

11.1.4 | Village West Special Plan Area

1. Single-unit housing , multi-unit housing, small-scale seniors supportive housing, and park/open space land uses will be allowed in the Village West SPA.
2. The District encourages proposals for development in this area with uses and densities that strengthen the vitality of the Village, provide housing for families and for seniors, improve pedestrian mobility, and enhance the viability of public transit and other services. Density averaging and clustering are permitted.
3. The District encourages the development of small tracts of highly varied housing types in a one- to two-storey format – including provisions for starter, family, and active senior-oriented homes.
4. A continuous surface stream and riparian corridor, including both wildlife trees and existing or planted native trees and plantings shall maintain the surface watercourse on the site. As a non-fish-bearing headwater stream with many dead trees due to past beaver activity and invasive species, it is recognized that habitat restoration and renewal designed by qualified professionals may be needed to create a stream corridor that is both good habitat and aesthetically acceptable, subject to District DPA conditions and senior government approvals.
5. A continuous publicly accessible trail corridor shall be provided from Peterson Road to Seaview School, generally following the stream corridor and local streets to provide a safe route to school as an alternative to Lantzville Road.
6. The interface along Peterson Road shall retain a semi-rural character dominated by a native plant buffer and stream corridor, interrupted only by trails and entrance driveways.
7. The interface along Lantzville Road shall retain a semi-rural character dominated by single-unit housing in a variety of parcel sizes, with most existing trees retained.
8. Retention of heritage rural elements is encouraged.
9. Interface along Lynn Drive shall be single-unit housing.
10. Park space dedication shall consider expansion / improvement of the existing park-lot at Stevens Place.
11. An integrated storm water management plan for the site will be developed to address storm water flow mitigation, treatment, and infiltration on-site.