individuals aged 24 years of age and below (1%).



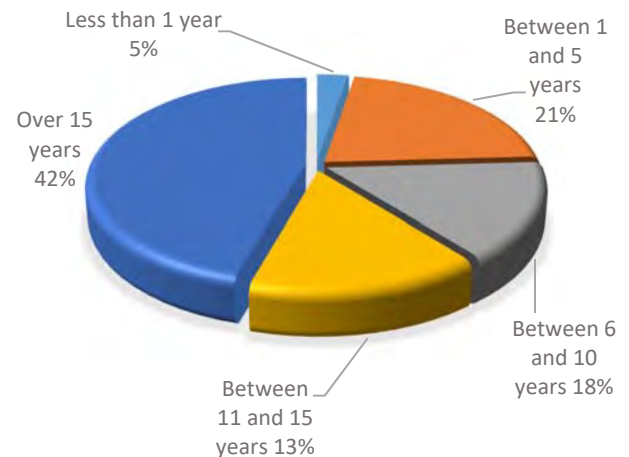
Gender

- ▶ Slightly more females (53%) participated in the questionnaire than males (45%).



Length of Time in Lantzville

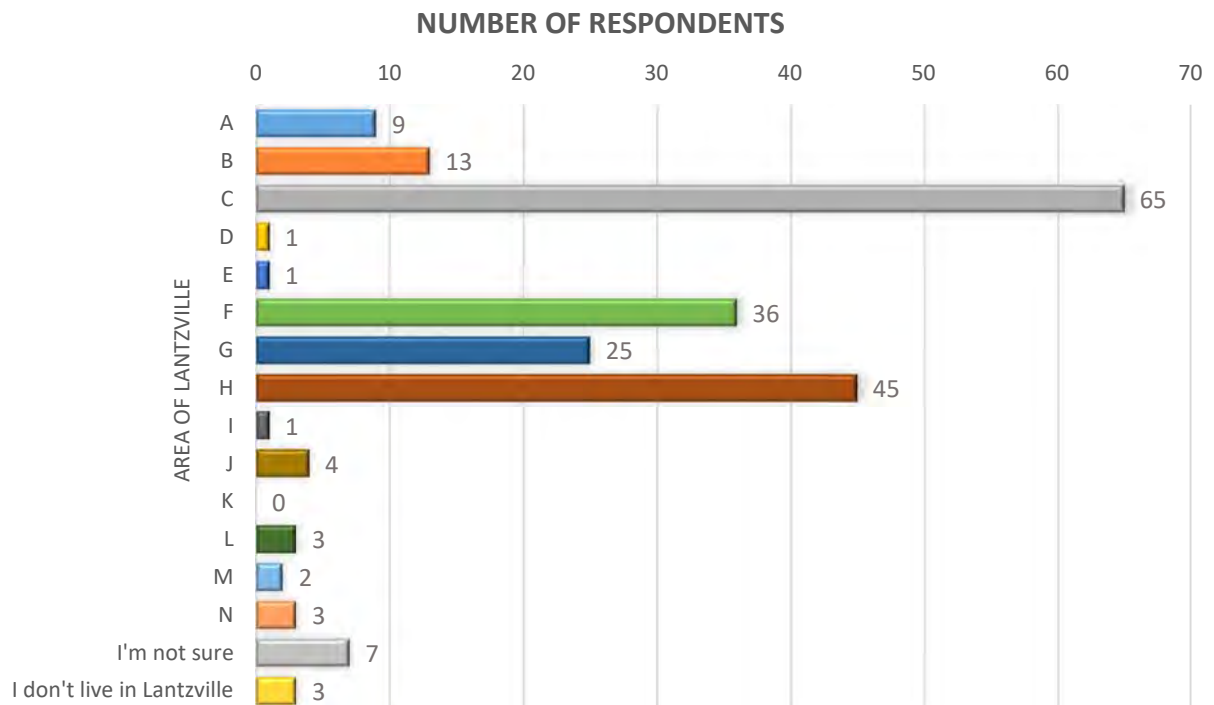
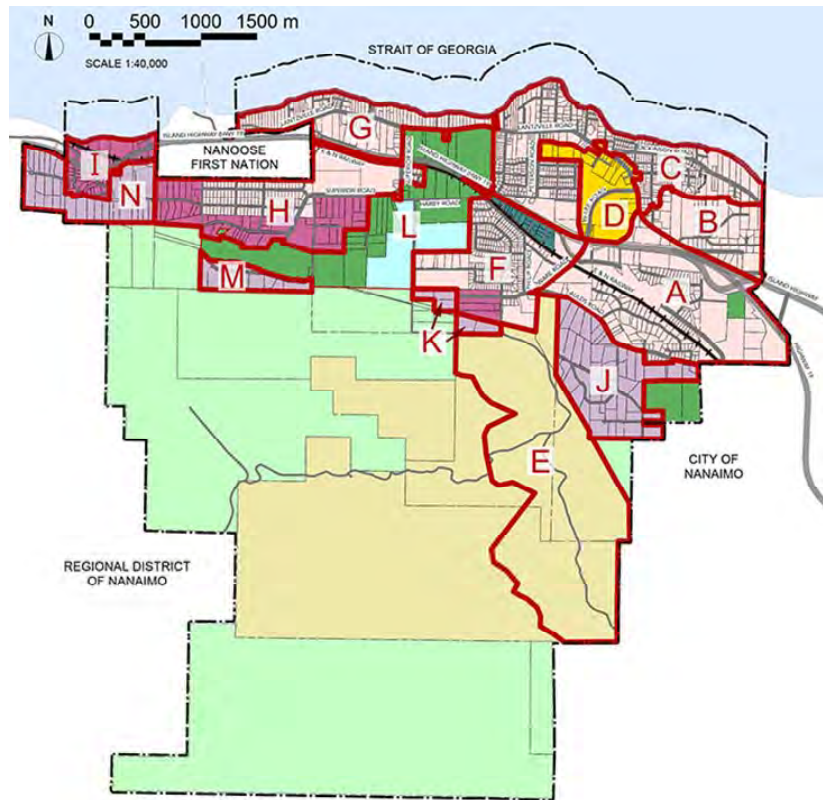
- ▶ The greatest number of participants who responded to the questionnaire have resided in Lantzville for over 15 years (42%).
- ▶ 21% have been residents of Lantzville between the last 1 to 5 years.
- ▶ Overall responses showed of mix of long-time residents and relative newcomers to the community.



Area of Lantzville Residence

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

- ▶ The greatest portion of participants stated they reside in Area C (30%).
- ▶ Many participants were also from Area H (21%).
- ▶ Areas A, B, F & G also had a significant number of respondents.



4.2 Official Community Plan Update

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.

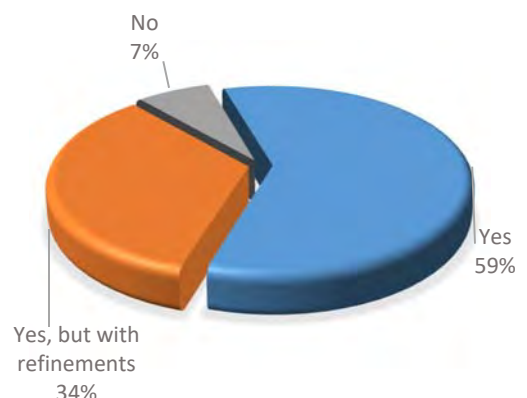
Change in Lantzville has been limited by access to adequate water and lack of sewage services. Some community goals, particularly housing and care options for seniors and housing that is oriented to younger families will require enhanced water and waste treatment services, within an Urban Containment 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 if they thought it remained valid today.

- ▶ Most participants believe that the vision does remain valid today with 59% responding “yes”.
- ▶ 34% think that it remains mostly valid today; however, it requires some refinement.



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
 - More goals need to be accomplished
- ▶ **Growth & Development**
 - Mixed opinions about change and development – some participants indicated desire for little or no change or development; some for strategic growth that increases the tax base and supports local businesses. Nearly all participants agreed protection of the rural or semi-rural character was key, regardless of growth
 - Mixed opinions about maintaining current lot sizes or reducing lot sizes to provide a greater variety of housing types including secondary suites, carriage houses, and aging-in-place options
 - Greater support for population growth in the Village Core
 - Suggestions for creating a place for residents of all ages and incomes; encouraging “new life” in Lantzville
 - Ensure the needs of existing community members are addressed first
- ▶ **Services**
 - Move forward with water and sewer infrastructure
 - Safe cycling and walking
 - Enhanced outdoor recreation
 - 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
 - Concerns about “cookie-cutter” development
- ▶ **Economy & Village Core**
 - Desire for a more resilient and vibrant 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 (i.e., water conservation, eco-friendly buildings, agriculture, green infrastructure)
 - 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 can rely on the tight-knit community to help and support each other.
2. **Small-Town Character:** Participants commented on the spacious lots, safe, semi-rural / rural feeling, peaceful and quiet setting, and 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:** Participants appreciated the variety in housing styles, not cookie-cutter, and being distinct from 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, beach access, street lights, recreation centre)
- ▶ Wider variety of housing options including carriage houses and secondary suites
- ▶ Traffic management
- ▶ Dog management in public areas
- ▶ More cooperation in the political environment
- ▶ Increased sustainability and environmental protection

Popular responses are summarized in the following word cloud.



4.2.4 Community Growth & Development

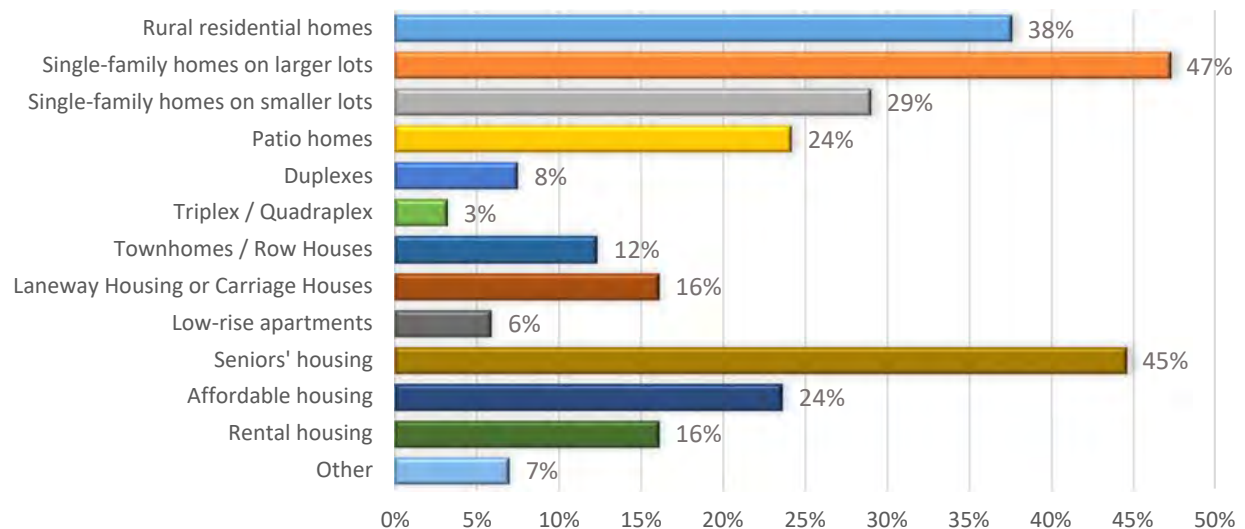
Housing Type Needs

Participants were asked what type of housing, if any, they thought Lantzville needed more of.

The top five responses included:

1. **Single-family homes on larger lots** (47%)
2. **Seniors housing** (45%)
3. **Rural residential homes** (38%)
4. **Single-family homes on smaller lots** (29%)
5. **Patio homes** (24% - tie)
5. **Affordable housing** (24% - tie)

Generally, less than a quarter of respondents selected higher-density forms of housing such as townhomes, carriage homes, or apartments. Many respondents noted that the types of housing they would support would depend on location (greater support for higher density near the Village Core), quality (high-quality, variety, not cookie-cutter), and quantity (keeping with the Village and rural character).



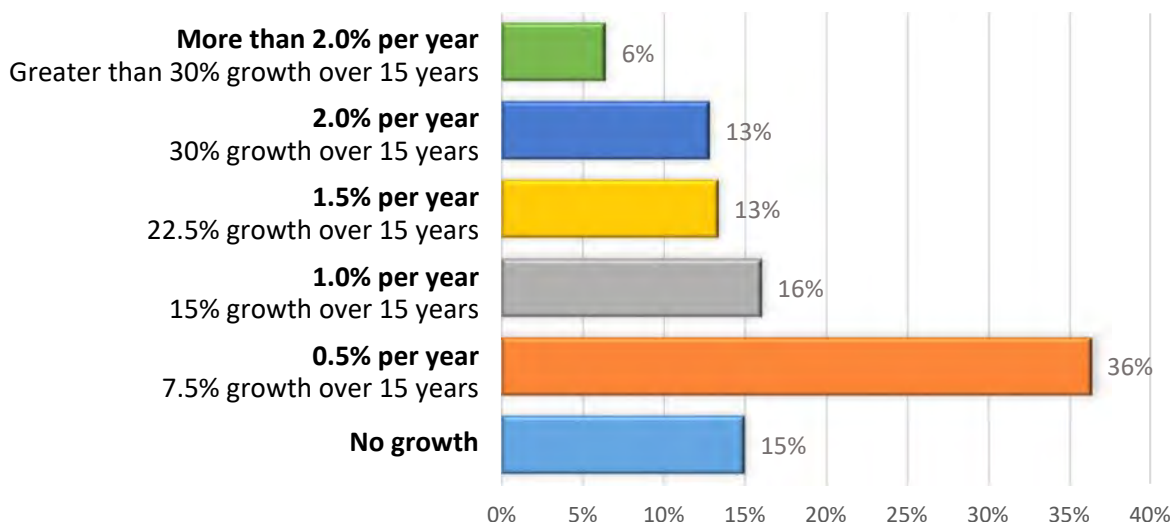
Comments about housing types included:

- Maintaining a similar housing style and composition as exists today
- Greater variety focused in the Village Core such as residential above commercial and clustered patio homes
- Support for seniors housing with consideration to providing good access to amenities. Concerns about significantly large styles of development
- Greater variety to attract young families and provide opportunities for aging place
- Eco-housing and sustainability
- Maintaining existing farm lands

Pace of Growth

Participants were asked what pace of growth they thought was appropriate for Lantzville, in recognition of the low growth within the past decade.

- ▶ The majority of participants thought that 0.5% growth was most appropriate (37.6%).
- ▶ A total of 15.30% thought that no growth was appropriate.
- ▶ There was a generally even split for growth for 1.0%, 1.5%, or 2.0% per year with about 13-16% of respondents for each category.



Key themes on pace of growth included:

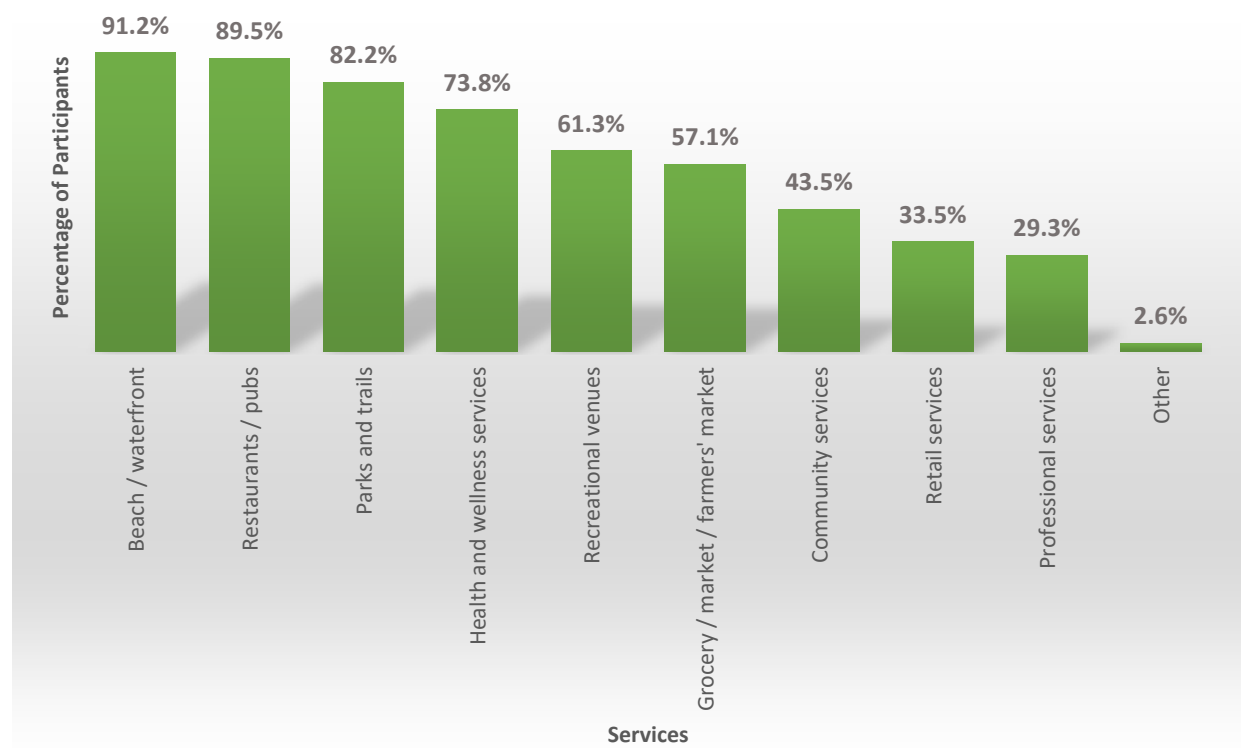
- ▶ Gradual, slow. and sustainable growth
- ▶ Desire for completion of the Nanaimo water system connection (or alternate) to enable some new growth
- ▶ Fear of too much growth
- ▶ Opinion that market factors will dictate growth
- ▶ Desire to ensure growth suits Lantzville's character

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** (91.2%)
2. **Restaurants / pubs** (89.5%)
3. **Parks and trails** (82.2%)



Other services mentioned included:

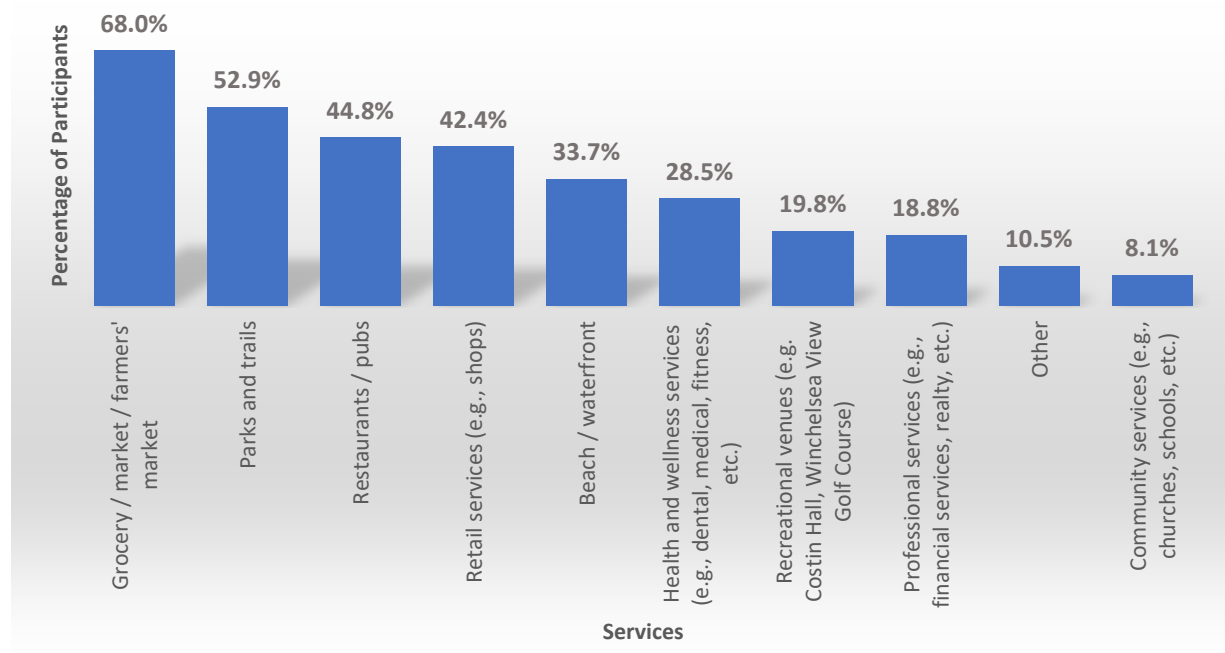
- ▶ Post Office
- ▶ Retail and Commercial Services: Upholstery, industrial (glass) services, gas stations, hairdresser, gardening, home-based businesses, service station, butcher, RV Dealer, lumber supplies, health and spa, liquor outlet, music studio, etc.
- ▶ Stables
- ▶ Local establishments such as Riso, 4Cats, Sow's Ear
- ▶ Community venues such as Costin Hall, Royal Canadian Legion, and the art gallery
- ▶ Respondents noted that adjacency to Nanaimo provides access to a wide range of services

Services Desired

Participants were 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** (68.0%)
2. **Parks and trails** (52.9%)
3. **Restaurants / pubs** (44.8%)



Suggested services included:

- ▶ Unique “Speciality” grocery/retail shops in the Village Core (e.g., similar to Mill Bay) as alternative to mall
- ▶ Coffee shop or café, bakery, and local artisans
- ▶ Hardware, auto service, marine service, wood stove outlet
- ▶ Waterfront Park, Foothills Park, more trails
- ▶ Re-open existing commercial buildings for services (i.e., grocery, service station, bank or bank machine)
- ▶ Wharf, marina with hotel, and more bed & breakfasts
- ▶ Update Costin Hall with new community recreation centre with drop-in programs, gym, pool
- ▶ Highway under/over pass connecting Upper to Lower Lantzville
- ▶ Services and activities for children including playgrounds, daycare, and out-of-school care programs

4.2.5 2005 OCP Directions

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. **Strengthening 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 included in the list based on the 2008 bill introduced by the Province of British Columbia 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 future
- ▶ Not important for future
- ▶ Don't know how important for future

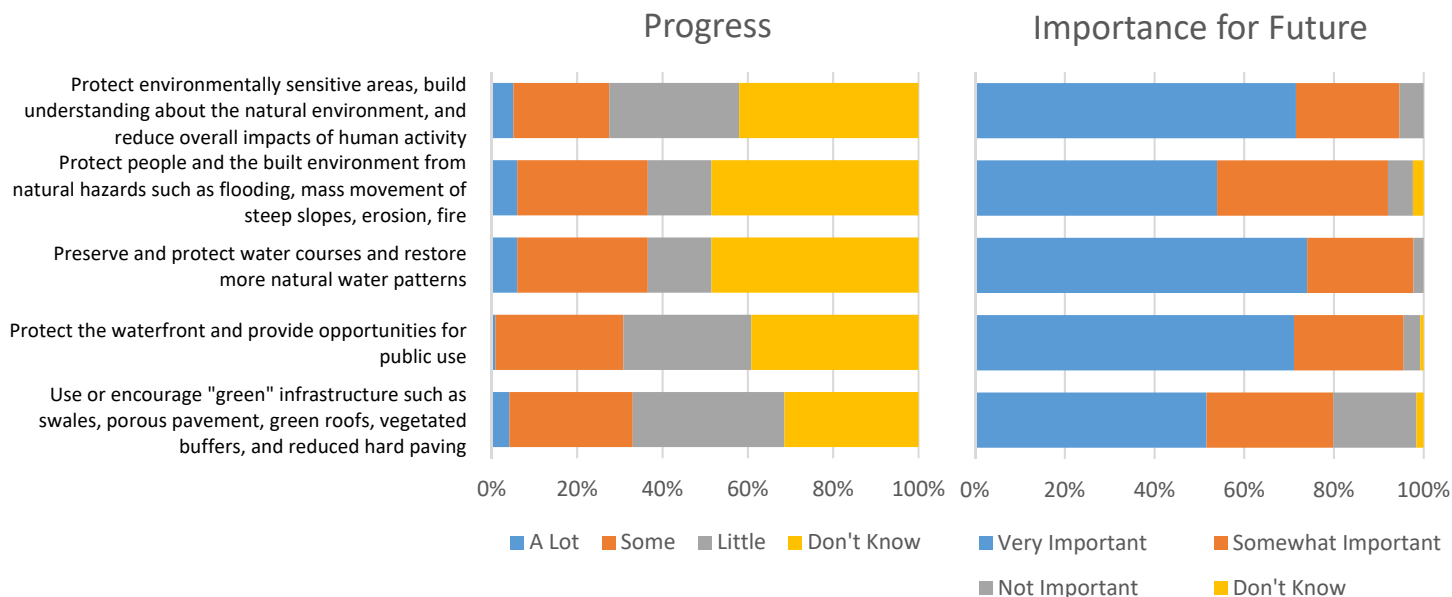
Progress Made Since 2005 and Importance for Future

The charts of 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

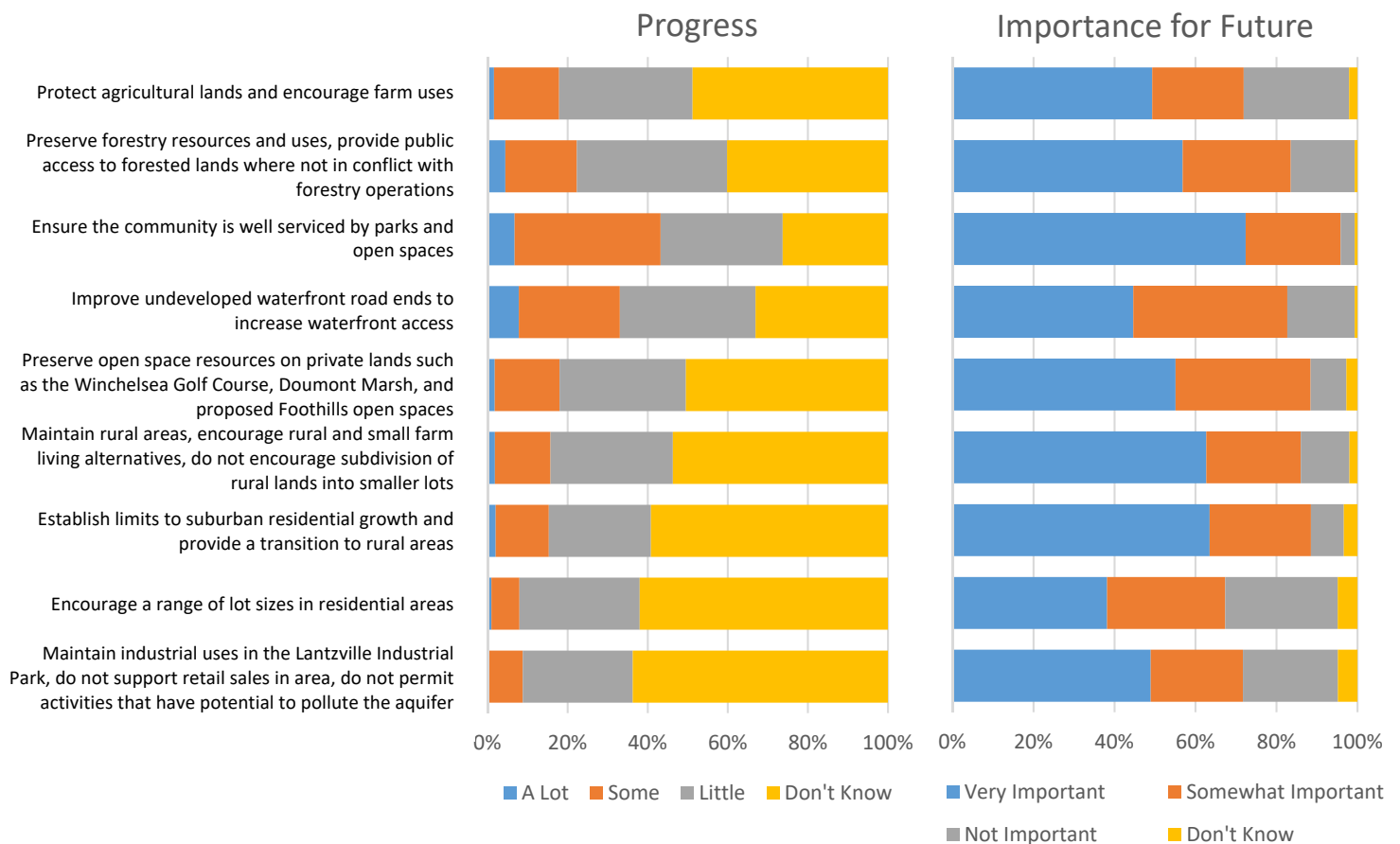


Comments:

- ▶ Concerns about development of large waterfront homes that affect the waterfront, shoreline, and public access
- ▶ Pet control on beaches (on-leash only and pet disposal)
- ▶ Concerns about fire protection
- ▶ Beach amenities (benches, litter bins)
- ▶ Support for Nanaimo water service for existing homes, including fire protection
- ▶ Attention to water dispersal and flood control (especially in winter) and ditch maintenance
- ▶ Promotion of low impact living
- ▶ Promotion of natural areas for tourism
- ▶ Shoreline protection and sea level rise adaptation

Goal 2: Preserve Community Character

- ▶ Many participants were unsure of the progress 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, establishing limits to suburban residential growth, and maintaining rural areas.

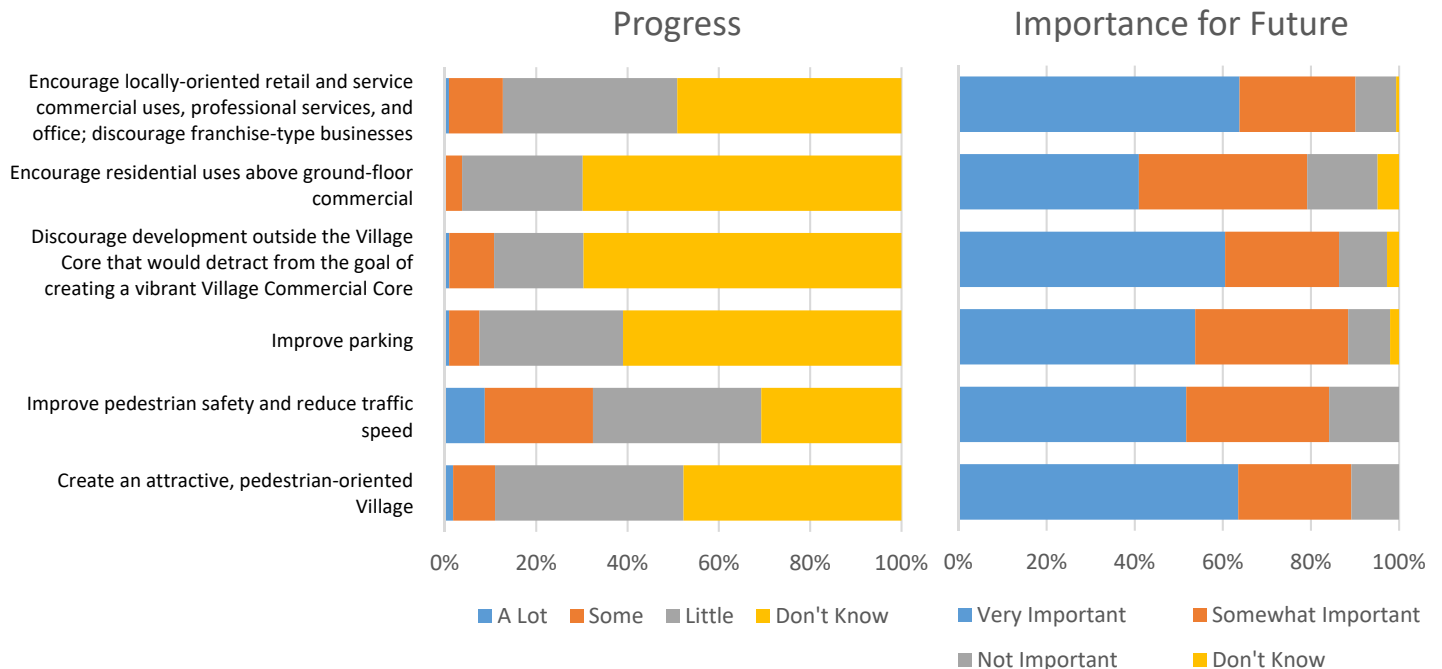


Comments:

- ▶ Increase lot size ranges and housing type options for average income; fewer “monster homes”
- ▶ Concerns about the lack of new builds and development due to lack of water
- ▶ Promote agriculture and small farms
- ▶ Increase community character and vibrancy with community growth
- ▶ Increase recreational opportunities

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, notably the introduction of the speed humps and painted pedestrian shoulder
- ▶ Most participants felt all aspirations for strengthening the village core were important or very important

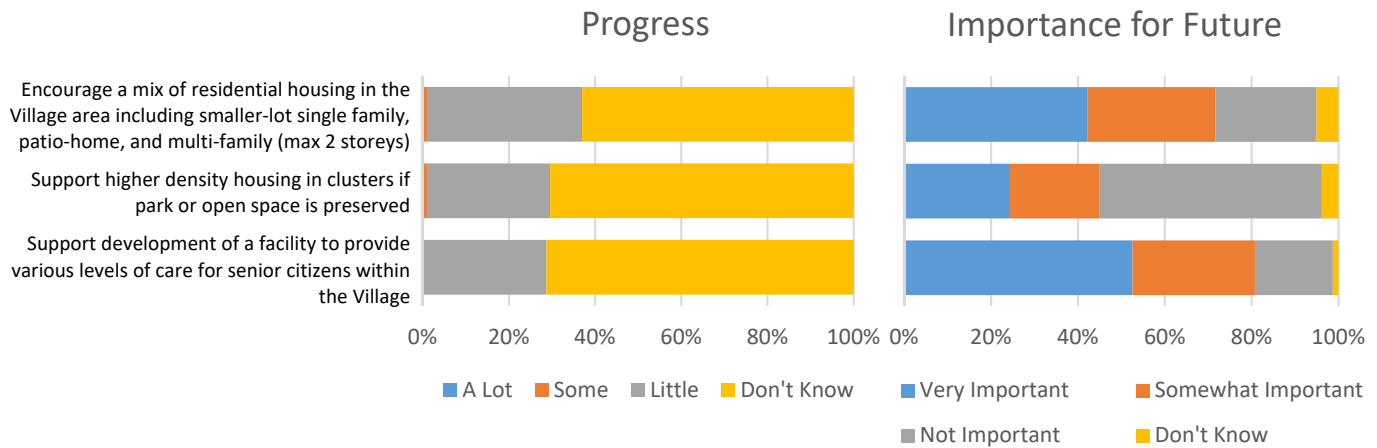


Comments:

- ▶ Concerns that the commercial area has deteriorated, which some participants partially attribute to limited water connections, therefore no opportunities for new development
- ▶ Lack of a “core” with stores and amenities
- ▶ Recognition that Lantzville has an opportunity to redevelop the Village Core with additional density focused in the area to support commercial activities
- ▶ Support for pedestrian goals and improvements to connections, especially between Upper and Lower Lantzville. However, need to define key locations for sidewalks, because it is not economical feasible, desired, or needed to have sidewalks in all areas (i.e., semi-rural and rural areas should maintain rural road standards)
- ▶ Speed reduction needs more attention, particularly by Huddlestone Park
- ▶ Desire to see strong action towards goals and recommendations for the Village Core

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 did not identify the same sense of importance about supporting higher density housing in clusters to preserve open space, indicating a range of opinions about density in Lantzville
- ▶ Most participants felt development of housing for seniors within the Village is important

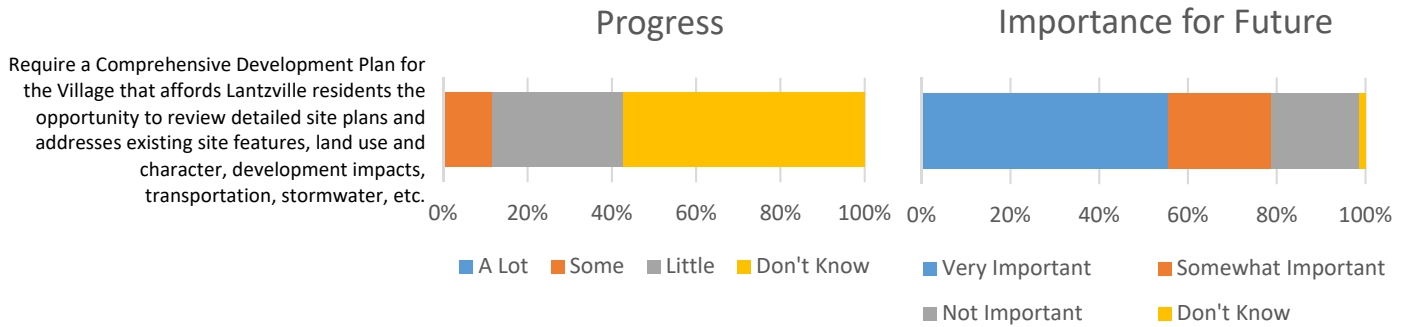


Comments:

- ▶ Strong comments noting that no progress has been made, which some participants feel is attributable to the limited water connections
- ▶ Support for housing choices depends on what those choices are and their configuration
- ▶ Encourage mix of affordable residential housing options in the Village Core to attract young families that balance the senior population
- ▶ Concern about the proposed 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 (CDP) for the Village area
- ▶ Over 80% of participants felt that a CDP was very important or important for this area

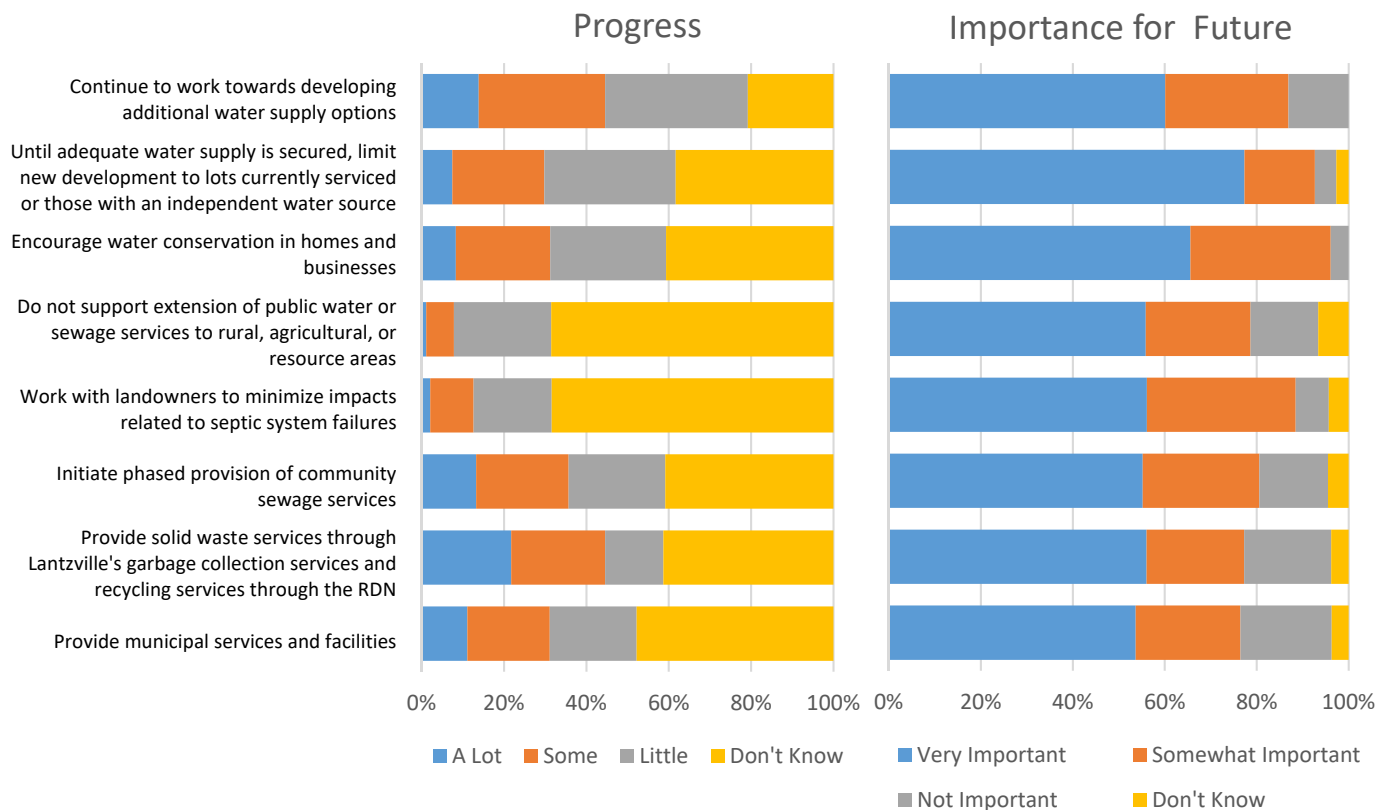


Comments:

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

Goal 6: Develop Community Infrastructure

- ▶ Participants acknowledged that some progress had 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

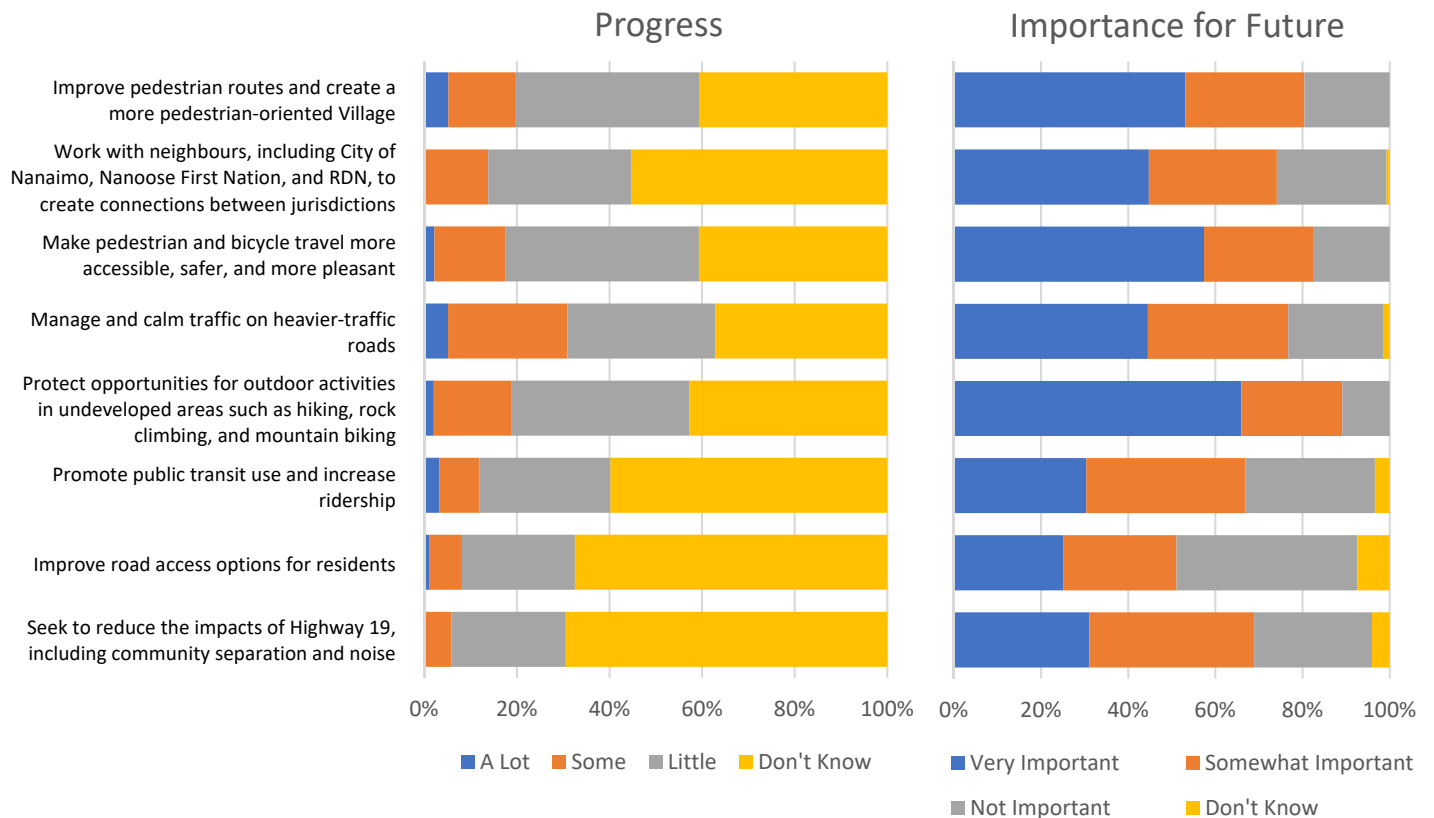


Comments:

- ▶ Concerns that solid waste services have reduced
- ▶ Lack of resources and services for young families and children
- ▶ Prioritization of essential services – water and sewer; suggestion to work with City of Nanaimo and RDN on non-essential services, depending on cost
- ▶ Suggest cooperation with neighbours to provide services, so efforts are not duplicated
- ▶ Concerns about lack of progress
- ▶ Concerns about crime increase and limited police presence
- ▶ Suggestion that some services (e.g., administration, fire / emergency) are too developed for the tax base
- ▶ Suggestion that the OCP focus on development and land use, then determine services accordingly

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

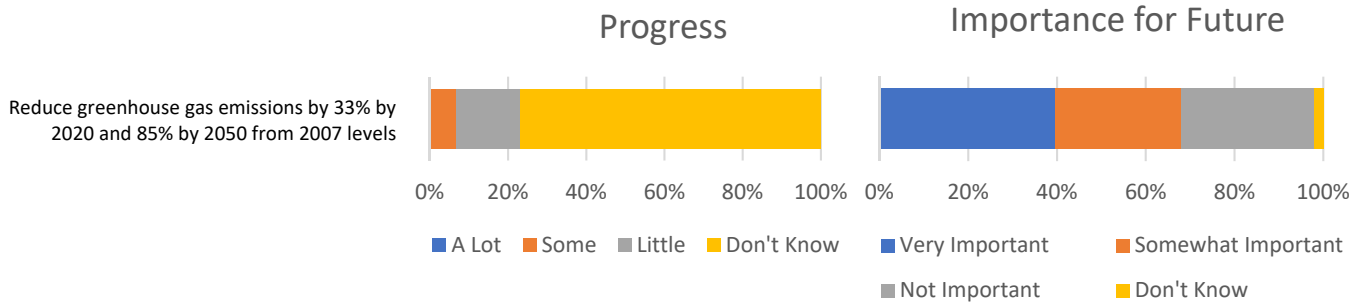


Comments:

- ▶ Concern that little progress has been made
- ▶ Request to recognize motorized riding (ATVs) as an important outdoor activity
- ▶ Traffic calming and speed enforcement, especially if development occurs
- ▶ Pedestrian safety and separation in key locations
- ▶ Increased bike connectivity (i.e., to Nanaimo, E & N Trail) with signage to encourage tourism
- ▶ Improved transit amenities or alternative solutions for public transportation
- ▶ Retention and enhancement of green space

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

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



Comments:

- ▶ Some concern that there is only so much a small municipality can do to influence climate change and it may be a lower priority for a stressed tax base
- ▶ Park and Ride at Ware Road and Island Highway
- ▶ Density in the Village Core to make public transit and walking / cycling more feasible transportation options
- ▶ Development of smaller, more energy efficient homes as opposed to larger homes with greater energy consumption; potentially with building code amendments
- ▶ More public education on carbon reduction, green shores, climate change adaptation, and general awareness

Other Potential Community Goals & Aspirations

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

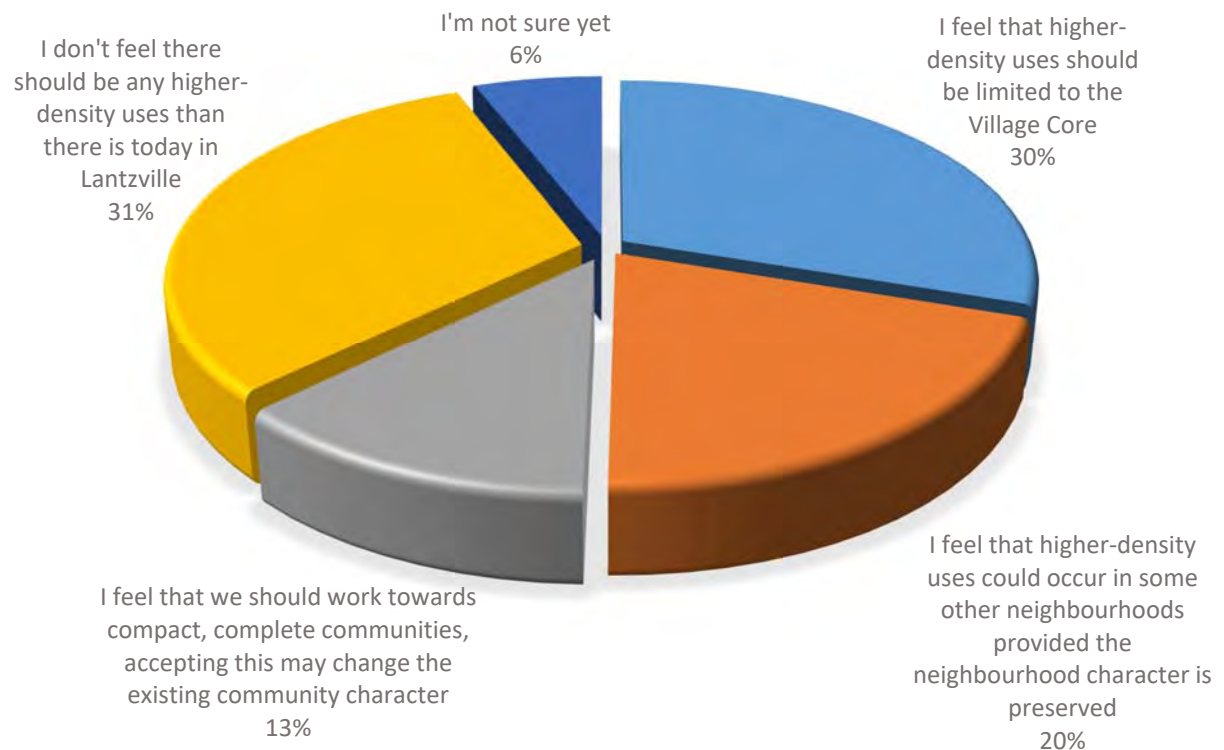
Key Themes included:

- ▶ 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 are in keeping with community character
- ▶ Limiting growth and mass developments
- ▶ Both support and non-support for extension of water services
- ▶ Ensure a safe, reliable long-term water source
- ▶ 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
- ▶ Improvements for young families (education options, school enrollment, affordable housing)
- ▶ Additional community facilities and events
- ▶ Water conservation strategies such as rainwater harvesting, permaculture, gardening, soil preservation
- ▶ Contingency planning for natural disasters
- ▶ Increased information about Lantzville's mining heritage
- ▶ More connectivity including bike paths, sidewalks
- ▶ Road maintenance and parking reduction
- ▶ Promotion of gardening and landscaping, xeriscaping, invasive plant strategy, small agriculture, and local food production
- ▶ Address community health issues related to burning (i.e., air quality)
- ▶ Business development to increase vibrancy and enhance tourism and growth; address vacant commercial buildings in the Village Core
- ▶ Yard waste facility, soil dumping and removal bylaw, and improvements to RDN recycling program
- ▶ Dog bylaws

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.

- ▶ 31% of participants did not feel that there should be any higher density uses than there is today in Lantzville
- ▶ 6% were not sure yet
- ▶ The remaining 63% of participants felt that some increased density would be supported:
 - 30% felt this development should be limited to the Village core
 - 20% felt some denser development could occur in other neighbourhoods, provided the character is preserved
 - 13% 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 about water services in Lantzville.

4.3.1 Currently on Community Water Supply

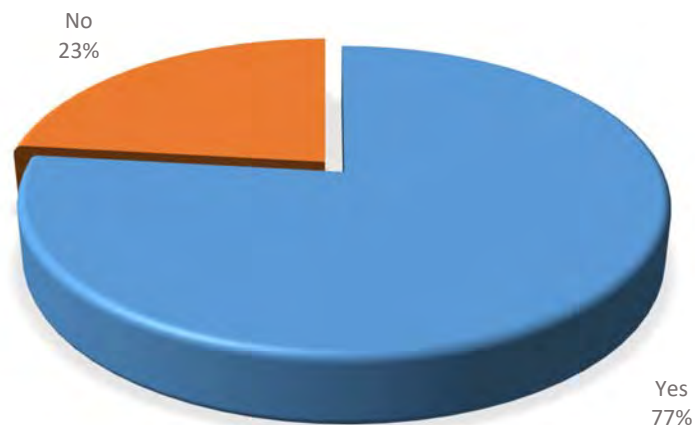
- A slight majority of participants identified as currently being on community water service (53%), while just under half identified as not being connected to community water (47%)



4.3.2 Questions for Participants Currently Connected to Community Water

Knowledge of Water Rates

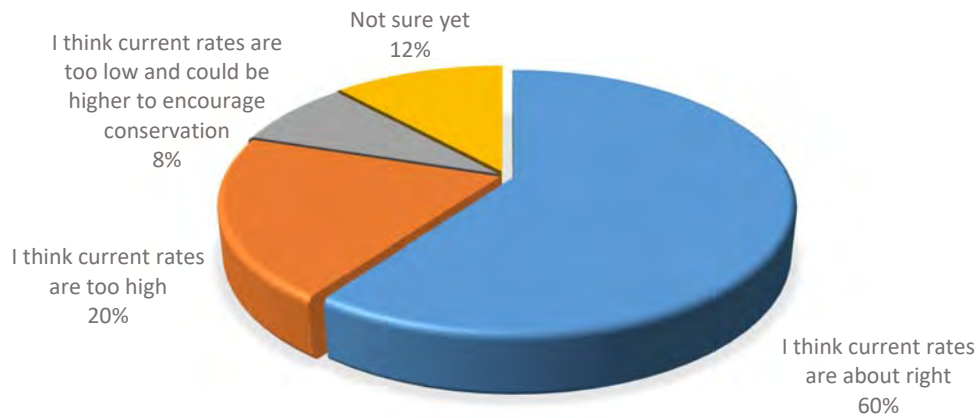
- For participants who responded that they are on community water service, the majority (77%) know that Lantzville employs a tiered water rate structure to encourage conservation



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.

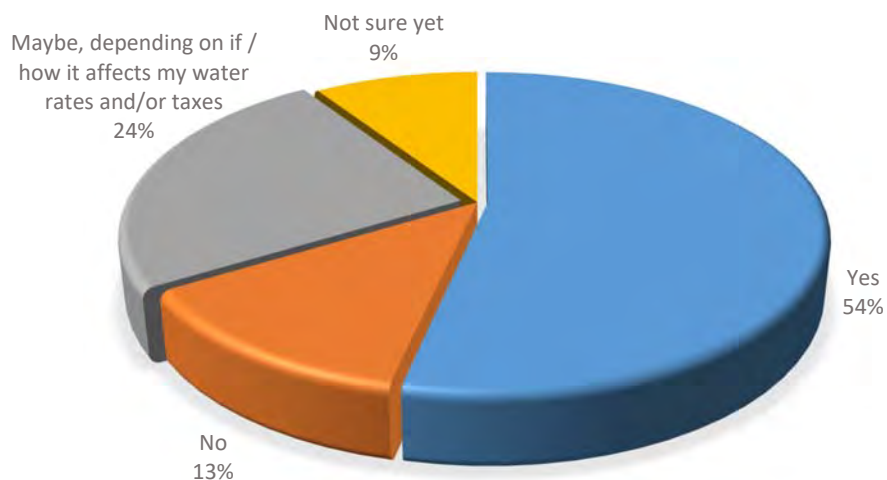
- For participants who responded that they are on community water service, the majority of respondents felt that the rates are about right (60%)
- The remaining 40% had split opinions about whether the rates were too high or too low or were unsure



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

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 whether Lantzville should extend the water system to areas that need / want municipal water

- Just over half (54%) answered “yes”
- 13% answered “no” with 24% answered “maybe” depending on how it affects their rates / taxes

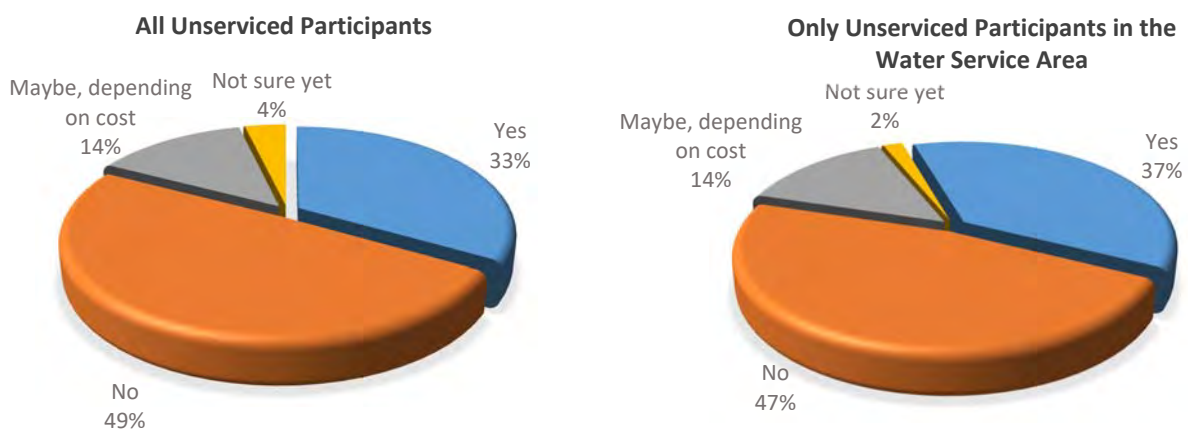


4.3.3 Questions for Participants Not Currently Connected to Community Water

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.

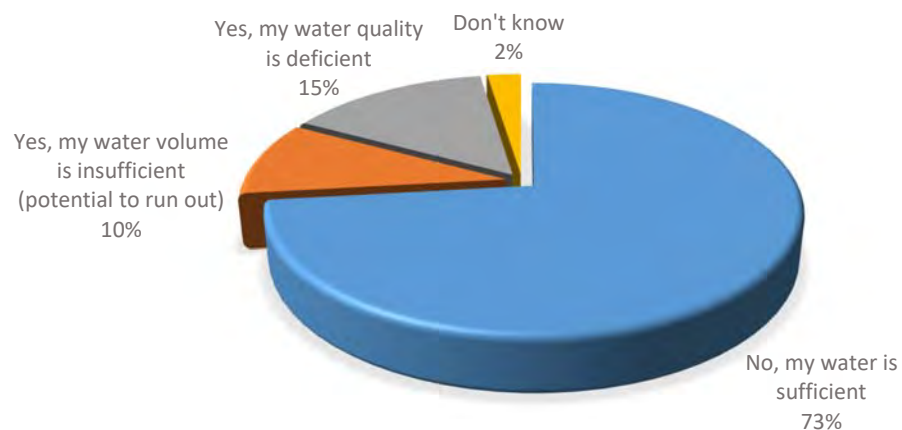
- ▶ The greatest number of participants (49%) answered “no”
- ▶ 33% answered “yes” and the remaining were unsure at this stage
- ▶ Respondents to the question included participants both within and outside the Water Service Area (i.e., including those in rural areas)
- ▶ Looking at participants who identified as being within the Water Service Area only, slightly fewer (47%) answered “no” and slightly more (37%) 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 (73%) said they did not have any known issues.
- ▶ 10% identified insufficient capacity (potential to run out) while 15% identified water quality issues
- ▶ Water quality issues included: Boron, Iron, Sulphur, 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:

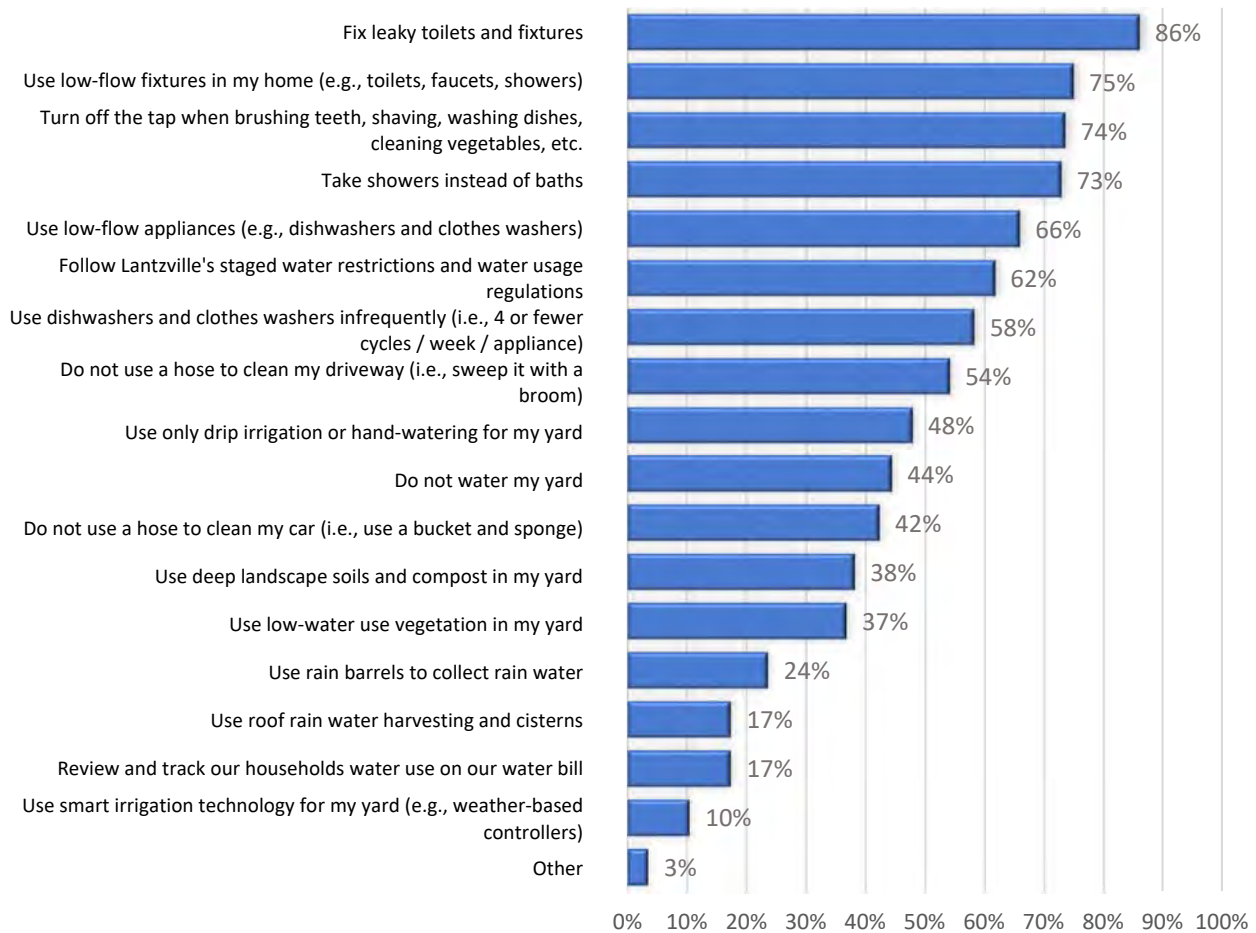
1. Long-term reliability of the water supply
2. Municipal property tax rates (i.e., costs for water distribution infrastructure development and maintenance)
3. Emergency water services throughout the community (i.e., fire suppression)
4. Municipal water rates (i.e., cost for water bill)
5. Increasing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

Comments:

- ▶ Concern about water quality and carcinogenic substances in water
- ▶ Concern about water quantity
- ▶ Concerns about future development of areas close to other residential areas that could impact well volume or quality

4.3.5 Water Conservation Activities

Participants were asked what they currently do to conserve water.



Additional activities identified included:

- ▶ Water barrel is kept for emergency
- ▶ Use existing well for irrigation.
- ▶ Rain barrel
- ▶ Greywater collection for garden use
- ▶ Concern about mosquitos related to rain barrel use.

4.4 General Comments

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

- ▶ 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 Village Core
- ▶ More consideration of the interdependence between level of development (i.e., density), amenity provision, and taxes
- ▶ Background and economic analysis desired to show rationale for higher density
- ▶ Concerns that a compact, complete community may not be realistic or desirable for Lantzville
- ▶ Encouragement of water conservation and storage incentives, particularly for new builds
- ▶ Suggestion to use non-potable water for fire suppression to free-up water supply
- ▶ Concerns about aquifer deterioration and salt water contamination of wells
- ▶ Safe, legal access for ATVs into the community forest
- ▶ Request for longer response periods and further outreach for future input opportunities
- ▶ Concerns that Lantzville will stagnate or deteriorate without some new development
- ▶ Strong support for a revitalized Village Core
- ▶ Desire for progress on water supply issues

5.0 NEXT STEPS

The next steps in the engagement process will develop potential options that may be suitable for Lantzville.

- ▶ The findings of this questionnaire will be shared with community members on the District of Lantzville OCP Update and Water Master Plan web page
- ▶ A Kitchen Table Meeting process will be undertaken, starting in November 2016
- ▶ A Community-wide Survey will be completed in 2017 to gain input on refined options for the OCP Update and Water Master Plan
- ▶ Draft plans will be presented to the community in Spring 2017 for feedback and refinement

APPENDIX A:
VERBATIM QUESTIONNAIRE RESPONSES
(UPDATED JAN. 2017)

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 it stays that way with no big subdivisions going in the Foothills. 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 and location of our 'issues' with water.
- ▶ Not many young families. No cycling trails or side walks, very few crosswalks. Only two agriculture properties used to grow food to sell. Rooster bylaw? Semi-rural/rural neighborhoods? Private wells and septs 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, they 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? Infill 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 and we are still dealing with issues that were argued about 30 yrs 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 and 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 subdividing 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).
- ▶ Restrictions should be implemented to discourage or limit lot subdivision smaller than 10,000 sq.ft. Even when water and sanitary connections are available or provided. I moved to this community for the estate like and semi-rural feel and I would like to see this way of life preserved and protected.
- ▶ Water and sewer to all sub-divisions. Extend the pipes throughout the community. Current residents on water and sewer need to be grateful for what they have and more considerate of others who do not have.
- ▶ An emphasis on sustainability, local food production, a village core that brings people into our community and provides services for those living in the community, housing options that keep residents in our community, including secondary suites. Opportunities to come together more often as a community and continued development of trails and other outdoor recreation.
- ▶ Establishing a modern and lively commercial "downtown" core while maintaining Lantzville's charm and close connection with nature.
- ▶ No high density at the G property.
- ▶ The main focus is a "residential community", but continues being on single-family homes on "larger ...lots". The emphasis on larger lots can be seen to contradict the residential focus by limiting number of options available for lot sizes. For instance, the district would thus be limiting the availability of reasonably priced lots i.e. smaller lots. This would restrict the housing choices for young families and for seniors. Large lots also do not optimize the use of services such as water and sewage treatment.

- ▶ I feel we need safe water and sewer and it should be a priority for those who do not have it. We have both, but hope that all our fellow community members have access to it. After this, it would be lovely to have a beautiful village core that is thriving. Using the green technology that is available to show other communities and be a good example of water/energy conservation for generations to come. We need senior housing and if we had water be able to have grandparents live with their children in a suite. Our school used to hold 400+ kids, so there is room to expand for young families, but we need affordable housing solutions. If we had more children in our school, we get more funding. I do NOT want to lose our big pieces of land and look like north Nanaimo. That is our draw. 0.4 acres is a good size. But maybe the downtown core could have apartments on top of the commercial buildings. And maybe some townhomes.
- ▶ We need some age-in-place options and also have room for some smaller-lot areas or we will die.
- ▶ Adhere to the vision as stated.
- ▶ The emphasis should be on higher density with larger common free spaces. The total population density should remain relatively low but it is too expensive to provide utilities and services including road maintenance and access to large estate lots. It is environmentally not progressive and is not the way of the future. I would also add that large lots lay the foundation for future further subdivision. History is not supportive note the Lower Mainland and what appeared to be attractive land planning in the early 20th century with 5 and 20-acre parcels is now a high-density nightmare with practically no planned free space.
- ▶ Limit density to the village core.
- ▶ I don't agree with the statement "the main focus being on single-family homes on larger "estate" or "semi-rural" lots" - we have enough of those. What we need is a much broader range of housing options, particularly ones that could come at a more affordable cost. I also believe that it is people that make a community, both overall and at the neighbourhood level. To get a mix of ages and family make ups in each neighbourhood. We need a mix of housing types and prices in EACH neighbourhood. It should be required that developments have a range of housing sizes and types, in existing neighbourhoods secondary suites or carriage houses could be encouraged to add smaller housing options for young people or empty nesters.
- ▶ If it is continued to focus on families, then smaller lots will be needed. Subdivisions are needed to support a younger community.
- ▶ Get moving on the securing a good water supply and possibly sewer for the residents.
- ▶ Improvement to water and related infrastructure remains the main concern. It is true that what attracted us to Lantzville is the idea of a semi-rural area close to urban areas, however these ideals seem to come at the cost of any changes at all. The idea of larger lots and 'estate properties' in the area are lovely, but at present young families have been priced out of the market in the area. If we truly value 'the social fabric of the community' desiring it to be inclusive of a 'broader cross-section of socio-economic groups' we need look at how changes can be made to ensure that our vision statement is not just lip service, and that young families, the life blood of any community, can live and thrive here.
- ▶ No apartment buildings or high rises.
- ▶ The vision sounds great, but the current council has made sure Lantzville makes no progress towards it. Right now, the vision is unattainable because the village needs a secure water source. The vision should reflect reality...which seems to be "no change from current layout of the community". I am being sarcastic here, as I am a frustrated resident that has seen no progress in the last 10 years since this vision statement was first

developed. This vision is what residents wanted in 2005, but certain members of council have blocked all progress on moving towards it. Residents want water, sewer and services for families. We are one of many Seaview families frustrated with this town's politics.

- ▶ The light industrial area along the Island Highway is underutilized due to lack of water and sanitary sewer. If adequate water and sanitary sewer were available it would provide the opportunity for increased usage, including subdivision, thereby increasing the tax base as well as increased employment opportunities, etc.; These Light Industrial lands presently utilize septic disposal system, which limits efficient utilization of the land. The current zoning mix of land in the Winchelsea area, particularly Harwood Drive west, (the section approaching the Foothills) seems illogical and inappropriate. These properties are more suitable for residential use, similar to the zoning in this general area (Philips, Clark, Fernmar, Harwood West, etc.) These relatively flat land is ideally suitable for RS 1 and will be serviceable with sewer and water when the Foothills lands develop.
- ▶ The vision remains true, but I would like to see more of the above goals accomplished.
- ▶ More residential housing in the village core with a range of housing types. Higher density along Ware Rd. with some areas for a people gathering.
- ▶ More residential housing, with a range of options including seniors' cottages and starter homes for young families. I think we need more people gathering spaces such as a square with benches and planters. This provides space for people from all our neighbourhoods to socialize informally. More residential in the downtown may help to attract small business.
- ▶ More density in the core.
- ▶ Although the vision remains true, more of the goals within need to be achieved.
- ▶ Maybe we need to add something about neighbourly respect, or words that say something like retaining the rural feel but recognizing that some older practises (like open burning) are now not socially acceptable??
- ▶ I prefer a focus on Lantzville having a village identity, and a sense of real difference from North Nanaimo, rather than the suburban focus.
- ▶ I think overall this vision is very good. Unfortunately, it doesn't seem to be reflected in the actions of council. The vision states a willingness to listen and make decisions. There have been very few decisions made by council since I moved to Lantzville. In order to allow this vision to become a reality, the council needs to make decision on water supply and sewage systems. These decisions are being dragged out for years, and it is becoming frustrating as a resident. I would like to see the positional politics stop in Lantzville, and more decision-making that will allow this vision to become a reality.
- ▶ "Enhanced water and waste treatment services" what does that mean? This statement needs to be explained to define what is meant. Is this on-site sewage treatment, or does it mean extension of community sewer mains that discharge to the RDN WWTP? Much of the existing development is on estate type (1 acre) lots services by wells and septic sewage disposal systems. I order for these to be sustainable, any future development must respect these existing systems, and must not interfere with them. Therefore, consideration for groundwater recharge, and the integrity of the water supply quantity and quality is fundamental when proposing any land use development.
- ▶ Increase the tax base to pay for increased services, allow more growth, small lots, etc.
- ▶ I think there should be some opening to alternative housing projects in upper Lantzville including Senior's and Care facilities but also townhouses and higher density living

- ▶ There is a need to ensure our village is lively and meets the needs of the new millennium. We need to ensure we have a budget to repair roads after water and sewer have been installed. We need to welcome outside community water.
- ▶ Keep its rural feel with larger estate lots, less emphasis on commercial but a farmer's market would be fantastic. I would like to see upper and lower feel more like a single community. Right now, they seem disconnected. Emphasis on its connectivity with the natural environment, access to the wilderness, etc.

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 the "mega" house built on Lantzville road removed 99.9% of the trees, built 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 doesn'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 families 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 potential 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, assortment of unique homes, not cookie cutter subdivisions.
- ▶ The small community, accessibility to nature, trails and the outdoors. Lots of room with neighbors but not too close.
- ▶ Semi-rural, seaside village feel.
- ▶ Its semi-rural but close to the north end of Nanaimo.
- ▶ The community feel, it is quiet and separate from Nanaimo. Has a real hometown 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, neighbourly.
- ▶ 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 of 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, curbsless).
- ▶ My neighbors and the community.
- ▶ Its rural feel.
- ▶ I love the small-town community feel - from the amazing fire department to the lack of amenities!
- ▶ Rural, LG properties, lots of green space, the foothills for walking, beautiful beaches, no condensed housing tracks, no malls or big box stores.
- ▶ Feeling like you live in the country, but minutes away from city services.
- ▶ Sense of outdoor community so close to urban centre.
- ▶ Our beautiful waterfront.
- ▶ Small community with no box stores. Large, spaced out lots.
- ▶ The rural aspect with large treed properties.
- ▶ The accessibility to the water and to hiking and biking trails.
- ▶ The oceanfront and the foothills.
- ▶ Lots of trees without need for tree bylaws. More feeling of freedom.
- ▶ Family-oriented.
- ▶ Single family housing and smaller family sized businesses which gives a unique feel to the community and I feel is the reason Lantzville is so desirable.
- ▶ The rustic Village feel, where neighbours talk to each other and are willing to help each other.
- ▶ The walkable nature of the village and surrounding neighbourhoods.
- ▶ Small community, larger lots, rural feel.
- ▶ The semi-rural ambience.
- ▶ I love having a village core that I can walk to for amenities such as food, healthcare and other activities. This coupled with the beach and foothills creates a unique community, that makes us distinct from Nanaimo.
- ▶ Small-town feel.
- ▶ The semi-rural atmosphere and ready access to "natural" areas (forest and beach); and at the same time convenient access to Nanaimo city conveniences.
- ▶ Lantzville offers a unique lifestyle for a wide variety of interests. Area B particularly is a unique area on its own with estate lots and a semi rural feel. Visitors have commented on this as they drive into the neighbourhood, and have said that it is one of the nicest residential areas in the Nanaimo area. The proximity to shopping and Nanaimo's workplaces make it a great place to live. Lot sizes and relatively flat terrain allow for active

gardening, and plenty of room for storage for recreation vehicle, workshop, or that second truck needed for work. This area, with individual wells, effective septic systems in good percolation conditions, and relatively minimal impervious developed surfaces, make for a very small environmental footprint on the land.

- ▶ The proximity to nature.
- ▶ Closeness to nature.
- ▶ A unique, beautiful community.
- ▶ Semi-rural atmosphere, numerous beach access.
- ▶ Beaches.
- ▶ Trails.
- ▶ Quiet.
- ▶ The beach.
- ▶ Small-town feel and its proximity to the ocean, Nanaimo, and the wilderness.
- ▶ Great neighbourhood atmosphere.
- ▶ The semi-rural feel of the municipality compared to the rabbit warren feel of the encroaching subdivisions of Nanaimo.
- ▶ The natural environment with the abundance of trees and wildlife.
- ▶ Rural mindset with terrific convenience.
- ▶ Community feel, peaceful, rural, quiet, private lots, beautiful beaches.
- ▶ Spacious lots.
- ▶ Diversity of features. Views of the ocean.
- ▶ The bigger lots, the small feel community, and the ocean.
- ▶ I love Lantzville's spaciousness. It's very important to me that the lots are large and the houses a reasonable size on them. It means that people aren't living on top of each other.
- ▶ Quiet life, but near amenities.
- ▶ Rural character with low density housing.
- ▶ Everything is close in Nanaimo.
- ▶ Community feel.
- ▶ The small community feel of individual homes not clustered together.
- ▶ Rural atmosphere, large lots in Upper Lantzville.
- ▶ The ocean.
- ▶ Beaches.
- ▶ Small-town charm, friendly people, outdoor lifestyle.
- ▶ I love the downtown core and the beach.
- ▶ Close to the mall.
- ▶ Its small-town feel.
- ▶ Its quiet, rural, cohesive community atmosphere.
- ▶ I love the "village" atmosphere.
- ▶ Natural beauty.

- ▶ Beautiful unique homes.
- ▶ Many easy beach accesses.
- ▶ Beaches, small-town feeling.
- ▶ The lifestyle of beaches, trails and community.
- ▶ Sense of community.
- ▶ Sense of community and friendly people that care about each other.
- ▶ I live with the water on one side of me and a large undeveloped parcel of land on the other (In the ALR). I love the rural feeling of where I live and that I can grow food on my lot.
- ▶ Semi-rural community with walking access to beach/playground/village.
- ▶ Rural but close to all amenities.
- ▶ Small family-oriented community. Close to amenities yet with a rural feel.
- ▶ Proximity to the ocean.
- ▶ Ocean nearby.
- ▶ #1 Access to an abundance of green space.
- ▶ The way it has big lots size, the forest, the mountains, the feeling of living in the country of peace and quiet.
- ▶ It's not Nanaimo.
- ▶ The feeling of living in a small, open community,
- ▶ The rural nature.
- ▶ The rural feel and sense of community this style of neighbourhood has to offer.
- ▶ Close sense of community.
- ▶ The small-town community feel. The quaint village with so much potential... hopefully to be reached.

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 living 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 **** Beach".
- ▶ Costin 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.
- ▶ Its 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 and our family, nothing needs to change.
- ▶ Its generally 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.
- ▶ Sewer 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 (we're 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 Huddlestone 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.
- ▶ 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 and 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 have 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.
- ▶ Improved services like water and sanitary connections would be nice but are not imperative. I think the type of person attracted to this community understands the cons to this type of lifestyle.
- ▶ Resistance to growth and development in order to increase tax base and fund services.
- ▶ Enhance the village core by attracting businesses that creates a gathering place for the community as well as providing basic services.
- ▶ Vibrant village core.
- ▶ No high-density developments.
- ▶ I would like Lantzville to be more sustainable and produce more local food. I feel there has been a lot of damage to this movement in the past by the controversy and misinformation that was spread and I would like us to support those who grow food for us and encourage residents to produce more of what we need within our community.
- ▶ Sidewalks or barriers between road and pedestrians with more speed humps or other traffic slowing measures.
- ▶ More downtown businesses.
- ▶ The downtown core needs improvements to draw tourists.
- ▶ Better access to a reliable water supply.
- ▶ The core area.
- ▶ The core area is a bit of an eyesore. It needs more cohesive buildings in terms of the facade.
- ▶ The "downtown" core. Beautify it and bring in commercial companies that can add to establishing a sense of community.
- ▶ Having a recreation centre for evening activities like drop in volleyball, basketball, floor hockey, etc. This will allow more activities for families in the community.
- ▶ High density housing on Ware Road to increase traffic in village core, planning with Nanoose First Nation development.
- ▶ Closer bus service.
- ▶ There needs to be mixed housing for young and old near the downtown core which in turn would promote more business in the downtown core.

- ▶ Hook more houses up to the sewer, including Upper Lantzville.
- ▶ Ban the use of fireworks except at a single point run by the Fire Dept.
- ▶ The downtown core to be more attractive.
- ▶ The major roads are not pedestrian-friendly at all. It's fine to walk on the cul-de-sacs and minor roads on the roadway, but walking down Aulds or Ware is frightening to say the least.
- ▶ The bickering, and we must change nothing, and put our heads in the sand = bad attitude.
- ▶ Establish a council that has the leadership to work well together.
- ▶ Better and more open access to the foreshore. The lack of parking is a deterrent.
- ▶ Over the last 30 years, that community feeling has been going downhill. We need to strengthen the Village Core to attract our locals.
- ▶ Better sidewalks on the main roads i.e.: Dickinson and Lantzville very dangerous to walk/bike on. Downtown core is a disgrace.
- ▶ Legally allow carriage houses and suites. This would allow regulation and inspection of them, ensuring electrical and sewer requirements are properly addressed. I would say a good portion of houses in the area already have them.
- ▶ More vibrant village: lots more people, encourage and facilitate more commercial, MUCH more diversity. Limit single-family homes to the perimeter of the undeveloped areas — if any at all — and focus on a variety of innovative multi-family housing options like those presented by the VIU students (but more density to ensure we get more people to make the village vibrant).
- ▶ We need more water so Lantzville can continue to grow and more development can occur.
- ▶ Municipal water and sewer for every household.
- ▶ Access to water.
- ▶ Cleaning up the waste-land dumping ground at the south entrance to Lantzville on Lantzville Road.
- ▶ Make it safer for pedestrians and cyclists. This could be done by:
 - a) Better and safer roads. There needs to be wider, marked, paved shoulders, on both sides of the road, especially along the main roads, i.e., Lantzville and Dickinson Road. In some spots, there is not enough room to walk with a stroller and a dog. More cycling and pedestrian trails as well. This will encourage more residents to walk and cycle instead of driving.
 - b) Remove the parking in front of pub and former Lantzville store. This is a dangerous situation for pedestrians, cyclists and vehicles, when vehicles attempt to back out from parking lots into Lantzville Rd.
- ▶ Water servicing issue.
- ▶ Give everyone a secure access to water. That problem is only going to get harder not easier with our hot summers. Get the infrastructure going now, it is only going to get more expensive as time goes on. We need to secure water for our future.
- ▶ I would like to see some more openness to change; to move away from the fear that Lantzville cannot retain its charm and character if we allow responsible development in the area to move forward.
- ▶ Higher-density housing for seniors and young families.
- ▶ Solve the development issue.
- ▶ Encourage developers to create a new village core with some character.

- ▶ Rejuvenate and enhance the Village core so as to attract stable destination type businesses, cafes. Also, seniors' housing and affordable housing for older residents to remain in the community and to allow young families to move into the area close to the school; and for residents to shop and socialize within the Village.
- ▶ Have an effective collaborative council that is not afraid to make positive changes to the District.
- ▶ The behavior of our elected officials who seem to put ego and petty differences ahead of constructive dialogue on the future of Lantzville.
- ▶ The political environment in our community over many years has resulted in large-scale squandering of good will and human potential. Our community spirit has taken a beating. I don't know how this can be changed.
- ▶ Stop the woodlot activity in the immediate area.
- ▶ To have city water.
- ▶ Take the highway out or make some connections to Lower Lantzville.
- ▶ Main sewer for ALL.
- ▶ The conduct of council. The actions over the past few years has been embarrassing and unprofessional.
- ▶ Better quality of water.
- ▶ More development.
- ▶ To have Lantzvillians develop more of a sense of real community, supporting local businesses which are not franchises, but different from what is found in nearby North Nanaimo, and that contribute to our unique local charm. More support for Lantzville activities, and taking back our community hall from the Nanaimo seniors' groups, so that it can be the heart of the community (much like Errington Hall is in that community) would help to build our distinct identity, rather than having our community merely serving as a bedroom for a Nanaimo-based life. Build that community spirit!
- ▶ The negative conduct of some members of council. I do not like to see social media used as a way to attack council members, or other citizens of Lantzville. The actions on Lantzville council over the last few years has been disappointing. Why can't the council treat each other with respect, and not attack each other online. It is very disappointing that one council member has developed a website primarily to attack other members of council. We are a small community and these actions tear a small community apart. It makes me want to be part of the RDN where there is one board member elected to represent the community. We don't need this type of politics in our community, and council does not seem to realize how disenfranchised many of the residents are because of their behaviour.
- ▶ Downtown core.
- ▶ Nothing.
- ▶ Walking trails and bike trails in Lower Lantzville, separated from vehicular traffic would be a good objective.
- ▶ Encourage more growth.
- ▶ Only one? Downtown Lantzville is deserted, depressing and dodgy. The eyesores include the two strip malls, deteriorating pavement through town, gas station and now the old Slegg lumber site. The lack of sidewalks adds to the depressed feeling in the "downtown" core.
- ▶ Love it as is!
- ▶ Sidewalks - it is not safe to walk Lantzville Road even with the reduced speed limit. Sidewalks, or walking paths, should be separated from the road by greenspace.

- ▶ The unhealthy and frustrating lack of burning restrictions. We know two couples who have moved away because of the pervasive smog that lays over Lantzville throughout the fall and winter.
- ▶ The drab village.
- ▶ Municipal water/sewer for all residents and households. Especially before any new developments.
- ▶ Not letting people clear cut their properties.
- ▶ To have a more vibrant downtown core that can be reached by a network of bike/walking paths. Presently there is not a route for children to go to get a drink or even an ice cream as the pub does not allow children and Riso's is not always open and is more adult-oriented. We have had to look at the empty house across from Lantzville market for years and I now I fear that we will have to look at three more empty buildings in the downtown core.
- ▶ More multi-use trails and a pedestrian overpass at Ware Road.
- ▶ Get on with water supply. We need to move forward. Tired of those negative people.
- ▶ Equitable access to water and sewage.
- ▶ I would like to see a higher police presence, especially in the winds where excessive speeding and children riding motorized, unlicensed equipment on public streets (yes, "big" children too!!) has become commonplace.

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.
- ▶ Secondary suites in existing houses and opportunities to add "houses" (tiny homes) to single-family large lots. Creative solutions that are sustainable.
- ▶ Ware Rd.
- ▶ I do not want high density housing.

- ▶ Density in the downtown core area with larger open spaces in the outer areas.
- ▶ We already have lots of single-family on medium to large lots and acreages - don't need any more AND if we keep making more there is no incentive for people to upgrade and/or redevelop what we have.
- ▶ We need to look to retain character while allowing for population density.
- ▶ Suites.
- ▶ Just want to see more development in this town. There are lots of existing homes on large lots that could be subdivided if there was water.
- ▶ These would all be appropriate for the village core/Ware Rd. development. On the condition that development is compliant with our current land use bylaws.
- ▶ Typical of a Berwick operation.
- ▶ I feel Lantzville doesn't need new homes built. We are a small community with few houses which in my mind is what keeps Lantzville so desirable. The island is only growing in population and to keep Lantzville the small desired community that it is we need to keep the housing limited.
- ▶ As an option to allow seniors to stay in this community, I like the idea of "granny flats" as they call them in Australia. Small, secondary rentals where those who can no longer support living in their own independent homes can have a semblance of independent life, and maintain their Lantzville connections. We don't need advanced care facilities in Lantzville, because residents in these facilities have, sadly, lost their ability to maintain community connections.
- ▶ I would like to see some smaller homes close to the village core. It would be nice if seniors had some options for housing when their current homes become too difficult to maintain.
- ▶ Secondary suites with appropriate restrictions.
- ▶ None.
- ▶ The higher density should be in the village core area. If we have some low-rise apartments only a small portion of the complex should be designated to rentals. We can increase the amount of rentals in Lantzville by having Laneway or carriage housing.

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.
- ▶ No growth is not realistic so I would choose the lowest growth possible.
- ▶ I think that will need to be reviewed. Seems like it could start slowly and be reviewed as development progresses.

- ▶ We need to allow new families the opportunity to call this beautiful area home.
- ▶ Nanaimo, where we all access most of our resources and amenities is growing, and as population grows, naturally so does the demand for housing. We need to remove the sentiment of 'not in my community' and embrace the role we have with a greater collective of neighbourhoods in the area. Change is inevitable, and if done responsibly can enhance the features that have made Lantzville a desirable area in which to live.
- ▶ Don't know.
- ▶ I would even support 1.5 if it was in high density like seniors housing. Like what is proposed for Schook Rd.
- ▶ When servicing is available and zoning is in place, the 'market' demand will dictate the rate of growth.
- ▶ Too rapid growth would destroy the ambiance of our community.
- ▶ We need water connection to Nanaimo to allow for some growth and development in Lantzville. Without some growth, the community will stagnate, and we need more tax revenue in order to improve services and amenities.
- ▶ I think the growth needs to have strict guidelines. We do not want to see the Big M downtown Lantzville. I think in the downtown core there should be a certain cohesive feel not a mixture of many different styles.

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

- ▶ I would much rather support locally-owned businesses close to home!
- ▶ Riso, Four Cats, art gallery, post office, pharmacy, Sow's Ear, cold beer/wine
- ▶ We use it all. Love Costin Hall and the increase of family events that have been occurring over the last couple of years.
- ▶ I love spending the weekend in Lantzville without having to get in a car. Riso, 4Cats, and Costin Hall all play a great role in our family's recreation and entertainment. These have been invaluable to our community, and are used regularly by our family. The health services are also used by our family and are greatly appreciated.
- ▶ Walking trails south of the "Winds" area.
- ▶ Lumber supplies from Slegg and engine parts from Independent Diesel.
- ▶ Grocery?
- ▶ Access to logging company roads.
- ▶ Stables.
- ▶ Post Office and service station.
- ▶ Post office.
- ▶ Use everything I can.
- ▶ Stables, gas station, liquor store, post office, security company, legion, music studio, spa, various home-based businesses, re-upholstery, boot camp, hairdresser, gardener, sausages, bus.
- ▶ B&B, upholstery service, RV dealers, industrial park (glass) businesses.
- ▶ With the City of Nanaimo right next door, we have access to almost all of the services we could ever want/need!

Question 2.8: What, if any, types of services would you like to see more of in Lantzville?

- ▶ Coffee shop or café.
- ▶ A coffee shop/bakery - extension of Riso:). Small but thoughtfully stocked grocery. There is a grocery/coffee shop in Buckley Bay Ferry that is amazing... They have some essentials, locally-produced wares/food, art, and a few books.
- ▶ Bank or bank machine.
- ▶ Coffee shop, bakery, cafe open better hours during the week.
- ▶ Parking for beach access.
- ▶ Micro brewery, specialty/destination shops, recreation oriented.
- ▶ Coffee shop that could also sell local artisan products, bank, market style store that sells local produce when available.
- ▶ Children's activities.
- ▶ Waterfront park, keep you eyes open for the next larger piece of waterfront near the village to come on the market and buy it.
- ▶ Would like another food store and a café. Better playgrounds and trail networks.
- ▶ Small commercial at the waterfront - this showcases our best asset. Ownership remains with Lantzville so rental or self operate as options.
- ▶ The Art Gallery has been a great addition, hopefully more of the same can be attracted to Lantzville a cultural hub.
- ▶ A nice coffee shop would be nice. Really miss not having a grocery store. An organic market would be great.
- ▶ I was very sad to see the loss of our grocery store. This store was an integral part of the village core, and it is greatly missed. The gas station was never heavily used, so it would be nice to see that property redeveloped into something that better serves our community. We also need to develop more trails that allow safe passage of pedestrians. The most important corridor to develop would be from the village core along Lantzville Road to Schook Road.
- ▶ I am not averse to anyone starting-up any new service, if they wish to do so, but I would not like the higher population density that would be required to support a plethora of new services.
- ▶ A grocery store - The market this year was a big disappointment.
- ▶ Coffee shops that are open later. Registered massage therapist. More group programs for young families. More child care; before and after school care.
- ▶ I would like to see Costin Hall revitalized. It could be the draw to the downtown. My friend who grew up in Lantzville says that it has not changed in 50 years. Not quite true it has been painted.
- ▶ Thrift/consignment store would be nice. Perhaps a community pool?
- ▶ Existing level of services meet needs personally.
- ▶ Trails that provide connectivity. Replace Costin Hall with a new Community Centre.
- ▶ Would be nice to see the school upgraded.
- ▶ Lantzville is well- positioned to be a woodstove alternative.
- ▶ Water and highway under/over pass connecting upper to lower Lantzville.
- ▶ Coffee shop.

- ▶ Lantzville is well-positioned to offer an alternative to the standard mall fare.
- ▶ Recreational centre with drop in programs and gym.
- ▶ I'm happy with the services of the 49th Parallel grocery company if truly coming to Lantzville.
- ▶ Bakery/coffee shop, specialty shops, artisans.
- ▶ Upgrade and renovate the Costin Hall.
- ▶ Possibly a marina in the Bay; Hotel, more B&B's.
- ▶ 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.
- ▶ Return of hardware, auto service, possibly marine services, wharf in/near Nanoose Bay. Possibly a discrete, well-designed RV-manufactured home park.
- ▶ Cafe, coffee shop.
- ▶ There is a huge park in the Foothills if council doesn't allow it to go bankrupt once again.
- ▶ 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.
- ▶ Specialty stores.
- ▶ It would be nice to have a few 'speciality' retail shops in the downtown core and it would have been great for the community to have a waterfront park.

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.

Goal 1: Protect the Natural Environment

- ▶ Stop mass build 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 properties 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 is 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.
- ▶ We have an incredible resource in our natural forest areas and beach front and parks, tourism could be an incredible source of revenue for our town if we are smart about preserving it for tourism. Lantzville foothills mountain bike/hiking/trail running park where events could be held. The town of Cumberland is now a destination because of this.
- ▶ Encourage the planting of trees along street - on and off the road right-of-way.
- ▶ More should be done to protect beach from storm surge and sea level rise. Other communities like Campbell River and Qualicum Beach are trying to save their shoreline but Lantzville has done very little. Waterfront owners are contributing to the erosion by putting in rock seawall. This has eroded the public access on most beaches.
- ▶ Building variances by council sometimes thwart efforts for waterfront and stream protection in waterfront and flood plane areas.
- ▶ Too many variances in stream protection and environmentally sensitive areas have been granted. The research to develop the protective boundaries is sound and needs to be respected. We are far too complacent about protecting our natural environment. I have seen some steps in increasing community awareness and participation, and I hope that trend continues to grow.
- ▶ I would like to see more attention being paid to sea level rise in our community. There has been no education provided to residents about Green Shores or other programs that promote protection of shorelines with a softer approach. I have seen many homes along the waterfront place large rock seawalls in the last few years. This has resulted in more erosion to properties who have taken a more natural approach.
- ▶ As I watch the development on Eby Road being built with the trees massacred, creek tampered with, massive house being built beyond the footprint of the previous house, how can I take it seriously that the district protects the environment and has a "green" goal.
- ▶ I think it is important for people to be encouraged to make good choices on their properties but not forced to.
- ▶ Discourage large developments.

Goal 2: 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?
- ▶ The village needs more character. It could have more guidance around design, architecture, and landscaping of the village businesses. Abandoned buildings reduce the character too.
- ▶ Growth and development is needed in our community, but must be undertaken in a carefully planned manner.
- ▶ There are no parks in the upper Superior neighbourhood.
- ▶ Range of lot sizes appropriate for village area.
- ▶ Agriculture - important but not as it pertains to the boundaries of Lantzville.
- ▶ Try to be more of an advocate for protecting recreational opportunities in the woodlot. The District should work harder to convince the Ministry of Forests that recreation and unique species should be protected in the woodlot.
- ▶ Wow! There are no options to indicate zero progress or moving backwards. I guess the surveyors have no interest in getting the full picture. This makes me feel as if I am wasting my time giving input!
- ▶ I think that increasing the tax base and the community of Lantzville means being more openminded to different types of development including subdivision of lots, different types of building, rentals, carriage houses, etc.
- ▶ I don't see the relevance to forbid retail sales in the industrial area and at the same time mention aquifer pollution.
- ▶ A vibrant community requires people of all ages, in all areas, interacting with each other. No new housing resulted in nothing for young people, young families, and empty nesters. Smaller lots, higher density, and a wider range of types is needed anywhere possible throughout the community - and ESPECIALLY in and around the village.
- ▶ Not knowledgeable to answer the impact of some of these questions.

Goal 3: 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 Huddleston 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).
- ▶ Businesses in the core are closing left and right. Find out why and make keeping the doors open more viable.
- ▶ It is very frustrating that all of that work was done a year and some ago around the Village Core and all of the recommendations that were made have been ignored - no work been done on all of that public input!
- ▶ Pedestrian safety is concerning, more speed control needed at the Harper end of 30 zone. I grew up in Cadboro Bay in Victoria. It had a similar feel to Lantzville in the 80's and now is vibrant village with great assortment of unique small business that are providing something different to big box stores. Making a green space in the village core that is multi-use friendly would also anchor small business.
- ▶ A safe way to walk to village core is very important. Thanks for small but important path that was created.
- ▶ People, People, People are needed within and near the Village area, in particular, within walking distance. Area designated should be expanded to include nearby larger or vacant parcels. District should provide all incentives possible to encourage new development and new businesses.
- ▶ The town isn't currently safe for pedestrians. The parking at Sows Ear and in front of the market and pub are dangerous. People drive too fast during school hours. More traffic calming measures are needed.
- ▶ The town core is derelict. It needs CPR. Pedestrian safety and accessibility should be paramount. More speed bumps. Sidewalks and a change in how the parking is laid out.
- ▶ People space/village square.
- ▶ Again, there is no option to indicate negative trends. What a waste of a survey, and wasteful of respondents' time! "Don't know" indicate zero progress or negative trends in my answers. I do like the raised crosswalks slowing down traffic in the core, and thank the council member who pushed this forward. In other regards, I think that our core has deteriorated.
- ▶ Something needs to be done about the abandoned building across from the district office. It would be nice to see this developed into something that serves the community. The current parking layout in front of the pub and store creates a dangerous situation where drivers reverse into oncoming traffic. The speeding also needs to be reduced in the village core. I would like to see more speed bumps and sidewalks.
- ▶ The white line separating traffic from pedestrians has been fantastic, as have the speed bumps. Thank you!
- ▶ It looks to me like Goal Number One might be shooting ourselves in the foot because look at all the businesses that have gone out of business? I would REALLY like to see that area have some way of making it look decent outside of the stores. It looks awful right now.
- ▶ Would love to see the building that was slated for an art gallery become one if it could (the Senini building). The grocery store could become a 100-mile market with a culinary set-up serving classes and evening dinner parties. The garage could become a craft brew pub or a wine bar. The old lumberyard could become a recreational facility with residential above at least three-floors to take advantage of the views.
- ▶ There does not seem to have been much that has occurred since the 2005 Official Community Plan and this may be the reason that there are only a few responding to this survey.

Goal 4: 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.
- ▶ Providing senior housing is limiting. Why not build focus on area of small patio homes that would be attractive to seniors and others as well?
- ▶ Lantzville does not really need a care home for seniors, there are many options nearby. I am not in favor of small lots, multi-family dwelling or any form of increased density.
- ▶ Need more housing options for seniors and young families. Should be encouraged even if that means priority to deliverance of water services.
- ▶ Want to see 3 to 4 (i.e. 3 ½) storey on the upland side of Lantzville Road, two-storey on water side, a variety of multi-family options including row, clustered etc. Don't waste land on single-family in or near the Village!
- ▶ Has there been any development at all? Any new development that is higher density should come with sidewalks and pedestrian friendly services.
- ▶ Utilize District-owned lands, including vacant land on School Rd for seniors or affordable housing.
- ▶ Controlled and well designed higher density housing would be great. Seniors housing is important too, but also want young families to move into the area. Need a balance between seniors and young families. Otherwise you'll end up like Qualicum Beach.
- ▶ Lantzville is clearly not set up for senior care or specialized housing for seniors. The reality is that they would be better serviced leaving Lantzville and going to the many options in Nanaimo. It would be more important to focus housing to new single family homes.
- ▶ I do not support institutionalized, advanced care facilities in Lantzville. People needing this level of care rarely leave the facility, and many do not know where they are. I base that on my own experience dealing with those with extensive care needs. Persons with some care needs who are still able to interact in the community should have options to stay in Lantzville.
- ▶ Higher density close to the core is okay. As is a high-density development near Schook Road.
- ▶ Seniors housing would fit at East end of Lantzville, close to bus for staff and possibly residents. Tax base opportunity now wasted.
- ▶ These require more water servicing than is presently available. It's difficult to select answers accurately.

Goal 5: 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?
- ▶ I have no idea if this is important - what is the status of this proposed development that was so hot in 2005?
- ▶ Too much planning and not enough action.
- ▶ Too many plans not enough action.
- ▶ District needs to provide incentives to move ahead with this.
- ▶ Developer should be given higher density in exchange for more open space.
- ▶ We are fortunate to have vacant land IN the village. Work proactively and constructively with the owners and be flexible, innovative in encourage a dynamic plan for the future! Vibrancy is the goal.
- ▶ The Ware Road access to North Lantzville presently provides a pleasant entryway to the Village and provides well used trails for public use.
- ▶ Need pathways and sidewalks that will link this area to the village core. Traffic travels fast on Ware road now. It will likely need traffic calming. It would also be nice to have a safe crossing of highway 19 at Ware Road. This area makes sense for development, but the traffic flow will need to be well thought out. Make it bike and pedestrian friendly so folks can live there and access services on foot.
- ▶ This would be a much more appropriate area for senior's housing than the Dover/ Schook property on the very edge of Nanaimo. Seniors who are keen to stay in Lantzville should be in the heart of it, and, again, I am not supporting advanced care facilities, which serve patients who have lost their ability to maintain community connections. How about a tiny house development?
- ▶ Sorry, I haven't seen anything on the actual road and am unaware of what is going on there.
- ▶ I am not sure how we are going to deal with the empty buildings in the downtown core. Perhaps we can develop viable options for the empty buildings in the downtown core and work with the owners to develop a vision that they may even want to invest in. If we have a plan and are excited about it maybe we can spark other investors to support it.
- ▶ Lantzville has no real growth in 20 years. Core area is an embarrassment.

Goal 6: 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 when nothing has changed and everything has 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 T of R.
- ▶ We need to re-educate citizens about water use. If we have more water, people will use more water. If water is scarce we will learn to conserve it. I do not feel our problem is lack of water, although people with contaminated wells need a solution to that problem.
- ▶ Failing septic is not acceptable, sewage infrastructure should be expanded especially along waterfront.
- ▶ Double negative question #4 is confusing. Need a safe and secure source of water from Nanaimo. The world is fighting for water, we have an agreement that lets us use it. Why are we stalling?
- ▶ "Extension of public services" should not be arbitrarily limited, but can be based on clear reasons, such as limiting lot sizes if not on sewers.
- ▶ The recent long summer droughts have made wider water distribution for fire hydrants almost a necessity. Insurance rates continue to climb for unprotected areas and almost by themselves would justify extending the fire hydrant network.

- ▶ Separate the provision of services from land use decisions. Plan the community and then work diligently to provide the services necessary to achieve it. If people need water and/or sewer and a way can be found to get it to them do so - we are supposed to be a "community" so help each other.
- ▶ Seems like a plan needs to be implemented. A community needs a water supply or there is no point in carrying on. We will need water in the future so get on with it.
- ▶ No progress has been made on water. I can't believe that some members of council think Lantzville can solve all their water problems with more wells. Well water is not a long term secure water source for the future. Ground water experts are forecasting less water from groundwater in the future. The quality is also diminished in many parts of our community. Climate change is happening and our community needs to adapt. We should connect to Nanaimo.
- ▶ Fourth question is confusing.
- ▶ List too extensive. Library as example not required. Facilities close enough.
- ▶ Library services are provided in North Nanaimo, so unnecessary in Lantzville.
- ▶ There have been some good public information sessions, and these also help to build community connections. Good value, in my opinion. I'd like to see a rain barrel program to encourage residents to be good water stewards.
- ▶ The most important goal for Lantzville is to secure a sustainable, safe water supply for the future. Climate change is already being felt in our community and we cannot rely solely on ground water. The community needs to connect to Nanaimo to secure a future with water for the community.
- ▶ I think it is very unrealistic for the services and facilities listed above to be provided in Lantzville. Maybe through the regional district. Maybe I'm missing something.
- ▶ I am certain that our regional transit cost far exceeds the usage. We need to look at a smaller bus option. The community hall needs a facelift and renovation on the backside to utilize the view and attract more use.
- ▶ As per municipal services, I think we should try to keep what we have.
- ▶ No water, no change. Same questions last OCP.
- ▶ Policing is lacking.

Goal 7: 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.
- ▶ Has anyone looked into building a pedestrian tunnel under the highway or pedestrian overpass to create improved access for foot and cycle?

- ▶ Keeping green space barrier between highway is crucial to maintaining feel of Lantzville. We have incredible opportunity to build a unique community based on proximity of beach/foothills. Preserving what we have is essential to future of Lantzville.
- ▶ Continue the bike path through the core in both directions. Could link up with Nanaimo path and continue towards Nanoose. Would be able to attract more cyclist to the core and stop for a drink at pub etc. Does not have to be anything fancy. More cyclists keep asking me where Lantzville Road continues to. It would be great to have some markers to encourage them to come down here.
- ▶ Bike lane that joins in with Nanaimo and continues towards Nanoose could help bring visitors to our small village.
- ▶ We need to spend some money on better bus stops or stop the service. The \$100,000 plus annual costs and ridership numbers suggest we could almost provide taxi subsidies to those in need.
- ▶ Instead of short bits of gold plated trails, first build basic trails throughout, then improve them over time.
- ▶ Safer roads - wider marked paved shoulders. Shoulders should be swept of rocks and debris on a more regular basis. Residents should be encouraged to sweep off and clear in front of their gravel driveways. Remove parking in front of pub and old Lantzville store.
- ▶ Lantzville is so close to north Nanaimo it makes sense to develop better pathways for bike and pedestrian access. It would be great to walk or bike to the mall safely separated from traffic that flies up Lantzville Road. More kids could walk to Dover if Dickinson had wider shoulders with a little curb to separate cars from walkers and cyclists.
- ▶ The E&N trail at Aulds road is nice. Would like to see more of this. A separated bike/pedestrian trail along Lantzville Rd going towards Mary Ellen Rd would be great. More traffic calming needed. Safer way to cross Hwy 19 on foot or bike.
- ▶ I want the roads to be safer for my kids on their way to school. Cars fly along Lantzville road. We like to get out on our bikes and would like a separated trail to Nanaimo along Lantzville Road. Then we could connect to the parkway trail.
- ▶ As I said before, I love the raised crosswalks!
- ▶ The community needs a bike/pedestrian path adjacent to Lantzville Road up to Schook Road. This route is heavily used by cyclists and pedestrians, and is currently very dangerous as vehicles travel very fast on this stretch of road. We need more traffic calming through the village core and near Huddlestone park. A raised curb or barrier might improve pedestrian safety along Lantzville Road, between Superior and Jacks Roads.
- ▶ It would be fantastic to somehow widen Lantzville Road or implement a white line from Eby Road to Superior going south. There are so many cyclists and pedestrians risking their lives walking up that hill. The traffic is extremely dangerous.
- ▶ Put a concrete fence the whole way along highway 19 up to the north end of Lantzville Road to reduce noise. Also, there are often truck drivers' education semis training along Lantzville Road...they shouldn't be going through residential districts. The Lantzville bus seems almost empty most of the time. Is there a smaller bus they could use for the route?

Climate Change and Reducing Greenhouses Gas (GHG) Emissions

- ▶ Transit bus service in community and some mixture of homes on smaller lots.
- ▶ There is little point in the municipality reducing carbon output if residents do not follow suit.
- ▶ Large homes need high energy input.
- ▶ Lantzville had better reduce much more than this.
- ▶ High density in and around the village, walking and bike paths along roads. Sidewalks in the village.
- ▶ More pathways and wider shoulders to promote cyclists and pedestrians. More support for energy efficiency and better woodstoves.
- ▶ More education on green shores approach for our waterfront.
- ▶ The impact Lantzville can affect is so minimal I can't see the waste of any time or money at our level.
- ▶ Don't believe high density housing reduces GHG. More people per sq. km., more cars, more waste, more GHG. Simple math.
- ▶ Providing bike pathways will help more residents commute to work.
- ▶ Offering more pathways and trails for bike travel, and increasing density in areas around the village core may help with GHG emissions. The District could also have a rebate program for more efficient fireplaces. Many older homes have very inefficient fireplaces and the air quality in town is often very poor. There are EPA approved fireplaces that burn much cleaner and produce much lower emissions.
- ▶ There is no scientific evidence that confirms that reduction of carbon will affect climate change! The chances of reaching the 85% reduction target will be slim to none. To blindly attempt to achieve this arbitrary target will destroy our economy and way of life. Do the math! An excellent book on this subject is "Power Hungry" by Robert Bryce. The OCP should instead be including a statement regarding mitigating the effects of climate change!
- ▶ Bit unrealistic given that exactly what draws people to Lantzville is its rural nature but close to work... which requires a car to get to. Good idea to increase densities and look at building code.
- ▶ Density in core. More people may enhance public transit service (this should be quantified by transportation planners).
- ▶ Need to provide park and ride at Ware Road and Island Highway.
- ▶ Rethink targets in light of revised provincial, national and international targets.
- ▶ Lantzville is a small town, small changes can be made at individual level, but to drastically reduce GHG levels is not a realistic goal for this town.
- ▶ Lantzville contributes very minimally to any such issues at present; this is a non-priority for a stressed tax base.
- ▶ We all must participate in being aware of our impact on the environment.
- ▶ This is a silly goal. Really, there is only so much a small municipality can do to influence this.

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 and 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. 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 and seniors. We don't really have any gyms nearby and it's 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.
- ▶ Water and sewer to all sub-divisions. Extend the pipes throughout the community. Current residents on water and sewer need to be grateful for what they have and more considerate of others who do not have. If you are lucky enough to own a good well, well good for you! Please consider others who are out of options.
- ▶ Developing a community that is self-sustainable. Producing food locally.
- ▶ To encourage more young families, I would propose to have the high demand French Immersion program started at Seaview. We lose a few students to other FI schools why not have more come to use ours and hopefully use the services of the core. I know schools are not a municipal decision but it could have some influence.
- ▶ As little change as possible, no one moved to Lantzville hoping it would change. Change is desired mostly by land developers who do not live here and are looking for a profit with no regard to residents or Lantzville. Hook more houses to the sewer, put an end to septic tanks, it all flows into the ocean in an uncontrolled fashion.
- ▶ Need better planning for interface fires. Also, need contingency planning for natural disasters and human causes problems. For instance, accidents on the highway can shut down all transportation for many hours. Alternative emergency routes need to be identified and included in community planning.

- ▶ The OCP should address school enrollment for our only public school in relation to affordable housing and set some goals related to development for lower cost housing. The OCP should address the long-term objective for Costin Hall. The building is dated and at some stage, the community will have to make some hard choices. The OCP needs a kennel bylaw. The OCP needs a soil dumping and removal bylaw. As it stands now, any land owner can strip or dump soil in our community.
- ▶ Protecting waterfront and police homeowners who are extending yards further onto beach.
- ▶ Permaculture rainwater harvesting techniques or strategies in parks and waterways (i.e. ditches) to reduce run-off in high rainfall events.
- ▶ Increase the importance of and provide resources for community building activities like Minetown Day, Halloween fireworks night, etc. by expanding "Parks and Recreation" to "Parks, Recreation and Culture". Develop a long-term Parks, Recreation and Culture Plan.
- ▶ Encourage gardening for self sufficiency and beautification and soil preservation using rain water harvesting to increase the 'green' lungs of the planet.
- ▶ Encourage ways of water collection. Less reliance on vehicles to Nanaimo amenities.
- ▶ Keep lot sizes at ¼ to ½ acre to maintain semi-rural atmosphere, smaller lot and patio homes around a new village core framed by Ware road, Lantzville Road, and the highway.
- ▶ Secondary housing for caretaker purposes versus general rental market - maybe slightly higher size lots than Nanaimo allows but at some level so the local population can remain in their homes, hence residency, longer. Plan carefully and move slowly. Seniors' housing should be top priority for water and development. Roadway paths on Lantzville Road. Sidewalks in the core. No parking on street.
- ▶ Keep single-family housing rules. That's the reason people want to live here and that's what will keep property values at a premium in the future. We don't need to sell out to the District of Nanaimo and have them making decisions with Lantzville's growth.
- ▶ Having more info about Lantzville mining heritage.
- ▶ I greatly appreciate the RDN recycling program, but we need improved access to recycle materials that are not included in the regular pick-ups. The NRE has problems with accessibility, and I have trouble using it, because it is a dangerous place to drive into, and there is rarely street parking to permit walking in to use the facility. Traffic is chaotic, and there are tire hazards on the ground everywhere. Improved options are needed. The support and engagement of the citizenry is needed to build a great community. We have failed to create community spirit, and we need to build that Lantzville identity. Let's work on that, and create a place where people come to stroll around the village core, and patronize small businesses with a unique character not found in Nanaimo Malls. Let's make Costin Hall the heart of our community, not just a seniors' hang out! Let's support our Farmers Market, and make it a place to go to connect with our own community! Meet our council there!
- ▶ Goal to promote more landscaping with non-invasive plants. There are numerous areas in the District that have invasive plants that could become a problem in the future. Japanese knotweed is found throughout the District and has the potential to damage paved areas, house foundations, pipes, etc. The District could do more to educate residents about this threat. Would like to see businesses in the village core pay more attention to their landscaping. The District should promote that village businesses avoid invasive plants (such as English Ivy) for landscaping and use more attractive and creative xeriscaping approaches.

- ▶ Some consideration of limits to growth. When will Lantzville be "big enough" such that no more development is required or desired? When the population reaches 10,000? 20,000? 50,000?
- ▶ As noted earlier, the OCP does not address the impact of climate change which is inevitable. To ignore this in a goal and policy statement is folly. As a coastal community, there will be issues relating to sea levels and sea state due to rising sea levels and storm surge. Higher rainfall events during winter, lower snow pack, and longer summer droughts will have an impact on runoff volume, erosion, flooding etc. as well as water supply. These and other elements are actually going to be more important than embarking on low carbon policies that are impossible to achieve. GHG reduction is a valid consideration when looking at options, but should not be the only consideration, and it should not be driven by impossible targets.
- ▶ No.
- ▶ Addressing community health - the burning by many, dare I say, older community members of random piles of wood and trash combined with our geography and weird inversion effect seriously compromises the health of my family and neighbours. I would love to see more business come to Lantzville and maybe some tax break given to established businesses to refurbish and update to bring more people to Lantzville e.g. pub-renovation. What businesses bring people to Lantzville? The Dental practice? The Pub? Riso's? Aspengrove? Do we appreciate these places enough and get them involved in our community goal setting and OCP update? They should be as key members of our community.
- ▶ Make the village core nicer...put overhead services underground, sidewalks, tree-lined boulevard, etc. If possible, put parking in one area, or behind the buildings.
- ▶ Unless additional water supply is secured, we will be in same position as last OCP. Growth and infill are needed.

Question 3.8: What do you do to conserve water today?

- ▶ It is my understanding that Lantzville residents in general are quite water use savvy.
- ▶ Rain barrels are well and good, if pointless, a 100-gallon container holds about 50 cents worth of water. Instead they are a magnificent way to foster mosquitos. Please do not encourage mosquito production. My backyard was unusable for several summers because my twit of a neighbor decided it was somehow a good idea to breed mosquitos. I do not want to suffer mosquito bites due to a neighbour's ignorance.
- ▶ Private well.
- ▶ We do almost all of the above. Even still we get worried in the summer that Lantzville wells will run dry. We grow a lot of our own food and worry that we won't be able to water in the future because there isn't enough water for the community.
- ▶ In the summer, we also collect some of our greywater and use it in our garden. I think more should be done to promote use of cisterns and rain barrels.
- ▶ Are you kidding me? What about putting buckets your shower and sink?
- ▶ Being on a well with the potential to run out of water, I practice most of this list.
- ▶ Utilize existing well on the property to water garden.
- ▶ Rain barrel water to wash car, solar dryer (clothes line).
- ▶ My well has volume just poor quality.
- ▶ I have a private well for irrigation purposes.
- ▶ Lived on same property for over 20 years and well has never run low. Currently have 2 teenagers and 2 parents living in home. We try very hard not to waste water BUT dishwasher gets run unto 2 times per day, minimum of one load of laundry per day, 4-8 showers per day. vehicles and house only get washed during wet season only veggie garden gets watered during dry season. Water barrel is kept for emergency or when hydro is out.
- ▶ Save cleaning solutions containing water for future use. Use melting frost from chest freezer to water outdoor plants.

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 Aulds 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 without 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 the 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 important 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 and 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 as 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 of 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 needs 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!
- ▶ I believe that we should ask new builds to be self-sustainable. Community water should be restricted to community services like restaurants, etc. We come from island living and are big fans of harvesting water. Our only issue here is storage. Require new builds to provide this storage.

- ▶ Water and sewer to all sub-divisions. Extend the pipes throughout the community. Current residents on water and sewer need to be grateful for what they have and more considerate of others who do not have. If you are lucky enough to own a good well, well good for you! Please consider others who are out of options.
- ▶ I would like to see some controlled development in Lantzville. Please don't allow development of larger properties so they can develop and sell smaller lots. People move to Lantzville for the bigger lots and the peace and quiet. Not to see into your neighbour's house and hear them flush a toilet. People also move to Lantzville to enjoy the mountains the trails, hiking and biking and by closing off the trails you are stopping families from enjoying the great outdoors and quadding up the mountains.
- ▶ Lantzville needs to consider developing non-potable sources of water for fire suppression (i.e. avoid using potable sources). This would free up some water for developments. Some things to consider are storage structures on natural streams and use of water tankers to transport water to active fires.
- ▶ Water has been on this community's agenda for well over 30 years. A neighbour received a letter from the District dated 1977, that she would soon be able to connect. The community water supply runs by her door but because of inadequate District supply, she is still waiting and needs to walk up and down some 100 or more steps to maintain her service. A second neighbour, a widow, lost her well. It became salt water contaminated due to aquifer deterioration. Not uncommon for wells near the foreshore. The District pipe ran by her house but again no connection was allowed because of the serious District water shortage. She hauled water for over a year and finally risked drilling a second well with the high probability of again hitting salt water. Both properties are in the designated water service area. I would note the Environmental Act prohibits operating contaminated wells.
- ▶ Most important: Affordable Senior Housing and revive village core.
- ▶ Don't bring too much density into upper Lantzville.
- ▶ People think most existing neighbourhoods are ½ acre so say that is what they like - they are not, some are way smaller. Find a way to better inform people so they can make better decisions. People who live in one neighbourhood shouldn't tell people in another what they should have and how they should live - i.e. if someone lives at the east end of Dickinson Road they shouldn't be able to dictate the density or type of housing on the west end of the District - they likely never go there! Explain to people that diversity is good!
- ▶ Appreciate the opportunity for providing feedback.
- ▶ Seems like Lantzville has had water problems forever, get the plan and start implementing it!
- ▶ Please, please, please look at each proposal for subdivision or development with an open heart and mind to examine the individual merits of the proposal. I understand that as of today, with the precarious water situation, development has been halted. In future, given water reliability, my hope would be that responsible subdivision could occur so that Lantzville does not become a place where only the very wealthy can afford to live. We can still protect our character and charm while allowing the properties in the area to developed in a responsible manner. My fear is not change, rather that we do not change and in that place of refusal we will find unintended consequences. I forecast that properties will be bought up, and where once stood a modest family home, will be a mega house on a mega lot. Is that the character we are trying to protect? I think not.
- ▶ N/A

- ▶ WATER is the biggest concern for Lantzville, and needs to be addressed ASAP. I am concerned that all the fighting on council will result in us losing the opportunity to connect to Nanaimo's great surface water supply. It is such a great opportunity to secure water for our community. Please don't screw it up.
- ▶ Get the water deal done!
- ▶ Most of my concerns have been covered by the survey.
- ▶ We need a secure and plentiful source of good water. That should be the goal of all residents. I don't want to be hooked up to NRD for future water and I don't want to see Lantzville ruined by developers for their personal gain. Our community is highly desired and the reason is because of the current community plan. Don't ruin it.
- ▶ 1. Mains sewer for all ASAP.
- ▶ Just want the council to stop talking about water and get us connected to Nanaimo. It is ridiculous that this decision is taking so long. Council wasn't elected to fight with each other! Start making decisions PLEASE.
- ▶ I was told that this survey would take about 20 minutes. Just putting a little thought into it meant that it took about an hour. It could take more! You may have lost people who start, and then find that it is not a 20-minute task, and quit. I suggest setting more realistic expectations. I don't believe that anyone could complete this survey, putting any real thought into it, in the 20 minutes suggested. We also need the opportunity to answer in the negative, if that is our assessment! Does our Council really pay any attention to our OCP?
- ▶ I feel very strongly that Lantzville cannot ignore climate change, and the impact this is going to have on groundwater wells. Connecting to the Nanaimo water supply is something that Lantzville needs to do to ensure a continued supply of water for the future. Surface water supplies are more reliable and storage can be increased to deal with increasing drought. Groundwater aquifers are hard to manage, and can dry up. We cannot afford to risk relying solely on groundwater. Many residents on private wells are already experiencing times without water during the summer months, and as a community we should be doing more to help those residents get a safe, reliable water source.
- ▶ Just make a deal with Nanaimo and be done with it. I'm really delighted to see that there is genuine consideration of further development and different kinds of development to not only allow current community members to age in place but perhaps have new people come here. Lantzville should be the perfect example of a community with babies through to Seniors living in neighbourhoods together but close to a big centre. We have so much potential.
- ▶ Time for a revitalization. Love the ideas shared by the VIU students. Let's start listening and change for the changing times.
- ▶ Preserve the rural character of Lantzville for the future...if people want higher density, Nanaimo has lots of choices. Any new development should not be allowed to clear cut properties, and there should be a minimum number of trees to be replanted if some need to be taken down.
- ▶ We need to involve more Lantzville residents. I think there is lack of involvement because we have done this in the past and nothing has changed. Perhaps a flyer separate from the Lantzville newsletter can go out to the residents as unfortunately the survey gets lost in the newsletter. My husband and I usually participate in these surveys but we both missed the initial deadline. Perhaps we should use email to communicate with residents.
- ▶ Really hope water supply is no longer used to prevent much needed development. House prices have gone up but only because of the lack of supply. Houses advertised with suites yet no one permitted to subdivide.

- ▶ I can't think of anything else at the moment but want to stress that water supply remains a primary concern for me and should be so for all residents. History dictates that the longer we have to wait for improvements along this line, the more it will cost. A very high percentage of questions in this survey have an underlying correlation to a steady supply of quality water. Therefore, the overall results can be deemed skewed at best. Just my opinion.