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**District of Lantzville**

**REPORT TO CHIEF ADMINISTRATIVE OFFICER**

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**Meeting Date:** November 6, 2024

**SUBJECT: District of Lantzville Zoning Bylaw No. 180, 2020, Amendment  
(7101 Stevens Place) Bylaw No. 380, 2024**

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**PURPOSE**

To provide information for Council to consider a Zoning Bylaw amendment to rezone 7101 Stevens Place from Residential 3 Zone (R3) to Park Zone (P) to facilitate a development of the parcel as a neighbourhood park.

**RECOMMENDATIONS**

- 1. THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7101 Stevens Place) Bylaw No. 380, 2024” be given first reading.
- 2. THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7101 Stevens Place) Bylaw No. 380, 2024” be given second reading.
- 3. THAT** a public hearing for Zoning Amendment Bylaw No. 380 be scheduled.

**COMMITTEE/COMMISSION RECOMMENDATION**

N/A

**ALTERNATIVES AND IMPLICATIONS**

**1. DEFEAT THE BYLAW**

Per Council Procedure Bylaw No. 141, if a motion to pass any reading or adoption of a bylaw is defeated, that bylaw shall be deemed to have been defeated. The application to amend the bylaw would end.

If the bylaw is defeated, the proposed rezoning to a park at 7101 Stevens Place will not be possible.

**2. AMEND THE BYLAW**

When the following motion is on the floor:

**THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7101 Stevens Place) Bylaw No. 380, 2024” be given second reading.

Amend by motion:

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

Vote on the main motion as amended:

**THAT** “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7101 Stevens Place) Bylaw No. 380, 2024” be given second reading, as amended [*insert preceding amendment*].

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

### **BACKGROUND/RELEVANT HISTORY**

7101 Stevens Place (the ‘subject property’) is approximately 0.095 hectares in area and is currently zoned as Residential 3 (R3) in “District of Lantzville Zoning Bylaw No 180, 2020” (Zoning Bylaw 180) and Village in “District of Lantzville Official Community Plan No. 150, 2019” (OCP) (**ATTACHMENT 1**).

The parcel is municipally owned and appears to have been conveyed as a park as part of the surrounding residential subdivision but was never accurately zoned for park use.

At the February 21<sup>st</sup>, 2024, regular Council meeting there was a presentation from the school principal and librarian from Seaview Elementary School proposing partnering to develop District land, 7101 Stevens Place, for use as a Park/Learning Space. The delegation submitted student letters of support, and a map.

At the March 6<sup>th</sup>, 2024, regular Council meeting, the following motion relating to this parcel was passed:

C24-53

MOVED and SECONDED, THAT staff develop a scope of work plan and agreement with Seaview Elementary School representatives to restore 7101 Stevens Place to a natural park space; AND FURTHER THAT Council will consider a request for funding from Seaview Elementary School; AND FURTHER THAT Public Works removes all the invasive blackberry bushes; AND FURTHER THAT the 2024-2028 Financial Plan be amended accordingly; AND FURTHER THAT Council initiate a rezoning to the ‘Park Zone (P)’ if it is decided to proceed with redevelopment of this lot as a park space.”

**CARRIED UNANIMOUSLY**

Following Council’s direction, staff prepared an agreement and presented it to Seaview Elementary School staff during the walkthrough of the property. After discussion regarding the School’s plans and intentions, they are not interested in contributing to park maintenance costs or contributing to the beautification of the park space. The principal of

Seaview Elementary School, who presented as a delegation in the spring of 2024, is no longer stationed at Seaview.

Due to an initial assessment by MIABC, a tree risk assessment is required and is currently scheduled to be completed. The assessment will be funded by the Parks and Recreation GL 01-5-40-907. Following completion of the tree risk assessment, Public Works can schedule removal of the invasive blackberry bushes.

## **Proposal**

The subject property is currently zoned as Residential 3 (R3) and is surrounded by F-SAP zoned properties to the north and west, and Residential 3 (R3) zoned properties to the south and east (**ATTACHMENT 2**).

The subject property is located within the Village West Special Plan Area and may require a Development Permit for Development Permit Area 8 – Village Form and Character.

The proposed Zoning amendment bylaw (Bylaw 380) is included in **ATTACHMENT 3** and the zoning requirements for Park Zone (P) is included as **ATTACHMENT 4**.

## **ATTACHMENTS**

1. Location Map
2. Zoning Map
3. “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7101 Stevens Place) Bylaw No. 380, 2024”
4. “District of Lantzville Zoning Bylaw No. 180, 2020” Park Zone (P)
5. “District of Lantzville Official Community Plan Bylaw No. 150, 2019” Section 7.2.1 – Village and Special Plan Areas
6. Site Photos

## **ANALYSIS/RATIONALE**

### **Official Community Plan**

The subject property is located within the Village OCP Land Use designation, which supports Park uses (**ATTACHMENT 5**). The proposed Zoning Bylaw amendment would not include any cash CACs as it is exempt from the requirement.

### **Zoning Bylaw**

The proposed rezoning Park Zone (P) would allow for future redevelopment of the parcel as a public park, and would more accurately reflect the current use of the site in the Zoning Bylaw. Site photos of the current state of the park are included as **ATTACHMENT 6**.

## Public Hearing

If Council gives first and second readings to proposed Zoning Amendment Bylaw No. 380, a public hearing would be scheduled to provide the public with an opportunity to comment on the proposed bylaw.

### 1. Strategic Plan Objectives

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

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

**Trees for future generations:** enhance tree canopy.

### 2. Policy

The 2008 Parks, Trails and Recreation Plan identifies Stevens Park as a neighbourhood park, and a passive (natural) recreation space. No improvements to the park are identified in the plan, but there is a goal to incorporate it into a larger park for this neighbourhood if future development of adjacent vacant properties proceeds (Table 3-1).

### 3. Resources

N/A

### 4. Financial/Budget Implications

The proposed Zoning Bylaw amendment would not include any cash CACs as it is exempt from the requirement. Depending on Council direction, there may be additional Public Works expenses related to park maintenance.

### 5. Sustainability Implications

Parks are essential components of a socially and environmentally healthy community.

Prepared by:



George Robinson, Director of  
Planning and Community Services

Date: November 6, 2024

Approved for submission to Council:



Sundance Topham, Interim CAO

Date: November 6, 2024



<b>REVIEWED WITH:</b>			
<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:			

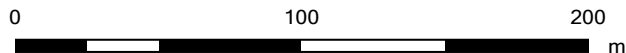
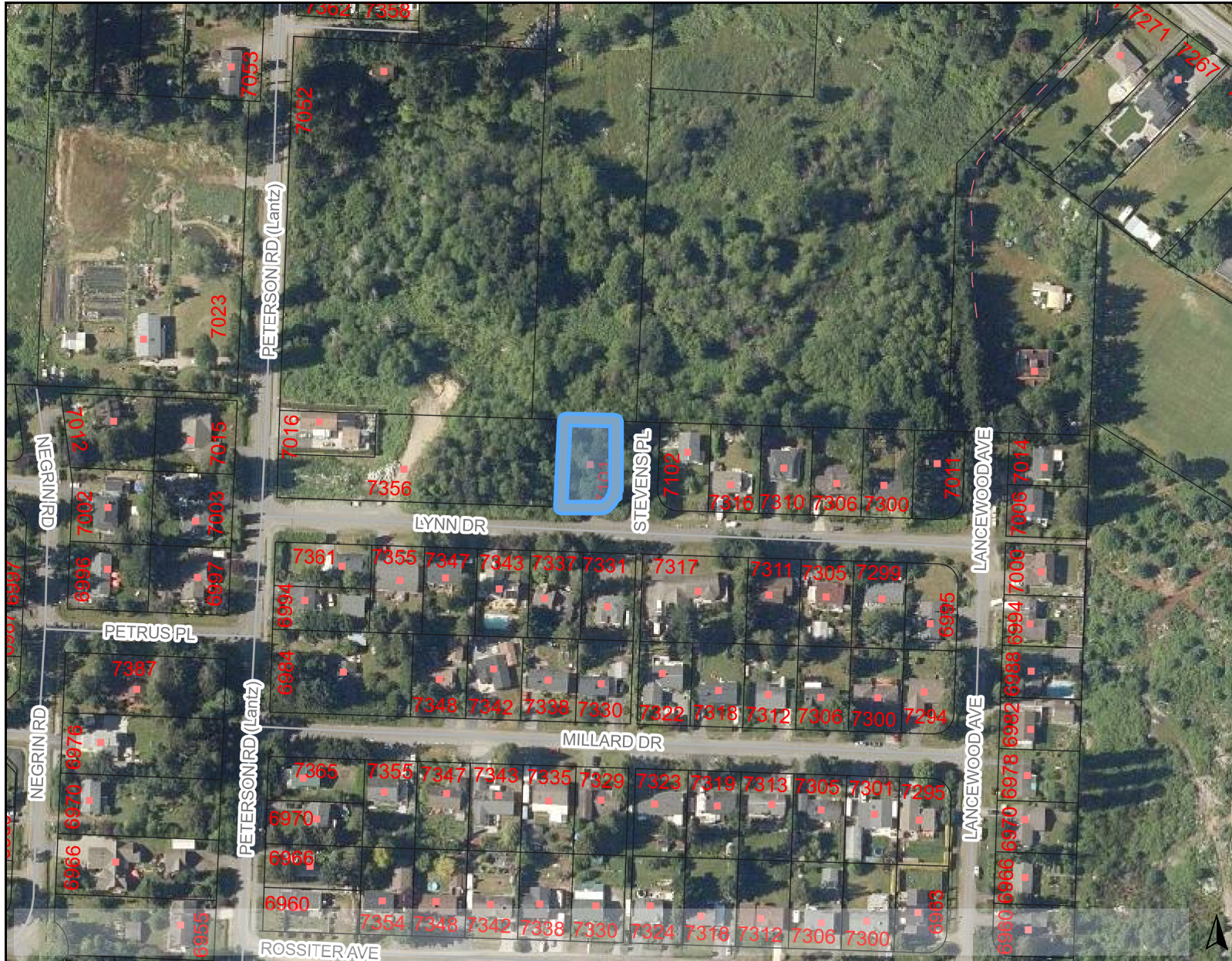
COUNCIL AGENDA INFORMATION:		
Meeting Type	Date	Agenda Item #
Regular	November 6, 2023	
Closed (In-Camera)		

File Number:

Location: T:\DISTRICT OF LANTZVILLE\Council Meetings\Reports to Council\2024\2024-11-06 Regular Council Meeting\7101 Stevens Place Park Rezoning\2024 11 06 - 7101 Stevens Pl Council Report.docx



# Attachment 1 - Location Map



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)



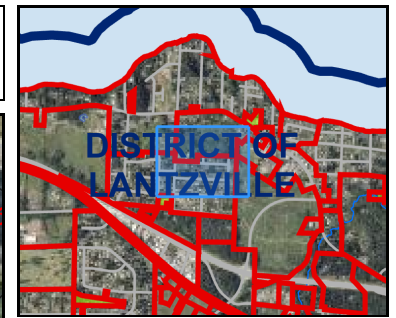
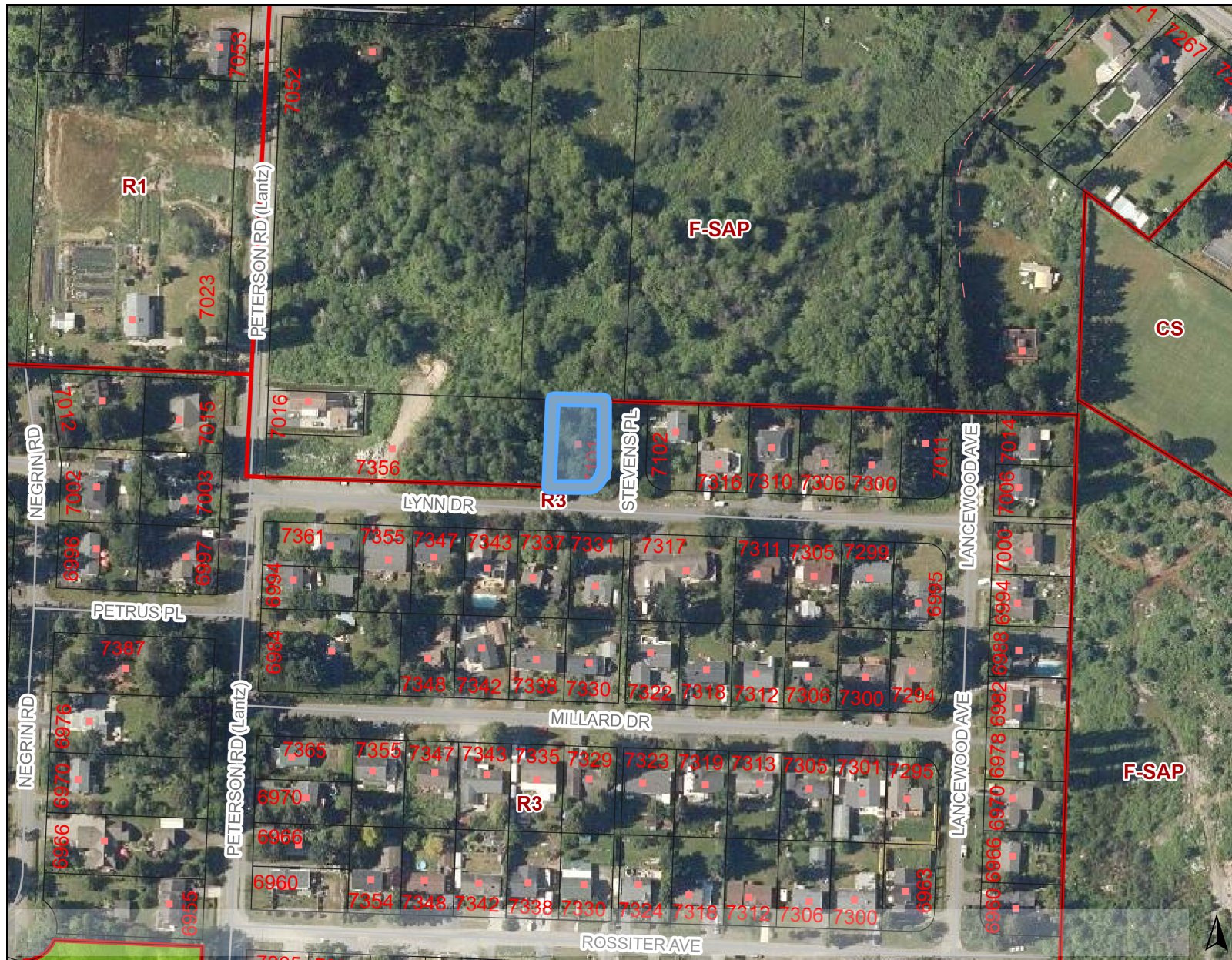
Parks



## Notes

7101 Stevens Place





## Legend

### Lantzville Layers

Municipal Boundary



Properties (Strata)



Properties (Conventional)



Zoning

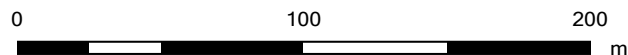


Parks



## Notes

7101 Stevens Place



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**DISTRICT OF LANTZVILLE  
BYLAW NO. 380, 2024**

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

---

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

1. This bylaw may be cited for all purposes as the “District of Lantzville Zoning Bylaw No. 180, 2020, Amendment (7101 Stevens Place) Bylaw No. 380, 2024”.
2. Schedule ‘A’ of “District of Lantzville Zoning Bylaw No. 180, 2020” is hereby amended by re-classifying the land legally described as

“LOT 1, DISTRICT LOT 54, NANOOSE DISTRICT, PLAN 24258”

from “Residential 3 (R3)” to “Park (P)”, as shown on the map attached hereto as Schedule 1.

**READ A FIRST TIME** this \_\_\_\_ day of \_\_\_\_, 2024.

**READ A SECOND TIME** this \_\_\_\_ day of \_\_\_\_, 2024.

**PUBLIC HEARING HELD** this \_\_\_\_ day of \_\_\_\_, 2024.

**READ A THIRD TIME** this \_\_\_\_ day of \_\_\_\_, 2024.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_, 2024.

*ORIGINAL SIGNED*

\_\_\_\_\_  
Mark Swain, Mayor

*ORIGINAL SIGNED*

\_\_\_\_\_  
Delcy Wells, Director of Corporate Administration



The map displays a residential area with several streets: LANTZVILLE ROAD, MAIRI RD., LYNN DR., MILLARD DRIVE, ROSSITER AVENUE, PETERSON ROAD, and LANCEWOOD AV. A large lot is labeled '54G.' and 'BK.2'. Other lots are labeled with numbers and zoning codes like 'R.1', 'R.10', 'R.11', 'R.12', 'R.13', 'R.14', 'R.15', 'R.16', 'R.17', 'R.18', 'R.19', 'R.20', 'R.21', 'R.22', 'R.23', 'R.24', 'R.25', 'R.26', 'R.27', 'R.28', 'R.29', 'R.30', 'R.31', 'R.32', 'R.33', 'R.34', 'R.35', 'R.36', 'R.37', 'R.38', 'R.39', 'R.40', 'R.41', 'R.42', 'R.43', 'R.44', 'R.45', 'R.46', 'R.47', 'R.48', 'R.49', 'R.50', 'R.51', 'R.52', 'R.53', 'R.54', 'R.55', 'R.56', 'R.57', 'R.58', 'R.59', 'R.60', 'R.61', 'R.62', 'R.63', 'R.64', 'R.65', 'R.66', 'R.67', 'R.68', 'R.69', 'R.70', 'R.71', 'R.72', 'R.73', 'R.74', 'R.75', 'R.76', 'R.77', 'R.78', 'R.79', 'R.80', 'R.81', 'R.82', 'R.83', 'R.84', 'R.85', 'R.86', 'R.87', 'R.88', 'R.89', 'R.90', 'R.91', 'R.92', 'R.93', 'R.94', 'R.95', 'R.96', 'R.97', 'R.98', 'R.99', 'R.100'. A legend in the bottom right corner indicates 'Proposed Zoning' (black outline) and 'Subject Property' (black fill). A scale bar shows 0, 30, and 60 meters. A north arrow points upwards.

**DISTRICT OF LANTZVILLE  
BYLAW NO. 380, 2024**

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

---

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

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**PUBLIC HEARING HELD** this \_\_\_ day of \_\_\_, 2024.

**READ A THIRD TIME** this \_\_\_ day of \_\_\_, 2024.

**ADOPTED** this \_\_\_ day of \_\_\_, 2024.

*ORIGINAL SIGNED*

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Mark Swain, Mayor

*ORIGINAL SIGNED*

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Delcy Wells, Director of Corporate Administration

[illegible]

## 1.22 PARK ZONE

(P)

### Permitted Uses

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

Primary	Secondary
Assembly Market Nature Viewing Outdoor Recreation	Mobile Vending



## 7.2 | Policies

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The community, in recognition of the varied needs of its citizens, continues to voice support for providing housing choices that fit with the vision and desired character of Lantzville. The following policies are designed to fulfil this goal.

### 7.2.1 | Village and Special Plan Areas

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The general approach is to minimize change in existing residential neighbourhoods, while concentrating housing choice in large infill properties that have current development potential. The designation of Special Plan Areas will allow closer consideration of these areas, with the objective of ensuring a high-level of quality in future development.

The District has adopted the following policies for Village and Special Plan Areas:

1. Village and other Special Plan Areas are shown on Map 4.
2. Permitted uses include residential uses, parks, recreation, utilities, places of worship, schools, and hospitals.
3. The Village shall be the subject of a set of Special Area Plans, conforming with the policies in Part 2, Section 8 of this OCP. The District encourages the development of a mix of residential housing types including single-unit housing, smaller-lot single-unit housing, patio-home, and multi-unit housing in the Village Special Plan Areas.
4. Density, height, and green space provisions and other guidelines are provided for the Village and other Special Plan Areas in Part 2, Section 8 of the OCP.
5. In Special Plan Areas, the District, prior to approving any rezoning or subdivision application, will require a site plan, acceptable to the District, showing land uses, types of residential housing, water features, public parks, road circulation, and trails and pedestrian connections through the site and to adjacent neighbourhoods, open space, and green space.
6. Projects will be integrated into the existing community as seamlessly as possible.
7. The District will encourage the use of a registered design scheme for the residential portions of these areas.
8. The District will give priority to projects that will provide accommodation for seniors.

9. Both fee simple and strata title ownership will be supported.
10. The District will support the transfer of development rights from archeologically or historically important sites to other development sites within the Village Residential area.

### **7.2.2 | Affordable Housing Choice and Care Facilities**

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The District recognizes that aging is a continuum including childhood, middle life, empty nesters, through stages of active seniors living, with some moving to assisted living or community care as health and mobility diminish.

A trend is for seniors to stay as long as possible in independent living arrangements, preferably close to family, neighbours, and friends. Many “young seniors” are looking for a chance to downsize their land and building space, both to free up “maintenance time” as well as financial resources, and to move to a space that is scaled to the reduced size of family. To suit this trend, as well as to provide more affordable options for young singles or first-time buyer families, provision of smaller lots/homes, as well as multiple-family choices are anticipated as a component of Special Plan Areas.

As people age, they not only need housing that requires less maintenance, but they also need more access to medical and personal services. The District acknowledges these needs and believes that the appropriate location for assisted living, co-op, or community care is primarily in the Village close to shops, services, and public transit. The District therefore adopts the following policies:

1. The District supports development of a facility to provide for the various levels of care for the senior citizens of Lantzville within the Village Special Plan Areas.
2. The Village development program must include seniors-oriented assisted living and a long-term care facility located within walking distance (400 m) of existing services in the Village Primary Commercial Core. To promote assisted living in the Village Area, development of these care facilities of up to 100 units and related parking and amenities may be excluded from the area used for gross density and bonusing calculations.
3. The District will consider additional seniors-oriented assisted living and long-term care facilities either in the Village area or in other Special Plan Areas, subject to public engagement in the Special Plan Area processes. A range of small to medium scale facilities is encouraged, close to transit and services. To encourage care facilities in the Village, the



Attachment 6 – Site Photos





## Attachment 6 – Site Photos

