



AGENDA

COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING

October 16, 2018, 5:00 PM - 7:00 PM

Training Room, 2nd Floor

455 Wallace Street, Nanaimo, BC V9R 5J6

Pages

1. **CALL THE MEETING OF THE COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE TO ORDER:**

2. **INTRODUCTION OF LATE ITEMS:**

3. **ADOPTION OF AGENDA:**

4. **ADOPTION OF MINUTES:**

a. **Minutes**

3 - 5

Minutes of the Open Meeting of the Community Planning and Development Committee held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Tuesday, 2018-SEP-18 at 5:00 p.m.

5. **PRESENTATIONS:**

6. **REPORTS:**

a. **Rezoning Application No. RA397 - 4900 Island Highway N**

6 - 17

Purpose: To present the Community Planning and Development Committee with an application for a site-specific amendment to the Community Corridor (COR3) zone to allow a standalone car dealership use and to seek Council direction with respect to further consideration of the rezoning application.

Recommendation: That the Community Planning and Development Committee receive the report and provide a recommendation.

b. Rezoning Application No. RA398 - 307 Hillcrest Avenue and 308 & 326 Wakesiah Avenue

18 - 31

Purpose: To present the Community Planning and Development Committee with an application to rezone to the subject properties at 307 Hillcrest Avenue and 308 Wakesiah Avenue from Single Dwelling Essential (R1) and 326 Wakesiah Avenue from Residential Corridor (COR1) to Mixed Use Corridor (COR2) to allow a 162-unit student housing development and 3 commercial retail units.

Recommendation: That the Community Planning and Development Committee receive the report and provide a recommendation.

c. Rezoning Application No. RA399 - 1534 Extension Road

32 - 39

Purpose: To present the Community Planning and Development Committee with an application to rezone the subject property at 1534 Extension Road from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site-specific provisions to increase the maximum permitted building height and floor area ratio to allow an 11-unit multiple family development.

Recommendation: That the Community Planning and Development Committee receive the report and recommend that Council approve the rezoning application.

7. OTHER BUSINESS:

8. QUESTION PERIOD:

9. ADJOURNMENT:

MINUTES
OPEN COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING
BOARD ROOM, SERVICE AND RESOURCE CENTRE
411 DUNSMUIR STREET, NANAIMO, BC
TUESDAY, 2018-SEP-18, AT 5:00 P.M.

PRESENT: Members: Councillor M. D. Brennan, Chair
 Daniel Appell
 Tyler Brown (vacated at 5:59 p.m.)
 Janae Enns
 Richard Goatcher
 Anthony Griffin
 Patricia Reynes

 Absent: Mercedes Beaudoin-Lobb
 Colin Brown
 Richard Finnegan
 Richard Steele

 Staff: D. Lindsay, Director of Community Planning
 J. Horn, Social Planner
 P. Humphreys, Recording Secretary

1. CALL THE COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING TO ORDER:

The Community Planning and Development Committee Meeting was called to order at 5:11 p.m.

2. INTRODUCTION OF LATE ITEMS

(a) Agenda Item 6. (a) – Supervised Consumption Service Zoning Regulations - add presentation by Dr. Paul Hasselback, Medical Health Officer, Island Health.

3. ADOPTION OF AGENDA:

 It was moved and seconded that the Agenda, as amended, be adopted. The motion carried unanimously.

4. ADOPTION OF MINUTES:

 It was moved and seconded that the Minutes of the Special Open Meeting of the Community Planning and Development Committee held in the 2nd Floor, Training Room, City Hall, 455 Wallace Street, Nanaimo, BC, on Tuesday, 2018-SEP-06 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

5. REPORTS:

(a) Supervised Consumption Service Zoning Regulations

John Horn, Social Planner, provided background information regarding the creation of overdose prevention sites in Canada in relation to Nanaimo's municipal zoning requirements. Nanaimo first established its zoning rules a decade ago when its overdose problem was much smaller compared to larger Canadian cities. Since then, the overdose crisis has increased dramatically to the point where harm reduction facilities are now required in Nanaimo; however, some of the original definitions and requirements in the Zoning Bylaw require updating to be relevant today. Also, overdose prevention sites have evolved into supervised consumption services that offer enhanced treatment services beyond preventing drug users from dying from overdoses. These factors affect the processes at the municipal, provincial and federal government levels when determining new site locations.

Presentation:

1. Dr. Paul Hasselback, Medical Health Officer, Island Health, provided a presentation detailing background information on supervised consumption services in Nanaimo and other areas of Vancouver Island, including medical statistics from emergency response and coroner's reports. Points mentioned include the following:
 - Since the opioid crisis began in 2013, there have been 150 overdose deaths on Vancouver Island; this number exceeds the number of deaths by motor vehicle crashes, suicides and homicides collectively.
 - Overdose prevention sites and distribution of naloxone kits have helped prevent deaths.
 - An application for a site specific rezoning of the City-owned property at 437 Wesley Street to allow for a supervised consumption service failed at third reading; subsequently, an overdose prevention site has been operating at 437 Wesley Street on a temporary basis enabled by the declaration of a public health emergency by the province of BC.
 - A permanent, supervised consumption service would be run by medical professionals who could offer medical supports, treatments and monitoring to patients for longer hours each day.
 - Open, transparent dialogue between all levels of government, health authorities and public consultation must occur when establishing a site that meets the needs of the whole community.

It was moved and seconded that the Community Planning and Development Committee receive the presentation from Dr. Paul Hasselback regarding the opioid overdose crisis in British Columbia and the role of supervised consumption services. The motion carried unanimously.

Tyler Brown vacated the Board Room at 5:59 p.m.

6. ADJOURNMENT:

The Community Planning and Development Committee meeting was terminated due to loss of quorum at 5:59 p.m.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

DATE OF MEETING | October 16, 2018 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING AND
SUBDIVISION |

SUBJECT | **REZONING APPLICATION NO. RA397 – 4900 ISLAND HIGHWAY
NORTH** |

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with an application for a site-specific amendment to the Community Corridor (COR3) zone to permit automobile sales, service, and rental use within the subject property. |

Recommendation

That the Committee receive the report and provide a recommendation..|

BACKGROUND

A rezoning application (RA397) for 4900 Island Highway N was received from Holland Planning Innovations Inc., on behalf of 1960400 Ontario Ltd. The applicant is requesting an amendment to the Community Corridor (COR3) zone in order to permit automobile sales, service, and rental as a site-specific use on the subject property.

Staff do not support the rezoning application as the use does not meet the intent of Official Community Plan (OCP) policies for a supportable land use for this location. Staff have met with the applicant and advised that Staff are not supportive of the application as presented.

Staff brought forward a report to Council on 2018-SEP-17 recommending that Council deny the rezoning application; however, Council directed Staff to proceed with the rezoning application review.

Subject Property & Site Context

<i>Location</i>	The subject property is located on Wills Road, approximately 70m southeast of the Island Highway and Rutherford Road intersection.
<i>Lot Area</i>	8,561m ²
<i>Current Zone</i>	COR3 - Community Corridor
<i>Proposed Zone</i>	COR3 - Community Corridor with site-specific automobile sales, service and rental.
<i>Official Community Plan Designation</i>	Corridor

The subject property was formerly occupied by Long Lake Nurseries, which closed in early 2017. The property has since remained vacant. Wills Road parallels the highway in front of the subject property then turns approximately 90 degrees around the site and heads eastward. The

subject property is a corner lot. Long Lake is situated approximately 65m southeast of the property.

The surrounding neighbourhood land uses include:

- Retail uses (Long Lake Plaza, Nanaimo Town North Centre);
- Office (Lake View Centre, Workers Compensation Board);
- Multiple-family housing;
- Hotels (Inn on Long Lake and The Grand Hotel);
- Seniors' housing; and,
- Park and trail access to Long Lake.

Recent development within the area includes the completion of a four-storey, 79-unit personal care facility (Nanaimo Memory and Complex Care) at 4989 Wills Road. A development permit has also been issued for a mixed-use seniors' housing development at 4979 Wills Road with 183 residential units and 2 commercial units. A 63-unit apartment building was recently built at 4960 Songbird Place, and Staff have received a development permit for a 172-unit, multi-family development at 4800 Cedar Ridge Place. As such, approximately 497 residential units have recently been, or are anticipated to be constructed, within this emerging neighbourhood in addition to the 92 existing residential units located at 4949 and 4969 Wills Road.

The property is separated by the Island Highway from the two nearest automobile dealerships, Volkswagen (130m away) and Galaxy Motors (140m away). The closest automobile dealership on the same side of the highway as the subject property is Nissan of Nanaimo, which is located approximately 1.5km away from the property. A few dealerships are located in the Shenton Road industrial area, but the majority of auto dealerships within the city are clustered within an auto-precinct near the intersection of the Island Highway and Bowen Road, with additional lands recently rezoned to permit auto sales use within the former Madill industrial site (2560 Bowen Road).

DISCUSSION

The applicant is requesting a site-specific amendment in order to permit two separate automobile sales dealerships on the subject property. Vehicle parking includes a mixture of surface parking, showroom displays, and a parkade structure that is to be built near the rear of the property. Each of the automobile sales buildings are proposed to be two storeys in height with office space provided on the second storey. Although the COR3 zone encourages mixed use, the applicant has advised that the office is intended to be ancillary to the auto sales use only. No other uses are proposed for the property.

See Attachments for more information.

Official Community Plan

The subject property is located within the Corridor designation of the OCP. Development within Corridors shall be characterized by medium to high density residential, mixed-use commercial/residential, and office land uses. The provision of commercial services within mixed-use developments in Corridors is encouraged. Stand-alone commercial uses shall be

limited to Commercial Centres and Urban Nodes and are discouraged within the Corridor designation.

Automobile sales, service, and rental use is specifically addressed within the Light Industrial land use designation of the OCP. A stand-alone auto dealership use could be supported on properties located within the Shenton Road and Boban Industrial areas. As the subject property is not within or located in close proximity to these designated areas, the OCP does not support the proposed rezoning for automobile sales, service and rental use within the subject property.

Community Corridor Zone

The Corridor designation was established within the OCP as primarily a residential or mixed-use designation. The Community Corridor (COR3) zone was established with the adoption of “Zoning Bylaw 2011 No. 4500” to recognize existing stand-alone commercial uses within Corridor designated properties. The COR3 zone is intended to provide a range of uses to meet the day-to-day needs of the surrounding community. The zone allows for a five- to six-storey building form. While stand-alone commercial is permitted, density is limited to a floor area ratio (FAR) of 0.75. Mixed-use development is encouraged with an additional FAR of 0.50, for a total FAR of 1.25, and additional density awarded if parking is provided beneath a building.

Given the size of the subject property (8,562m²), there is sufficient area to achieve a mixed-use development, with a variety of businesses and residential infill to support existing adjacent commercial developments and complement surrounding residential uses. There is also space within the site to maximize highway exposure for commercial uses and provide separation from the highway for a residential building, similar to the Pacific Station corridor development at 5200/5240 Dublin Way and other developments throughout the city (see “Staff Comments” section of this report). Land uses permitted within the COR3 zone include but are not limited to:

- Hotel;
- Multiple Family;
- Personal Care Facility;
- Retail;
- Live/Work;
- Office; and,
- Seniors’ Housing.

Automobile sales, service, and rental use is permitted only on a site-specific basis where OCP policy supports this use.

Transportation Master Plan

The subject property is located within 600m of the North Nanaimo Mobility Hub, as identified within the Nanaimo Transportation Master Plan (NTMP). The master plan encourages future development within the area to focus on improving pedestrian/cyclist mobility and comfort while breaking down barriers formed by major roads in order to increase the amount of walking and cycling within the hub. Automobile dealerships are by their very nature not pedestrian-oriented development types and typically detract from the pedestrian experience. Developing the site for automobile sales would preclude the opportunity for future street-oriented development which improves the pedestrian experience within the area.

In terms of active transportation, a soft surface pedestrian trail connects Wills Road to Lakeview Road (multi-purpose trail) and the Long Lake strata housing development on the north side of Long Lake. The E&N hard surface trail starts on the opposite side of the highway from the subject property. The Nanaimo North Town Centre (NNTC), which is located 130m from the subject property, includes a transit exchange, and a bus stop is located on Wills Road approximately 45m from the subject property. Therefore, the subject property is well-connected and located in close proximity to opportunities for alternate modes of transportation.

Community Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. The applicant proposes a monetary contribution of \$115,430 at a rate of \$34 per square metre of commercial space to be directed towards active transportation and pedestrian improvements.

Staff Comment

The subject property is a key development site within this neighbourhood given its proximity to recreational amenities at Long Lake, commercial shops and services (NNTC and Long Lake Plaza) and transit services, visibility from the highway, and the density of multiple-family development within the area. There is an emerging medium- to high-density neighbourhood including approximately 600 residential units and two hotels within the Wills Road Corridor. The subject property is located in the centre of the Wills Road Corridor and, as such, has potential to contribute positively to the character, density, and walkability of the neighbourhood.

The proposal for a site-specific automobile sales, service and rental use in this location has broader implications regarding the community vision in this neighbourhood, and would preclude the opportunity to achieve a more compatible mix of land uses and local commercial services with new businesses and residential density to support existing businesses.

The applicant has stated that the subject property is not a suitable location for residential use given its proximity to the Island Highway. Staff note a number of residential and mixed-use developments have been and will be constructed adjacent to the Island Highway and other major roads throughout the city, including but not limited to:

- 775 Terminal Avenue (Crest) - a 121-unit rental apartment building along an arterial road;
- 5200/ 5240 Dublin Way - a mixed-use development with townhouses adjacent to the Island Highway and Metral Drive (a major road);
- 6543 Metral Drive – a mixed-use development containing commercial units and condominiums fronting Metral Drive across the street from Home Depot;
- 6975 Island Highway North - three rental apartment buildings containing a total of 146 units adjacent to the Nanaimo Parkway and the Island Highway (building permit in progress); and
- Various townhouse and apartment form housing on Highland Boulevard, adjacent to a highway speed limit of 70km per hour.

The addition of new stand-alone automobile dealerships reflects an auto-oriented form of development that has historically characterized the city. This form of development is not consistent with the contemporary forms of Corridor development and infill that has been

occurring in the past seven years, as envisioned in the OCP and NTMP policies for our urban nodes, commercial centres and mobility hubs. The proposed development will not contribute positively to the human scale of the corridor and is, therefore, not in keeping with the development of the area. By permitting stand-alone automobile dealerships on the property, the city will miss an opportunity for additional future development of residential units or local services on the site that could support and complement existing commercial and residential uses.

The proposed site-specific amendment for automobile sales, service and rental use does not comply with the objectives of the OCP or support the objectives of the NTMP. Therefore, Staff recommend that Rezoning Application RA397 be denied.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan and Project Data
ATTACHMENT C: Building Elevations
ATTACHMENT D: Streetscape / Shadow Study
ATTACHMENT E: Cross Section
ATTACHMENT F: Aerial Photo

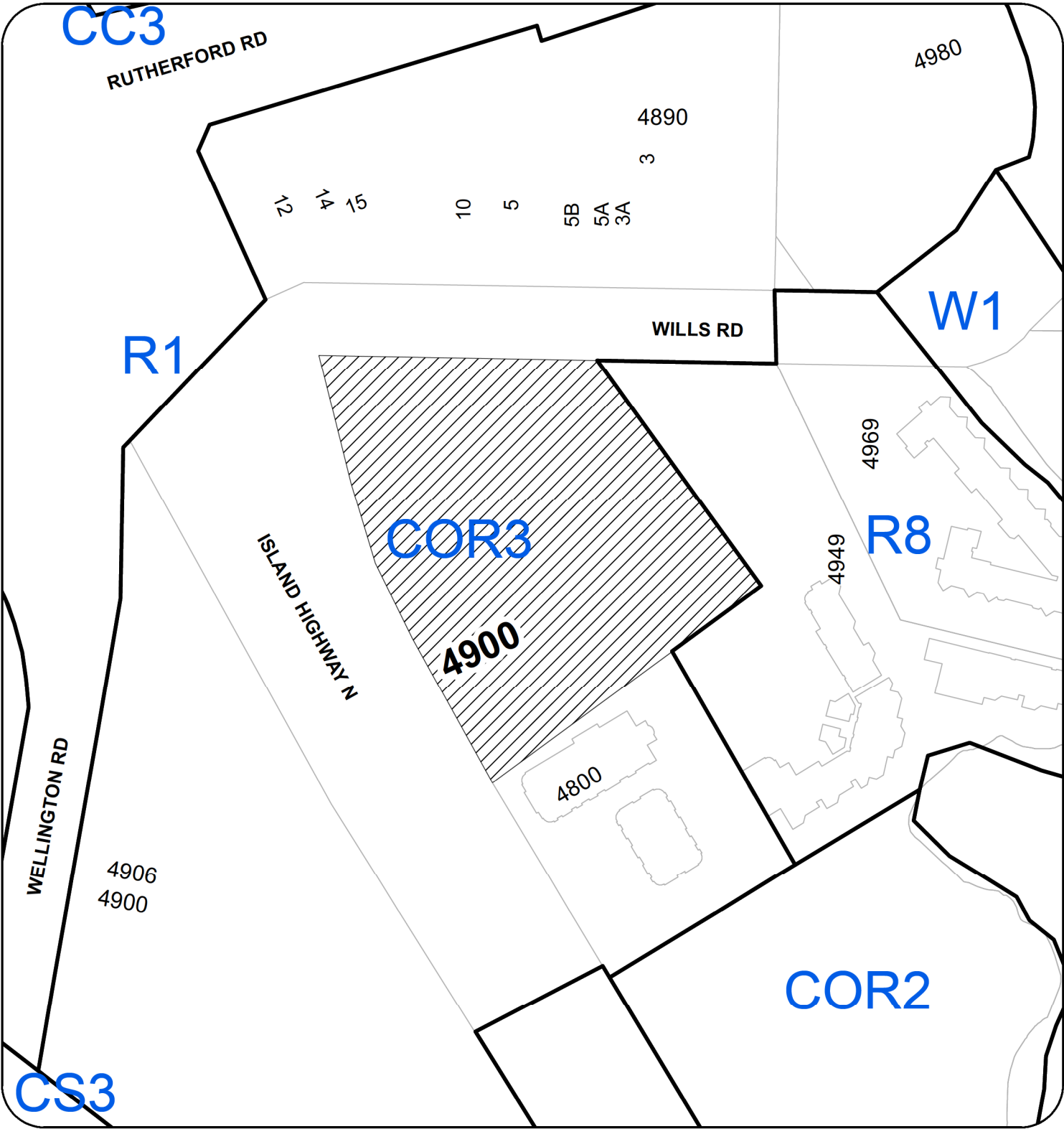
Submitted by:

D. Stewart
Planner, Current Planning

Concurrence by:

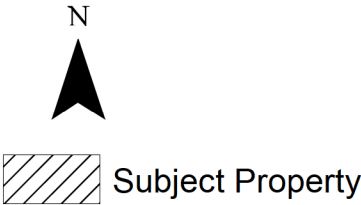
L. Rowett
Manager, Current Planning

ATTACHMENT A
LOCATION PLAN



REZONING APPLICATION NO. RA000397
LOCATION PLAN

4900 ISLAND HIGHWAY N
LOT 1, SECTION 5, WELLINGTON DISTRICT
PLAN 12809 EXCEPT PART IN PLAN 33807



ATTACHMENT B
CONCEPTUAL SITE PLAN and PROJECT DATA

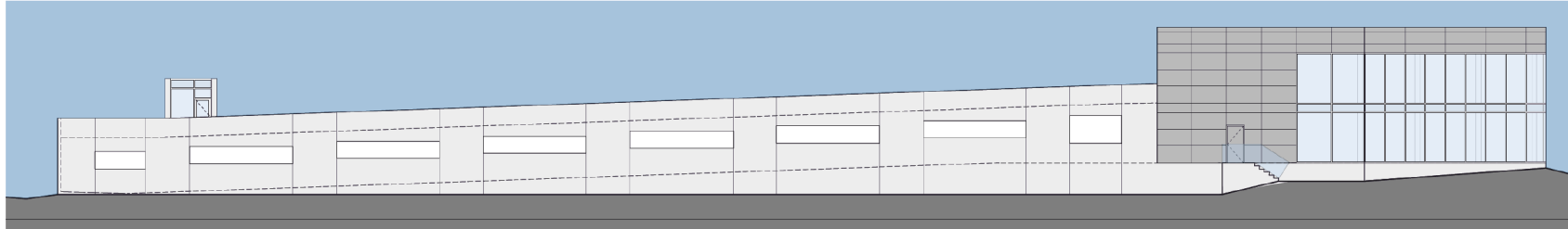


RECEIVED
RA 397
2018-SEP-27

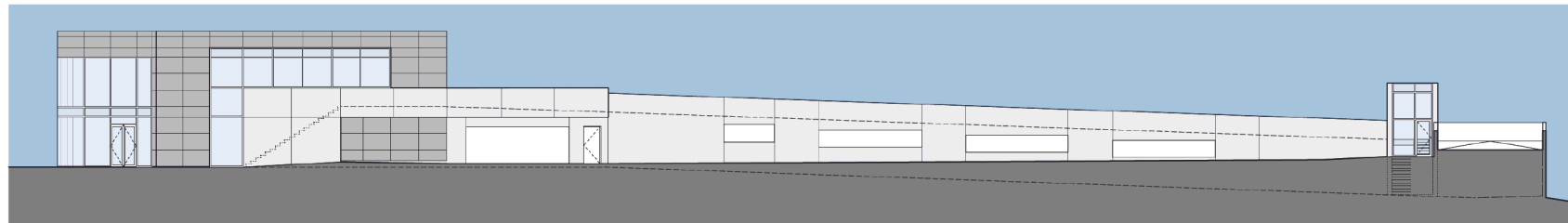
This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Association of Professional Engineers of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

Project No. 1604
21 Sept. 2018
James E. Irwin ARCHITECT INC.

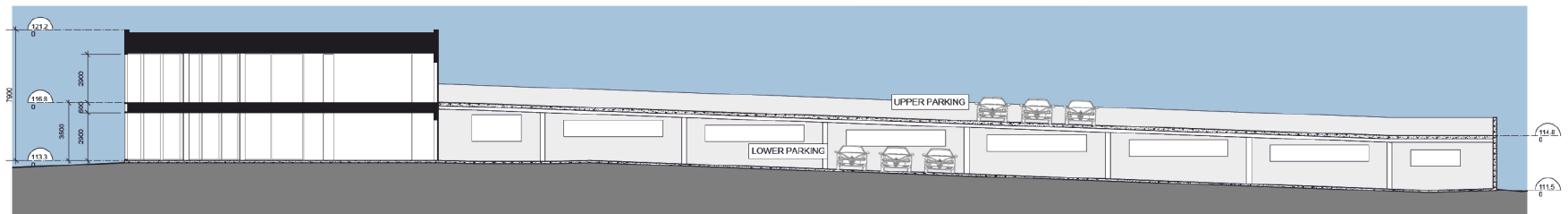
**ATTACHMENT C
BUILDING ELEVATIONS**



1 Parkade / Building C East Elevation
scale: n.t.s.



2 Building C / Parkade West Elevation
scale: n.t.s.



3 North - South Building Section
scale: n.t.s.

RECEIVED
RA 397
2018-SEP-27
Current Planning & Subdivision

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Association of Professional Engineers of BC. The authoritative original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.



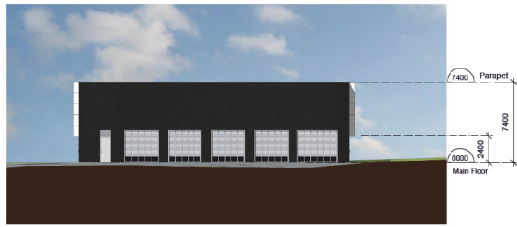
4900 Island Highway

Building C-Parkade Elevations A2

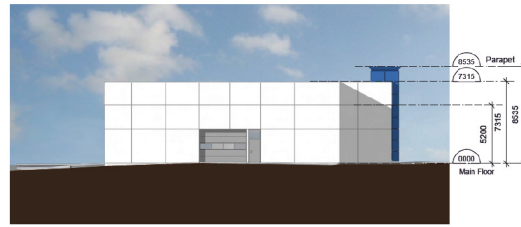
Project No. 1604
21 Sept. 2018
James E. Irwin ARCHITECT INC.
Vicksburg, S.C. Tel. (229) 331-0209

ATTACHMENT D STREETSCAPE / SHADOW STUDY

1 of 2



4 East Elevation - Building B
scale: N.T.S.



8 East Elevation - Building A
scale: N.T.S.



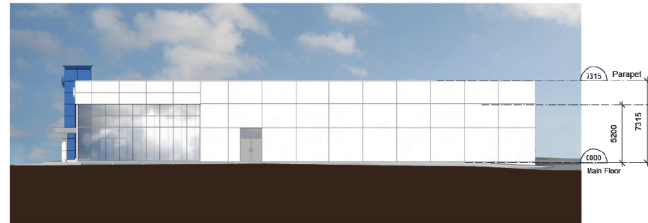
3 North Elevation - Building B
scale: N.T.S.



7 North Elevation - Building A
scale: N.T.S.



2 South Elevation - Building B
scale: N.T.S.



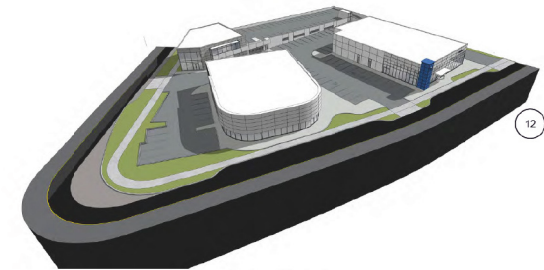
6 South Elevation - Building A
scale: N.T.S.



1 West Elevation - Building B
scale: N.T.S.



5 West Elevation - Building A
scale: N.T.S.



12 Vignette
scale: N.T.S.



11 Vignette
scale: N.T.S.



10 Vignette
scale: N.T.S.



9 Vignette
scale: N.T.S.

RECEIVED
R397
2016-SEP-27
City of Vancouver

This document has been digitally certified with digital certificate and associated timestamp authorized by the Administrative Website of BC and the Association of Professional Engineers of BC. The authentication original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when accepted by the certifier, bearing in mind the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.

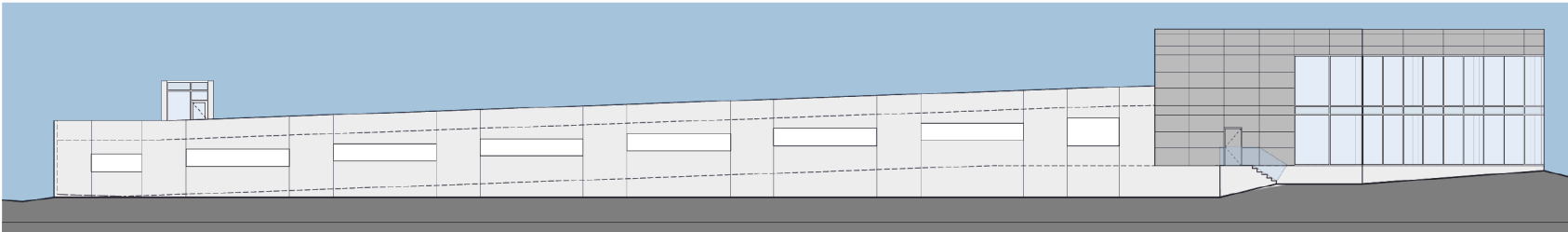


4900 Island Highway

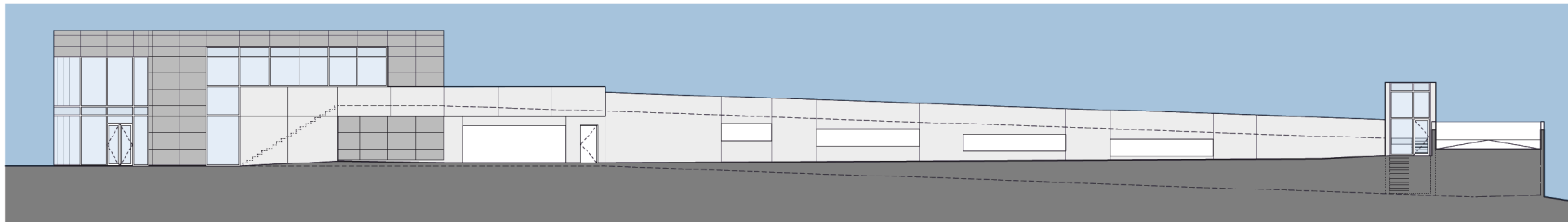
Elevations - Vignettes A3

Project No. 1604
21 Sept 2016
James E. Irwin ARCHITECT INC.
Volume 3 of 3: 100_0100-0100

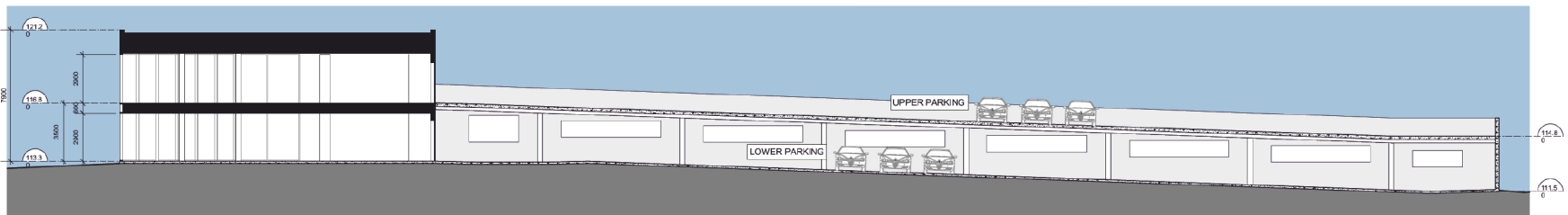
ATTACHMENT E CROSS SECTION



1 CPO/Parkade East Elevation
scale: n.t.s.



2 CPO/Parkade West Elevation
scale: n.t.s.



3 North - South Building Section
scale: n.t.s.

This document has been digitally certified with digital certificate and encryption technology authorized by the Architectural Institute of BC and the Association of Professional Engineers of BC. The authorities original has been transmitted to you in digital form. Any printed version can be relied upon as a true copy of the original when supplied by the architect, bearing images of the professional seal and digital certificate, or when printed from the digitally-certified electronic file provided by the architect.



Subaru - Porsche 4900 Island Highway

CPO-Parkade Elevations **A2**

Project No. 1604
21 July 2016
James E. Irwin ARCHITECT INC.
Vancouver, B.C. Tel: 604.681.1111

ATTACHMENT F
AERIAL PHOTO



REZONING APPLICATION NO. RA000397

DATE OF MEETING | October 16, 2018 |

AUTHORED BY | LAUREN WRIGHT, PLANNER, CURRENT PLANNING AND
SUBDIVISION |

**SUBJECT REZONING APPLICATION NO RA398 – 307 HILLCREST AVENUE
AND 308 & 326 WAKESIAH AVENUE**

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with an application to rezone the subject properties at 307 Hillcrest Avenue and 308 Wakesiah Avenue from Single Dwelling Essential (R1) and 326 Wakesiah Avenue from Residential Corridor (COR1) to Mixed Use Corridor (COR2) to allow a 162-unit student housing development and 3 commercial retail units. |

Recommendation

That the Committee receive the report and provide a recommendation.

BACKGROUND

A rezoning application (RA398) for 307 Hillcrest Avenue and 308 and 326 Wakesiah Avenue was received from Island West Coast Developments Ltd. on behalf of SHZT Investments Canada Inc. and Great Island Holdings Inc. The applicant proposes to rezone 307 Hillcrest Avenue and 308 Wakesiah Avenue from Single Dwelling Residential (R1) and 326 Wakesiah Avenue from Residential Corridor (COR1) to Mixed Use Corridor (COR2) to allow a 162-unit student housing development and 3 commercial retail units.

<i>Location</i>	The subject properties are located on the west side of Wakesiah Avenue, across the street from the Nanaimo District Secondary School.
<i>Total Lot Area</i>	4547.6m ²
<i>Current Zones</i>	R1 – Single Dwelling Residential COR1 – Residential Corridor
<i>Proposed Zone</i>	COR2 – Mixed Use Corridor
<i>Official Community Plan Designation</i>	Corridor

The subject properties are located one block north of the Vancouver Island University (VIU) campus. The subject site has two road frontages: Wakesiah Avenue and Hillcrest Avenue. Single residential dwellings are located on each of the subject properties. To the north and south, the properties are designated Corridor as per the Official Community Plan. These lots contain single residential dwellings and a multi-family strata development. A new mixed-use student housing development is being constructed to the northeast (525 Third Street) of the subject properties.

The subject properties are located within walking distance of three bus routes. Other uses surrounding the area include the Nanaimo Aquatic Center, Serauxmen Stadium, and Serauxmen Sports Fields. The University Village Shopping Center is approximately 400m from the subject properties.

DISCUSSION

The applicant proposes to rezone the subject properties to allow a four-storey, 162-unit student housing development and 3 commercial retail units with frontages and access on both Wakesiah Avenue and Hillcrest Avenue. As the development is proposed over three properties, lot consolidation will be required prior to issuance of a development permit.

The proposed development has a Floor Area Ratio (FAR) of 1.74. The base density limitation within the COR2 zone is 1.25. The additional density will be attained by achieving Tier 1 of Schedule D – Amenity Requirements for Additional Density and by providing parking beneath the building. The proposed development also meets the COR2 requirement (Section 9.2.2) with respect to providing at least an equal amount, or greater, of residential uses where a non-residential use exists. There are two proposed vehicle accesses into the development on Wakesiah Avenue and Hillcrest Avenue.

The proposed development is intended to provide further student housing and commercial services in a neighbourhood located near VIU, transit, commercial services and other recreational amenities.

Road dedication (2.14m) is required along the Wakesiah Avenue frontage as part of the rezoning application. Full works and services will be required through a future building permit.

See the Attachments for more information.

Official Community Plan

The Official Community Plan (OCP) identifies the subject properties as Corridor designation. Development in Corridors are characterized by a mix of residential, commercial, professional, and service uses, with residential development at medium-to-high-level densities. Within mixed-use developments, ground floor uses include retail, office, or community uses that invite public activity. The development meets the objectives of the OCP.

Harewood Neighbourhood Plan

The subject properties are located within the Harewood Neighbourhood Plan (HNP), which further defines the Corridor for the subject properties as Mixed-Use Corridor. The Mixed-Use Corridor designation encourages development characterized by a mix of uses, including multiple family residential, public amenities, commercial, professional and service uses, with residential densities of 50-150 units per hectare, in two- to six-storey buildings. Within mixed-use developments, ground floor uses will be retail, office or community uses that invite public

activity. Residential uses will be provided in upper storeys; professional uses in upper storeys are also supported. The development meets the objectives of the HNP.

Student Housing

The student housing use requires a site-specific amendment to the City of Nanaimo “Zoning Bylaw 2011 No. 4500”. As there are no general regulations in the Zoning Bylaw regarding student housing facilities, Staff recommends the following items be secured via registered covenant (the general items below are consistent with previous student housing projects):

- As a minimum, one communal space area shall be provided on every floor of the building;
- The total number of student housing beds shall be limited to 165 beds;
- A one-bedroom unit for the manager shall be required within the building; and
- A housing agreement related to the occupancy of the housing units. The covenant will specify that the housing agreement will be registered with the Victoria Land Title Office prior to issuance of a development permit for student housing. The covenant will clarify the general terms of the housing agreement.

In general, the terms of the housing agreement will include, but are not limited to:

- the use of the building will be restricted to student housing, and cannot be converted to any other form of lodging;
- the definition of ‘Student’; where only a bona fide student will be permitted to reside in the building; and,
- a live-in manager or caretaker will be required.

Nanaimo Transportation Master Plan

The Nanaimo Transportation Master Plan (NTMP) recognizes that combining both land use and transportation policies and actions will help create synergies to support the goals and objectives of both the NTMP and the OCP. A key goal of the NTMP is to reduce overall demand for travel, especially by personal vehicles. Overall, the NTMP recognizes the importance of strengthening Urban Nodes and Corridors to help people meet their daily needs with less travel over shorter distances and to create opportunities for them to walk and cycle within, and take transit between, Nodes and along Corridors. Each of the Urban Nodes should be developed as ‘Mobility Hubs’ served by quality facilities that provide exceptional experience to encourage people to use sustainable modes of transportation.

The subject properties are located within the 200m buffer of the Vancouver Island University (VIU) Mobility Hub, as identified in the NTMP. The area’s unique demographics, good access to transit, and neighbourhood layout support levels of non-automobile travel, with the neighbourhood already achieving the second highest proportion of sustainable transportation trips in the city. A future land use vision includes higher density residential housing that meets a mix of demographic needs and income levels.

Transit service has been identified as a way to reduce travel to campus by car and has resulted in significant service improvements between VIU and other major transit exchanges over the last seven years.

The subject properties are in close proximity to Third Street, a major linkage to the City's downtown, and to the recently approved mixed use development at 525 Third Street, which is under construction and includes complimentary commercial services and student housing.

Traffic Impact Assessment

The applicant has provided a traffic impact assessment of existing conditions and additional traffic from the proposed development. The assessment concluded that the existing road system has adequate capacity for the anticipated traffic volume, and no mitigation measures are required.

Community Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. The applicant proposes a monetary contribution of \$179,000 to promote active transportation within the VIU Mobility Hub (sidewalk, bicycle network and transit improvements). Staff is supportive of the community contribution proposal.

Staff Comment

The rezoning application proposes a mixed-use student housing development that will add density and diversity of housing types to a location that is near VIU, transit, services, a high school and amenities. The proposed development meets the intent of the policies in the Official Community Plan and the Nanaimo Transportation Master Plan and will complement the existing uses in the neighbourhood.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site/Landscape Plan
ATTACHMENT C: Conceptual Renderings
ATTACHMENT D: Shadow Study
ATTACHMENT E: Aerial Photo |

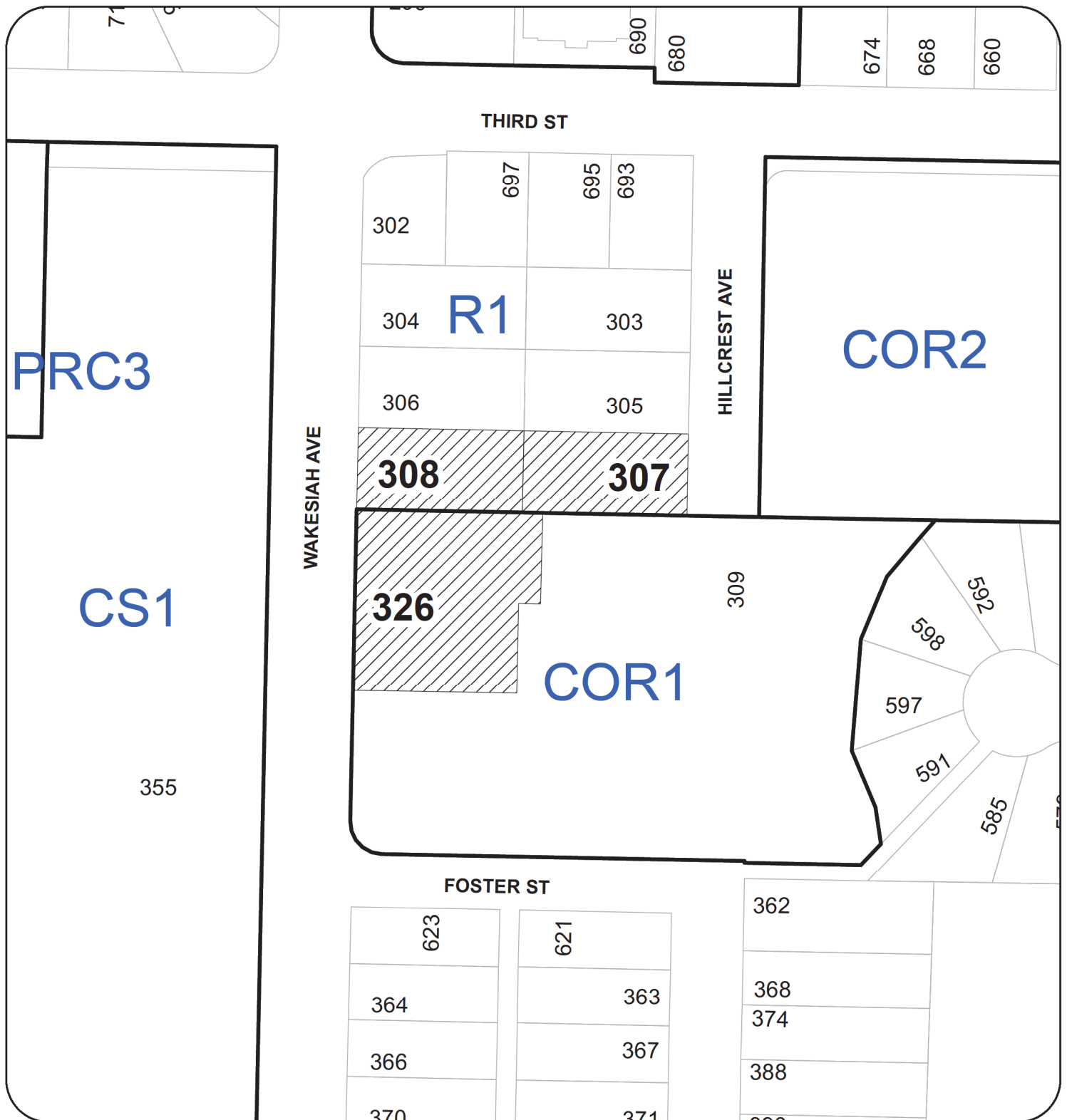
Submitted by:

L. Wright
Planner, Current Planning

Concurrence by:

L. Rowett
Manager, Current Planning

ATTACHMENT A LOCATION PLAN



REZONING APPLICATION NO. RA000398

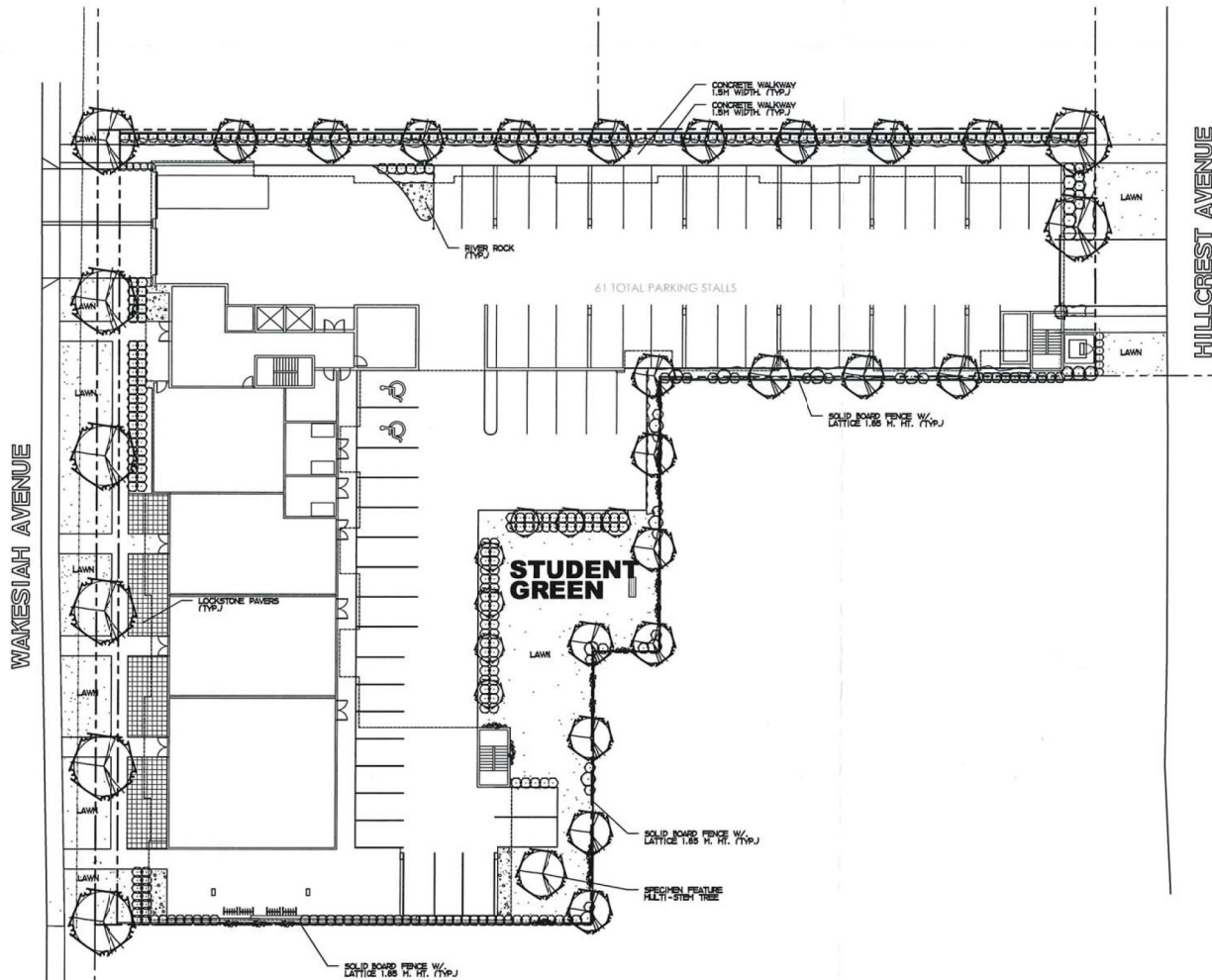
LOCATION PLAN



Subject Property

Civic: 307 HILLCREST AVENUE, 308 AND 326 WAKESIAH AVENUE
Legal: LOTS 1 & 10, SECTION 1, NANAIMO DISTRICT, PLAN 18677
& LOT 1, SECTION 1, RANGE 5, NANAIMO DISTRICT, PLAN 28419

ATTACHMENT B CONCEPTUAL SITE / LANDSCAPE PLAN

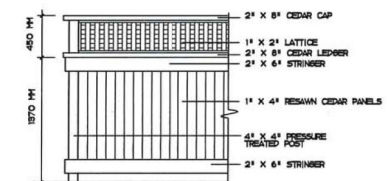


LEGEND

- MINIUM DECIDUOUS TREE TO BE A SELECTION OF:
RED MAPLE, TORULUS ASPEN, LINDAUREN, PEDER
MALE, NATURAL TREES
SIZE: 6.0 CM CAL., 4.5-5.5 M HT.,
APPROPRIATE NO. - 08
- ORNAENTAL DECIDUOUS TREE TO BE A SELECTION OF:
FLOWERING DOGWOOD, FLOWERING CHERRY,
FLOWERING DOGWOOD, FLOWERING CHERRY,
SIZE: 5 CM CAL., 4.5-5.5 M HT.,
APPROPRIATE NO. - 01
- COLUMNAR DECIDUOUS TREE TO BE A SELECTION OF:
COLUMNAR BOLD MAPLE, COLUMNAR RED MAPLE,
SIZE: 6.0 CM CAL., 4.5-5.5 M HT.,
APPROPRIATE NO. - 20
- MULTISTEM TO BE A SELECTION OF: STAR MAGNOLIA
(DEC.), STARFLO MAGNOLIA (DEC.)
SIZE: 1.5 M. HT., APPROPRIATE NO. - 07
- LARGE SHRUB TO BE A SELECTION OF: GLOSSY
LEAF, (ALL PARTS), (ALL PARTS), (ALL PARTS),
PERICLITIS, (ALL PARTS), (ALL PARTS), (ALL PARTS),
SIZE: 27 CM POT, APPROPRIATE NO. - 20
- SMALL SHRUB TO BE A SELECTION OF:
HARD HACK (DEC.), NOOTKA ROSE (DEC.),
PODERBARAN (DEC.), OREGON GRASS (DEC.),
THIMBLE BERRY (DEC.), SALMON BERRY (DEC.),
SIZE: 21 CM POT, APPROPRIATE NO. - 30
- SHALL SHRUB TO BE A SELECTION OF: SALAL (ALL),
LONG-LEAF MAGNOLIA (ALL), SWAMPY (ALL), BOOY,
SUPINE (ALL), LIME GREEN (ALL), LIME GREEN (ALL),
(DEC.), SIZE: 15 CM POT, APPROPRIATE NO. - 11
- BRANDER TO BE A SELECTION OF:
SANDWICH (ALL), WINTERGREEN (ALL), WOOLY,
SIZE: 15 CM POT, 45 CM O.G.
- VINES TO BE A SELECTION OF:
SHELBY (ALL), DEC. CLIMATIS (DEC.),
SIZE: 21 CM POT, APPROPRIATE NO. - 17

NOTES

- LANDSCAPE AREAS ARE TO BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THIS DRAWING IS CONCEPTUAL ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES.
- THIS DRAWING IS FOR SOFT LANDSCAPE ONLY.



FENCE DETAIL

SCALE: N.T.S.



NO.	DATE	BY	REVISION
1	J.P.		
2	J.P.		
3	J.P.		
4	J.P.		
5	J.P.		
6	J.P.		
7	J.P.		
8	J.P.		
9	J.P.		
10	J.P.		



WAKESIAH STUDENT HOUSING
NANAIMO, B.C.



LANDSCAPE PLAN | P1

**ATTACHMENT C
CONCEPTUAL RENDERINGS**

1 of 4









ATTACHMENT D
SHADOW STUDY



MARCH 20TH - 9AM



JUNE 21ST - 9AM



MARCH 20TH - 12PM



JUNE 21ST - 12PM



MARCH 20TH - 3PM



JUNE 21ST - 3PM

Copyright reserved. All parts of this drawing are the exclusive property of Wensley Architecture Ltd. and shall not be used without the Architects permission. All dimensions shall be verified by the Contractor before commencing work.

SEA

DRAWN BY: [Blank]

CHECKED BY: [Blank]

DATE: [Blank]

PROJECT NAME: WAKESIAH RESIDENTIAL

PROJECT ADDRESS: 307 HILLOREST AVE NANAIMO, BC

CONSULTANTS: CIVIL/ARCH: NA, MECHANICAL: NA, ELECTRICAL: NA, CIVIL: NA, LANDSCAPE: NA

DRAWING TITLE: SHADOW STUDIES

PROJECT NO: 1709, SCALE: 3/32"=1'-0", DATE: JUNE 2019, DRAWING NO: A401

DRAWN BY: NA, CHECKED BY: DW



SEPTEMBER 22ND - 9AM



DECEMBER 22ND - 9AM



SEPTEMBER 22ND - 12PM



DECEMBER 22ND - 12PM



SEPTEMBER 22ND - 3PM




DECEMBER 22ND - 3PM

Copyright reserved. All parts of this drawing are the exclusive property of Wensley Architecture Ltd. and shall not be used without the written permission. All dimensions shall be verified by the Contractor before commencing work.

SEA

OWNER/CLIENT

 IWCD


NO	ISSUED FOR RE-DESIGN	06/05/18
NO	REVISION	WCD

PROJECT NAME

**WAKESIAH
RESIDENTIAL**

PROJECT ADDRESS

307 HILLCREST AVE
NANAIMO, BC

 **W** WENSLEY ARCHITECTURE LTD

CONSULTANTS:

STRUCTURAL: NA
MECHANICAL: NA
ELECTRICAL: NA
CIVIL: NA
LANDSCAPE: NA

DRAWING TITLE

SHADOW STUDIES

PROJECT NO	17010	DRAWN BY	NA
SCALE	3/32"=1'-0"	REVIEW BY	DN
DATE	JUNE 2018	DRAWING NO	A402

AERIAL PHOTO



REZONING APPLICATION NO. RA000398

DATE OF MEETING | October 16, 2018 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING AND
SUBDIVISION |

SUBJECT | REZONING APPLICATION NO. RA399 – 1534 EXTENSION ROAD |

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with an application to rezone the subject property at 1534 Extension Road from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site-specific provisions to increase the maximum permitted building height and floor area ratio to allow an 11-unit multiple family development.

Recommendation

That the Committee receive the report and recommend that Council approve the rezoning application.

BACKGROUND

A rezoning application (RA399) for 1534 Extension Road was received from Chris Cathers on behalf of Clifford and Sherry Anne Cathers. The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site-specific provisions to increase the maximum permitted building height and floor area ratio to allow an 11-unit multiple family development.

Subject Property & Site Context

<i>Location</i>	The subject property is located on Extension Road to the South of the Nanaimo Parkway within Chase River.
<i>Total Lot Area</i>	3,115m ²
<i>Current Zone</i>	R1 – Single Dwelling Residential
<i>Proposed Zone</i>	R6 – Townhouse Residential with site-specific provisions for building height and floor area ratio
<i>Official Community Plan Designation</i>	Neighbourhood
<i>Neighbourhood Plan-Chase River</i>	Neighbourhoods

The subject property is located on a large triangular shaped lot within the Chase River neighbourhood. Surrounding land uses are predominately low density residential. The property borders the railway line to east. The Chase River Elementary School grounds are approximately 75m north of the subject property.

DISCUSSION

Proposed Development

The applicant proposes to rezone the subject property with site-specific provisions for building Floor Area Ratio (FAR) to allow an eleven-unit townhouse development with units accessed from an internal driveway off Extension Road. The townhouse units range in height from one- to three-storey units, depending on the grade of the land and size of the townhouse units.

Road dedication of 2.5m along Extension Road is required. The proposed FAR after road dedication being taken is 0.67. The Zoning Bylaw does not include a zone with sufficient FAR and building height to allow a three-storey townhouse building form on properties in the Neighbourhood designation of the Official Community Plan. The Townhouse Residential (R6) zone allows up to two-storeys (7m building height for a flat roof) with a base density of 0.45 FAR and the Medium Density Residential (R8) zone allows up to four-storeys (14m building height for a flat roof) with a base density of 1.25 FAR.

On 2018-JUL-09 Council adopted a rezoning application for a property at 2202 Meredith Road to allow a site-specific increase in height and density to allow a similar building form within the R6 zone as the applicant is proposing.

Official Community Plan (OCP)

The Neighbourhood land use designation encourages a mix of low density residential uses (10 to 50 units per hectare) in two to four-storey building forms. The proposed development fits within the building form and density envisioned in the OCP at approximately 35 units per hectare.

The Neighbourhood designation also encourages building design that complements existing neighbourhood character, including the ground-oriented form of the existing housing. The proposed townhouses will be ground-oriented and designed to complement the existing single and duplex residential dwellings in the area. In addition, the three-storey townhouse form will add diversity to the existing housing stock and offer a new type of housing not currently available within Chase River.

Neighbourhood Plan

The subject property is designated as Neighbourhoods within the Chase River Neighbourhood Plan. Residential density is as set out within the OCP. The neighbourhood plan encourages cluster housing in order to achieve additional onsite open space and/or protect the environment. The application includes onsite open space amenities such as a children's play space and community garden. Boulevard trees will be required adjacent to the property frontages as per the requirements of the neighbourhood plan.

Transportation Master Plan

The subject property is not located within a designated mobility hub as identified within the Transportation Master Plan; however, transit stops exist adjacent to the school (75m from the property) and approximately 120m south of the subject property and provide connections to the downtown bus exchange.

Community Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. The applicant proposes a monetary contribution of \$11,000 to be directed towards the Housing Legacy Reserve Fund.

Staff Comment

The proposed density is consistent with the OCP designation and the subject property is on a major road and is within walking distance to an elementary school. The proposed development meets the intent of the policies in the Official Community Plan and will complement the existing uses in the neighbourhood.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan and Project Data
ATTACHMENT C: Conceptual Renderings
ATTACHMENT D: Aerial Photo

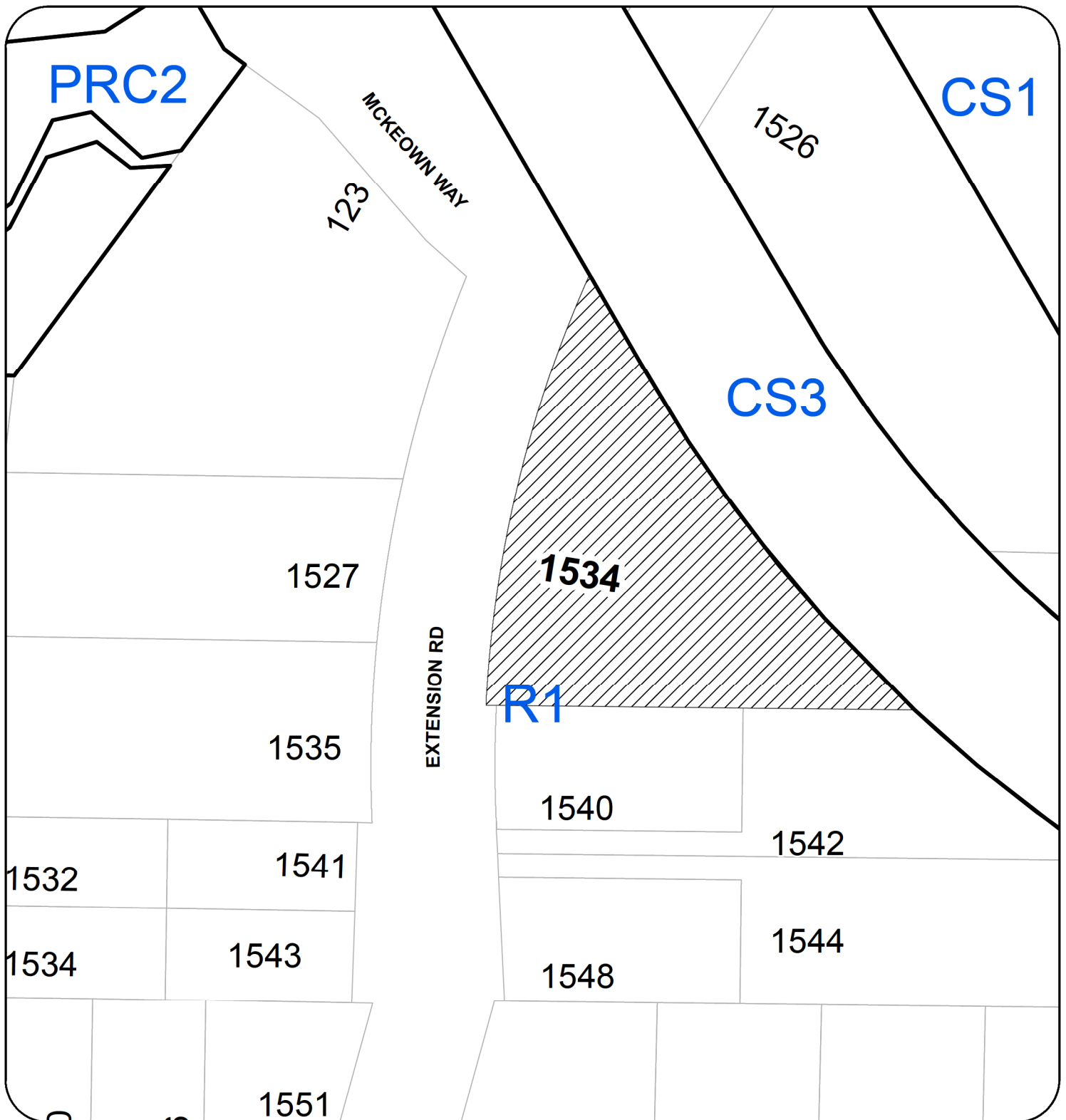
Submitted by:

D. Stewart
Planner, Current Planning

Concurrence by:

L. Rowett
Manager, Current Planning

ATTACHMENT A
LOCATION PLAN



REZONING APPLICATION NO. RA000399

LOCATION PLAN



Subject Property

Civic: 1534 Extension Road
Legal: LOT 1, SECTION 18, RANGE 4,
CRANBERRY DISTRICT, PLAN 15503

ATTACHMENT B CONCEPTUAL SITE PLAN



RECEIVED
R4399
AUG 20 2018
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

JOYCE TROOST ARCHITECT ASSC 2515 GLENVIEW DRIVE, BC V9S 3R9 250.714.1741 - 250.497.0722 - 250.714.1741	
PROJECT NAME: 1534 EXTENSION RD	
ADDRESS: 1534 EXTENSION ROAD NANAIMO, BC	
CLIENT: CHRIS CATHERS	
<small>THE DRAWING, DESIGN, DESIGN AND DESIGN OF THE PROPOSED DEVELOPMENT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF JR ARCHITECTURE. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF JR ARCHITECTURE.</small>	
DATE ISSUED: 2018-07-30 (PRELIMINARY PACKAGE)	
DATE: JULY 30, 2018	
DRAWN BY: JOYCE TROOST	
SCALE: 8" = 1" 1	
DRAWING TITLE: PROPOSED SITE PLAN CONCEPT UNIT PLANS	
SHEET: A2	

ATTACHMENT C CONCEPTUAL RENDERINGS

1 of 2



LOOKING SOUTH ALONG EXTENSION ROAD



LOOKING SOUTH ALONG EXTENSION ROAD



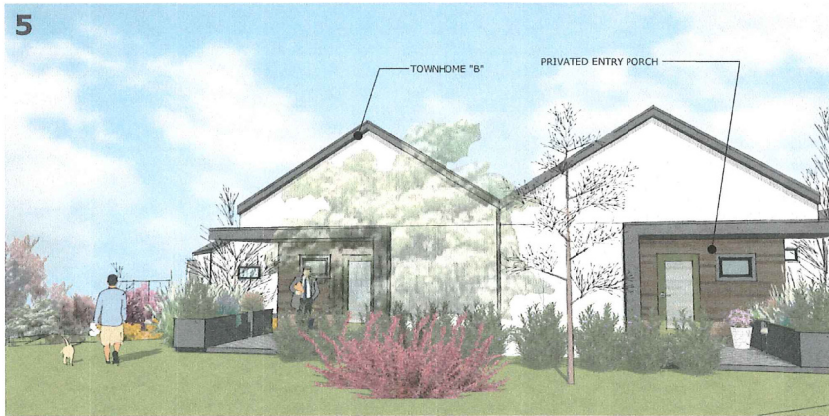
LOOKING EAST ALONG EXTENSION ROAD



LOOKING NORTHEAST ALONG EXTENSION ROAD



 <small>JOYCE REID THORSTAD ARCHITECTS INC. 2515 GLENAYE DRIVE, BC V8S 3B9 250.74.4747 - 250.741.1000</small>	
PROJECT NAME: 1534 EXTENSION RD	
ADDRESS: 1534 EXTENSION ROAD NANAIMO, BC	
CLIENT: CHRIS CATHERS	
ISSUE DATE: 2018-07-30 PREZONING PACKAGE	
DATE: JULY 30, 2018	DRAWN BY: JOYCE THORSTAD
SCALE: SEE DRAWING	DRAWING TITLE: PERSPECTIVES
SHEET: <div style="font-size: 2em; font-weight: bold;">A3</div>	



5
FRONT ELEVATION OF TOWNHOME B (ALONG EXTENSION ROAD)



6
FRONT ELEVATION OF TOWNHOME A (ALONG ACCESS LANE)




7
FRONT ELEVATION OF TOWNHOME A (ALONG EXTENSION ROAD)
PRIVATE FRONT ENTRY



8
VIEW FACING NORTHEAST (ACCESS LANE)

RECEIVED
RA399
AUG 20 2018
CITY OF NANAIMO
COMMUNITY DEVELOPMENT

 JOYCE REID TROOST ARCHITECTS INC. 2515 ELENAIRE DRIVE, ST. VES 809 TEL: 780.875-1111 joyce@jrtarchitect.com	
PROJECT NAME: 1534 EXTENSION RD	
ADDRESS: 1534 EXTENSION ROAD NANAIMO, BC	
CLIENT: CHRIS CATHERS	
ISSUE DATE: 2018-07-30 REZONING PACKAGE	
DATE: JULY 30, 2018	DRAWN BY: JOYCE TROOST
SCALE: 1/8" = 1'-0"	DRAWING TITLE: PERSPECTIVES
SHEET: A4	

ATTACHMENT D
AERIAL PHOTO



REZONING APPLICATION NO. RA000399