

7.2 | Policies

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

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

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