

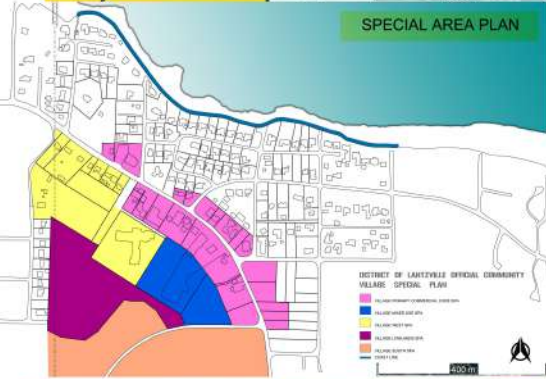
FIGURE GROUND



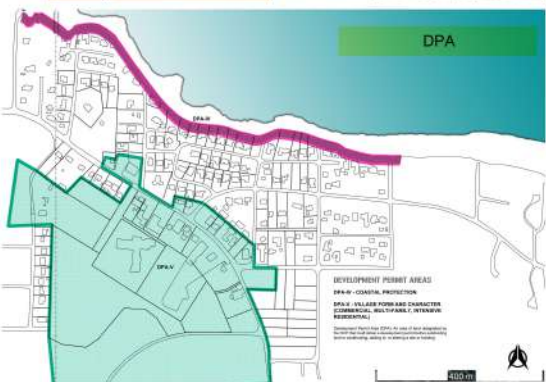
LAND USE PLAN



SPECIAL AREA PLAN



DPA



LANTZVILLE

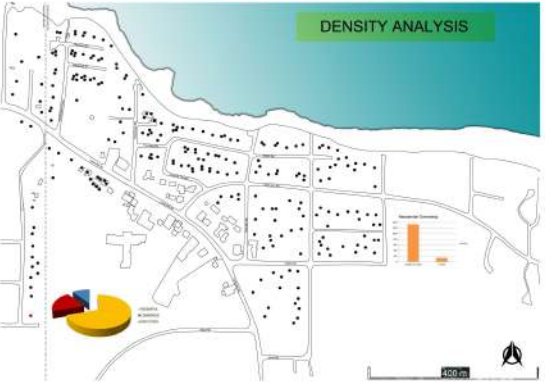
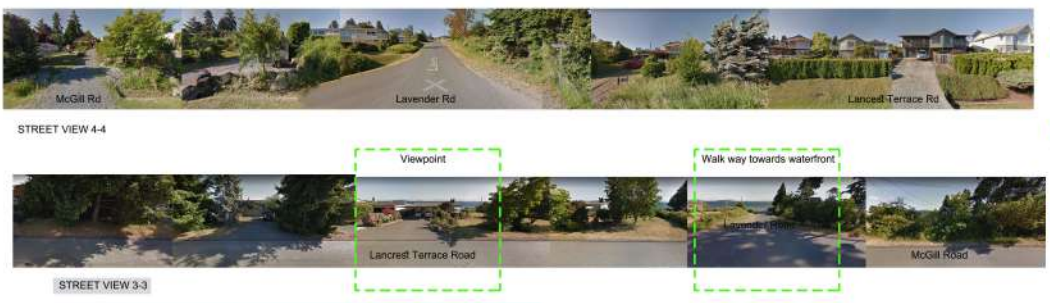
White balustrades on first and second floor level gives special aesthetics to the building.



CONTEXT ANALYSIS



STREET PANORAMAS



CHARACTER ANALYSIS

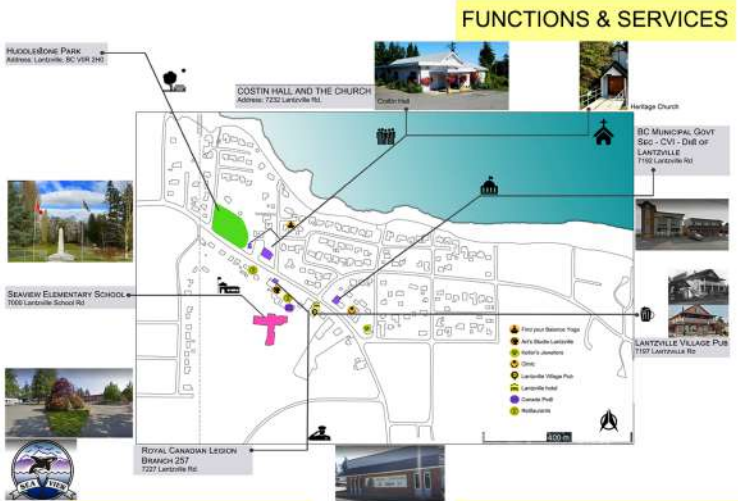


The Rural Character and Forest Backdrop with Waterfront access is the key part of Lantzville's Character. The Waterfront is one of the important natural and recreational areas in Lantzville is the coastline. There is approximately six-kilometer long waterfront has been significantly altered with retaining walls and other erosion control structures, as well as by loss of large logs and other wood debris that historically provided protection. Approximately 70% of the shoreline has been "hardened." It is also a fragile coastal ecosystem and habitat for fish, shellfish, seals, sea otters, sea birds, and seasonal sea lions. Unlike any other community with one specific Urban style/ character, Lantzville is a mix of both Village and Rural Community.

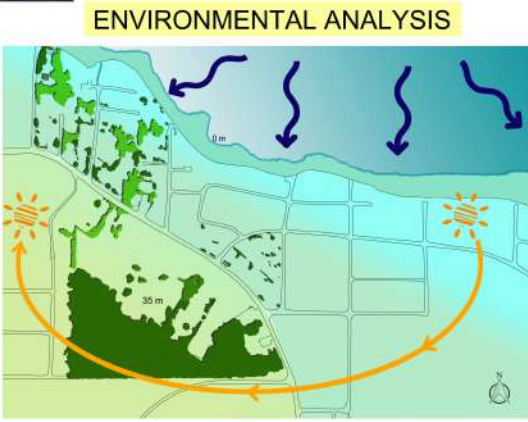
Affordability of family homes is also an issue of increasing concern. According to the OCP report of Lantzville, the development of some smaller lots, patio homes, multi-family residences, and apartments above businesses, all located in the Village and Special Plan Areas, could help to broaden the range of housing options available. Seniors housing and seniors care needs are seen as a key priority in the community. The agricultural, rural and rural estate characters continue to dominate the community and hence it is important to retain these characters while planning for the future developments. In the 2018 OCP, the district gives importance and encourages housing projects that could accommodate seniors.

Transportation

According to the OCP 2018, the District maintains all roads within the community, except the Island Highway. The Island Highway (Hwy 19) divides the District on an east-west axis into Lower Lantzville – between the Highway and the waterfront – and Upper Lantzville and the Foothills – south of the Highway where the majority of Lantzville's land area is located. Local roads throughout Lantzville are generally narrow with gravel edges for pedestrians and ditches or swales for drainage. Unmarked sidewalk - concern for pedestrian, bike and vehicle interactions.



CONCEPTUAL PRECEDENT IMAGE GALLERY



The buildings in the site are arranged in such a way that the longer sides face **north - south** for maximum sun energy.

The concept of **pocket neighborhoods** would increase the sense of community and promote socializing. The development focuses on **walkability**, with **safe sidewalks** to access the nearby pub or village core. This concept:

- Promote **close knit sense of community**.

- Creates **eyes on the commons**.

- The use of **shared communal areas** that promote social activities, and homes with smaller square footage built in close proximity to one another (high density)

- **Environmental consideration** plays an important role in this design.

- The single family homes **share a middle space** which could be a space for landscaping or gardening. This middle space is the heart of this pocket neighborhood design.

- This style suits the sub-urban character of Lantzville. It also fosters interaction among the surrounding neighbors on a day-to-day basis.

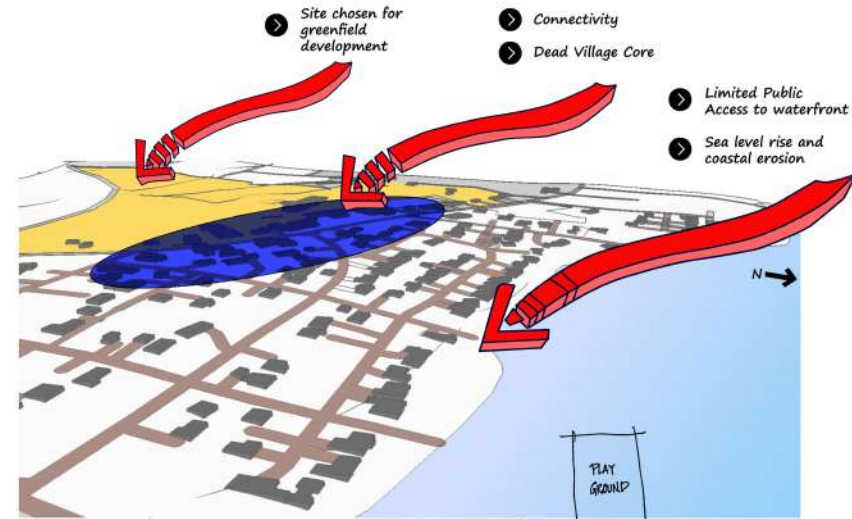
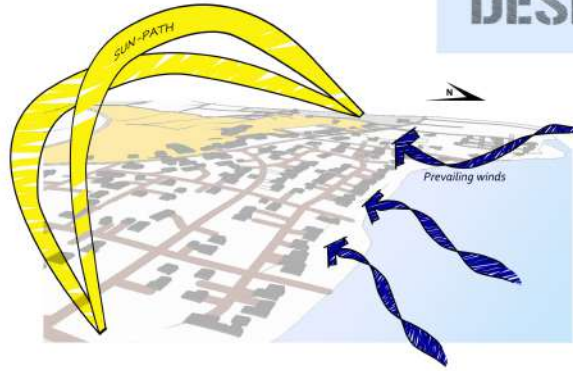
- Promotes **Corralling the car** ;

is basically confining the parking areas. Parking located in such a way that guests and residents has to pass through the common space to access the parking.

One of the goals mentioned in the Lantzville OCP was the need to house seniors. So, I have included homes for Seniors and three blocks of condo for the young working people.

Open community space is designed to create a park like environment with great views to the waterfront and village core. This space also contains temporary open pergola structures where people could rest and a space for any community meetings. All developments have view to the open community space and the water front.

DESIGN INTERVENTION



- Lack of Sidewalk Concern for Pedestrian and vehicle interactions.
- Limited Housing Options
- Connectivity
- Dead Village Core

- Limited Public Access to waterfront
- Sea level rise and coastal erosion.

