

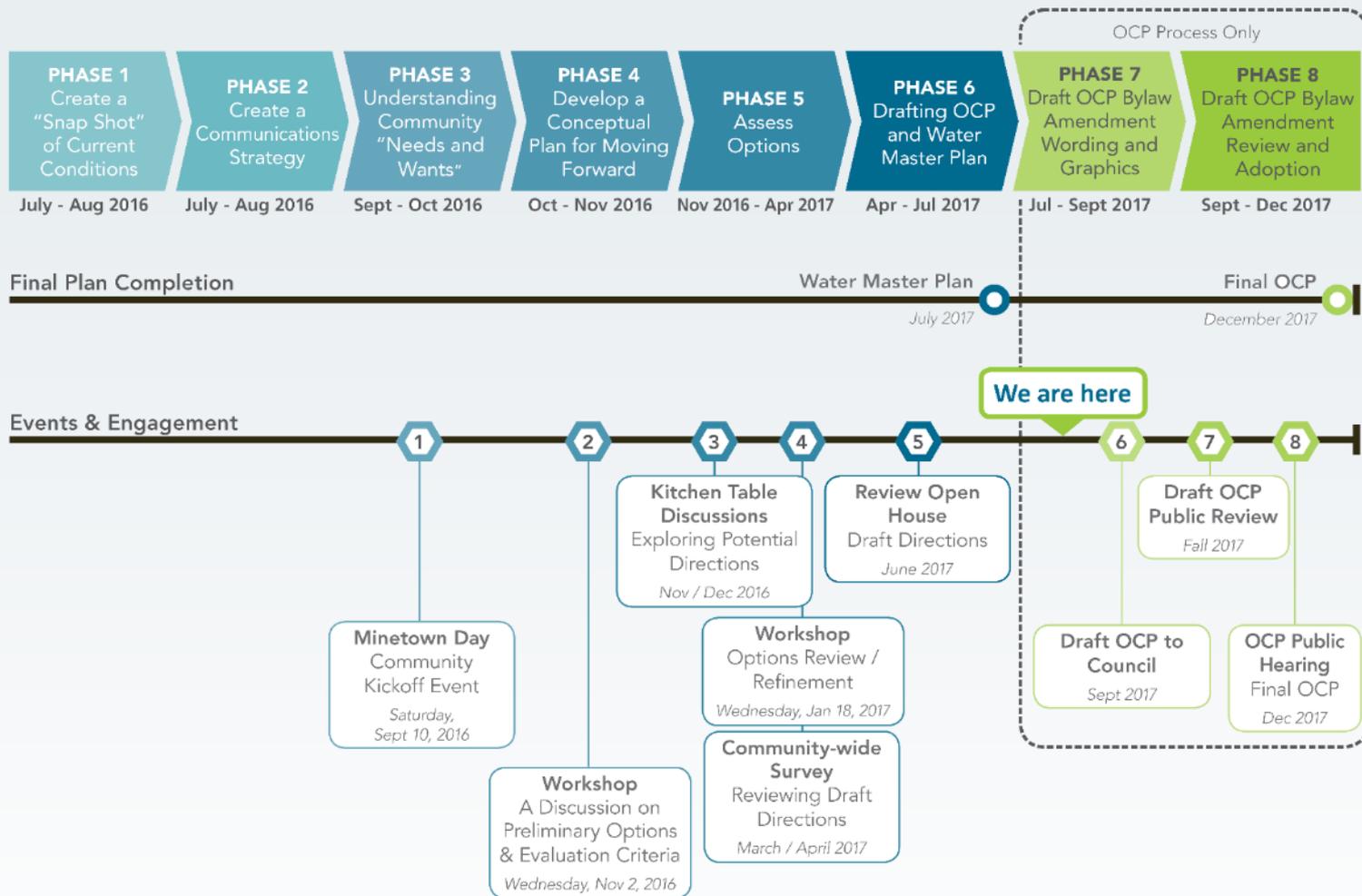
Lantzville OCP Update

OCP REVIEW SELECT COMMITTEE STATUS REPORT

JULY 2017



Process Update



OCP Review Select Committee

Providing 'in-depth dialogue and advice' to Council

- ▶ **November 9, 2016:** inaugural, reviewed results of Fall 2016 engagement
- ▶ **December 7, 2016:** assisted with kitchen table meetings organization
- ▶ **Jan 11, 2017 :** reviewed kitchen table results, and input to Jan 18 public event
- ▶ **Feb 1, 2017:** provided key input on early planning directions and approach to Community-wide survey
- ▶ **April 5, 2017:** reviewed Village Core Improvement Plan draft document
- ▶ **May 3, 2017:** reviewed results of Community-wide Survey
- ▶ **June 7, 2017:** discussed draft land use and density bonus directions
- ▶ **June 13, 2017:** continued land use and policy input, which was reflected in June 28 open house boards
- ▶ **July 12, 2017:** reviewed June 28 public input, considered refinements to Goals, Objectives, Land Use Designations, Special Planning Areas
- ▶ **July 18, 2017:** considered refinements to density and density bonus provisions, and application to Special Planning Areas

Key Themes of Previous Engagement

Common themes (what to keep):

- ▶ **Community:** friendly people, knowing your neighbours, tight-knit community, supportive community
- ▶ **Character:** spacious lots, safe feeling, semi-rural / rural character, peaceful and quiet setting, proximity to a larger centre
- ▶ **Access to Nature:** beach and forests, natural beauty, proximity to nature
- ▶ **Unique:** variety in housing styles, not cookie-cutter, distinct from Nanaimo

Key Themes of Previous Engagement

Common themes (what to change):

- ▶ Slowness of change and evolution
- ▶ Lack of water and sewer service in some existing neighbourhoods
- ▶ Revitalization of the Village
- ▶ More variety to attract new families and businesses
- ▶ Amenities (e.g. transit, sidewalks, trails, beach access, street lights)
- ▶ Limited variety of housing choices / opportunity to downsize
- ▶ Sustainability and environmental protection

Key Themes of Previous Engagement



KITCHEN TABLE MEETINGS

13 meetings. Common themes:

- ▶ The Village was consistently identified as a desirable location for more varied land uses.
- ▶ Future development should respect existing land uses while encouraging a thriving community inclusive of all ages and types.
- ▶ Seniors Care Facilities and Seniors Independent Living may warrant consideration in the Village and Owen Rd Area.
- ▶ Secondary Suites may warrant consideration in all residential areas, IF there are strong regulations and guidelines.

Key Themes of Previous Engagement

Community-wide Survey

- Mailed to all District properties via Canada Post: **March 15 to April 7, 2017**
- Participation Rates:
 - ▶ Number of Surveys Distributed: **1,482**
 - ▶ Number of Completed Surveys: **543**
 - ▶ Response Rate: **37.3%**
 - ▶ **Statistical Accuracy: within +/-3.97% 19 times out of 20**

Key results are summarized below – full results are on website.

Key Themes of Previous Engagement

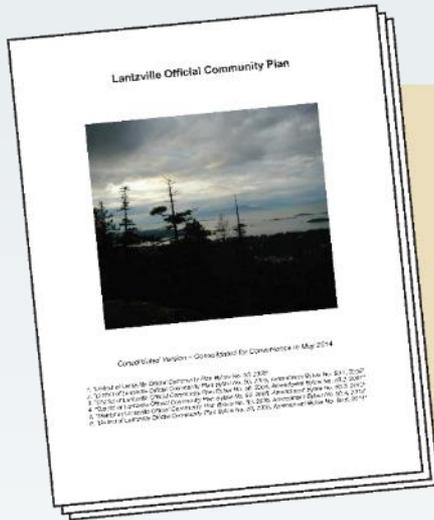
June 28 Open House

- Approx. 110 attended the open house. 45 online and written responses were received, 35 % from 'Winds' neighbourhood.
- Key summary of responses (see full results for detail):
 - ▶ About 35 - 45% appear resistant to development or to lot sizes smaller than > 0.5 acre
 - ▶ About 35 - 45% encourage relatively unrestricted development at a range of densities
 - ▶ Between these two extremes are nuanced comments about development quality. Most are open to a range of housing choice in the Village Area, but lack of consensus on density increases as one considers areas further removed from the Village

Comments were carefully considered by OCP Review Committee.

Full results will be posted on the District website.

OCP VISION & GOALS



The results of the engagement process have confirmed that many aspects of the existing (2005) OCP remain valid today. The OCP slides highlight key policies in the existing OCP to carry forward, potential refinements being considered, as well as new policy being considered, coded by colour as shown below.

Green Text: 2005 OCP Policy Carried Forward

Blue Text: Refinement to 2005 OCP Policy being Considered

Gold Text: New Policy being Considered

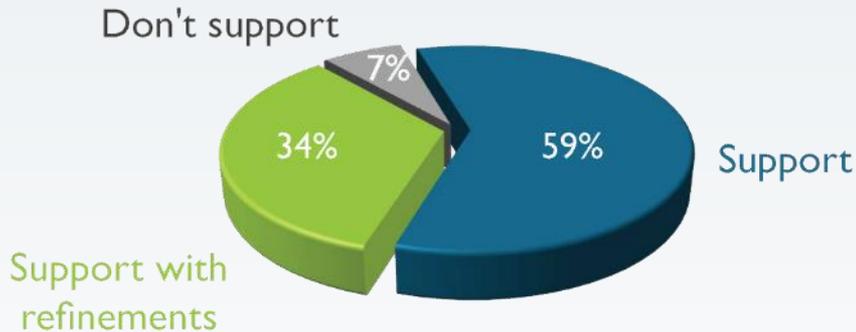
OCP VISION & GOALS



VISION

Public Input #1 Results:

Do you support the 2005 OCP Vision?



The OCP Update vision will carry forward key elements, highlighting:

- ▶ Foreshore to Foothills
- ▶ Village-like commercial centre
- ▶ Semi-rural and rural character
- ▶ Improvement in housing choices
- ▶ Expanded and resilient infrastructure
- ▶ An environmentally-friendly community with an abundance of trees, green spaces, and corridors, walking/hiking/bicycling paths and trails, clean beaches, and a healthy waterfront

OCP VISION & GOALS



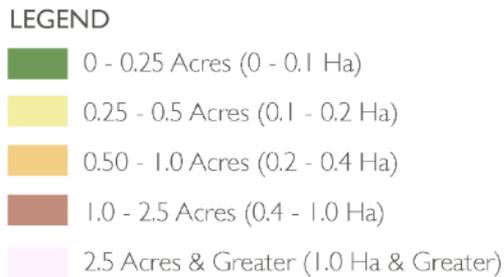
GOALS

Seven existing goals remain.

Refinements are being considered to specific policy clauses and implementation approaches for goals shown in BLUE.

1. Protect the Natural Environment
2. Preserve Community Character
3. Strengthen the Village Commercial Core
4. Provide Housing Choices
5. Develop Comprehensive Development Plans
Special Area Plans for the ~~Ware Road and Foothills~~
~~Estate Areas~~ Key Residential Infill Areas
6. Develop Community Infrastructure
7. Improve Road, Pedestrian, and Bicycle Mobility

EXISTING LOT SIZES IN LANTZVILLE



- ▶ Lots in the Winds area are in the range of 0.5 - 1 acres
- ▶ Lots in the Winchelsea area are in the range of 0.25 - 0.5 acres
- ▶ Lots in the Peterson and Dickinson areas include a range of lot sizes, including lots smaller than 0.25 acres
- ▶ Lantzville has many large lots distributed throughout the community that are over 1 acre in size

LAND USE DESIGNATION OVERVIEW

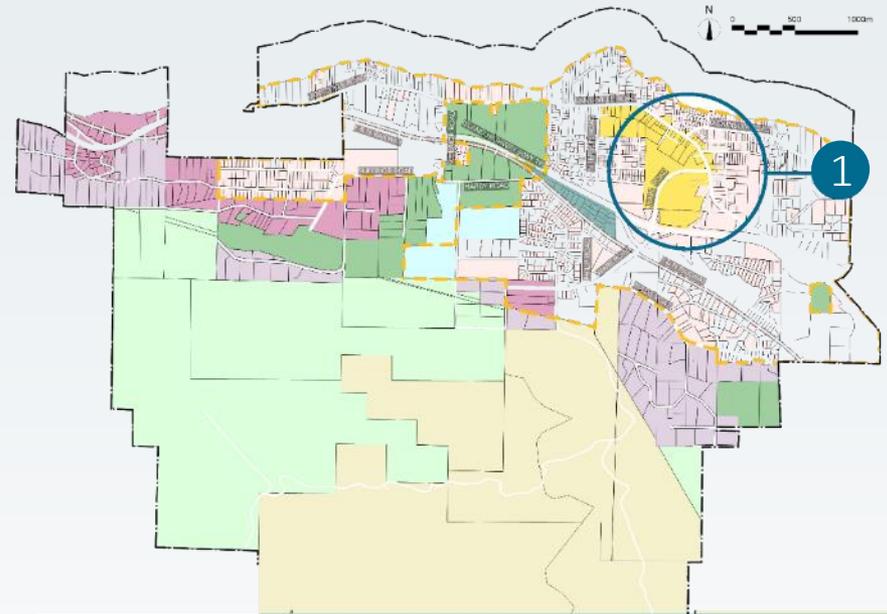


Land Use Designation Changes Being Considered

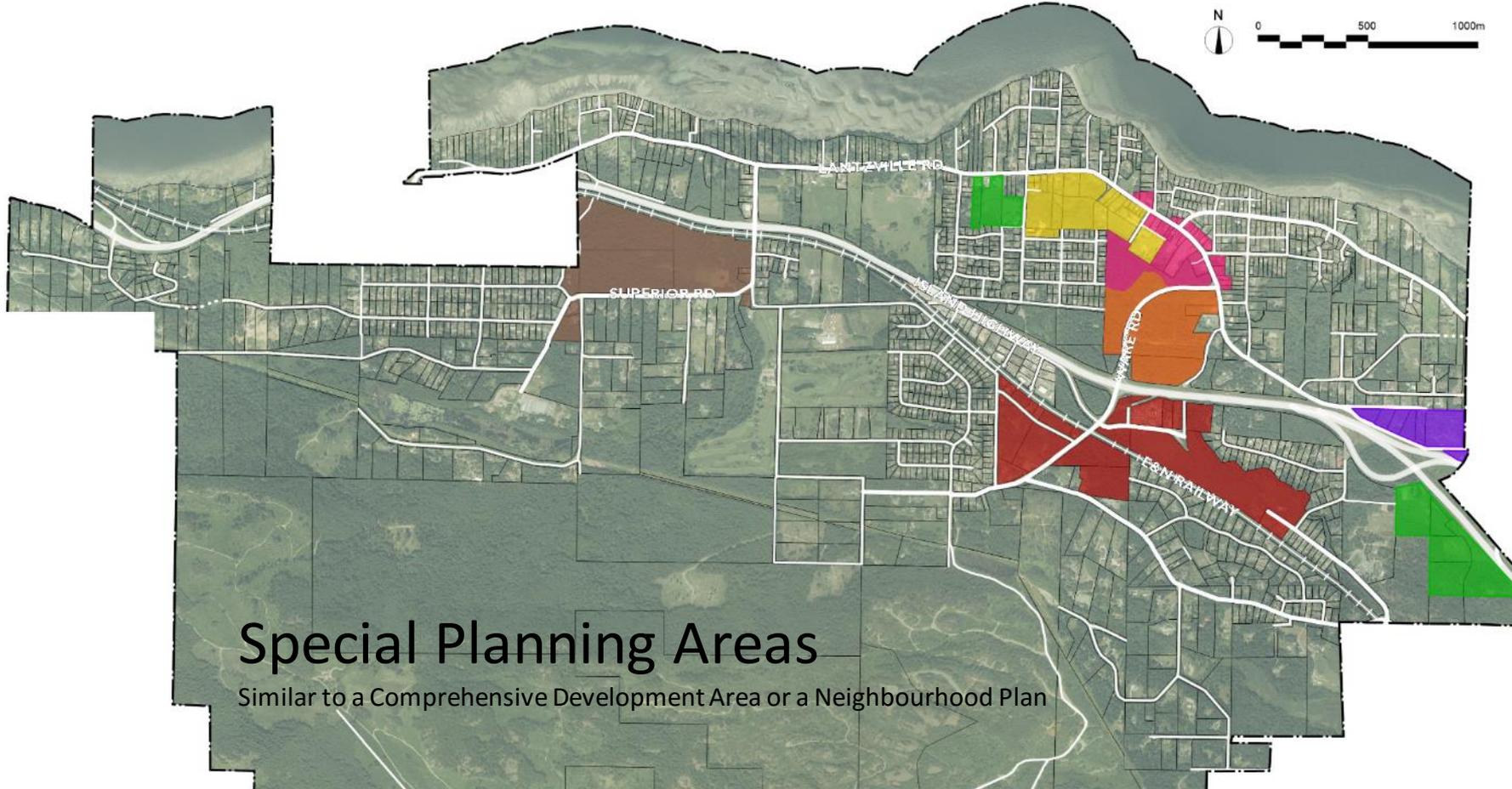
- ▶ OCP Select Committee considered letters received. Recommends that area-specific public process be used for new OCP Land Use Designation changes.
- ▶ After consideration, recommends most 2005 OCP Land Use Designations remain.
- ▶ One change, shown on the map:

1 Adjustment to the 'Village Residential' boundary to include adjacent properties.

All other Land Use Designations are proposed to remain as existing; however, changes in OCP policies, including Density Bonus Provisions are being considered which may influence future development in residential areas.



LEGEND (BOTH MAPS)		OCP LAND USE DESIGNATIONS	
--- District Boundary	Resource - Agriculture	Rural Residential	
--- Urban Containment Boundary	Resource - Forestry	Village Residential	
□ Parcels	Resource - Open Space	Foothills	
--- Roads	Residential	Commercial/Industrial	
--- Transportation Corridor (E&N)	Estate Residential		



Special Planning Areas

Similar to a Comprehensive Development Area or a Neighbourhood Plan

The potential Comprehensive Planning Areas shown on the map are considered in more detail on the following displays:

- Village Commercial Core & Lowlands (see Display 16)
- Upper Lantzville Superior Road Areas (see Display 21)
- Village South (see Display 17)
- Care Precinct Area (see Display 15)
- Village West (see Display 18)
- Farm Cluster Opportunities
- Upper Lantzville Ware Road Areas (see Display 20)

SPECIAL PLANNING AREAS

② What happens in a Special Planning Area process?

More detailed planning at a neighbourhood scale, involving:

- ▶ Collaborative engagement of interested landowners/developers, neighbouring properties, and District staff with professional support. Neighbourhood and community-wide public engagement events.
- ▶ Technical studies including environmental, geotechnical/hazard, archaeological/heritage, transportation/traffic, views, tree and fire hazard management, relationship to water supply and utilities, community fiscal impact.
- ▶ Review of plans (and options) for layout of housing types and proposed subdivision across the neighbourhood, public and private green space and greenways, road / trail / cycle connections, related water, sewer and rainwater management infrastructure.
- ▶ Identification of neighbourhood-specific design guidelines, special water features or other placemaking or community elements.
- ▶ Potential phasing of development and related impact mitigation measures.

SPECIAL PLANNING AREAS

② What are results of a Special Planning Area process?

Recommendations to Council on the neighbourhood specifics of:

- ▶ Amount, location, and range of housing types and parcel sizes.
- ▶ Amount and location of green space and trail networks, streets/bikeways.
- ▶ Design guidelines and phased development agreements.

After public review event(s) and a formal public hearing, if supported by Council the Special Area Plan likely is appended as a 'Schedule Appendix' to the Official Community Plan.

- ▶ Followed by zoning changes and phased development agreement (with public hearings and subject to Council approval).
- ▶ After subdivision (a technical process), development permit (DP) applications would be required for 'Intensive Residential', Multiple-family Residential or Industrial / Commercial / Institutional (DP subject to Council approval).

MANAGING GROWTH

- ▶ While most participants in the Community-wide Survey supported planning directions and new growth in key areas that lead to population increase (Option B and C), residents have identified on-going concerns about the pace of development and management of growth in a way that respects community character.



Comments

- ▶ Desire to prioritize development of the Village
- ▶ Concerns about maintaining small-town, semi-rural character as development occurs
- ▶ Concerns about pace of development and desire to keep it "slow" to ensure new development fits with the community
- ▶ Traffic increase concerns
- ▶ Tax implications

MANAGING GROWTH

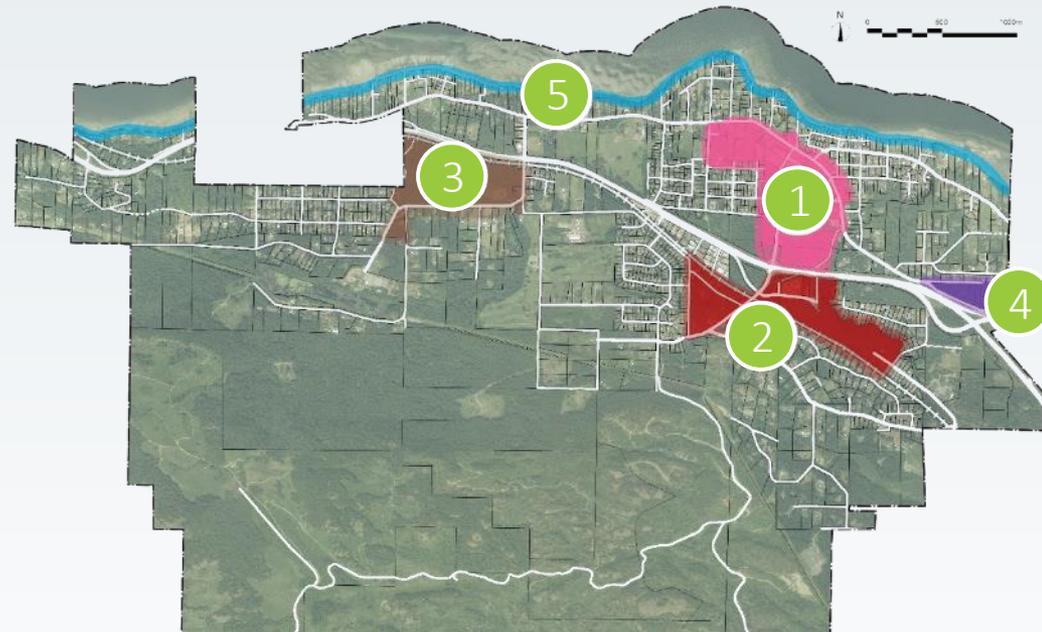
② How is pace of growth addressed in an OCP?

- ▶ Official Community Plans provide goals, objectives, and policies for a period of 10 – 20 years, ideally updated every 5 years.
- ▶ it is uncommon for pacing of growth to be specifically written in the OCP.
- ▶ Pace of growth may be influenced by Council or applicant funding of proposed Special Area Plans and related community engagement, by timing of zoning approvals and phased development agreements.
- ▶ When development requires a rezoning, each application is a separate Council decision that considers the merits of the application in relation to community needs.

MANAGING GROWTH

► Proposed Priority for Community Investment in Special Planning Areas:

- 1 Commercial Core & Village Areas (Lowland, West, and South)
- 2 Upper Lantzville Infill Ware Road Area
- 3 Upper Lantzville Infill Superior Road Area
- 4 East Lantzville (Care Precinct?) Area
- 5 Waterfront Foreshore and Shoreline Management Area



► Applicants may request Council to consider other multi-property Special Planning Areas. Applicant planning process funding or co-funding may be required.

DENSITY BONUS

② What is a Density Bonus?

- ▶ A density bonus, as defined in the 2005 OCP is, “a policy that allows developers to attain additional density of use on a development site (e.g. more housing units or floor area) than would otherwise be allowed, if the development plan provides for additional parks, open space, trails, heritage protection, or other amenities as defined in the OCP than the minimum normally required under the Local Government Act” (2005 OCP, page 5).

EXISTING DENSITY BONUS PROVISIONS

'Residential' Density Bonus Provisions in the 2005 OCP

Key Provisions:

- ▶ Base density for 'Residential' land uses is **5 uph**
- ▶ Density bonus of up to **2.5 uph** is allowed, based on a target of **20%** park space
- ▶ Therefore, maximum gross density with the density bonus would be **7.5 uph** (5 uph base + 2.5 uph bonus)
- ▶ Minimum lot size (with bonus) is **0.135 Ha (1/3 acre)**
- ▶ "Additional units will be considered at a rate of **1 unit** for each additional 6% of the total site area dedicated park over the required 5% dedication"

Analysis:

- ▶ The final provision limits the number of potential bonus units to **2.5 additional units** regardless of parent parcel size (i.e. the bonus would allow 2.5 additional units whether the parcel is 4 ha or 40 ha)
- ▶ If the above clause allowed **1 uph** (instead of **1 unit**), a theoretical 50% increase in units would apply. However, when calculating the land available after road and park dedication and applying a **0.135 Ha** minimum parcel size, the result again would only be the addition of a few units

Conclusion:

- ▶ The 2005 Density Bonus wording for 'Residential' land uses **would not** provide an effective incentive to dedicate additional parkland

EXISTING DENSITY BONUS PROVISIONS

'Village Residential' Density Bonus Provisions in the 2005 OCP

Key Provisions:

- ▶ Base density for the 'Village West Area' is **7.5 uph** for Village West
- ▶ Base density for the 'Ware Road Comprehensive Development Area' (aka 'Village South and Village Lowlands') is **10 uph**
- ▶ Density bonus of up to **3.5 uph** is allowed, provided a minimum 20% parks dedication, plus provision of pedestrian pathways, an entrance feature, buffer, and retention of mature trees (amounts not specified)
- ▶ Maximum gross density with the density bonus would range from **11 uph** in the Village West to **13.5 uph** in the Village South and Village Lowlands

Key Provisions cont:

- ▶ No minimum lot size is set and a variety of housing types are allowed

Analysis:

- ▶ The above clause would provide an incentive of approximately 35% to 47% more units over the base density

Conclusion:

- ▶ The 2005 Density Bonus wording for 'Village Residential' land uses is written more clearly than the 'Residential' density bonus and would provide an effective incentive to increase park dedication and provide key amenities

DENSITY BONUS REFINEMENTS

Potential Density Bonus Types

Green Text: 2005 OCP Policy Carried Forward

Blue Text: Refinement to 2005 OCP Policy being Considered

Gold Text: New Policy being Considered

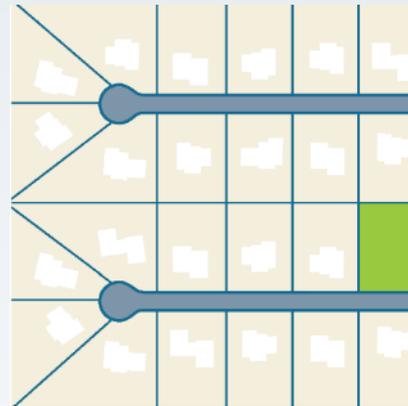
DENSITY BONUS TYPE	AMENITIES THAT MUST BE PROVIDED (DETAILS NEGOTIATED PRIOR TO REZONING WITH APPROVAL BY COUNCIL)	BONUS CALCULATION (FOR LAND DEDICATION OVER AND ABOVE 5% STATUTORY PARKS DEDICATION)
1: ESA Dedication (only applies to properties with environmentally sensitive features)	<ul style="list-style-type: none"> Dedication of Environmentally Sensitive Areas (ESAs) under watercourse or coastal development permit 	<ul style="list-style-type: none"> 1 uph per 20% of parent parcel dedicated
2A: Parkland / Trail Dedication - 'Residential'	<ul style="list-style-type: none"> Dedication of usable land (i.e. not hazard or ESA lands) for park or trail corridor 	<ul style="list-style-type: none"> 1 uph per 10% (was 6%) of parent parcel dedicated
2B: Parkland / Trail Dedication - 'Village Residential'	<ul style="list-style-type: none"> Dedication of usable land for park or trail corridor Completion of park / trail improvements 	<ul style="list-style-type: none"> 1 uph per 4.25% of parent parcel dedicated
3: Community Infrastructure Cluster Development	<ul style="list-style-type: none"> Provision of a range of housing choice through inclusion of both smaller and larger options than the target average. Using clustering and density averaging to provide additional public or semi-private open space. 	<ul style="list-style-type: none"> Up to 1 uph Negotiated case-by-case based on merits of proposal and approved by Council
4: Innovation	<ul style="list-style-type: none"> Leading-edge innovation in environmental, economic, or social sustainability 	<ul style="list-style-type: none"> Up to 1 uph Based on a rating system and approved by Council

DENSITY AVERAGING & CLUSTERING

② What is Density Averaging & Clustering ?

Objective in Lantzville

- ▶ Provide a range of housing types that encourage a mix of residents
- ▶ Preserve high-quality public open spaces –or semi-private open space including public access rights of way where appropriate.



Conventional Subdivision:
typically includes lots that are of similar size, distributed over most of a parent parcel.



Clustered Subdivision:
Encourages a variety of lot sizes with a mix of housing types, potentially including single-family and multiple-family, distributed over less of a parent parcel, reserving open space.

DENSITY AVERAGING & CLUSTERING

POLICY UPDATES BEING CONSIDERED

- ▶ A range of lot sizes in new subdivisions will be encouraged. Density averaging provisions in the Subdivision Bylaw will be reviewed to allow a reduction in minimum lot size of up to 60% (was 80%) **provided the overall gross density is not exceeded**. This results in larger lots or additional open space balancing any smaller parcels or multiple family housing forms.
- ▶ Maximum gross density, either base or associated with approved density bonus amenities shall not be exceeded without change to the OCP.
- ▶ Outside Special Planning Areas, a target **average** lot size of 960 sq.m. (approx. 24 m x 40 m (was 1,350 sq.m. min.) will be considered.

Green Text: 2005 OCP Policy Carried Forward

Blue Text: Refinement to 2005 OCP Policy being Considered

Gold Text: New Policy being Considered

DENSITY AVERAGING & CLUSTERING

POLICY UPDATES BEING CONSIDERED

- ▶ Multiple-family, institutional (e.g. seniors care), commercial, industrial, and mixed-use developments shall be subject to development permits for form and character. Small lot 'Intensive Residential' shall also be subject to form and character development permits.

- ▶ Lantzville residents have identified 'cookie cutter' subdivisions as undesirable.
- ▶ Clustering is an alternative form that can encourage variation and innovation.

Not This



This



Green Text: 2005 OCP Policy Carried Forward

Blue Text: Refinement to 2005 OCP Policy being Considered

Gold Text: New Policy being Considered

DENSITY BONUS Examples

*Community water and sewer services is required for all subdivision smaller than 1 HA

** Could include farm or open space cluster developments

SERVED NEIGHBOURHOOD LOCATION*	BASE DENSITY	1: ESA DEDICATION BONUS	2: PARK / TRAIL BONUS	1+2+ PARK 5% GREEN SPACE TARGET	3: CLUSTER BONUS	4: INNOVATION BONUS	MAX. DENSITY (avg. – varies by parcel)
General 'Residential' Area**	5 uph		1.5 uph max (was 2.5)	20%	0.5 uph max	0.5 uph max	7.5 uph max
'Estate Residential' Area (not recommended)	2.5 uph		1.5 uph max (was 0)	20%	0.5 uph max	0.5 uph max	5 uph max
Care Facility (assisted or long term)	100 - 400+ units	Split between East Lantzville (Care Precinct) and Village, with 100 - 200 units in the Village					project specific
'Village Residential' Commercial Core	10 uph		2.5 uph max (was 3.5)		1 uph max	1 uph max	14.5 uph max (was 13.5)
'Village Residential' Lowlands	10 uph		10 uph max (was 3.5)	45% public plus private (was 20%)	5 uph max	6 uph max	31 uph max (was 13.5)
'Village Residential' West	7.5 uph		3.5 uph max	20%	0.5 uph max	0.5 uph max	12 uph max (was 11)
'Village Residential' South	10 uph		3.5 uph max	20%	0.5 uph max	0.5 uph max	14.5 uph max (was 13.5)
Upper Lantzville 'Residential' Infill Areas (avg)	5 uph	1 uph max	2.5 uph max	30% (was 20%)	0.5-1.5 uph max	1.0 uph max	10 uph avg, 11 uph max (was 7.5)

INNOVATION EXAMPLES

The concept of an **Innovation Density Bonus** is to encourage developers to invent or bring leading examples of innovation to Lantzville. Examples may include:



Innovative seniors-oriented or affordable housing (e.g., cottage cluster, etc.)



Innovative low-cost non-market housing (e.g., co-op housing, cabins, tiny homes, etc.)



Fully developed zero-emission vehicle subdivisions / homes



Fully developed low energy (semi-off grid) subdivisions (e.g. solar, geothermal)



Innovative farm or open space clusters

INNOVATION EXAMPLES



Fully developed rainwater harvesting subdivisions / homes for non-potable uses



Accessible / adaptable housing (e.g., wheelchair-friendly subdivisions)



Related professional monitoring and reporting on lessons learned and contribution to targets (e.g., GHG reduction)



Fully developed passive energy subdivisions

The potential Innovation Density Bonus would focus on areas with the 'Residential', 'Village Residential' Land Use Designations.

A density bonus for 'Estate Residential' was considered but it not recommended.

DENSITY BONUS Units

*Community water and sewer services is required for all subdivision smaller than 1 HA

** Could include farm or open space cluster developments

*** plus seniors assisted living or long term care

SERVED NEIGHBOURHOOD LOCATION*	BASE DENSITY (units)	1: ESA DEDICATION BONUS (units)	2: PARK / TRAIL BONUS (units)	1+2+ PARK 5% GREEN SPACE TARGET	3: CLUSTER BONUS (units)	4: INNOVATION BONUS (units)	MAX. DENSITY (avg. – varies by parcel – units)
General 'Residential' Area** 1 Ha typ	5		1.5	20%	0.5	0.5	7.5
'Estate Residential' Area 1 Ha (not recommended)	2.5		1.5	20%	0.5	0.5	5
Care Facility (assisted or long term)	100 - 400+ units	Split between East Lantzville (Care Precinct) and Village, with 100 - 200 units in the Village					project specific
'Village Residential' Commercial Core 5 Ha***	50		12		5	5	72
'Village Residential' Lowlands 3.9 Ha	39		39	45% public plus private (was 20%)	19	23	120
'Village Residential' West 10 Ha***	75		35	20%	5	5	120
'Village Residential' South 19 Ha***	190		66	20%	9.5	9.5	275
Upper Lantzville 'Residential' Infill Areas (overall) 55 Ha approx	275	Varies 28	Varies 137	30% (was 20%)	Varies 55	55	550

COMMUNITY AMENITY CONTRIBUTIONS

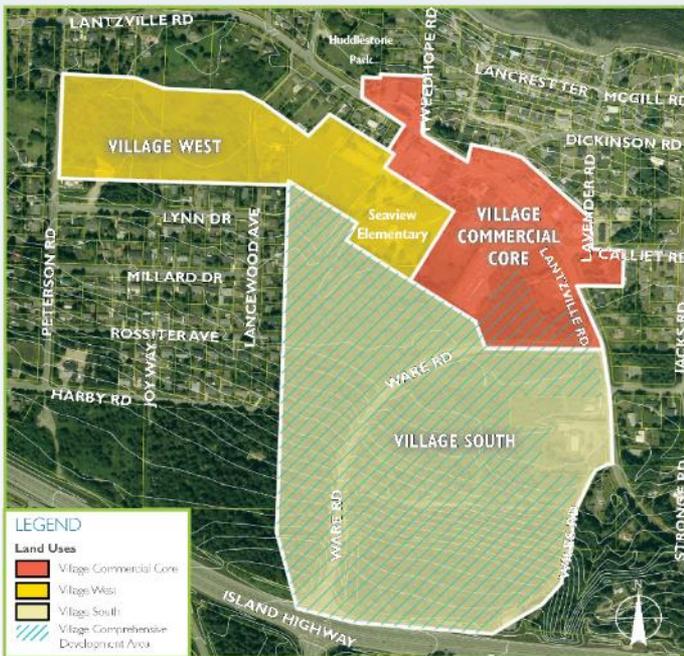
Lantzville may adopt a policy, with details outside the OCP, to support Community Amenity Contributions (CAC).

CACs are payments associated with rezoning from developers to the District and approved by Council, over and above Development Cost Charges. Unless invested voluntarily by the developer in the improvements listed, the funds are kept in District reserves and invested in projects that improve the neighbourhood and District such as:

- ▶ Development of parks and trails
- ▶ Development of recreation amenities (e.g. sports fields, playgrounds)
- ▶ Investments in community infrastructure
- ▶ Recreation sites / buildings (e.g. replace / improve Costin Hall)
- ▶ Fire protection measures (e.g. new fire vehicles or hall)
- ▶ Community beautification, entrance signage, streetscape
- ▶ Waterfront improvements

VILLAGE AREA OVERVIEW

Existing OCP Map



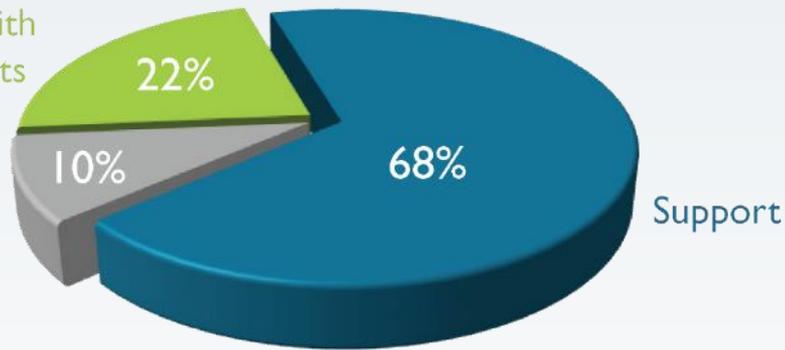
Proposed Special Planning Area



VILLAGE AREA OVERVIEW

Community-wide Survey Results for Village Area Preliminary Planning Directions

Support with refinements



Comments

- ▶ Concerns about 4-storey building heights
- ▶ Mixed feedback on varied building forms including condos, small homes, stratas, townhomes, patio homes
- ▶ Concerns about density changing the semi-rural character
- ▶ Some preference for enclosed stormwater, rather than ditches
- ▶ Concerns about increased traffic
- ▶ Desire for greater walking/cycling provisions
- ▶ Concerns about tree blow-down

VILLAGE AREA OVERVIEW

POLICY UPDATES BEING CONSIDERED

- ▶ The 2005 OCP Map No. 5 Village identifies three areas: Village Commercial Core, Village West, and Village South. An overlay hatch of Village Comprehensive Development Plan Area covers most of the Village South and parts of the Village Commercial Core along Ware Road.
- ▶ The proposed Special Area Planning Area Map suggests the following refinements:
 - Village Commercial Core is expanded slightly to include adjacent properties along Lantzville Road.
 - A new 'Village Lowland' area is defined on a flat area with extensive wetlands, generally within walking distance (400 m) of the commercial area.
 - Village Commercial Core and South areas remains similar to the 2005 OCP.
 - Village West is expanded to include contiguous properties out to Lantzville Road and Lynn Drive, with policy to encourage large and varied single family and semi-rural parcels / heritage elements along Lynn and Lantzville Roads frontages.

SENIOR & STARTER HOUSING CHOICES

POLICIES IN THE EXISTING 2005 OCP

- ▶ “a facility to provide for the various levels of care for the senior citizens of Lantzville within the Village CDP.”
- ▶ “assisted living and long-term care facility located within walking distance (200 m) of existing services in the Village Commercial Area.”
- ▶ "exclude up to 100 units of a three-storey care facility from area used for gross density and bonusing provisions. Each unit in a care facility larger than 100 units shall represent $\frac{1}{4}$ unit for calculating gross residential density." In theory this could allow 372 additional units, to a maximum of 472 units of 'Care Facility' housing.

Green Text: 2005 OCP Policy Carried Forward

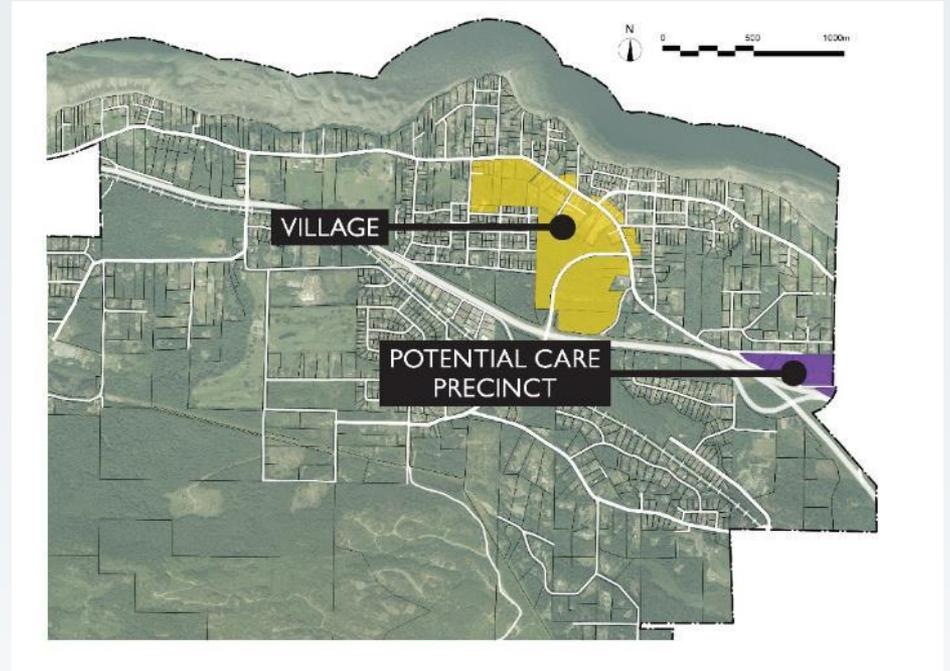
Blue Text: Refinement to 2005 OCP Policy being Considered

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SENIOR & STARTER HOUSING CHOICES

Today's interpretation of 'seniors housing' includes many forms of independent active living and home care, in addition to assisted or long-term care.

In addition to 'institutions', smaller care facilities, cottages, small homes, multiple-family, or secondary suites may support aging in place.



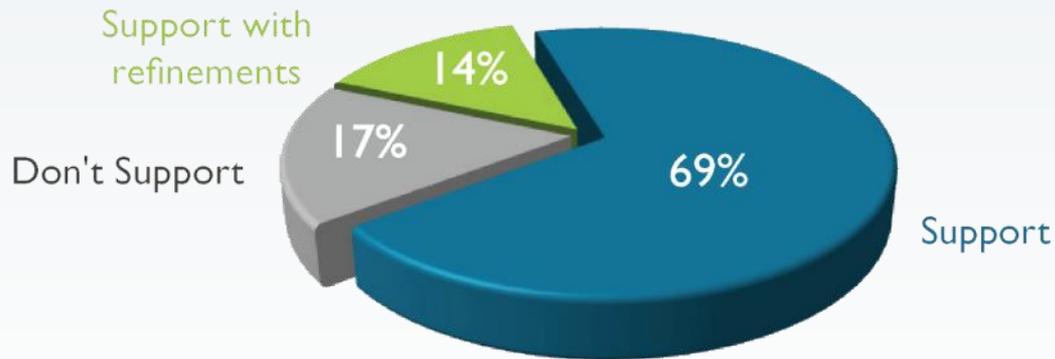
100 Assisted or Long Term Care Units could be provided within 400 m (was 200 m) of Village Commercial Areas without a deemed increase in Density. Up to an additional 100 units (was unlimited) would count as $\frac{1}{2}$ unit (was $\frac{1}{4}$ unit) towards density calculations.

SENIOR & STARTER HOUSING CHOICES

The 'Care Precinct' is renamed East Lantzville Special Planning Area.

Land Use Designations would be open to 'good neighbour' uses including seniors care and other options that don't compete with the Village Core.

Community-wide Survey Results for Care Precinct Preliminary Planning Directions



Comments

- ▶ Suggestions to limit to 2- to 3-storeys
- ▶ Suggestions that small-scale commercial may be warranted as part of the Care Precinct to support new development
- ▶ Mixed feedback on location – consideration for seniors housing closer to the Village core to improve walkability
- ▶ Requirement for attractive design
- ▶ Servicing costs to be fully paid by development
- ▶ Park space in the Care Precinct area may not be required given proximity to Pioneer Park

SENIOR & STARTER HOUSING CHOICES

POLICY UPDATES BEING CONSIDERED

- ▶ Give priority to projects that provide for seniors-oriented housing and seniors care facilities. Seniors-oriented housing should recognize all stages of aging, from down-sizing and active independent living, through in-home care, and stages of assisted and long-term care.
- ▶ Options for active living seniors housing are encouraged across the Village and in other residential areas. The goal is to provide a full spectrum of options, including secondary dwellings and various building forms of multiple-family and intensive residential in addition to larger lots that would suit seniors, as well as starter families or singles.

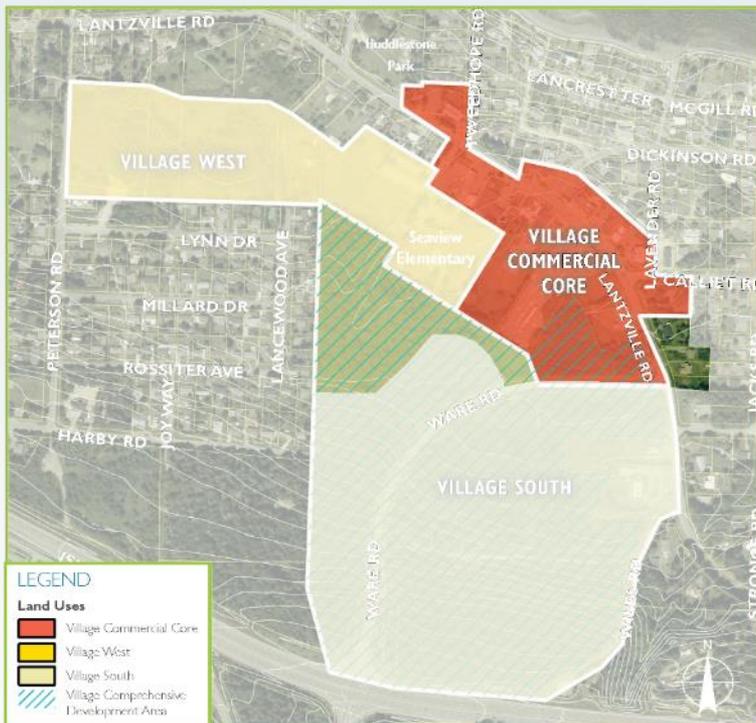
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VILLAGE COMMERCIAL CORE & LOWLANDS

Existing OCP Map



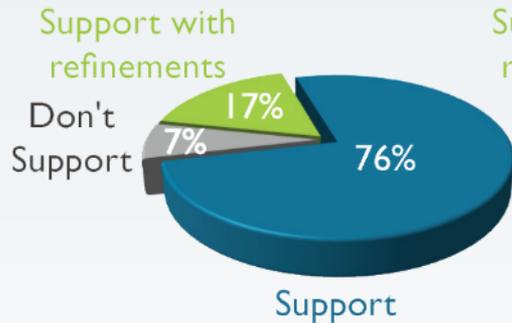
Proposed Special Planning Area



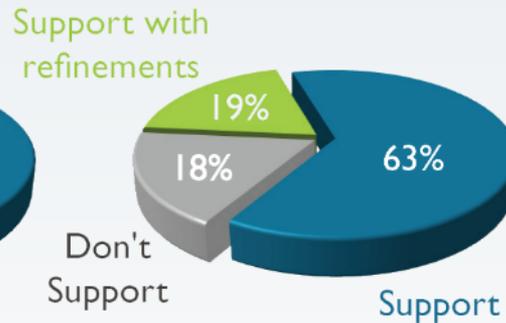
VILLAGE COMMERCIAL CORE & LOWLANDS

Community-wide Survey Results for:

Village Commercial Core



Village Lowlands



Comments

- ▶ Concerns about potential 4-storey building height
- ▶ Concerns about increased density and condo/townhome styles
- ▶ Desire to maintain small-town, quaint feel
- ▶ Concerns about types of tourist accommodation
- ▶ Concerns about increased traffic, noise, and parking
- ▶ Suggestions for incentives and attractions to encourage renewal
- ▶ Support for sidewalks in the Village core
- ▶ Desire for protection of wetlands and green space

VILLAGE COMMERCIAL CORE & LOWLANDS

DENSITY SUMMARY

Green Text: 2005 OCP Policy Carried Forward
Blue Text: Refinement to 2005 OCP Policy being Considered
Gold Text: New Policy being Considered

Base Gross Density	▶ 10 uph (units per hectare)
Max. Gross Density with all Density Bonuses	▶ Commercial Core: 14.5 uph (was 13.5) ▶ Lowlands: 31 uph (was 13.5) ▶ plus 100 -200 Seniors Care (was 100-400+)
Approximate Range of Potential Units	▶ 100 – 200 Seniors Care (was 100-400+) ▶ Plus 89-192 multiple-family units ▶ Tourist/youth-oriented housing (rather than family/ seniors oriented) inside an ‘entertainment district’??
Building Height	▶ 2-4 stories, stepped buildings
Protected Greenspace	▶ Core 20%, Lowlands, 45% public, plus semi-private space

VILLAGE COMMERCIAL CORE & LOWLANDS

POLICY UPDATES BEING CONSIDERED

- ▶ Discourage franchise-type or drive-through businesses. Discourage development outside of the Village Residential and Village Commercial Core areas that would detract from the goal of creating a vibrant Village Commercial Core. Prioritize housing development that increases the customer base for the Village Core.
- ▶ Improve the appearance of the buildings, public spaces, and utilities of the Village Commercial Core. Foster pride of ownership by initiating clean-up and beautification programs. Consider Community Amenity Contributions for streetscape improvements in the Village Core.
- ▶ Encourage development of residential uses in the upper floors of both new and existing commercial buildings. Subject to business licencing, consider tourism-oriented accommodations and short-term rentals in an 'entertainment district' of the Village Commercial Core, but not in other parts of Lantzville.
- ▶ 2 storey max. on north side of Lantzville Road, 3 storeys on south side, and an additional 'lower' storey on the back of buildings below street (Lantzville Road) level. Stepped buildings of 2 storeys, and with underground parking 3 to 4 storeys in Lowland and outer Village Core areas, provided that existing or planted trees will exceed 3-4 storey building height and that water views are not impeded.

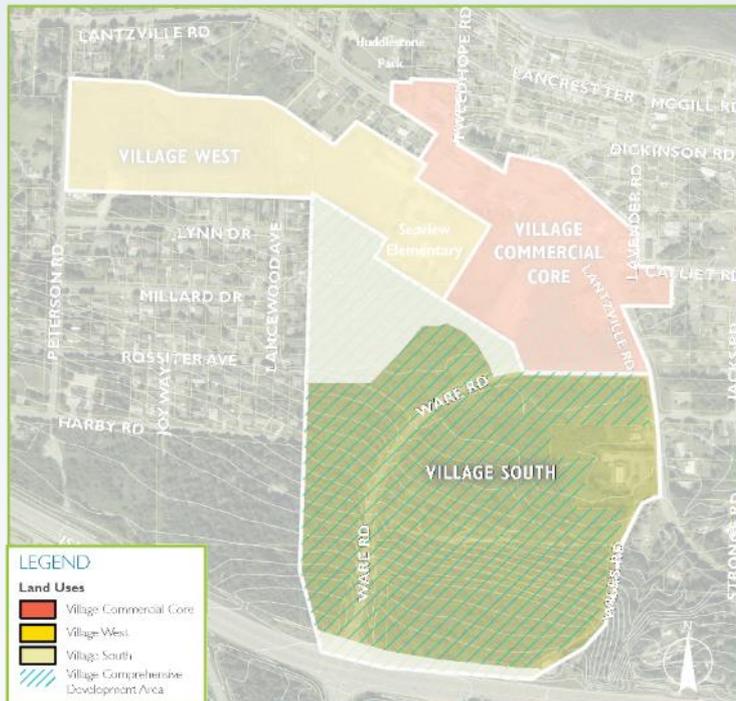
Green Text: 2005 OCP Policy Carried Forward

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Gold Text: New Policy being Considered

VILLAGE SOUTH

Existing OCP Map



Proposed Special Planning Area



VILLAGE SOUTH

DENSITY SUMMARY

Base Gross Density	▶ 10 uph (units per hectare)
Max. Gross Density with all Density Bonuses	▶ 14.5 uph (was 13.5)
Approximate Range of Potential Units	▶ 190 - 275 (varies with Density Bonus uptake)*
Building Height	▶ 2 stories max.
Protected Greenspace	▶ 20%

* Plus seniors care if applicable near Village Core

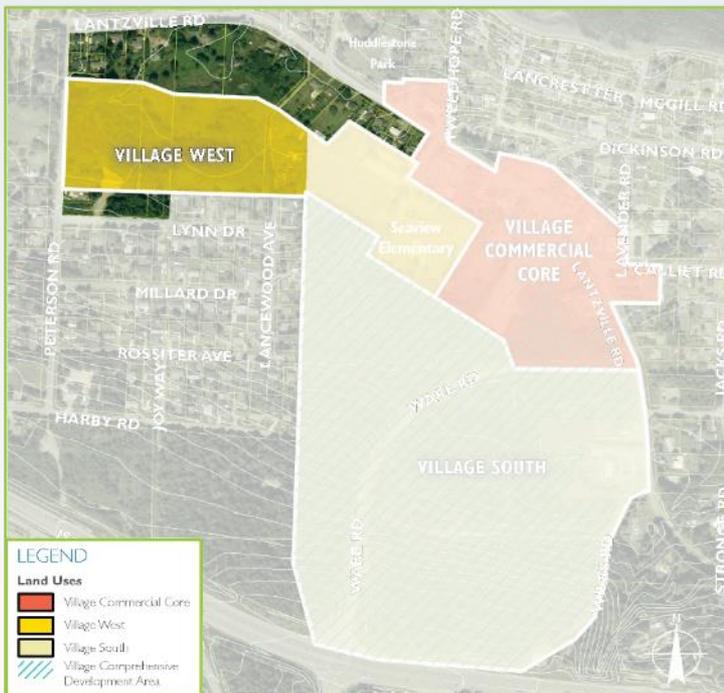
Green Text: 2005 OCP Policy Carried Forward

Blue Text: Refinement to 2005 OCP Policy being Considered

Gold Text: New Policy being Considered

VILLAGE WEST

Existing OCP Map

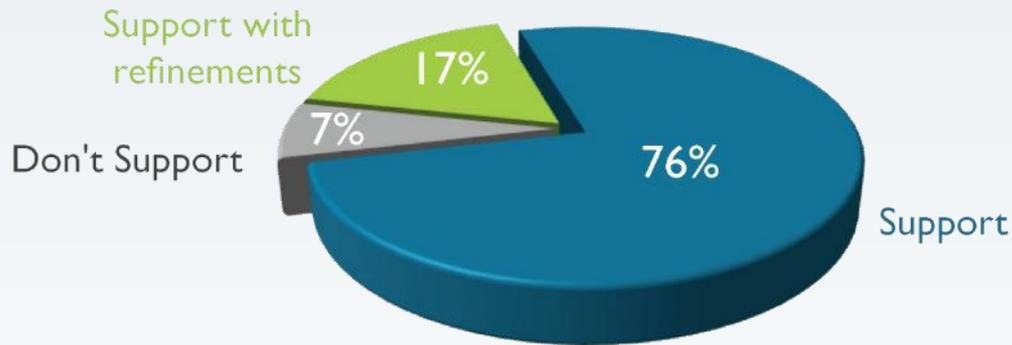


Proposed Special Planning Area



VILLAGE WEST

Community-wide Survey Results for Village West Preliminary Planning Directions



Comments

- ▶ Concerns that proposed min. lot sizes (0.14 acres) are too small
- ▶ Mixed feedback about higher-density housing choices such as multiple-family and lane housing
- ▶ Concerns about additional traffic
- ▶ Suggestions for additional green space
- ▶ Mixed feedback on affordable housing options and clarification about what affordable housing includes

VILLAGE WEST

DENSITY SUMMARY

Green Text: 2005 OCP Policy Carried Forward

Blue Text: Refinement to 2005 OCP Policy being Considered

Gold Text: New Policy being Considered

Base Gross Density	▶ 7.5 uph (units per hectare)
Max. Gross Density with all Density Bonuses	▶ 12 uph (was 11)
Approximate Range of Potential New Units	▶ 75 – 120 (varies with Density Bonus uptake)*
Building Height	▶ 2 stories max.
Protected Greenspace	▶ 20%

* Plus seniors care if applicable near Village Core

UPPER LANTZVILLE INFILL AREAS

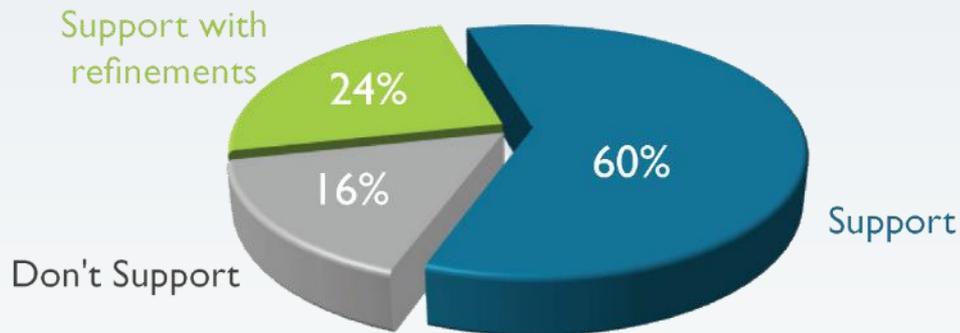
PROPOSED UPPER LANTZVILLE SPECIAL PLANNING AREAS

- ▶ The 2005 OCP identifies these areas in the 'Residential' land use designation and they are recognized as potential development sites.
- ▶ Base Gross Density is 5 uph. The Density Bonus wording in the 2005 OCP is ineffective at providing an incentive to meet the desired 20% park dedication.
- ▶ Future development of these properties may include opportunities to gain parks, open space, and trails for Upper Lantzville, and may potentially to lower costs of infrastructure extension to adjacent existing residences. However, the costs of providing infrastructure to these properties limits the financial viability of low density development.



UPPER LANTZVILLE INFILL AREAS

Community-wide Survey Results for Upper Lantzville Preliminary Planning Directions



Above responses are from all respondents across Lantzville. See slides below for neighbourhood-specific responses.

Comments

- ▶ Concerns that proposed min. lot sizes (0.14 acres) are too small
- ▶ Some opposition to varied building forms
- ▶ Concerns new development may affect existing property values
- ▶ Desire for buffering of Hwy 19 and of any new development
- ▶ Desire to prioritize development of the Village
- ▶ Desire for water extension to existing unserviced neighbourhoods
- ▶ Traffic concerns
- ▶ Desire for improved pedestrian connection to the Village

UPPER LANTZVILLE INFILL AREAS

DENSITY SUMMARY (all areas combined)

Green Text: 2005 OCP Policy Carried Forward

Blue Text: Refinement to 2005 OCP Policy being Considered

Gold Text: New Policy being Considered

Base Gross Density	▶ 5.0 uph (units per hectare)
Max. Gross Density with all Density Bonuses	▶ 10 uph average – individual areas may be up to 11 uph (was 7.5)
Approximate Range of Potential Units	▶ 275 - 550 units (varies with Density Bonus uptake and areas that choose to redevelop)
Building Height	▶ 2 stories max.
Protected Greenspace	▶ 30% (was 20%)

UPPER LANTZVILLE INFILL AREAS

POLICY UPDATES BEING CONSIDERED

Two new Special Planning Areas:

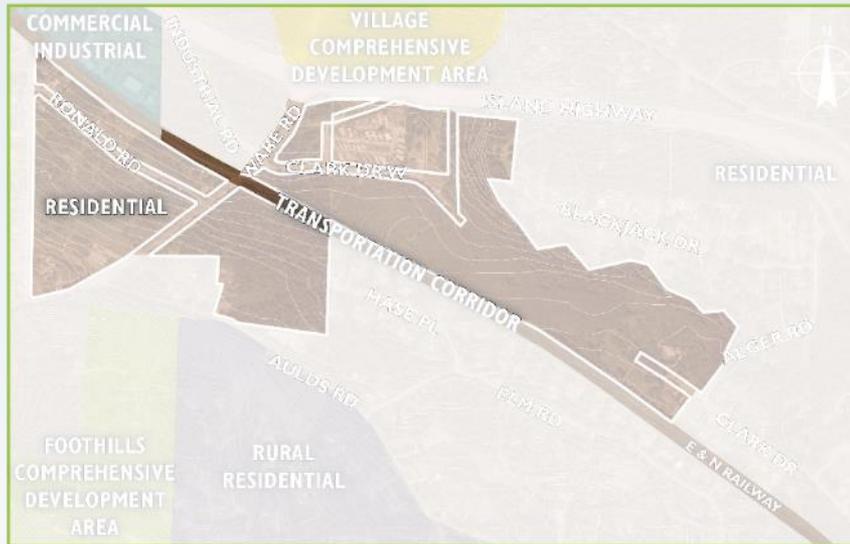
- ▶ Near Ware Road, including:
 - Ronald Road: cleared area, including a District Water Reservoir, and adjacent existing residences.
 - Clark Drive: linear property including Blood Creek ravine and adjacent areas.
 - Hase Place: two larger properties between Ware Road the existing Hase Place. It is not assumed that Hase Place would connect through these properties.

- ▶ Near Superior Road, including:
 - Winds East: the 'Gee' property as well as adjacent parcels with residential land use designation.

Each of the above areas may have specific policies and guidelines, but all within a general framework of parks, open space, trail linkages, and character elements that strengthen Upper Lantzville.

UPPER LANTZVILLE WARE ROAD AREAS

Existing OCP Map



Proposed Special Planning Area

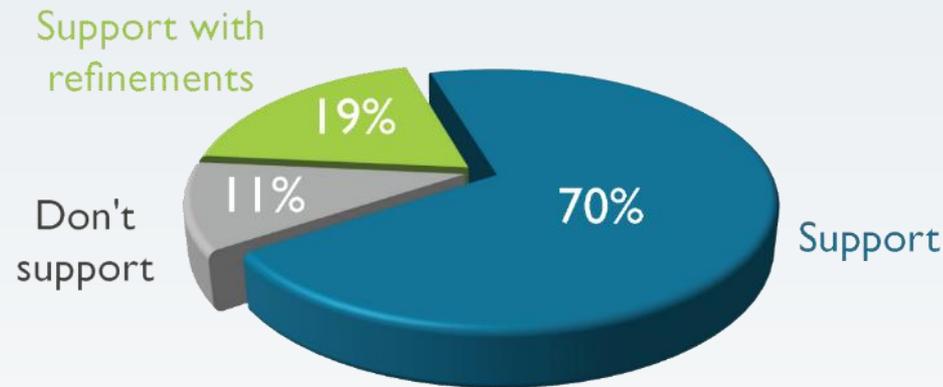


The above map is illustrative of components of a Comprehensive Plan and is not intended to be a final plan. Mapping would be refined through the Comprehensive Planning process.

UPPER LANTZVILLE WARE ROAD AREAS

COMMUNITY-WIDE SURVEY RESULTS (local sub-set)

Area A: Clark Drive Specific Results for Upper Lantzville Preliminary Planning Directions



- ▶ Local neighbourhood-level support for future infill development the Ware Road area.
- ▶ However, concerns that need to be addressed about balancing a level & style of development that maintains the semi-rural character of the area while providing enough units to make development viable.

UPPER LANTZVILLE WARE ROAD AREAS

PLANNING DIRECTIONS BEING CONSIDERED

A Special Area Plan would an opportunity to further consider how the Density Bonus provisions might be applied. Key considerations may include:

- ▶ 1:ESA Density Bonus – focus on the Blood Creek corridor, but could also include other sensitive wildlife habitat or archaeology resources.
- ▶ 2: Park/Trail Density Bonus – provide a linked network of open space and trails to separate and provide a forested backdrop for new development. There is an objective being considered to have a park suitable for field sports (e.g. soccer, softball) in Upper Lantzville and flat areas of these properties might be suitable. The trails system and buffers would also integrated with existing trails on Ware Rd and the E&N corridor. Community signage at Ware Rd and Island Hwy could be considered.
- ▶ 3: Cluster Density Bonus – calculated to provide incentive for some parts of the development to have multiple family or intensive residential options balanced by other parts of the site with larger parcels or additional green space.
- ▶ 4: Innovation Density Bonus – encourage the inclusion of leading edge, sustainable, and top-quality housing forms, including advanced design and technology.

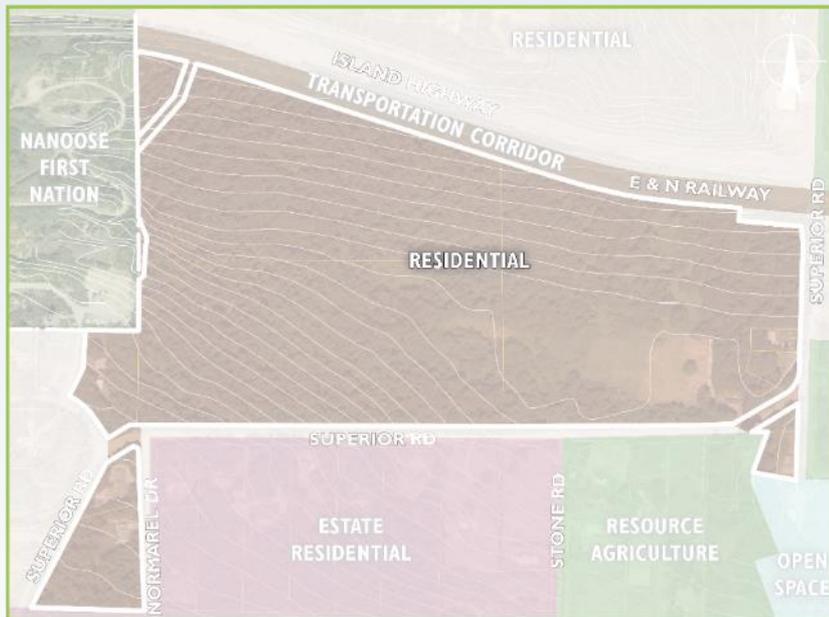
UPPER LANTZVILLE WARE ROAD AREAS

DENSITY BONUS EXAMPLE SCENARIO- Clark Drive property

Base Gross Density of 13.2 ha Clark Dr Property	<ul style="list-style-type: none"> ▶ 5.0 uph ▶ Development Potential = 66 units
Scenario A: ESA and Park/Trail Density Bonus	<ul style="list-style-type: none"> ▶ 40% green space ▶ Adds 3.0 uph ▶ Additional Potential Units = 39
Scenario B: Cluster Density Bonus	<ul style="list-style-type: none"> ▶ Adds up to 1.5 uph ▶ Additional Potential Units = 20
Scenario C: Innovation Density Bonus	<ul style="list-style-type: none"> ▶ Adds up to 1.0 uph ▶ Additional Potential Units = 13
Approximate Total Range of Units	<ul style="list-style-type: none"> ▶ 105 (40% green space) to 138 units ▶ Mainly single-family with mix of multiple-family in select locations

UPPER LANTZVILLE SUPERIOR ROAD AREAS

Existing OCP Map



Proposed Special Planning Area

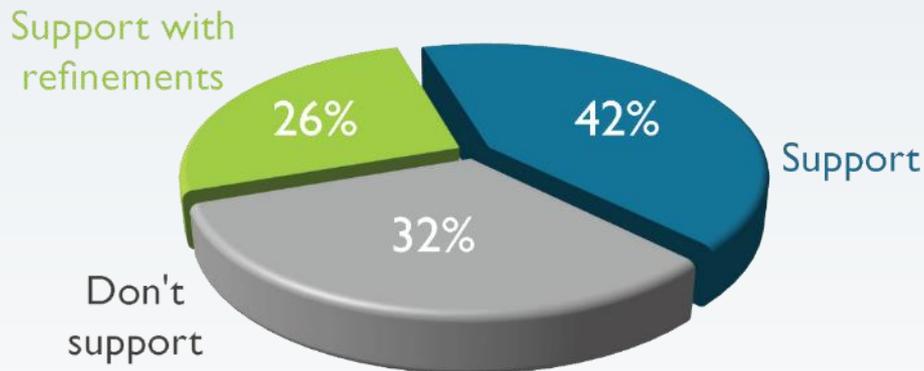


The above map is illustrative of components of a Comprehensive Plan and is not intended to be a final plan. Mapping would be refined through the Comprehensive Planning process.

UPPER LANTZVILLE SUPERIOR ROAD AREAS

COMMUNITY-WIDE SURVEY RESULTS (local sub-set)

Area H: The Winds Specific Results for Upper Lantzville Preliminary Planning Directions



- ▶ Whereas the broad community appears supportive of infill development, the split of opinion in the local results as shown in chart (beside).
- ▶ Challenge providing semi-rural character of the neighbourhood while having enough units to make development viable.
- ▶ Size of property leads to relatively large unit counts.

UPPER LANTZVILLE SUPERIOR ROAD AREAS

PLANNING DIRECTIONS BEING CONSIDERED

Similar to the Ware Road area, a Special Area Planning Process would an opportunity to further consider how the Density Bonus provisions might be applied. Key considerations may include:

- ▶ 1:ESA Density Bonus – focus on the Knarston Creek corridor, but could also include other sensitive wildlife habitat or archaeology resources.
- ▶ 2: Park/Trail Density Bonus – provide a linked network of open space and trails to separate and provide a forested backdrop for new development. The frontage along Superior Road will need to address the interface with the ALR and rural community, providing some combination of forest buffering or a transition of larger lots.
- ▶ 3: Cluster Density Bonus – calculated to provide incentive for some parts of the development to have multiple family or intensive residential options balanced by other parts of the site with larger parcels or additional green space.
- ▶ 4: Innovation Density Bonus – encourage the inclusion of leading edge, sustainable, and top-quality housing forms, including advanced design and technology.

Density Bonus amounts would be restricted by maximum gross densities in the OCP.

UPPER LANTZVILLE SUPERIOR ROAD AREAS

DENSITY BONUS EXAMPLE SCENARIO – Gee property

Base Gross Density of 25.8 ha Superior Property	<ul style="list-style-type: none"> ▶ 5.0 uph ▶ Development Potential = 129 units
Scenario A: ESA and Park/Trail Density Bonus	<ul style="list-style-type: none"> ▶ 30% green space ▶ Adds 2.45 uph ▶ Additional Potential Units = 63
Scenario B: Cluster Density Bonus	<ul style="list-style-type: none"> ▶ Adds Up to 1.5 uph ▶ Additional Potential Units = 38
Scenario C: Innovation Density Bonus	<ul style="list-style-type: none"> ▶ Adds Up to 1.0 uph ▶ Additional Potential Units = 26
Approximate Total Range of Units	<ul style="list-style-type: none"> ▶ 192 (30% green space) to 256 units ▶ Mainly Single-family with mix of Multiple-Family in select locations

DEVELOPMENT PERMIT AREAS

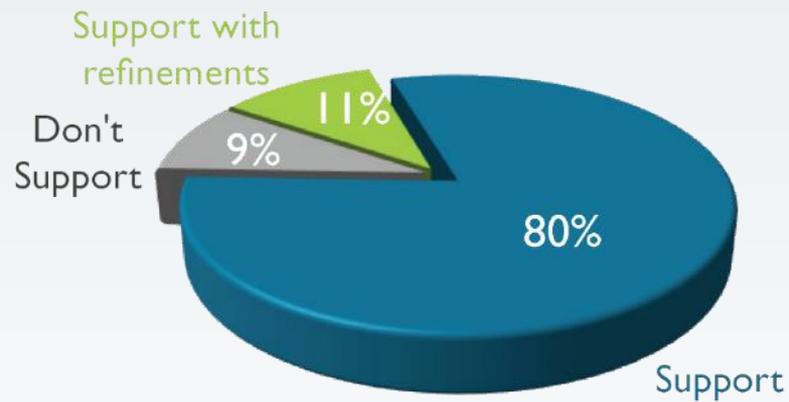
② What are Development Permit Areas?

- ▶ A Development Permit Area (DPA) is an area of land designated by the OCP that must obtain a development permit before subdividing land or constructing. DPA include areas lands that have special characteristics such as:
 - Environmental features
 - Hazards
 - Coastal areas

As well as lands where special attention to the character of future development is warranted.

DEVELOPMENT PERMIT AREAS

Community-wide Survey Results for Natural Areas and Character Protection Policy Directions



Comments

- ▶ Concerns about limitations to controlling trees on private lands
- ▶ Concerns over-regulation will discourage future development

DEVELOPMENT PERMIT AREAS

② Changes to Development Permit Areas?

- ▶ The OCP Update is considering retaining and updating the **seven** existing DPAs in Lantzville and
- ▶ adding an **eighth** to specifically manage the future character of development adjacent to Island Hwy.
- ▶ There are also potential updates being considered to provide expansion of form and character DPAs and provide additional guidance.
- ▶ Recommended guidelines in the DRAFT Village Core Improvement Plan will be considered for inclusion.

FORM & CHARACTER DEVELOPMENT PERMITS

FORM & CHARACTER CONSIDERATIONS

Avoid

- ▶ Wide straight streets
- ▶ Dominant garages
- ▶ Large surface parking areas
- ▶ Loss of trees
- ▶ Architectural monotony
- ▶ Hidden residential
- ▶ Gated and exclusive communities
- ▶ Environmental impacts
- ▶ Social isolation

Not This



While these examples would have similar lot sizes and land use designations, they have very different appearances, emphasizing the importance of development and implementing strong design guidelines for new development.

Encourage

- ▶ Narrow streets with walking accommodation
- ▶ Porches and front doors to the street
- ▶ On-street parking or alleys
- ▶ Retention of existing trees
- ▶ Varied houses
- ▶ Sense of welcome
- ▶ Environmental innovations
- ▶ Sense of community

This



Next Steps

② What are the Next Steps in the Process?

1. Water Master Plan Draft Recommendations to Council (July 24, 2017)
2. OCP Advisory Committee Review and Status Report to Council (July 24, 2017)
3. Consultant / Staff Production of a Draft OCP Document / Design Guidelines
4. Council Review and Refinement of Draft Recommendations (September 2017)
5. OCP Referral for Agency Review
6. OCP Public Information Meeting (October 2017) and subsequent refinements*
7. OCP Statutory Bylaw Readings and Public Hearing Process
8. Council Consideration of OCP Bylaw Amendment Adoption (Late 2017 / Early 2018)

**OCP Advisory Committee recommend that they meet before and after the fall public information meeting to provide further review and input to Council.*

THANK YOU!

LANTZVILLE OCP REVIEW

SELECT COMMITTEE STATUS REPORT

