



AGENDA

COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING

February 20, 2018, 5:00 PM - 7:00 PM
Board Room, Service and Resource Centre,
411 Dunsmuir Street, Nanaimo, BC

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, 2017-DEC-19, at 5:00 p.m.
5. **PRESENTATIONS:**
6. **REPORTS:**
 - a. **2018 Strategic Directions** 6 - 7

Purpose: To review the Community Planning and Development Committee's draft 2018 Strategic Directions.

Recommendation: That the Community Planning and Development Committee endorse the 2018 Strategic Directions.
 - b. **Rezoning Application No. RA385 - 1615 Northfield Road** 8 - 13

Purpose: To present the Community Planning and Development Committee with an application to rezone 1615 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow an 11-unit multiple family development.

Recommendation: That the Committee receive the report and provide a recommendation.
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, 2017-DEC-19, AT 5:00 P.M.

PRESENT: Members: Councillor Diane Brennan
 Councillor Ian Thorpe (alternate)
 Daniel Appell
 Colin Brown
 Anthony Griffin
 Patricia Reynes
 Richard Steele
 Kyle Wardstrom

 Absent: Gail Adrienne
 Mercedes Beaudoin-Lobb
 Tyler Brown
 Richard Finnegan

 Staff: Lainya Rowett, Manager of Current Planning and Subdivision
 David Stewart, Planner
 Tamera Rogers, Planner (vacated 5:11 p.m.)
 P. Humphreys, Recording Secretary
 Amir Freund, Transportation Planning Specialist (arrived 5:52 p.m.)

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

The Open Community Planning and Development Committee Meeting was called to order at 5:00 p.m.

2. ADOPTION OF AGENDA:

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

3. ADOPTION OF MINUTES:

 It was moved and seconded that the Minutes of the Regular Meeting of the Community Planning and Development Committee held in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC, on Wednesday, 2017-NOV-29 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

6. REPORTS:

(a) Rezoning Application No. RA378 – 2560 Bowen Road

Delegation:

1. Patrick Brandreth, Island West Coast Developments Ltd., spoke on behalf of the property owners regarding the rezoning application. The intent of the rezoning is to allow automobile sales/service and rental use on a portion of the property which was previously zoned to allow furniture and appliance sales.

It was moved and seconded that the Community Planning and Development Committee receive the report regarding Rezoning Application No. RA378 – 2560 Bowen Road for information. The motion carried unanimously.

It was moved and seconded that the Community Planning and Development Committee support the application to rezone a portion of 2560 Bowen Road to allow a site-specific automobile sales, service and rental use in the Community Corridor (COR3) Zone. The motion carried unanimously.

Tamera Rogers, Planner, vacated the Board Room at 5:11 p.m.

(b) Off-Street Parking Regulations Bylaw Review

Presentation:

1. David Stewart, Planner, provided a presentation detailing new parking regulations for consideration in the Draft Off-Street Parking Regulations Bylaw.

Discussion ensued regarding the methodology of determining the number of parking spaces required for multi-family developments. The criteria includes the number of bedrooms and on-site location. Locations were rated based on proximity to transit and community services in an area, employment density, walkability and the Transportation Master Plan (TMP) and Official Community Plan (OCP) designation. The draft regulations reflect study results, consideration of best practices in other municipalities, and adherence to the TMP and OCP.

Topics discussed included designated parking spots for mobility scooters, electric car charging stations, permeable surface requirements for excess parking spaces, and off-site and shared parking spaces.

Amir Freund, Transportation Planning Specialist, entered the Board Room at 5:52 pm.

It was moved and seconded that the Committee receive the staff report and support, in principle, the draft Off-Street Parking Regulations Bylaw generally as included within Attachment A and the draft Guidelines for the Consideration of a Parking Variance generally as included in Attachment B of the staff report, with the comment that Staff review the parking variance guidelines to consider shared parking between neighbouring properties. The motion carried unanimously.

8. QUESTION PERIOD:

No one in attendance wished to ask questions.

9. ADJOURNMENT:

It was moved and seconded at 6:01 p.m. that the meeting terminate. The motion carried unanimously.

CHAIR

CERTIFIED CORRECT:

CORPORATE OFFICER

2018 Annual Strategic Directions for the Community Planning & Development Committee

Item 1: OCP Amendment Applications

How does it relate to the following?

Strategic Plan Update 2016-2019	Adopted Plans and Documents	Programs
<ul style="list-style-type: none"> Economic Health, Environmental Responsibility, Active Lifestyle 	<ul style="list-style-type: none"> Official Community Plan Transportation Master Plan 	<ul style="list-style-type: none">

Item 2: Zoning Bylaw Amendment Applications

How does it relate to the following?

Strategic Plan Update 2016-2019	Adopted Plans and Documents	Programs
<ul style="list-style-type: none"> Economic Health, Environmental Responsibility, Active Lifestyle 	<ul style="list-style-type: none"> Official Community Plan Neighbourhood / Area Plans Zoning Bylaw Cultural Plan 	<ul style="list-style-type: none">

Item 3: Hospital Area Plan

How does it relate to the following?

Strategic Plan Update 2016-2019	Adopted Plans and Documents	Programs
<ul style="list-style-type: none"> Economic Health, Environmental Responsibility, Active Lifestyle 	<ul style="list-style-type: none"> Official Community Plan Transportation Master Plan 	<ul style="list-style-type: none">

Item 4: Port Drive Waterfront Master Plan

How does it relate to the following?

Strategic Plan Update 2016-2019	Adopted Plans and Documents	Programs
<ul style="list-style-type: none"> Economic Health, Environmental Responsibility, Active Lifestyle Port Drive/South Downtown Waterfront 	<ul style="list-style-type: none"> Official Community Plan Nanaimo Downtown Plan South Downtown Waterfront Initiative Downtown Urban Design Plan and Guidelines 	<ul style="list-style-type: none">

Item 5: Climate Adaptation/Resilience Strategy

How does it relate to the following?

Strategic Plan Update 2016-2019	Adopted Plans and Documents	Programs
<ul style="list-style-type: none"> Economic Health, Environmental Responsibility 	<ul style="list-style-type: none"> Official Community Plan Community Sustainability Action Plan 	<ul style="list-style-type: none">

Item 6: Liquor Control Strategy Update

How does it relate to the following?

Strategic Plan Update 2016-2019	Adopted Plans and Documents	Programs
<ul style="list-style-type: none">Economic Health, Social Equity, Cultural VitalityPublic Safety, Community Wellness	<ul style="list-style-type: none">Official Community PlanZoning BylawLiquor Control Strategy	<ul style="list-style-type: none">

Item 7: Woodgrove Area Plan

How does it relate to the following?

Strategic Plan Update 2016-2019	Adopted Plans and Documents	Programs
<ul style="list-style-type: none">Economic Health, Environmental Responsibility, Active Lifestyle	<ul style="list-style-type: none">Official Community PlanTransportation Master PlanOff-Street Parking Regulations BylawGeneral Design Guidelines	<ul style="list-style-type: none">

Item 8: Development Cost Charges Bylaw Review

How does it relate to the following?

Strategic Plan Update 2016-2019	Adopted Plans and Documents	Programs
<ul style="list-style-type: none">Economic Health, Environmental Responsibility	<ul style="list-style-type: none">Official Community PlanDCC Bylaw	<ul style="list-style-type: none">

Item 9: Census 2016 Information

How does it relate to the following?

Strategic Plan Update 2016-2019	Adopted Plans and Documents	Programs
<ul style="list-style-type: none">Economic Health, Environmental Responsibility, Social Equity	<ul style="list-style-type: none">Official Community PlanEconomic Development StrategySocial Development Strategy	<ul style="list-style-type: none">Community Profiles

Item 10: OCP Update: Background Studies

How does it relate to the following?

Strategic Plan Update 2016-2019	Adopted Plans and Documents	Programs
<ul style="list-style-type: none">Economic Health, Environmental Responsibility, Social Equity, Active Lifestyle, Cultural Vitality	<ul style="list-style-type: none">Official Community PlanTransportation Master Plan	<ul style="list-style-type: none">

DATE OF MEETING February 20, 2018

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT REZONING APPLICATION NO. RA385 – 1615 NORTHFIELD ROAD

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with an application to rezone 1615 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow an 11-unit multiple family development.

Recommendation

That the Committee receive the report and provide a recommendation.

BACKGROUND

A rezoning application (RA385) for 1615 Northfield Road was received from Jeet Manhas on behalf of the property owner, Ron Cantelon. The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow an 11-unit multiple family development.

Subject Property & Site Context

<i>Location</i>	The subject property is located three lots west of the Northfield Road/Boundary Avenue intersection, on the south side of the street.
<i>Total Area</i>	1,700m ²
<i>Current Zone</i>	R1 – Single Dwelling Residential
<i>Proposed Zone</i>	COR1 – Residential Corridor
<i>Official Community Plan Designation</i>	Corridor

The subject property is surrounded by a mixture of commercial, industrial and residential uses. The Northfield Industrial Park is located directly across the street to the north, Brooks Landing commercial centre is located across the Island Highway to the east, and a mixture of single dwelling residential lots and multiple family developments are located to the south of Northfield Road.

The #30 bus route is a north and south bound bus stop within close walking distance of the subject property. The subject property is also near the E&N trail.

There is an existing single residential dwelling and garage on the property that will need to be removed.

DISCUSSION

The applicant is proposing the redevelopment of an existing serviced lot to build an 11-unit townhouse development in a three-storey building form. Road dedication was taken in a previous subdivision application. Full works and services will be required for the property frontage through the building permit, including sidewalk and a bike lane. The section of Northfield Road between Duggan Road and Boundary Avenue has been identified as a Roads DCC Project R-8 with construction scheduled for 2018. Once completed, there will be continuous sidewalk and a bike lane connecting this block with the E&N trail.

As Northfield Road is a major road, accesses are to be limited; the subject property will continue to share its access with 1613 Northfield Road.

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 as well as mixed-use developments in a two to six-storey form. The proposed infill development would achieve a density of 65 units per hectare (uph), which is compatible with the density range of 50 to 150 uph anticipated in the Corridor designation.

The location of the proposed development is within walking distance of services, several transit routes and an employment centre (Hospital Urban Node). The development will also increase neighbourhood connectivity by installing sidewalk and bike lane, contributing to OCP policy to prioritize the safe movement of pedestrians and cyclists.

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 trail improvements to the E&N trail. Staff supports this proposal.

Staff Comment

The rezoning application proposes an infill development that will add density to a location that is served by transit and is near an employment centre, amenities and services. The proposed use and density 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 & Rendering
ATTACHMENT C: Aerial Photo

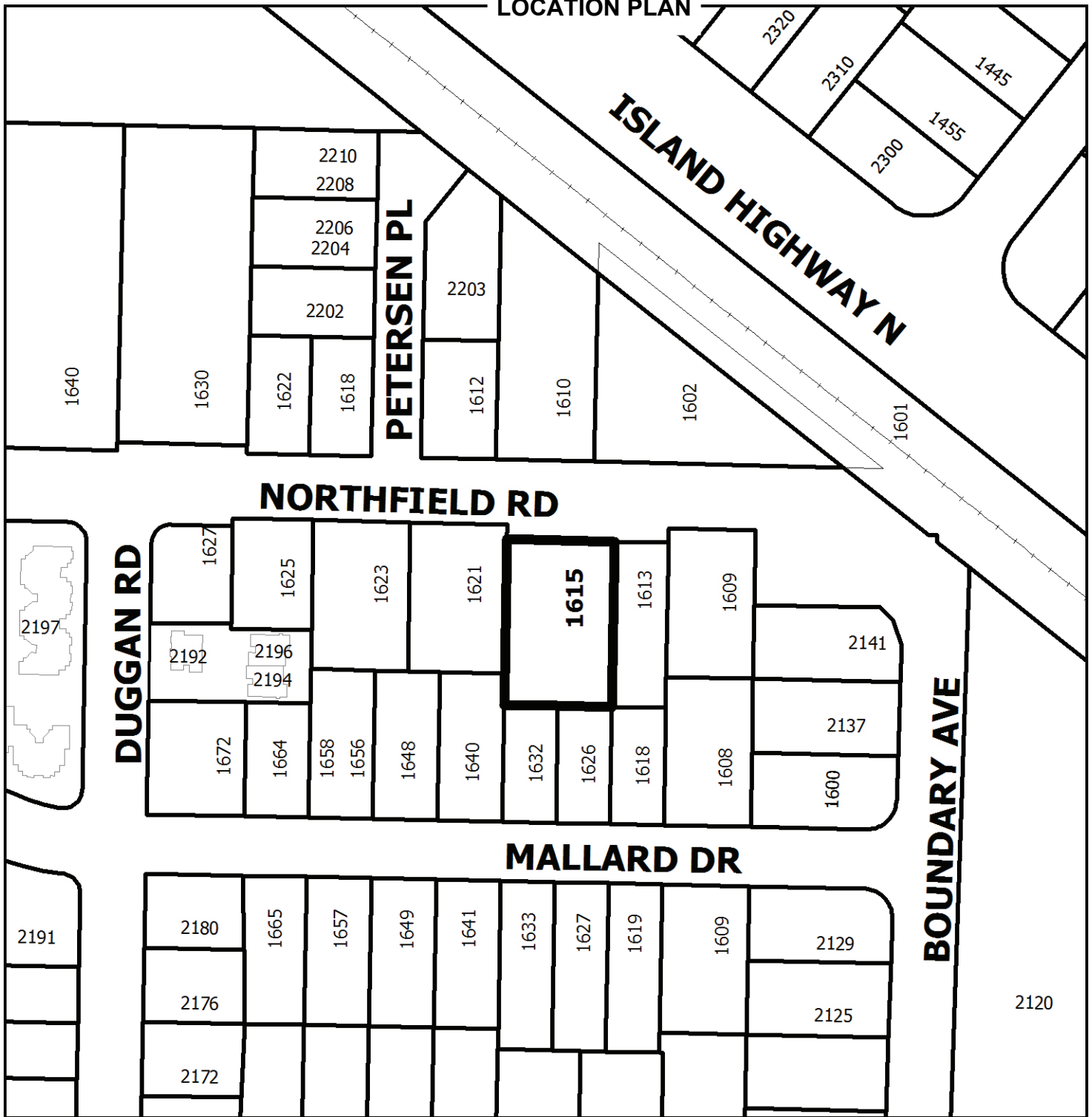
Submitted by:

T. Rogers
Planner, Current Planning & Subdivision

Concurrence by:

L. Rowett
Manager, Current Planning & Subdivision

ATTACHMENT A
LOCATION PLAN



REZONING APPLICATION NO. RA000385

LOCATION PLAN

Civic : 1615 Northfield Road
Lot 1, Section 17, Range 8,
Mountain District, Plan VIP57545,
Except part in Plan VIP82531



Subject Property
to be Rezoned

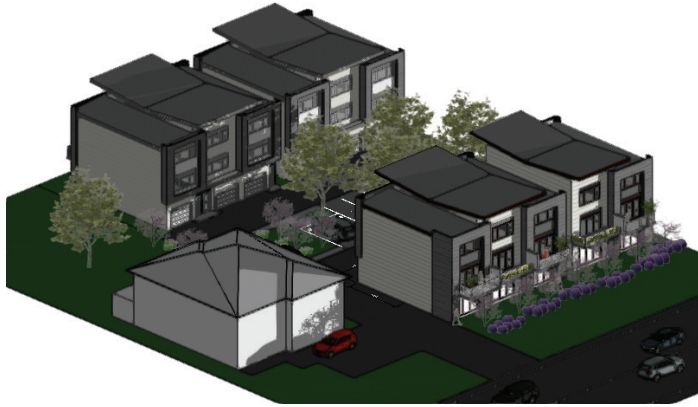


Parks & Open Spaces

ATTACHMENT B CONCEPTUAL SITE PLAN & RENDERING

NORTHFIELD RESIDENCES

1615 Northfield Road • Nanaimo, BC • Canada



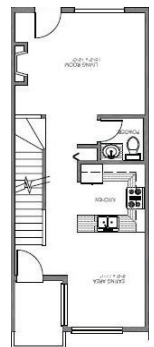
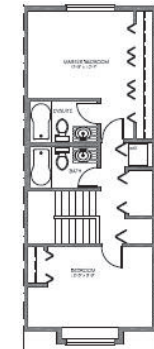
1 Siteplan Perspective
Scale: 1:225



2 Site Perspective
Scale: 1:225



3 Site Plan
Scale: 3/32" = 1'-0"



2 Typical Unit 2nd & 3rd Floor Plans
Scale: 1/8" = 1'-0"

Zoning COR1

Setbacks	Allowed	Proposed
Front 1	3.5m	3.0m
Front 2	6.0m	3.0m
Side 1	1.5m	1.5m
Side 2	3.0m	1.5m
Rear	7.5m	3.0m

Density

Allowed	
FAR 1.0	
Site 18,335 sqft	
Proposed	
11 units x 1500sqft = 16,500sqft	
16500/18335 = 0.89 FAR	
Density Bonus available:	
Tier 1 FAR 1.25 Tier 2 FAR 1.5	

Building Height

Allowed:	
Min 2 stories, Maximum 14m	
Proposed:	
Min 3 stories, Maximum 10m	

Units

11 Two Bedroom Units (~ 1500sqft)

Parking

Required:	
1.66 spaces for each dwelling unit	
11 units x 1.66 = 18.26 spaces req.	
(33% small car spots = 19x33=6)	
Aisle width 5.5m	
Proposed:	
11 One Car Garages 9x19	
2 Open Parking 9x19	
6 Small Car Open Parking 8x18	
Aisle width 5.8m	




finn + associates design ltd.

ATTACHMENT C
AERIAL PHOTO



REZONING APPLICATION NO. RA000385



 Subject Property