
District of Lantzville

REPORT TO CHIEF ADMINISTRATIVE OFFICER

Meeting Date: February 7, 2024

SUBJECT: Amendments to the District of Lantzville Official Community Plan Bylaw No. 150, 2019 and Zoning Bylaw No. 180, 2020, for 6910 & 6930 Lantzville Road

PURPOSE

To provide information for Council to consider an Official Community Plan and Zoning Bylaw amendment application to rezone 6910 and 6930 Lantzville Road from Future Special Area Plan Zone (F-SAP) to Community Service 1 Zone (CS1) to facilitate a long term care home and child care facility.

RECOMMENDATIONS

- 1. THAT** “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 363, 2024” be given first reading.
- 2. THAT** “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 363, 2024” be given second reading.
- 3. THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 364, 2024” be given first reading.
- 4. THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 364, 2024” be given second reading.
- 5. THAT** a public hearing for Official Community Plan Amendment Bylaw No. 363 and Zoning Amendment Bylaw No. 364 be scheduled to be held after a neighbourhood information meeting is held by the applicant.
- 6. THAT** staff be directed to discuss servicing connections for the proposed long term care home and child care facility at 6910 and 6930 Lantzville Road with the City of Nanaimo and bring a report back to a future meeting of Council.

COMMITTEE/COMMISSION RECOMMENDATION

N/A

ALTERNATIVES AND IMPLICATIONS

1. REFUSAL

THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 363, 2024” be refused.

If the bylaw is refused, the proposed a long term care home and child care facility on 6910 and 6930 Lantzville Road will not be possible. Reapplication for a bylaw amendment shall not be considered within a six (6) month period unless by a 2/3 vote of Council.

2. AMEND THE BYLAWS

When the following motion is on the floor:

THAT “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 363, 2024” OR “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 364, 2024” be given second reading. Amend by motion:

THAT the motion on the floor be amended by adding “as amended [*insert specific wording of amendment*]”.

Vote on the main motion as amended:

THAT “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 364, 2024” be given second reading, as amended [*insert preceding amendment*].

The implications are unknown until the amendments are known. If Council chooses to amend the bylaw, staff will advise the applicant and give the applicant an opportunity to proceed with the application, as amended, or abandon the application.

BACKGROUND/RELEVANT HISTORY

6910 and 6930 Lantzville Road (the ‘subject property’) is approximately 3.55 hectares (8.77 acres) in area and fronts both Schook Road and Lantzville Road (**ATTACHMENT 1**).

On October 19, 2023 the Province of British Columbia announced that a new long-term care facility will be built in Lantzville at 6910 and 6930 Lantzville Road. The new facility will bring a total of 306 long-term care beds to the region, including a 20-bed hospice unit and a 26-bed specialized population unit. The project will be jointly funded by the Province through Island Health and by the Nanaimo Regional Hospital District.

6910 and 6930 Lantzville Road are currently zoned as Future Special Area Plan Zone (F-SAP) in “District of Lantzville Zoning Bylaw No. 180, 2020” (Zoning Bylaw 180) and designated Residential and located in the Lantzville East Special Plan Area in the “District of Lantzville Official Community Plan Bylaw No. 150, 2019” (OCP) (**ATTACHMENT 2**). The subject property is not connected to municipal water or sewer services. The subject property is located within development permit area (DPA) X due to proximity to the highway corridor. DPA VIII would also apply to an institutional use for form & character.

Proposal

The applicant has applied to rezone the property from Future Special Area Plan Zone (F-SAP) to a new Community Service 1 Zone (CS1) to facilitate a long term care home and child care facility. The F-SAP zone has a minimum parcel area of 10 hectares (24.7 acres) and the CS zone does not have a minimum parcel area. The proposed development would consist of a purpose-built, three-storey with basement, 306-bed long-term care residence with a one-storey Village Square, and a one storey stand-alone daycare building for up to 37 children as per the site plan in **ATTACHMENT 3**. The applicant will host a public information meeting following the February 7, 2024 regular Council meeting before a public hearing is scheduled. A project summary and rationale letter is included as **ATTACHMENT 4**.

The proposed Official Community Plan Amendment (Bylaw 363) is included as **ATTACHMENT 5**, and the Zoning amendment (Bylaw 364) is included as **ATTACHMENT 6**.

PUBLIC FEEDBACK

If the bylaws proceed to second reading, the applicant would be requested to hold a neighborhood information meeting, after which a public hearing could be scheduled.

ATTACHMENTS

1. Location Map
2. Zoning Map
3. Site Plan
4. Application Summary and Rationale
5. “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 363, 2024”
6. “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 364, 2024”
7. Section 5.2.7 of “District of Lantzville Official Community Plan Bylaw No. 150, 2019”
8. Section 11.1.7 of “District of Lantzville Official Community Plan Bylaw No. 150, 2019”
9. District of Lantzville Community Amenity Contributions Document

ANALYSIS/RATIONALE

Official Community Plan

The subject property is designated Residential and located in the Lantzville East Special Plan Area in the “District of Lantzville Official Community Plan Bylaw No. 150, 2019” (OCP). The proposed institutional development is not listed as a permitted use in Section 5.2.7.1 of the OCP (**ATTACHMENT 7**). In the Lantzville East Special Plan Area, both “seniors supportive housing” and “child care” are listed as permitted uses in Section 11.1.7 of the OCP (**ATTACHMENT 8**). This Special Plan Area requires a 30 m forest buffer where buildings are three storeys, where the development is proposing a 20 m forest buffer for a three storey building. An OCP text amendment to Sections 5.2.7.1 and 11.1.7.3 as noted is required to facilitate the development.

Seniors supportive housing is listed as eligible for an exemption to provide a Community Amenity Contribution (CAC), as per the District of Lantzville Community Amenity Contribution document approved by Council on June 15, 2020 and amended Oct. 11, 2023 (**ATTACHMENT 9**).

The applicant is proposing a trail connection from the closed right of way at the northwest corner of the site (Suzanne Place) to Schook Road as part of the 20 metre wide forested buffer along the northern boundary of the site. This would connect with the right of way which is identified as a proposed local trail in the Lantzville Trails & Journeys Strategy. This connection is also identified as a proposed trail on OCP Map #5 ‘Municipal Roads, Facilities and Trails’.

Zoning Bylaw

The property is currently designated as Future Special Area Plan Zone (F-SAP) in Zoning Bylaw 180.

There are Future Study Area Zone (F-SA) zoned lots to the north of the subject property which are currently developed as single detached housing parcels.

The property owner is applying to rezone the subject property to allow for a long term care home and child care facility. In order to allow the development as proposed, the owner is proposing the creation of a new zone, Community Service One (CS1). The proposed site-specific Community Service One (CS1) zone varies from the current Community Service (CS) zone with respect to Permitted Uses, Height and Parcel Coverage:

Category	CS-Community Service	CS1-Community Service One
Permitted Uses	Primary: Assembly, Child Care, Community Care, Cultural Service, Funeral Service, Health Service, Indoor Recreation, Market, Office, Outdoor Recreation, Place of Worship, School, Social Service	Primary: Long-Term Care, Hospital, Child Care, Community Care, Health Service Secondary: Food and Beverage Service, Retail Services and other ancillary uses specific to the Long-Term Care facility.

**Secondary: Food and Beverage
Service, Mobile Vending**

Siting	Minimum setback 5 meters	Minimum setback from North parcel line: 20 m Minimum setback from South parcel line: 15 meters Minimum setbacks from East and West parcel lines: 5 m
Height	Maximum height is 8 meters	Maximum height is 20 meters
Parcel Coverage	Maximum parcel coverage is 50%	Maximum parcel coverage is 60%

Rezoning the property from F-SAP to CS1 would allow the development to proceed with appropriate primary and secondary uses.

If the property remains designated as F-SAP, the property owner would not be able to develop the long term and child care facilities.

Works and Services

The applicant intends for the development to be serviced by municipal water and sewer services. A water main runs along Lantzville Road, and the applicant is proposing an extension of the sanitary sewer main from the intersection of Dickinson Road and Schook Road. The existing 250mm PVC sanitary sewer is owned and maintained by the City of Nanaimo and therefore an agreement between the District of Lantzville and the City of Nanaimo (which may be subject to approval by other levels of government) would be required to allow the connection and extension of this sanitary sewer line. Approximately 450m of new sewer line will be required for this extension. Further investigation will be required to confirm the suitability and sizing of this sewer connection during the detailed design phase.

The applicant is proposing frontage improvements along Lantzville Road and Schook Road and a multi-use trail constructed along the northern boundary between Suzanne Place and Schook Road. Further discussions are required between the City of Nanaimo and the District of Lantzville regarding the extent of works required as part of the development.

New access driveways are proposed to Schook Road and Lantzville Road. Development of the property will be subject to the requirements of the “Subdivision and Development Works and Services Bylaw No. 175, 2020.”

Public Hearing

If Council gives first and second readings to proposed Official Community Plan Amendment (Bylaw 363) and Zoning Amendment (Bylaw 364), a public hearing would be scheduled to provide the public with an opportunity to comment on the proposed bylaws.

1. Strategic Plan Objectives

The following items on the Council Strategic Priorities 2023-2026 are related to the proposed development:

High-quality neighbourhood planning: social cohesion; sustainable growth.

Trees for future generations: enhance tree canopy through retention of tree buffers.

2. Policy

None besides those already addressed.

3. Resources

N/A

4. Financial/Budget Implications

The proposed Zoning Bylaw amendment would not include any cash CACs as it is exempt from the requirement. The property owner would be required to pay any applicable development cost charges and building permit fees prior to building permit issuance. The facility may be exempt from payment of property taxes, but there may be a payment in lieu of taxes.

5. Sustainability Implications

Preliminary environmental and servicing reports have confirmed that there are no concerns with developing the property as proposed.

Prepared by:

Approved for submission to Council:



George Robinson, Director of
Planning and Community Services

Glenn Morphy, Acting CAO and
Director of Public Works

Date: February 7, 2024

Date: February 7, 2024

REVIEWED WITH:			
<input checked="" type="checkbox"/> Corporate Administration	<input checked="" type="checkbox"/> Fire Rescue	<input checked="" type="checkbox"/> Public Works/Engineering	<input type="checkbox"/> RCMP
<input checked="" type="checkbox"/> Financial Services	<input checked="" type="checkbox"/> Planning	<input type="checkbox"/> Solicitor	<input type="checkbox"/> Committee:
<input type="checkbox"/> Other:			

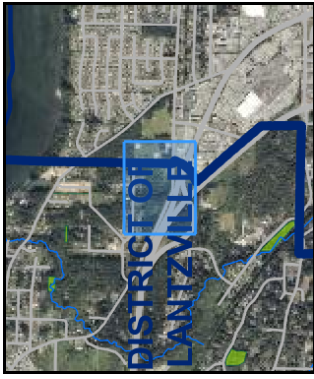
COUNCIL AGENDA INFORMATION:		
Meeting Type	Date	Agenda Item #
Regular	February 7, 2024	9 (c) and d)

File Numbers: 3900.20.363 and 3900.20.364

Location: T:\DISTRICT OF LANTZVILLE\Reports to Council\2024\2024-02-07 Regular Council Meeting\02 07 2024
OCP and ZBA for 6910 and 6930 Lantzville Rd\2024 02 07 Official Community Plan and Zoning Bylaw Amendments (6910
and 6930 Lantzville Rd).docx



Attachment 1 - Location Map for 6910 and 6930 Lantzville Road



Legend

Lantzville Layers

Municipal Boundary



Properties (Conventional)



Attachment 1

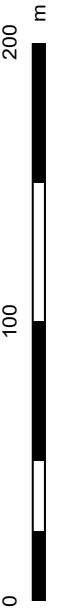
Notes

Location Map



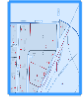
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THIS MAP IS NOT TO BE USED FOR NAVIGATION





Zoning Map - 6910 and 6930 Lantzville Road



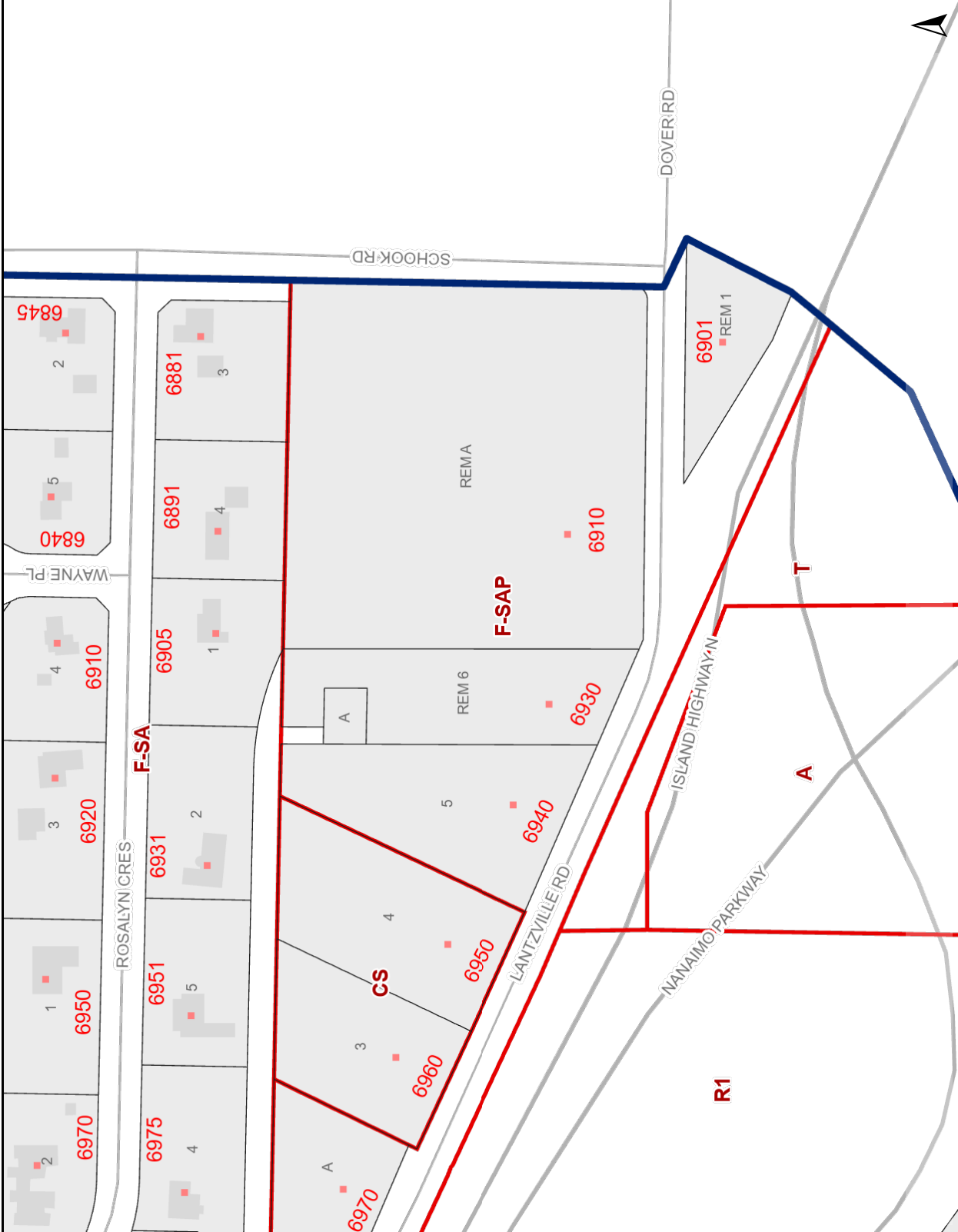
Legend

- Lantzville Layers
- Municipal Boundary
- Properties (Conventional)
- Zoning

Attachment 2

Notes

Zoning Map

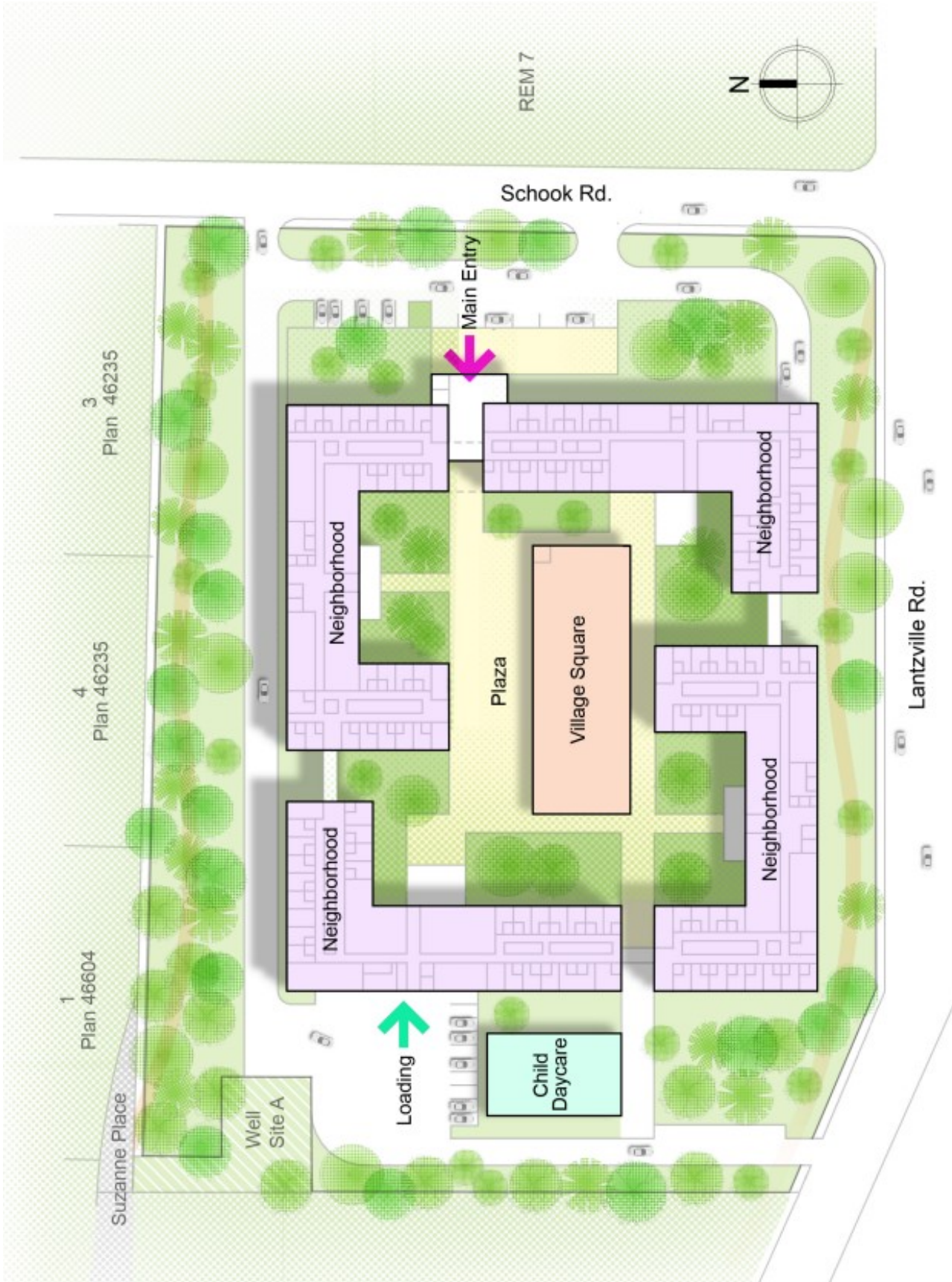


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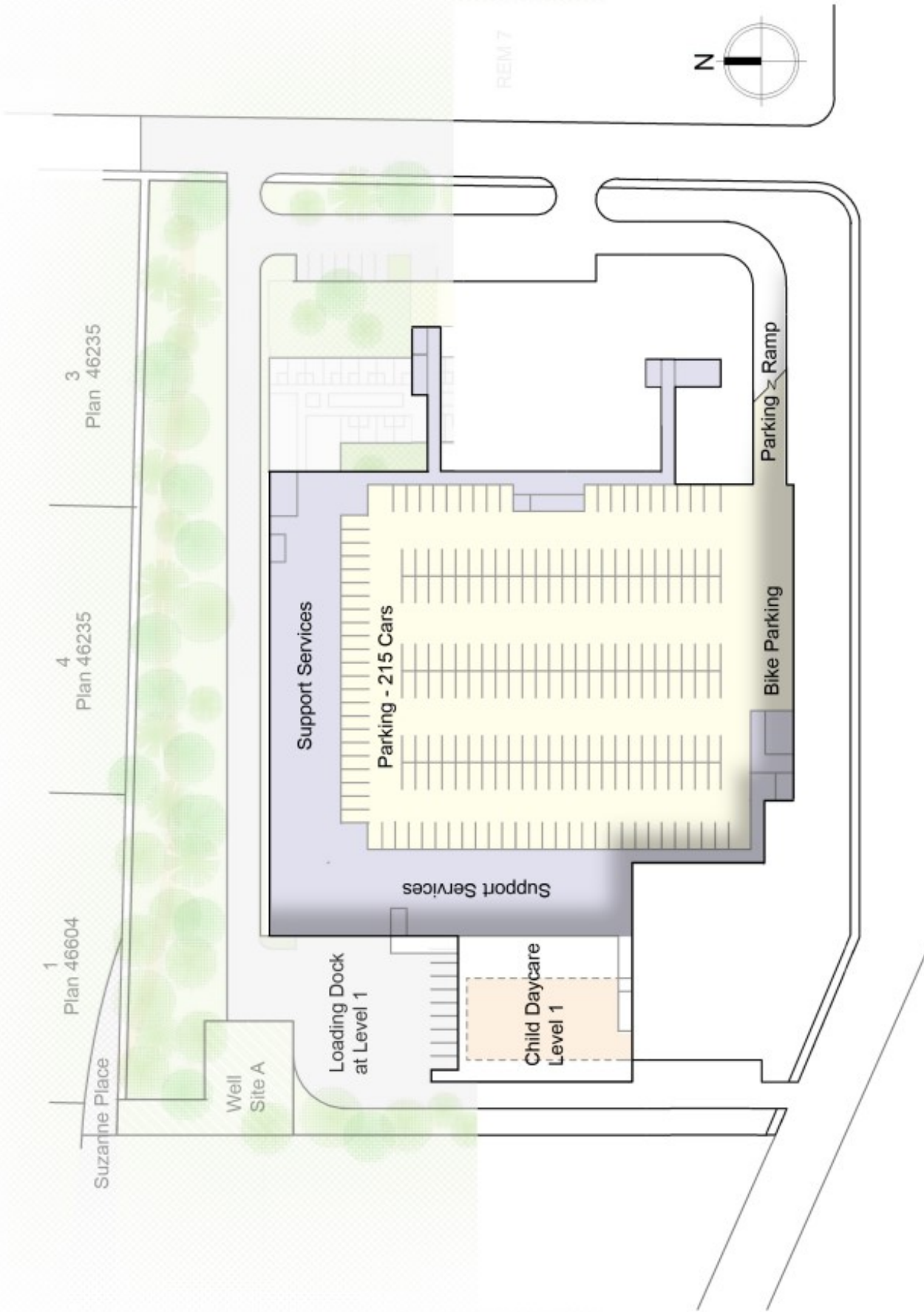


Attachment 3

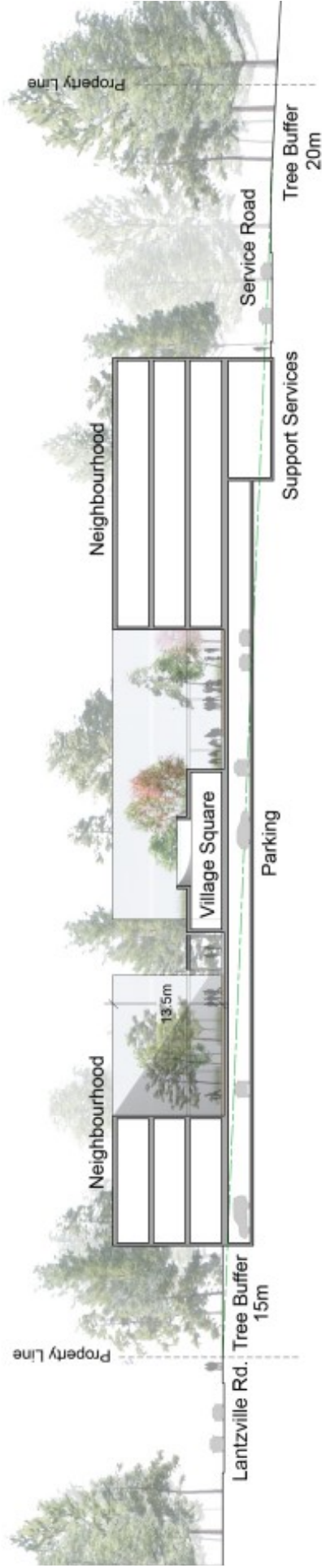


NANAIMO LONG TERM CARE HOME CONCEPT STUDY — SITE PLAN

Attachment 3



NANAIMO LONG TERM CARE HOME CONCEPT STUDY – LEVEL 0 PLAN



Attachment 3

NANAIMO LONG TERM CARE HOME CONCEPT STUDY — BUILDING CROSS SECTION

Attachment 4



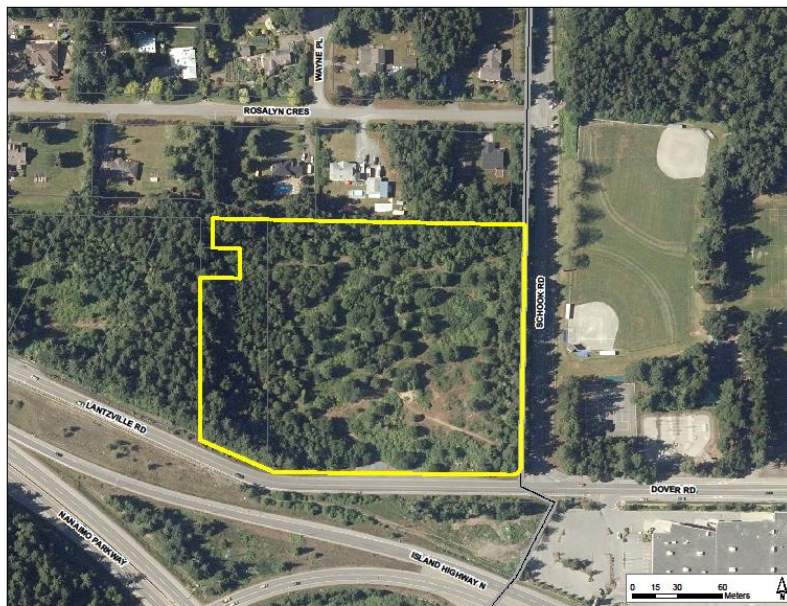
Nanaimo / Lantzville Long-Term Care Home Development Summary and Rationale for Rezoning

This document presents Island Health's proposal to rezone the approximately 8.4-acre site at 6910 & 6930 Lantzville Road to a new Community Service One (CS-1) zone to accommodate the development of a purpose-built, three-storey with basement, 306-bed long-term care residence with a one-storey Village Square, and a one storey stand-alone daycare building for up to 37 children.

Subject Properties and Site Context

Civic Address	6910 and 6930 Lantzville Road, Lantzville
Legal Description	PID: 004-548-256 Lot 6, District Lot 45, Wellington District, Plan 7330, except Plan EPP124180 PID: 004-548-230 Parcel A (DD392442I), District Lot 45, Wellington District, Except Part in Plan VIP76905
Lot Areas	total combined: +/- 3.4 hectares (+/- 8.4 acres)
Current Zoning	F-SAP Future Special Area Plan
Proposed Zoning	CS1 – Community Service One
OCP Designation	Lantzville East Special Plan Area

The site is located at the eastern boundary of the District of Lantzville at the corner of Lantzville Road and Schook Road and immediately adjacent to the City of Nanaimo municipal boundary. The overall site slopes gradually between Lantzville Road and the north property line, with the slope ranging between 6 and 8 meters.



Aerial photograph of the subject property

Attachment 4



Nanaimo / Lantzville Long-Term Care Home Development Summary and Rationale for Rezoning

Surrounding Neighborhood

The surrounding properties incorporate a mix of developments. The neighborhood within the District of Lantzville boundaries are comprised of predominantly single-family residences on ½ to 1 acre lots. The residential properties immediately adjacent to the north boundary of the subject site are zoned F-SA Future Study Area. Immediately west are vacant undeveloped lands which are zoned F-SAP Future Special Area Plan and CS Community Service.

Across Schook Road to the east, within the City of Nanaimo municipal boundary, is the May Richards Bennett Pioneer Park, the Rotary Skate Park, and the Nanaimo Rugby Club. Southeast of the subject property is a regional shopping district anchored by Woodgrove Centre Mall and several large format retailers including PetSmart, HomeSense, Costco and Home Depot. Public transportation, schools, shopping and a wide range of health, professional and financial services are within walking distance, or a short drive, from the subject site.



Aerial photograph of the surrounding neighborhood

Attachment 4



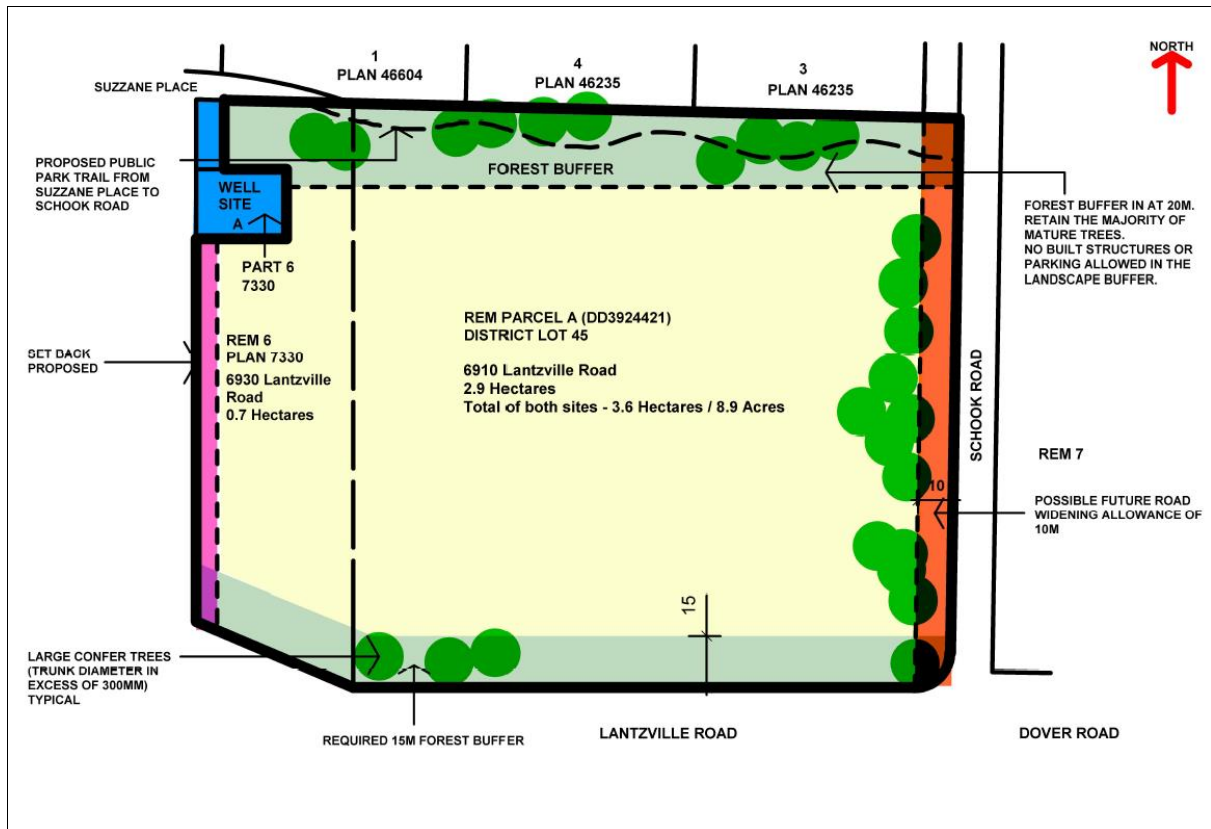
Nanaimo / Lantzville Long-Term Care Home Development Summary and Rationale for Rezoning

Proposed Development

The Site

The proposed development will include a consolidation of 6910 and 6930 Lantzville Road and will incorporate buffer zones around the perimeter of the consolidated site as follows:

- A 20-meter-wide forested buffer along the northern boundary of the site will accommodate a pedestrian and bicycle trail and provide a connection between Suzanne Place and Schook Road. Retention of existing trees wherever possible will be incorporated into the planning of this area.
- Along the east boundary adjacent to Schook Road will be a 10-meter wide road dedication for future road widening, consistent with the properties to the north of the subject site. Mature coniferous trees adjacent to Schook Road will be retained wherever possible.
- The southern boundary will incorporate a 15-meter-wide forest buffer to protect the existing woodland character along Lantzville Road.



Site Plan

Attachment 4



Nanaimo / Lantzville Long-Term Care Home Development Summary and Rationale for Rezoning

Development Concept

In British Columbia, the eligibility criteria for long-term care placement includes an inability to be cared for at home or in assisted living, severe behavioral issues, cognitive impairment, physical dependence, clinical complexity, or medical needs requiring professional nursing care.

The design of the proposed long-term care residences at Lantzville will follow recent pioneering developments in the philosophy and layout of long-term care facilities. These concepts foster a sense of normalcy and comfort for the residents, and resemble a small community with streets, squares, gardens, and even a grocery store. Caregivers blend into the background, allowing residents to maintain their independence and dignity. This innovative approach, evident in facilities such as de Hogeweyk in the Netherlands, has received international acclaim for improving the quality of life for long-term care residents. Design principles to be reflected in the proposed long-term care facility include:

- Individual houses accommodating up to 15 residents
- Communal facilities
- A central plaza
- Landscaped courtyards and safe walking surfaces
- Houses organized into neighborhoods for staffing efficiency



De Hogeweyk Dementia Village

Attachment 4

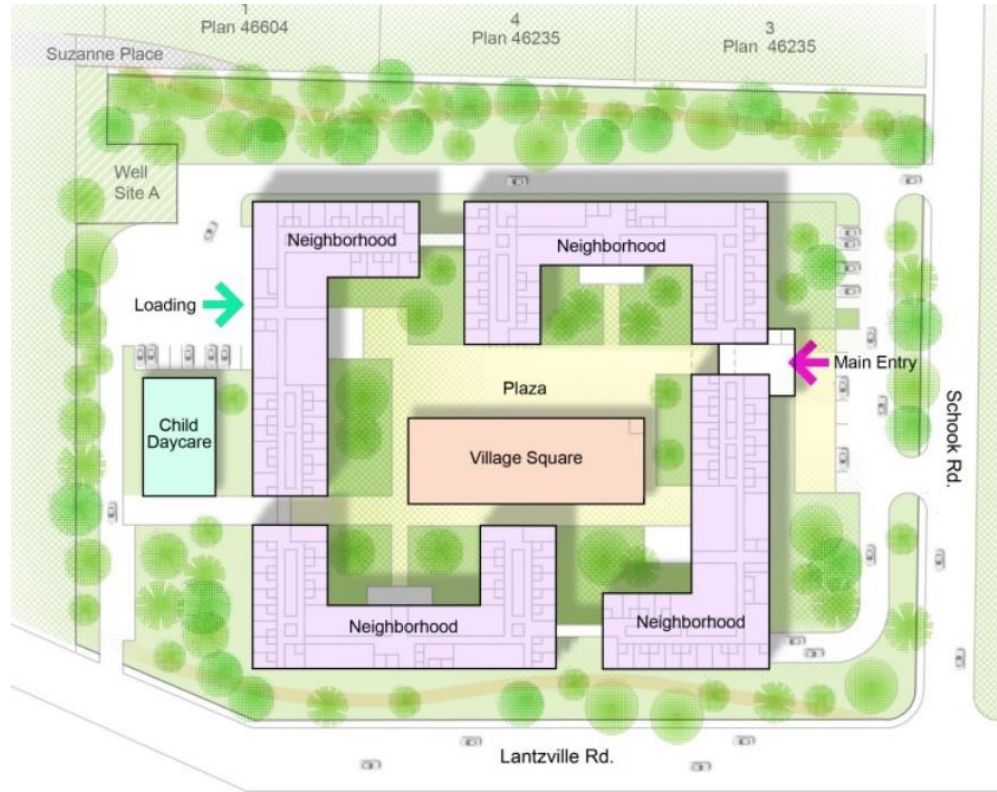


Nanaimo / Lantzville Long-Term Care Home Development Summary and Rationale for Rezoning

The design of the proposed residence is also intended to reflect values that were shared by long-term care residents in a fall 2022 survey and the Delaney Resident Engagement Report in 2021. In these surveys, residents expressed their desire for outdoor access, control over room temperature, private visiting spaces, and accessible outdoor areas. They also emphasized the importance of creating a non-institutional, home like atmosphere with well-lit spaces, friendly staff, and a variety of activities.

In the conceptual design for the proposed long-term care home, the architectural layout of the site has been planned to establish a secure perimeter encompassing a central courtyard and plaza. This central space will serve as the heart of the community and house the Village Square, a dedicated communal facility for residents. The Village Square will be a stand-alone single-storey structure, interconnected with the surrounding three-storey neighborhoods and residences via covered walkways across the courtyard.

There will be a separate single-storey building for child daycare services (37 children), positioned on the site but just outside of the secure perimeter of the resident buildings. The inclusion of a child daycare centre at this site will allow for generational programs to be incorporated into the resident activities. Adult day programs will also be offered to members of the larger community.



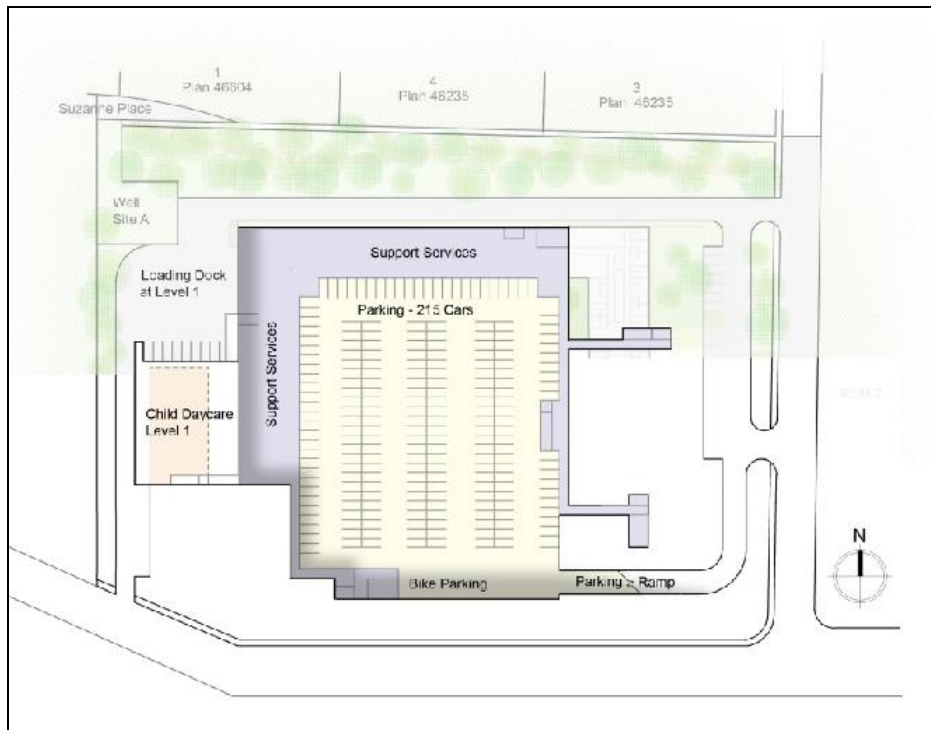
Development Concept

Attachment 4



Nanaimo / Lantzville Long-Term Care Home Development Summary and Rationale for Rezoning

Staff and visitor parking will be provided by an underground parking garage which will provide a total of 215 parking stalls along with additional ground level parking. The basement space will also accommodate essential facility support services such as a loading dock, food services, laundry facilities, and general support amenities.



Basement Level

The concrete roof of the basement parking garage and support service areas will function as a horizontal podium, providing the necessary structural support for the residential buildings, Village Square, and the expansive landscaped courtyard at the core of this development.



Building Cross-Section

Attachment 4



Nanaimo / Lantzville Long-Term Care Home Development Summary and Rationale for Rezoning

Zoning Implications

There are numerous community goals reflected in the designations that have been applied to the subject property. The proposed development endeavours to reflect these community values while accommodating the special-purpose requirements of the long-term care facility.

The proposed site-specific Community Service One (CS1) zone varies from the current Community Service (CS) zone with respect to Permitted Uses, Height and Parcel Coverage:

Category	CS-Community Service	CS1-Community Service One
Permitted Uses	Primary: Assembly, Child Care, Community Care, Cultural Service, Funeral Service, Health Service, Indoor Recreation, Market, Office, Outdoor Recreation, Place of Worship, School, Social Service Secondary: Food and Beverage Service, Mobile Vending	Primary: Long-Term Care, Hospital, Child Care, Community Care, Health Service Secondary: Food and Beverage Service, Retail Services and other ancillary uses specific to the Long-Term Care facility.
Siting	Minimum setback 5 meters	Minimum setback 5 meters
Height	Maximum height is 8 meters	Maximum height is 20 meters
Parcel Coverage	Maximum parcel coverage is 50%	Maximum parcel coverage is 60%

Official Community Plan Implications

The District of Lantzville Official Community Plan also has a number of objectives with respect to the subject property. To the extent possible, these are reflected in the proposed development. The exception is the requirement under the Lantzville East Special Plan Area guidelines which states, in part, "*A continuous wooded buffer, with trees exceeding the height of proposed buildings, shall be maintained along the northern boundary of the SPA. ... the minimum width of forest buffer shall be 20 m in general, and 30 m where buildings are three storeys.*" This Application is seeking a 20 m forest buffer along the northern boundary of the site.

Supporting Technical Studies

A number of supporting technical studies have been completed that demonstrate the feasibility of the development concept including:

- Archeological review
- Geotechnical Investigation
- Environmental Assessment, Phase 1 and Limited Phase 2
- Traffic Impact Assessment
- Civil Servicing Report

Supporting documents are available here: <https://cloud.rdn.bc.ca/s/Ge4cdCGrk3aWMKJ>

Attachment 5

DISTRICT OF LANTZVILLE BYLAW NO. 363, 2023

A BYLAW TO AMEND DISTRICT OF LANTZVILLE OFFICIAL COMMUNITY PLAN BYLAW NO. 150, 2019

NOW THEREFORE the Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 363, 2024”.
2. Schedule ‘A’ of District of Lantzville Official Community Plan Bylaw No. 150, 2019 is hereby amended as follows:

- a. Part 2, Section 5.2.7.1 of the District of Lantzville Official Community Plan is repealed and replaced with the following text:

“Permitted uses include single-unit housing, secondary suites, carriage houses, home occupations, parks, recreation, utilities, places of worship, schools, child care, seniors supportive housing, and fire halls.”

- b. Part 3, Section 11.1.7.3 of the District of Lantzville Official Community Plan is repealed and replaced with the following text:

“A continuous wooded buffer, with trees exceeding the height of proposed buildings, shall be maintained along the northern boundary of the SPA. In combination with the existing District lane right of way in the area, the minimum width of forest buffer shall be 20 m in general, and 30 m where buildings are three storeys. On the east side of the location of the right of way, the required forest buffer shall be 20 m, regardless of building height.”

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

PUBLIC HEARING HELD this day of , 2024.

READ A THIRD TIME this day of , 2024.

ADOPTED this day of , 2024.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

Attachment 6

DISTRICT OF LANTZVILLE BYLAW NO. 364, 2023

A BYLAW TO AMEND DISTRICT OF LANTZVILLE ZONING BYLAW NO. 180, 2020

NOW THEREFORE the Municipal Council of the District of Lantzville in open meeting assembled enacts as follows:

1. This bylaw may be cited for all purposes as the “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (6910 & 6930 Lantzville Road) Bylaw No. 364, 2024”.
2. Schedule ‘A’ of District of Lantzville Zoning Bylaw No. 180, 2020 is hereby amended in Part 1 inserting 1.14.1 COMMUNITY SERVICES ONE ZONE (CS1) as stated in Schedule 1.
3. Schedule ‘A’ of “District of Lantzville Zoning Bylaw No. 180, 2020” is hereby amended by re-classifying the land legally described as

“LOT 6, DISTRICT LOT 45, WELLINGTON DISTRICT, PLAN 7330 EXCEPT PLAN EPP124180” and,
“PARCEL A (DD392442I), DISTRICT LOT 45, WELLINGTON DISTRICT, EXCEPT PART IN PLAN VIP76905”

from “Future Special Area Plan Zone (F-SAP)” to “Community Services One Zone (CS1)”, as shown on the map attached hereto as Schedule 2.

READ A FIRST TIME this day of , 2024.

READ A SECOND TIME this day of , 2024.

PUBLIC HEARING HELD this day of , 2024.

READ A THIRD TIME this day of , 2024.

ADOPTED this day of , 2024.

Mark Swain, Mayor

Trudy Coates, Director of Corporate Administration

Attachment 6

“Schedule 1 to Bylaw 364, 2024”

1.14.1 COMMUNITY SERVICES ONE ZONE

(CS1)

Permitted Uses

1. The permitted primary and secondary uses are as follows:

Primary	Secondary
Long-Term Care Hospital Child Care Community Care Health Service Office	Food and Beverage Service Mobile Vending Retail Services Any ancillary uses specific to a Long-Term Care facility

Siting

2. The minimum setbacks from parcel lines are as follows:

North - 20 m

South (abutting Lantzville Road) - 15 m

East and West - 5 m

Height

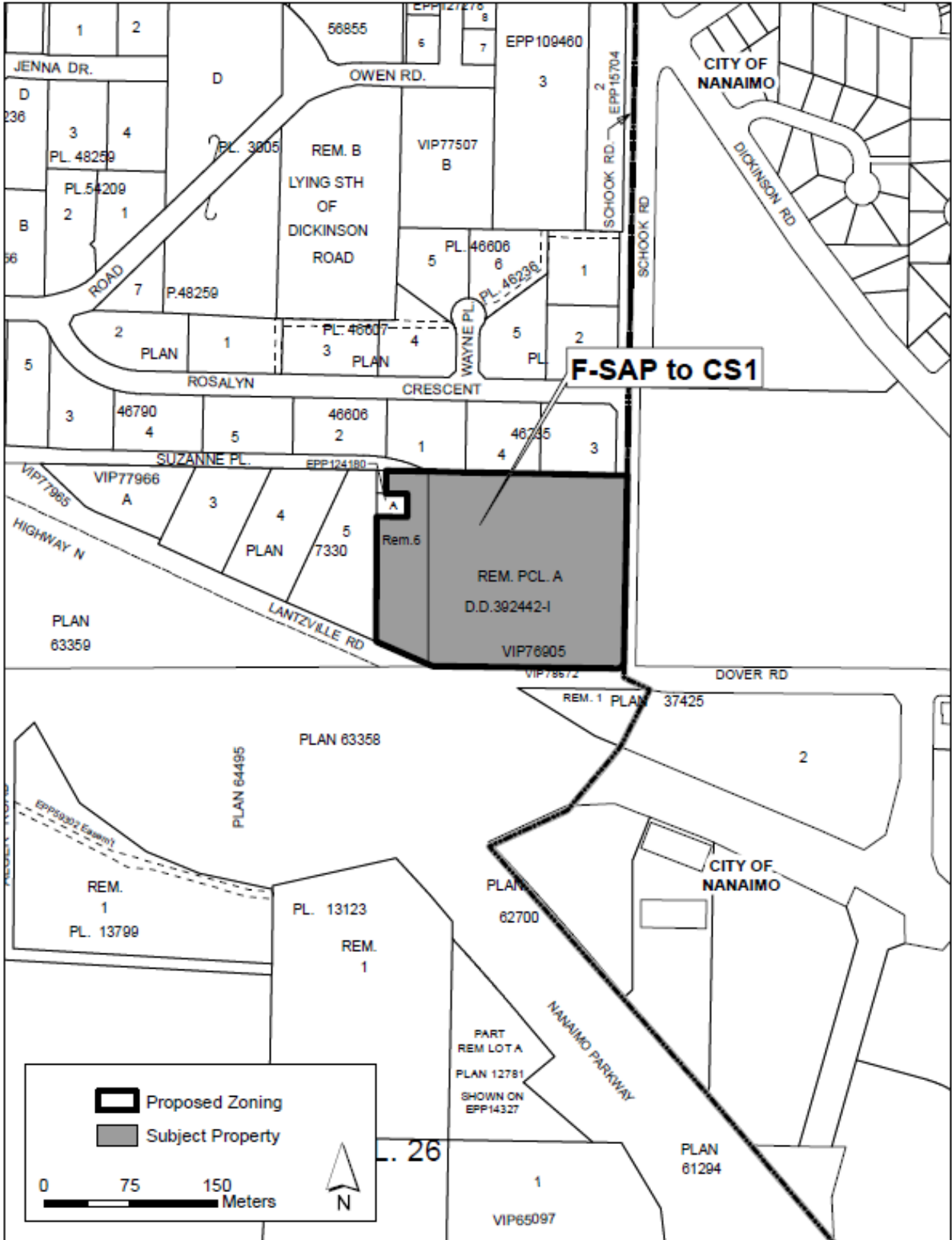
3. The maximum height is 20 m

Parcel Coverage

4. The maximum parcel coverage is 60%

Attachment 6

“Schedule 2 to Bylaw 364, 2024”



Attachment 7

5.2.7 | Residential

Many residents of Lantzville enjoy the lifestyle afforded by larger residential properties and wish to see these areas of the community protected and maintained. The District is supportive of this desire and has adopted the following policies for Residential Lands:

1. Permitted uses include single-unit housing, secondary suites, carriage houses, home occupations, parks, recreation, utilities, places of worship, schools, and fire halls.
2. For subdivisions, the gross development density of areas designated Residential outside the Village area is 5 units per hectare (2 units per acre), with municipal water and sewer services.
3. Density Bonus is explained in Part 2, Section 8 of the OCP. The District may apply a bonus density in Residential areas outside Special Plan Areas without amendment to this plan where the development plan includes parkland acceptable to the District in addition to the required 5% dedication required under the *Local Government Act* and a Community Amenity Contribution.
4. A range of lot sizes in new subdivisions will be encouraged. Density bonus, averaging, and clustering provisions in Part 2, Section 8 and Part 3, Section 11 of the OCP apply. Where density bonus, averaging, and clustering are applied in residential areas outside the Village and Special Plan Areas, a target average lot size of 960 sq.m. will be encouraged after dedication of public open space, trail, and road corridors. Where parcels are proposed smaller than 960 sq.m., there would need to be an offsetting increase in parcels larger than 960 sq.m. For purposes of calculating the average, the land dedicated as parkland, including bonus parkland, may be included. If no bonus parkland is dedicated (e.g., in cases of less than four lots or where cash in lieu is approved), meeting the average parcel size target may not be achievable, but the principle of varied lot sizes is encouraged.
5. Outside the ALR, farm clusters may be considered by the District. Farm clusters would use the density bonus, averaging, and clustering provisions in Part Two, Section 8 and Part 3, Section 11 to concentrate residential uses on a small portion of the property with community water and sewer services. The majority of the parent property would be maintained as private (common) property in open space / farm uses, with a no-subdivide covenant to protect this open space in perpetuity. Public access rights of way may be negotiated at edges of the open space.

Attachment 7

6. Existing mobile home parks are recognized as permitted uses at a density of 20 mobile home units per gross hectare (8 units per acre). All mobile homes will be serviced by municipal or on-site water and sewage treatment systems approved by the Vancouver Island Health Authority and/or the District of Lantzville, based on the most stringent requirements.
7. There are residential lots in Lantzville that currently have two established legal residences. These “second” units may be used as a residence or be used for home occupation purposes.
8. The District acknowledges existing lots in the areas designated Residential in this Plan that are smaller than 1,011 m² (1/4 acre).
9. The District may support clustering of housing where preservation of green space or reduction in servicing costs, including the construction of roads, would be achieved.



Figure 26: Varied residential areas.

Attachment 8

11.1.7 | Lantzville East Special Plan Area

1. Single-unit housing, multi-unit housing (townhouse, rowhouse, apartment), seniors supportive housing, places of worship, child care, professional office / service (e.g. veterinary clinic), and park/open space land uses will be allowed in the Lantzville East SPA.
2. The District encourages the development of small tracts of highly varied housing types dominated by one- to two-storey format – including provisions for starter, family, and active senior and community care oriented homes and institutions nestled into and protecting buffers of existing woods. Density averaging and clustering are permitted.
3. A continuous wooded buffer, with trees exceeding the height of proposed buildings, shall be maintained along the northern boundary of the SPA. In combination with the existing District lane right of way in the area, the minimum width of forest buffer shall be 20 m in general, and 30 m where buildings are three storeys.
4. Forested buffers shall also be established and maintained in a continuous network along the north side of Lantzville Road and at property lines to provide forested backdrops to neighbourhood clusters. The distance between north-south oriented forested buffers shall vary, but as a guideline should not exceed 250 metres.



Figure 53: Retention of existing woods as buffers to adjacent neighbourhoods will be important in Lantzville East.

Attachment 8

5. A continuous publicly accessible trail corridor shall be provided to extend through the network of forested buffers to connect to Lantzville Road and to Schook Road, creating a neighbourhood trail loop system.
6. Native trees shall be retained or replanted along the south side of Lantzville Road to provide a “park-like” setting when viewed from the Island Highway. Noise attenuation berms may be considered in cooperation with the Province between Highway 19 and Lantzville Road.
7. A “Lantzville” community welcome sign is encouraged for Lantzville Road at Schook Road.
8. Park space dedication shall consider provision of a relatively level park site of sufficient size to accommodate senior / family / child neighbourhood gatherings in a “semi-rural” setting.
9. Frontage improvements along Lantzville Road shall accommodate cyclists, pedestrians, and seniors, and have a semi-rural character.
10. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.

Attachment 8

Lantzville East SPA Land Use Summary	
Anticipated Number of New Housing Units	<ul style="list-style-type: none"> • 30-72, plus seniors supportive housing • This range is not intended to replace the rezoning and site design process. Following the site design process, if the proposed number of new housing units falls outside this range, a clear and strong rationale must be provided to the District to justify the difference and will be subject to further public engagement.
Supported Land Uses	<ul style="list-style-type: none"> • Seniors supportive housing, rowhouse and townhouse, two-unit housing, single-unit housing (including building stratas, e.g. pocket neighbourhoods), secondary suites, home businesses, parks, open space, recreation, places of worship, child care, and professional offices / services.
Housing Mix	<ul style="list-style-type: none"> • A clear diversity of housing types and tenures across the housing spectrum must be provided with special consideration given to buffering and transitioning to adjoining established residential neighbourhoods.
Supported Building Height	<ul style="list-style-type: none"> • 2 storeys plus without underground parking • 3 storeys with underground parking, stepped façade and highly articulated roof design.
Required Elements of New Development	<ul style="list-style-type: none"> • Abundant green space and open space • Walking and cycling connections throughout the development • Innovative site and building design • Provision of a range of housing forms and tenures
Green Space, Open Space and Public Park Targets	<ul style="list-style-type: none"> • 30% public parks and dedicated riparian areas. • Additional semi-private space which is encouraged to include ponds, wetlands, and semi-private courtyards.
Parking	<ul style="list-style-type: none"> • Appropriate onsite parking standards must be established to help ensure that the new road network is not dominated by or cluttered with on-street parking



District of Lantzville

COMMUNITY AMENITY CONTRIBUTIONS

Approved by Council June 15, 2020, amended October 11, 2023

PRINCIPLES

1. The Municipality will adhere to the Provincial guidelines for community amenity contributions entitled *Community Amenity Contributions: Balancing Community Planning, Public Benefits and Housing Affordability* (March 2014).
2. In accordance with the Provincial guidelines, community amenity contributions will be negotiated with an applicant on a case-by-case basis. Community amenity contributions are not a fee, charge, tax, or requirement, nor is there a specific minimum contribution.
3. In accordance with the Provincial guidelines, community amenity contributions are for capital projects and are not intended to cover current or future operational costs.
4. The Municipality will not commit to approving a Zoning Bylaw amendment application in exchange for the provision of community amenity contributions. First and foremost, the Municipality will determine whether the proposed amendment is consistent with the Official Community Plan (OCP) and whether the proposed land use is suitable and appropriate. The Municipality will then negotiate, on a case-by-case basis, community amenity contributions in light of the scale of the proposal and anticipated impact on the community.
5. Community amenity contributions will be proportional to the scale of the proposal. Proposals that will result in a larger scale development are anticipated to provide a higher community amenity contribution than proposals that would result in a smaller scale development.
6. Community amenity contributions will, to the extent possible, be based on a link between the impact of the proposal on the community or the Municipality and the amenity being provided. For example, new development will require additional annual public works maintenance resources, which could mean that financial community amenity contributions are allocated to the construction of a public works yard and facility.
7. Community amenity contributions are not intended to discourage applications for Zoning Bylaw amendments.
8. Community amenity contributions for greenfield development proposals are anticipated to be higher than for infill developments and redevelopment proposals.

Attachment 9

9. Special Planning Areas designated in the OCP have specific policies concerning onsite amenities to be negotiated at the Zoning Bylaw amendment stage, including parkland provisions and trails.

APPLICATION AND PROCESS

10. Community amenity contributions will be negotiated for all Zoning Bylaw amendment applications, unless exempted.
11. When an owner applies to amend the Zoning Bylaw, staff will discuss community amenity contributions with the owner and will suggest potential amenities based on the OCP policies, community needs, and the scale of the proposal.
12. When an application is brought forward to Council for consideration, the community amenity contributions proposed by the owner will be presented. Council will make the final determination on whether the proposed contributions are acceptable and whether further negotiations are warranted.

EXEMPTIONS

13. Community amenity contributions are generally not anticipated for Zoning Bylaw amendment applications for the following:
 - a) Non-market rental housing
 - b) Housing for people with disabilities
 - c) Seniors supportive housing
 - d) Secondary suites and carriage houses
 - e) Other forms of attainable housing
 - f) Text amendments that would not alter land use or density
14. There may be specific circumstances where a proposal does not fall within one of the exemptions listed above. The exemption list is not intended to preclude Council from choosing not to negotiate for community amenity contributions in any particular circumstance.

TIMING & USE OF CONTRIBUTIONS

15. The community amenity contribution may need to be constructed or physically provided. Alternatively, an equivalent cash-in-lieu of developing, constructing or providing the community amenity on a per parcel, per dwelling unit or per m² gross floor area basis may be warranted.
16. Community amenity contributions may be secured through covenants, phased development agreements, or amenity zoning.

Attachment 9

17. Financial community amenity contributions will be deposited in Municipal reserve funds for specific purposes.
18. Where negotiated, community amenity contributions must be provided prior to Subdivision Approval or issuance of a Building Permit, as applicable. If an amenity to be provided at the Building Permit stage is non-financial and must be constructed or physically provided, construction or provision of the amenity may take place concurrently with the authorized building construction but must be completed or provided prior to the final inspection or occupancy.

COMMUNITY AMENITY CONTRIBUTIONS

19. **For proposed development in Residential designated areas, the target financial community amenity contribution is \$10,000** per new additional parcel or primary dwelling unit that can be achieved as a result of the Zoning Bylaw Amendment. In the case of properties zoned Future Study Area in the Zoning Bylaw No. 180, a minimum average parcel area of 0.2 ha is assumed to be the base density for the purpose of determining “new additional parcels”, unless, prior to adoption of Zoning Bylaw No. 180 (Mach 30, 2020), a property had a larger minimum parcel area.
20. The following list represents potential community amenity contributions:
 - a) Land for community purposes (e.g. fire hall, public works, municipal hall)
 - b) Parkland in excess of the 5% statutory requirement
 - c) Parkland improvements (e.g. land preparation, landscaping, park facilities)
 - d) Trails, walkways and pathways, including signage, benches, and other features
 - e) Public transit improvements
 - f) Community facilities (e.g. fire hall, public works, community hall, municipal hall)
 - g) Community equipment (capital only) (e.g. fire truck)
 - h) Community plazas and gathering spaces
 - i) Beach road end improvements
 - j) Community signage (highway signage, entrance signage, wayfinding signage)
 - k) Community water infrastructure
 - l) Community sewer infrastructure
 - m) Community beautification and public art
 - n) Attainable housing
21. The Memorandum of Understanding between the Municipality and Lone Tree Properties Ltd. dated September 4, 2014 regarding development of the Foothills Comprehensive Development Plan area will continue to guide negotiations for community amenity contributions and a Phased Development Agreement to replace the existing covenant (development agreement).

Attachment 9

22. The Municipality will maintain a publicly-available list of community amenity contributions agreed to for Zoning Bylaw amendment applications.

ITEMS THAT ARE NOT COMMUNITY AMENITY CONTRIBUTIONS

23. Items that would normally be required through the subdivision or development process are not community amenity contributions. While these items may benefit the community, they may be required regardless of whether the owner applies for a Zoning Bylaw amendment.
- a) 5% statutory parkland dedication
 - b) Sidewalks (onsite, along highway frontage)
 - c) Walkways (onsite, along highway frontage)
 - d) Water, sewer, storm and road infrastructure required as per Bylaw 175
 - e) Underground utilities
 - f) Street trees
 - g) Streetlights
 - h) Landscaping
 - i) Development Permit Guideline requirements
 - j) Environmentally sensitive areas
 - k) Lands subject to natural hazards (except wildfires) or that are other undevelopable
 - l) Municipal fees
 - m) Development Cost Charges
 - n) Offsite improvements required for transportation safety
 - o) Offsite infrastructure upgrades required to service a development

DEFINITIONS

Amenity Zoning means Zoning Bylaw provisions adopted under Section 482 of the *Local Government Act* in which an owner is entitled to a higher density subject to the provision of amenities.

Attainable Housing means housing that has a rent or sale price that constitutes no more than 30% of gross annual income.

Carriage House means a secondary dwelling unit located in a secondary building.

Community Amenity Contributions are amenity contributions agreed to by the owner and the Municipality as part of the Zoning Bylaw amendment process initiated by the owner, and are intended to benefit the social, cultural, environmental, recreational, governance and infrastructure needs of the community.

Covenant means a covenant under Section 219 of the *Land Title Act*.

Attachment 9

Greenfield Development means subdivision or development of previously undeveloped areas that are not surrounded by predominantly developed areas, including farmland, forestry lands, rural recreation lands and rural lands generally.

Housing for People with Disabilities means housing that caters to the needs of people who require assistance due to a disability.

Infill Development means new construction or development within a predominantly developed area.

Natural Hazards means elements of the natural environment that have the potential to negatively impact a community.

Phased Development Agreement means a phased development agreement between the Municipality and an owner under Section 516 of the *Local Government Act*.

Primary Dwelling Unit means a dwelling unit in a house, townhouse, rowhouse, or apartment and excludes secondary suites and carriage houses.

Redevelopment means development of a previously developed site or replacement of existing buildings with new buildings.

Secondary Suite means a secondary dwelling unit located in a house.

Seniors Supportive Housing means housing that caters to the needs of seniors and includes assisted living and community care facilities licensed in accordance with the *Community Care and Assisted Living Act*.