

# Rezoning text amendment application for 4900 Island Highway

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NANAIMO PLANNING ADVISORY COMMITTEE

OCTOBER 16, 2018

MARK HOLLAND

HOLLAND PANNING INNOVATIONS INC.



# Introduction

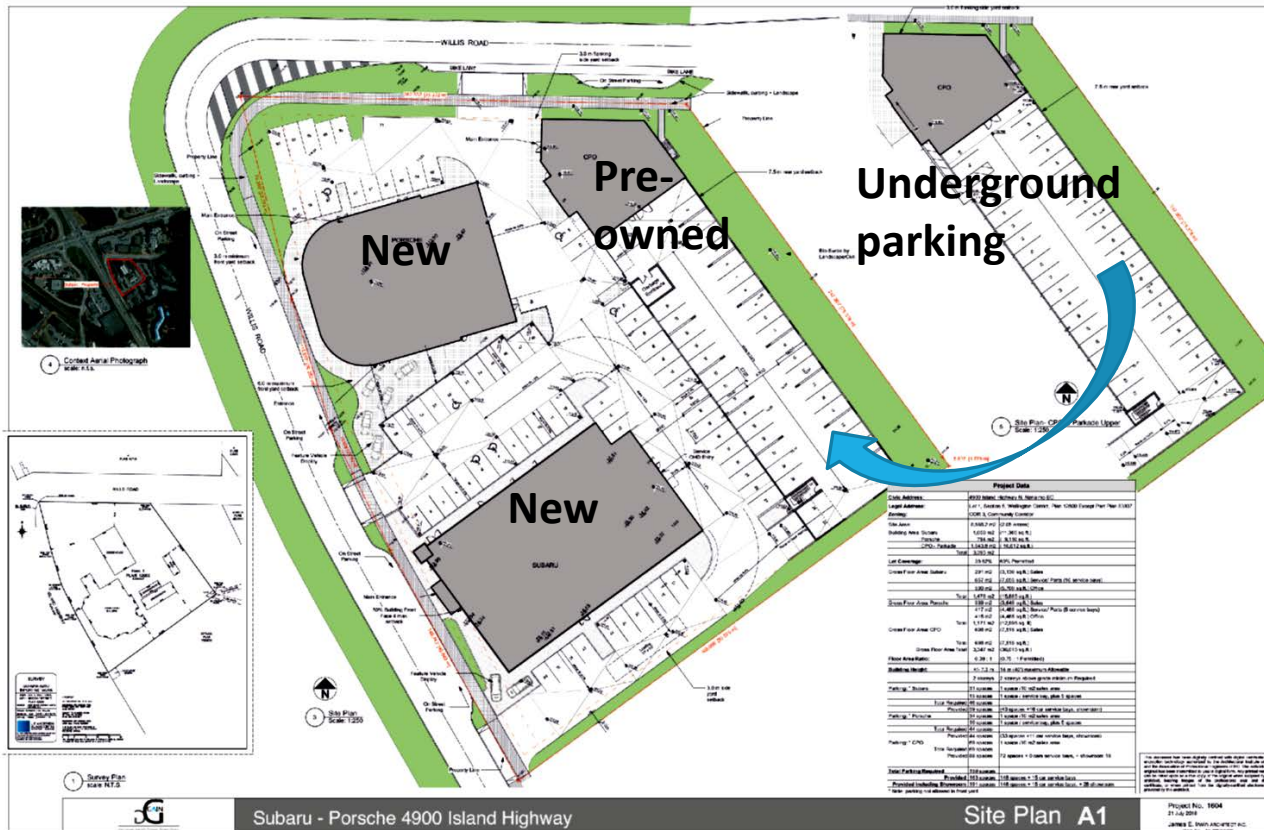
## Overview

- The project
- Community benefits
- OCP policy alignment
- Policy and zoning interpretation
- The reality of the site
- Community support
- Conclusion

# The Proposal

**Auto dealerships:**

- Two new auto dealerships
- Quality Pre-owned showroom
- Underground parking
- New road improvements and landscaping







Complex Care

Worksafe

Residential

Inn at Long  
Lake

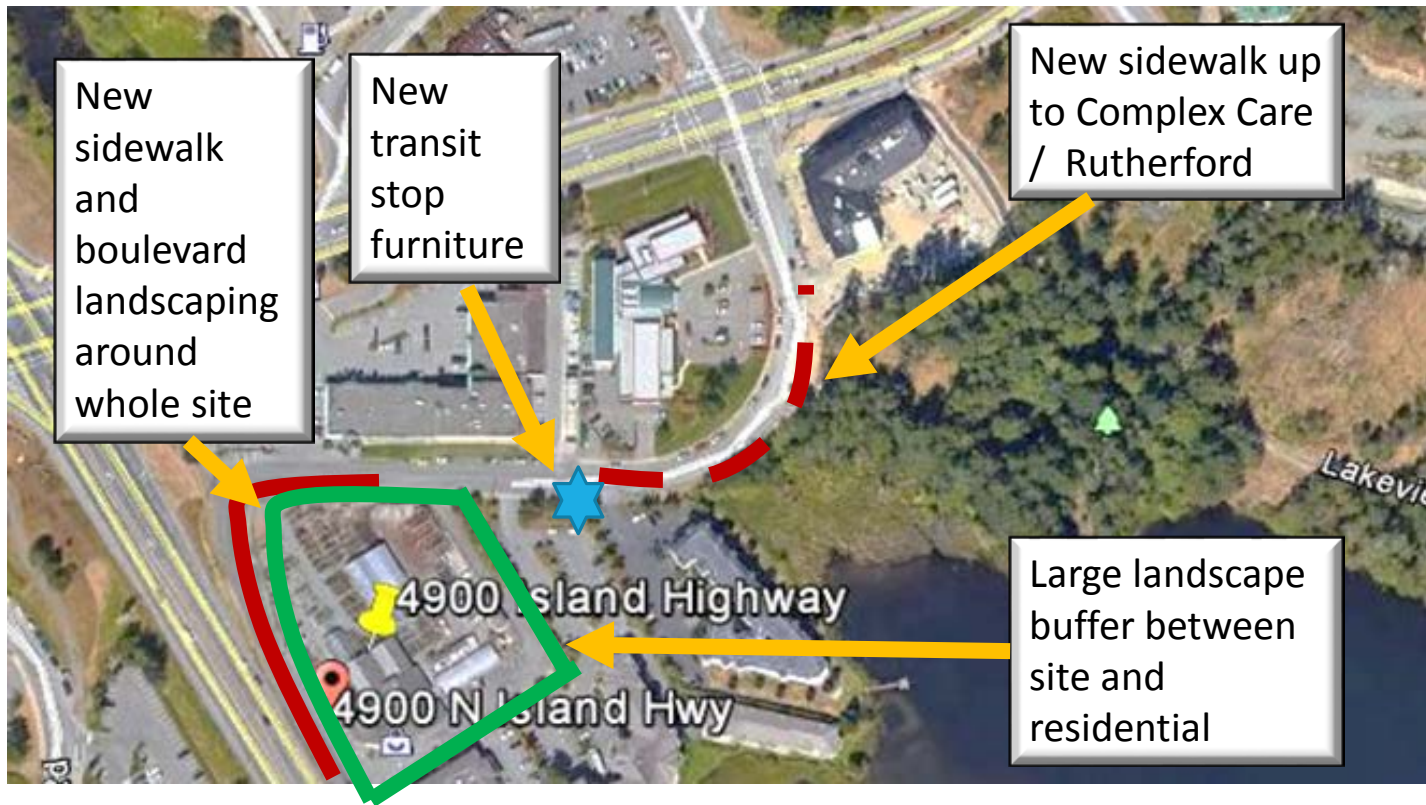
Lakeside  
Plaza

Rutherford

Lakeside  
Centre

Old Island Hwy

# Community benefits Public realm improvements

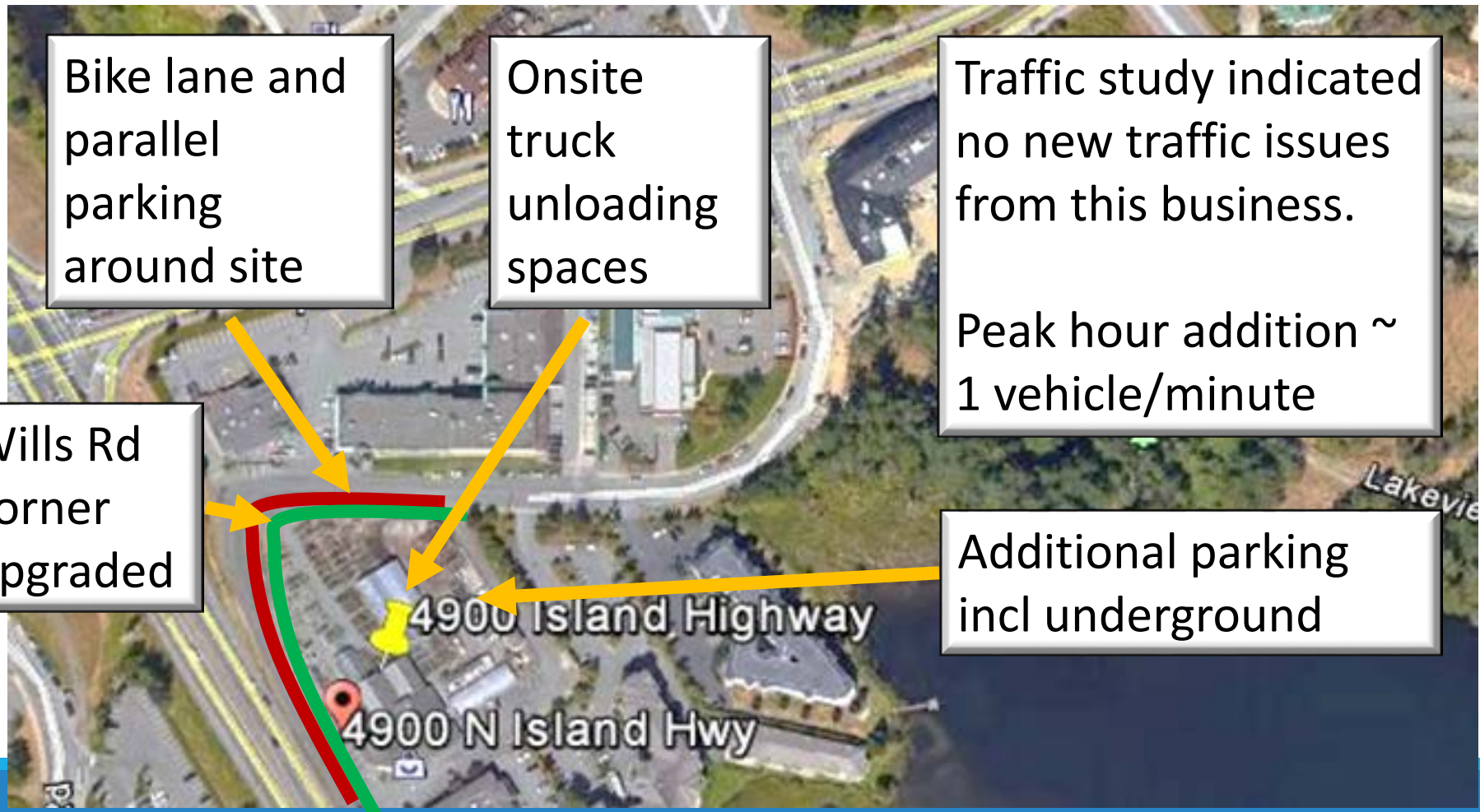


Community  
Amenity  
Contribution of  
over \$100,000

Focus on active  
transportation in  
the area



# Transportation



# Meeting OCP policies

## Managing growth within serviced urban area.

- This project
  - Central to city
  - Fully serviced
  - Increasing job density in core area

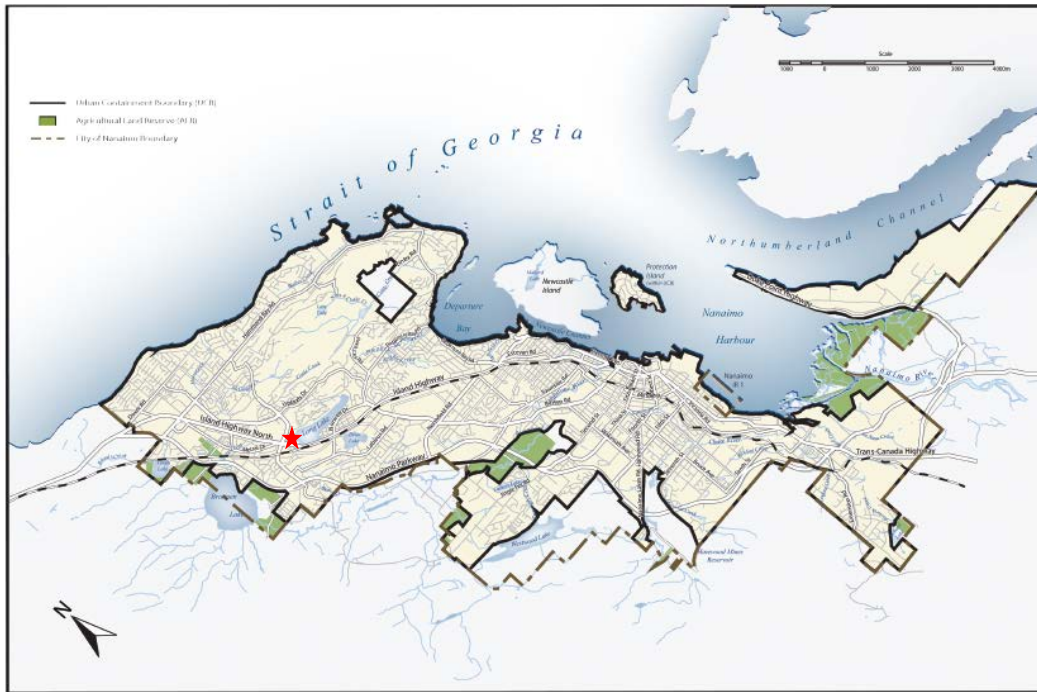
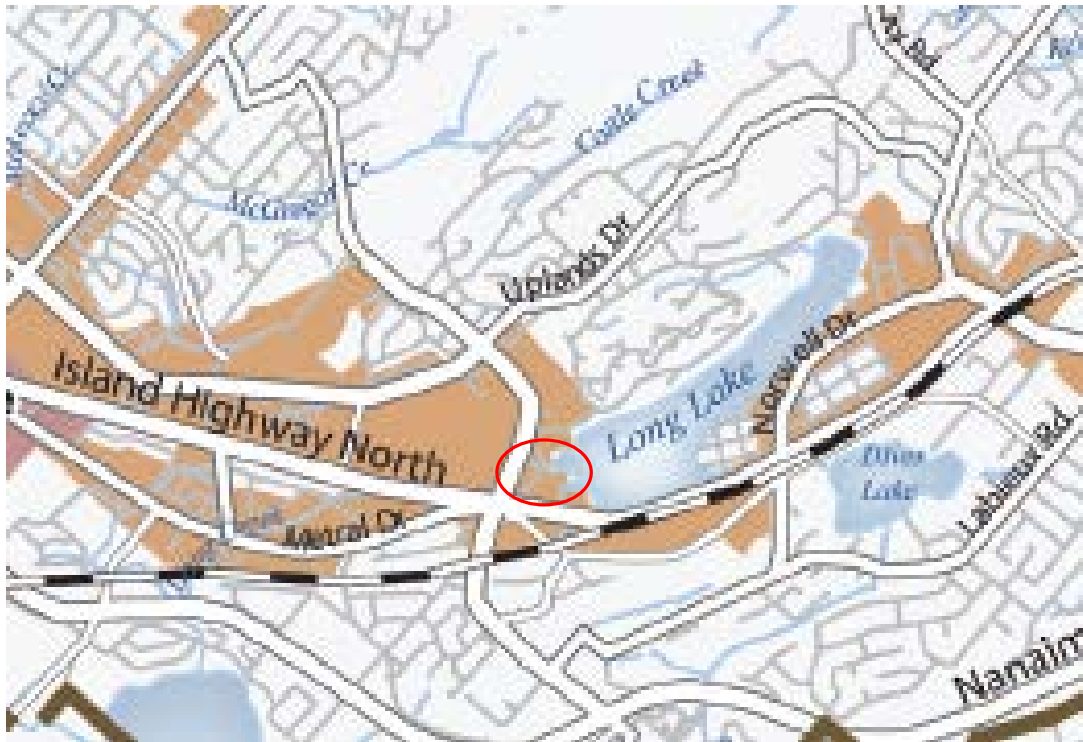


Figure 1 Urban Containment Boundary



# Meeting OCP policies

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## Build a more sustainable community

- Development in corridor zone – allowing:
  - Multi-family, public amenities, **commercial services**, mixed use developments.
- This project:
  - Increases job density and diversity over previous uses
  - Increases walkability



## Encourage social enrichment

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- Project Data**
- |                 |                                      |
|-----------------|--------------------------------------|
| Project Name    | Subaru - Porsche 4900 Island Highway |
| Client          | Subaru of Canada, Inc.               |
| Location        | 4900 Island Highway, Richmond, BC    |
| Site Area       | 10,000 sq. ft.                       |
| Lot Area        | 10,000 sq. ft.                       |
| Lot Coverage    | 100%                                 |
| Lot Dimensions  | 100' x 100'                          |
| Lot Shape       | Rectangular                          |
| Lot Orientation | North                                |
| Lot Access      | From 4900 Island Highway             |
| Lot Easements   | None                                 |
| Lot Zoning      | Commercial                           |
| Lot Use         | Automotive Sales/Service             |
| Lot Features    | Parking, Landscaping, Signage        |
| Lot Notes       | See attached site plan for details.  |



# Meeting OCP Policies

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## Promote a thriving economy

- Approx 70 family-income jobs in sales, servicing, detailing and parts
- Many \$60-150,000/yr
- All over living wage level.
- Apprenticeship partnership with VIU
- Increased commercial tax base





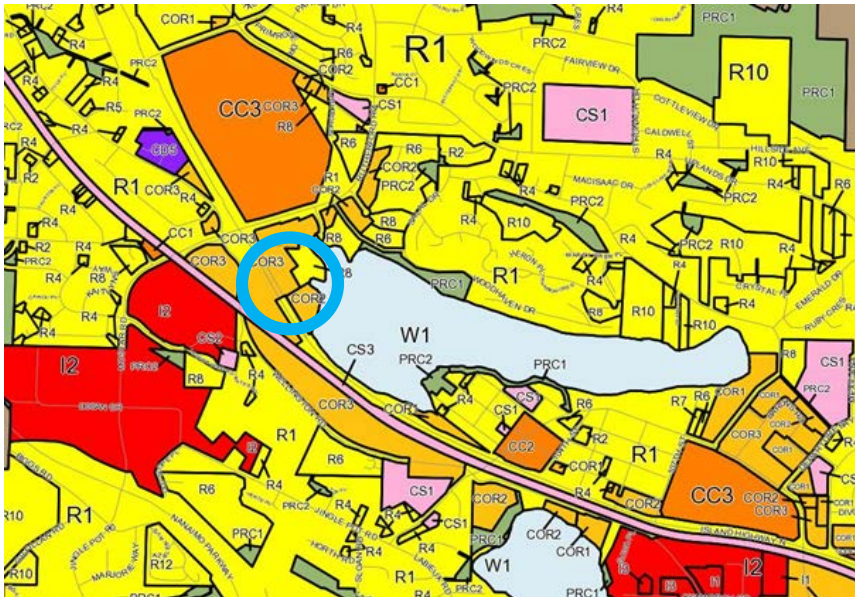


# Meeting OCP policies

## Improve mobility and servicing

- Wills Road improvements
  - Sidewalk
  - Boulevard
  - Bike lane
  - Parallel parking
- Active transportation infrastructure off site
  - Sidewalk
  - Bike lane
  - Transit infrastructure

# Meeting Zoning requirements



- **Allowable land use**
  - 21 dealerships are in COR3
  - Site specific approval
    - No specific criteria identified
    - Logical to presume it would locate next to the other dealerships
- **Min height of 2 storeys met**
- **Appropriate parking provision and location met**
- **All other key setbacks and requirements met.**





## Context for local, walkable mixed-use neighbourhood focus

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### Great goal overall

- City plans need to support a range of functional areas

### Corridors include a diversity of land use

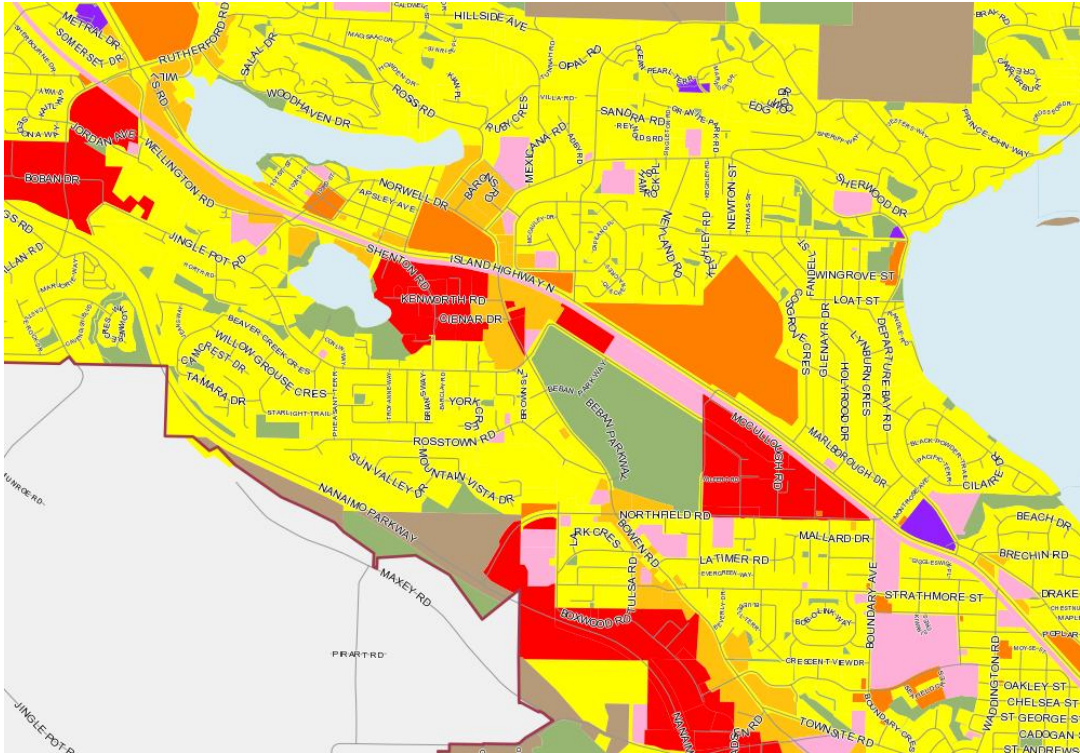
- Site specific appropriateness

### Context needs to be supportive and feasible

- Positive living environment
- Ground floor business viability



# COR3 zone perspectives



- **High diversity of uses allowed**
  - Corridor has many different subareas
  - No criteria offered for when allow for any given use in any given area
- **Uses that need highway visibility should be on highway**
  - Council supported this “highway-fit” principle in Madill Site rezoning
- **Auto dealership rationale**
  - 1<sup>st</sup> in permitted list and 21 permitted in zone.
  - Logical for dealership location



# The reality of this site

## Not a good living environment next to hwy

- Noise and pollution
  - 600-800 vehicles/ peak hour in all directions = 2,500-3,200 vehicles/hr
- South facing heat gain with no AC
  - = open windows at night
- Noise is a well documented health problem

## Excellent auto dealership site

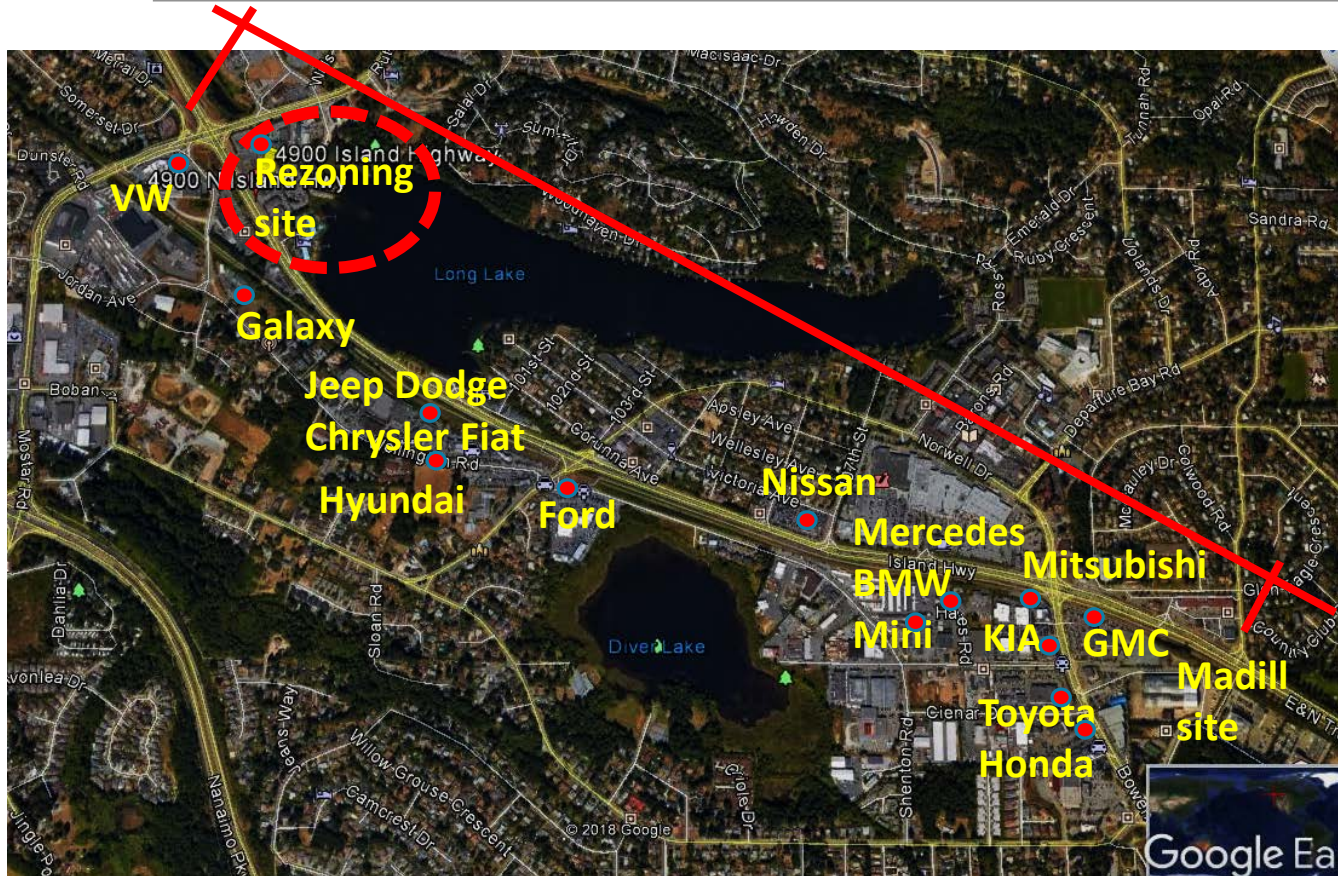
- Highway traffic = visibility
- Noise not an issue
- Highway access is good for this type of customer / delivery use (destination)
- In auto dealership precinct as market experiences it

## Not a good small shop/ cafe environment

- No foot traffic (not connected)
- Bottom of hill
- Little real visibility
- Difficult vehicle access
- Not sufficient local population
- Outcompeted by other commercial areas



# The auto dealership precinct: Mostar to Bowen



- Highway-oriented
- High visibility
- Clustered



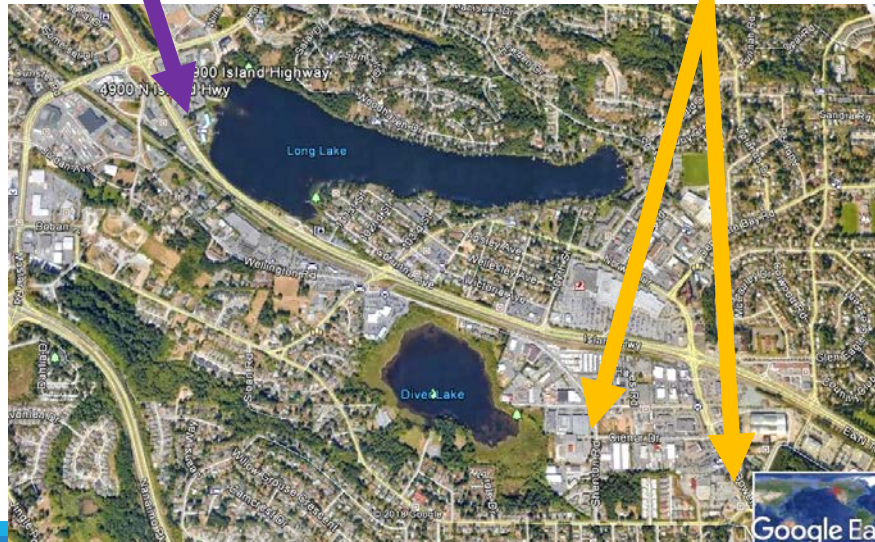
# Auto dealership location policy interpretation

## Good location

- Accepted in zoning
- Busy fast highway location
- Near other auto dealerships

## Poor locations

- In scarce industrial land (where council's policy is to not encourage retail)
- Locations with poor visibility
- Along slow speed, mixed use, walkable neighbourhood main streets (Bowen)



# OCP light-industrial policy



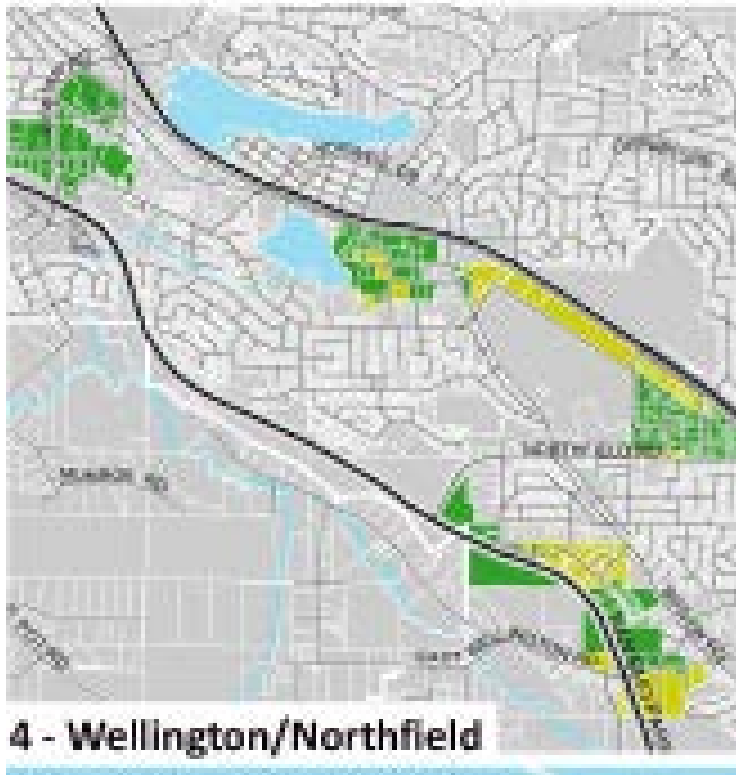
## Objectives

- To protect retail from intrusion from retail – that can be accommodated in other areas.
- To provide adequate industrial land for the future.
- Others

## Policies

- Auto retail “may be supported” in Shenton / Boban area.
- Council policy does not state to establish a new auto precinct solely in this industrial area.

# The Mixed Light Industrial reality in this area of Nanaimo



## RDN Industrial Land Supply and Demand Study – 2013 (Urbanics / Golder)

- As of 2013, there were only 30ha of vacant/underutilized mixed light industry land available in the Nanaimo Northfield / Wellington area (incl Boxwood, Mostar, Kenworth, Shenton).
- Quotes:
  - While Wellington/Northfield and Nanaimo Central have a limited amount of vacant land zoned for High Tech Industry and Mixed Light Industry. Bellevue / Church Road and Parksville industrial areas have sufficient amounts of vacant land zoned for Mixed Light Industry. (p 60)
  - Overall, there is sufficient number of vacant industrial parcels in all sizes, except parcels sized 1 acre to 5 acres (0.4 to 2.0 hectares). (p 62)
- Prediction on supply/demand only to 2021
- We may have to move these types to the edges - as far as Parksville

It is almost impossible to bring on new affordable industrial land inside a city.



# COR 3 urban fabric: Madill Site precedent



## Size

- 8 acres – 6 parcels

## 4 commercial buildings

- 13,500 sqft furniture store
- 30,000 sqft of other retail/office

## Housing

- 130 units of seniors housing
- A few additional rental units

## 2 auto dealerships

- Located adjacent highway

## Public landscape enhancements



# COR 3 urban fabric:

*If Wills Rd was a project like Madill*

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## Size

- 10 acres – 8 parcels

## 4 commercial buildings

- Retail, restaurant, office, etc... - equal or more sqft than Madill.

## Hospitality (Long Lake Inn)

## Housing

- Two large condo buildings (75% seniors) = 92 residential units
- Seniors complex care building

## Two auto dealerships - as proposed

## Significant public street and landscape enhancements proposed

# Comparison: Wills Rd vs Madill

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## Madill

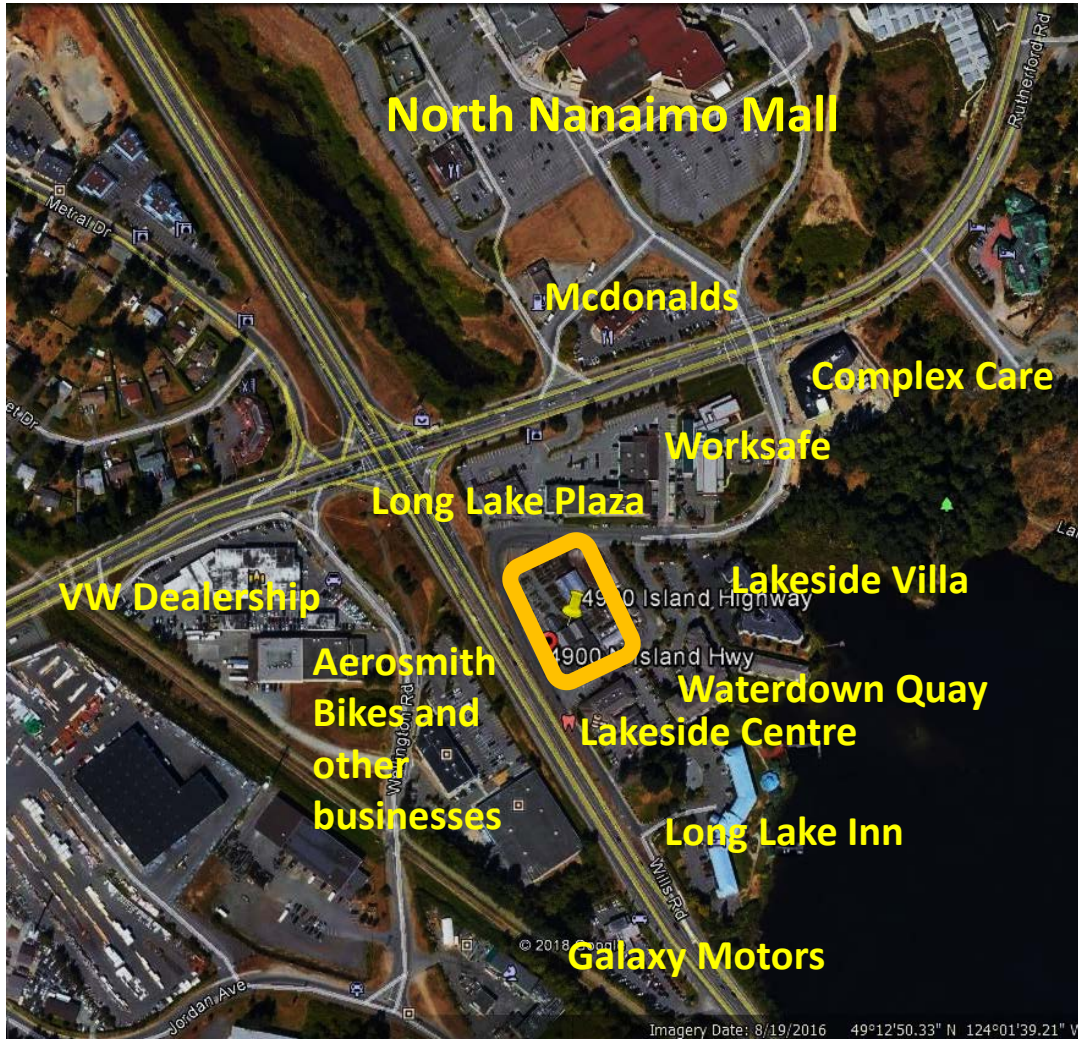
- **Size**
  - 8 acres – 6 parcels
- **4 commercial buildings**
  - 13,500 sqft furniture store
  - 30,000 sqft of other retail/office
- **Housing**
  - 130 units of seniors housing
  - A few additional rental units
- **2 auto dealerships**
  - (not in Shenton or Boban areas)
- **Public landscape enhancements**

## Wills Rd

- **Size**
  - 10 acres – 8 parcels
- **4 commercial buildings**
  - Retail, restaurant, office, etc... - equal or more sqft than Madill.
- **Hospitality** (Long Lake Inn)
- **Housing**
  - Two large condo buildings (75% seniors) = 92 residential units
  - Seniors complex care building
- **Two auto dealerships proposed**
- **Significant public street and landscape enhancements proposed**



# Our Neighbours



**All the neighbours have been contacted.**

- Extra time was spent with the apartments and businesses immediately adjacent the site

## **Outcome:**

- Significant support for the proposed project.
- Opposition to a 4-storey mixed use condo building.

**More public consultation to occur**





# A positive future outcome

- **Economic development**
  - 70 FT living wage jobs
  - Increased commercial tax base
- **Support diverse mixed-use neighbourhood**
- **Locating uses in places they will thrive**
- **Road improvements**
- **Active transportation improvements**
- **Environmentally responsible stormwater management**
- **Increased urban vegetation and street trees**

# Summary

## Point of discussion

- Interpretation of OCP policy on auto retail in industrial zone
- Criteria for where uses fit best in diverse COR3 zone

## This project:

- Meets OCP and regional goals
- Acceptable in zoning
- Is realistic in the market
- Offers many jobs
- Offers community benefits
- Works well for proposed use
- Supports better community development policy for auto dealerships
- Has community support





# Thank you

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