CITY OF NANAIMO
THE HARBOUR CITY

AMENDED AGENDA
PUBLIC HEARING

Thursday, May 20, 2021, 7:00 P.M.
Virtual Meeting

SCHEDULED RECESS AT 9:00 P.M.

Pages

1. **CALL THE MEETING TO ORDER:**

2. **INTRODUCTION OF LATE ITEMS:**

3. **ADOPTION OF AGENDA:**

4. **PUBLIC HEARING REQUIREMENTS:**

   Lainya Rowett, Manager, Current Planning, to explain the requirements for conducting a Public Hearing.

5. **CALL THE PUBLIC HEARING TO ORDER FOR REZONING APPLICATION NO. RA456 - 5915 METRAL DRIVE**

   a. Rezoning Application No. RA456 - 5915 Metral Drive — 4 - 16

   To be introduced by Caleb Horn, Planner.

   Call for submissions from the Applicant and the Public.

   FINAL CALL FOR SUBMISSIONS:

   Following the close of the Public Hearing for Rezoning Application No. RA456 - 5915 Metral Drive, no further submissions or comments from the public or interested persons can be accepted by members of City Council.

   ADJOURN THE PUBLIC HEARING FOR REZONING APPLICATION NO. RA456 - 5915 METRAL DRIVE.

   Bylaw:

   That “Zoning Amendment Bylaw 2021 No. 4500.184” (To rezone the 5915 Metral Drive from Single Dwelling Residential [R1] to Residential Corridor [COR1] to allow a multi-family residential development) pass third reading.

6. CALL THE PUBLIC HEARING TO ORDER FOR REZONING APPLICATION NO. RA458 - 1621 NORTHFIELD ROAD

a. Rezoning Application No. RA458 - 1621 Northfield Road 17 - 28

To be introduced by Lisa Brinkman, Planner.

Call for submissions from the Applicant and the Public.

FINAL CALL FOR SUBMISSIONS:

Following the close of the Public Hearing for Rezoning Application No. RA458 - 1621 Northfield Road, no further submissions or comments from the public or interested persons can be accepted by members of City Council.

ADJOURN THE PUBLIC HEARING FOR REZONING APPLICATION NO. RA458 - 1621 NORTHFIELD ROAD.

Bylaw:

“Zoning Amendment Bylaw 2021 No. 4500.185” (To rezone 1621 Northfield Road from Single Dwelling Residential [R1] to Residential Corridor [COR1]) pass third reading.

7. CALL THE PUBLIC HEARING TO ORDER FOR ZONING BYLAW "SCHEDULE D" - AFFORDABLE HOUSING AMENDMENTS

a. Zoning Bylaw "Schedule D" - Affordable Housing Amendments 29 - 45

To be introduced by Caleb Horn, Planner.

Call for submissions from the Public.

FINAL CALL FOR SUBMISSIONS:

Following the close of the Public Hearing for Zoning Bylaw "Schedule D" - Affordable Housing Amendment, no further submissions or comments from the public or interested persons can be accepted by members of City Council.

ADJOURN THE PUBLIC HEARING FOR ZONING BYLAW "SCHEDULE D" - AFFORDABLE HOUSING AMENDMENTS.

Bylaw:

That "Zoning Amendment Bylaw 2021 No. 4500.180” (To amend Schedule D of “City of Nanaimo Zoning Bylaw 2011 No. 4500” to provide density bonusing points for rental and affordable housing developments) pass third reading.

1. Replace "Zoning Amendment Bylaw 2021 No. 4500.180". *46 - 54*

8. ADJOURNMENT:

CITY OF NANAIMO
THE HARBOUR CITY

Staff Report for Decision

File Number: RA000456

DATE OF MEETING April 19, 2021

AUTHORED BY CALEB HORN, PLANNER, CURRENT PLANNING

SUBJECT **REZONING APPLICATION NO. RA456 – 5915 METRAL DRIVE**

OVERVIEW

Purpose of Report

To present Council with an application to rezone 5915 Metral Drive from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow for a multi-family residential development.

Recommendation

That:

1. "Zoning Amendment Bylaw 2021 No. 4500.184" (To rezone the 5915 Metral Drive from Single Dwelling Residential [R1] to Residential Corridor [COR1] to allow for a multi-family residential development) pass first reading;
2. "Zoning Amendment Bylaw 2021 No. 4500.184" pass second reading; and
3. Council direct Staff to secure the community amenity contribution and sanitary sewer right-of-way should Council support the bylaw at third reading.

BACKGROUND

A rezoning application, RA456, was received from M. H. Johnston & Associates Inc., on behalf of TRD Metral Developments Inc. The applicant proposes to amend "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to rezone the subject property at 5915 Metral Drive from Single Dwelling Residential (R1) to Residential Corridor (COR1).

Subject Property and Site Context

Location	The subject property is located on the west side of Metral Drive, between Doumont Road and Doreen Place.
Lot Area	3,329m^2
Current Zoning	R1 – Single Dwelling Residential
Proposed Zoning	COR1 – Residential Corridor
Official Community Plan (OCP) Future Land Use Designation	Corridor
Neighbourhood Plan Land Use Designation	n/a

The subject property currently contains a single residential dwelling. The property slopes downhill, away from Metral Drive by approximately 10m. The property's street frontage will be upgraded during Phase 2 of the City's Metral Drive Complete Street project, which is expected to be completed in 2022.

Surrounding land uses include single residential dwellings along Doreen Place to the south, a 41-unit townhouse development to the west, a place of worship and single residential dwelling to the north, and a mobile home park across Metral Drive to the east. Both sides of Metral Drive are designated as 'Corridor' in the City's Official Community Plan (OCP).

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow for a multi-family development. The COR1 zoning allows residential uses and a limited number of other uses, including smaller office uses in mixed-use developments. The maximum allowable building height in the COR1 zone is 14m and the maximum permitted base Floor Area Ratio (FAR) is 1.00.

The conceptual plans for the site show 28 units with a mix of townhouses and micro units in 3-storey building forms. The conceptual plans also show density with an FAR of 0.69, below the maximum permitted density. The applicant has demonstrated that the required parking can be accommodated on-site.

Policy Context

Official Community Plan

The OCP identifies the subject property within the Corridor future land use designation, which is characterized by a mix of residential, commercial, professional, and service uses. Residential densities from 50 to 150 units per hectare (uph) in two- to six-storey building forms are generally supported by the OCP. The number of units in the conceptual plans for the development equal approximately 84uph, within the anticipated density range for Corridor developments. The proposed rezoning meets the intent of the OCP future land use designation.

Transportation Master Plan

The subject property is located within the 600m buffer of the North Nanaimo mobility hub as identified by the Nanaimo Transportation Master Plan (NTMP). The NTMP encourages medium- to high-density residential uses within the mobility hub, and recognizes the need for walking, cycling, and transit connections for residential developments. Additionally, the subject property is located approximately 800m away from the focal area of the Woodgrove mobility hub.

The subject property is served by a trail connection from Doumont Road to the Parkway Trail, approximately 400m west of the property. The property is within walking distance of a bus stop on Metral Drive for transit routes #15, #25, and #30, approximately 150m north of the property. Metral Drive is currently being redeveloped as a Complete Street through a City project, and will include separated bicycle lanes and wider sidewalks in front of the property.

The proposed rezoning supports the NTMP objective to encourage growth in proximity to existing services, transit, and employment centres.

Affordable Housing Strategy

The Nanaimo Affordable Housing Strategy (AHS) supports infill in existing low-density areas and diversifying housing forms in all neighbourhoods. The proposed rezoning aligns with the AHS objectives by providing the opportunity for a modest increase in density within an existing neighbourhood and by allowing a mix of unit types and sizes.

Community Consultation

The subject property is not within the area of an established neighbourhood association. The applicant had originally scheduled a public open house in late November 2020, but this event had to be cancelled due to the public health order that came into effect on 2020-NOV-19. As an alternative to an in-person open house, the applicant instead distributed information to neighbouring properties and responded directly to individual questions from neighbours. The applicant reported that a few comments from neighbours were received, primarily regarding screening along the south property line where landscape buffer considerations can be addressed at the future development permit stage.

Community Amenity Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on the lands through a rezoning, the applicant is encouraged to provide a Community Amenity Contribution (CAC) with a value equal to $1,000 per residential dwelling unit and $34 per m^2 of commercial floor area. The applicant is proposing a CAC at this rate to be directed to the City's Housing Legacy Reserve Fund that can be used to support affordable housing in the community.

Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2021 No. 4500.184", Staff recommend the following be secured as a condition prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – A monetary contribution of $1,000 per dwelling unit and $34 per m^2 of commercial floor area towards the Housing Legacy Reserve Fund prior to building permit issuance.

2. *Sanitary Sewer Right-of-Way* – Registration of a new statutory right-of-way (SRW) with updated terms to replace the existing SRW from 1987 for a sanitary sewer service at the rear of the property.

SUMMARY POINTS

- The application is to rezone the subject property at 5915 Metral Drive from Single Dwelling Residential (R1) to Residential Corridor (COR1).
- The proposed rezoning will facilitate conceptual plans for a 28-unit residential development.
- The proposed rezoning meets the objectives of the Official Community Plan Corridor designation and is supported by the Nanaimo Transportation Master Plan and Nanaimo Affordable Housing Strategy.
- A Community Amenity Contribution is proposed towards the Housing Legacy Reserve Fund.

ATTACHMENTS

ATTACHMENT A: Context Map
ATTACHMENT B: Location Plan
ATTACHMENT C: Conceptual Site Plan
ATTACHMENT D: Conceptual Massing
ATTACHMENT E: Shadow Study
ATTACHMENT F: Aerial Photo
"Zoning Amendment Bylaw 2021 No. 4500.184"

Submitted by:

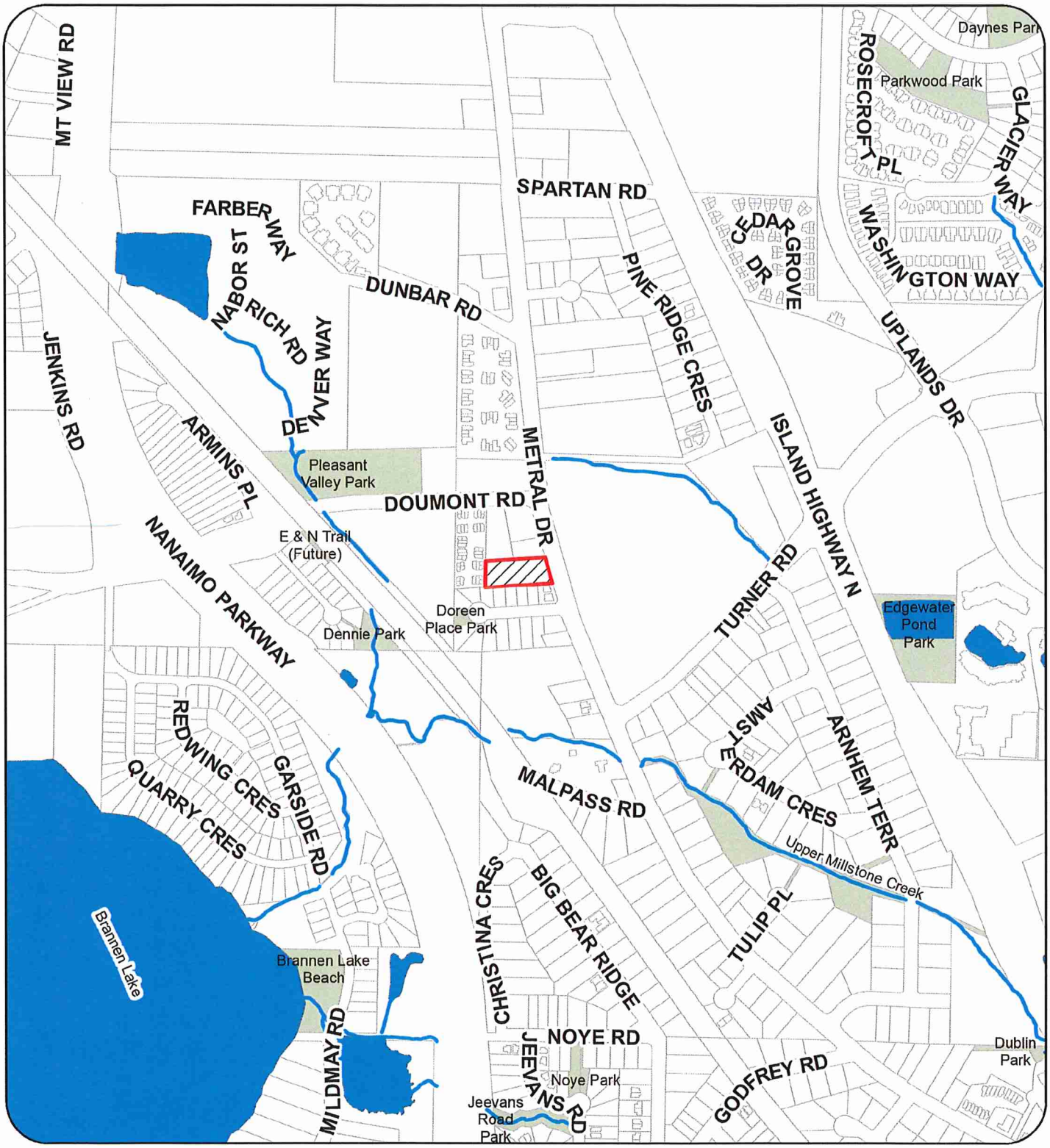
Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A
CONTEXT MAP



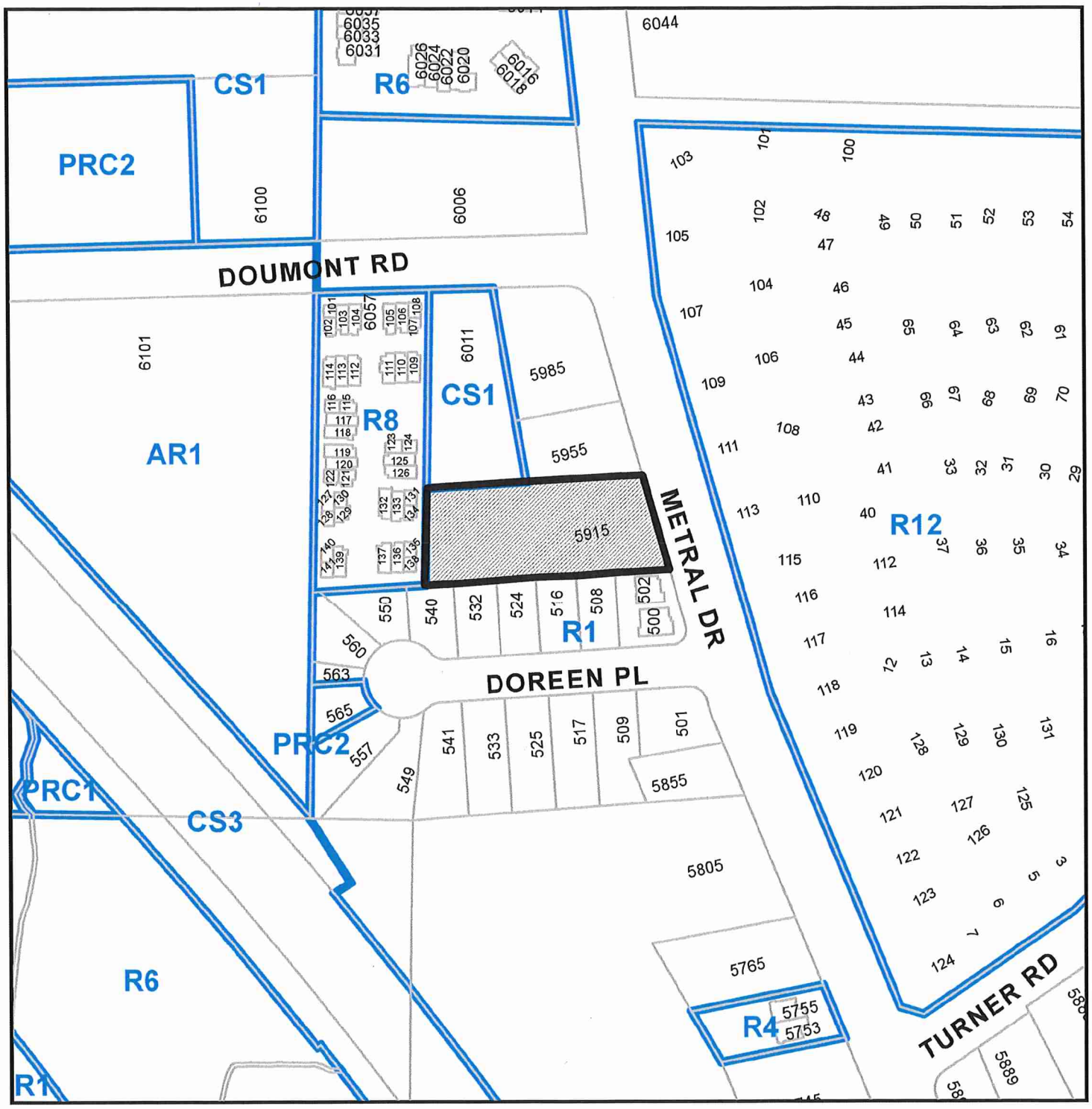
REZONING APPLICATION NO. RA456

N

5915 METRAL DRIVE

Document Path: V:\Source Data\Departmental Data\EngPubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\RA000456_ContextMap.mxd

ATTACHMENT B
LOCATION PLAN



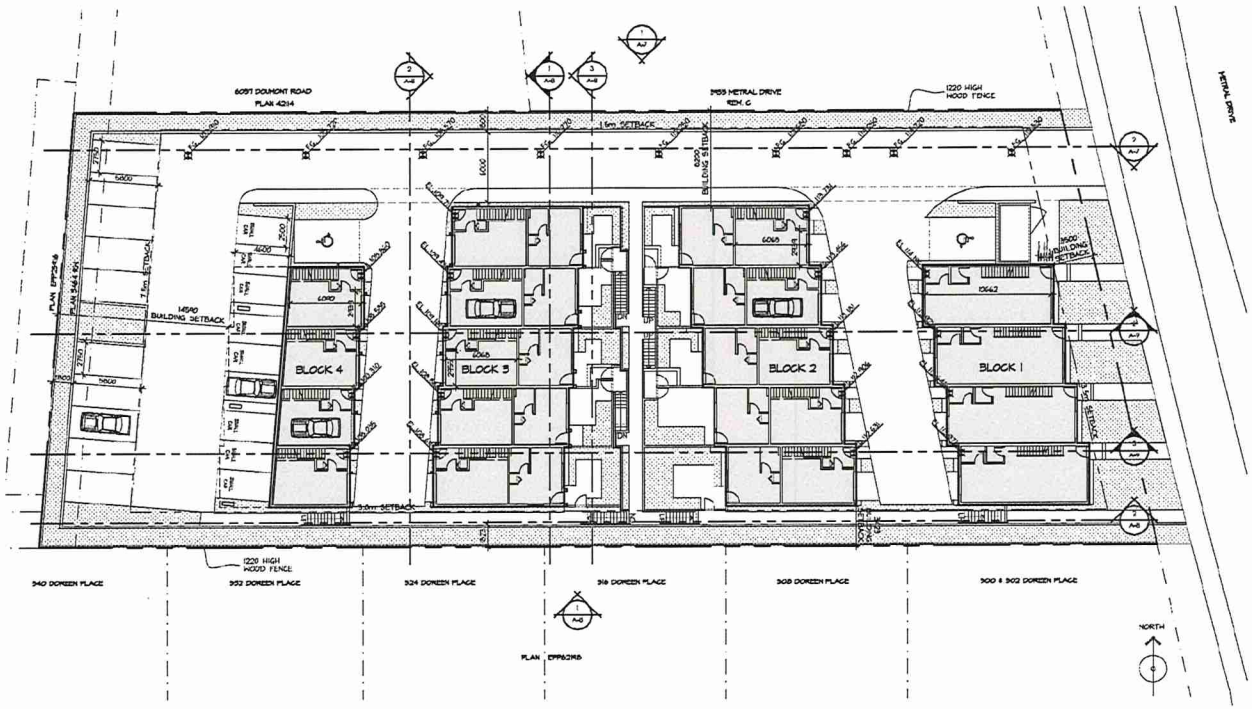
REZONING APPLICATION NO. RA000456

CIVIC: 5915 METRAL DRIVE

LEGAL: LOT 2, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 19319

Subject Property

ATTACHMENT C
CONCEPTUAL SITE PLAN



			REQUIRED/PERMITTED	PROVIDED/PROPOSED
CIVIC ADDRESS:	5915 METRAL AVE. NANAIMO, BRITISH COLUMBIA	FLOOR AREA RATIO	3,329.23m² (1.0x3,329.23)	2,294.75m² (0.69x3,329.23)
LEGAL ADDRESS:	LOT 2, DISTRICT LOT 236, WELLINGTON DISTRICT, PLAN 1859	LOT COVERAGE:	60.0%	31.2%
CURRENT ZONING:	R-1	HEIGHT:	14.0m	12.0m
PROPOSED ZONING:	CORI	SETBACKS:		
PROJECT DESCRIPTION	28 UNIT 3 STOREY TOWNHOUSE	FRONT (EAST)	3.5m	3.5m
LOT AREA:	3,329.23m² (35,835.5ft²)	REAR (WEST)	7.5m	14.4m
RESIDENTIAL UNITS:	28 UNITS	SIDE (NORTH)	1.5m	5.2m
2 BEDROOM TOWNHOUSE	18 UNITS	SIDE (SOUTH)	3.0m	3.4m
MICRO UNIT	10 UNITS	PARKING (AREA 1):	43 SPACES (25.2+5.8+12=43)	43 SPACES
		2 BEDROOM (14 UNITS)	25.2 SPACES (1.8x18)	
		1 BEDROOM (4 UNITS)	5.5 SPACES (4x1.45)	
		MICRO UNIT (0 UNITS)	12 SPACES (10x1.2)	
		ACCESSIBLE	2 SPACES	2 SPACES
		SMALL CAR	17 SPACES (43x0.4=17.2)	13 SPACES
		BICYCLES:		
		SHORT TERM	2.3 SPACES (28x0.1)	6 SPACE RACK
		LONG TERM	14 SPACES (28x0.5)	16 SPACES

RECEIVED
RA456
2021-JAN-25
Current Planning

5915 METRAL DRIVE
SITE PLAN

NANAIMO, BC

SCALE: 1:200 2019-08

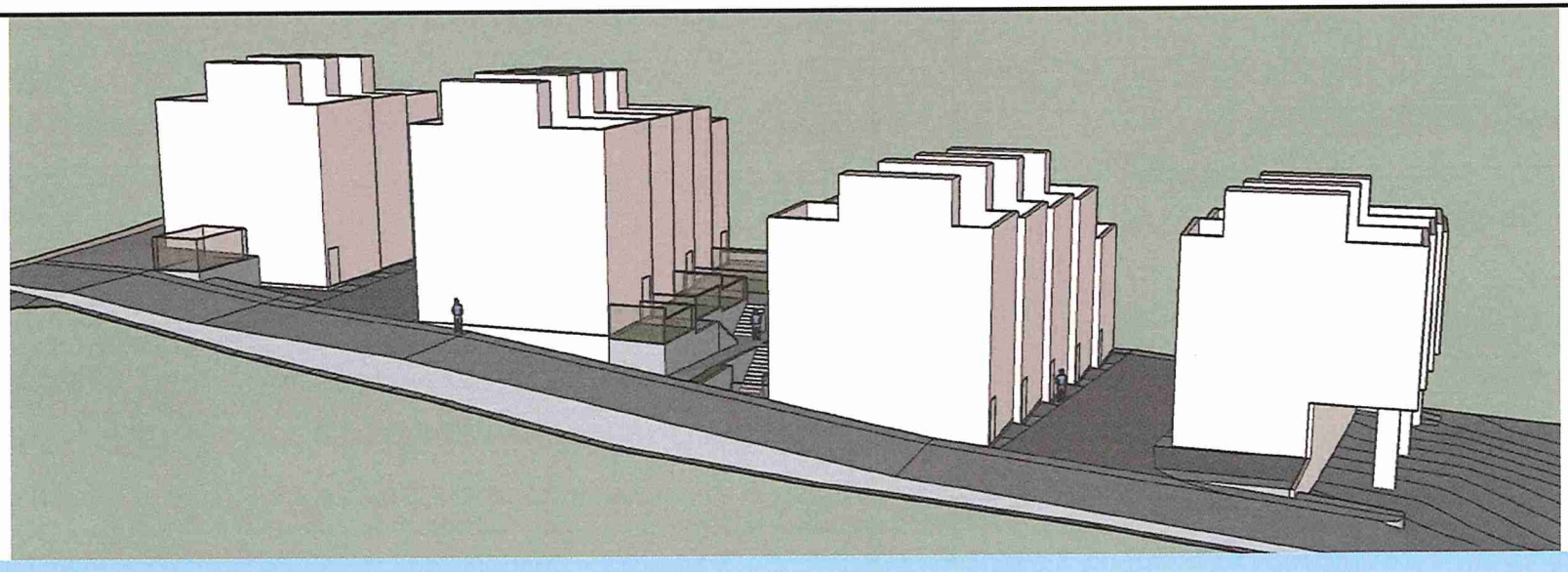
RE-ISSUED FOR RE-ZONING
11/01/2021

REGISTERED ARCHITECT
BRITISH COLUMBIA

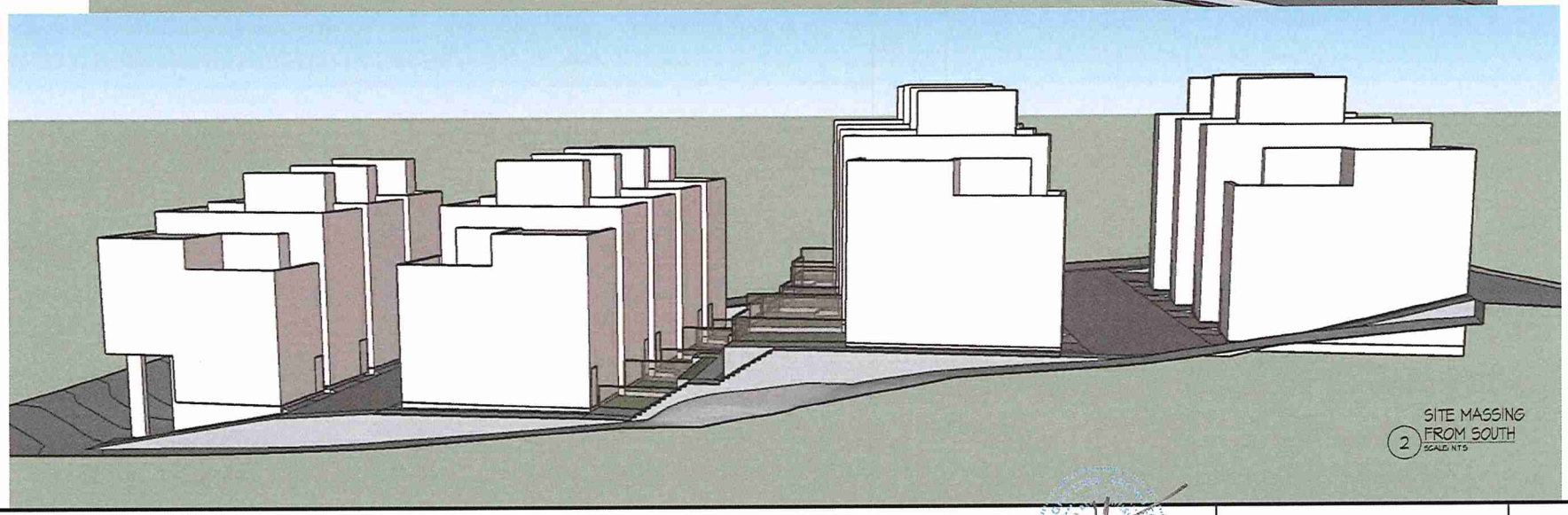
VDA | ARCHITECTURE LIMITED
3388A Tennyson Ave. | Victoria, BC | V8Z 3P6
T:250-477-4255 | mail@vda.ca | www.vda.ca

A-1

ATTACHMENT D
CONCEPTUAL MASSING



1 SITE MASSING FROM NORTH
SCALE: NTS



2 SITE MASSING FROM SOUTH
SCALE: NTS

RECEIVED
RA456
2021-JAN-25

5915 METRAL DRIVE
MASSING VIEWS

NANAIMO, BC

SCALE: NTS

2019-08

RE-ISSUED FOR RE-ZONING
11/01/2021

VDA | ARCHITECTURE LIMITED
3368A Tennyson Ave. | Victoria BC | V8Z 3P6
T:250-477-4255 | mail@vda.ca | www.vda.ca

A-11

ATTACHMENT E
SHADOW STUDY

5915 METRAL DRIVE
SHADOW STUDY - EQUINOX 9:00 am
NANAIMO, BC SCALE: NTS 2019-08
RE-ISSUED FOR RE-ZONING 11/01/2021
VDA | ARCHITECTURE LIMITED
A-12

5915 METRAL DRIVE
SHADOW STUDY - EQUINOX 12:00 pm
NANAIMO, BC SCALE: NTS 2019-08
RE-ISSUED FOR RE-ZONING 11/01/2021
VDA | ARCHITECTURE LIMITED
A-13

5915 METRAL DRIVE
SHADOW STUDY - EQUINOX 3:00 pm
NANAIMO, BC SCALE: NTS 2019-08
RE-ISSUED FOR RE-ZONING 11/01/2021
VDA | ARCHITECTURE LIMITED
A-14

ATTACHMENT F
AERIAL PHOTO

REZONING APPLICATION NO. RA000456

5915 METRAL DRIVE

Current Bylaw

CITY OF NANAIMO

BYLAW NO. 4500.184

A BYLAW TO AMEND THE “CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500”

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 477, 479, 480, 481, 482, and 548 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the “Zoning Amendment Bylaw 2021 No. 4500.184”.

2. The “City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

   By rezoning the lands legally described as LOT 2, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 19319 (5915 Metral Drive) from Single Dwelling Residential (R1) to Residential Corridor (COR1) as shown on Schedule A.

PASSED FIRST READING: 2021-APR-19
PASSED SECOND READING: 2021-APR-19
PUBLIC HEARING HELD: _____
PASSED THIRD READING: _____
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____
ADOPTED: _____

_____
M A Y O R

_____
CORPORATE OFFICER

File: RA000456
Address: 5915 Metral Drive

SCHEDULE A

REZONING APPLICATION NO. RA000456

CIVIC: 5915 METRAL DRIVE

LEGAL: LOT 2, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 19319

Subject Property

CITY OF NANAIMO
THE HARBOUR CITY

Staff Report for Decision

File Number: RA000458

DATE OF MEETING April 19, 2021

AUTHORED BY LISA BRINKMAN, PLANNER, CURRENT PLANNING

SUBJECT **REZONING APPLICATION NO. RA458 – 1621 NORTHFIELD ROAD**

OVERVIEW

Purpose of Report

To present Council with an application to rezone the property located at 1621 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow a multi-family development.

Recommendation

That:

1. "Zoning Amendment Bylaw 2021 No. 4500.185" (To rezone 1621 Northfield Road from Single Dwelling Residential [R1] to Residential Corridor [COR1]) pass first reading;
2. "Zoning Amendment Bylaw 2021 No. 4500.185" pass second reading; and
3. Council direct Staff to secure the road dedication, statutory right-of-way, and community contribution prior to the adoption of the bylaw, should Council support the bylaw at third reading.

BACKGROUND

A rezoning application (RA458) was received from Cortera Land Development Ltd. to rezone the property at 1621 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow a multi-family development.

Subject Property and Site Context

Location	The subject property is located on the east end of Northfield Road within 170m of the Island Highway and the E&N Trail.
Total lot area	1,252m^2
Current zone	R1 – Single Dwelling Residential
Proposed zone	COR1 – Residential Corridor
Official Community Plan Designation	Corridor

The subject property currently contains a residential dwelling and garage that would be removed through development. The property is surrounded by single family and townhouse dwellings on the south side of Northfield Road, and by light industrial and commercial uses on the north side of Northfield Road.

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor 1 (COR1) to allow a proposed two-storey rental apartment building with approximately nine units. The COR1 zoning allows residential uses and a limited number of other uses, including smaller office uses in mixed-use developments. The maximum allowable building height in the COR1 zone is 14m and the maximum permitted base Floor Area Ratio (FAR) is 1.00; the proposed concept plan would achieve a FAR of 0.48. Northfield Road is classified as an 'Urban Arterial' road, thus as a condition of rezoning, a road dedication of 4.25m from the front property line is required, as well as a statutory right-of-way (SRW) that is 3m in width to allow for road improvements in the future.

Policy Context

Official Community Plan

The subject property is located within the Corridor designation (Section 2.2) of the Official Community Plan (OCP). The Corridor designation encourages higher-intensity land uses, such as medium- to high-density residential, and mixed-use developments in two- to six-storey building forms. The conceptual development plan proposes a two-storey residential building with a density of 72 units per hectare. The Corridor designation policies support a density range of 50 to 150 units per hectare, and the proposed building form is supported by the OCP.

Affordable Housing Strategy

The Nanaimo Affordable Housing Strategy (AHS) supports infill in existing neighbourhoods and diversifying housing forms. The proposed rezoning aligns with the AHS objectives by providing the opportunity for rental housing units in an existing neighbourhood.

Transportation Master Plan

The Nanaimo Transportation Master Plan (NTMP) reinforces the land use and transportation policies in the OCP by designating urban nodes and mobility hubs. The NTMP states that mobility hubs will be the focus of increased walking, cycling, and public transit opportunities. The subject property is located with the 600m buffer area of the Nanaimo Regional General Hospital (NRGH) mobility hub, and is within 600m of two bus stops on the #30 NRGH bus route, which connects to Woodgrove Mall and to downtown Nanaimo. The E&N Trail multi-purpose trail is also within 170m of the property.

Community Consultation

The subject property is located within the Hospital Area Neighbourhood Association (HANA), and the proposed rezoning was referred to HANA for review and comment. One comment was received emphasizing that adequate parking should be provided onsite.

A rezoning sign was posted on the property in December 2020, and the applicant held a neighbourhood information meeting on 2021-MAR-13. The neighbours expressed that they would like fencing and a hedge along the rear property line to buffer their properties from the

parking area, and requested that overlook be minimized. The design of the development will be addressed at the development permit stage.

Community Contribution

As outlined in Section 7.3 of the OCP, applicants are encouraged to provide an amenity contribution as part of their rezoning proposal. The applicant is proposing a community amenity contribution of $1,000 per residential unit be used for improvements to Beban Park. Staff support this proposal. The COR1 zone also permits commercial uses, thus if commercial uses were proposed, a contribution of $34 per square metre would be accepted at the time of building permit.

Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2021 No.4500.185", Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Road Dedication and Statutory-Right-of-Way*
   A road dedication of 4.25m from the front property line (Northfield Road), and a statutory right-of-way (SRW) that is 3m in width to allow for the new road standard in the future.

2. *Community Contribution*
   A community contribution of $1,000 per residential unit (or $34/m^2 of commercial floor area if proposed), towards improvements at Beban Park be secured prior to final adoption of the bylaw.

SUMMARY POINTS

- A rezoning application has been received to rezone the property at 1621 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow for a proposed nine-unit multi-family development.
- The subject property is designated as Corridor in the OCP. The proposed development complies with the policy objectives of the Corridor designation, Affordable Housing Strategy, and Nanaimo Transportation Master Plan.
- A community amenity contribution is proposed to be directed to improvements at Beban Park.

ATTACHMENTS

ATTACHMENT A: Context Map
ATTACHMENT B: Location Plan
ATTACHMENT C: Conceptual Site Plan
ATTACHMENT D: Conceptual Building Renderings
ATTACHMENT E: Aerial Photo
"Zoning Amendment Bylaw 2021 No. 4500.185"

Submitted by:

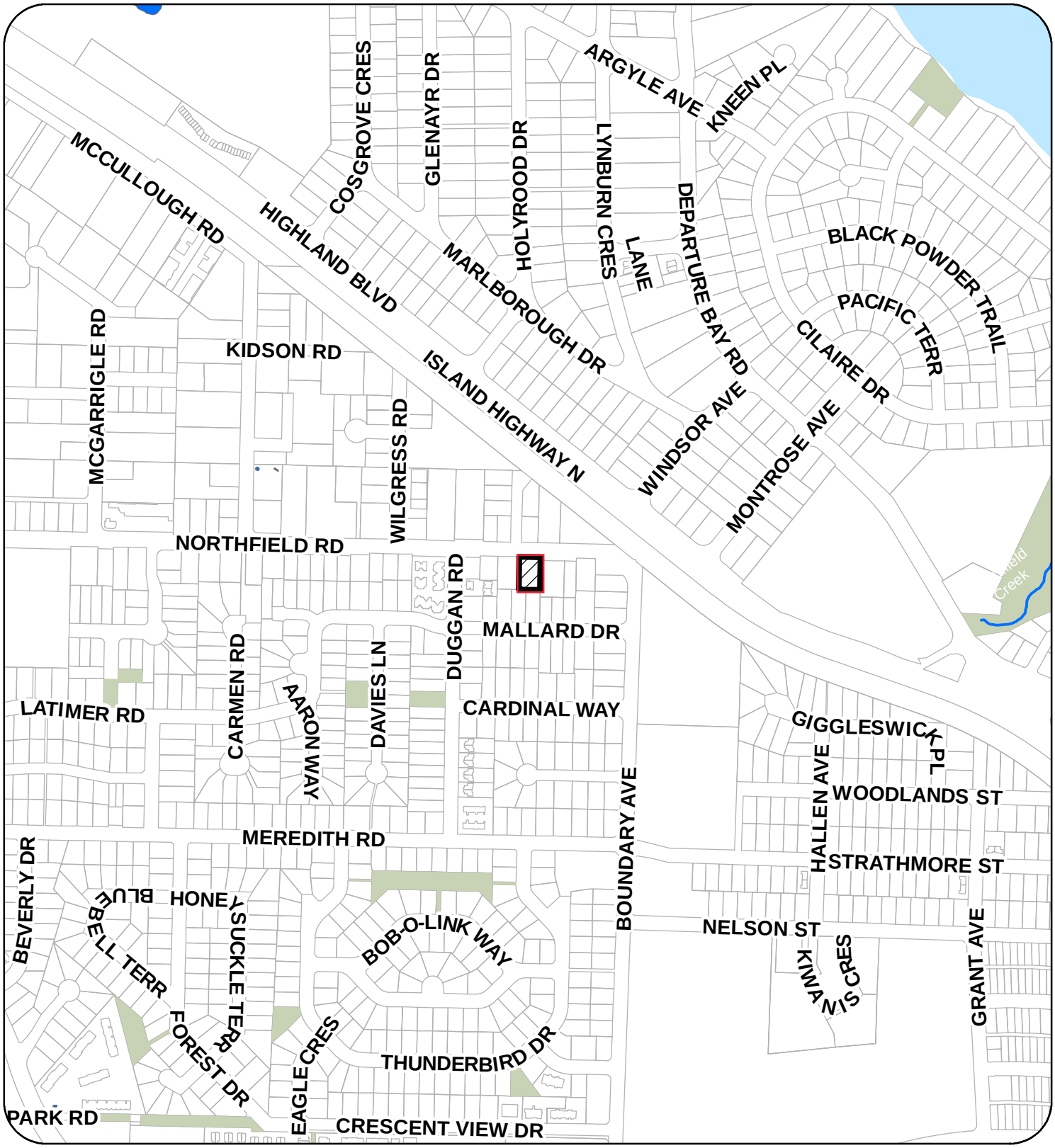
Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A
CONTEXT MAP



REZONING APPLICATION NO. RA000458

N

1621 NORTHFIELD ROAD

Document Path: V:\Source Data\Departmental Data\EngPubWks\GIS\Projects\TEMPLATES\LOCATION_PLAN\Maps\RA000458_ContextMap.mxd

ATTACHMENT B
LOCATION PLAN

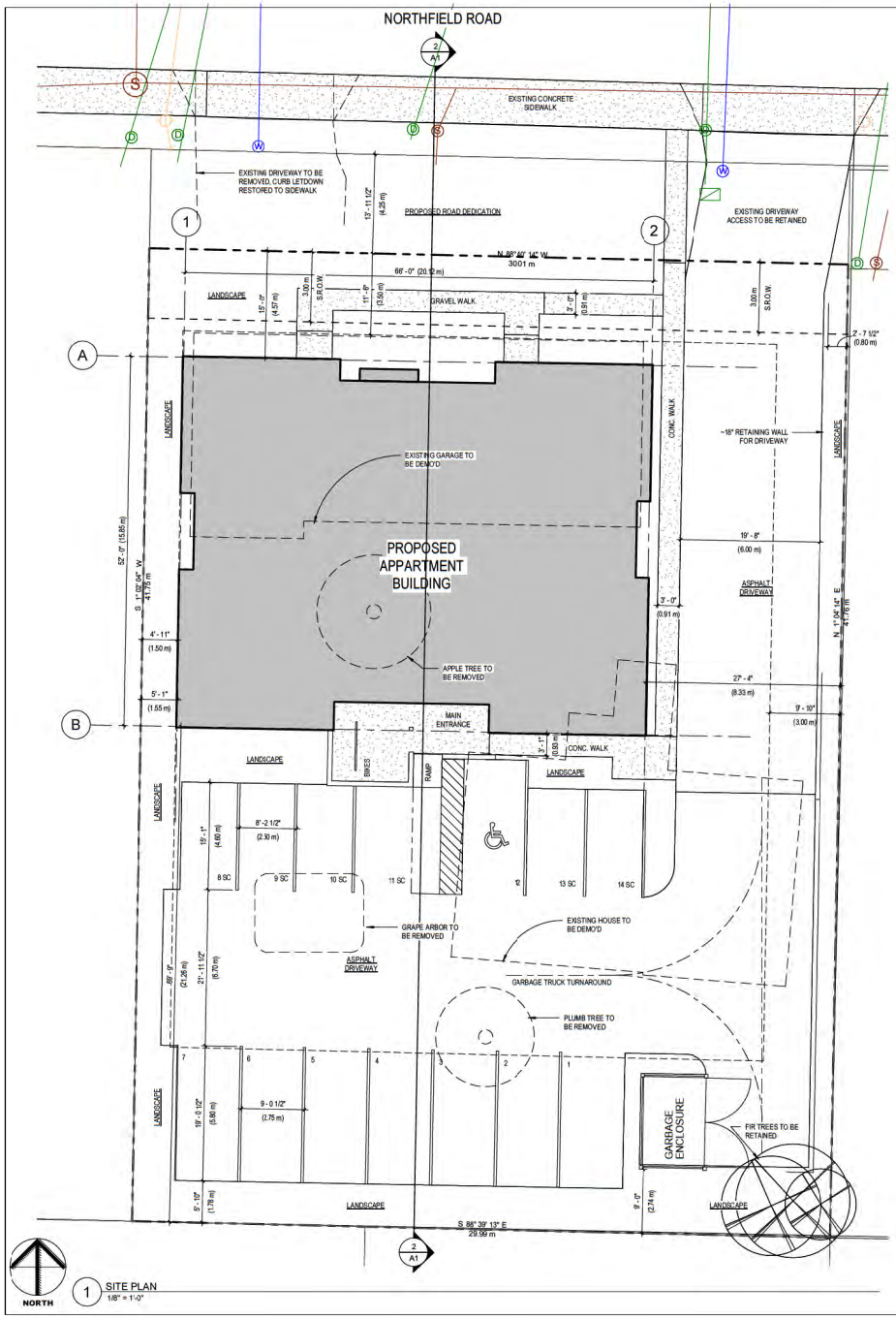
REZONING APPLICATION NO. RA000458

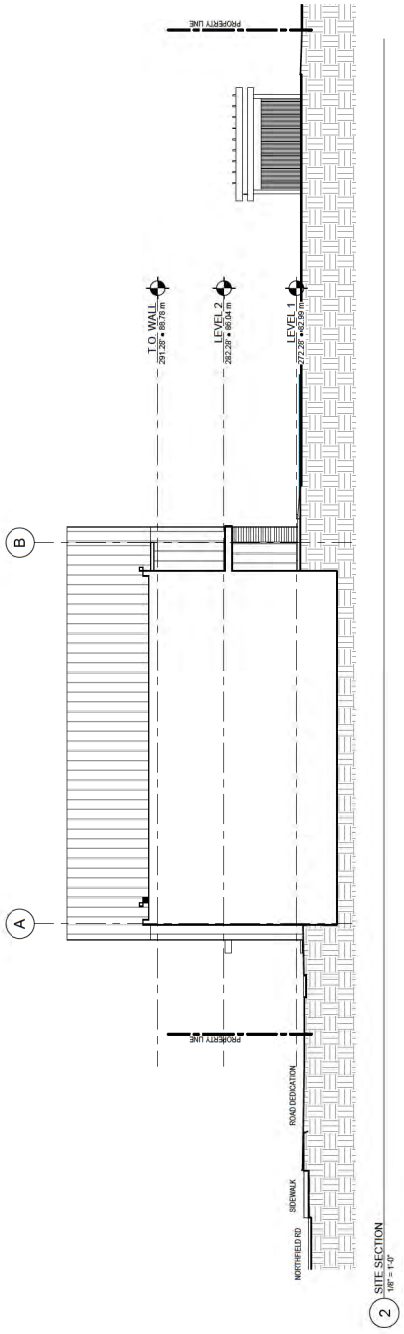
CIVIC: 1621 NORTHFIELD ROAD

LEGAL: LOT B, SECTION 17, RANGE 8, MOUNTAIN, PLAN 25806

Subject Property

ATTACHMENT C
CONCEPTUAL SITE PLAN





SYNOPSIS		
CIVIC ADDRESS		1621 NORTHFIELD RD.
LEGAL DESRIPTION		LOT B, SECTION 17 RANGE 8, MOUNTAIN DISTRICT, PLAN 25806
DEVELOPMENT SUMMARY	**PERMITTED**	**PROPOSED**
PROPOSED ZONING		COR 1
LOT SIZE		1,252 SQ.M.
MAX BLDG. HEIGHT	14.0 m	10.17 m
SETBACKS		
-FRONT	3.5 m	4.57 m
-SIDE 1	3.0 m	8.33 m
-SIDE 2	1.5 m	1.55 m
-REAR	7.5 m	21.26 m
LOT COVERAGE	0.60	0.24
FLOOR AREA RATIO	1.00	0.48
-LEVEL 1		303.4 SQ.M.
-LEVEL 2		303.4 SQ.M.
-TOTAL		606.8 SQ.M.
PARKING SUMMARY	**REQUIRED**	**PROPOSED**
STUDIO UNITS	1 X 1.2 = 1.20	
1 BED UNITS	4 X 1.45 = 5.80	
2 BED UNITS	4 X 1.80 = 7.20	
	14.20	14
SMALL CAR ALLW'D	5.6 (40%)	6

RECEIVED
RA458
2021-JAN-21
Current Planning

SATURNA studios
PLANNING + DESIGN
dan@saturnastudios.ca
(604) 349-1654

Revisions

1	ISSUEC FOR REZONING	2020.04.29

NORTHFIELD RD APPARTMENTS
1621 NORTHFIELD RD
NANAIMO, BC

Proj. No: -
Date: 2021.01.21
Drawn: DC
Scale: As indicated
Seal:

Sheet Name: SITE PLAN CONCEPT
Sheet No: A1

ATTACHMENT D
CONCEPTUAL BUILDING RENDERINGS

1621 Northfield Road

Rental Appartments

VIEW FROM NORTHFIELD RD

VIEW FROM SOUTH-EAST CORNER

RECEIVED
RA488
2020-MAY-05
Current Planning

SATURNA
studios
PLANNING + DESIGN
dan@saturnastudios.ca
(604) 349-1654

Revisions

1	ISSUED FOR REZONING	2020.04.29

NORTHFIELD RD APPARTMENTS
1621 NORTHFIELD RD
NANAIMO, BC

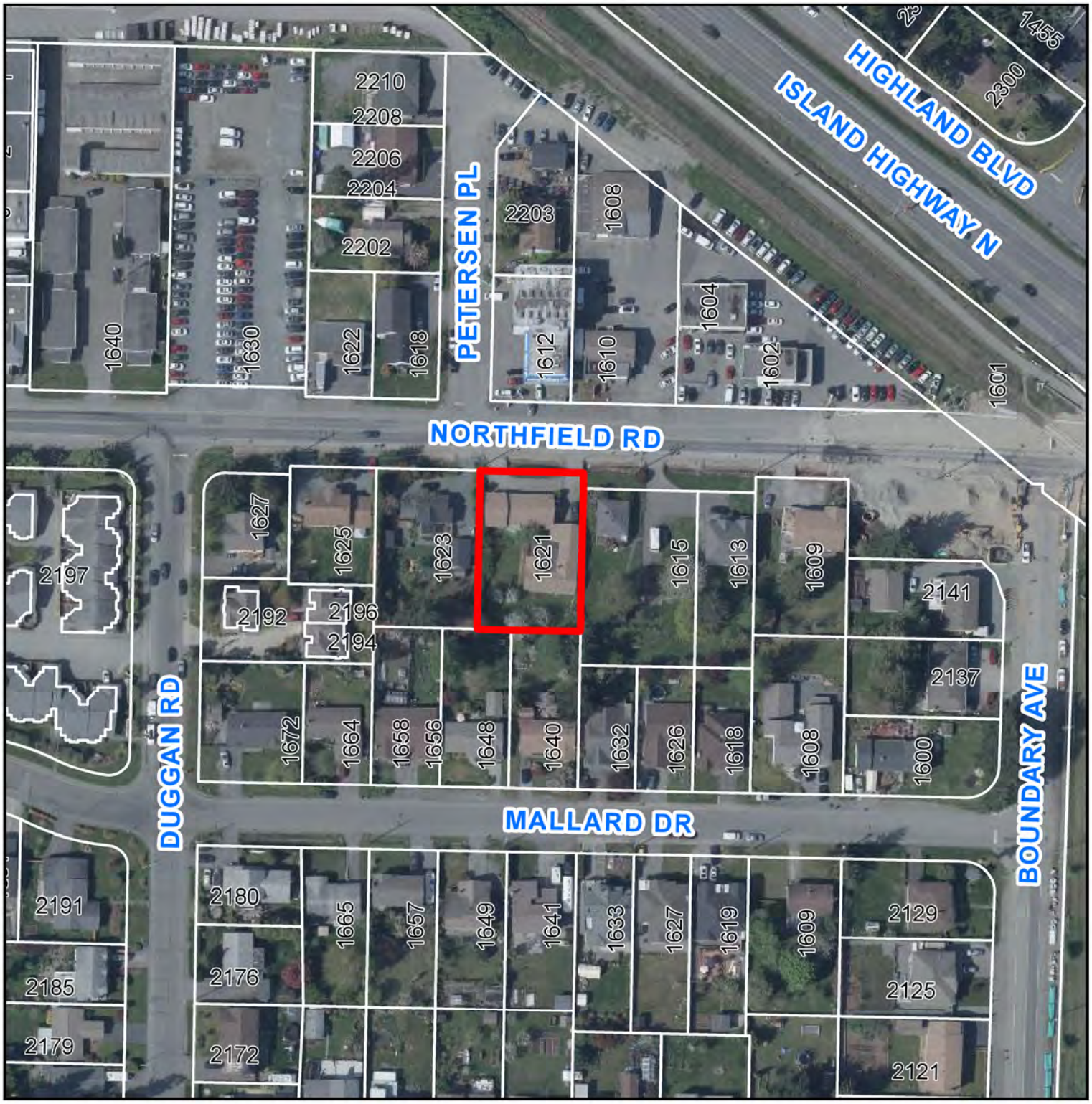
Proj. No: -
Date: 2020.04.29
Drawn: DC
Scale:

Seal:

Sheet Name:
RENDERINGS

Sheet No:
A0

ATTACHMENT E
AERIAL PHOTO



REZONING APPLICATION NO. RA000458

1621 NORTHFIELD ROAD

Current Bylaw

CITY OF NANAIMO

BYLAW NO. 4500.185

A BYLAW TO AMEND THE “CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500”

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 477, 479, 480, 481, 482, and 548 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the “Zoning Amendment Bylaw 2021 No. 4500.185”.

2. The “City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

   By rezoning the lands legally described as LOT B, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 25806 (1621 Northfield Road) from Single Dwelling Residential (R1) to Residential Corridor (COR1) as shown on Schedule A.

PASSED FIRST READING: 2021-APR-19
PASSED SECOND READING: 2021-APR-19
PUBLIC HEARING HELD: _____
PASSED THIRD READING: _____
MINISTRY OF TRANSPORTATION AND INSFRASTRUCTURE: _____
ADOPTED: _____

_____
M A Y O R

_____
CORPORATE OFFICER

File: RA000458
Address: 1621 Northfield Road

SCHEDULE A

REZONING APPLICATION NO. RA000458

CIVIC: 1621 NORTHFIELD ROAD

LEGAL: LOT B, SECTION 17, RANGE 8, MOUNTAIN, PLAN 25806

Subject Property

CITY OF NANAIMO
THE HARBOUR CITY

Staff Report for Decision

DATE OF MEETING May 3, 2021

AUTHORED BY CALEB HORN, PLANNER, CURRENT PLANNING

SUBJECT **ZONING BYLAW "SCHEDULE D" – AFFORDABLE HOUSING AMENDMENTS**

OVERVIEW

Purpose of Report
To amend Schedule D of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" to provide density bonusing points for rental and affordable housing developments.

Recommendation
That:

1. "Zoning Amendment Bylaw 2021 No. 4500.180" (To amend Schedule D of "City of Nanaimo Zoning Bylaw 2011 No. 4500" to provide density bonusing points for rental and affordable housing developments) pass first reading; and
2. "Zoning Amendment Bylaw 2021 No. 4500.180" pass second reading.

BACKGROUND

The City of Nanaimo Affordable Housing Strategy (AHS) was adopted by Council at its meeting held on 2018-SEP-17. The AHS provides a framework to facilitate the development of affordable housing in Nanaimo and includes a number of policy objectives and action items. The AHS considers a range of affordable housing levels broadly categorized as affordable homeownership, affordable rental housing, and non-market housing.

The City of Nanaimo currently provides opportunity for density bonusing through Schedule D of "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw"). The density bonus schedule currently contains seven different categories and two tiers. Each category contains a list of desirable amenities, with a weighted point value and a minimum amount of points needed to achieve each category.

Objective 4.3 of the AHS is to review the practice of density bonusing to increase the supply and integration of non-market housing and Action Item 4.3(a) is to:

> *Revise Schedule D in the Zoning Bylaw to specifically include affordable housing (including non-market housing, affordable rental, and affordable ownership) as an amenity that can result in additional density in a new development.*

Objective 1.1 of the AHS is to develop a secured market rental housing policy and Action Item 1.1(b) of this objective is to:

> *Develop a package of incentives that includes density bonus for 100% rental housing; reduction/waiving of community amenity contributions; parking*

relaxations in transit nodes and corridors; financial incentives; and concurrent processing.

Objective 4.3 is identified as a medium-term (3-5 year) priority in the AHS, and Action Item 4.3(a), to revise Schedule D to specifically include affordable housing, is the first of four suggested action items. Objective 1.1 is identified as a short-term (1-2 year) priority in the AHS.

The proposed "Zoning Amendment Bylaw 2021 No. 4500.180" (the "Amendment Bylaw") is consistent with Action Items 1.1(b) and 4.3(a). Council, at its Governance and Priorities Committee meeting held on 2021-APR-26, recommended that the Amendment Bylaw receive two readings. Should Council pass the first two readings, the Amendment Bylaw will proceed to an upcoming Public Hearing prior to third reading.

DISCUSSION

Proposed Amendments

The proposed Amendment Bylaw, if adopted, will amend current Category 7 – Social Sustainability of Schedule D and create a new Category 8 – Affordable Housing. Existing Category 7 is shown in Attachment A, and the proposed Schedule D changes are highlighted in Attachment B.

Rental Housing

Amendments are proposed to existing Category 7 to align with AHS Action Item 1.1(b) for rental housing. Existing Category 7, Amenity C provides 3 points where at least 50% of the residential dwelling units are secured for rental for at least ten years. The proposed Amendment Bylaw will include the following amendments:

- Revise Amenity C based on stakeholder feedback to increase the percentage of units from 50% to 100%, to allow stratification where independent sales are prohibited for ten years through a Housing Agreement, and to increase the amenity points from 3 to 4;
- Provide a new Amenity D to incentivize purpose-built rental housing without the opportunity for independent sale after ten years; and
- Recalculate the number of amenity points for Category 7 after the addition of a new rental housing item and after the affordable ownership item is moved to Category 8.

By providing two separate rental housing incentive options in Category 7, property owners and developers will be offered flexibility to choose how long they wish to commit to securing rental housing. The ten-year option (Amenity C) aligns with the commitment timeframe for funding offered by Canada Mortgage and Housing Corporation (CMHC) and is consistent with what is currently offered by Schedule D.

Affordable Housing

In addition to the proposed amendments to Category 7, a new category is proposed to specifically include affordable housing and align with the AHS Action Item 4.3(a). As per the AHS recommendation, Category 8 will provide density bonusing points for three levels of affordable housing: affordable ownership, affordable rental, and non-market housing. Existing

Category 7, Amenity D, provides points for affordable ownership and will be revised to become Category 8, Amenity A. There are currently no Schedule D amenity points for affordable rental and non-market housing, and proposed Category 8 Amenities B & C will incentivize both forms of affordable housing, respectively. Each level of affordable housing will offer incremental points based on the number of dwelling units to help encourage integrated forms of affordable housing in line with the AHS objective.

The proposed Category 8 will award points for the following amenities:

A. *Affordable Ownership*. This amenity item is a revised version of existing Category 7, Amenity D. Based on feedback from stakeholders in the development community, the amenity was revised to incentivize dwelling units sold at least 10% less than the median sale price of the current year as determined by the Vancouver Island Real Estate Board (VIREB). Presently, Schedule D only incentivizes dwelling units sold at least 20% less than the median sale price. Based on stakeholder feedback and observed application of Schedule D amenities, the existing Schedule D amenity is not typically sought by property owners. This is due to the fact that the median sale price takes into account not only new dwelling units, but older units that have depreciated in value over time. By setting the benchmark at 10% less than the median sale price for all sales, the amenity will better reflect achievable affordable ownership targets for new developments that are seeking additional density through Schedule D. A maximum of 10 amenity points will be available for this item (1 point per 10% increment of total dwelling units).

B. *Affordable Rental*. This amenity will incentivize affordable rental dwelling units that are rented at less than the average rent level for Nanaimo as determined by CMHC. A maximum of 20 amenity points will be available for this item (2 points per 10% increment of total dwelling units).

C. *Non-market Housing*. This amenity will incentivize non-market housing, as well as supportive housing where 12 months' rent for dwelling units does not exceed 30% of the Housing Income Limit for Nanaimo as determined by BC Housing. This target aligns with the definition of non-market affordable housing provided in the AHS, and is consistent with the types of affordable housing projects offered Development Cost Charge reductions in the "City of Nanaimo Development Cost Charge Bylaw 2017 No. 7252". A maximum of 30 amenity points will be available for this item (3 points per 10% increment of total dwelling units).

The proposed amendments will address the first component of AHS Action Item 1.1(b) as it relates to density bonusing, and the other components of the action item will be explored through future development of an incentive program as envisioned by the AHS.

Policy Context

The proposed Schedule D amendments are directly related to the City's Affordable Housing Strategy goals and implementation strategy. The proposed amendments are further supported by the Regional District of Nanaimo's Regional Growth Strategy Goal 4.1(6): "To support and facilitate the provision of appropriate, adequate, affordable, attainable, and adaptable housing"; as well as the City of Nanaimo's Official Community Plan Policy 3.2(5), "Use incentives to encourage developers to provide affordable housing units".

Based on current best practices for density bonusing and feedback received from stakeholders, it is anticipated the proposed amendments will support the provision of amenities in exchange for density, reinforce Council's strategy priority to support affordable housing, and further incentivize affordable housing developments in the city of Nanaimo.

SUMMARY POINTS

- The City of Nanaimo currently provides opportunity for density bonusing through Schedule D of the Zoning Bylaw.
- The City's Affordable Housing Strategy, adopted in 2018, includes action items to revise Schedule D in the Zoning Bylaw to specifically include affordable housing (including non-market housing, affordable rental, and affordable ownership) and 100% purpose-built rental housing as amenities that can result in additional density for a new development.
- If adopted, the proposed Amendment Bylaw will amend Schedule D of the Zoning Bylaw to provide density bonusing points for rental and affordable housing developments

ATTACHMENTS

ATTACHMENT A: Existing Schedule D – Category 7
ATTACHMENT B: Proposed Schedule D – Categories 7 and 8
"Zoning Amendment Bylaw 2021 No. 4500.180"

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A
EXISTING SCHEDULE D - CATEGORY 7

Category 7: Social and Cultural Sustainability (10 points required)

Amenity		Points
A	At least 10% of the residential dwelling units within a building are no greater than 29m^2 in area.	1
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the *British Columbia Building Code 2012 (BCBC)* or any subsequent Act or Acts which may be enacted in substitution therefore.	3
C	The developer agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that at least 50% of all residential units shall not be stratified or sold independently for at least ten years after the building receives final occupancy.	3
D	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that at least 10% of residential units sold will be sold for at least 20% less than the medium sell price for condos (apartment), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the units provided for within the Housing Agreement must be greater than 29m^2 in area.	4
E	The developer enters into a Housing Agreement with the City of Nanaimo to ensure that where the residential units are subdivided under the *Strata Property Act* or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.	2
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2
G	A children's play area is provided.	1
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3
Total		21

165 points total

[4500.154; 2019-NOV-04]

ATTACHMENT B
PROPOSED SCHEDULE D - CATEGOREIS 7 AND 8

Category 7: Social and Cultural Sustainability (8 points required)

	Amenity	Points
A	At least 10% of the residential dwelling units within a building are no greater than 29m^2 in area.	1
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the *British Columbia Building Code 2012 (BCBC)* or any subsequent Act or Acts which may be enacted in substitution therefore.	3
C	The property owner agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that ~~at least 50% of~~ all residential dwelling units shall not be ~~stratified or~~ sold independently for at least ten years after the building receives final occupancy.*	4*
D	The property owner agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that all residential dwelling units shall not be sold independently.*	7*
E	The property owner agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that where residential dwelling units are subdivided under the *Strata Property Act* or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.*	2*
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2
G	A children's play area is provided.	1
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3
Total		19

*Points will be awarded for only one of C, D, or E.

Category 8: Affordable Housing (10 points required)

Amenity		Points
A	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure that at a portion of the residential dwelling units will be sold for at least 10% less than the median sale price for comparable units (unit type and number of bedrooms), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the dwelling units provided for within the Housing Agreement must be greater than 29m^2 in area.	1 point per 10% increment of total residential dwelling units, up to a maximum of 10 points
B	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure that a portion of the residential dwelling units will be rented at less than average rent levels as determined by the CMHC. The Gross Floor Area of the dwelling units provided for within the Housing Agreement must be greater than 29m^2 in area.	2 points per 10% increment of total residential dwelling units, up to a maximum of 20 points
C	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure rent for a portion of the residential dwelling units does not exceed 30% of the Housing Income Limit for Nanaimo, as determined by BC Housing.	3 points per 10% increment of total residential dwelling units, up to a maximum of 30 points
Total		30

168 points total

Current Bylaw

CITY OF NANAIMO

BYLAW NO. 4500.180

A BYLAW TO AMEND THE CITY OF NANAIMO “ZONING BYLAW 2011 NO. 4500”

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 477, 479, 480, 481, 482, and 548 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the “ZONING AMENDMENT BYLAW 2021 NO. 4500.180”.

2. The City of Nanaimo “ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

   By deleting “Schedule D - Amenity Requirements for Additional Density” and replacing it with the Schedule ‘1’ attached to this Bylaw.

PASSED FIRST READING: 2021-MAY-03
PASSED SECOND READING: 2021-MAY-03
PUBLIC HEARING HELD _____
PASSED THIRD READING _____
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE _____
ADOPTED _____

_____
M A Y O R

_____
CORPORATE OFFICER

File: ZA1-23
Address: N/A

Schedule 1

Schedule D

Amenity Requirements for Additional Density

In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

In order for a development to include the additional Tier 2 density provided for within this Bylaw, the proposed development must achieve at total of 65 or more points set out in the following table which allocates points for amenities, affordable housing and the location of the development.

Category 1: Site Selection (10 points required)

Amenity		Points
A	The proposed development is located on a brownfield site.	5
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3
C	The proposed development is located within 200m of a park or trail network.	1
D	The proposed development is located within 400m of any of the following: • retail store; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; and / or • a CS-1 (Community Service One) zoned property.	1 point each
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: • retail store or public market; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; • a CS-1 (Community Service One) zoned property; and / or • public art.	1 point each
Total		20

Category 2: Retention and Restoration of Natural Features (8 points required)

Amenity		Points
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.	3
C	The proposed development includes at least 50% retention of natural soils.	1
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2
E	The proposed development includes street trees.	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development.	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1
Total		16

Category 3: Parking and Sustainable Transportation (10 points required)

Amenity		Points
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where applicable.	3
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	1
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4
D	The parking area within the proposed development includes at least one electric vehicle charging station.	1
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.	4
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug-in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and b) non-residential uses: 1 motorized scooter or motorcycle space per 600m^2 of Gross Floor Area for the first 5000m^2 plus one space per 1500m^2 of additional Gross Floor Area.; and a) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.	2
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1
Total		20

Category 4: Building Materials (8 points required)

Amenity		Points
A	Wood is the primary building material.	1
B	The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 10% of the total value of materials on the project.	2
C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC), the Sustainable Forestry Initiative (SFI), the Canadian Standards Association – Sustainable Forest Management Standard (CSA-SFM), or recognized equivalent.	3
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project.	2
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled.	2
F	At least 75% of the materials used in construction are renewable resources.	2
G	The property includes an existing building and at least 75% of existing building structure or shell is retained.	3
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project.	1
Total		16

Category 5: Energy Management (11 points required)

Amenity		Points
A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.*	10*
B	The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by two steps.*	15*
C	The proposed development is considered a Part 3 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 (Net Zero Ready) within the BC Energy Step Code; or The proposed development is considered a Part 9 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 or 5 within the BC Energy Step Code.*	30*
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1
Total		31

* Points will be awarded for only one of A, B, or C.

Category 6: Water Management (8 points required)

Amenity		Points
A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2
C	A green roof is installed to a minimum 30% of the roof area.	3
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3
F	A water efficient irrigation system (such as drip) is installed.	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1
Total		16

Category 7: Social and Cultural Sustainability (8 points required)

Amenity		Points
A	At least 10% of the residential dwelling units within a building are no greater than 29m^2 in area.	1
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the *British Columbia Building Code 2012 (BCBC)* or any subsequent Act or Acts which may be enacted in substitution therefore.	3
C	The property owner agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that all residential dwelling units shall not be sold independently for at least ten years after the building receives final occupancy.*	4*
D	The property owner agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that all residential dwelling units shall not be sold independently.*	7*
E	The property owner agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that where residential dwelling units are subdivided under the *Strata Property Act* or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.*	2*
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2
G	A children's play area is provided.	1
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3
Total		19

*Points will be awarded for only one of C, D, or E.

Category 8: Affordable Housing (10 points required)

Amenity		Points
A	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure that at a portion of the residential dwelling units will be sold for at least 10% less than the median sale price for comparable units (unit type and number of bedrooms), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the dwelling units provided for within the Housing Agreement must be greater than 29m^2 in area.	1 point per 10% increment of total residential dwelling units, up to a maximum of 10 points
B	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure that a portion of the residential dwelling units will be rented at less than average rent levels as determined by the CMHC. The Gross Floor Area of the dwelling units provided for within the Housing Agreement must be greater than 29m^2 in area.	2 points per 10% increment of total residential dwelling units, up to a maximum of 20 points
C	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure that 12 months' rent for a portion of the residential dwelling units does not exceed 30% of the Housing Income Limit for Nanaimo, as determined by BC Housing.	3 points per 10% increment of total residential dwelling units, up to a maximum of 30 points
Total		30

168 points total

Definitions

BC Energy Step Code: means a voluntary provincial standard enacted in April 2017 that provides an incremental and consistent approach to achieving more energy-efficient buildings that go beyond the requirements of the base BC Building Code.

Brownfield Site: means a previously commercial or industrial property which is an abandoned, idled, or underused where expansion or redevelopment is complicated by environmental contamination.

Carpool Parking Space: means a parking space clearly marked and designated for the exclusive use of a vehicle used to carry two or more people commuting to the same location.

Electric Vehicle Charging Station: means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

Non-potable Irrigation System: means a system used for providing water to plants which uses water that has not been examined, properly treated, and not approved by appropriate authorities as being safe for consumption.

Pedestrian Network: means a pedestrian trail or series of pedestrian trails that connect a developed property with an adjacent property.

Permeable Surface Area: means any surface consisting of a material that can provide for storm water infiltration.

CITY OF NANAIMO

BYLAW NO. 4500.180

A BYLAW TO AMEND THE “CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500”

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 477, 479, 480, 481, 482, and 548 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the “Zoning Amendment Bylaw 2021 No. 4500.180”.

2. The “City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

   By deleting “Schedule D - Amenity Requirements for Additional Density” and replacing it with the Schedule ‘1’ attached to this Bylaw.

PASSED FIRST READING: 2021-MAY-03
PASSED SECOND READING: 2021-MAY-03
PUBLIC HEARING HELD _____
PASSED THIRD READING _____
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE _____
ADOPTED _____

_____
M A Y O R

_____
CORPORATE OFFICER

File: ZA1-23
Address: N/A

Schedule 1

Schedule D

Amenity Requirements for Additional Density

In order for a development to include the additional Tier 1 density provided for within this Bylaw, the proposed development must achieve sufficient minimum points required in at least three of the categories set out in the following table which allocates points for amenities, affordable housing and the location of the development.

In order for a development to include the additional Tier 2 density provided for within this Bylaw, the proposed development must achieve at total of 65 or more points set out in the following table which allocates points for amenities, affordable housing and the location of the development.

Category 1: Site Selection (10 points required)

Amenity		Points
A	The proposed development is located on a brownfield site.	5
B	The proposed development is located on an existing street where the location does not require any new infrastructure such as storms drains, curbs or sidewalks.	3
C	The proposed development is located within 200m of a park or trail network.	1
D	The proposed development is located within 400m of any of the following: • retail store; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; and / or • a CS-1 (Community Service One) zoned property.	1 point each
E	The proposed development will add any of the following amenities on the site, or immediately adjacent to the site, as part of the proposed development: • retail store or public market; • daycare facility; • Nanaimo Regional District transit bus stop; • any PRC (Parks, Recreation and Culture) Zoned property; • a CS-1 (Community Service One) zoned property; and / or • public art.	1 point each
Total		20

Category 2: Retention and Restoration of Natural Features (8 points required)

Amenity		Points
A	The proposed development includes an Environmentally Sensitive Area (ESA), as identified on Map 2 of the City's Official Community Plan and includes at least a 15m natural area buffer around the ESA.	2
B	The property includes the retention of natural vegetation, trees, shrubs, and under storey for a contiguous area that is equal to or greater than 15% of the property area, exclusive of the required watercourse leavestrip or environmentally sensitive area buffer.	3
C	The proposed development includes at least 50% retention of natural soils.	1
D	The subject property includes at least one significant tree and the proposed development will not result in the loss of any trees included on the list of significant trees within the City of Nanaimo's Management and Protection of Trees Bylaw.	2
E	The proposed development includes street trees.	1
F	After re-planting, the proposed development does not result in a net loss of trees with a caliper greater than 6cm.	1
G	Post development, the total amount of trees on the property, or adjacent road right-of-way or public space is at least 20% more than the number of trees on the property before development.	2
H	Restore a minimum of 50% of the site area (excluding the building footprint) by maintaining pervious surfaces.	3
I	The development includes permanent educational signage or display(s) regarding the protected or planted plants, trees, animal habitat or other natural features on the site.	1
Total		16

Category 3: Parking and Sustainable Transportation (10 points required)

Amenity		Points
A	Long term protected bicycle storage is provided and shower and change room facilities are provided to accommodate building employees where applicable.	3
B	At least one parking space is clearly marked and designated for the exclusive use of a vehicle belonging to a car share or car co-op.	1
C	The developer purchases a new car and gifts the car to a recognized car share provider for the inclusion of a car share space on the subject property.	4
D	The parking area within the proposed development includes at least one electric vehicle charging station.	1
E	A minimum of 80% of the total parking area is located underground or in a parking structure incorporated into the design of the building.	4
F	The proposed development includes covered and designated parking spaces for a motorized scooter or plug-in for an electronic bicycle or electric scooter, or a designated motorcycle parking space to accommodate the following number of spaces: a) multiple family residential developments: 1 motorized scooter or motorcycle space per 15 dwelling units; and b) non-residential uses: 1 motorized scooter or motorcycle space per 600m^2 of Gross Floor Area for the first 5000m^2 plus one space per 1500m^2 of additional Gross Floor Area.; and a) a minimum of one electronic plug-in is provided to accommodate at least one electric scooter or electronic bicycle.	2
G	A pedestrian network is included in the proposed development that connects the buildings on the site with the public road right-of-way and, the pedestrian network from the adjacent site to which there is access by perpetual easement or right-of-way, provided the City agrees to accept the right-of-way.	2
H	Parking does not exceed minimum parking requirements within the City's Development Parking Regulations Bylaw.	2
I	The development includes signage or display(s) regarding sustainable transportation alternatives available on site or within the immediate area.	1
Total		20

Category 4: Building Materials (8 points required)

Amenity		Points
A	Wood is the primary building material.	1
B	The proposed development uses salvaged, refurbished or reused materials; the sum of which constitutes at least 10% of the total value of materials on the project.	2
C	At least 50% of all wood products used in construction are certified by the Forest Stewardship Council (FSC), the Sustainable Forestry Initiative (SFI), the Canadian Standards Association – Sustainable Forest Management Standard (CSA-SFM), or recognized equivalent.	3
D	The proposed development uses materials with recycled content such that the sum of the postconsumer recycled material constitutes at least 25%, based on costs, of the total value of the materials in the project.	2
E	The project developer has submitted a construction and waste management plan that, at a minimum, identifies the materials to be diverted from disposal and whether the materials will be sorted onsite or comingled.	2
F	At least 75% of the materials used in construction are renewable resources.	2
G	The property includes an existing building and at least 75% of existing building structure or shell is retained.	3
H	The development includes permanent educational signage or display(s) regarding the sustainable use of building materials used during construction of the project.	1
Total		16

Category 5: Energy Management (11 points required)

Amenity		Points
A	The proposed development meets at least the requirements of Step 2 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by one step.*	10*
B	The proposed development meets at least the requirements of Step 3 of the BC Energy Step Code and exceeds the requirement specified in the Building Bylaw by two steps.*	15*
C	The proposed development is considered a Part 3 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 (Net Zero Ready) within the BC Energy Step Code; or The proposed development is considered a Part 9 within the British Columbia Building Code (BCBC) and the building meets the minimum requirements of Step 4 or 5 within the BC Energy Step Code.*	30*
D	The development includes permanent education signage or display(s) regarding sustainable energy management practices used onsite.	1
Total		31

* Points will be awarded for only one of A, B, or C.

Category 6: Water Management (8 points required)

Amenity		Points
A	At least 50% of the property is covered with a permeable surface area which may include a green roof.	2
B	The proposed buildings on the property include plumbing features which will use 35% less water than the BC Building Code standard.	2
C	A green roof is installed to a minimum 30% of the roof area.	3
D	A living wall is installed to cover at least 10% of the total available wall area for the proposed project.	2
E	A non-potable irrigation system is installed and used for all on-site irrigation.	3
F	A water efficient irrigation system (such as drip) is installed.	1
G	The proposed development includes a rain garden, cistern, bioswale or storm water retention pond on the property.	2
H	The development site includes permanent educational signage or a display(s) regarding sustainable water management practices used on site.	1
Total		16

Category 7: Social and Cultural Sustainability (8 points required)

Amenity		Points
A	At least 10% of the residential dwelling units within a building are no greater than 29m^2 in area.	1
B	At least 10% of the residential dwelling units meet all the accessibility requirements within the *British Columbia Building Code 2012 (BCBC)* or any subsequent Act or Acts which may be enacted in substitution therefore.	3
C	The property owner agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that all residential dwelling units shall not be sold independently for at least ten years after the building receives final occupancy.*	4*
D	The property owner agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that all residential dwelling units shall not be sold independently.*	7*
E	The property owner agrees to enter into a Housing Agreement with the City of Nanaimo to ensure that where residential dwelling units are subdivided under the *Strata Property Act* or otherwise sold separately, the strata corporation will not place restrictions which prevent the rental of individual residential units.*	2*
F	A permanent public art feature is included on the site in accordance with the City's Community Plan for Public Art.	2
G	A children's play area is provided.	1
H	A dedicated garden space is provided to building residents and/or members of the community in which users are given the opportunity to garden.	1
I	The development site includes permanent heritage interpretive signage or heritage building elements where relevant.	1
J	The development protects and rehabilitates heritage buildings or structures, archaeological resources and cultural landscapes considered to have historical value by the City.	3
Total		19

*Points will be awarded for only one of C, D, or E.

Category 8: Affordable Housing (10 points required)

Amenity		Points
A	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure that at a portion of the residential dwelling units will be sold for at least 10% less than the median sale price for comparable units (unit type and number of bedrooms), as provided by the Vancouver Island Real Estate Board for the current year, and cannot be sold for greater than the original sale price for a period of ten years. The Gross Floor Area of the dwelling units provided for within the Housing Agreement must be greater than 29m^2 in area.	1 point per 10% increment of total residential dwelling units, up to a maximum of 10 points
B	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure that a portion of the residential dwelling units will be rented at less than average rent levels as determined by the CMHC. The Gross Floor Area of the dwelling units provided for within the Housing Agreement must be greater than 29m^2 in area.	2 points per 10% increment of total residential dwelling units, up to a maximum of 20 points
C	The property owner enters into a Housing Agreement with the City of Nanaimo to ensure rent for a portion of the residential dwelling units does not exceed 30% of the Housing Income Limit for Nanaimo, as determined by BC Housing.	3 points per 10% increment of total residential dwelling units, up to a maximum of 30 points
Total		30

168 points total

Definitions

BC Energy Step Code: means a voluntary provincial standard enacted in April 2017 that provides an incremental and consistent approach to achieving more energy-efficient buildings that go beyond the requirements of the base BC Building Code.

Brownfield Site: means a previously commercial or industrial property which is an abandoned, idled, or underused where expansion or redevelopment is complicated by environmental contamination.

Carpool Parking Space: means a parking space clearly marked and designated for the exclusive use of a vehicle used to carry two or more people commuting to the same location.

Electric Vehicle Charging Station: means a public or private parking space that is served by battery charging station equipment that has as its primary purpose the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

Non-potable Irrigation System: means a system used for providing water to plants which uses water that has not been examined, properly treated, and not approved by appropriate authorities as being safe for consumption.

Pedestrian Network: means a pedestrian trail or series of pedestrian trails that connect a developed property with an adjacent property.

Permeable Surface Area: means any surface consisting of a material that can provide for storm water infiltration.