

**DISTRICT OF LANTZVILLE
BYLAW NO. 279**

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

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

1. This bylaw may be cited for all purposes as the “District of Lantzville Official Community Plan Bylaw No. 150, 2019, Amendment (Foothills Special Area Plan) Bylaw No. 279, 2021”.
2. Schedule ‘A’ of District of Lantzville Official Community Plan Bylaw No. 150, 2019 is hereby amended as follows:
 - (a) in Part 3, Section 11.1.7 is by inserting a new clause after clause 16, as follows:

“17. The Foothills Comprehensive Development Plan area policies 11.1.7.1 – 11.1.7.16 has been further augmented with the Foothills Special Area Plan referred to in Appendix 3 of the OCP. Properties in this area will be subject to the policies and development permit guideline outline in this section.”
 - (b) by adding “Appendix 3 – Foothills Special Area Plan”, attached hereto as Schedule 1.
 - (c) by amending the Map No. 3 Land Use Designation to change “Foothills CDA” to “Foothills SAP”.

READ A FIRST TIME this 22nd day of June, 2022

READ A SECOND TIME this 22nd day of June, 2022.

PUBLIC HEARING HELD this 27th day of July, 2022.

READ A THIRD TIME this 27th day of July, 2022.

ADOPTED this 28th day of September, 2022.

ORIGINAL SIGNED

Mark Swain, Mayor

ORIGINAL SIGNED

Trudy Coates, Director of Corporate Administration

Schedule 1 to Bylaw No. 279, 2021

APPENDIX 3

Foothills Special Area Plan



THE FOOTHILLS SPECIAL AREA PLAN

District of Lantzville

Submitted by Lone Tree Properties Ltd.

JUNE 2022

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I. Introduction

LOCATION

While only a short distance from downtown Lantzville, the Foothills feels a world away, largely due to its elevational position (~200m above sea level) and contrasting, complex landform.

The Foothills Special Area Plan (e.g., “the Plan”) encompasses over 1,800 acres and covers a significant portion of the southern part of the District and is an alluring landscape of bedrock ridges and forested hillsides. Its steep terrain affords panoramic views to the Strait of Georgia and a vast recreational “backcountry.”

LOCAL & REGIONAL SERVICES

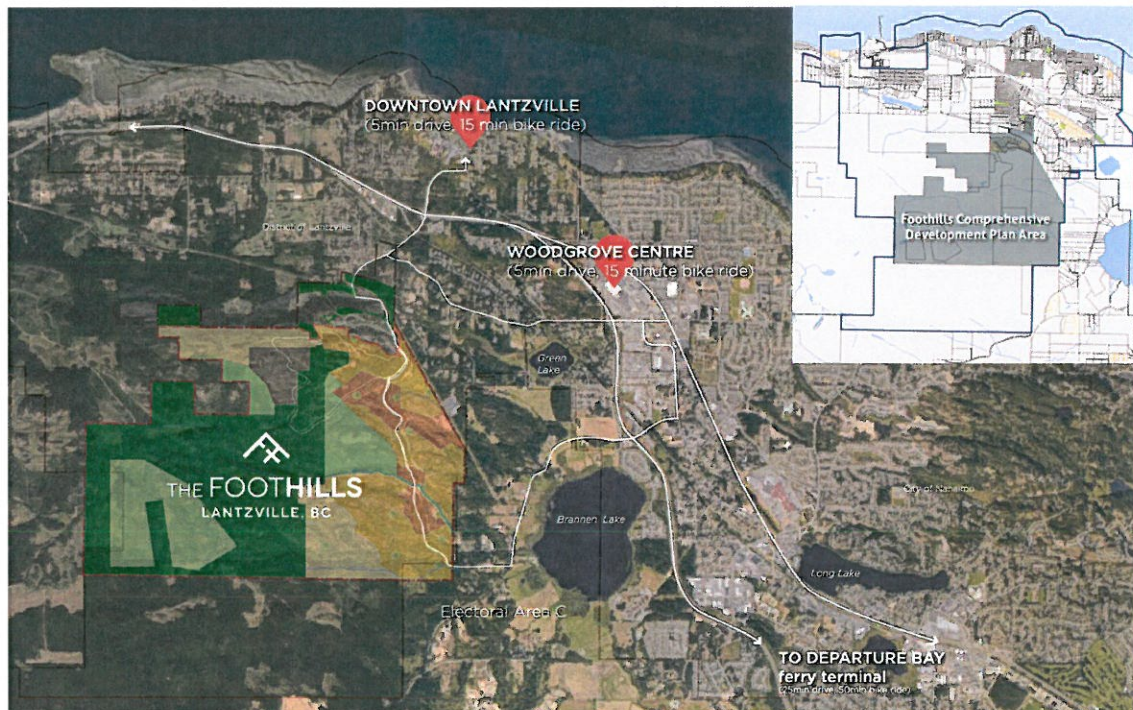


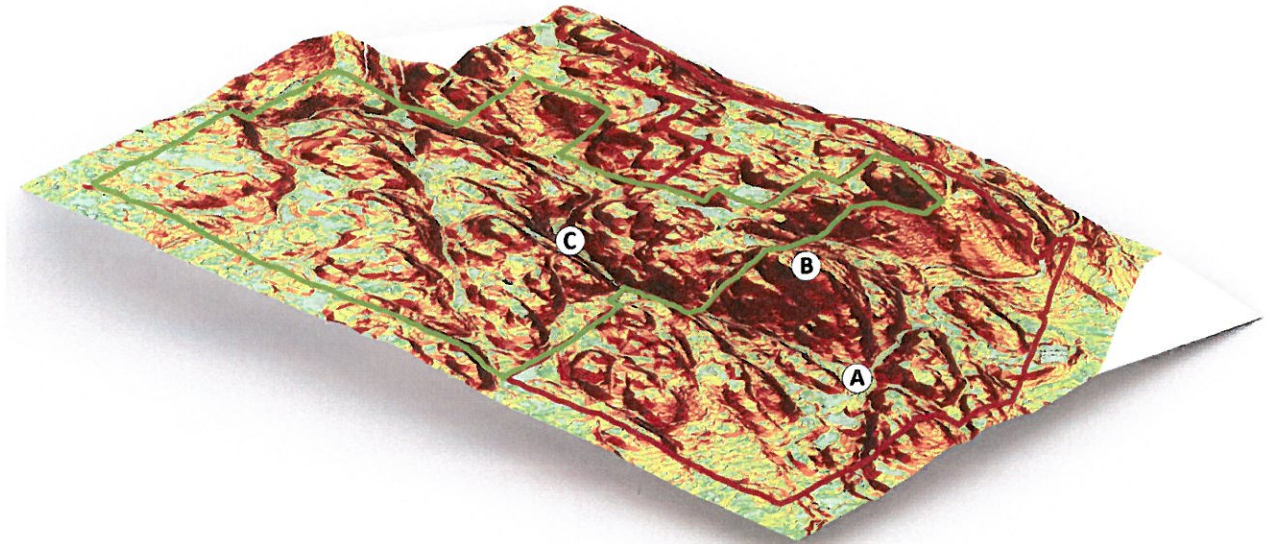
Figure 1: Context Plan

The Plan area is well-positioned relative to local and regional services and community amenities and holds significant opportunity for long term community growth management and sustainable development.

- **Commercial / Retail:** Local and regional commercial retail services are within a short 5-minute drive or 15-minute bike ride to downtown Lantzville and the City of Nanaimo (e.g., Woodgrove Centre).
- **Education:** The Nanaimo - Ladysmith School District (SD#68) operates the Pleasant Valley Elementary School in Lantzville. The Foothills is in this School's District's catchment area, and it is a 5–10-minute drive away. Aspengrove is a private educational institution within a less than 5-minute drive away.
- **Health Care:** A medical clinic and walk-in clinic located in downtown Lantzville. Nanaimo Regional General Hospital is about a 20-minute drive away and provides a full range of medical services as a part of the regional Island Health authority.
- **Transportation:** Connections to the Island Highway occurs at both the Ware Road and Aulds Road interchanges, providing convenient and reliable access to the regional transportation options, including the Nanaimo airport (YCD), HeliJet heliport, Harbour Air float plane terminal and BC Ferries terminal at Departure Bay. The transit line #11 also connects Lantzville in a loop to Woodgrove Centre Transit Exchange.
- **Agricultural Land Reserve (ALR):** The Foothills Plan area borders ALR lands along its eastern edge. Development adjacent ALR land should reflect best practices guidelines in order to avoid conflict and optimize the interface with working landscapes (refer to the Ministry of Agriculture, Food and Fisheries' Guide to Edge Planning).

PLAN CONTEXT

TOPOGRAPHY There are many aspects of site topography that represent both a constraint and an opportunity for development at The Foothills and for the larger Lantzville community. In light of the relative complexity of physical constraints (e.g., steep slopes) on site, a primary strategy for neighbourhood planning is focusing development in flatter areas. This strategy serves multiple objectives, including conservation of natural green space; reduction of costs associated with infrastructure and development servicing; and clustering of development within more compact and walkable neighbourhoods. Slope systems are analyzed as follows:



0-5% | FLAT - these areas are highly accessible and most suitable for pedestrian-oriented areas. "Flat" land is most easily developed and can accommodate the widest range of programmatic options (including flexibility for future infill/redevelopment).

6-10% | GENTLE - these areas are noticeably influenced by sloping terrain, but fit well within the practical limits of design for public streets. "Gentle" land generally accommodates a similar variety of programmatic options as "flat" land, but considerations for accessibility require more careful attention.

11-20% | EASY HILLSIDE - these areas are ideally suited for hillside development programs ("walk-out" residential forms) that take advantage of terraced views while retaining/resolving sloping terrain within building architecture. Access within the hillside environment is more challenging but generally feasible through thoughtful design. "Easy hillside" areas form an extension to the core "flat" and "gentle" areas, where development program is most cost effective and least impactful.

21-30% | MODERATE HILLSIDE - these areas are defined by the requirement for significant retaining/structural engineering and custom design solutions to sloping terrain. Accordingly, "moderate hillside" areas are associated with a cost premium for construction but can also afford more substantial view opportunities as the land falls away from developed areas.

31-40% | STEEP SLOPES - these areas are typically classified as "steep slope" and regulated within development permit areas guidelines (hazard mitigation and environmental protection). Development with "steep slope" areas may not be permitted in light of local government regulation, often require significant and/or costly geotechnical mitigation.

40+% | RUGGED - these areas, within the context of most jurisdictions and development programs, are not feasible. Where development is permitted on "rugged" terrain, program is generally limited to rural residential forms: large lot, single, detached custom home types with access provided via long lengths of narrow driveways.

- A. HEIKKILA CREEK CANYON & SITE HYDROLOGY:** The Heikkila Creek Canyon bisects The Foothills, representing a significant natural feature within the plan. Overall, thick soils and bedrock geology results in a complex drainage pattern on site, to be considered through

best practices in Low Impact Development techniques and according to Riparian Area Protection Regulation.

- B. **REGIONAL LANDMARKS:** There are a number of points across The Foothills where the land slopes significantly, separating the upper bench from the lower bench. These steep slopes present a significant challenge for development, but also a significant opportunity for residents and visitors. There are many incredible views to be had at these points and we intend to preserve those views for future generations.
- C. **THE GENTLE BENCH:** Along the east side of The Foothills many of the steeper slopes taper off into a gentle bench. This terrain is best suited for development and is where we intend to concentrate residential development alongside the supporting commercial and amenity space.

LOW ARCHAEOLOGICAL POTENTIAL

An archaeological survey was conducted by Archaeo Research Ltd. and found a very low archaeological potential. Given the absence of salmon streams and transportation corridors, and extensive impacts from past logging activities, further archaeological work was not recommended. Should any archaeological resources be encountered during development, all ground and forest disturbance in the immediate vicinity will stop and conditions under the Heritage Conservation Act will be followed.

II. Vision and Goals

VISION

Overlooking the community and interwoven with a network of trails and pathways, the Foothills is envisioned as a gateway to the great outdoors.

Destination hiking, mountain biking and rock climbing comprise the community's shared backcountry "backyard." The walkable neighbourhoods at its doorstep are supported by places to gather and socialize, while small-scale shops provide for residents' daily needs.

The plan includes 1,100 acres of protected public and park land, over 22km of hiking and biking trails and 10 public viewpoints, including the Copley and Lonetree Mountain summits and 5 rock climbing areas.

GOALS

To achieve this lofty vision, the Foothills Special Area Plan contains five main goals:

Goal 1: Ecological conservation with low impact and integrated development

Goal 2: Unparalleled access to nature and park spaces

Goal 3: A rich diversity of homes clustered around local neighbourhood hubs

Goal 4: Strong connections and active mobility options

Goal 5: Key investments in water and stormwater infrastructure solutions

Objectives and policy directions are detailed for each goal to guide their implementation.

III. Land Use

LAND USES: THE RIGHT MIX FOR A HILLSIDE COMMUNITY

The Foothill's unique qualities have influenced the location and character of the development and are defined by access, visibility, topography and the land's natural features. The Foothills is designed to be complementary to the Lantzville's historic centre.

Separated from downtown Lantzville by the highway and significantly differentiated by its complex landscape, this comprehensively planned and diverse development will include mixed-use neighbourhood centres, residential neighbourhoods and a variety of parks and open spaces. the Foothills will offer a small range of local shops and services that directly support Foothills residents and park users.

Land Use and development at the Foothills is based on the simple ideas of growing smarter and expanding park. Driven by the complexity of the site's physical constraints (i.e., steep slopes), this means:

- development areas and footprints are kept compact in places of lesser physical constraint (i.e., off of steep slopes) and clustered to retain stands of mature trees and/or avoid environmentally sensitive areas as much as possible.
- park lands are expanded and consolidated into one large contiguous area.

This strategy results in multiple benefits, including conservation of natural green spaces; reduction of costs associated with infrastructure and development servicing; and clustering of development within more compact and walkable neighbourhoods.

Land Use Designation

Description



Nature Park
(Existing and proposed
additional)

dedicated as Nature Park, large contiguous areas are dedicated for the protection of natural features, wildlife habitat and passive outdoor recreation opportunities and nature viewing. From hiking and biking trails to adventure playgrounds and outdoor event spaces, capital investment and operational support ensure amenities are provided and ongoing use is sustainably managed.



Potential
Neighbourhood Park

Potential neighbourhood park areas have been identified in development areas to serve as:

- additional nature park that offer interpretation (e.g., along Heikkila Creek);*
- retain significant features as public amenity (e.g., Upper Lookout)*
- provide small-scale passive and recreational amenity such as nature playgrounds and spaces to gather.*

Market and mobile vending are also permitted in District Park areas

The Upper Lookout will be dedicated as Neighbourhood Park in detailed design phases.



Uplands Residential

Offers a mix of low impact medium lot single detached homes with select pockets of semi-detached homes, carefully designed to minimize impact on the natural hillside.



Foothills Residential

Includes a mix of compact and walkable residential uses including small lot single detached, bare land strata, ground-oriented attached forms (e.g. - duplexes and townhomes, and apartment residential located adjacent or above commercial



Neighbourhood Centre

Provide “daily needs” commercial and retail services, neighbourhood amenities and gathering places. There are

three distinct Neighbourhood Centres proposed (described below), each serving a specific, limited purpose within the Foothills. Residential uses should be concentrated within and around neighbourhood centres to support and activate commercial uses.

The Village: This village at the “end of the road” welcomes recreational visitors with a mix of gateway commercial and modest tourist accommodation. This small commercial program is supported by the residents of ground-oriented compact housing, who also benefit from open space and amenities. Allowable uses include a range of residential forms from single detached home to apartment and a range of local-serving commercial uses such as childcare, food and beverage services, health services and office.

The Quarry Service Centre: This functional centre is intended to be a low-traffic commercial district that supports the practical needs of residents, such as storage facilities, landscape / materials yard, nursery, etc. Allowable uses include a limited range of local serving commercial such as storage, garden centre and craft beverage processing.

The Heikkila Creek Neighbourhood Centre: This centre is located in one of the few areas of the Foothills with terrain that will comfortably accommodate compact housing, a mix of mutually supportive local commercial with open space and amenities and would also be well suited to community services or recreational uses that require larger buildings (such as a school, fire hall or recreational centre). Allowable uses include a range of residential forms from single detached home to apartment and a range of local-serving commercial uses such as childcare, food and beverage services, health services and office



Potential civic /
educational institution

This area has been identified as a location for future civic or education facilities (e.g., an Elementary School) should the District, School Board or other local serving entity require additional community amenity space.



District lands

Will be dedicated to the District as a condition of rezoning of The Foothills. The lands will be for District use and may be sold in part or in full, to be determined by District of Lantzville Council.

PROPOSED LAND USE

March 15, 2022

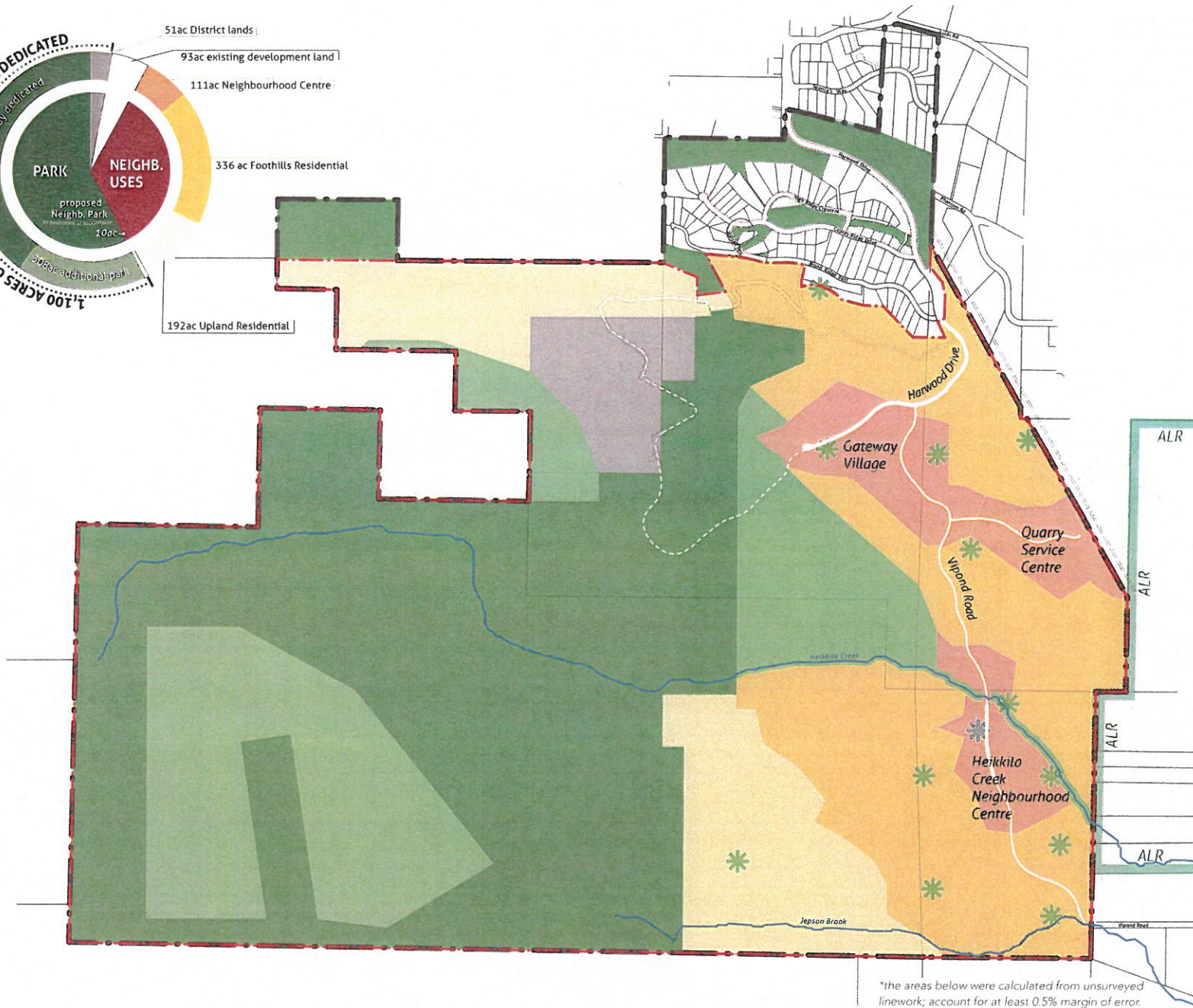
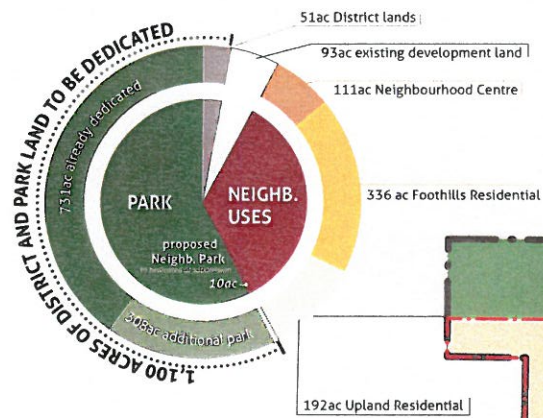
LEGEND

- original site boundary | 1,822ac
- study area | 1,668ac
- existing property lines
- 5m contours
- road
- secondary access / servicing road
- existing dedicated Park | 731ac
- proposed additional Park | 308ac
- District Lands | 51ac
- Neighbourhood Centre | 111ac
- Foothills Residential | 336ac
- Uplands Residential | 192ac
- potential Civic / Educational / Institutional site
- potential Neighbourhood Park 10ac + | Neighbourhood and open space will be dedicated within individual phases and should extend riparian protection, preserve key landmarks (e.g. visually sensitive ridgetops), provide outdoor gathering spaces within neighbourhoods, and ensure connectivity for both wildlife (corridors) and people (trails).

Parks + District Lands (including future park features) will total 1,100ac +



*the areas below were calculated from unsurveyed linework; account for at least 0.5% margin of error.



IV. POLICY DIRECTIONS

ENVIRONMENTAL

GOAL 1 | ECOLOGICAL CONSERVATION AND INTEGRATED DEVELOPMENT

The integrity of ecological habitat is a fundamental aspect of the Foothills CD Plan.

By clustering development in previously impacted areas at the east portion of the study area, over 980 acres of 1,100 acres of publicly dedicated land will be contiguous and protected Park land.

By locating development parcels eastward and away from more isolated and distant lands, a more expansive and intact park space can re-naturalize and thrive. The conservation of large, contiguous natural areas is more effective in conserving biodiversity and many wildlife habitat values than setting aside numerous, fragmented areas of the same total size. Riparian and wildlife habitat connectivity is also increased with park dedication around heavily forested, environmentally sensitive areas and along major riparian corridors, taking in over 98% of the District's Environmentally Sensitive Areas (as identified Lantzville OCP Map No.2). Meanwhile, conforming to the topography of the site and clustering development in strategic areas will minimize unnecessary cut and fill of land in development areas.

Environmental objectives and policies in this plan ensure the mitigation and offset of impacts on environmentally sensitive areas in detailed design and subsequent phases of the Plan's development clusters.



ATV tracks show damage to environmental sensitive areas

ENVIRONMENTAL OBJECTIVES & POLICIES

OBJECTIVE: Mitigate and offset impacts on environmentally sensitive areas

- E.1. Develop a habitat offsetting concept based on more detailed mapping of sensitive features to ensure development results in no net loss of habitat across the Foothills study area.
- E.1.1. Where loss of habitat is unavoidable, replace habitat value as per the habitat offsetting concept.
- E.1.2. Where possible, avoid trails, roads, and utility corridors across protected ESAs. If a crossing is unavoidable, design them to be:
- perpendicular to the protected Environmentally Sensitive Areas and as narrow as possible,
 - sited to minimize impacts on vegetation and stream channels,
 - sited to conform to natural topography, and
 - constructed and maintained to prevent erosion.

OBJECTIVE: Expand, enhance, and connect wildlife habitat

- E.2. Focus development to the eastern parts of the site, leaving intact a large and contiguous habitat conservation and parks area to the west
- E.3. Establish wildlife corridors between environmentally sensitive areas
- E.4. Plant trees, shrubs, and plants native to the Coastal Douglas-fir & Garry Oak ecosystems
- E.5. Maintain and restore fragile forest stands of all ages (younger stands and shrub communities have some of the highest levels of biodiversity)
- E.6. Retain mature trees on steep slopes and around rock outcrops as much as possible and where safe to do so.
- E.7. Prepare an Environmental Management Plan (EMP) for each phase of development, once detailed design is complete and prior to commencing any site preparation works. The EMP will include an Erosion and Sediment Control Plan, as well as specific measures to protect environmental features and species of interest. The EMP should include protection measures such as:
 - management of invasive species (such as Himalayan blackberry and scotch broom) where practical,
 - retention of existing, natural intact vegetation and restoration of areas to natural vegetation where suitable,
 - protection of species' nests protected under the Wildlife Act and Migratory Bird Convention Act, such as Bald Eagles and herons,
 - planning of land clearing activities outside of breeding bird window, if possible, and
 - steps to discourage ATV/motocross use in sensitive areas.

OBJECTIVE: Protect freshwater resources

- E.8. Streamside setbacks shall be as determined by a Qualified Environmental Professional following the Riparian Areas Protection Regulation assessment methods.
- E.9. Ensure development and associated activities do not impact a stream's base flows, natural drainage patterns, and natural stream channel geometry.
- E.10. Where opportunities allow, utilize on-site detention, permeable surfaces, rainwater gardens, and other rainwater management strategies to lessen the impact of development on watercourses and riparian environments, and protect and replenish groundwater resources.

ENVIRONMENTAL CONCEPT

March 15, 2022

LEGEND

-  original site boundary | 1,822ac
-  study area | 1,668ac
-  existing property lines
-  5m contours
-  sensitive ecosystems inventory**
-  wetlands
-  stream | year-round flow
-  streams | ephemeral / seasonal
-  streams | ephemeral / seasonal
LiDAR, not yet assessed in the field
-  existing dedicated Park
-  proposed additional Park
-  District Lands
-  potential Neighbourhood Park



*the areas below were calculated from unsurveyed
linework; account for at least 0.5% margin of error.
**ESA polygons pulled from Lantzville ESA mapping, 2004

PARKS AND RECREATION

GOAL 2 | UNPARALLELED ACCESS TO NATURE AND PARKS

The Plan sets aside 1,100 acres of land as park space and district lands to be enjoyed by, or used in the service of, the public. This represents approximately 60% of the Foothills and 15% of the entire District's land area.

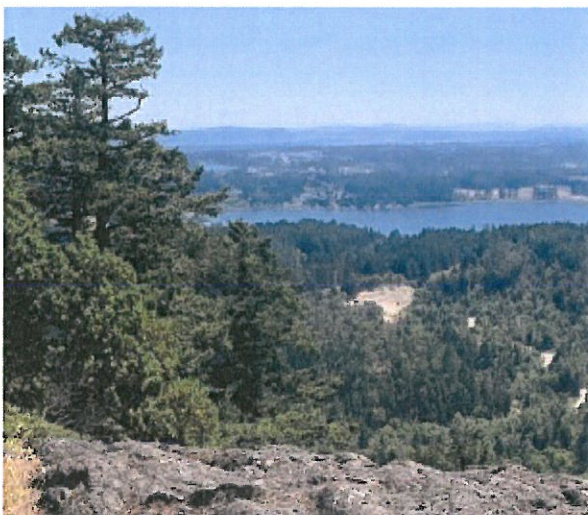
Park enhancement is achieved through park expansion (e.g., dedication of areas currently zoned as residential) and consolidation via a "density transfer" from zoned lands located furthest from neighbourhood centres. Refer to Parks & Recreation Concept plan and areas of "proposed additional Park" for additional information.

With the extensive retention of green and park space, the Plan ensures protection and access to The Foothills for generations to come. Heikkila Creek Canyon, the Upper Lookout, Lonetree Summit, and Copley Summit are all protected under this Plan and made accessible through the proposed trail system.

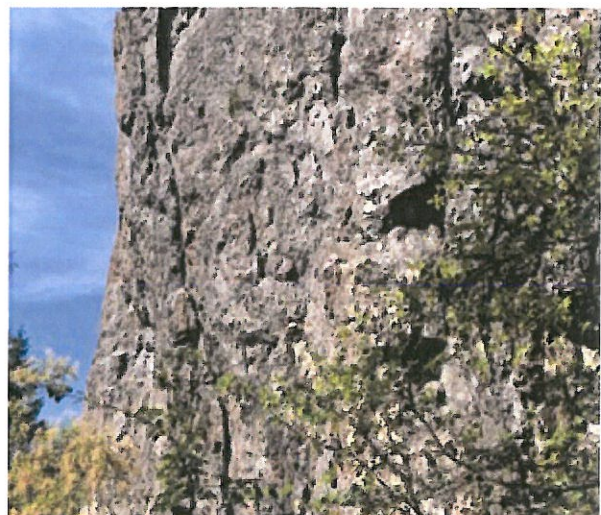
Nature will be carried into the village centres and neighbourhoods with dedication of smaller neighbourhood parks (e.g., strata managed, publicly accessible spaces) that include passive landscape areas and opportunities for nature play and trailheads that signal arrival and orient visitors.

Visitors will have access to parking to take advantage of The Foothills' expansive recreational amenities.

The generous network of nature trails and neighbourhood greenways connecting to cherished lookouts, natural features such as The Steppes climbing area fosters community pride. The public dedication of these amenities distinguishes Lantzville as a forward-looking community that contributes to the health and wellness of its residents and visitors.



view at Copley Summit



The Steppes rock climbing area, part of the proposed additional Park

PARKS AND RECREATION OBJECTIVES & POLICIES

OBJECTIVE: Expand access to nature for all residents and visitors to the Foothills

- P.1. Expand natural areas park dedication to include the Lonetree Summit
- P.2. Expand natural areas park dedication to encompass the majority of identified Environmentally Sensitive Areas within a contiguous and connected park boundary
- P.3. Prioritize the preservation of natural character and landscape features (e.g., Steep hillsides, ridge lines, sensitive herbaceous rock outcrops, etc.) within park designs

OBJECTIVE: Provide a range of outdoor recreational opportunities

- P.4. Establish a parks and trails masterplan for the Foothills.
- P.5. Build off existing trails to complete a trail network that connects destinations within natural areas to neighbourhood parks and neighbourhood centres.
- P.6. Provide passive recreational opportunities (e.g., trails and viewpoints) and spaces for social gathering within the dedication of neighbourhood parks,
- P.7. Complete a recreational use management plan for mountain biking infrastructure.
- P.8. Incorporate signage for wayfinding and natural/cultural interpretation.
- P.9. Integrate park planning and design within overall environmental objectives

OBJECTIVE: Enhance connections to the Regional Park

- P.10. Enhance trail connections to and through the Regional Park with a priority for recreational destinations such as Lonetree and Copley Summits and the Steppes climbing area.
- P.11. Explore opportunities to establish minimum standard roadway designs for improved vehicular access to the Regional Park
- P.12. Design parks to reflect the direction outlined in the Parks & Recreation Character Sequence.



THE FOOTHILLS | PARKS & RECREATION CHARACTER SEQUENCE

	VILLAGE PLAZA	NEIGHBOURHOOD PARKS	LOOKOUTS AND TRAILS	THE BACKCOUNTRY
INTENT	village arrival and gathering: semi-public or publicly-accessible (e.g., "privately-owned public space" a.k.a. POPS) space	passive and active recreation, including neighbourhood gathering and nature play; semi-public or publicly-accessible (e.g., "privately-owned public space" a.k.a. POPS) space	connectivity: nature trails connect key points of interest (e.g., plazas, parks and lookouts) in close proximity to residential neighbourhoods and village centres; public, semi-public or publicly-accessible (e.g. "privately-owned public space" a.k.a. POPS) space	recreation & conservation: protection and celebration of significant forest cover and a regional destination through public park dedication and public access
PROGRAM & CHARACTER	intimate hardscaped plaza, intended for gathering and social interactions; these spaces are framed by rock outcrops, trees and other vegetation. Public art signals the community's identity as a "gateway to the great outdoors" while signage (wayfinding, trailheads) orients residents and visitors to the park & trail network.	green spaces connect neighbourhoods via nature trails to the Foothills' backcountry. Trailheads orient residents and visitors to the community's parks & trail network.	nature trails extend and enhance the existing network. Addition of trailheads and some structural improvements at major viewpoints.	extensive outdoor recreational hub at all times of the year, park dedication will ensure the 'backcountry' remains a protected amenity for all nature enthusiasts.
MATERIALS	extensive hardscape; landscape structures: permeable paving, native and ornamental trees and plantings.	limited hardscape; landscape structures; natural and native materials, permeable greenways and parking areas.	Limited landscape structures; native plants and enhancement; robust & natural materials.	basic maintenance of existing trails for access.

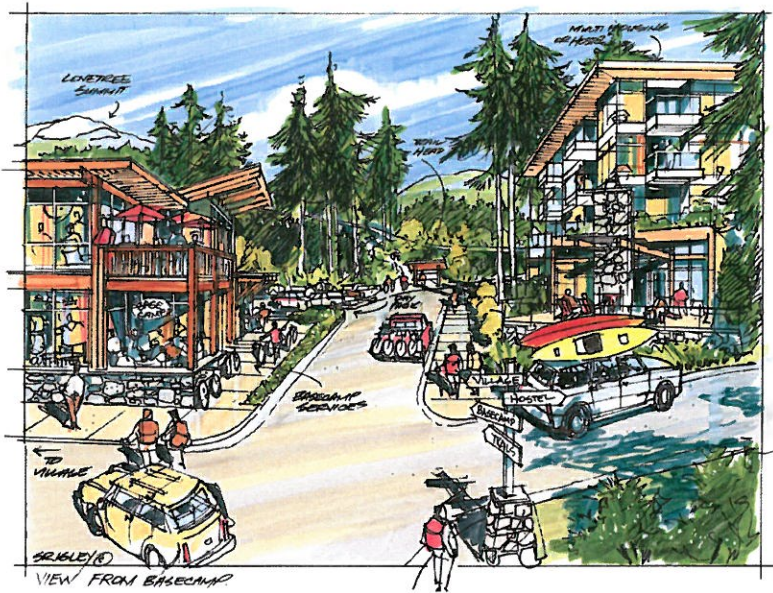
- LEGEND**
- original site boundary | 1,822ac
 - study area | 1,668ac
 - existing property lines
 - 5m contours
 - multi-use pathway
 - shared street
 - secondary access / servicing road
 - proposed trail
 - existing trail
 - existing dedicated Park
 - proposed additional Park
 - District Lands
 - potential Neighbourhood Park
 - parking / Park staging (approximate locations)
 - existing climbing area



The Foothills SPECIAL AREA Plan



*the areas below were calculated from unsurveyed linework; account for at least 0.5% margin of error.



NEIGHBOURHOOD CENTRES AND RESIDENTIAL

GOAL 3 | A RICH DIVERSITY OF HOMES CLUSTERED AROUND LOCAL NEIGHBOURHOOD HUBS

According to the Regional District of Nanaimo's Housing Needs Report, completed in 2020, approximately 97% of Lantzville's housing stock comprises single detached homes and 88% of it is owner-occupied. One main conclusion of the report is the limited rental vacancies in Lantzville. The Foothills development will not only provide a new type of housing form to the District, but it will also contribute to a greater diversity of housing tenure. Multi-family apartments, townhomes, duplexes, and secondary suites are planned in the proposed zoning and can help contribute to the pressing need for more and different types of housing.

This diversity of housing will not only help bridge the gap between the supply and demand for housing in the District – with an assortment of housing types that appeal to different needs and budgets – it will also support a more complete community. Neighbourhoods with diverse housing types and demographics are more sustainable and cohesive. More specifically, the ability to age-in-place is a powerful indicator of a neighbourhood's resilience.

THE NEIGHBOURHOOD CENTRES

Neighbourhoods are concentrated around three distinct neighbourhood centres (described below). These will include small-scale and neighbourhood-oriented shops and ancillary support services, within walking distance of residential neighbourhoods, to fulfill daily needs. The built form will be intimate, and development will be clustered and nestled into the complex terrain in a park-like

setting. Small patios, signage, and high-quality public realm features will signal the arrival into the neighbourhood centres.

The neighbourhood centres are intended to be complementary to Lantzville's historic town centre. Each serves a different purpose and together they offer the broader community and the residents of The Foothills a more complete and diverse set of experiences and services.

While Downtown Lantzville is and will remain the strong commercial centre with a regional pull, the Foothills' neighbourhood centres will offer a small range of shops and services that directly support the neighbouring residential uses.

- **The Village |** This village at the "end of the road" welcomes recreational visitors with a mix of gateway commercial and modest tourist accommodation. This small commercial program is supported by the residents of ground-oriented compact housing, who also benefit from open space and amenities.
- **The Quarry Service Centre |** This functional centre is intended to be a low-traffic commercial district that supports the practical needs of residents, such as storage facilities, landscape / materials yard, nursery, etc.
- **The Heikkila Creek Neighbourhood Centre |** This centre is located in one of the few areas of the Foothills with terrain that will comfortably accommodate compact housing, a mix of mutually supportive local commercial with open space and amenities and would also be well suited to community services or recreational uses that require larger buildings (such as a school, fire hall or recreational centre).



VIEW FROM LOWER VILLAGE GREENWAY.



OBJECTIVE: Sensitively integrate development within the complex landform and natural landscape of The Foothills.

- NV.1. To the greatest extent feasible, consolidate development within areas of highest development suitability (e.g., gentle terrain) and lowest environmental sensitivity along the eastern slopes and terraces of the Plan area.
- NV.2. Cluster development to minimize site disturbance, retain stands of mature trees and avoid environmentally sensitive areas – including steep slope areas – as much as feasible.
- NV.3. Emphasize a compact, walkable pattern of development with mixed use neighbourhood centres, a range of housing types and proximity to parks and trails.
- NV.4. Connect neighbourhoods and village centres to parks with easy access to the network of trails and multi-use pathways.
- NV.5. Provide parking behind buildings where possible or screened through landscape design to establish a pedestrian-friendly environment and reduce the visual impact of surface parking areas.

OBJECTIVE: Animate neighbourhood centres through thoughtful urban design.

- NV.6. Encourage buildings to address the street so as to create a well-defined public realm.
- NV.7. Encourage development of at grade commercial spaces to animate the public realm and streetscapes of Neighbourhood Centres.
- NV.8. Where proposed, plazas should encourage pedestrian accessibility and circulation by creating public gathering spaces at the heart of the neighbourhood centre.
- NV.9. Individual commercial units should contribute to animating Neighbourhood Centre sidewalks and streetscapes with outdoor programming (e.g., displays, café seating along the street).

OBJECTIVE: Create three distinct neighbourhood centres

- NV.10. Establish the Village (Neighbourhood Centre) as a “destination experiential” character village, defined as a community heart and place of gathering and social connection, animated by pedestrian-friendly retail shops and intuitively connected to a Regional Park trailhead and access road.
- NV.11. Establish the Quarry Service Centre as a support service commercial centre.
- NV.12. Establish the Heikkila Creek Neighbourhood Centre as the civic hub featuring larger civic and/or institutional programs (e.g., potential future school site)
- NV.13. Collaborate with the School District on the number, location, size, type and timing of required school facilities and support services if and when required.
- NV.14. A variety of attainable and affordable housing options are encouraged to provide a range of unit sizes, uses and types. Adaptable housing will accommodate aging-in-place

The Foothills at Lantzville
PROPOSED LAND USE

March 15, 2022

LEGEND

original site boundary | 1,822ac

study area | 1,668ac

existing property lines

5m contours

road

secondary access / servicing road

existing dedicated Park | 731ac

proposed additional Park | 308ac

District Lands | 51ac

Neighbourhood Centre | 111ac

Foothills Residential | 336ac

Uplands Residential | 192ac

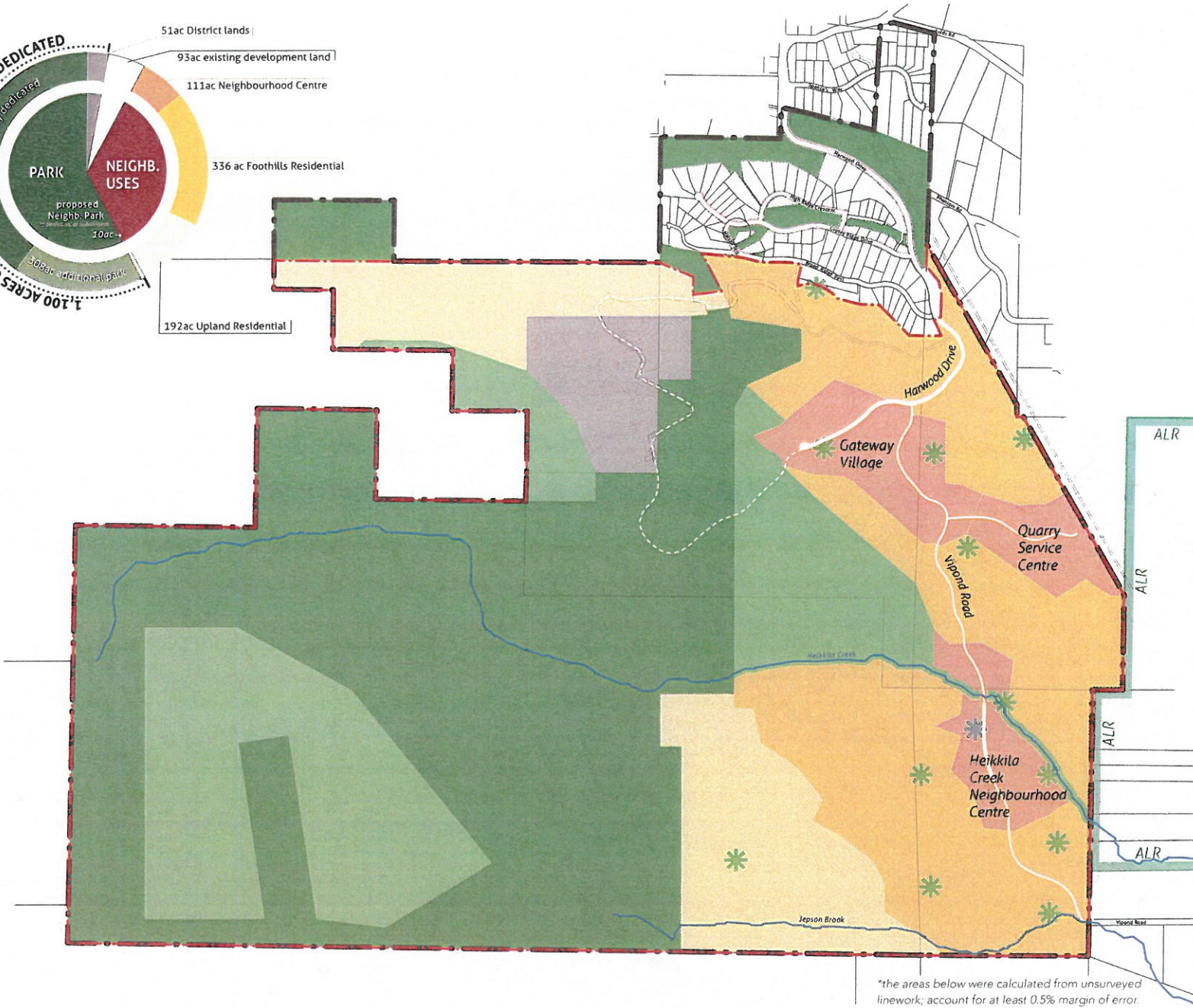
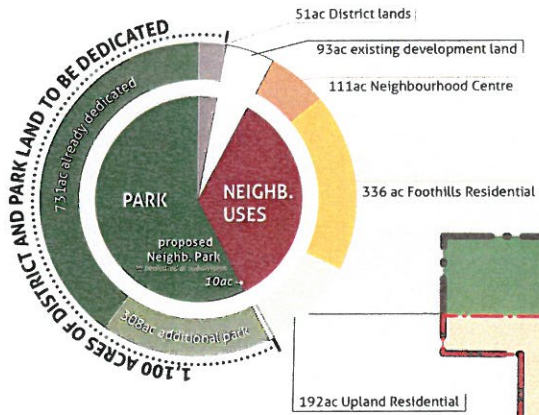
potential Civic / Educational / Institutional site

potential Neighbourhood Park 10ac + | Neighbourhood and open space will be dedicated within individual phases and should extend riparian protection, preserve key landmarks (e.g. visually sensitive ridgetops), provide outdoor gathering spaces within neighbourhoods, and ensure connectivity for both wildlife (corridors) and people (trails).

Parks + District Lands (including future park features) will total 1,100ac +



*the areas below were calculated from unsurveyed linework; account for at least 0.5% margin of error.



MOBILITY

GOAL 4 | STRONG CONNECTIONS AND ACTIVE MOBILITY OPTIONS

A Transportation Impact Assessment (TIA) was prepared to review existing traffic operations, assess the traffic impacts of The Foothills' future residential development, as well as assessing post development and long-term conditions for all modes of transportation at the Foothills. The TIA concluded that the proposed mix of land uses will generate fewer trips with relatively less of an impact on traffic conditions as compared to build out under current single detached residential zoning. Accordingly, street design is intended to further reduce physical impacts associated with roadworks in hillside environments while prioritizing safety and mobility alternatives.

Streets and trails | Mobility at The Foothills prioritizes a pedestrian-friendly means of accessing neighbourhoods and parklands. Narrowed public street right-of-way widths minimize physical and visual impacts (e.g., cut/fill) in hillside environments and link to local strata streets, multi-use pathway will and trail networks throughout the Plan area.

Mobility networks will also serve as rainwater management systems, for instance, by integrating swales within the design of road cross-sections. These can serve the functions of capturing, slowing, filtering and releasing rainwater into natural drainage systems, while edging streets with natural elements, enhancing the overall character of The Foothills.

The proposed development will provide greater accessibility into an extensive trail network and will enrich the experience of those visiting by connecting to small-scale local services nearby.

Biking | The Foothills is known for its remarkable mountain biking trails and biking from Downtown Lantzville to the Foothills only takes approximately 15 minutes. A multi-use trail network for pedestrians and cyclists along Harwood Drive will connect the Foothills neighbourhoods to downtown Lantzville and the 22km of hiking and biking trails within the expanded park space.

Transit | There is one existing public transit route within the vicinity of the Foothills development (#11 Lantzville Bus), a one-way loop from the Woodgrove Mall Exchange. There may be future opportunities to provide bus service within The Foothills.

MOBILITY POLICIES

OBJECTIVE: Mitigate traffic impacts to surrounding areas

- M.1. Implement the recommendations of the Traffic Impact Assessment.
- M.2. Plan for secondary access via Vipond Road.

OBJECTIVE: Strengthen active transportation networks

- M.3. Integrate the trail network described in policy chapter 2 (Parks & Recreation) with the overall transportation network, including planned sidewalks for continuous linkages between developed areas and park and conservation areas.
- M.4. Plan for a multi-use path connection linking Harwood Drive and Vipond Road within the site.
- M.5. Formalize a cycling connection from Harwood Drive to the Parkway multi-use trail in Nanaimo (via Doumont Road and Vipond Road) and to Aulds Road & Clark Drive (via Aulds Road and the Parkway multi-use trail).
- M.6. Design stratified roads to be narrow and slow with traffic calming measures to enhance pedestrians and cyclists' safety.
- M.7. Provide bicycle parking at trailheads.

OBJECTIVE: Provide adequate and accessible vehicular and bicycle parking facilities

- M.8. Supply adequate and accessible parking facilities near trailheads for recreational visitors.
- M.9. In neighbourhood hubs, incorporate some on-street parking fronting commercial retail units.
- M.10. Ensure single detached and other ground oriented residential buildings provide parking on-site.

OBJECTIVE: Enhance connectivity to and through the Regional Park lands.

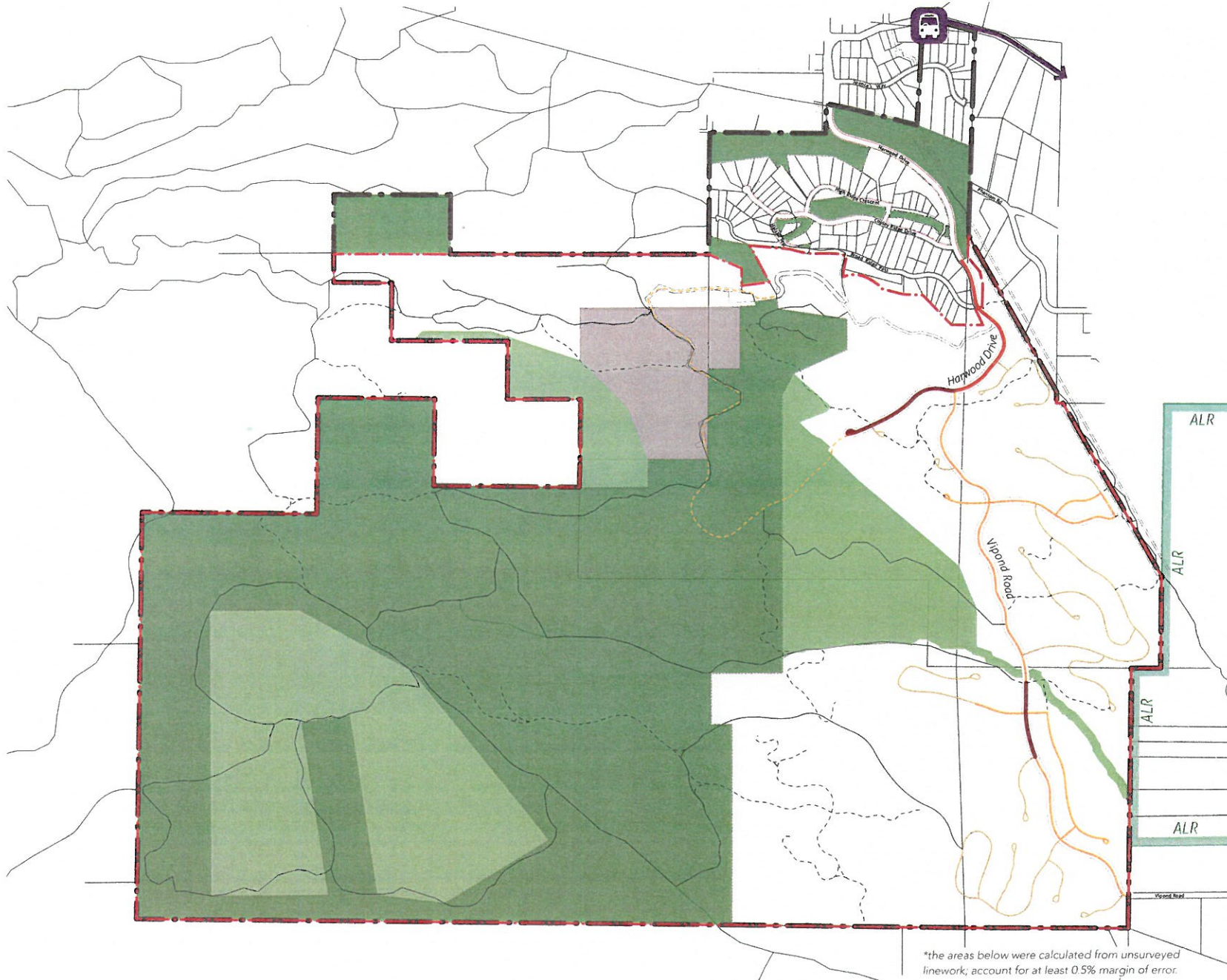
- M.11. Establish loop road connection as service road and multi-use pathway with access to the Regional Park, reservoir and well sites and the Upper Lookout.

The Foothills at Lantville
MOBILITY CONCEPT

March 15, 2022

LEGEND

-  original site boundary | 1,822ac
-  study area | 1,668ac
-  existing property lines
-  5m contours
-  public road dedication
(road designation varies)
-  Lantville Urban Collector
-  Foothills Village C-1
-  Foothills Neighbourhood Collector
-  Foothills Hillside
-  secondary access / servicing road
-  proposed bus route (one-way)
-  existing bus stop



SERVICES

GOAL 5 | KEY INVESTMENTS IN WATER AND SANITARY INFRASTRUCTURE SOLUTIONS

The plan's approach to "working with the land" informs the overall servicing and phasing strategy at the Foothills, whereby compact development areas are more efficiently serviced, and the sequence of development is more logical. Significant investment has already been made in ensuring that sufficient infrastructure is in place to support development at the Foothills to be self-sustaining and resilient (i.e., water, sewer and stormwater) and this work will continue in partnership with the District of Lantzville. The Foothills offers the type of infrastructure needed to support infill in other Lantzville neighbourhoods. A Servicing Report has been prepared to outline conservative estimates for required water, sewer and storm capacity and infrastructure that will guide subsequent phases.

Water | Water will be supplied by approved production wells, connected to pumps and piped to a reservoir on Copley Mountain. This reservoir will be enlarged in two phases to supply the Foothills, including provision of fire protection. Areas of Lantzville outside of the Foothills will also benefit from this water supply and storage for fire protection to the Upper Pressure Zone and Lower Pressure Zone (including the downtown commercial core). Additionally, the existing reservoir off of Harwood Drive will be expanded, servicing homes in the Winchelsea area and provide future storage for other areas of the community such as the Winds and Blackjack/Clark area. This will save District taxpayers over \$1.4 million and provide infill development capacity in other Lantzville neighbourhoods, allowing them needs to move forward in a sustainable and well-planned manner.

Sanitary | Sanitary catchment/conveyance systems will similarly be designed as an extension of District infrastructure to support economies of scale and support greater security of service.

Storm | Management of rainwater is considered at the building, lot and site scale in order to ensure site hydrology remains functional and healthy. Low impact development approaches will be used, and the Riparian Areas Protection Regulation will be applied.

Solid Waste Management | An agreement with the Regional District of Nanaimo has been completed to provide solid waste management through curbside pick up for all future residents of the area.

Geotechnical constraints | A preliminary geohazard assessment has been prepared to give direction to neighbourhood design and subsequent development phases. Detailed geotechnical work will take place at each phase of development.

Wildfire protection | A Wildfire Hazard Assessment with associated recommendations has been prepared as part of this application. A new pump station and reservoir provide additional flow to the

Foothills reservoir for fire. There are also a number of detention ponds the Fire Department has flagged and recorded the GPS coordinates for use.



SERVICES POLICIES

OBJECTIVE: Establish efficient and sufficient neighbourhood services

- S.1. Right-size water infrastructure servicing to accommodate the uses within the Foothills and necessary fire flows.
- S.2. Establish shared infrastructure corridors where possible.
- S.3. Supply water through approved production wells, connected to pumps, and piped to the reservoir on Copley Mountain.
- S.4. Construct water distribution and sewer collection systems, including gravity-fed systems, that are connected to Lantzville's community infrastructure services.
- S.5. Require strata developments to install a common drainage system to service the development.

OBJECTIVE: Employ a natural assets approach to infrastructure services

- S.6. Use low impact development approaches to lessen burden on servicing infrastructure.
- S.7. Plan for stormwater to be managed on site or between clusters of homes / buildings through daylight systems where feasible, and open swale drainage and detention systems.
- S.8. Use innovative techniques for reducing stormwater runoff will be implemented such as bioswales and stormwater detention ponds.

OBJECTIVE: Align servicing and phasing of development

- S.9. Require that municipal infrastructure be planned and built in a coordinated manner, to ensure that development occurs efficiently, in a phased manner.

OBJECTIVE Manage wildfire risk

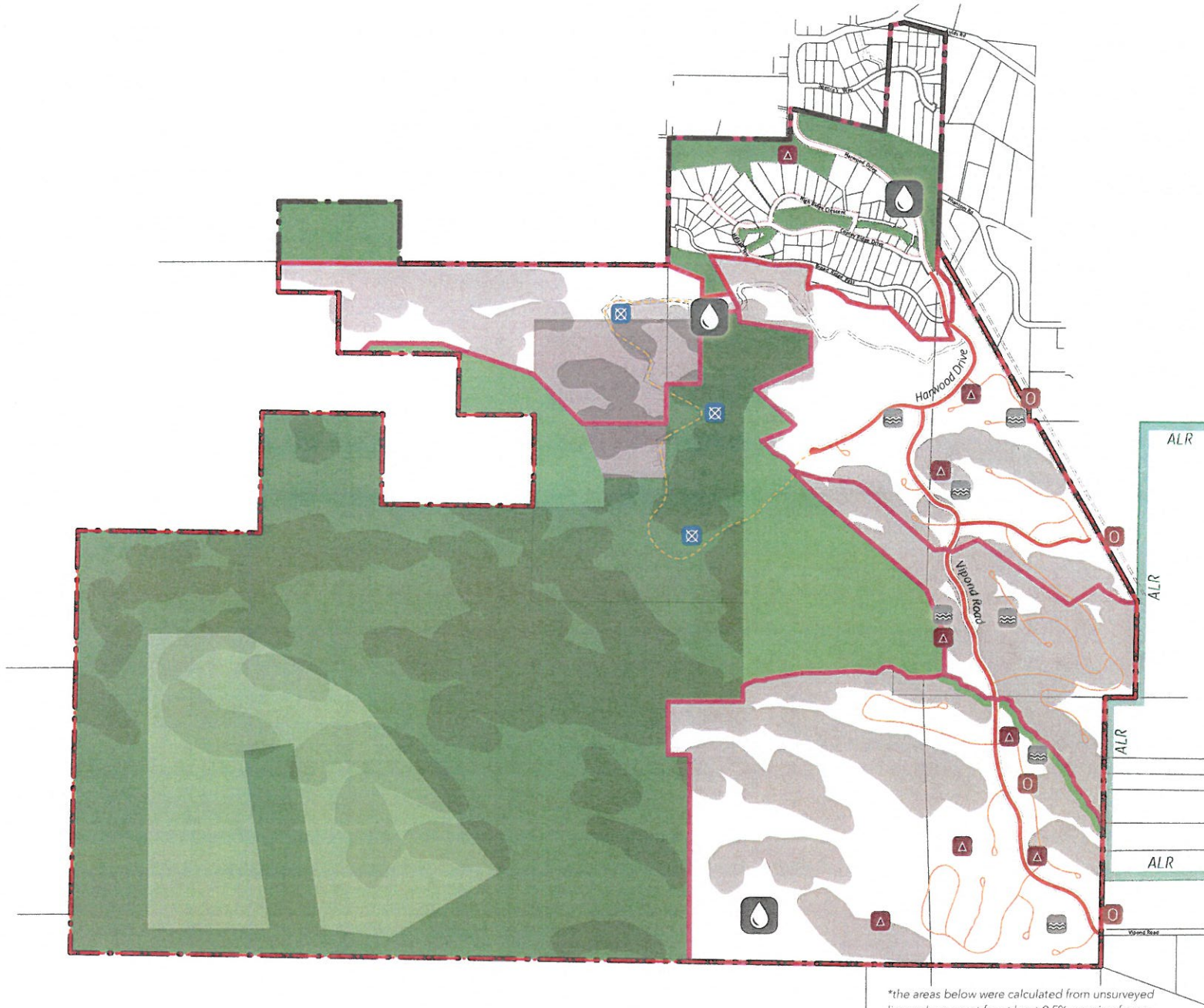
- S.10. Follow the recommendations and guidelines of the Wildfire Hazard Assessment in detailed design and development.

SERVICING CONCEPT

March 15, 2022

LEGEND

-  original site boundary | 1,822ac
-  study area | 1,668ac
-  existing property lines
-  5m contours
-  phase boundaries
-  primary servicing trunk road
-  servicing main
-  secondary access / servicing road
-  rockfall hazard area
-  reservoir
-  detention pond for storm
-  lift station
-  pressure reducing valve
-  potable water well site



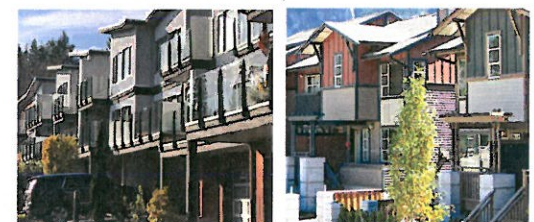
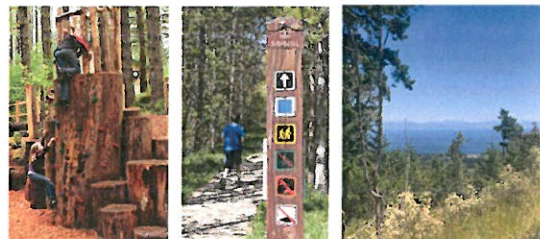
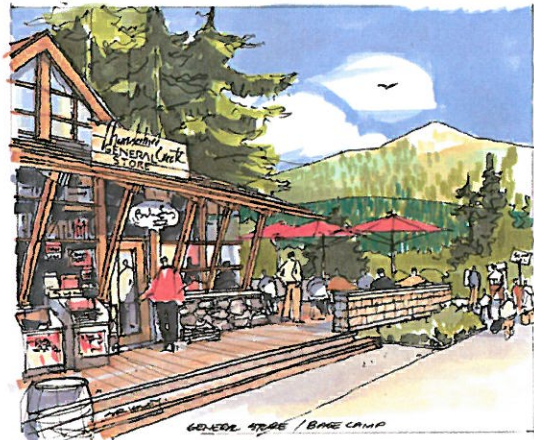
*the areas below were calculated from unsurveyed linework; account for at least 0.5% margin of error.

V. FORM & CHARACTER GUIDELINES

Character is strongly associated with design, site planning, and architectural features. In this sense, Lantzville's small town and semi-rural character can be reflected and enhanced through the Foothills development.

The development is envisioned as a gateway to the great outdoors, connecting the remarkable network of trails to diverse housing types, small scale neighbourhood shops and services, and a rich collection of amenities.

By emphasizing ground-orientated building forms and borrowing from the surrounding landscape the Foothills espouses a "West Coast / Island" architectural style. Local materials are celebrated, derive form from function (e.g., respond to site and climate) and the natural environment of the foothills is respected.



The following Design Guidelines for Form & Character of development at The Foothills is intended to be complimentary to further (zoning) regulation of height and setbacks.

Site Planning

- 1) Minimize impact to the natural environment and retain defining natural character through:
 - a. Siting and/ or clustering of buildings to avoid steep slopes and environmentally sensitive areas; and,
 - b. Incorporating natural features within open space designs.
- 2) Minimize the extent of impervious coverage;
- 3) Prioritize accessibility within public gathering spaces (e.g., small parks and/or plazas) at the heart of neighbourhood centres.
- 4) Ensure pedestrian permeability and convenient walkable access to parks, trails and residential neighbourhoods.
- 5) Locate and design neighbourhood centres and indoor/outdoor gathering spaces to maximize human comfort throughout the seasons (e.g., consider orientation to views, sun angle and prevailing winds).
- 6) Prioritize pedestrian access in the siting and orientation of buildings and improvements. De-emphasize the presence of vehicular traffic and minimize potential pedestrian conflicts in the design of driveways, drop-offs and/or service lanes.

Grading & Drainage

- 7) Grading should be consistent with the site planning concept and should be minimized. To the extent possible limit physical disturbance beyond the extent of construction.
- 8) Cut and fill slopes should be kept to an absolute minimum (by designing buildings and site improvements in response to natural contours).
- 9) Where required, cut and fill slopes should be feathered into the existing terrain and re-vegetated to blend with adjacent vegetation.
- 10) Maintain natural or existing drainage patterns through on-site rainwater management best practices (e.g., natural and/or improved drainage channels and/or raingardens).

Architectural Design

- 11) Building character should generally reflect “West Coast / Island” architectural style, defined by design elements that feature:
 - a. oversized eaves and oversized covered entries;
 - b. colour palettes inclusive of muted, calm, dark colours cohesive with mountain and island natural environments;
 - c. visibility of structural elements such as posts, beams, and rafters;
 - d. simple roof forms such as shed, gable, hip and flat roof forms;
 - e. simple detailing / trim patterns that visibly integrate into the form of the structure;
 - f. extensive glazing;
 - g. strong indoor/outdoor relationships; and,
 - h. use of building massing and elevation changes which conform to the natural terrain.
- 12) Building design and massing should consider and respond to natural landscape features including slopes (e.g., stepping) and landmark views (e.g., orientation).
- 13) Encourage the incorporation of indoor/outdoor spaces in building designs.

- 14) Commercial and mixed-use buildings should also address principal street frontages and should contribute to an animated streetscape through active ground-floor uses and/or well-defined, accessible entries (e.g., street-side café seating).
- 15) Buildings must present a primary façade to the street frontage – or appurtenant open space – and this primary façade should include the primary entrance to the building, include additional glazing and must incorporate landscaping that supports the primary façade as the building's front entrance.
- 16) Primary entrances must be visible from the street frontage or appurtenant open space, except where not possible due to natural topographical impediments to sight lines.
- 17) Where the buildings occupy a corner lot, faces two street frontages, or is otherwise a highly visible lot:
 - a. one façade of the building must be the primary façade and designed in accordance with the restrictions set out in #15 above, and
 - b. the other façade of the building must include design elements similar to the primary façade such as a second visible entrance, detailing, or glazing beyond what would typically be used on a side façade.
- 18) Where large buildings (e.g., consolidation, greater than 3 storeys) are proposed, utilize multiple, stepped masses to reduce monolithic building volumes and demonstrate sensitive transitions to outdoor spaces, adjacent buildings and/or natural features/landscape.
- 19) Roof designs should reduce the apparent mass of large buildings with multiple forms/planes.
- 20) Roofing materials should complement the natural setting and be visually compatible with the material character of the building and should be:
 - a. constructed from fire-resistant material;
 - b. natural and dark earth-tone in colour; and,
 - c. non-reflective, satin or matte in finish.
- 21) Exterior building design should incorporate changes in the materials or colours to highlight entrances and other architectural features.
- 22) Building designs are encouraged to target Step Code 4 or 5 and reflect sustainable, low/zero carbon design features, including but not limited to: use/re-use of local and natural materials; passive solar orientation, exterior shading and natural ventilation; rainwater catchment for irrigation; high efficiency plumbing fixtures and appliances; low volatile organic compound (VOC) paints, adhesives and materials; and opportunities to utilize renewable energy sources (e.g. solar ready) and low/zero carbon appliances (e.g. air source heat pumps, induction ranges, etc.)

Landscape Architectural Design

- 23) Landscape design – including public plazas and pedestrian greenways – should contain high quality, structured landscaping, durable paving materials and pedestrian-scale lighting.
- 24) Emphasize the use of native, drought-resistant and flood tolerant species suitable to local growing conditions. Invasive species are strictly prohibited.
- 25) Encourage landscape designs that apply sustainable stormwater designs to reduce the speed of run-off, keep stormwater clean and allow for gradual infiltration into the ground.
- 26) Minimize the amount of impervious surfacing and maximize space for depressional storage within landscape designs.

- 27) Utilize more formal plantings of native or similarly hardy species to create seasonal interest and enhance pedestrian spaces within the Village and neighbourhood gathering spaces.
- 28) Wherever appropriate, utilize nature-based solutions (e.g., rain gardens, windbreaks, etc.) within landscape designs to enhance sense of place.
- 29) Create a clear connection and demarcation between public, semi-public and semi-private open spaces through material and/or elevational transitions.
- 30) Carefully consider the design of retaining walls, when required. Where heights exceed 1.5m – and where feasible in light of slope shape, soil conditions and stability – designs should consider stepped/tiered wall designs that incorporate planters and evergreen plant material to minimize visual impact.
- 31) Where retaining walls exist along public road frontages, consider designs that incorporate native materials (e.g., in-situ rock) and unique design features (e.g., seating walls).
- 32) Unless required by specific operational needs (e.g., safety, etc.), perimeter fencing is discouraged in favour of other effective transitions between uses, including but not limited to landscape buffers, elevational transitions and/or visually shared spaces.

Materiality

- 33) Materials should reflect a “mountain modern” character with rustic forms and materials such as stone, rock and wood as a featured building material.
- 34) Material choices should promote a sense of place and authenticity, reflective of the local geography of The Foothills.
- 35) Material selection for buildings (e.g., roof, cladding, etc.) and landscapes (mulch, plant material, etc.) should conform to FireSmart principles to reduce interface wildfire risk.

Parking

- 36) Minimize the extent and impact of surface parking by locating off-street surface parking out of sight, behind or wrapped by retail or other uses and accessed via laneways
- 37) Contiguous areas of surface parking should be broken into smaller lots and landscaped to soften visual impact, capture and store runoff and mitigate stormwater runoff.
- 38) Landscape designs should utilize planting material and/or landscape structures (e.g., trellises, screen walls) to screen parking and/or loading areas from prominent street and/or residential views

Public Art, Wayfinding & Signage

- 39) Public art, wayfinding elements (e.g., unique landscape and/or architectural features) and signage – including trail/trailhead markers – will define community identity as the “gateway to the great outdoors” and orient residents and visitors to the greenway network.

Lighting

- 40) Building and landscape lighting should maintain the rural character, preserve the night sky and protect neighbouring properties from bright lights and indirect light sources.

VI. Phasing and Implementation

Each phase brings a range of mutually supportive uses: open space and park amenities support residential development which in turn supports neighbourhood commercial.

Flexible phasing ensures logical and efficient extension of infrastructure while responding to market opportunities, all in service of streamlined implementation of the Foothills vision.

The phasing concept illustrates the anticipated sequence of development at the Foothills, shown as a series of generalized phases. Phasing of development at the Foothills will demonstrate a sustained level of effort – over the long term – to build lasting value.

- **PHASE 1 (Built)** includes the first phase represents existing development at The Foothills.
- **PHASE 2** includes consolidation/dedication of additional Regional Park lands and focuses neighbourhood development around the Gateway Village and Quarry Service Centre.
- **PHASE 3** includes the extension of development to the northern edge of the Heikkila Creek Neighbourhood Centre. Opportunities for additional open space improvements and/or dedication will be explored at the time of subdivision.
- **PHASE 4** includes development of the remainder of the Heikkila Creek Canyon neighbourhood and the associated residential lands south of the creek. Opportunities for additional civic/open space improvements and/or dedication will be explored at the time of subdivision.
- **PHASE 5** includes development of the upper ridge extending westward along the northern portion of the property and includes access to the District Lands. Opportunities for additional open space improvements and/or dedication will be explored at the time of subdivision.

PHASING CONCEPT

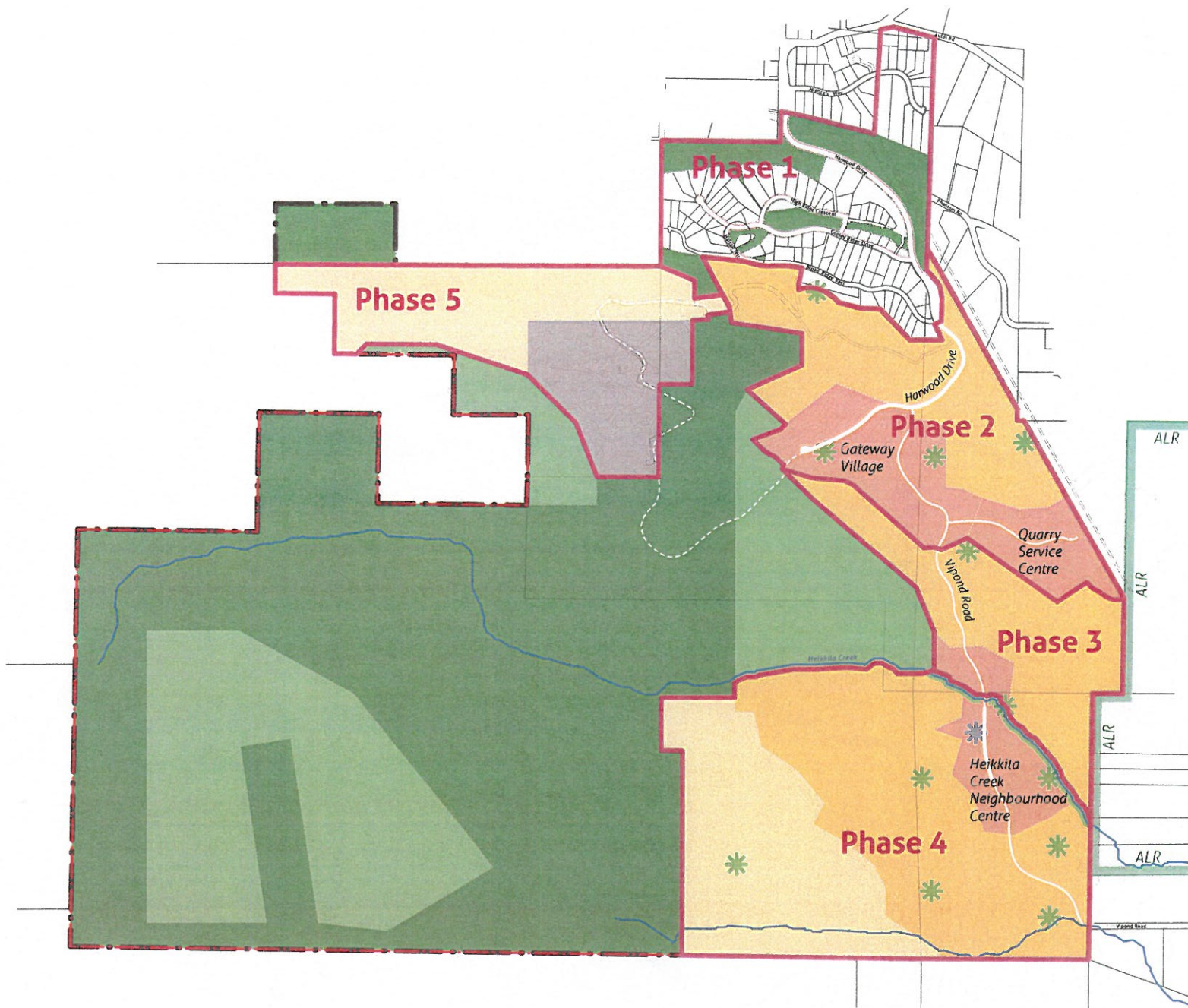
March 15, 2022

LEGEND

-  original site boundary | 1,822ac
-  study area | 1,668ac
-  existing property lines
-  5m contours
-  phase boundaries
-  public road dedication
-  secondary access / servicing road

Proposed Land Use

-  existing dedicated Park
-  proposed additional Park
-  District Lands
-  Neighbourhood Centre
-  Foothills Residential
-  Uplands Residential
-  potential Civic / Educational / Institutional site
-  potential Neighbourhood Park



1:12,500 (@ 11x17")

0 100 500m

