
District of Lantzville

REPORT TO COMMITTEE OF THE WHOLE

Meeting Date: March 27, 2024

SUBJECT: “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Miscellaneous) Bylaw No. 365, 2024”

PURPOSE

To obtain Council input on proposed amendments to “District of Lantzville Official Community Plan Bylaw No. 150, 2019”. Amendments include motions from the November 8, 2023, Council meeting and miscellaneous amendments to comply with recently passed Provincial planning legislation.

RECOMMENDATIONS

Amendment 1 – THAT the Committee of the Whole recommends **THAT** Council instructs Staff to bring forward a draft amendment to Official Community Plan Bylaw No. 150, 2019 to implement a new special plan area (Owen Road Special Plan Area) with the following regulations:

- a) Cottage courts, duplexes, triplexes, fourplexes, rowhouses, and townhouses.
- b) A maximum net density of 50 units per hectare if 40% parkland is dedicated.
- c) Development is subject to form and character requirements for greenspace and parking design.

Amendment 2 – THAT the Committee of the Whole recommends **THAT** Council instructs Staff to bring forward a draft amendment to Official Community Plan Bylaw No. 150, 2019 to amend “Map No. 4 Special Plan Areas” by:

- a) Including all of the land on 7187 Lantzville Road and 7197 Lantzville Road in the Village Primary Commercial Core Special Plan Area;
- b) Removing the Village Primary Commercial Core designation from 7220 Ware Road; and
- c) Applying the Village South Special Plan Area to the entirety of 7220 Ware Road.

Amendment 4 – THAT the Committee of the Whole recommends **THAT** Council rescinds the November 8, 2023, motion *THAT Staff be instructed to bring forward an amendment to Official Community Plan Bylaw No. 150, 2019 to amend the Land Use Summary table of the Village Primary Commercial Core Special Plan Area by striking “3 storeys on the south side of Lantzville Road” and inserting “2 storeys on the south side of Lantzville Road with allowance for a third storey lower floor if the depth of the slope provides it, and in such cases the lower two storeys must be solely commercial.”*

Amendment 6 – THAT the Committee of the Whole recommends **THAT** Council instructs Staff to bring forward an amendment to Official Community Plan Bylaw No. 150, 2019 by amending the definition of intensive residential to apply to building stratas with 5 or more housing units.

Amendment 7 – THAT the Committee of the Whole recommends **THAT** Council instructs Staff to bring forward an amendment to Official Community Plan Bylaw No. 150, 2019 by adding Health Service, Veterinary Clinic, Funeral Service, and Financial Service into the list of supported land uses in the Lantzville East Special Plan Area; **AND FURTHER THAT** clarified language be added to support mixed-use developments with commercial on the ground floor in the Lantzville East Special Plan Area.

COMMITTEE/COMMISSION RECOMMENDATION

N/A

ATTACHMENTS

1. 7050 Lantzville Road & 7035 Owen Road Zoning Map
2. *Bill 44 Housing Statutes (Residential Development)* Minimum Density Graphic
3. *Bill 44 Housing Statutes (Residential Development)* Secondary Suites and Additional Dwelling Units
4. Cottage Court Design Examples
5. Opticos Design Missing Middle Housing Specifications
6. 7187 & 7197 Lantzville Road Zoning Map
7. Village Primary Commercial Core and Village South Special Plan Area Map
8. "District of Lantzville Official Community Plan No. 150, 2019" Goal 3
9. Lantzville – Beyond Business as Usual Economic Development Strategy Foundation A
10. "District of Lantzville Official Community Plan No. 150, 2019" Section 6.2.8
11. "District of Lantzville Official Community Plan No. 150, 2019" Section 5.2.3
12. "District of Lantzville Official Community Plan No. 150, 2019" Development Permit Area 8
13. Provincial Policy Manual & Site Standards –Development Permit Areas
14. "District of Lantzville Official Community Plan No. 150, 2019" Section 5.2.7

PROPOSED AMENDMENTS, ALTERNATIVES & ANALYSIS

AMENDMENT 1 – Future Study Area OCP Designation:

BACKGROUND

At the regular Council meeting on November 8, 2023, Council passed the following motion:

THAT staff be instructed to bring forward a draft amendment to Bylaw No. 150, 2019 to add a new land designation titled Future Study Area and that this designation be assigned to 7035 Owen Road legally described as LOT 10, DISTRICT LOT 37, WELLINGTON DISTRICT, PLAN 24659 and 7050 Lantzville Road legally described as

LOT 8, DISTRICT LOT 37, WELLINGTON DISTRICT, PLAN 18898; and this new land designation shall have the following characteristics:

- a) Small homes clustered on small lots in order to preserve parkland, the biodiversity of the forest, and the environmentally sensitive area around Bloods Creek.*
 - b) Promote active transportation with a trail over Bloods Creek to the Village via the new Caillet Drive Bloods Creek trail.*
 - c) A target of 29.9% parkland not including the environmentally sensitive area of Bloods Creek.*
 - d) A target of 60 small lots with a variety of lot sizes up to a maximum lot size of 372 m (4004 sq. ft.).*
 - e) A target of 60 small homes with a maximum Floor Area Ratio of 0.3.*
- Such homes could fill the current void of smaller homes for downsizing seniors.*

CURRENT USE

The subject properties, 7050 Lantzville Road and 7035 Owen Road, are currently designated as 'Residential' in "District of Lantzville Official Community Plan No. 150, 2019" (OCP) and 'Future Study Area' in "District of Lantzville Zoning Bylaw No 180, 2020" (Zoning Bylaw 180) (**ATTACHMENT 1**). A rezoning application will be required prior to subdivision of either property. There is no Special Plan Area associated with these lots.

ANALYSIS

Bill 44 – Housing Statutes (Residential Development) Amendment Act, 2023 (Bill 44) will require the District to permit a minimum of three dwelling units on lots 280 m² or smaller and four dwelling units on lots that are between 281 m² and 4,050 m². To qualify, lots must be connected to community water and sewer services.

The proposed new land designation, Future Study Area, sets a target of 60 small lots with a maximum size of 372 m². Under Bill 44, these lots **must** be permitted to construct a minimum of three or four units, depending on lot size (**ATTACHMENT 2**). As such, Council's proposal of allowing a maximum of 60 units on 60 lots will not be possible.

Permitting a maximum of 60 units on the subject properties (7035 Owen Road – 4.6041 hectares and 7050 Lantzville Road – 4.0752 hectares) would limit gross density to 6.4 units per hectare. In comparison, Bill 44 will permit the following densities in Lantzville's residential zones (assuming no parkland dedication or road construction required):

Zone	Maximum net density (excluding parkland and road dedication)	Maximum buildout on the subject properties assuming 50% of land is dedicated for parkland, sidewalks, and roads (4.34 hectares of land for residential lots)
Residential 1	20 units per hectare	86 units
Residential 2	30.8 units per hectare	133 units
Residential 3	40 units per hectare	173 units
Residential 4	50 units per hectare	216 units
Residential 5	41.7 units per hectare	180 units

A gross density of 6.4 units per hectare is significantly less than the density that would be permitted in all other residential zones under Bill 44. There is therefore no density incentive for the owners to move forward with an application under the proposed OCP designation.

ALTERNATIVES

Staff propose three options that will comply with Bill 44 and support density levels in line with other residential zones. To support the development of smaller housing units, an amendment to "District of Lantzville Building Bylaw No. 182, 2020" (Building Bylaw 182) should be considered to allow gross floor area to be measured to the inside of the external walls, rather than the extreme outer limits. Thicker walls are constructed to meet higher levels of the BC Energy Step Code. Under Building Bylaw 182, this results in a loss of livable area.

Maximum Net Density = The maximum number of dwellings per hectare excluding the area dedicated to parks and roads.

Gross Density = The maximum number of dwellings per hectare including the area dedicated to parks and roads.

OPTION 1 (Single-family Cottage Court Zone & Special Plan Area):

Develop a new Special Plan Area and zone that supports cottage courts with the following regulations:

- a) Support a base net density (excluding parkland dedication and roads) of 20 units per hectare.
- b) Support a minimum lot size of 0.1 hectares. Variable lot sizes are permitted, up to 12 units per lot. Density per lot to be regulated through zoning (height, setbacks, lot coverage). A minimum of 250m² is required for each unit on a lot.
- c) A target of 30% parkland or sensitive area protection around Bloods Creek.
- d) A density bonus of up to 30 units per hectare could be permitted if 40% of the land is dedicated for sensitive area protection and parkland.
- e) Support the development of cottages (defined as a single-family dwelling less than 1,000 sqft in gross floor area) and secondary suites.
- f) A form and character development permit would be required for a central greenspace and rear parking.

The cottages could be strata-titled and sold separately or rented by the principal property owner. Short term rentals would not be permitted in this zone to preserve more affordable housing options for principal use. Bill 44 requires either a secondary suite or a carriage house to be permitted in every exclusively single-family zone (**ATTACHMENT 3**).

These requirements would promote smaller scale community-style living in the District with a focus on greenspace. Examples of cottage court developments in other jurisdictions are included in **ATTACHMENT 4**.

MAXIMUM BUILDOUT POTENTIAL

Assuming that 30% (2.60379 hectares) of the land is dedicated for parkland or sensitive land protection, the maximum buildout would be 121 units over 6.07551 hectares of land (net density 20 units per hectare).

If 40% (3.47172 hectares) of the land is dedicated for parkland or sensitive land protection, the maximum buildout would be 156 units over 5.20758 hectares (net density 30 units per hectare).

Strengths and Opportunities:

- Supporting more than 60 units on the subject properties will make development more financially viable.
- Shared green space in each cottage court supports community connectivity. Each greenspace would be designated as common property and maintained by the strata (or by the owners if ownership is fee simple).
- Cottage courts often include shared amenities such as community garden plots or recreational space.
- Establishing a maximum building size provides more housing options for down-sizing seniors, singles, or families entering the housing market. A desire for more housing variety, especially for downsizing seniors, has been identified in Lantzville's OCP.
- Development of the land would involve an extension of water and sewer service lines along Owen Road. The service line could eventually connect with the pipes on Shale Road, improving efficiency.

Weaknesses and Threats:

- Strata ownership can have challenges such as high strata fees or strict design regulations.
- Dwelling unit options would be limited compared to other residential zones in the District.
- There is minimal density incentive for the developer to construct cottages instead of a multi-family building that does not have restrictions on maximum gross floor area. It is possible that the developer would apply to rezone the property to increase development potential.

OPTION 2 (Small Scale Multi-Unit Housing Zone – Staff Recommendation):

Create a new Special Plan Area (Owen Road Special Plan Area) that supports a mix of more affordable 'missing middle' housing types. "missing middle housing" is a term coined by Opticos Design intended to highlight opportunities to increase housing availability through multi-unit house-scale buildings.

The Owen Road Special Plan Area would support cottage courts, duplexes, triplexes, fourplexes, rowhouses, and townhouses, with a maximum net density of 50 units per hectare if 40% parkland is dedicated. Lot sizes will range depending on the use. No maximum number of dwelling units per lot will be implemented. Instead, density will be

regulated by lot coverage, height, and setback requirements. Development will also be subject to form and character requirements for greenspace and parking design. A cottage is defined as a single-family dwelling less than 1,000 sqft in gross floor area. Short term rentals would not be permitted in this zone. The Owen Road Special Plan Area would have a 40% parkland and sensitive areas dedication target.

Strengths and Opportunities:

- More density, flexibility, and diverse housing types will make construction more financially feasible. This zone will also provide a larger variety of housing options in the District.
- Shared green space supports community connectivity. Each greenspace would be designated as common property and maintained by the strata (or by the owners if ownership is fee simple).
- The District has few locations where multi-family housing is supported. This new zone would provide additional housing choice and flexibility.
- Establishing a maximum building size for cottages provides more housing options for down-sizing seniors, singles, or families entering the housing market. A desire for more housing variety, especially for downsizing seniors, has been identified in the OCP.
- Development of the land would involve an extension of water and sewer service lines along Owen Road. These service lines could eventually connect with the lines on Shale Road, improving efficiency.
- A variety of unit sizes would be permitted, depending on the type of housing constructed. This could provide housing options for both families and singles.

Weaknesses and Threats:

- Limiting the size of units can impact the financial feasibility of development projects, as larger-scale luxury homes have a higher sale price; however, this can be addressed by supporting higher density and other housing types.
- Parking requirements can be a challenge for higher density developments.
- Strata ownership can have challenges such as high strata fees or strict design requirements.
- The maximum buildout would be significantly higher than Council's original motion; however, 50 units per hectare is less than the idealized specifications for missing middle housing provided by Opticos Design (**ATTACHMENT 5**).

MAXIMUM BUILDOUT POTENTIAL

Assuming that 40% of the land (3.47172 hectares) is dedicated as sensitive ecosystem or parkland, a maximum of 260 units over 5.20758 hectares would be permitted (net density 50 units per hectare). The number of lots would vary based on the type of housing constructed.

OPTION 3 (Do nothing):

Allow the property owner to propose their own rezoning and subdivision application.

Strengths and Opportunities:

- Any future development proposal brought forward would be financially viable based on professional assessment of the subject properties and current market conditions.
- Rezoning applications must go through a public hearing process and be approved by Council. Council will still have an opportunity to comment on the application and propose amendments.
- The District will receive application fees.

Weaknesses and Threats:

- Constructing cottages with a maximum building size would not be mandated by the OCP.
- Parkland and sensitive ecosystem dedication would be based on provincial guidelines.

AMENDMENT 2 – Village Primary Commercial Core Area:

BACKGROUND

At the regular Council meeting on November 8, 2023, Council passed the following motion:

THAT staff be instructed to bring forward a draft amendment to Bylaw No. 150, 2019 to amend "Map No. 4 Special Plan Areas" by including all the land of 7187 Lantzville Road and 7197 Lantzville Road in the Village Primary Commercial Core Special Plan Area.

CURRENT USE

7187 Lantzville Road and 7197 Lantzville Road (the 'subject properties') are approximately 1.088 hectares and 1.137 hectares respectively and are zoned as 'Village Commercial' in Zoning Bylaw 180 and 'Village' in the OCP (**ATTACHMENT 6**). The subject properties are abutted to the east and west by other commercial buildings that are fully located in the Village Primary Commercial Core Special Plan Area. Only a portion of the subject properties, approximately 0.193 hectares of 7197 Lantzville Road and 0.437 hectares of 7187 Lantzville Road, are located in the Special Plan Area. All other parcels are fully located within in the Village Primary Commercial Core except for 7220 Ware Road (**ATTACHMENT 7**).

ANALYSIS

For consistency of development permit requirements on the properties, staff recommend that the entirety of each property be located in the Village Primary Commercial Core Special Plan Area. In addition, staff recommend removing the Village Primary Commercial Core designation from 7220 Ware Road and applying the Village South Special Plan Area to the entire property.

AMENDMENT 3 – Dwelling Unit Targets in Special Plan Areas:

BACKGROUND

At the regular Council meeting on November 8, 2023, Council passed the following motion:

THAT staff be instructed to bring forward an amendment to Bylaw No. 150, 2019 to amend the Land Use Summary tables of all the Special Plan Areas be amended in the following ways:

a) Strike the phrase "Anticipated Number of New Housing Units" and insert "Targeted Number of New Housing Units".

b) Strike the sentence "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 strong rationale must be provided to the District to justify the difference and will be subject to further public engagement."

ANALYSIS

The OCP is a policy document that outlines the community's long term development vision and guides the decisions made by Council. The density of future development proposals is not anticipated by Council. The proposed wording amendment clarifies that the OCP has specific targets for density in Special Plan Areas. Any proposed development that is inconsistent with the OCP must undergo a public hearing process.

Council's motion from the regular meeting on November 8, 2023, will be included in a future OCP amendment.

AMENDMENT 4 – Village Primary Commercial Core Regulations:

BACKGROUND

At the regular Council meeting on November 8, 2023, Council passed the following motion *THAT staff be instructed to bring forward an amendment to Bylaw No. 150, 2019 to amend the Land Use Summary table of the Village Primary Commercial Core Special Plan Area by striking "3 storeys on the south side of Lantzville Road" and inserting "2 storeys on the south side of Lantzville Road with allowance for a third storey lower floor if the depth of the slope provides it, and in such cases the lower two storeys must be solely commercial."*

Goal 3 of the OCP is to create a vibrant commercial core that is oriented to community needs, while retaining the District's unique village character. Section 6.2 of the OCP outlines goals to encourage the development of commercial, institutional, and public assembly uses; mixed-use buildings; and a focus on locally oriented services over franchises (ATTACHMENT 8).

Foundation A of the 2018 "Lantzville, beyond Business As Usual – Economic Development Strategy" (**ATTACHMENT 9**) outlines objectives to help the District become more business friendly. Objectives include:

- Attract businesses that fit local values and meet local needs.
- Support local businesses to thrive.
- Revitalize and enhance our village core.

ANALYSIS

There is a lack of commercial spaces available in the District, with a very limited amount of commercial development in recent years. Through conversations with business owners and realtors, staff have determined that there is a desire among business owners to open shops in the District, including much-needed amenities such as medical offices; however, rising land prices make it increasingly difficult for small-scale commercial development projects to be financially viable.

Some parcels in the Village Commercial zone are currently being used for residential purposes. In order to transition to commercial use, it is likely that these properties will be redeveloped in the future. Supporting a higher level of density will increase the likelihood of these properties being transitioned to commercial or mixed uses. Furthermore, there are limited opportunities for surface-level parking along Lantzville Road. Supporting vertical development will increase the amount of space on lots for off-street parking.

Section 6.2.8 of the OCP allows all commercial buildings to have an additional "lower" storey on the back of the building below Lantzville Road level, provided that the slope of the land permits (**ATTACHMENT 10**).

Reducing the development potential of the limited number of commercial lots in the Village Commercial zone may deter development of commercial space in Lantzville. Staff recommend against the proposed amendment due to the reduction of development potential in the Village Primary Commercial Core.

AMENDMENT 5 – Parkland Dedication Definition:

BACKGROUND

At the regular Council meeting on November 8, 2023, Council passed the following motion:

THAT staff be instructed to bring forward an amendment to Bylaw No. 150, 2019 to include a statement in the OCP that targeted amounts of parkland represented by a % figure, is calculated by the area of parkland divided by the total gross land area of the subject parcel(s) before any land area is subtracted like the land area of roads or environmentally sensitive areas. Parkland dedication is not currently defined in the OCP.

Council's motion from the regular meeting on November 8, 2023, will be included in a future OCP amendment.

ANALYSIS

For clarity about how parkland dedication is measured, the following definition is proposed to be added to Section 5.2.3, Clause 6, (**ATTACHMENT 11**) of the OCP: "Parkland dedication, represented by a percentage, is calculated by the area of parkland divided by the total gross land area of the subject parcel(s) before any land area is subtracted such as the land area of roads or environmentally sensitive areas."

AMENDMENT 6 – INTENSIVE RESIDENTIAL DEFINITION:

BACKGROUND

The OCP defines 'Intensive residential' as a subdivision resulting in 4 or more new additional parcels, or a building strata involving 2 or more housing units. Section 11.10.1 of the OCP requires a development permit for Development Permit Area (DPA) 8 – Form and Character for all intensive residential development (**ATTACHMENT 12**). DPA 8 development permit applications require a \$1,500 application fee and must be approved by Council.

The Provincial Policy Manual & Site Standards, released for consideration to comply with Bill 44, discourages local governments from using DPAs to control the form and character of SSMUH developments up to 6 units (**ATTACHMENT 13**). The form and character development permit process increases construction time for applicants, uses staff and Council time during Council meetings, and increases the cost of construction. The District is required to demonstrate compliance with the Provincial Policy Manual when updating the Zoning Bylaw, and cannot use Development Permit Areas to unreasonably restrict the ability to use land at the use or density prescribed by law.

ANALYSIS

In accordance with recent Provincial legislative changes, there are approximately 818 lots that will be required to permit up to four dwellings under Bill 44. Only four parcels in the District must be permitted to construct a minimum of 4 storeys under *Bill 47: Housing Statutes (Transit-Oriented Areas) Amendment Act, 2023*. Staff recommend amending the definition of intensive residential to apply to building stratas with 5 or more housing units. This amendment will reduce the amount of staff time required to approve small scale developments in the District. Form and character requirements will still apply to development in prescribed areas, such as lands within the Village Primary Commercial Core Special Plan Area, Village South Special Plan Area, and Village West Special Plan Area.

AMENDMENT 7 – Lantzville East Special Plan Area:

BACKGROUND

At the regular Council meeting on February 21, 2024, Council passed the following motion: *THAT staff be instructed to bring forward a draft amendment to Official Community*

Plan Bylaw No. 150, 2019 for Council consideration to amend the Special Plan Area East Lantzville so that the only permitted land uses are Long Term Care Facilities, Day Care, Professional Offices/Services, Health Service, Veterinary Clinic, Funeral Service, Financial Service.

CURRENT USE

The Lantzville East Special Plan Area currently permits single-unit housing, multi-unit housing (townhouse, rowhouse, apartment), seniors supportive housing, places of worship, childcare, professional offices and services, and parkland (**ATTACHMENT 14**).

ANALYSIS

Benefits of the proposed motion:

There are very few locations available in the District for commercial development. Through conversations with business owners and developers, there is a clear desire for more commercial space, especially for health services. The demand for local services will continue to rise as Lantzville's population increases.

The Lantzville East Special Plan area is less than 1 kilometer from Woodgrove mall, Woodgrove transit exchange, and the surrounding commercial hub in Nanaimo. Use of services from both Lantzville and Nanaimo residents will increase the likelihood of local businesses opening in the District; however, staff have not completed a full market analysis of these lands.

Challenges and Considerations:

Goal 3 of the OCP is to strengthen the Village Primary Commercial Core. Supporting a new commercial hub in the District may further reduce commercial growth in the Village Primary Commercial Core.

The proposed change in use will remove land supported for higher density residential in the OCP. Mid – high density residential housing does not currently exist in Lantzville and is generally not supported in the OCP. The Lantzville East Special Plan Area is less than 1 kilometer from Woodgrove Mall and the Woodgrove Mall transit exchange. These properties would be suitable for higher density development designed for working professionals, families, or residents who do not use a vehicle. If the proposed motion is approved, Council should consider designating another special plan area that supports multi-family residential development to replace the loss of land with multi-family development potential.

As part of recent provincial legislation changes, the District will be required to develop a housing needs report. Staff do not recommend removing areas that are already designated for multi-family uses until we better understand the long-term housing needs in the community.

An agreement with the City of Nanaimo may be required to connect into their waterline. Community sewer lines may need to be extended along Lantzville Road. A traffic impact assessment would be required to determine the impact of higher vehicle density on Lantzville Road. Sidewalk improvements and pedestrian crossings would be required to improve pedestrian safety along Lantzville Road and promote active transportation.

Option 1 (Add Proposed Uses into the Current Special Plan Area – Staff Recommendation):

Maintain the current supported uses in the Lantzville East Special Plan Area and add the following: Health Service, Veterinary Clinic, Funeral Service, and Financial Service. Clarified language should be added into the Lantzville East Special Plan regulations to support mixed-use developments with commercial on the ground floor.

Strengths and Opportunities:

- No reduction in the amount of land that supports multi-family developments.
- Supporting a variety of uses, including mixed-use buildings, can increase development potential of the parcels and provide opportunities for more transit-oriented design.

Weaknesses and Threats:

- Development within the zone may not be cohesive if a mix of low density residential and mid-density commercial is supported.

Option 2 (Identify a New Special Plan Area to Support Multi-Family Development):

Amend the OCP to only support commercial uses in the Lantzville East Special Plan Area, including Long Term Care Facilities, Day Care, Professional Offices/Services, Health Service, Veterinary Clinic, Funeral Service, and Financial Service. Direct Staff to identify another location where multi-family development would be suitable and create a new Special Plan Area, following a public consultation process and completion of a housing needs report.

Strengths and Opportunities:

- No reduction in the amount of land that supports multi-family developments, although this may reduce development in the Village Primary Commercial Core.
- Creation of a new commercial hub may attract more businesses to Lantzville.

Weaknesses and Threats:

- Identifying a location and developing a new Special Plan Area would require a lot of staff time for hosting public engagement events.

Option 3 (Do Nothing):

Keep the current supported uses in the Lantzville East Special Plan Area. Address proposed uses when an application to rezone a parcel in the Lantzville East Special Plan Area is brought to Council.

Strengths and Opportunities:

- An amendment to the Special Plan Area could be implemented in the future once the housing needs report is complete.
- No reduction in the amount of land that supports multi-family developments.
- Council will have the opportunity to vote on future rezoning applications.

Weaknesses and Threats:

- The current restrictions on building height and lack of servicing may deter development.

CONCLUSION

Staff recommend that the Committee of the Whole provide feedback as requested to allow Staff to begin working on the required Official Community Plan amendments for a future meeting of Council.

Prepared by:



Amanda Masse, Planner

Date: March 25, 2024



George Robinson, Director of
Planning and Community Services

Date: March 25, 2024

Approved for submission to Council:



Glenn Morphy, Acting Chief
Administrative Officer

Date: March 25, 2024

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

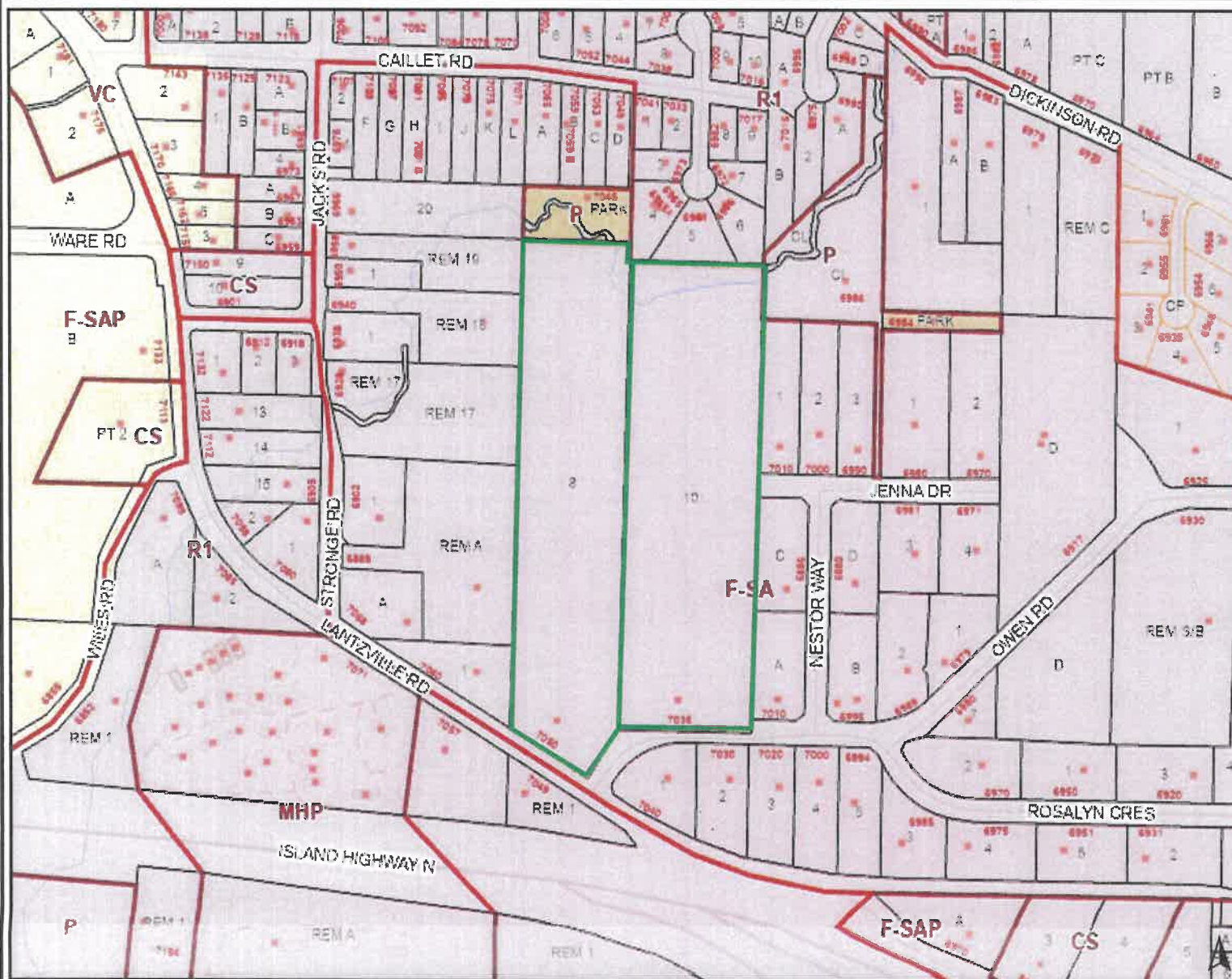
COUNCIL AGENDA INFORMATION:		
Meeting Type	Date	Agenda Item #
Committee of the Whole	March 27, 2024	4.
Closed (In-Camera)		

File Number: 3900-20-365

Location: T:\DISTRICT OF LANTZVILLE\Reports to Council\2024\2024-03-27 COW\OCP Amendments\2024 03 27
OCP Amendment Review



7050 Lantzville Road & 7035 Owen Road



0 200 400
m

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

Lantzville Layers

Municipal Boundary



Properties (Strata)



Properties (Conventional)



Zoning



OCP Land Use Designation

Residential

Village

Streams



Parks



Mobile Homes (Active Folios)
Placed on Location



Location not
Determined



Subject Properties



Notes

Figure 3: Process flow diagram for identifying impacted lots using GIS.

Process begins at green-coloured box.

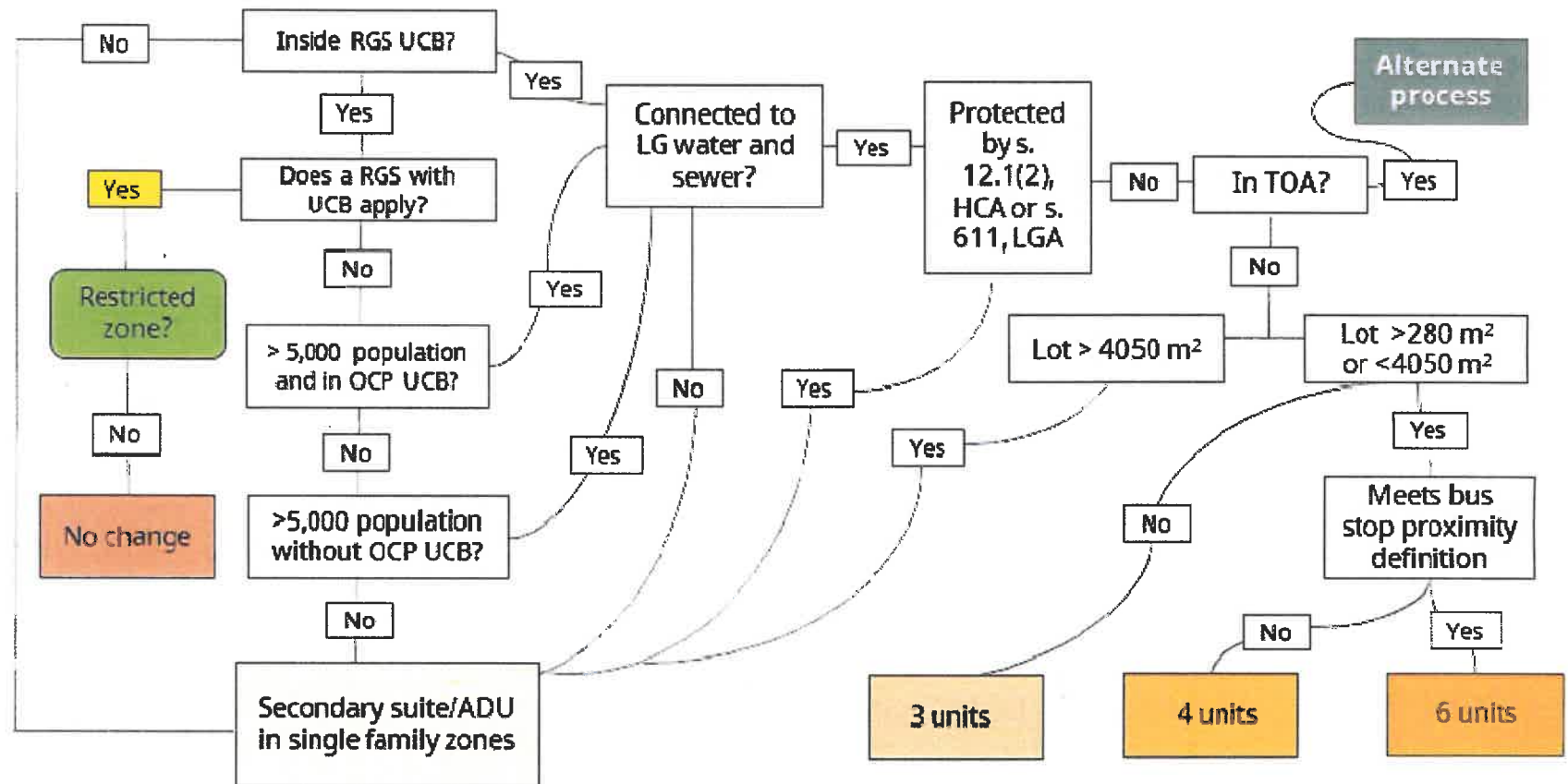


Table 1: Overview of SSMUH legislative requirements for single family and duplex zones

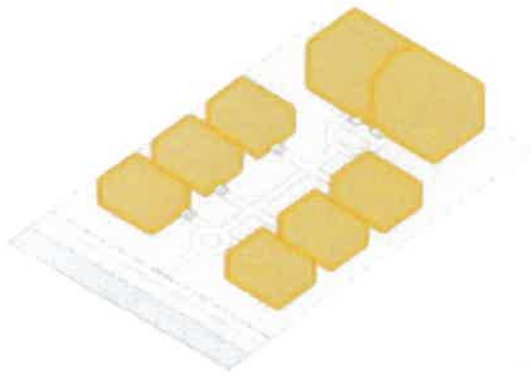
Min. number of units required	Description of requirement
Secondary suites and ADUs	<p>A minimum of 1 secondary suite and/or 1 detached accessory dwelling unit (ADU) must be permitted in <i>Restricted Zones</i> in all municipalities and regional district electoral areas. Local governments may choose to do any of the following for single-family residential lots to which the higher density requirements for a minimum of 3-6 units do not apply:</p> <ul style="list-style-type: none"> • permit only one secondary suite, • permit only one ADU, • allow landowners to choose either a secondary suite or an ADU, or • permit the construction of both a secondary suite and an ADU. <p>In setting their requirements, local governments should ensure the requirements of other provincial legislation and regulations are met (e.g., the <i>Drinking Water Protection Act</i> and the <i>Sewerage System Regulation</i>). In addition, only secondary suites (not ADUs) should be permitted on properties less than one hectare in size that are not serviced by sewer systems operated by a local government.</p>
Minimum of three units	<p>Unless an exemption applies, a minimum of 3 units must be permitted on each parcel of land 280 square metres or less in a <i>Restricted Zone</i> that is:</p> <ol style="list-style-type: none"> a) wholly or partly within an urban containment boundary established by a regional growth strategy, or b) if (a) does not apply, wholly or partly within an urban containment boundary established by an official community plan within a municipality with a population greater than 5,000 or, c) if neither (a) or (b) apply, in a municipality with a population greater than 5,000.

Minimum of four units	<p>Unless an exemption applies, a minimum of 4 units must be permitted on each parcel of land greater than 280 square metres in a <i>Restricted Zone</i> that is:</p> <ul style="list-style-type: none"> a) wholly or partly within an urban containment boundary established by a regional growth strategy, or b) if (a) does not apply, wholly or partly within an urban containment boundary established by an official community plan within a municipality with a population greater than 5,000, or c) if neither (a) or (b) apply, on each parcel of land in a municipality with a population greater than 5,000.
Minimum of six units	<p>Unless an exemption applies, a minimum of 6 units must be permitted on each parcel of land in a <i>Restricted Zone</i> that meets all of these conditions:</p> <ul style="list-style-type: none"> a) is wholly or partly within 400 metres of a prescribed bus stop as such term is defined in the Local Government Zoning Bylaw Regulation or the Vancouver Zoning Bylaw Regulation (see Appendix B for a list of communities and routes that may have prescribed bus stops and Appendix C for information on identifying impacted lots using geospatial data); and b) is greater in area than 281 square metres; and c) is wholly or partly within an urban containment boundary established by a regional growth strategy, or d) if (c) does not apply, is wholly or partly within an urban containment boundary established by an official community plan within a municipality with a population greater than 5,000, or e) if neither (c) or (d) apply, is a parcel of land within a municipality or regional district with a minimum population of 5,000 people.

ATTACHMENT #4

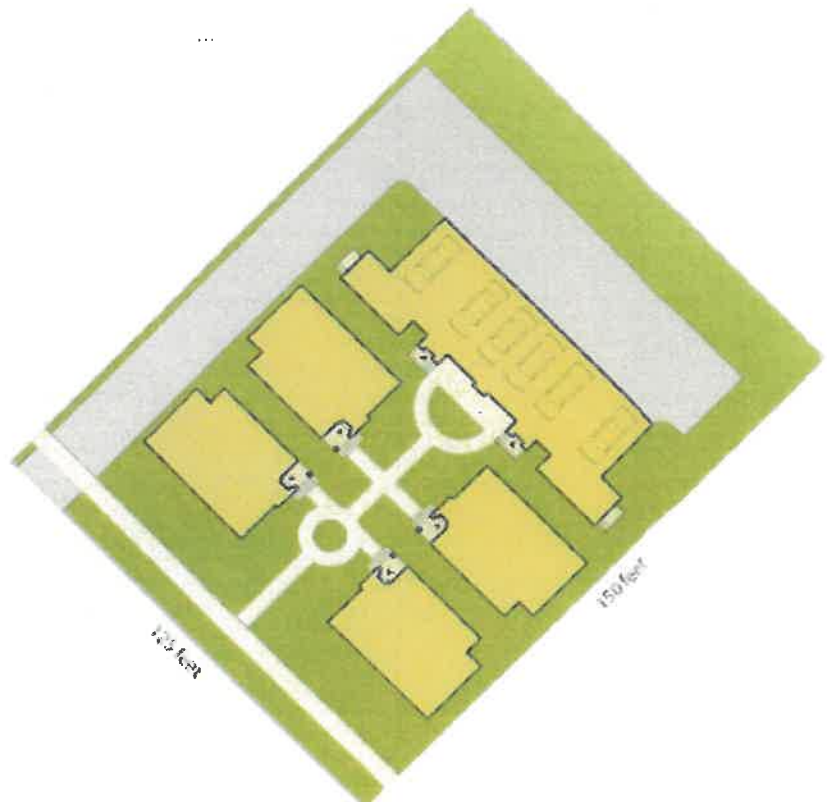
Idealized Cottage Court Specifications by Opticos Design. Retrieved from <https://missingmiddlehousing.com/types/cottage-court#idealized>

Front Loaded



Ideal Specifications

Lot	
Width	128 feet
Depth	150 feet
Area	19,200 sq. ft.
	0.43 acres
Units	
Number of Units	6 units
Typical Unit Size	840 sq. ft.
Density	
Net Density	18 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	1.53 per unit
On-street Spaces	8
Off-street Spaces	8
Setbacks	
Front	15 feet
Side	5 feet
Building	
Building Size	
Width	24 feet
Depth	38 feet
Height (to eave)	15 feet
Floors	1 story

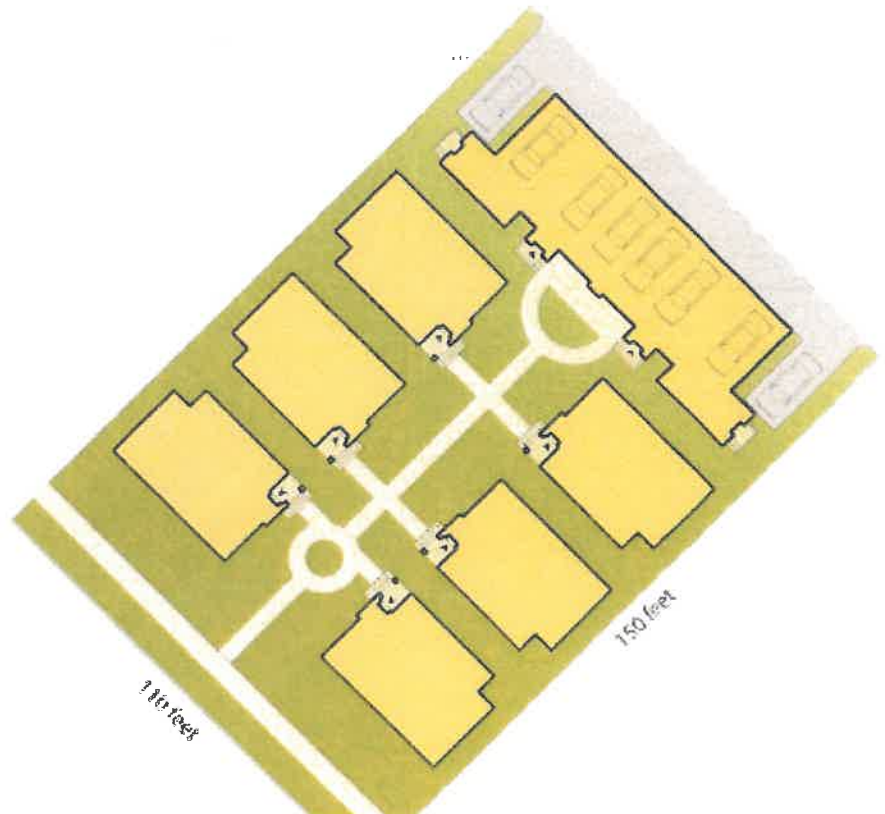


Alley Loaded



Ideal Specifications

Lot	
Width	110 feet
Depth	150 feet
Area	16,500 sq. ft.
	0.4 acres
Units	
Number of Units	6 units
Typical Unit Size	840 sq. ft.
Density	
Net Density	21.0 / acre
Gross Density	15.0 / acre
Parking	
Parking Ratio	1.025 per unit
On-street Spaces	8
Off-street Spaces	1 per unit max.
Setbacks	
Front	15 feet
Side	5 feet
Building	
Building Size	
Width	24 feet
Depth	33 feet
Height (to eave)	15 feet
Floors	1 story



ATTACHMENT #5

Opticos Design – Missing Middle Housing Idealized Specifications Retrieved from <https://missingmiddlehousing.com/types>

TOWNHOUSE

Ideal Specifications

Lot	
Width	25 feet
Depth	110 feet
Area	2,750 sq. ft. 0.063 acres
Units	
Number of Units	1 unit
Typical Unit Size	1,750 sq. ft.
Density	
Net Density	16 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	3.0 per unit
On-street Spaces	1
Off-street Spaces	2
Setbacks	
Front	10 feet
Side	0 feet
Building	
Width	25 feet
Depth	35 feet
Height (to eave)	28 feet
Floors	2 stories

Typical Specifications

Lot	Front-loaded	Alley-Loaded
Width*	N/A	18–25 feet
Depth*		65–120 feet
Area*		1,530–3,000 sq. ft. 0.04–0.09 acres
Units		
Number of Units	N/A	1
Typical Unit Size		1,000–3,000 sq. ft.
Density		
Net Density	N/A	11–25 du/acre
Gross Density		10–22 du/acre
Parking		
Parking Ratio*	N/A	1–3 per unit
On-street Spaces		1–2
Off-street Spaces		2 per unit max.
Setbacks		
Front*		10–25 feet
Side*		0–12 feet
Rear (main building)*		30–60 feet
Between Main and Accessory Buildings		10–20 feet
Building		
Building Size		
Width		18–25 feet
Depth		35–55 feet
Height (to eave)*		25–40 feet
Floors		2–3.5 stories

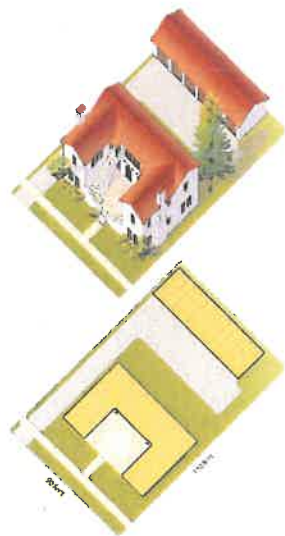
* Varied based on context



COURTYARD BUILDING

Ideal Specifications

Lot	
Width	90 feet
Depth	130 feet
Area	11,700 sq. ft. 0.269 acres
Units	
Number of Units	7 units
Typical Unit Size	667 sq. ft.
Density	
Net Density	26 du/acre
Gross Density	21 du/acre
Parking	
Parking Ratio	1.43 per unit
On-street Spaces	3
Off-street Spaces	7
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	67 feet
Depth	47 feet
Height (to eave)	22 feet
Floors	2 stories



Typical Specifications

Lot	Front-loaded	Alley-Loaded
Width*	100-135 feet	85-125 feet
Depth*	110-150 feet	100-150 feet
Area*	11,000-20,250 sq. ft. 0.25-0.46 acres	9,350-18,750 sq. ft. 0.21-0.43 acres
Units		
Number of Units	6-25	6-25
Typical Unit Size	500-1,300 sq. ft.	500-1,300 sq. ft.
Density		
Net Density	26-60 du/acre	33-70 du/acre
Gross Density	21-56 du/acre	24-61 du/acre
Parking		
Parking Ratio*	1-2 per unit	1-2 per unit
On-street Spaces	3-8	3-8
Off-street Spaces	1 per unit max.	1 per unit max.
Setbacks		
Front*	10-15 feet	
Side*	5-12 feet	
Rear (main building)*	10-20 feet	
Between Main and Accessory Buildings	10-20 feet	
Building		
Building Size		
Width	50-100 feet	
Depth	40-80 feet	
Height (to eave)*	20-40 feet	
Floors	1-2.5 stories	

* varies based on context

FOURPLEX

Ideal Specifications

Lot	
Width	60 feet
Depth	130 feet
Area	7,800 sq. ft. 0.179 acres
Units	
Number of Units	4 units
Typical Unit Size	1,200 sq. ft.
Density	
Net Density	22 du/acre
Gross Density	18 du/acre
Parking	
Parking Ratio	1.5 per unit
On-street Spaces	2
Off-street Spaces	4
Setbacks	
Front	15 feet
Side	5 feet
Building	
Width	40 feet
Depth	60 feet
Height (to eave)	21 feet
Floors	2 stories



Typical Specifications

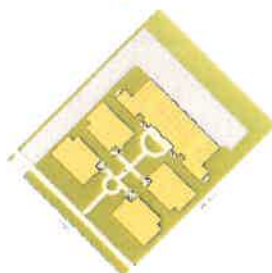
Lot	Front-loaded	Alley-Loaded
Width*	50-75 feet	45-65 feet
Depth*	100-150 feet	100-150 feet
Area*	5,000-11,250 sq. ft. 0.11-0.26 acres	4,500-9,750 sq. ft. 0.10-0.22 acres
Units		
Number of Units	4	4
Typical Unit Size	500-1,200 sq. ft.	500-1,200 sq. ft.
Density		
Net Density	18-29 du/acre	21-35 du/acre
Gross Density	14-22 du/acre	15-25 du/acre
Parking		
Parking Ratio*	1-2 per unit	1-2 per unit
On-street Spaces	2-3	2-3
Off-street Spaces	1.5 per unit max.	1.5 per unit max.
Setbacks		
Front*	10-25 feet	
Side*	5-12 feet	
Rear (main building)*	30-60 feet	
Between Main and Accessory Buildings	10-20 feet	
Building		
Building Size		
Width	34-56 feet	
Depth	32-60 feet	
Height (to eave)*	20-28 feet	
Floors	2-2.5 stories	

* Values based on context

DUPLEX

Ideal Specifications

Lot	
Width	125 feet
Depth	150 feet
Area	18,750 sq. ft. 0.43 acres
Units	
Number of Units	6 units
Typical Unit Size	840 sq. ft.
Density	
Net Density	14 du/acre
Gross Density	12 du/acre
Parking	
Parking Ratio	1.83 per unit
On-street Spaces	5
Off-street Spaces	6
Setbacks	
Front	15 feet
Side	5 feet
Building	
Building Size	
Width	24 feet
Depth	35 feet
Height (to eave)	15 feet
Floors	1 story



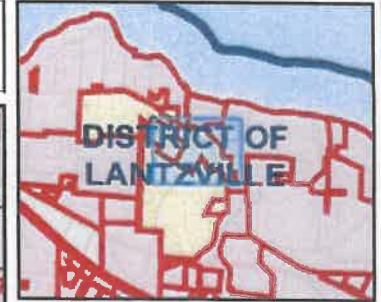
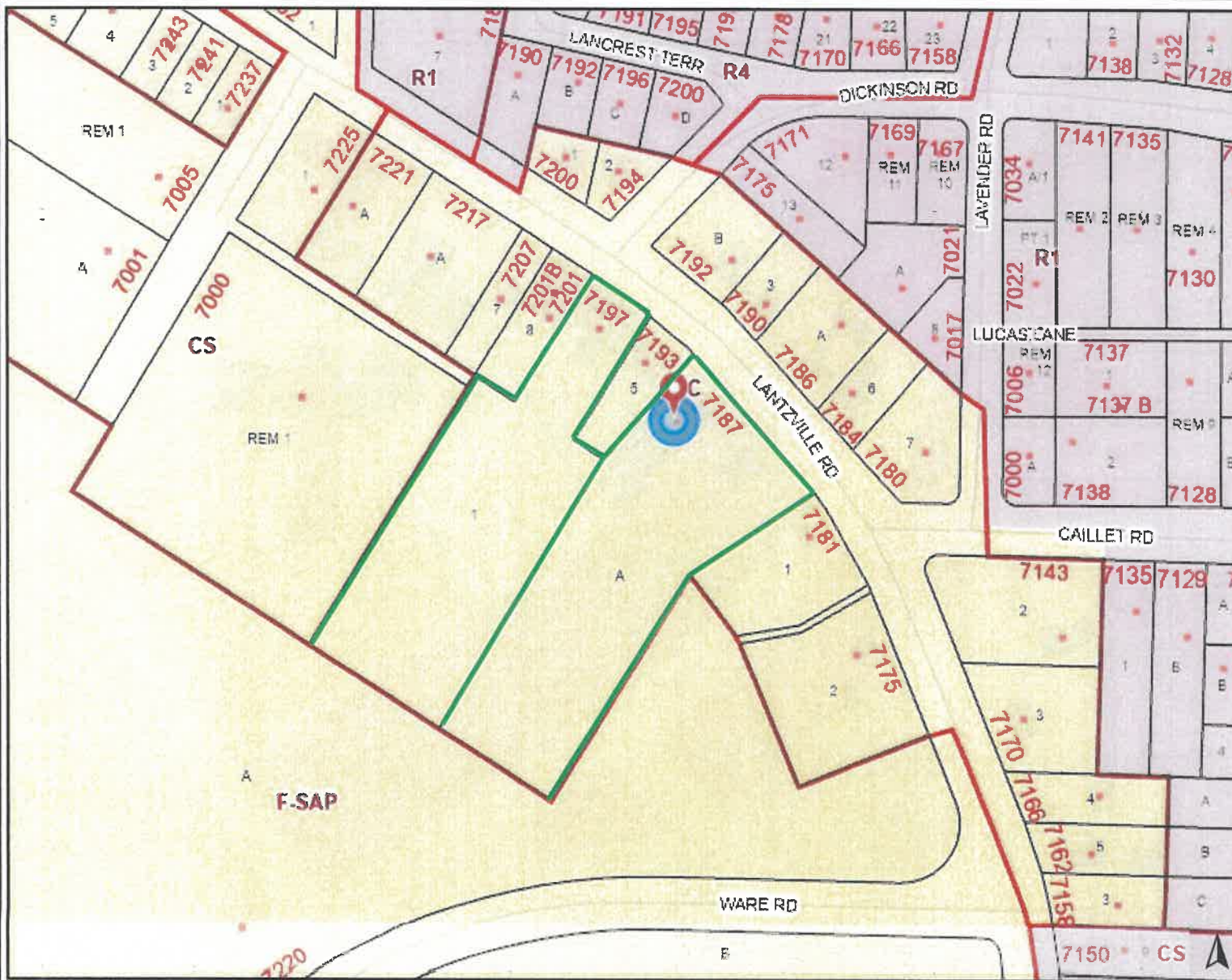
Typical Specifications

Lot	Front-loaded	Alley-Loaded
Width*	115-160 feet	100-150 feet
Depth*	100-150 feet	100-150 feet
Area*	11,500-24,000 sq. ft. 0.26-0.55 acres	10,000-22,500 sq. ft. 0.23-0.52 acres
Units		
Number of Units	5-10	5-10
Typical Unit Size	500-800 sq. ft.	500-800 sq. ft.
Density		
Net Density	13-38 du/acre	19-44 du/acre
Gross Density	10-20 du/acre	15-31 du/acre
Parking		
Parking Ratio*	1-2 per unit	1-2 per unit
On-street Spaces	5-7	5-7
Off-street Spaces	1 per unit max.	1 per unit max.
Setbacks		
Front*	10-25 feet	10-15 feet
Side*	5-15 feet	5-15 feet
Rear (main building)*	5-15 feet	5-15 feet
Between Main and Accessory Buildings	5-10 feet	5-10 feet
Building		
Building Size		
Width	18-24 feet max.	18-24 feet max.
Depth	24-36 feet max.	24-36 feet max.
Height (to eave)*	12-18 feet max.	12-18 feet max.
Floors	1-1.5 stories (Rear-most building sometimes 2 stories)	1-1.5 stories (Rear-most building sometimes 2 stories)

* Values based on context



7187 & 7197 Lantzville Road



Legend

Lantzville Layers

Municipal Boundary



Properties (Conventional)



Zoning



OCP Land Use Designation

Residential

Village



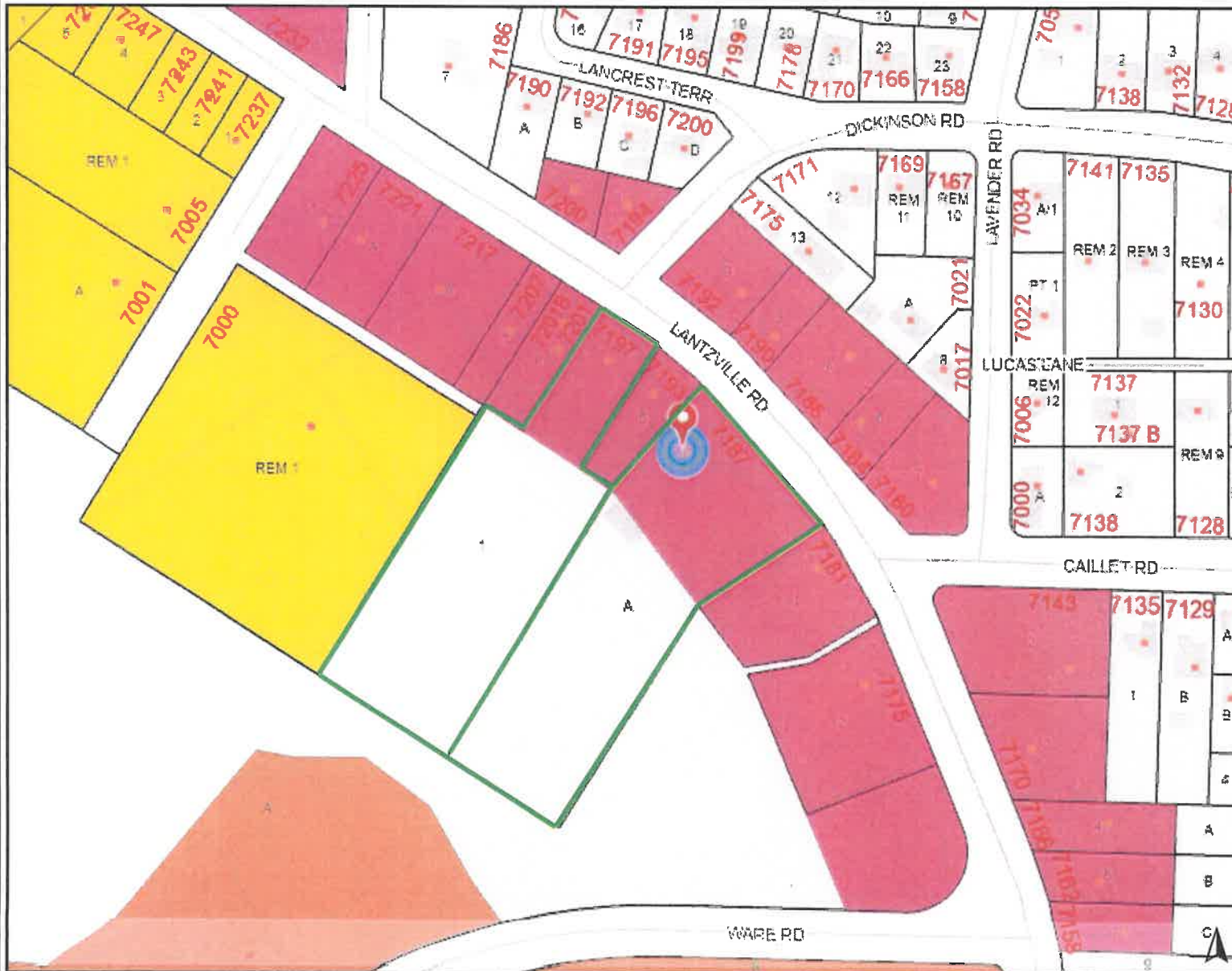
Subject Properties

Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT #6



Legend

Lantzville Layers

Municipal Boundary



Properties (Conventional)



OCP Special Planning Areas

Village Primary

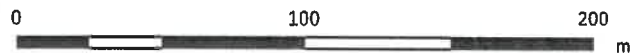
Commercial Core SPA

Village West SPA

Village South SPA



Subject Properties



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

ATTACHMENT #7

Section 6 | Goal 3: Strengthen the Village Primary Commercial Core

An important existing neighbourhood of Lantzville is the Village Primary Commercial Core. It is the “heart” of the District of Lantzville. The Heritage Church, Costin Hall, Lantzville Pub, former Lantzville Market, Seaview Elementary School, Legion Hall, and professional office and retail buildings are all located in the Village. As the heart of Lantzville, the Village Primary Commercial Core is the focus of many community activities and the source of considerable pride. While residents and business owners like this area, they also acknowledge that it could be much more functional, attractive, and pedestrian-friendly, and it could provide more services for the community. Preservation of historical buildings, off-street parking, better planning and design, and the appearance of the Village Primary Commercial Core are some concerns that need to be addressed.

Goal 3: To create a vibrant commercial core, oriented to community needs, while retaining its unique village character.

6.1 | Objectives

A Village Commercial Core Improvement Plan was created in 2014 and adopted in 2019. Recommendations from that Plan are incorporated into this OCP. The Plan intends to strengthen the commercial core in the following ways:

- Discourage development outside of the Village Residential and Village Primary Commercial Core areas that would detract from the goal of creating a vibrant Village Primary Commercial Core.
- Implement design guidelines for new buildings and redevelopment of existing buildings in the Village Primary Commercial Core
- Improve parking and traffic flow.
- Improve pedestrian safety and reduce traffic speed.
- Improve the appearance of the buildings, public spaces, and utilities in the Village Primary Commercial Core.
- Foster greater pride of ownership by initiating clean-up and beautification programs.



Figure 28: How can the Village Core add to its strengths?

6.2 | Policies

The District adopts the following policies intended to strengthen and enhance the Village Primary Commercial Core:

1. Lands in the Village Primary Commercial Core are shown on Map 4 and are designated as a Development Permit Area as shown on Map 11 in this Plan. Guidelines for this Development Permit Area are included in Part 3, Section 11, DPA VIII – Village Form and Character.
2. Land designated within the Village Primary Commercial Core area is intended to support a mix of uses. Commercial, institutional, and public assembly uses are recognized as important uses within this area.
3. The District encourages the development of residential uses in the upper floors of both new and existing commercial buildings.
4. The District supports and encourages the development of locally-oriented retail and service commercial uses and professional services and offices and discourages franchise-type businesses.
5. New drive-through uses are not supported within the Village Primary Commercial Core.
6. Legal marijuana commercial production, retail, or distribution facilities are not permitted except with express approval of the District. Requirements for legal marijuana retail outlets include locating only in areas of commercial zoning and greater than 500 metres from any educational institutions.
7. Commercial buildings in the Village Primary Commercial Core (VPCC) shall have a wall height on the street front of up to two storeys on the north side, and up to three storeys on the south side of Lantzville Road. Buildings on the south side of Lantzville Road between the east VPCC boundary and the Lantzville Hotel property may provide useable space for commercial use or residential use as a third storey within the roofline, similar to the Lantzville Hotel, to a maximum height of 10 m above grade.
8. Commercial buildings may include an additional “lower” storey on the back of the building below Lantzville Road level provided the natural slope of the land permits.
9. The District will incorporate pedestrian crossings on Lantzville, Dickinson, and Ware Road where appropriate.

10. The incorporation of courtyards and public gathering places within commercial and residential developments is encouraged.
11. Key view corridors such as at the intersection of Dickinson and Lantzville Road and the intersection of Lantzville Road and Tweedhope Road, shall be preserved and supplemented with pedestrian features.
12. Development must be pedestrian-oriented. Setback areas between the front of buildings and the public right of way should only be to enhance pedestrian walkways and street level appeal. This may include recessed entrances, planters, shrubs, outdoor seating, public art, and walkways. Off-street parking shall not be located in the front setback area.
13. Commercial and institutional development within the Village Primary Commercial Core should front onto Lantzville Road.
14. On-street parking along Lantzville Road should be parallel. Angled parking in parking pockets may be considered so long as pedestrian areas are adequately wide. Additional dedication of public right of way may be required to facilitate pedestrian circulation. The District may incorporate on-street parking into its standards accordingly.
15. The District will encourage landowners to create a lane behind the south side of the Village Primary Commercial Core, expanding and lengthening the lane off of Lantzville School Road. Relocating utilities into the lane would be supported, if undergrounding utilities is not feasible. A lane could provide access to off-street parking or under-building parking at the rear of businesses.
16. The District will work with developers to achieve key improvements identified in the Village Commercial Core Improvement Plan through development approvals and community amenity contributions. The following amenities would be considered desirable in conjunction with new development in or near the Village Primary Commercial Core:
 - Pedestrian improvements
 - Off-site landscaping and street trees
 - Undergrounding utilities
 - Ornamental street lighting
 - Affordable housing and seniors housing
 - Public gathering places
 - Public art
 - Electric vehicle charging stations
 - Space for the farmers' market

- Shared off-street parking
17. The District will develop a detailed streetscape plan to guide redevelopment over time and look for opportunities to upgrade the streetscape and improve on-street parking and pedestrian flow in collaboration with property owners.
 18. The District will explore improving and maintaining landscaping in the public right of way as street upgrades are completed.
 19. The District will consider development of a sign bylaw to address size, location, and materials used in signage in the Village Primary Commercial Core. Until such a bylaw is established, back-lit signs will not be permitted in the area. Sign guidelines are included in Part 3, Section 11, DPA VIII – Village Form and Character.
 20. The District shall consider establishing a Business Liaison Committee and working with the business community to achieve mutual goals.
 21. The District shall consider establishing a review committee as and when required to provide comments on significant development proposals within the Village Primary Commercial Core.
 22. Community events – such as celebrations, markets, and exhibits – are recognized as important for the vibrancy of the Village Primary Commercial Core. The District shall support such events, while working to maintain safety and adequate circulation.
 23. Properties at the east edge of the Village Primary Commercial Core area on the north side of Lantzville Road, could potentially be designated commercial over time, as the existing Village Primary Commercial Core area is built out. Guiding considerations for such rezoning include demonstrated demand for additional commercial, institutional, and residential use, walkability, existing vacancy rates, and servicing. Alternatively, these properties could be designated Residential or Mixed-Use in the future and support live-work studios, townhouses, or another intensive but appropriately-scaled forms.
 24. The District shall consider refinements to the District of Lantzville Zoning Bylaw No. 60, 2005, the District of Lantzville Subdivision and Development Bylaw No. 55, 2005, and will consider a new Sign Bylaw to implement Village Primary Commercial Core policies.

Foundational Actions (Quickstart – first six months)

Foundation A: Be more business friendly

PURPOSE

- To ensure that the District is supportive of existing businesses and welcoming of new ones.

DESCRIPTION

- In order to attract and retain the types of businesses that Lantzville residents want to see (local serving retail, more jobs, seniors home, etc.), Lantzville local government will need to improve its openness to new business.
- Improve consistency of decision making, so that businesses have more certainty about investing and growing in Lantzville.

LEAD/PARTNERS

- District of Lantzville Council
- District of Lantzville staff
- Lantzville Business Association (TBD – See Foundation Action C)

IDEAS

- Provide information to Council and community on the benefits of local businesses and a stronger economy.
- Adopt an ‘open for business’ attitude and work with businesses (or potential businesses) that meet local values to creatively overcome obstacles.
- Review tax rates, regulations and policies to ensure that Lantzville is business friendly.
- Regular communications with businesses to understand any challenges to doing business in Lantzville, and taking their feedback into consideration with regards to regulations and policies.

- Improved communications could take place through:
 - Regular meetings with business association(s)
 - Mayor’s breakfast with business (e.g. monthly, quarterly)
 - Annual “Business Walks” or survey
 - Attending business events (e.g., business association meetings)

INPUTS/BUDGET

- Ongoing staff/Council time

POTENTIAL FUNDING SOURCES

- NA

METRIC

- Number of interactions with business
- Business satisfaction survey (part of Action 2a and 2e)

RELATED OBJECTIVES

- Attract businesses that fit local values and meet local needs
- Support local businesses to thrive
- Revitalize and enhance our Village Core
- Increase trust and collaboration among residents, businesses, and governments
- Increase and diversify District revenues

6.2 | Policies

The District adopts the following policies intended to strengthen and enhance the Village Primary Commercial Core:

1. Lands in the Village Primary Commercial Core are shown on Map 4 and are designated as a Development Permit Area as shown on Map 11 in this Plan. Guidelines for this Development Permit Area are included in Part 3, Section 11, DPA VIII – Village Form and Character.
2. Land designated within the Village Primary Commercial Core area is intended to support a mix of uses. Commercial, institutional, and public assembly uses are recognized as important uses within this area.
3. The District encourages the development of residential uses in the upper floors of both new and existing commercial buildings.
4. The District supports and encourages the development of locally-oriented retail and service commercial uses and professional services and offices and discourages franchise-type businesses.
5. New drive-through uses are not supported within the Village Primary Commercial Core.
6. Legal marijuana commercial production, retail, or distribution facilities are not permitted except with express approval of the District. Requirements for legal marijuana retail outlets include locating only in areas of commercial zoning and greater than 500 metres from any educational institutions.
7. Commercial buildings in the Village Primary Commercial Core (VPCC) shall have a wall height on the street front of up to two storeys on the north side, and up to three storeys on the south side of Lantzville Road. Buildings on the south side of Lantzville Road between the east VPCC boundary and the Lantzville Hotel property may provide useable space for commercial use or residential use as a third storey within the roofline, similar to the Lantzville Hotel, to a maximum height of 10 m above grade.
8. Commercial buildings may include an additional “lower” storey on the back of the building below Lantzville Road level provided the natural slope of the land permits.
9. The District will incorporate pedestrian crossings on Lantzville, Dickinson, and Ware Road where appropriate.

5.2.3 | Resource – Parks and Open Space

Parks, trails, greenways, open spaces, and waterfront all are critical natural areas as well as recreational opportunities for the community. They promote and facilitate health and fitness, social interaction, and community pride. Parks serve an important civic function, making the community a more vibrant and inviting place to live.

The District recognizes the importance of parks, recreation, and open space as essential components of a socially and environmentally healthy community and will work towards ensuring the community is well serviced with a system of parks and open space. The following policies are aimed at fulfilling this goal:

1. Publicly owned parks are permitted in all land use designations. Current public parks and open spaces are shown on Map 5.
2. The District will require all subdivision proposals to demonstrate how pedestrian and vehicle access and mobility has been considered and addressed.
3. The District will require all subdivision proposals to demonstrate how community open space and wildlife habitat has been considered and addressed.
4. The District will endeavour to remove any current encroachment and prohibit any new encroachment on public parks, open space, and public roads, including those along the waterfront.
5. The District will consider improvement of undeveloped public road ends leading to the waterfront for public access and improve access where feasible.
6. A minimum 5% parkland dedication, or equivalent cash in lieu of parkland, will be required in all subdivisions in which parkland can be required under the *Local Government Act*. Areas or neighbourhoods where park dedication will be required are shown on Map 5.
7. The District will update and strive to implement recommendations from *A Parks and Recreation Plan* and the *Trails and Journeyways Strategy*, with the intent of prioritizing and implementing recommendations and establishing parks and open space acquisition priorities. Lands for a sports field and a neighbourhood park will be a specific objective for the Upper Lantzville area.
8. The District will work with development applicants using density averaging and/or density bonusing to achieve a dedication of land for public use target of 20% in new development

areas, subject to Council approval. This target may be addressed through public parks and open space, covenants, or rights of way for public use and access. Public space will include public spaces and courtyards, parks, trails, pathways, green spaces, and related improvements. Cash equivalent for future park acquisition may be required at the option of the District.

9. The District will support efforts aimed at retaining public access to the provincial Crown land areas of the Ballenas Archipelago either as public land or as a provincial park.
10. The District will consider establishing a Future Old Growth (FOG) zone in some parkland.

5.2.4 | Resource – Open Space

In addition to public lands and parks, the District of Lantzville has extensive areas of privately owned land that is used for recreation, conservation, and related uses. These lands include the Winchelsea Golf Course, Doumont Marsh, and proposed park and open space areas in the Foothills Estates. The District adopts the following policies with the aim of preserving its open space resources for future generations:

1. Privately owned open space is designated Resource - Open Space (ROS) on Map 3 and will have a minimum lot size of 8 hectares (20 acres).
2. Permitted uses include golf courses, recreation facilities, and ancillary uses; private conservation areas; public recreation and access including trails; and accessory uses. Residential uses are permitted only as secondary uses to the above listed primary uses.
3. These areas contain watercourses and environmentally sensitive areas as shown on Map 2 and are designated as Development Permit Areas as shown on Map 9.
4. Where appropriate, public access to these areas will be secured through transition to public ownership, easements, or covenants on title.
5. In the Foothills Estates area, a long-term target for transfer of land to public ownership of 50% of the site area is established.

11.10 | DPA 8 – Village Form and Character

11.10.1 | Category

Pursuant to Section 488 (1) (d), (e), (f), (h), (i), and (j) of the *Local Government Act*, all land identified below and as shown on Map 3 and 11 is designated a Development Permit Area, including:

- All land within the Village, including the Village Primary Commercial Core, Village South and Village West areas, as shown on Map 4.
- All intensive residential, multi-unit housing, commercial, or mixed-use lands within the District.
- All lands within the Special Plan Areas shown on Map 4, until such time as a Special Plan is adopted as a supplement to the OCP, in which case the DPA VIII Design Guidelines may be adjusted in accordance with the applicable Special Plan, which may identify areas where DPA VIII would continue to apply, and other areas where DPA VIII does not apply (e.g., single-unit land uses with separate building schemes).
- DPA VIII design guidelines do not apply to the Lantzville Industrial Park, which is administered under DPA IX – Lantzville Industrial Land Form and Character.

11.10.2 | Justification

Goal 3 in this Plan is to strengthen the Village Primary Commercial Core and Goal 4 is to Provide Housing Choices. It is the objective of the designation DPA V to provide guidelines for the form and character of mixed-use, commercial, multi-unit housing, and intensive residential development, as well as any revitalization of the Village Primary Commercial Core which may include seniors residences. The District wishes to ensure that the Village develops as the central focal point in the community; that adequate pedestrian / bicycle paths are built and integrated into the surrounding neighbourhoods; and that the visual appearance of the area is kept at a “village” scale, including compatible architecture and landscaping. This DPA would also apply to any uses of these types that may occur in other Special Plan Areas, excepting guidelines that be specific to locations in the Village.

Goal 1 of this Plan is to protect the natural environment. Greenhouse gas (GHG) reduction targets are also included in this Plan. Additional objectives of this DPA are therefore to promote

energy conservation, water conservation, and the reduction of GHG emissions. Appropriate site planning, form, exterior design, and features can have a significant effect on water and energy use and GHG emissions.



Figure 61: Guidelines promote high quality infill development on vacant or underutilized areas.

11.10.3 | Guidelines Applicable to All Development

1. A development permit will be required for any subdivision, land clearing, grading, or development, redevelopment, or construction of any building or structure within the Village Form and Character DPA.
2. A development permit will not be required for interior alterations to buildings or for removal of one tree per parcel in any calendar year period.
3. The development permit application must include architectural, landscape architectural, and site plans showing, at a minimum, the following:
 - the location, design, architectural elevations, and visual character of all buildings and structures, including signage;
 - the location of roads, vehicular access, and parking areas;
 - the location of pedestrian and bicycle linkages to adjacent neighbourhoods;
 - the location of off-street parking and any related landscaping and screening;
 - the location of outside refuse containers and any related landscape buffer or fencing and plantings;
 - a landscape site plan showing all pedestrian plazas, walks, amenity areas, site furniture, ornamental lighting, public art, walls, steps or changes in grade, street trees, and plantings to create a welcoming landscape and pedestrian environment; and
 - The location, size, and species of retained vegetation, and the location, size, and quantity of proposed vegetation and tree cover.

Neighbourliness

4. The scale, form, and character of new development will enhance and be compatible with the existing character of surrounding properties.
5. Development will respect the tranquility, privacy, and access to sunlight of nearby properties.
6. Ocean views at the intersection of Dickinson and Lantzville Roads, and Tweedhope and Lantzville Roads, will be protected, through sensitive and proper massing, setbacks, and heights of buildings at street ends.

7. All development will incorporate Crime Prevention Through Environment Design (CPTED) principles to ensure that public safety and crime prevention are considered in the physical layout and architectural design. In particular:
- Adequate pedestrian-level lighting should be provided for sidewalks, pathways, and parking areas to promote safe evening access;
 - Buildings should be designed and sited to facilitate a high degree of visual surveillance of adjacent streets and outdoor common areas from unit windows;
 - Exterior unit entrances/exits should be designed and sited to allow a high degree of visual surveillance from unit windows, adjacent streets, and internal roads; and
 - The location of habitable rooms with windows that face streets, sidewalks, and associated open space should be sited promote informal surveillance through a high degree of visual oversight.

Relationship to the Street, Public Realm and Pedestrian Orientation

8. All site plan layouts will accommodate pedestrians and provide accessible routes for wheelchairs:
- Primary pedestrian routes must be smooth, level, and clear of encumbrances to ensure direct passage for those with visual impairments, pushing strollers, or who require mobility aids.
 - Ramps shall be provided for wheelchair and scooter access to buildings.
9. All development will integrate pedestrian / bicycling paths into the site plans, providing linkages with adjacent neighbourhoods.

Landscaping and Screening

10. Design should account for solar exposure to public and private spaces.
11. Development projects should retain as much of the natural vegetation on site as possible. Where it is necessary to remove significant plant material in order to develop a property, replacement plantings should be provided of a sufficient number, size, type, and maturity to offset its removal.

12. Impervious surfaces should be minimized. Paved surfaces should be limited to pedestrian gathering places and the minimum requirements for parking and loading spaces and maneuvering aisles. Where paving is necessary, the use of porous paving materials (e.g., permeable pavers or wheel strips) and/or light-coloured reflective paving materials is encouraged.
13. Outdoor mechanical and electrical equipment, including heat pumps, will be screened from the view of onsite building windows, balconies, decks, adjacent streets, adjacent properties, and other prominent public viewpoints.
14. Surface parking will be screened with landscape or hardscape materials. Wherever practical, surface parking areas should be softened with the planting of trees throughout the areas to visually break-up the parking area and reduce localized heat build-up.
15. Outside refuse containers will be located to the rear of buildings where feasible and should be suitably landscaped with a solid landscape buffer including a combination of fencing and plantings.
16. Drought-resistant, edible, and native planting species are encouraged. Invasive species will not be planted.
17. Green roofs and rooftop gardens are encouraged to reduce runoff and energy consumption.
18. Sufficient topsoil should be retained or added to promote well-rooted landscaping that requires less irrigation and stays green longer during drought conditions.
19. Rainwater harvesting for indoor non-potable use and/or outdoor irrigation use, is encouraged.
20. Vegetated channels such as bioswales are encouraged to capture, store, and slowly release rainwater in place of concrete storm channels and drains.

Parking, Loading and Access

21. New public roads, private driveways, and their access to existing public roads will be sited to avoid environmentally sensitive areas.
22. Underground parking is encouraged.
23. On site surface water retention and absorption is required for outside parking through the use of porous materials, water retention and infiltration areas, or other means that meet District development standards.

24. Structured (in-building) parking is permitted but it must incorporate well-designed architectural elements or storefronts on facades that face the street or other buildings.
25. Provision for public transit service, including bus stops and pull-outs, will be included with development plans where appropriate.

Lighting

26. All exterior building, exterior corridor, and site lighting fixtures (including those in parking areas, but excluding dwelling unit balcony and patio lighting) should:
 - produce illumination levels in accordance with current engineering practices and standards;
 - minimize illumination of adjacent properties;
 - consist of full cut off / flat lens pole lighting or fully shielded wall lighting; and
 - be arranged so rays of light are directed upon the parking, walking, loading, or corridor areas and not upon adjacent land or streets.
27. Solar powered lighting is encouraged.

Green Buildings

28. Achieving energy use and greenhouse gas emission benchmarks through the use of architecture, design, and construction materials based on Leadership in Energy and Environmental Design (LEED), Built Green™, Passive House principles and standards, or other recognized systems, is encouraged.
29. Buildings and exterior elements such as windows should be sited, designed, and landscaped to take advantage of passive solar exposure in wintertime and reduce sun penetration in summer.
30. Incorporation of solar panels as a supplementary or alternative energy and geothermal heating are encouraged.
31. The use of on-site renewable energy generation systems to supply electricity, heating, and cooling energy to buildings and other structures, water pumps, sewage pumps, and/or charging stations for electric vehicles is strongly encouraged.

11.10.4 | Guidelines Applicable to Residential Development

32. Limited areas of three- to four-storey apartments or seniors housing shall be located within walking distance (300 metres) of established commercial services in the Village Primary Commercial Core. Under-building parking shall be required for three- to four-storey buildings, and strongly encouraged for two-storey buildings. All other multi-unit housing should be a mix of one- and two-storey heights.
33. Orient buildings and pedestrian entries to face winding, narrow streets.
34. At the site periphery, provide native wooded buffers, or manicured streetscape, trees, and articulated perimeter screening rather than blank fences or hedges.
35. Multi-unit housing developments will be designed in such a way as to ensure ample open space and pedestrian pathway systems that connect to create continuity in a trail system. Shared amenities such as courtyards and community gardens are strongly encouraged.
36. Bends or angles in building plan form are encouraged to break up long facades and to form courtyards or plaza spaces between buildings.
37. Building and site architecture should be highly articulated and detailed in rooflines, facades, ground floor, and site elements. Coordinate materials, forms, and design character between buildings and site elements like screens, fences, signage, and lighting to be complementary with adjacent uses.
38. Multi-unit housing developments will be designed in such a way as to facilitate recycling collection and composting, and shall include bicycle storage facilities.
39. District energy or heating systems are encouraged where viable.



Provide wooded backdrop and winding narrow streets



Provide well-designed and detailed streetscape where wooded buffers are not present



Avoid unarticulated streetscape that turns its back on the street.



Building articulation includes sloped and complex roof lines; steps in building height (e.g., three-storeys to four-storeys); turns in building plan to form courtyards or plazas; articulated facades (many ins and outs) including gables, bay, or box windows, recesses, and balconies; and ground floor articulation coordinated with building design including porches, screens, gates, entrance features, signage, and lighting.



Where buildings include garages, ensure it is the residence and landscape that dominates the streetscape, rather than the garage door.

Avoid large double garage doors, using one (or two separated) single doors.

Orient the garage door perpendicular to the street where possible.



Avoid boxy, unarticulated buildings without varied roof or facades



Avoid wide garage doors and driveways that dominate



Avoid long straight streets, excess pavement, regimented buildings

11.10.5 | Guidelines Applicable to Commercial, Institutional and Mixed-Use Development

Form and Character

40. Guidelines for Residential Development (above) also apply to residential components of this section.
41. A variety of architectural expressions are supported. Buildings should fit the Lantzville context, responding to the landscape, site, climate, and history of the site.
42. The use of local building materials such as wood is encouraged.
43. Simplistic box-shaped buildings are not supported. Interesting rooflines are supported, paired with heritage features.
44. A relaxed feel is supported, rather than architectural styles that look too expensive / exclusive or resort-like.
45. Subtle design elements – such as porthole windows, widow watches, or the use of local coastal materials – could enhance the connection between the village and the seashore.
46. New development should support the “village scale” of the Village Primary Commercial Core.
47. On sites at street corners, the roof and facade design should emphasize the corner, with visible portions of the building side treated to a similar level of detail to the building frontage, avoiding large visible blank walls.
48. Special architectural features that establish character or variety may, with Council approval, exceed the zoning height limit. Any height variance should take into consideration the height of other buildings on the street and protection of views.
49. Second and third/fourth storeys of buildings should be stepped back, terraced, or tapered from the first floor to maintain pedestrian scale, prevent shadowing on the street, enhance solar gain, and preserve significant ocean views.

Building Materials and Colour

50. The use of natural materials or materials that replicate the aesthetic of natural materials such as cedar shingles, wood, logs, and stone is encouraged.
51. Historic colours such as taupes, browns, greys, whites, and pastels are supported, with complimentary colours as accents.

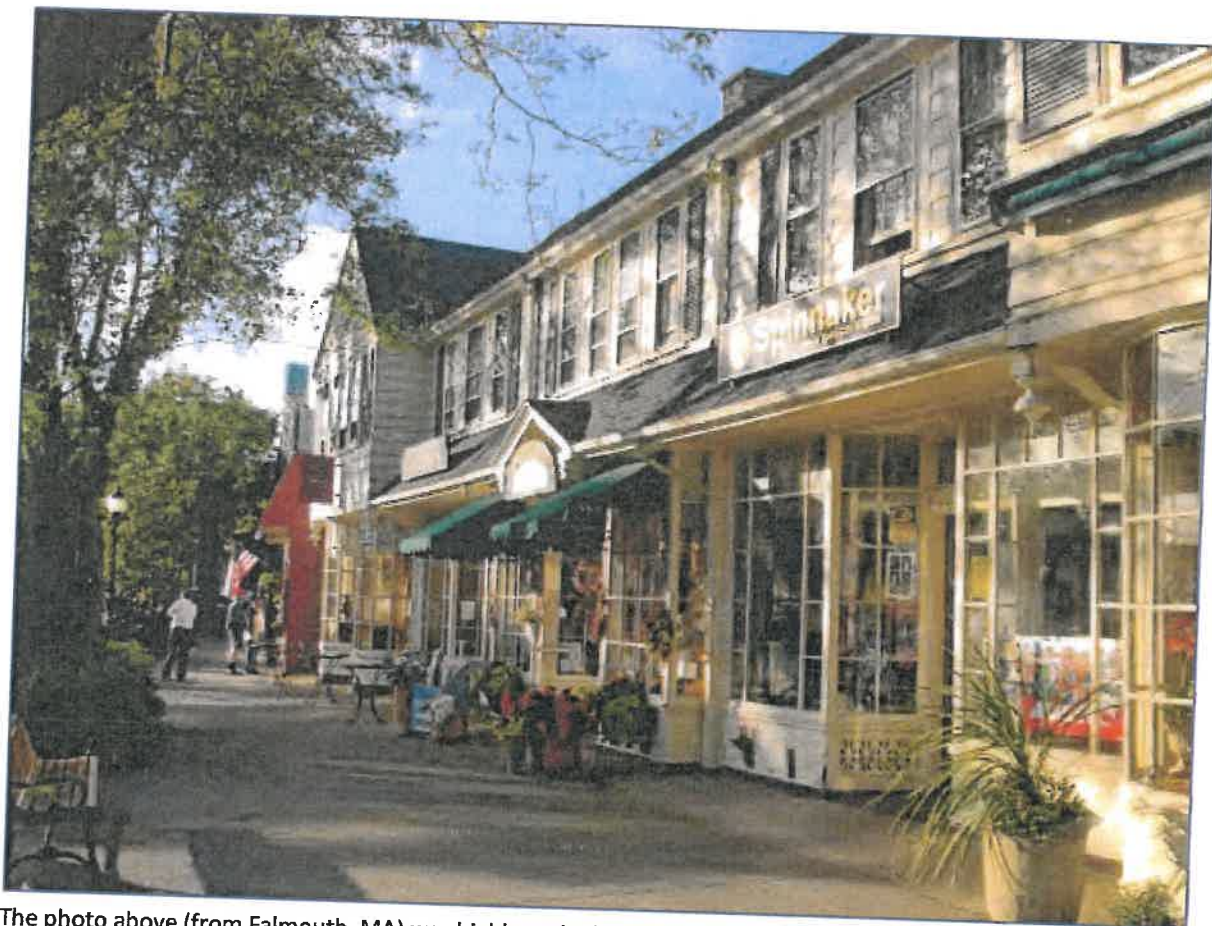
- 52. Exterior trim and architectural features should be robust and weather resistant.
- 53. Pedestrian weather protection should be provided by overhangs or canopies

Building Form and Height

- 54. There is broad support for keeping the Village Primary Commercial Core at a “village scale”. This is interpreted by many community members as a maximum height of three stories and walkable in length.
- 55. Building heights should step down towards the ocean (potentially higher on the south side of the street, lower on the north), capitalizing on the seaside location.
- 56. Having buildings step back at each storey would also help avoid shading the street.
- 57. Residential use above commercial units is encouraged.

Relationship Between Buildings and the Street

- 58. Storefronts should be undulating. While buildings may locate near the front of lots (not farther back than 8 metres, to be determined at the time of development permit), forming a street edge and creating a main street feel, a strong street wall is not preferred. Instead, pedestrian and gathering areas in front of buildings should create variation and a high quality public realm. Setbacks for plazas, walk-throughs, and pedestrian elements are encouraged.
- 59. Facades should provide visual interest and buildings should interact with the street – for example, through doors and frontages on the street, large transparent windows with window displays, and avoiding large blank walls facing the street.
- 60. Patio life should be encouraged, with activity spilling out from storefronts (but not obstructing walkways).
- 61. Overhangs or awnings could provide color, interest, and shelter from the rain.
- 62. Narrower building frontages, with shorter distances between doors, could create a more walkable rhythm.



The photo above (from Falmouth, MA) was highly ranked by community members, for the scale and appropriate massing of the buildings, the strong interaction between the buildings and the street (due to large clear windows and wares and activities spilling into the pedestrian realm), and the ambiance and 'quaint' character.



Store differentiation, complex roof (left), Patio life (right).

Building Character

- 63. A variety of architectural expressions are supported. Buildings should fit the Lantzville context, responding to the landscape, site, climate, and history of the site.
- 64. The use of local building materials such as wood is encouraged.
- 65. Simplistic box-shaped buildings are not supported. Interesting rooflines are supported, paired with heritage features.
- 66. A relaxed feel is supported, rather than architectural styles that look too expensive or resort-like.

Connection to the Ocean

- 67. Views of the ocean should be preserved.
- 68. Subtle design elements – such as porthole windows, widow watches, or the use of local coastal materials – could enhance the connection between the village and the seashore.



Local materials, accent colours (left), articulated roofline using flat terraces / cornice detail (right).



Examples of seaside elements in buildings.

Relationship to the Street, Public Realm and Pedestrian Orientation

69. Buildings fronting along Lantzville Road should be oriented to Lantzville Road.
70. Facades should include elements of interest and buildings should interact well with the street – for example, through the provision of doors and frontages on the street, large transparent windows with window displays, and avoiding large blank walls facing the street.
71. Building facades should be designed in ways that express individual storefront identity. Pedestrian scale of the street frontage should be retained by articulating building facades to represent small storefront lengths of 5 to 8 metres, rather than long continuous street walls.
72. Where larger interior spaces are warranted (e.g., grocery or hardware store), smaller retail, service outlets, or café spaces are encouraged on the street or exposed frontages to complement to store entrance, and to avoid large blank walls facing the street frontage(s).
73. Buildings should have a strong relationship to the street. If buildings are set back from the street, it should be for the purpose of enhancing the pedestrian street level appeal. This may include recessed entrances, planters, shrubs, street furniture, outdoor seating and dining areas, public art, plazas, and walkways.
74. Storefronts should be undulating. While buildings may locate near the front of lots, forming more of a street edge and creating more of a main street feel, a strong street wall is not preferred. Instead, pedestrian building frontages should provide variation and a high quality public realm.



Create a “people place”. The above picture shows what a private business can do to enhance the public realm, given support from the municipality. Although the buildings may be larger in scale than what is envisioned for Lantzville, visual preferences suggested the streetscape looks texturally pleasing, attractive, and creates a “people place”.

75. Short walkable distances between storefronts and generous provision of windows are encouraged.
76. In mixed-use buildings, locating residential uses above commercial uses is encouraged.
77. Awnings and canopies for visual interest and shelter are encouraged. The design of canopies should vary from frontage to frontage. Long canopies of the same design can harm the desired diversity and scale and should be avoided. Freestanding canopies at cafés or outdoor dining areas are encouraged.
78. Natural light penetration under overhangs, eaves, or awnings should enhance private and public outdoor experience.
79. All commercial development will provide a minimum of one rest bench. Rest benches that fit the character of the village are encouraged.
80. Parcel coverage may be varied to provide public amenities like gathering places.
81. Sunny sitting-out areas are encouraged throughout the Village Primary Commercial Core, especially sidewalk cafes and quiet “sitting and watching” areas, with a variety of hard

and soft ground surfaces and public seating. Private sitting areas may be adjacent to, but should not be on, public sidewalks, unless a minimum of two additional metres of sidewalk is available for safe pedestrian passage.

82. Ornamental, decorative, and sculptural elements are encouraged in building design or freestanding on the site.
83. Greenery in the form of window boxes, planters, and hanging baskets maintained by businesses should be encouraged. Some businesses already add these features.
84. Planter boxes in the public right of way could support beautification and delineate pedestrian areas in the shorter term. Edible landscaping could be incorporated where feasible.
85. Periodic landscaped areas could also provide breaks, screening on-street parking and increasing attractiveness of the Village to residents, commercial users, and tourists.



Landscaping could incorporate elements of the seashore.

Signage

86. Signage will generally be unobtrusive and designed in such a manner as to be complementary to the “village” form and character.
87. Signage should be clear and at as small a scale as possible to be legible from adjacent street areas. The District may consider a consolidated sign directory for “Lantzville Village” that is at the entrance(s) to the Village Primary Commercial Core.
88. The use of carved wood for signs is encouraged.
89. Backlit signs are not permitted.
90. Where more than one business fronts a street under a single awning, there should be no more than one awning sign per business.

91. Facia signs may be located on the exterior front wall, side wall(s), and rear wall of a building, limited to one sign on each facia.
92. Hanging, under-canopy signs are encouraged perpendicular to a building, but only one per business should be permitted and any such sign should be not less than 2.5 m above the sidewalk.
93. Freestanding signs using carved wood and incorporating ornamental, decorative, or sculptural elements are permitted.
94. Sandwich board signs must not obstruct pedestrian circulation.



Share signage that has a coastal village feel.

Parking, Loading and Access

95. Where possible, vehicular access to all off-street parking spaces will be from a lane or side street.
96. Where access via a lane or side street is not possible, vehicle access and egress will be limited to one driveway per property, scaled and designed to be attractive for pedestrian access from parking to main street and businesses.
97. New curb cuts will be avoided or minimized on Lantzville Road. Sharing an access with a neighbouring development is encouraged.
98. Loading and service areas will be located and designed to minimize visibility from public rights of way and public spaces. The use of walls and landscaping to screen views of these areas is encouraged.

99. Off-street parking or loading within the setback between the road right of way and the front of the building is not permitted; off-street parking will be located to the side or rear of the building.
100. A reduction in parking spaces based on a mix of complimentary uses, different peak time usage, or other shared parking factors may be considered. A parking study may be required.
101. All commercial development will provide a minimum of one bike rack. Bike shelters and bike storage facilities are encouraged.



The sign directs drivers to off-street parking at the rear of buildings in Ladysmith.

Part 3: Other considerations for implementing SSMUH requirements

1. Development permit areas

Development permit areas (DPAs) are an important tool available under LGA section 488 that local governments in BC can use to establish the conditions under which land alteration and new development takes place. Development permit areas are designated through official community plans and the guidelines can be specified in either the official community plan or a zoning bylaw.

Eligible Uses of Development Permit Areas (DPAs)

DPAs are used to identify locations that need special treatment for certain purposes including the protection of development from hazards, establishing objectives for form and character in specified circumstances, or revitalization of a commercial use area.

Section 488 the *Local Government Act* identifies eligible purposes of DPAs:

- (a) Protection of:
 - a. The natural environment, its ecosystems and biological diversity
 - b. Development from hazardous conditions
 - c. Farming
- (b) Revitalization of an area in which a commercial use is permitted
- (c) Establishment of objectives for the form and character of:
 - a. Intensive residential development
 - b. Commercial, industrial, or multi-family residential development
 - c. Development in a resort region
- (d) Promotion of:
 - a. Energy conservation
 - b. Water conservation
 - c. Reduction of greenhouse gas emissions

Local governments may continue to use DPAs, provided they do not unreasonably restrict the ability to use land at the use or density prescribed by the new legislation provisions (Section 457.1¹⁴ of the SSMUH legislation). This section offers direction on appropriate use of DPAs in the context of SSMUH legislative requirements. It also offers alternative means to achieve similar outcomes where DPA objectives are beyond the authorities of local government or likely to be a barrier to the development of SSMUH housing.

1.1 Ensuring alignment between SSMUH zoning, DPAs, and OCPs

Section 478 (2) of the LGA states that all bylaws enacted after the adoption of an OCP must be consistent with the relevant plan. Local governments may therefore find that new land uses permitted under SSMUH zoning are inconsistent with existing DPAs. For example, an environmental protection DPA guideline may discourage more than one housing unit on a lot in that area. Consequently, following adoption of zoning bylaws to enable SSMUH, local governments should review their DPAs and associated guidelines to ensure they do not unreasonably prohibit or restrict SSMUH development.

In reviewing and/or updating development permit areas, local governments should identify clear objectives and guidelines for development permit areas that are directly linked to the relevant authorities found in Division 7, Part 14 of the LGA. For example, both environmental DPAs and those designed for the protection of development from hazardous conditions may specify areas of land that must remain free of development, except in accordance with any conditions outlined in the development permit area. However, only a development permit under LGA s. 488 (1) (b) [protection from hazardous conditions] may vary land use or density as they relate to health, safety, protection of property from damage.

Local governments should also ensure they are using the most appropriate tool or bylaw for the task and desired outcome. Local governments in BC commonly use DPAs to achieve objectives that are outside the purposes prescribed in the LGA, and which can be regulated in other more appropriate ways. For example, require a business licence rather than through a business licence bylaw.

1.2 Development Permit Areas to Establish Objectives for Form and Character

Of the all the types of DPAs allowed under the LGA, those established under sections 488(1)(e) and (f) for the purpose of managing the form and character of SSMUH development have the greatest potential to negatively impact the creation of new housing units. DPAs and the development guidelines through which they are typically exercised,

¹⁴ Section 559.01 of the Vancouver Charter.

can introduce significant time, costs, delays, and uncertainty into projects. In the context of SSMUH housing, these factors can easily undermine the viability of projects. Common DPA requirements that can negatively impact the viability of SSMUH are identified below.

Many local governments regulate the form and character of commercial, industrial, or multi-family development through form and character DPAs. Single-family residences generally are not subject to form and character DPAs. However, local governments have discretion over what density of housing satisfies the intent of *intensive residential* under LGA, s. 488(1)(e) and would therefore be subject to this type of DPA. Since SSMUH forms are sufficiently close in size to single-detached dwellings and recognizing the other factors that can impact their viability, local governments are discouraged from using DPAs to control the form and character of SSMUH developments up to six units in all but exceptional circumstances. To implement this approach, local governments with existing form and character development permit areas should review and amend those DPAs to ensure that definitions for “intensive residential development” and “multi-family residential development” are aligned with SSMUH requirements and do not unreasonably restrict or prohibit their intent and purpose.

As outlined through the examples of common DPA guidelines on the next page, local governments can use zoning bylaw regulations to manage what are commonly viewed as the most significant elements of a development. Rather than attempting to also manage the form and character of SSMUH development through rules, local governments could also consider producing a set of voluntary, non-regulatory design guidelines that capture good practices in SSMUH development.

Some jurisdictions have developed template plans that builders can choose to use that are consistent with zoning regulation requirements and have positive design attributes, such as the City of Coquitlam. While this strategy may reduce diversity of SSMUH housing forms and innovation in design, it will likely result in more expedient approvals and produce building designs and forms that are consistent with community preferences.

Common DPA requirements that can negatively impact the viability of SSMUH

Neighbourhood Character/Neighbourhood Fit (often considered 'General DPAs')

DPA guidelines predicated on an evaluation of how a project may impact neighbouring properties prioritizes the interests of existing single-detached dwellings and detracts from the intention of the SSMUH legislation, which is to stimulate the creation of new SSMUH homes. Examples of these types of guidelines include requiring transitions through massing, height, or setbacks, as well as attempts to mitigate impacts on immediate surroundings via shadow, solar impact, views, and privacy.

Location of Entrances

Some form and character DPA guidelines require buildings to have primary entrances to each residential unit that face, or are visible from, the street. Adherence to such guidelines may limit creative building design or be open to administrative misinterpretation. Guidelines that limit the number of entrances to a building are also not appropriate for SSMUH.

Building Height

Guidelines that attempt to manage building height through a development permit to reduce impact on adjacent buildings or address shadow or privacy are not best practice for buildings of three storeys or less. Maximum building height is more appropriately regulated through the zoning bylaw.

Building Massing

Form and character guidelines that attempt to show how a building should be massed such as step-backs from street frontage or requiring upper storeys to have less mass than lower storeys put more constraints on already-constrained sites and can be eliminated in respect of buildings three storeys or less.

Parking and Waste Management

Policies that require parking areas to be completely enclosed or screened may result in more space being allocated for vehicles that could be dedicated for living. The same is true for solid waste management infrastructure.

Landscaping

Policies that require landscaping plans by a qualified landscape architect or irrigation installation are discouraged. For SSMUH there may be little landscaped area and these requirements may not be necessary. Also, there are some policies that require each unit to have exterior space at-grade adjacent to each housing unit. This hinders creativity in providing amenity space on the parcel. Reasonable compromises must be considered to stimulate development of desired housing forms.

If a local government determines that the form and character of SSMUH developments must be guided by a DPA, they are encouraged to develop them in accordance with the principles outlined below.

Principles for effective use of development permit areas

Provide Clear Direction and Be Specific: DPA guidelines should be clearly articulated to remove discretion over how they are interpreted and how the intent of the guidelines can and has been met.

Staff Delegation: Authority to issue development permits should be delegated to staff under the provisions of LGA section 490(5) to improve consistency in the adjudication of applications and the timeliness of approvals.

Advisory Urban Design Panels/Commissions: Ensuring SSMUH projects are not subject to review by advisory design panels or planning commissions will help ensure expedient and consistent approvals.

Recognize Constraints Through Permissive Requirements: DPA guidelines should take into account the significant space-related constraints and limited financial viability for SSMUH housing forms and avoid the inclusion of requirements that are impractical due to these constraints.

1.3 Development permit areas established for the protection of the natural environment, its ecosystems and biological diversity

Similar to the requirements for single-family homes, SSMUH developments will be subject to environmental protection DPAs established under LGA section 488(1)(a) provided they do not unreasonably restrict the ability to realize the use and density required under the SSMUH legislation. This means that local governments can continue to direct development away from areas of a parcel determined to be of ecological significance, require mitigating measures to avoid harmful impacts, and/or require compensatory measures if impacts cannot be avoided. It would not be appropriate, however, for a local government to implement an environmental protection DPA that would have the effect of preventing SSMUH forms of housing from being developed in the absence of site conditions and objectives that legitimately warrant it.

1.4 Development permit areas established for the protection of development from hazardous conditions

As is the case for all dwelling types, SSMUH development will be subject to hazard protection DPAs established under section 488(1)(b) of the LGA to ensure that development in those areas does not pose an undue risk. Section 56 of the *Community Charter*, which allows a building official to request a report by a qualified professional confirming that the land may be used safely for its intended purpose, also applies to SSMUH homes.

Per section 491(3) of the LGA, hazard protection DPAs are the one type of development permit area where a local government can deliberately vary the use or density of land as a means to protect health, safety or protection of property from damage. Accordingly, it is recognized that there may be limited areas which, due to the risks their natural characteristics pose, or access to and from those areas, may be unsuitable for SSMUH development.

1.5 Development permit areas established to promote energy conservation, water conservation, and reduction of greenhouse gas emissions

Like single-detached dwellings, SSMUH development will be subject to DPAs established under LGA section 488(1)(h)(i) and (j) of the *Local Government Act* for the conservation of energy or water and reduction of greenhouse gas emissions.

However, local governments should consider the following in adopting and/or reviewing DPAs developed for these purposes:

- recently developed or updated regulatory requirements such as the BC Energy Step Code or BC Building Code may already require the same or similar outcomes for developments, and
- these requirements can raise building costs (even while lowering long-term operating costs) and hamper the viability and/or affordability of SSMUH forms of housing. SSMUH housing will support local and provincial government climate change mitigation efforts by increasing density in areas with existing services and reducing sprawl.

2. Subdivision, lot sizes, and strata titling

Subdivision refers to dividing land or buildings into separate real estate units. Types of subdivision that could involve SSMUH projects include, but are not limited to the:

- creation of more than one lot from one or more lots;

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.

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.