

Lantzville OCP Update

FIRST DRAFT PUBLIC REVIEW WORKSHOP

NOVEMBER 2017



Workshop Objectives

- ▶ Update participants on the process
- ▶ Review what we've heard so far
- ▶ Discuss the “difficult questions” remaining in the OCP Update
- ▶ Summarize next steps in the process

Comments from this workshop will be used to identify potential refinements to the First Draft OCP Review for Committee and Council consideration.

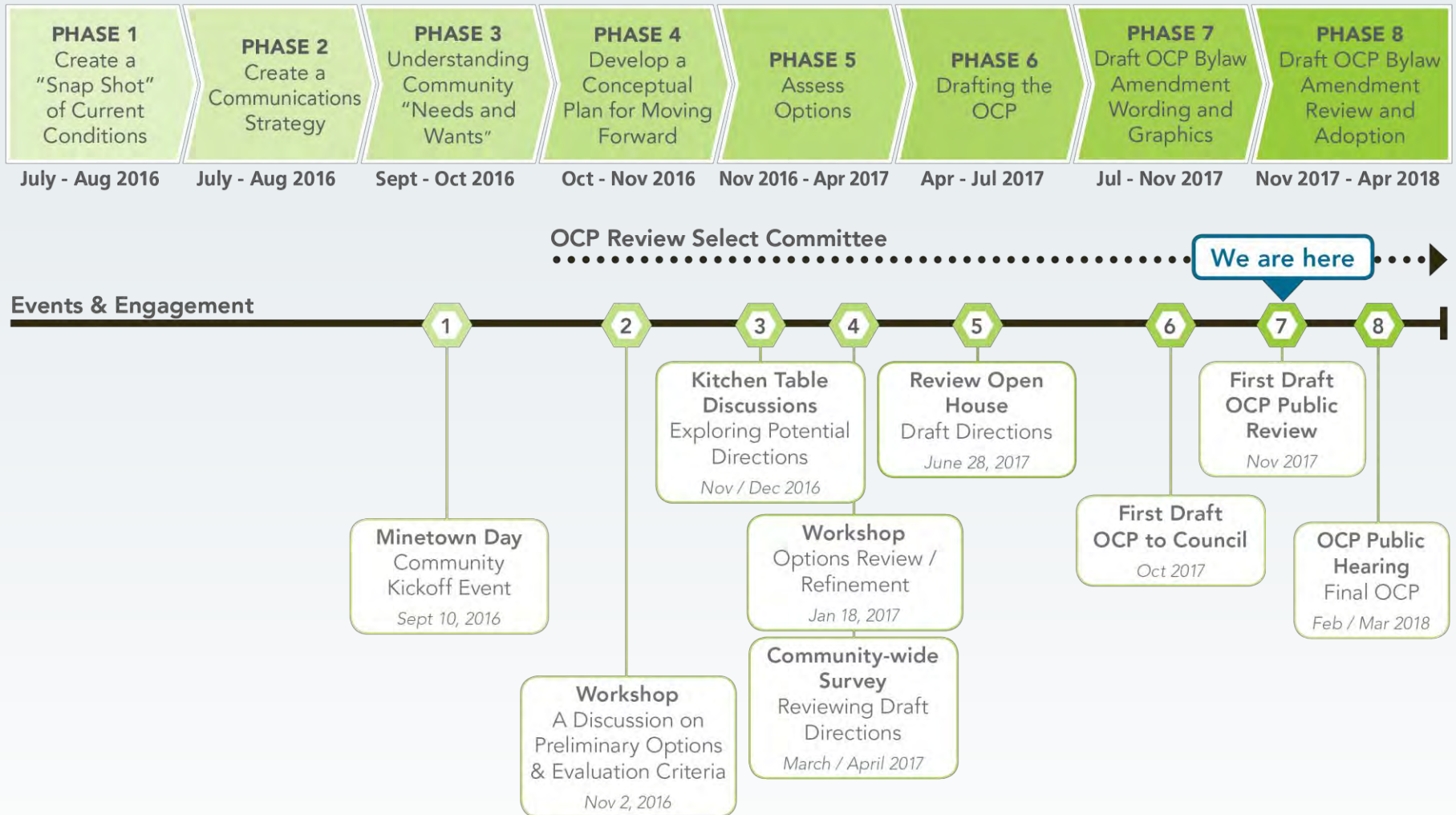
KEY REMAINING QUESTIONS

- ▶ Tree Regulation
- ▶ Location of Care Facilities
- ▶ Village Commercial Core Mixed Use Policies
- ▶ Transit, Climate Change and GHG Policies
- ▶ Development and Housing Choice Pattern in Special Plan Areas
- ▶ Density Bonus 'Bookends' in Special Plan Areas
- ▶ Estate Residential Density Bonus



Please complete an individual response form to record your input on these and additional questions/issues

Process Update





What We've Heard So Far

COMMUNITY INPUT THROUGHOUT THE PROCESS

Building Towards Community Consensus

BROAD SET OF TOPICS INITIALLY REVIEWED THROUGH OCP UPDATE PROCESS

COMMUNITY WORKSHOPS



COMMUNITY-WIDE MAIL-OUT SURVEY



OCP REVIEW SELECT COMMITTEE MEETINGS



PROGRESS TOWARDS COMMUNITY CONSENSUS ON MANY TOPICS THROUGH AN ONGOING REVIEW AND REFINEMENT PROCESS



QUESTIONNAIRES & FEEDBACK FORMS



KITCHEN TABLE MEETINGS



ITERATIVE REVIEW & IMPROVEMENT PROCESS

REMAINING SET OF "DIFFICULT QUESTIONS" WHERE OPINIONS VARY

Key Themes of Previous Engagement

What people love about Lantzville



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

















Remaining Questions

BACKGROUND & CONTEXT

Big Tradeoffs?

Between competing objectives

Objective	Existing OCP performance	Refined OCP performance
Semi Rural Character	??	??
Natural setting and trail access		
Avoid Homogeneity		
Housing Choice		
Affordable real estate		
Affordable community water		
Vibrant Commercial Core / School		
Low Water/Watershed Impact	??	??
Low GHG / Climate Impact		

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

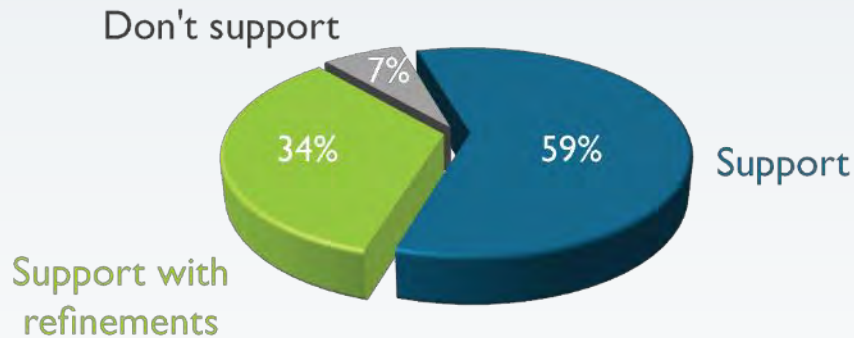
OCP VISION & GOALS



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



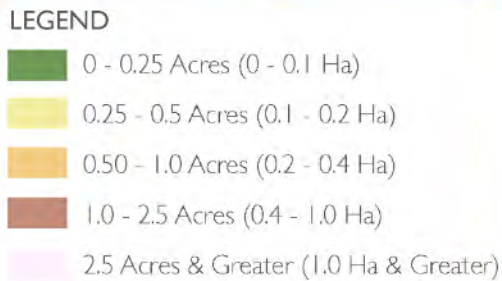
GOALS

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

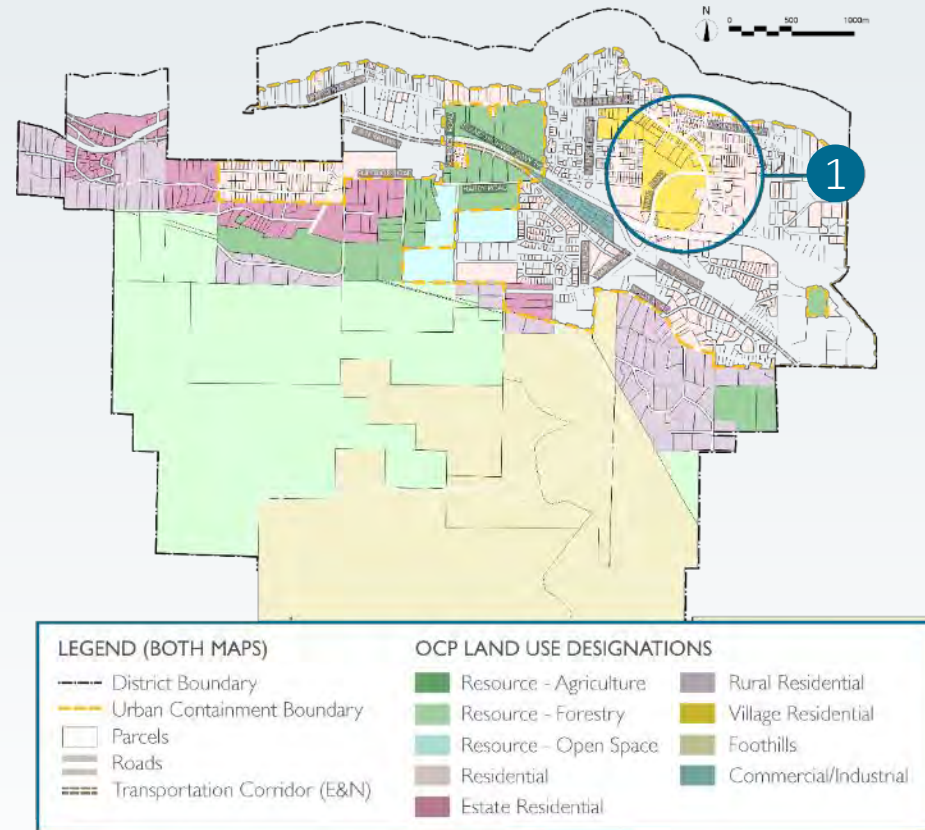


Land Use Designation Changes Being Considered

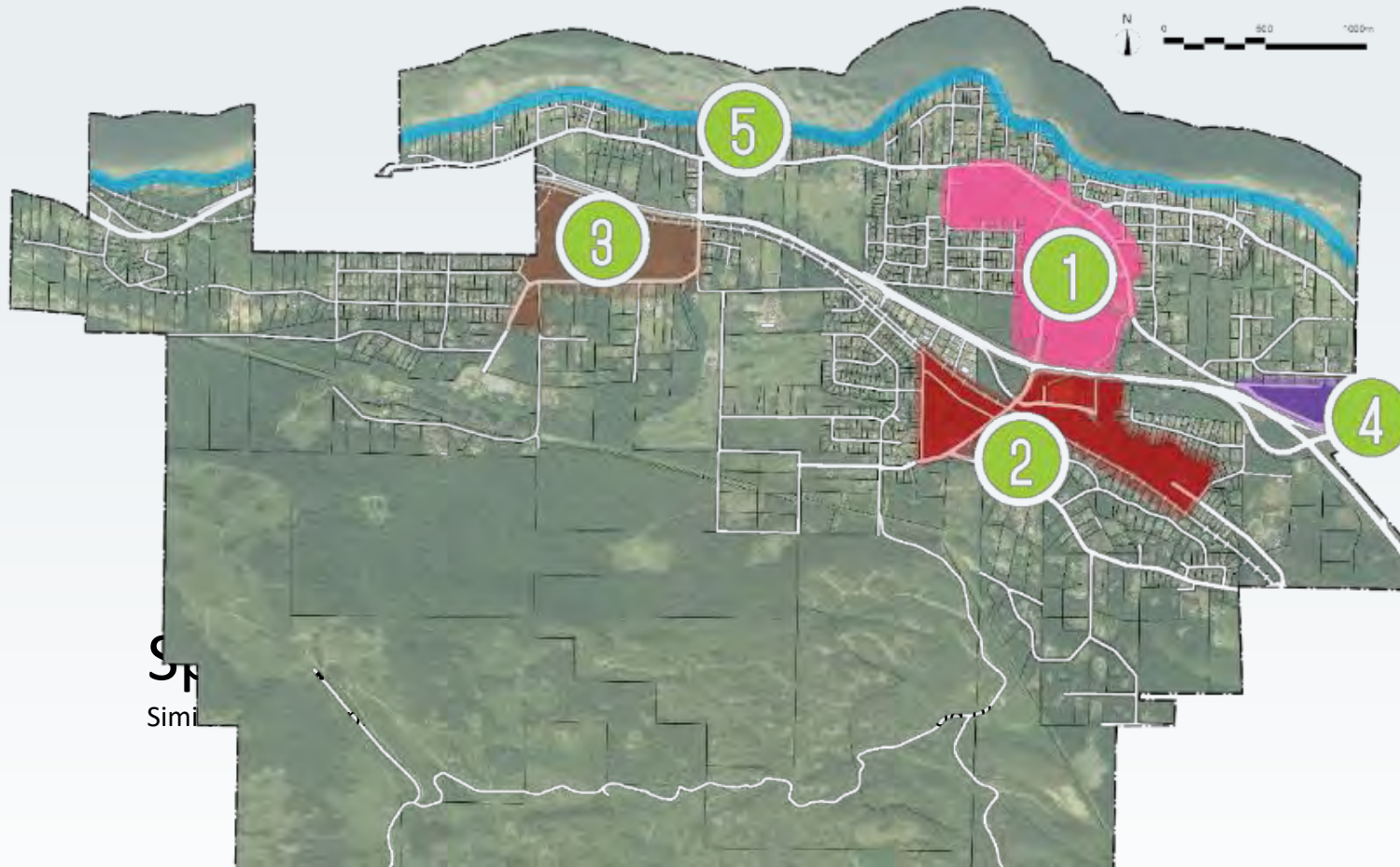
- ▶ OCP Select Committee considered letters received. Recommends that area-specific public process be used for new OCP Land Use Designation changes.
- ▶ After consideration, recommends most 2005 OCP Land Use Designations remain.
- ▶ One change, shown on the map:

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.



SPECIAL PLANNING AREAS



SPECIAL PLANNING AREAS

② What happens in a Special Planning Area process?

More detailed planning at a neighbourhood scale, involving:

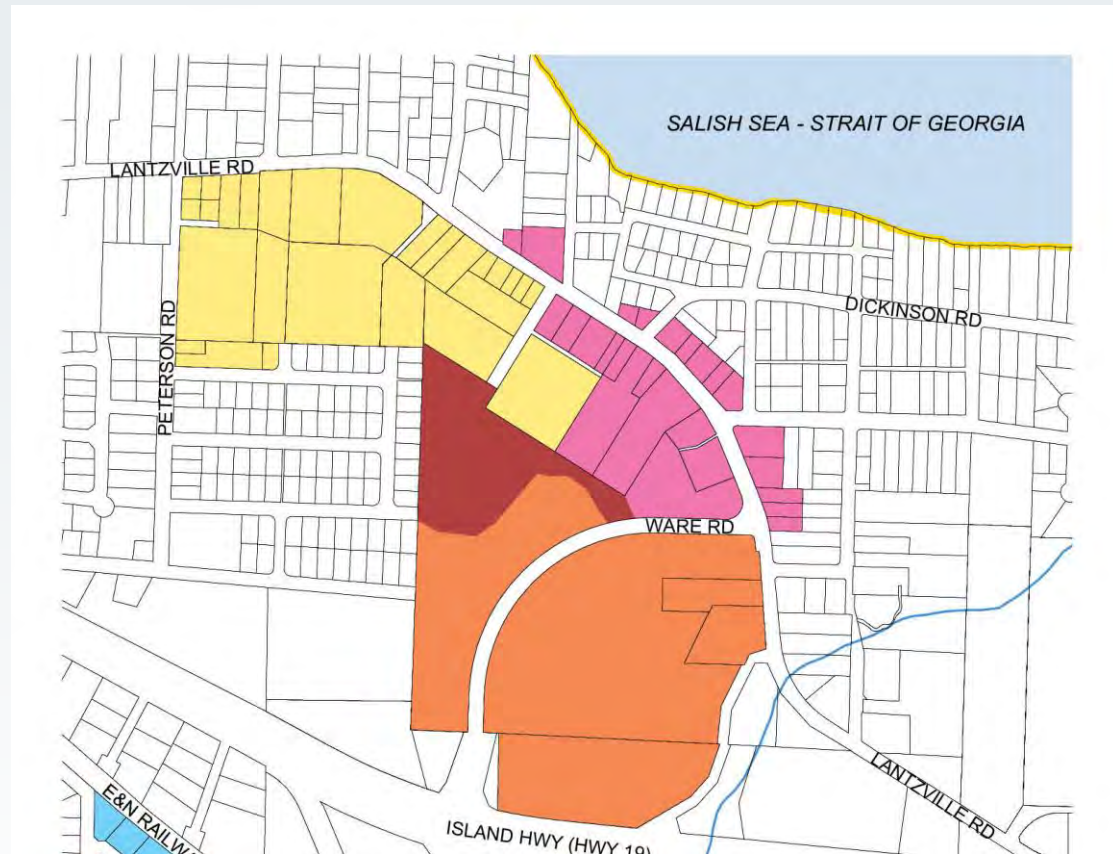
- ▶ Collaborative engagement of interested landowners/developers, neighbouring properties, and District staff with professional support. Neighbourhood and community-wide public engagement events.
- ▶ Technical studies including environmental, geotechnical/hazard, archaeological/heritage, transportation/traffic, 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.

VILLAGE SPECIAL PLANNING AREAS

Existing OCP Map



Proposed Special Planning Areas

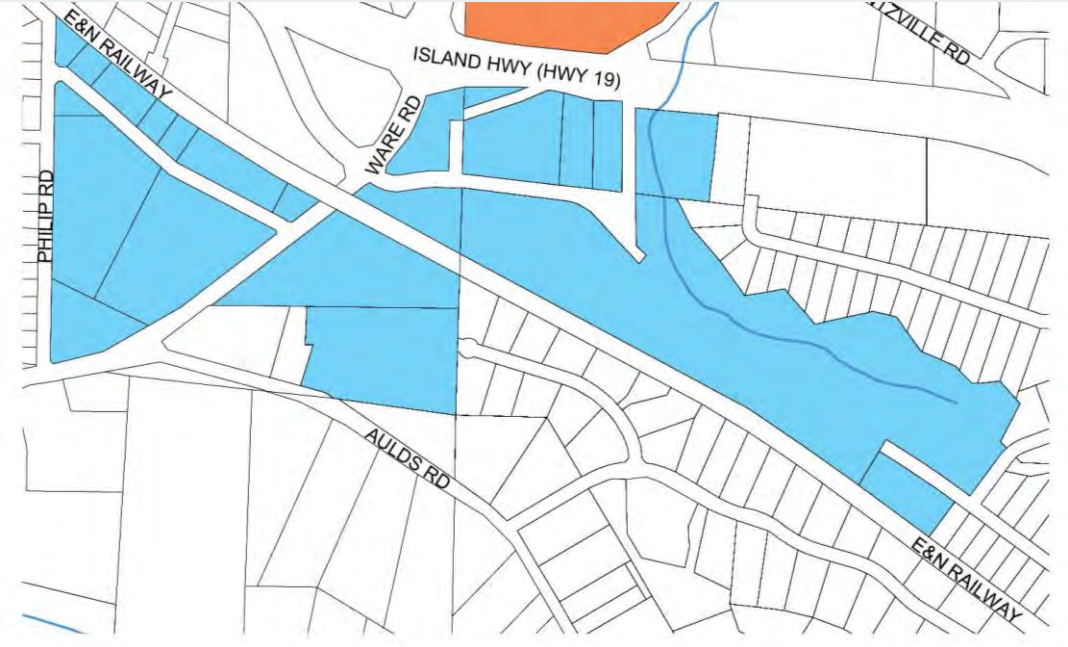


LEGEND

- District of Lantzville Boundary
- Growth Containment Boundary
- Parcels
- Village Commercial Core SPA
- Village West SPA
- Village Lowlands SPA
- Village South SPA
- Upper Lantzville Ware Road SPA
- Upper Lantzville Superior Road SPA
- East Lantzville SPA

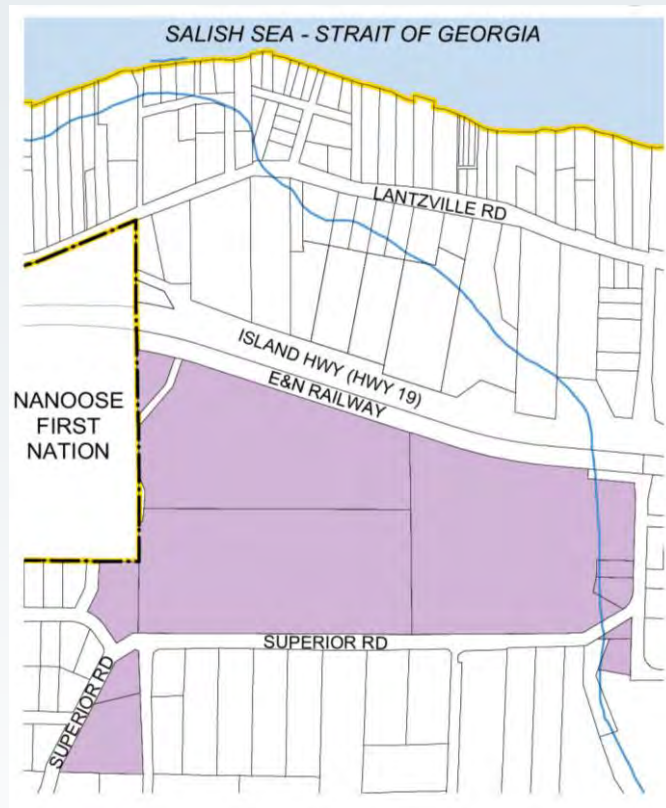
UPPER LANTZVILLE WARE ROAD SPECIAL PLANNING AREA

Proposed Special Planning Area



UPPER LANTZVILLE SUPERIOR ROAD SPECIAL PLANNING AREA

Proposed Special Planning Area

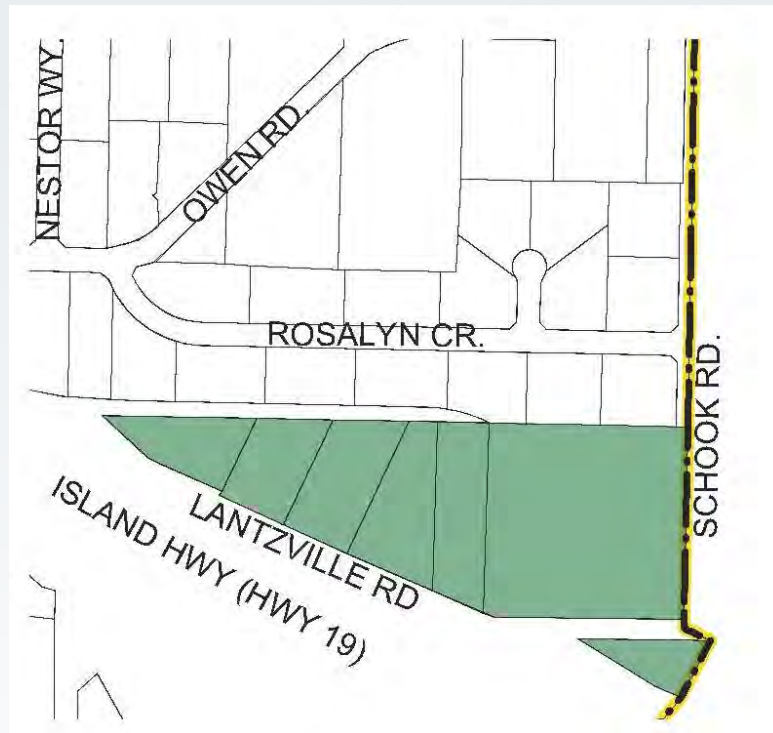


LEGEND

- District of Lantzville Boundary
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- Village Commercial Core SPA
- Village West SPA
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- Village South SPA
- Upper Lantzville Ware Road SPA
- Upper Lantzville Superior Road SPA
- East Lantzville SPA

EAST LANTZVILLE SPECIAL PLANNING AREA

Proposed Special Planning Area



LEGEND

- District of Lantzville Boundary
- Growth Containment Boundary
- Parcels
- Village Commercial Core SPA
- Village West SPA
- Village Lowlands SPA
- Village South SPA
- Upper Lantzville Ware Road SPA
- Upper Lantzville Superior Road SPA
- East Lantzville SPA

SPECIAL PLANNING AREAS

② What are results of a Special Planning Area process?

Recommendations to Council on the neighbourhood specifics of:

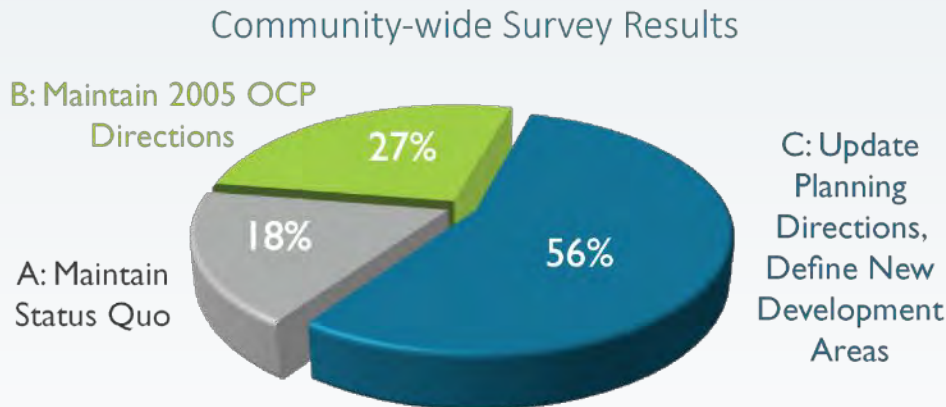
- ▶ Amount, location, and range of housing types and parcel sizes.
- ▶ Amount and location of green space and trail networks, streets/bikeways.
- ▶ Design guidelines and phased development agreements.

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

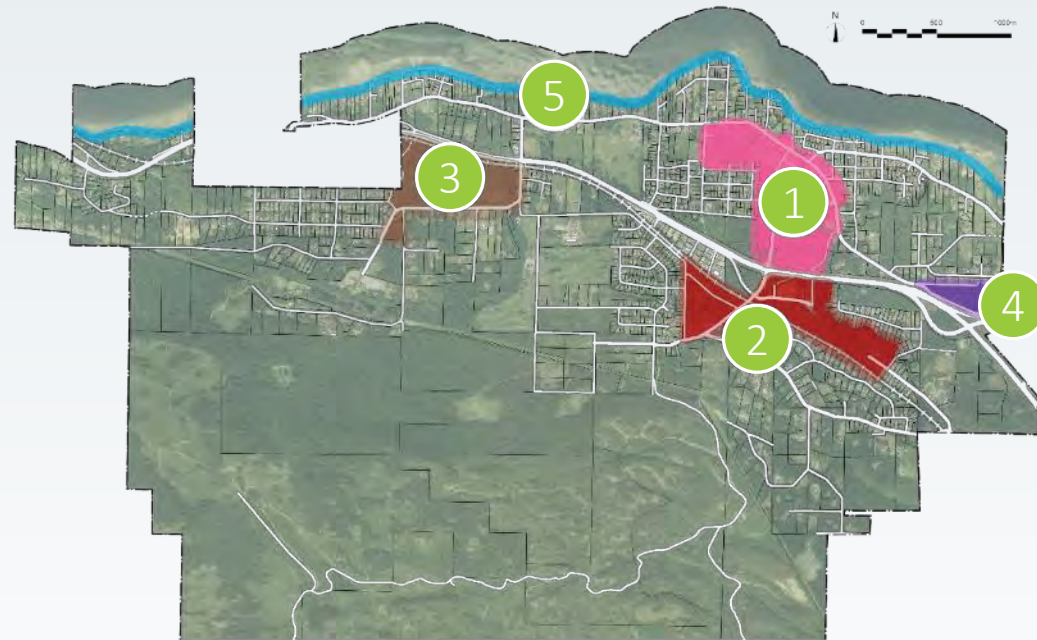
② How is pace of growth addressed in an OCP?

- ▶ 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 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.

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 are added.

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



KEY REMAINING QUESTIONS

- ▶ Tree Regulation
- ▶ Location of Care Facilities
- ▶ Village Commercial Core Mixed Use Policies
- ▶ Transit, Climate Change and GHG Policies
- ▶ Development and Housing Choice Pattern in Special Plan Areas
- ▶ Density Bonus 'Bookends' in Special Plan Areas
- ▶ Estate Residential Density Bonus

 Please provide your input and additional questions/issues to the response form

MANAGING TREE REMOVAL & REPLACEMENT

Tree Regulation Today

Existing 2005 OCP Key Provisions:

‘Council will investigate tree removal bylaws or other measures to retain the ‘urban forest’ of Lantzville.

Existing Development Permit Regulations require permits for tree and vegetation removal in:

- ▶ Watercourse (and Riparian) DP Areas
- ▶ Steep Slope DP Areas
- ▶ Sensitive Ecosystem DP Areas

Tree Regulation Choices

Choices for the Future:

- ▶ a) Continue as per 2005 provisions.
- ▶ b) Add tree removal / replacement permitting to Special Plan Areas.

Note: Tree regulations may require tree assessment, permits for removal, select tree retention, and replacements for removed trees. Trees would still be removed for allowed land use, but under a controlled permit process.

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. Additional units would count as $\frac{1}{2}$ unit (was $\frac{1}{4}$ unit) towards density calculations.

Where should Seniors Care be located?

- Near Village Commercial Core only
- Village and other Special Plan Areas, with a preference for small scale facilities.
- Village Commercial Core and Lantzville East

VILLAGE CORE MIXED USE POLICIES

Existing OCP Map



How does the Village Core create a ‘walking’ and high-amenity commercial area?

- Implement the Village Core design guidelines?
- In a proposed ‘festival district’, at the core centre, require street level commercial and allow residential or commercial above?
- In quieter ‘mixed use district’ at the core periphery, allow residential either above or beside commercial?

TRANSIT, CLIMATE CHANGE AND GHG

Lantzville GHG emissions:

- ▶ 82% from on-road transportation
- ▶ 16% from building emissions

Lantzville is signatory to the BC Climate Action Charter:

- ▶ Supports Provincial GHG reduction targets
- ▶ Lantzville must measure and report GHG emissions
- ▶ Requires Lantzville corporation to be carbon neutral in operations
- ▶ Supports creation of complete, compact and more energy efficient communities

How may Lantzville manage GHG emissions and climate change?

- Encourage transit-supportive densities in the Village and pursue 15-30 minute transit frequency there?
- Provide walking/cycling facilities to schools and transit stops?
- Provide for electric vehicle and low-energy practices in new development and building retrofits?

HOUSING CHOICE CONTINUUM

MOVING TOWARDS A HOUSING CHOICE CONTINUUM

in a semi-rural community that accommodates a wide range of incomes and life stages

HIGHER DENSITY

Added choices

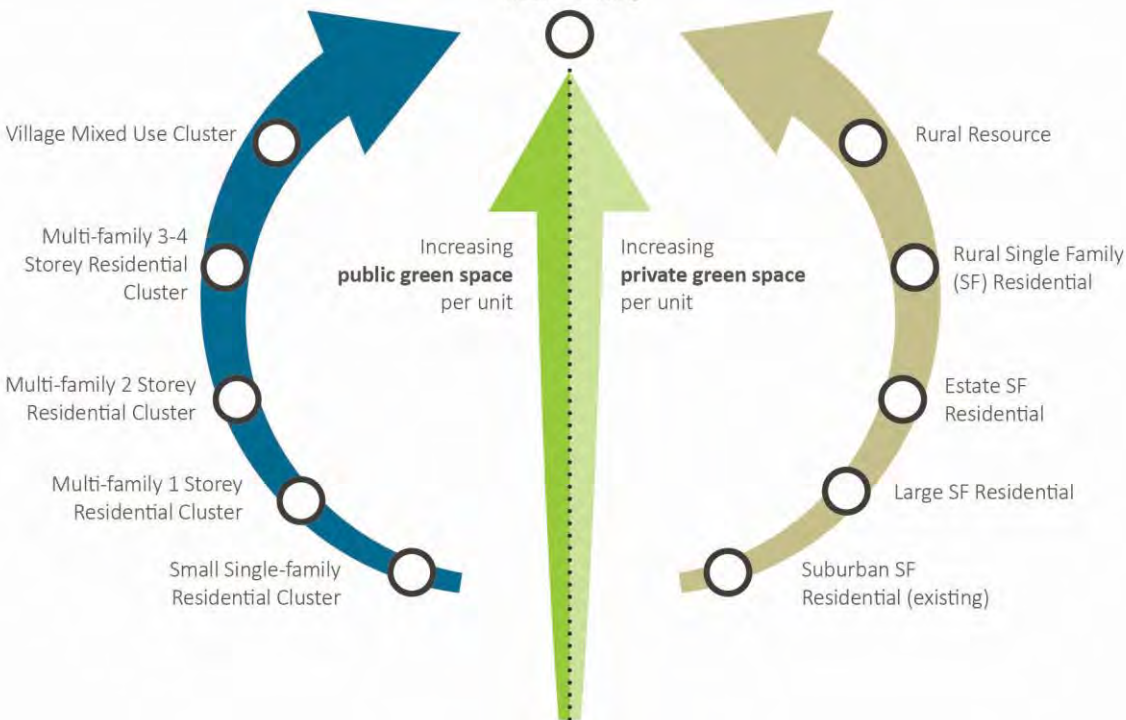
LOWER DENSITY

Current choices

Senior & Special
Needs Housing

Increasing
public green space
per unit

Increasing
private green space
per unit



**For Building
shown**

**Potential Units
of Density**

Single Family

1

Duplex

2

Fourplex (shown)

4

Sixplex (smaller
units)

6

Seniors group
home

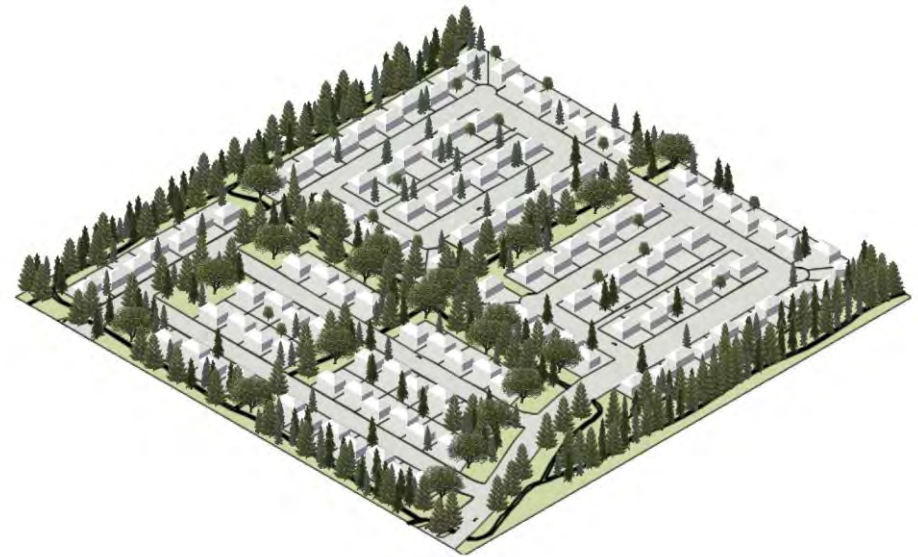
5-10

DEVELOPMENT / HOUSING CHOICE

Low Range Uniform Option



High Range Uniform Option



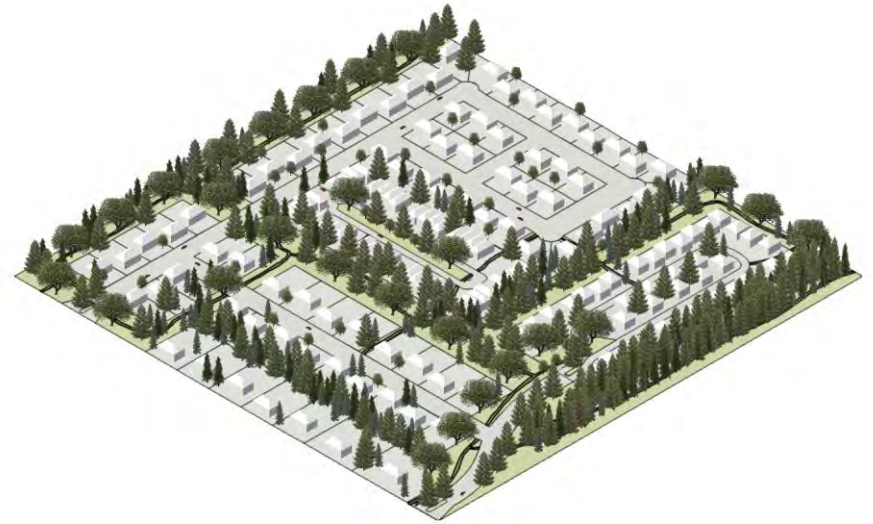
Please rank your preference: 1 is highest preference, 4 is lowest

DEVELOPMENT / HOUSING CHOICE

Low Range Varied Option



High Range Varied Option



Please rank your preference: 1 is highest preference, 4 is lowest

DENSITY BONUS 'BOOKENDS'

② What 'bookends' of Density Bonus should apply?

- ▶ 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)**
- ▶ The 2005 Density Bonus wording for 'Residential' land uses **needs refinement** to provide an effective incentive to dedicate additional parkland

‘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

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

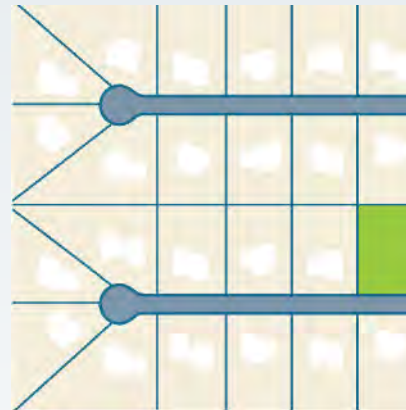
DENSITY BONUS TYPE	AMENITIES THAT MUST BE PROVIDED (DETAILS NEGOTIATED PRIOR TO REZONING WITH APPROVAL BY COUNCIL)	BONUS CALCULATION (FOR LAND DEDICATION OVER AND ABOVE 5% STATUTORY PARKS DEDICATION)
1: ESA Dedication (only applies to properties with environmentally sensitive features)	<ul style="list-style-type: 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: 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"> Varies by area 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"> Varies by area 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 BONUS 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

DENSITY BONUS 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' is a related question.

DENSITY BONUS 'BOOKENDS'

② What 'bookends' of Density Bonus should apply?

- ▶ Special Planning Area (SPA) processes will engage landowners and the community in more detailed neighbourhood planning for specified areas.
- ▶ While general land use and height is established in the OCP, there are a range of density bonus AS INCENTIVES FOR AMENITIES that may be considered during the SPA process.
- ▶ Higher quantity or quality of community amenities may be gained with higher density bonus allowances – but the final decision on how much density and amenities for a given area would be made by Council after the SPA process.

DENSITY BONUS 'BOOKENDS'

② What 'bookends' of Density Bonus should apply?

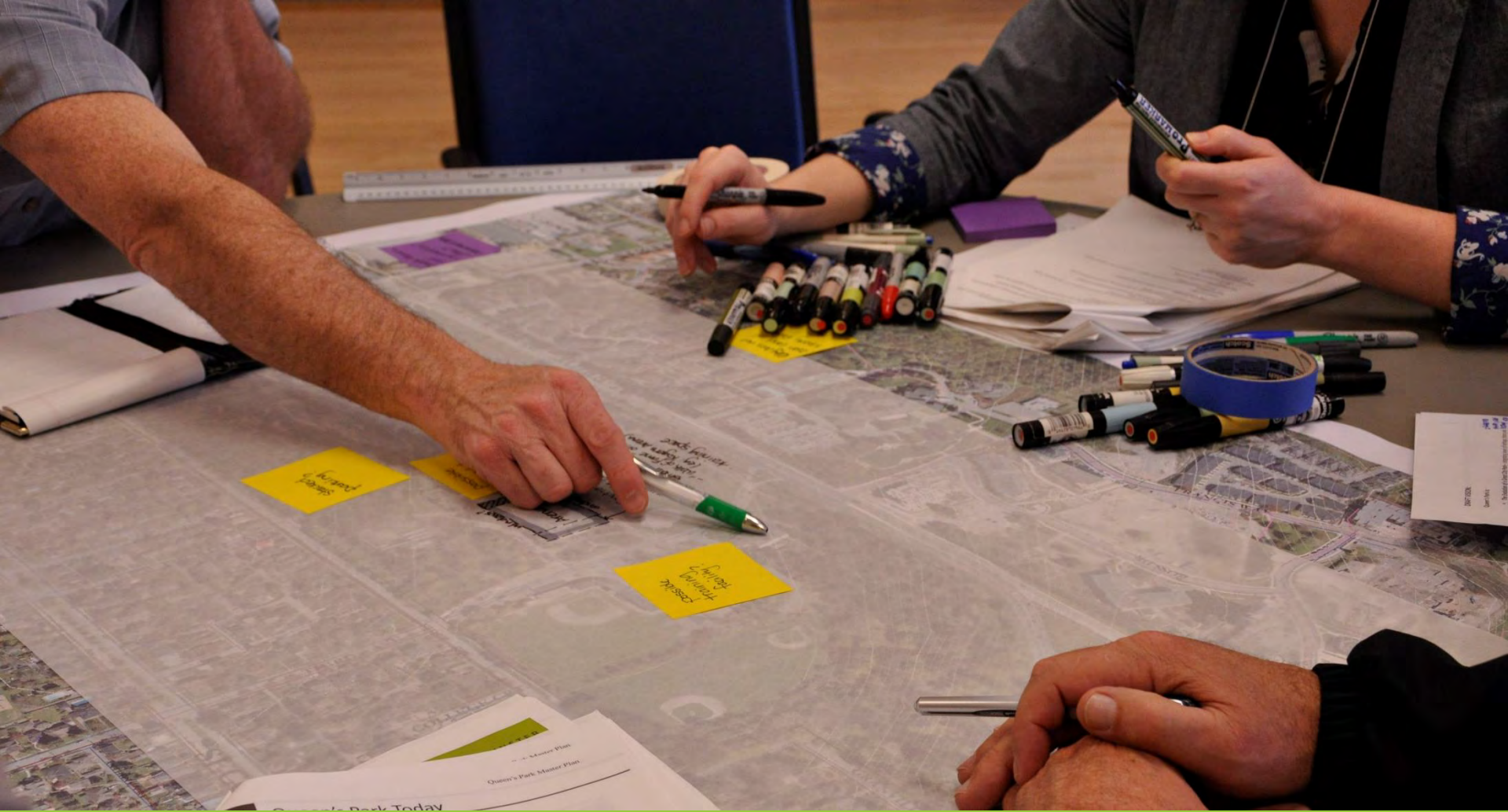
Village West Special Planning Area		Assuming 10 Ha develops		2 storey max	Base Density 7.5 uph
6.4	Target Protected Park / ESA Green Space	Cluster/Housing Choice Bonus	Innovation Bonus	Range of Units +/-	Max Density
a)	20%	Low	Low	75-120	12 uph
b)	15%	None	None	75-100	10 uph
c)	20%	Low	None	75-110	11 uph

- ▶ What are the appropriate bookends of density and amenities to consider for each area? Should some areas consider greater density flexibility/amenities than others?
- ▶ Please provide your input by choosing a), b) or c) from the options given!

ESTATE RESIDENTIAL DENSITY BONUS

- ▶ Most Estate Residential will not have sewer community services, so will remain at a large parcel size.
- ▶ For the few Estate Residential areas that may be adjacent to both water/sewer in the future, should a density bonus of up to 2.5 uph be considered to incentive 20% green space dedication, clustering and innovation, similar to Residential Areas but at a lower density? Please choose a) no bonus or b) density bonus for estate residential.

Estate Residential Density Bonus Options		Assuming 10 Ha develops		2 storey max	Base Density 2.5 uph
7.1	Target Protected Park / ESA Green Space	Cluster/Housing Choice Bonus	Innovation Bonus	Range of Units +/-	Max Density
a)	5%	None	None	25-25	2.5 uph
b)	20%	Low	Low	25-50	5.0 uph



SMALL GROUP WORKSHOP

DISCUSSING KEY QUESTIONS

GROUP WORKSHOP INSTRUCTIONS

1. Nominate ONE table recorder
2. Review each question in the feedback form, discuss, and record your group's consensus, divided opinions, and suggested improvements

NOTE: There are 8 Questions to be discussed in 40 minutes. Try to spend approximately 5 minutes on each question.

3. Nominate ONE table speaker to share your results
4. Record your individual comments and preferences in your own response form

GROUP REPORTING

1. Questions where the group was able to achieve consensus
2. Questions where opinions did not align and consensus was not possible
3. One key finding or suggestion that the group created



Looking Ahead

1. Collect Public Feedback (until Nov 20, 2017)
2. Review Feedback and Recommend Refinements to First Draft OCP
3. Committee & Council Review and Confirmation
4. Second Draft OCP
5. Referral for Agency Review
6. Final Draft OCP
7. OCP Statutory Bylaw Readings and Public Hearing Process
8. Council Consideration of OCP Bylaw Amendment Adoption (Spring 2018)

THANK YOU!

Please submit a written response form:

- Here today, before you leave
- Online at Lantzville.ca/OCP-WMP
- Deliver/mail to the District offices

Input on the First Draft OCP will be received until:
Noon on Monday, November 20, 2017

