



McMann Group Inc.
5-2330 McCullough Road
Nanaimo, BC V9S 4M8
Phone: 250-668-4086
Email: Russ@mcmanngroup.com

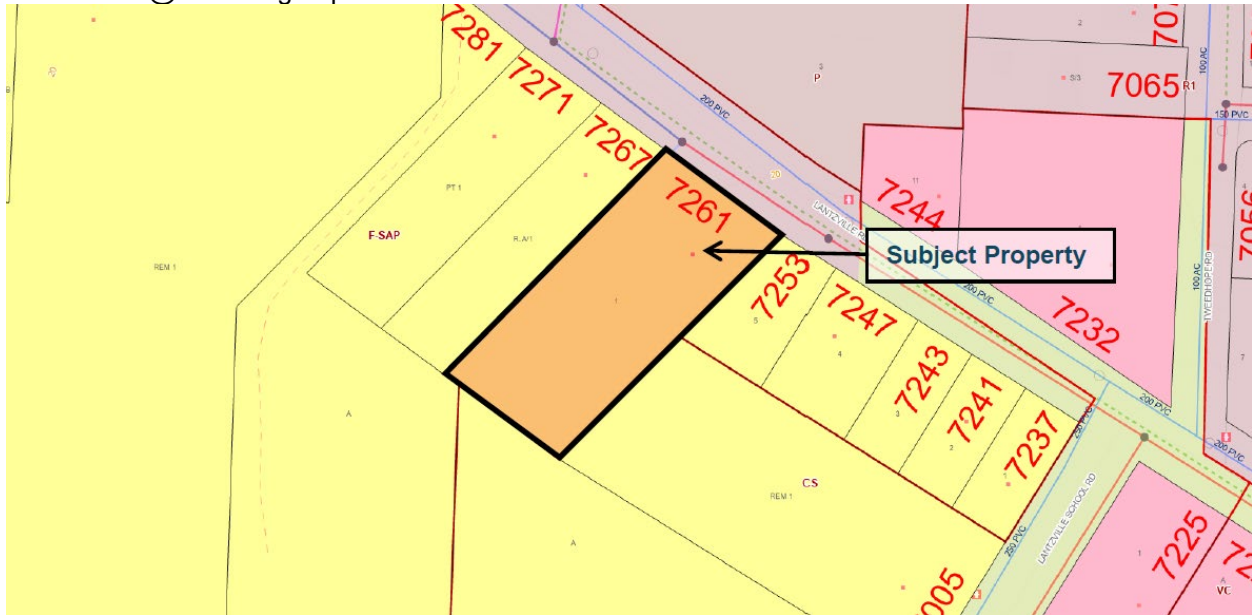


Figure 01 – Site Location, Lantzville City Map

Subject Property: 7261 Lantzville Road
Current Zoning: Single Dwelling Residential (R1)
Proposed Zoning: Comprehensive Development Zone (CD)

Project Description

The subject property, located at **7261 Lantzville Road, Lantzville, BC** (Lot 1, District Lot 54, Nanoose District, and of District Lot 27-G, Wellington District, Plan 26758), is currently zoned **Future Special Area Plan Zone (F-SAP)** under the Official Community Plan (OCP). It falls within the **Village West Special Planning Area (SPA)** and is designated **DPA VIII – Village Form and Character**.

The lot measures **39,337.7 square feet (3,654.6 m² / 0.90 acre)**.

Proposed Development

McMann Group proposes a **mixed-use development** that includes:

- A **two-storey mixed-use building** fronting Lantzville Road with **commercial units on the ground floor** and **residential units above**.
- **Townhouses and patio homes** located at the rear of the property.

The intent is to **revitalize the neighbourhood**, introduce a **diverse mix of housing options** (starter homes, family housing, and senior living), and provide **new commercial opportunities** to support small businesses.

Rationale for Rezoning

Neighbourhood Context

The property is surrounded by single-family housing to the north and south, with park and recreation uses to the west and across Lantzville Road. The site is within walking distance (5–10 minutes) of Seaview Elementary School, recreational areas, a church, restaurants, and essential services.

Alignment with OCP

The OCP designates the property as part of the **Village West Special Planning Area (SPA)**, which encourages a **broad range of housing types, modest density increases, and mixed-use development** to strengthen the vitality of the Village.

The proposed rezoning and development support this vision by:

- Offering a mix of housing choices suitable for families and seniors.
- Enhancing pedestrian mobility and neighbourhood walkability.
- Improving access to public transit and nearby services.
- Respecting the character of surrounding residential areas while modestly increasing density.

Building Form, Massing, and Privacy

Conceptual design work establishes the scale and orientation of the proposed buildings. Privacy, setbacks, and transitions to neighbouring properties have been carefully considered. Building massing and orientation will provide sufficient buffers, ensuring compatibility and a respectful fit with adjacent homes. Final design details will be refined in later development stages.

Community Amenity Contribution (CAC)

In consultation with City staff, the proposed development will provide a **Community Amenity Contribution (CAC) of \$10,000 per unit**, totaling **\$180,000 for 18 units**.

McMann Group will fund and deliver the following community amenities:

- Upgrading the existing tennis court with new asphalt, painted surfaces, and replacement nets.
- Constructing a new sand beach volleyball court with new nets.
- Installing four new picnic tables.
- Creating a public pedestrian pathway and amenity space along the eastern property edge, connecting directly to the upgraded tennis court.

These improvements ensure that the project not only delivers new housing and commercial opportunities but also creates **lasting community benefits** for Lantzville residents.

Conclusion

The proposed rezoning from **Single Dwelling Residential** to **Comprehensive Development Zone (CD)** is consistent with the OCP, the Village West Special Planning Area designation, and City planning objectives.

The project will:

- Deliver a **modest and context-sensitive increase in density**.
- Provide a **range of housing types** for diverse age groups and lifestyles.
- Support **local small businesses** through new commercial space.
- Enhance **community amenities and recreational opportunities** through a substantial CAC package.

Russell Mcmann, Owner

McMann Group