



## AGENDA

### COMMUNITY PLANNING AND DEVELOPMENT COMMITTEE MEETING

November 29, 2017, 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 - 6

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-OCT-17 at 5:00 p.m.
5. **PRESENTATIONS:**
  - a. **Brian Zurek, Planning, to provide a presentation regarding the Hospital Area Plan - Open House Materials Review**
  - b. **B. Corsan, Deputy Director of Community Development, to provide a presentation regarding the Waterfront Walkway**
6. **REPORTS:**
  - a. **Official Community Plan Amendment Application No. OCP83 - 5260, 5280, and 5300 Tanya Drive** 7 - 30

[Note: It is recommended that this item be moved forward in the Agenda to precede Item 5. Presentations]

*Purpose: To present the Community Planning and Development Committee with an application to amend the future land use of the Official Community Plan (Map 1) from Urban Reserve to Neighbourhood.*

Recommendation: That the Committee receive the report and provide a recommendation to Council.

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-OCT-17, AT 5:00 P.M.

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PRESENT:   Members:   Councillor J. A. Kipp, Chair  
                              Dan Appell  
                              Richard Finnegan  
                              Anthony Griffin  
                              Patricia Reynes  
                              Richard Steele  
                              Kyle Wardstrom

                  Absent:   Councillor D. M. Brennan  
                              Councillor G. W. Fuller  
                              Gail Adrienne  
                              Mercedes Beaudoin-Lobb  
                              Colin Brown  
                              Tyler Brown

                  Staff:    Lainya Rowett, Manager, Current Planning & Subdivision  
                              Amir Freund, Transportation Planning Specialist  
                              Brian Zurek, Planner (vacated 5:51 p.m.)  
                              Tamera Rogers, Planner  
                              Rebecca Buckler, Recording Secretary

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

The Community Planning and Development Meeting was called to order at 5:14 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 Tuesday, 2017-SEP-19 at 5:00 p.m. be adopted as circulated. The motion carried unanimously.

4. PRESENTATIONS:

- (a) Brian Zurek, Planner, will provide a presentation regarding the Hospital Area Plan - Issues and Opportunities Results
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Brian Zurek, Planner, provided a presentation regarding the Hospital Area Neighbourhood planning process and a summary of feedback gathered during the Issues and Opportunities stage of public consultation.

He provided background information on the neighbourhood area and planning process, including neighbourhood boundaries, current Official Community Plan designations, zoning and consultation to-date.

Over the summer, meetings were held with various community stakeholders to identify the issues and opportunities in the Hospital area. A total of 61 issues and opportunities were identified, ranging in topic from land use to transit. In addition, a public survey was made available with over 500 respondents. The most popular issue identified was parking (or lack thereof), followed by services (or lack thereof). A full summary of results was provided in the agenda package dated 2017-OCT-17.

Two consultants have been hired to assist in the creation of a plan; one to provide conceptual design options based on feedback results, and one to look at transportation networks (all modes). These options will be presented to the Community Planning and Development Committee for review and comment at the 2017-NOV-21 meeting, and then to the public for review and comment through a series of public meetings:

- Stakeholder Meetings – November 23 and 28
- Public Open House – November 30
- Online Survey – November 1 to December 1

Committee members provided some preliminary comments including:

- The Regional District of Nanaimo should consider incentives to promote the use of transit by hospital workers (for instance, a subsidized rate) in order to alleviate parking demands.
- Although not contained in the plan area, the Northfield intersection should be considered as part of the planning process.
- The abandoned Woodlands school parking lot should be considered as an option for extra parking.

It was moved and seconded that the Community Planning and Development Committee receive the presentation regarding the Hospital Area Plan – Issues and Opportunities Results for information. The motion carried unanimously.



5. REPORTS:

(a) Community Planning and Development Committee Key Date Calendar – 2018

It was moved and seconded that the Community Planning and Development Committee Key Date Calendar – 2018 be received for information. The motion carried unanimously.

(b) Rezoning Application No. RA383 – 285 Rosehill Street

Tamera Rogers, Planner, introduced the applicants, who have attended in order to speak to the rezoning application at 285 Rosehill Street.

Taryn O’Flanagan, Clinical Manager, Vancouver Island Mental Health Society, explained that the Society is a Vancouver Island based non-profit organization demonstrating excellence in support services for adults with mental health and addictions concerns, and/or cognitive challenges.

John O’Reilly, Project Planner, M’akola Development Services, began his presentation, providing an overview of site location and context, ways in which the proposal conforms to the City’s zoning, Official Community Plan and neighbourhood plan policies, an overview of the proposal (including site plan), and the project’s merits.

Brian Zurek, Planner, vacated the Board Room at 5:51 p.m.

Committee members provided the following comments:

- Consider planting a decorative hedge along the Terminal Avenue sidewalk to discourage people from crossing the highway in this location.
- Ensure the proposed sidewalk along Rosehill Street is aligned to provide direct access to on-street parking.
- Consider opportunities for an additional pedestrian crossing near the site.

It was moved and seconded that the Community Planning and Development Committee receive the report titled Rezoning Application No. RA383-285 Rosehill Street and support Rezoning Application No. RA383 - 285 Rosehill Street (to rezone the subject property from Medium Density Residential [R8] to Mixed Use Corridor [COR2] to allow a 19-bed personal care facility). The motion carried unanimously.

6. QUESTION PERIOD:

A Committee member requested clarification on the criteria that is used to determine which items come to this Committee for consideration. Tamera Rogers, Planner, explained that the Community Planning and Development Committee reviews rezoning projects of more significant scale such as multi-family (three or more units), commercial, and industrial. She noted that bylaw amendments for smaller scale projects (duplex, single family) are not reviewed by the Committee. Lainya Rowett, Manager of Current Planning & Subdivision, added that the Committee’s Terms of Reference outlines that the Committee reviews

significant changes of use and density, including amendments to neighbourhood plans, Official Community Plan, zoning bylaws, etc.

7. ADJOURNMENT:

It was moved and seconded at 6:18 p.m. that the meeting terminate. The motion carried unanimously.

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CHAIR

CERTIFIED CORRECT:

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CORPORATE OFFICER

DATE OF MEETING November 29, 2017

AUTHORED BY BRIAN ZUREK, PLANNER, COMMUNITY & CULTURAL PLANNING

**SUBJECT OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION  
OCP83 – 5260, 5280, and 5300 TANYA DRIVE**

## **OVERVIEW**

### **Purpose of Report**

To present the Community Planning and Development Committee with an application to amend the future land use designation of the Official Community Plan (Map 1) from Urban Reserve to Neighbourhood.

### **Recommendation**

That the Committee receive the report and provide a recommendation to Council.

## **BACKGROUND**

Official Community Plan (OCP) Amendment Application OCP83 and Rezoning Application RA370 for 5260, 5280, and 5300 Tanya Drive were received from Mr. Jared Steingard (Westbrook Consulting Ltd.) on behalf of Broadview Developments Inc.; Wallace Kurt Raynor, and Lianne Ruth Raynor; and B.G.R. Holdings Inc., respectively. This OCP amendment application precedes the rezoning application for the Committee's consideration.

### **Subject Property**

Location	The subject properties are located at the terminus of Tanya Drive near Linley Valley in North Nanaimo.
Total Lot Area	29.3 ha
Current OCP Designation	Urban Reserve
Current Zone	Urban Reserve - AR2
Proposed OCP Designation	Neighbourhood

The subject properties are forested and 29.3 ha in area. One dwelling is located on 5280 Tanya Drive. No dwellings are located on either 5260 or 5300 Tanya Drive. The OCP designates the subject properties as Urban Reserve. Urban Reserve designated lands near Linley Valley are approximately 100.4 ha in area, and split 58.9 ha north and 41.5 ha south of the lands designated Parks and Open Space. The land use designation north of the subject properties is Neighbourhood, while land use to the south of the subject properties is Parks and Open Space.

## **DISCUSSION**

The applicant proposes to develop a residential subdivision on the subject properties. The concept is based on 16 units per hectare corresponding to the permitted density in the Steep Slope Residential Zone – R10. If Council approves the proposed OCP amendment, the

applicant would proceed with existing application RA370 to rezone the property from Urban Reserve – AR2 to Steep Slope Residential – R10. The proposed development concept includes residential units in single and duplex building forms with freehold and strata land tenures.

### **Urban Reserve Policy**

A key goal of the OCP is to manage urban growth in Nanaimo. The 2008 OCP identified sufficient lands zoned to provide for housing demand to 2031. Lands were placed within the Urban Reserve designation in the OCP to allow for future growth beyond the 2031 timeframe. The population forecast prepared as part of the OCP update projected a 2016 population of 101,396. The 2016 Census documented the City of Nanaimo's population at 90,504, or 10,892 fewer than the 2016 projection.

The subject properties are part of a larger area in Linley Valley that was placed in an Urban Reserve designation in 2008 with the OCP update. Previously, the area was located outside of the Urban Containment Boundary.

Section 2.6 of the OCP lists three objectives for the Urban Reserve: to manage future urban growth, to ensure efficient servicing, and to contribute to a sustainable community. The Urban Reserve allows the City to manage growth on a neighbourhood scale by protecting undeveloped lands from uncoordinated and incremental development.

Relevant policies from Section 2.6 Urban Reserve include:

- 2.6.1 Areas identified for future urban development are contained within an Urban Reserve designation.
- 2.6.4 An Area Plan for lands within an Urban Reserve designation will be prepared to provide a comprehensive plan for land uses (including residential, parks and open spaces, and supporting commercial), environmental protection (including wetlands and steep slopes), servicing, integrated stormwater management, transportation, and timing of development.
- 2.6.5 Adoption of an Area Plan is required prior to urban development occurring, including further subdivision and servicing of lands, within an Urban Reserve area.

The Urban Reserve policies clearly identify the subject lands to be held for future growth management purposes. The lands are not intended to be removed from the Urban Reserve until the City determines a need to use the lands to address housing demand.

The condition of preparing an Area Plan prior to consideration of the lands for urban development is in place to both manage the timing of development of the lands and to ensure a comprehensive review is conducted prior to a development proceeding.

### **Area Plan Requirement**

An Area Plan is an amendment to the OCP, which requires a robust public consultation process. Area Plans typically address future land use, transportation networking, infrastructure and servicing, parks and open space, environmental protection, and urban design considerations. Additionally, an Area Plan may address the timing of future development. The timing of future development is informed by a market analysis to quantify the citywide demand for residential housing by type, location, and unit price.

In 2008, the OCP contemplated an Area Plan would commence in the medium to long-term (10 to 20 years). This estimate was based on the currently designated development lands in the OCP being sufficient to accommodate growth for the next 20 years approximately.

Notwithstanding the implementation schedule, Staff evaluate conditions regularly over the duration of the OCP to update the Area and Neighbourhood Plan development priorities. To date, Staff has not sought direction from Council for direction to proceed with an Area Plan for Linley Valley Urban Reserve.

In 2014, the City purchased a portion of lands in Linley Valley designated Urban Reserve. Council subsequently designated the purchased lands as Parks and Open Space in the OCP. The OCP designation change separated the remaining Urban Reserve lands near Linley Valley into areas north and south of the re-designated lands.

In 2015, Mr. David Steingard, a representative for Broadview Developments Inc., requested that Council allow separate Area Plans to occur for the northern and southern portions of the Linley Valley Urban Reserve, and to advance the date of the Area Plan process for Linley Valley. Mr. Steingard also requested that private landowners be permitted to conduct and fund the Area Plan process with staff oversight. Council denied the requests at its regular meeting on 2015-MAR-02; therefore, the Area Plan process remains a policy requirement prior to Council considering the removal of lands from the Urban Reserve.

With this application, the applicant proposes to change the land use designation from Urban Reserve to Neighbourhood in the OCP without undertaking an Area Plan process. Without an Area Plan process, evaluating the proposal becomes a review of OCP policy in the context of the subject properties only.

### **Proposed Neighbourhood Designation**

The proposed development within a Neighbourhood designation presents a number of significant issues that would have to be addressed prior to proceeding with additional development approvals. The issues include water supply infrastructure, transportation network design, and land use.

Characteristics of the subject properties make the proposed concept technically challenging to develop because of the elevation, steeply sloping topography, and relative isolation of the lands. For example, due to the elevation of the subject properties, the applicant would be required to construct on-site water supply infrastructure, including a pumping station. Additionally, the road network serving the subject properties is currently developed to a mix of rural and urban standards. Therefore, the developers would also be required to construct significant off-site improvements to the existing transportation network at their cost in addition to the required on-site construction costs. Detailed cost estimates of the required on- and off-site infrastructure improvements are unknown at this time. However, because of the scale of the requirements the costs are expected to be significant, especially compared to more traditional infill developments on less challenging terrain.

The costs associated with constructing the infrastructure required to service the concept development would be borne by the developers of the subject properties. However, the long-term costs associated with maintaining and replacing the future City-owned infrastructure would be borne by the City. Staff does not have sufficient information at this time to determine the life cycle costs of the required infrastructure.

Construction costs relate directly to the sale price of residential units. Higher densities result in lower per unit development costs. The applicant's concept development includes single family and duplex building forms. In the current real estate market, single-family dwellings are becoming increasingly unaffordable.

Typically, housing becomes more affordable as residential densities increase. Increased neighbourhood-scale residential densities are typically represented in tri-plex, four-plex, and other forms of attached housing. Additionally, attached building forms allow clustered development to conserve open space and environmentally sensitive areas on steeply sloping development sites.

The applicant's development concept proposes a large footprint, a relatively low density, and a narrow selection of units. Conversely, OCP neighbourhood policy supports a mix of residential options for all demographic categories and levels of affordability.

### **Staff Comment**

The Urban Reserve was developed to be a growth management tool for the City. The OCP does not identify a need to include the subject property as urban development land in the City at this time. Removing the subject properties from the Urban Reserve without an Area Plan is not supported by Urban Reserve policy. The development concept is challenged to meet housing affordability policy in the Neighbourhood designation of the OCP and to provide infrastructure that can be managed sustainably by the City.

### **ATTACHMENTS**

ATTACHMENT A: Location Plan  
ATTACHMENT B: Concept Plan  
ATTACHMENT C: Letter of Rationale  
ATTACHMENT D: Developer Open House |  
ATTACHMENT E: Aerial Photo

### **Submitted by:**

B. Zurek  
Planner, Community Planning |

### **Concurrence by:**

B. Anderson  
Manager, Community and Cultural Planning |

# ATTACHMENT A

## Schedule A



OFFICIAL COMMUNITY PLAN NO. OCP00083

## LOCATION PLAN

Civic: 5260, 5280 and 5300 Tanya Drive  
Lot 4, 5 and 6, District Lot 55,  
Wellington District, Plan 47120

 Redesignate from  
Urban Reserve to  
Neighbourhood

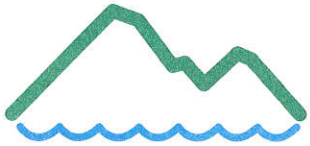




## ATTACHMENT B: Concept Plan







**WESTBROOK**  
**Consulting Ltd.**

October 31, 2016

3057-02

City of Nanaimo  
Service and Resource Centre  
411 Dunsmuir Street  
Nanaimo, B.C. V9R 0E4

Attn: Bruce Anderson, Manager, Community & Cultural Planning

**Re: Official Community Plan Amendment and Rezoning of 5260, 5280 & 5300 Tanya Dr  
Amendment Rationale & Economic Impact Analysis**

Dear Sir:

Westbrook Consulting is proud to present the following Official Community Plan (OCP) Amendment and Rezoning Application for 5260, 5280 and 5300 Tanya Drive. We are working on behalf of Broadview Development Inc., B.G.R. Holdings Inc. and Wallace and Lianne Raynor. The subject properties are located in North Nanaimo and are currently part of the Urban Reserve with AR2 zoning. Figure 1 below shows the three subject properties.

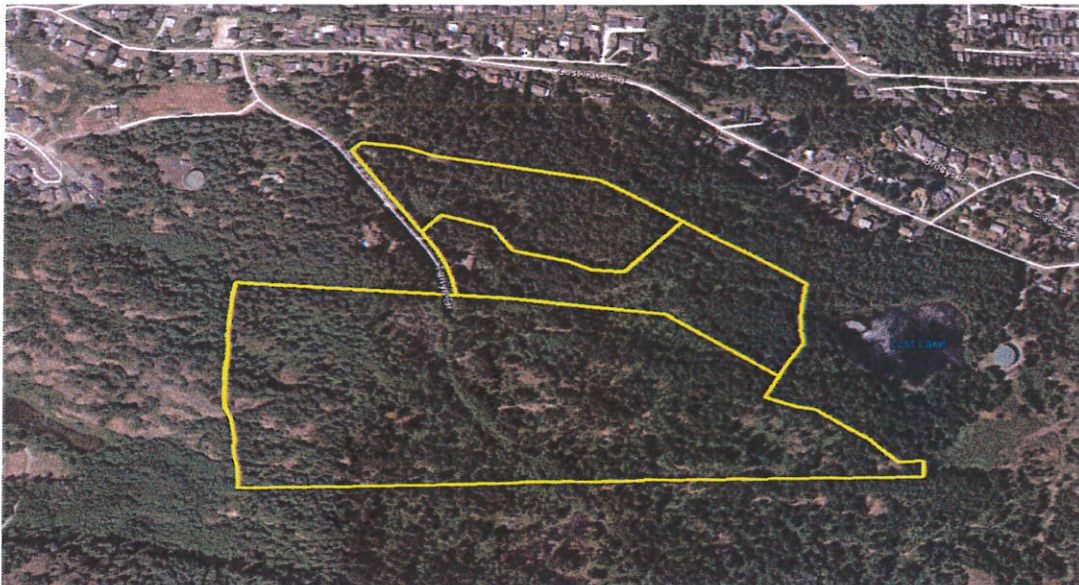


Figure 1 - Subject properties - Image courtesy of Google Earth

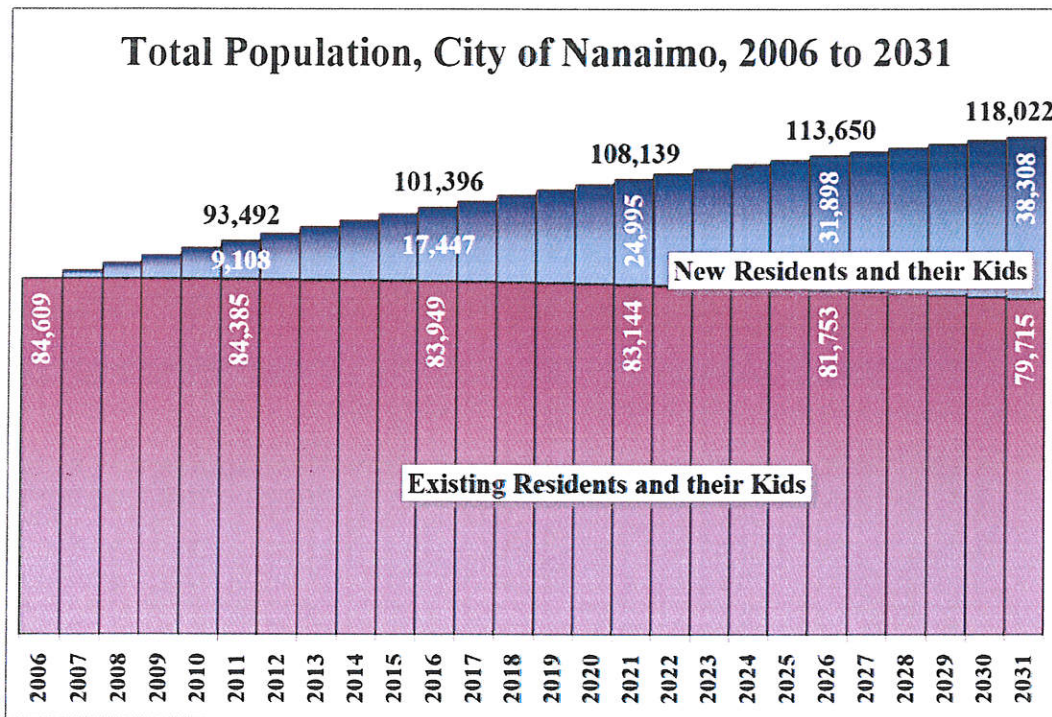
## AMENDMENT RATIONALE

North Nanaimo has experienced significant, steady growth for several years. Such growth has sustained the residential construction industry, creating jobs for local trades, and has provided homes for the growing city. The Urban Reserve was created to provide an area for future housing for the City of Nanaimo. After years of sustained growth, the inventory of building lots is low and there is significant demand for housing in North Nanaimo. We feel that it is time to look to the Urban Reserve and start the planning process so that additional housing can be provided within the City limits.



Currently, AR2 zoning permits subdivision to a minimum 5ac lot size. We feel that a rural style development would not be the highest and best use of the land, given the proximity to city amenities, municipal infrastructure, and the current demand for housing in North Nanaimo.

As part of the 2006 OCP review, Urban Futures was retained by the City of Nanaimo to study population trends in the City. Nanaimo has seen steady growth of varying rates for the past several decades. For the 25 year period that was studied (2006 to 2031), growth was expected to be 53% for the region over the study period. We believe that the City of Nanaimo will exceed the population projections provided by Urban Futures.



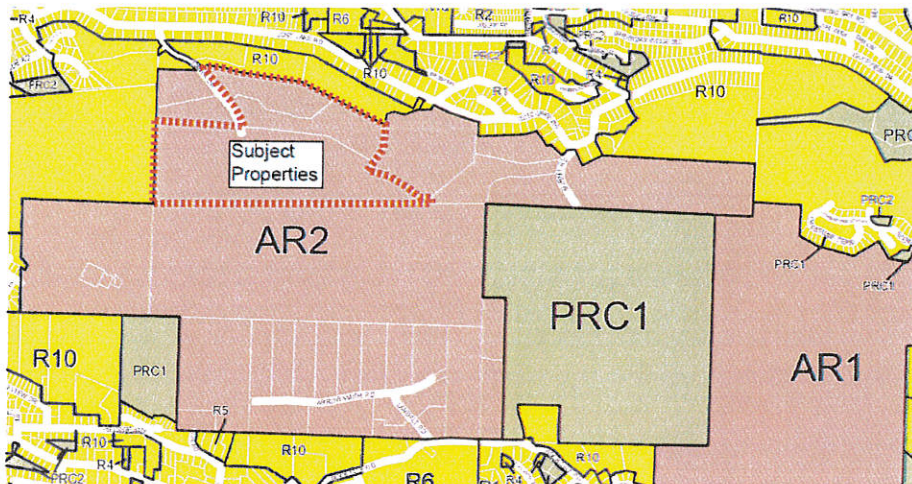
**Figure 2 - Population Trends - Urban Futures 2006 Report**

Vancouver Island and the Lower Mainland provide an appealing climate to both the working class and retiring Canadians. Vancouver Island, and specifically Nanaimo, offer a great climate with more affordable housing options than the Lower Mainland. Nanaimo has big city amenities at its fingertips, with raw, natural West Coast beauty integrated into the City and the region as a whole. These factors continue to promote Nanaimo, and enticing new residents to move to the Harbour City. Figure 2 above illustrates this trend of population growth supported by new residents.

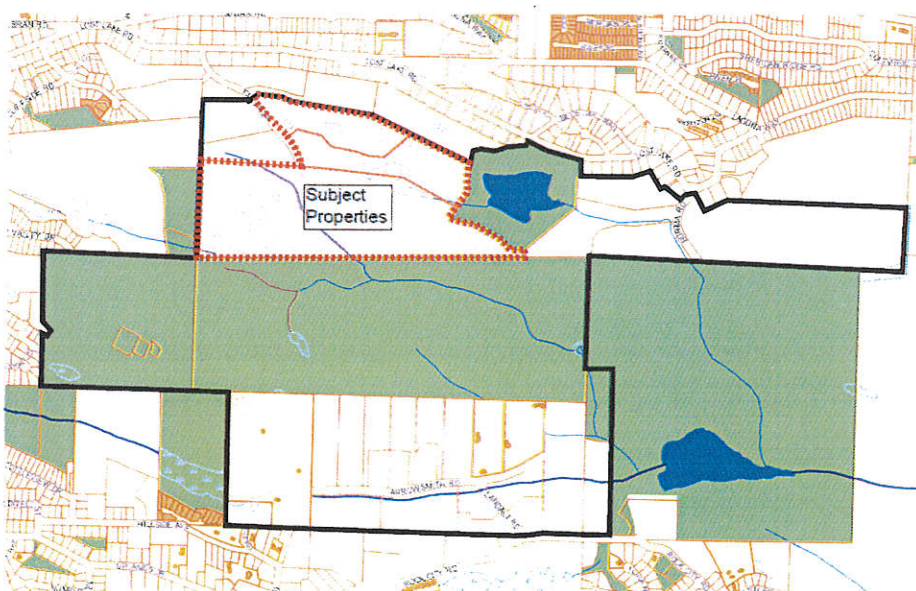
For these reasons, our clients believe in Nanaimo, and have chosen to be invested here. We believe that we will see sustained growth the Nanaimo economy, and as a result, the housing market will continue to thrive.



In 2014, City Council directed staff to purchase 195.9 acres of land in the Linley Valley to expand the park system. This decision was made in reaction to members of the public to see areas preserved in their natural state. The purchase cost taxpayers approximately \$5.7 million. This area of new park land has taken land out of the Urban Reserve, and therefore reduced the overall potential housing stock within the City of Nanaimo, specifically the north end. The reduced Urban Reserve is illustrated in Figures 3 and 4 below. Figure 4 also shows how the linear expansion of park land has created three separate areas of the Urban Reserve.



**Figure 3 - Original AR2 Urban Reserve Area**



**Figure 4 - Original AR2 showing new park areas**

With a reduction to the Urban Reserve, and ultimate housing stock for the City, it is imperative for the remaining Urban Reserve properties to be carefully planned and developed so that they can provide the housing that the City of Nanaimo needs. Without developing the Urban Reserve, City growth would be pushed to the outlying areas of the City, which is not sustainable.



Our goal is to create a world class neighbourhood. We want to create a neighbourhood that the City and its residents are proud of, and happy to live in. As discussed with the planning department, we would like to see the R10 zone applied to the subject properties as we feel this zoning provides a healthy balance for sloped properties. This zoning has been applied to the majority of surrounding neighbourhoods, and would be a good model to follow. We envision a neighbourhood with a mixture of single family, and multi-family housing. We see park areas and green space integrated into the site, providing connectivity of parks and trails. We envision Tanya Drive being a gateway to the parkland acquired in 2014, providing an access point for all to enjoy the trails and natural beauty that the park has to offer. Through the development, we could offer an accessible trail head, complete with a parking lot and other park amenities.

### ECONOMIC IMPACT ANALYSIS

We believe that this project will be of great economic impact to the City. The City will directly benefit through the payment of Development Cost Charges (DCCs), Building Permit Fees, and ongoing property taxes. However, we believe the two most significant economic impacts to the City will be the jobs that are created, and affordable housing options through multi-family projects.

The Times Colonist in Victoria reported in January 2016 that residential construction has a multiplying effect for local economies. It is estimated that for every 100 homes built, 394 jobs are created, driving \$28.7 million into the economy, with \$3.6 million in local government revenue. Similarly, for every 100 apartment units there are 161 jobs, \$11.7 million in income and \$2.2 million in taxes and revenue to the local governments.

We have tried to relate such figures to the proposed development. The following table illustrates three scenarios to show the range in fees payable to the City directly through the construction phases. Scenario 1 shows the impact of a 100% single family build out. Scenario 2 shows a 100% multi-family build out. Scenario 3 shows a 50%-50% split.

Scenario	1 (100% Single Family)	2 (100% Multi Family)	3 (50% Single Family)
<b>S.F. Area / Units</b>	29.32 ha / 469	0 ha / 0	14.66 ha / 234
<b>M.F. Area / Units</b>	0 ha / 0	29.32 ha / 469	14.66 ha / 235
<b>Total Area / Units</b>	29.32 ha / 469	29.32 ha / 469	29.32 ha / 469
<b>DCCs</b>	\$7,532,304	\$7,211,344*	\$7,371,481*
<b>Building Permit Fees</b>	\$1,500,800	\$1,172,500	\$1,336,650
<b>Total</b>	<b>\$9,033,104</b>	<b>\$8,383,844</b>	<b>\$8,708,131</b>
<b>Property Taxes**</b>	\$2,579,500	\$1,876,000	\$2,227,000

\*Multi-Family DCCs are based on an average floor area of 160m<sup>2</sup>

\*\*Based on 2016 property taxes

The R10 zone allows for both single family and multi-family housing. We believe that a mix of housing density will provide a wide range of house prices. This will continue to provide affordable housing options new home buyers, retirees and everyone in between.

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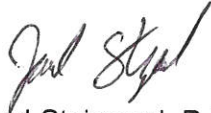
## SUMMARY

We believe the City of Nanaimo is in need of building lots for North Nanaimo. As such, we believe the timing is right to start planning for development within the Urban Reserve. Our application represents one area within the Urban Reserve, allowing for additional development planning in the future for the remaining areas. The park acquisition has reduced the overall Urban Reserve, and segregated it into three distinct areas. The subject properties will provide housing that is in need, while increasing the City's tax base and will provide DCCs to fund regional infrastructure projects.

We look forward to working with Staff and Council on this application, and look forward to hearing from you.

Yours truly,

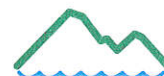
**WESTBROOK CONSULTING LTD.**



Jared Steingard, P.Eng., LEED AP  
Project Manager

JJS

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## **ATTACHMENT D: DEVELOPER OPEN HOUSE**

### Welcome to the Broadview Developments Inc. Open House

Thank you for coming tonight! We have organized this open house to share our development plans with the neighbourhood and receive feedback on our conceptual plans. There is no formal presentation tonight. Please help yourself to some refreshments while you view our plans.

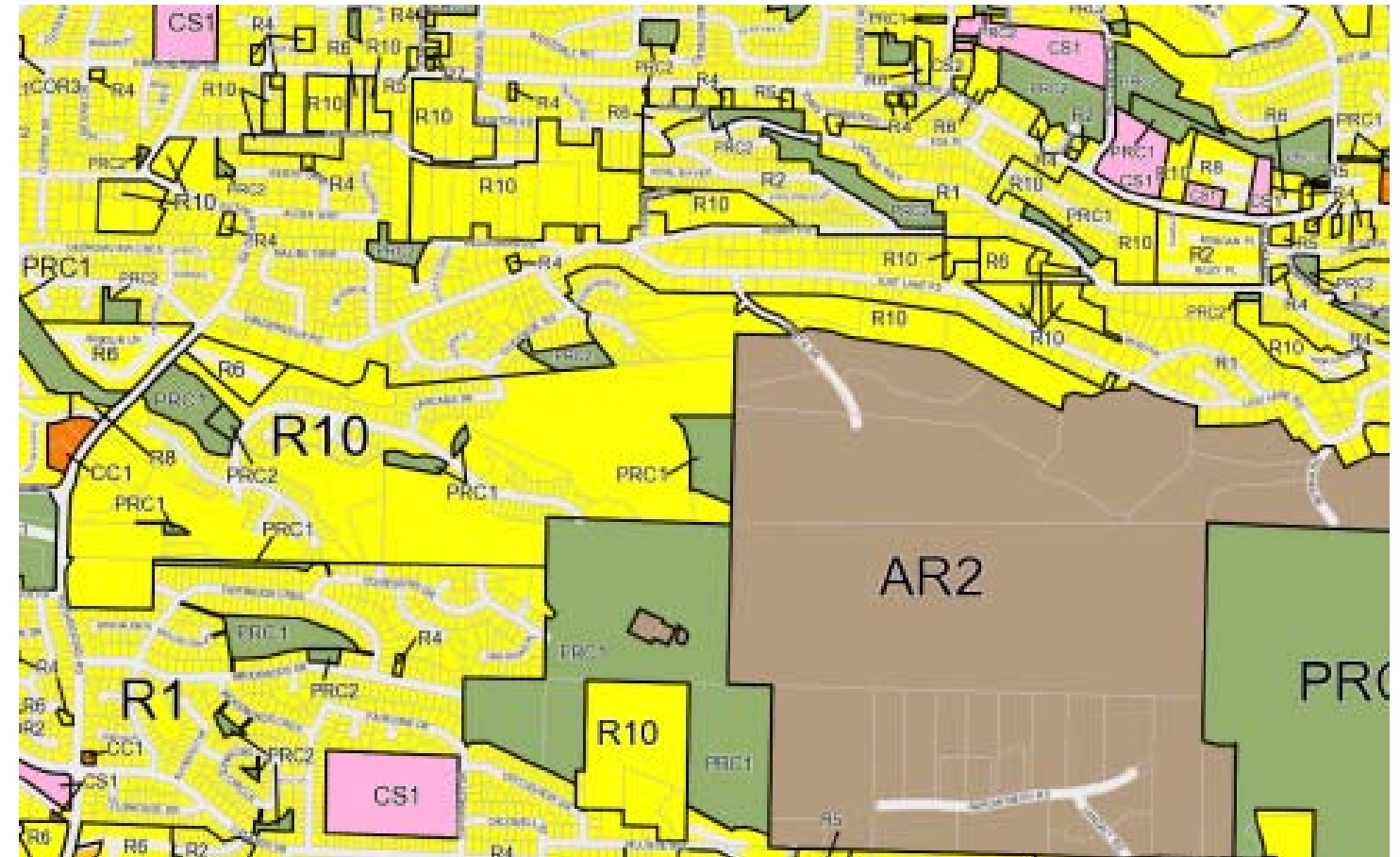
This meeting is for information only, and to provide answers to any questions that you may have. There are no council votes or decisions happening tonight.

Please sign in with your name and address. There are comment forms as well. We would love to hear your feedback!

## PROJECT OVERVIEW

In November 2016, Westbrook Consulting applied for an amendment to the Official Community Plan from the Urban Reserve designation to Neighbourhood. A rezoning from AR2 to R10 was also applied for at the same time. The R10 zone is very common in the north Nanaimo neighbourhoods. The adjacent image illustrates the zoning on some surrounding properties. Currently there are no other land uses (such as commercial) being proposed.

The R10 zone limits site density to 16 units per hectare. The zone is tailored to suit steep and rolling terrain. The zone allows development to complement green space as it allows density to transfer to other areas that will have a smaller footprint on the environment.



In order to amend the Official Community Plan, a comprehensive Area Plan is required. Such a plan will provide a roadmap for development. Key attributes in such a plan include the following:

- Land planning for residential use
- Park and open space planning
- Environmental impact assessments and the protection of sensitive areas
- Engineering assessments on sewer, storm water and potable water
- Transportation planning and traffic impact assessments
- Steep slope analysis and the identification of key ridgelines



# Existing AR2 Zoning allows for subdivision into 5ac lots

## PART 8 - AGRICULTURE RURAL RESIDENTIAL

### 8.1 DESCRIPTION OF ZONES

Zone	Abbreviation	Intent of Zone
Rural Resource	AR1	This zone provides agriculture and rural uses on larger lots without urban services.
Urban Reserve	AR2	This zone provides for agriculture and residential uses on large rural lots, with limited urban services and provides for the preservation of land for future development.

### 8.2 PERMITTED USES

8.2.1 The uses listed in the following table shall be permitted where indicated with a 'P' within the corresponding zone, subject to the conditions of use specified:

Use	Zones		Conditions of Use
	AR1	AR2	
Agriculture	P	P	Roadside stands for agriculture or horticulture products grown on the lot are permitted, provided they do not exceed a Gross Floor Area of 30m <sup>2</sup> .
Animal Shelter	P	P	
Animal Training	P	P	The total Gross Floor Area of all buildings used for animal training shall not exceed 200m <sup>2</sup> per lot.
Boarding Kennels	P	--	No more than 65 dog enclosures (runs or cages) or dogs permitted per lot.
Campgrounds	P	--	No person shall occupy a campground for more than 90 days per calendar year, with the exception of the campground owner or manager. No accessory building or structure shall be placed on a camping space. The minimum average camping space shall not be less than 100m <sup>2</sup> .
Golf Course	P	--	The total Gross Floor Area of all buildings used for a golf course accessory office, retail pro shop, restaurant or banquet area shall not exceed 800m <sup>2</sup> . A golf course shall contain no less than 9 holes and the average hole yardage shall be no less than 165 yards.
Horse Stable	P	P	
Mobile Home	P	P	
Pet Daycare	P	P	The total Gross Floor Area of all buildings used for pet daycare shall not exceed 200m <sup>2</sup> .
Single Residential Dwelling	P	P	

(4500.002; 2011-OCT-02)

P = Permitted use  
-- = Use not permitted in this zone

8.2.2 The uses listed in the following table shall be permitted as an accessory use where indicated with an 'A' within the corresponding zone, as per the conditions of use specified:

Use	Zones		Conditions of Use
	AR1	AR2	
Bed and Breakfast	A	A	Permitted as an accessory use within a single dwelling, subject to Part 6 of this Bylaw.
Boarding and Lodging	A	A	Shall not exceed two sleeping units and shall not accommodate more than two persons.
Convenience Store	A	--	An accessory convenience store is permitted where a campground use exists provided the Gross Floor Area of the store does not exceed 33m <sup>2</sup> .
Daycare	A	A	Subject to the regulations contained in Part 6 of this Bylaw.
Home Based Business	A	A	
Office	A	--	An accessory office is permitted where a campground use exists provided the Gross Floor Area of the office does not exceed 33m <sup>2</sup> .
Restaurant	A	--	An accessory restaurant is permitted where a campground use exists, provided the combined Gross Floor Area of the restaurant and convenience store does not exceed 50m <sup>2</sup> .
Secondary Suite	A	A	Subject to the regulations contained in Part 6 of this Bylaw.

(4500.002; 2011-OCT-02) (4500.073; 2015-MAR-16)

A = Use Permitted as an Accessory Use  
-- = Not a Permitted Use

### 8.3 DENSITY

8.3.1 The following table specifies the maximum allowable number of units permitted per lot for each zone. Where applicable, the number of camping spaces permitted per hectare is regulated within the campground density column.

Zone	Residential Density	Campground Density
AR1	One single dwelling or mobile home. One additional dwelling unit may be permitted where the lot area is greater than 0.4 hectares.	No more than 30 camping spaces per hectare of land.
AR2	One single dwelling or mobile home. One additional dwelling unit may be permitted where the lot area is greater than 0.4 hectares.	Not a permitted use.

8.3.2 Notwithstanding 8.3.1, where a lot contains more than one dwelling unit neither dwelling unit may be subdivided or otherwise strata titled from the other dwelling unit.

### 8.4 LOT SIZE AND DIMENSIONS

8.4.1 The following table specifies the minimum lot size, minimum lot frontage and minimum lot depth of all agricultural residential lots within the corresponding zone:

Zone	Minimum Lot Size	Minimum Lot Frontage	Minimum Lot Depth
AR1	2 hectare	15m	45m
AR2	1 hectare	15m	45m

(4500.002; 2011-OCT-03) (4500.031; 2012-DEC-03)

8.4.2 Notwithstanding Subsection 8.4.1, where the lot is not serviced by a community water system the minimum lot area shall be 2 hectares.

### 8.5 SITING OF BUILDINGS

8.5.1 The following table identifies the distance a principal building must be set back from the lot line specified within each respective yard area within the each zone:

Zone	Front Yard	Side Yard	Flanking Side Yard	Rear Yard
AR1 and AR2	7.5m	3m	4.5m	7.5m

8.5.2 Notwithstanding Subsection 8.5.1, buildings, structures, cages, enclosures, runs or pens used for the keeping of animals, drinking or feeding troughs or manure piles shall not be located less than 15m from all lot lines. Mushroom growing, boarding kennels, animal training or bee, swine, or mink keeping uses shall be setback at least 30m from all lot lines.

8.5.3 In addition, buildings, structures, cages, enclosures, runs or pens, as outlined in Subsection 8.5.2, shall be located to the satisfaction of the Medical Health Officer in respect of all nearby wells, lakes, streams and springs or other bodies of water which in his or her opinion could suffer contamination wherefrom.

8.5.4 Notwithstanding Subsection 8.5.1, where the lot is used as a campground, all yard setbacks shall be 7.5m.

8.5.5 Notwithstanding Subsection 8.5.1, general provisions in Part 6 of this Bylaw for the siting of buildings near watercourses will also apply.

### 8.6 SIZE OF BUILDINGS

8.6.1 The maximum lot coverage, excluding farm buildings, shall not exceed 20% of the lot area.

8.6.2 The height of a principal building, not including farm buildings, shall not exceed 9m.



**Our goal** is to create a world class neighbourhood. We want to create a neighbourhood that the City and its residents are proud of, and happy to live in. We envision a neighbourhood with a mixture of single family, and multi-family housing. We see park areas and green space integrated into the site, providing connectivity of parks and trails. We envision Tanya Drive being a gateway to the parkland acquired in 2014, providing an access point for all to enjoy the trails and natural beauty that the park has to offer. We will strive to provide amenities to complement the park, and provide trailhead public facilities such as a parking lot, bathrooms, and picnic benches.

We have been working with a consulting team to deliver what we believe is an exceptional neighbourhood plan. Once our conceptual plans and reports satisfy the City of Nanaimo staff, we will move forward to the formal stages of the process, which involves council.

Currently we have engaged the following professionals:

Westbrook Consulting Ltd., *Jared Steingard, P.Eng., LEED AP*

Raymond de Beeld Architect Inc., *Raymond de Beeld, Architect AIBC, MRAIC, Leed BD+C*

Cascadia Biological Services, *Thomas Roy, R.P. Bio., QEP*

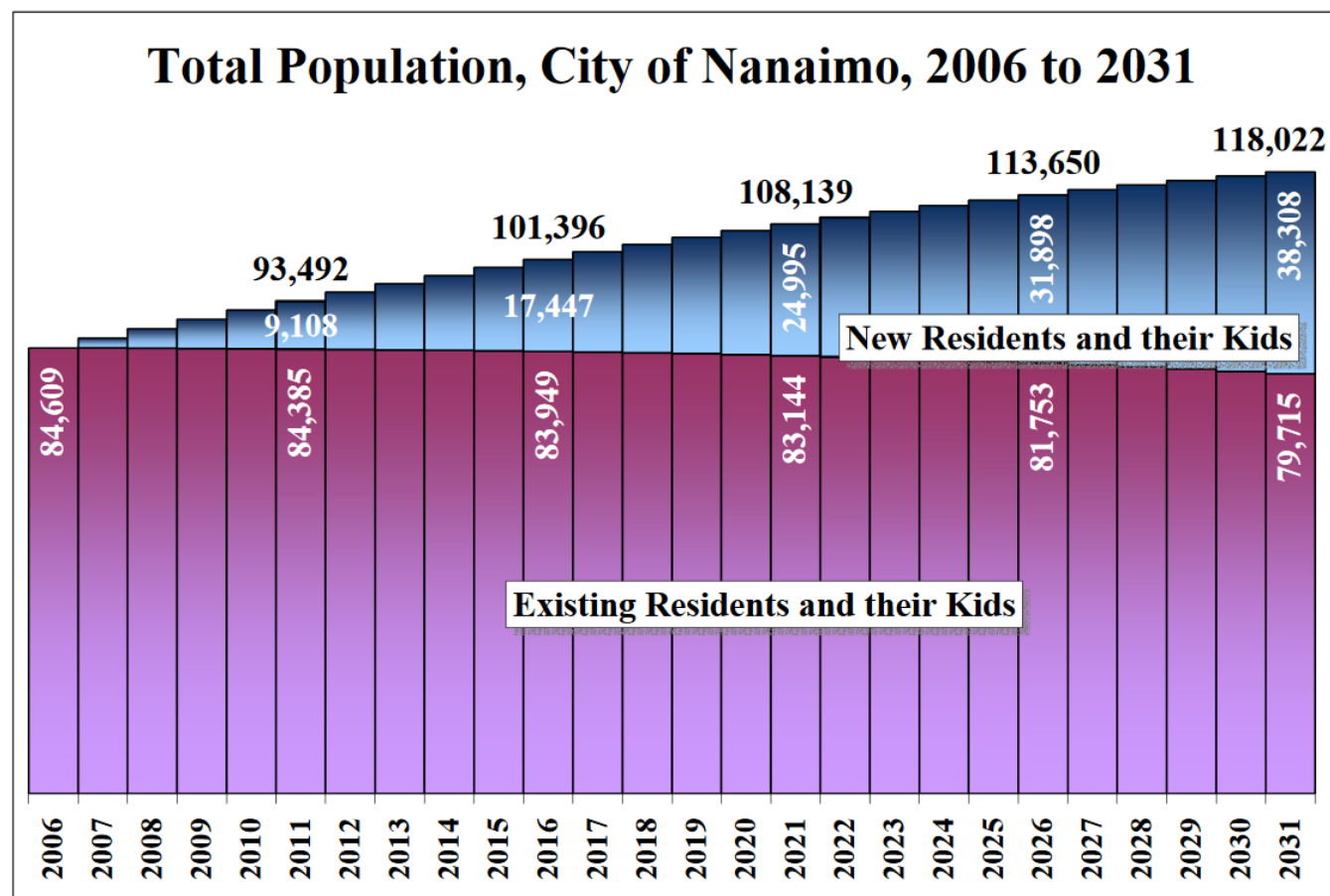
Watt Consulting Group, *Nadine King, P.Eng., PTOE*

Williamson & Associates Professional Surveyors, *Brian Henning, B.C.L.S.*

Collectively, we are working to provide the best possible neighbourhood plan!

## AMENDMENT RATIONALE

North Nanaimo has experienced significant, steady growth for several years. Such growth has sustained the residential construction industry, creating jobs for local trades, and has provided homes for the growing city. The Urban Reserve was created to provide an area for future housing for the City of Nanaimo. After years of sustained growth, the inventory of building lots is low and there is significant demand for housing in North Nanaimo. We feel that it is time to look to the Urban Reserve and start the planning process so that additional housing can be provided within the City limits.

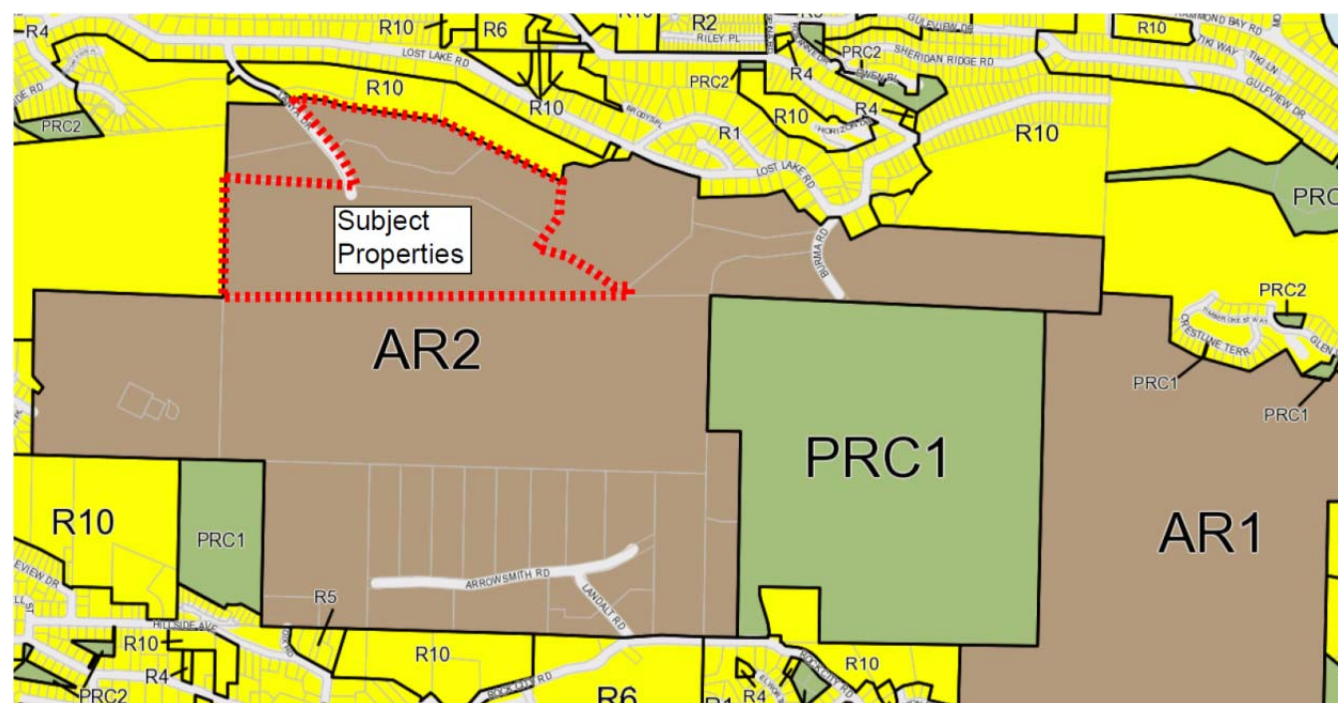


Currently, AR2 zoning permits subdivision to a minimum 5ac lot size. We feel that a rural style development would not be the highest and best use of the land, given the proximity to City amenities, municipal infrastructure, and the current demand for housing in North Nanaimo.

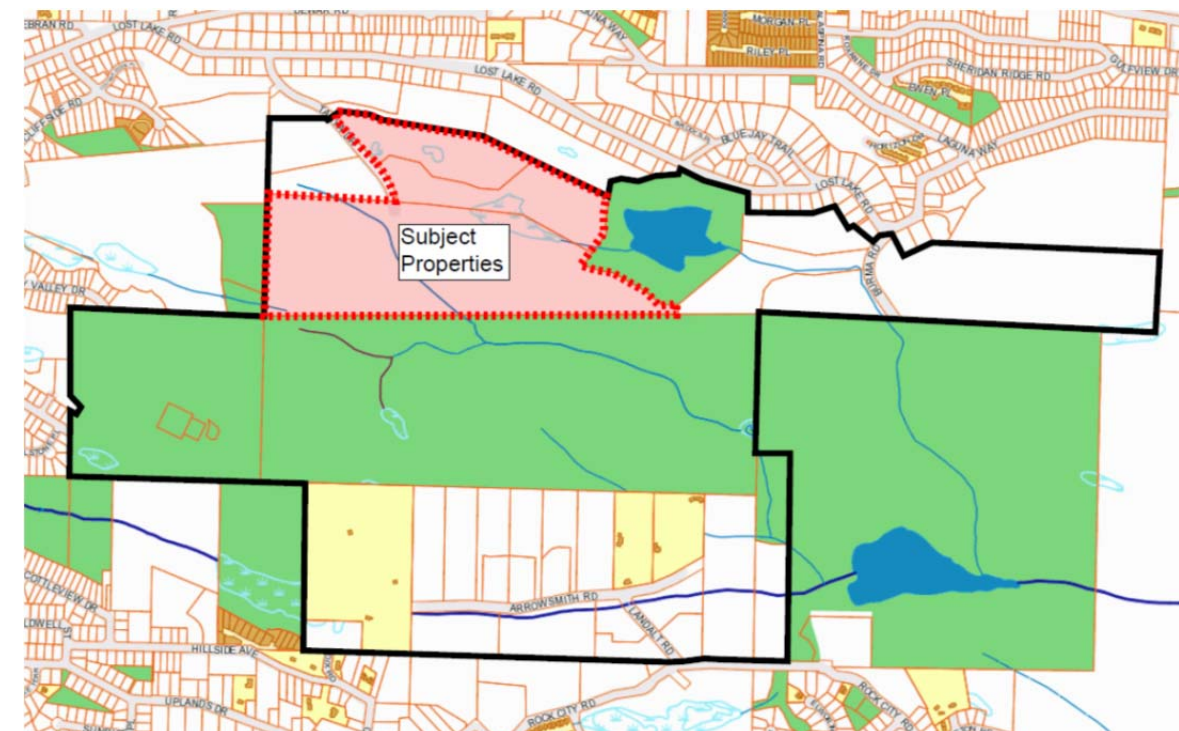
As part of the 2006 OCP review, Urban Futures was retained by the City of Nanaimo to study population trends in the City. Nanaimo has seen steady growth of varying rates for the past several decades. For the 25 year period that was studied (2006 to 2031), growth was expected to be 53% for the region over the study period. We believe that the City of Nanaimo will exceed the population projections provided by Urban Futures.

## CHANGES IN THE URBAN RESERVE

In 2014, City Council directed staff to purchase 195.9 acres of land in the Linley Valley to expand the park system. This decision was made in reaction to members of the public to see areas preserved in their natural state. The purchase cost taxpayers approximately \$5.7 million. This area of new park land has taken land out of the Urban Reserve, and therefore reduced the overall potential housing stock within the City of Nanaimo, specifically the north end. The reduced Urban Reserve is illustrated below. The linear expansion of park land has created three separate areas of the Urban Reserve.



Original Urban Reserve Boundary



Urban Reserve Boundary Showing New Park Areas in Green

With a reduction to the Urban Reserve, and ultimate housing stock for the City, it is imperative for the remaining Urban Reserve properties to be carefully planned and developed so that they can provide the housing that the City of Nanaimo needs. Without developing the Urban Reserve, City growth would be pushed to the outlying areas of the City, which is not sustainable.

## 2.6 Urban Reserve

The Urban Reserve designation identifies areas within the city for future urban development. The lands are placed within an Urban Reserve due to their location adjacent to already developed lands, and in the case of the Jingle Pot area, are already serviced by a community water system. Urban Reserve areas are intended as future neighbourhood areas at urban densities to support an overall sustainable community for Nanaimo. The Urban Reserve designation assists the City in managing its growth over time, and will require that Area Plans are prepared to address issues including timing and servicing of development, land use and densities, and environmental protection issues, prior to consideration of urban development in these areas.

### Objectives

To manage future urban growth. Identify areas for future urban density and development within the city.

To ensure efficient servicing. Provide for planned capital investment in municipal services for lands adjacent to existing urban areas.

To contribute to a sustainable community. Ensure planned future growth areas will achieve urban densities and a mix of uses, and protect environmentally sensitive lands.

### Policies

- 1 Areas identified for future urban development are contained within an Urban Reserve designation.
- 2 The Urban Reserve designation allows for interim rural land uses and density until an Area Plan is completed.
- 3 Urban Reserve areas will not be rezoned for higher density residential development other than that permitted by zoning existing at the time of the Plan's adoption.
- 4 An Area Plan for lands within an Urban Reserve designation will be prepared to provide a comprehensive plan for land uses (including residential, parks and open spaces, and supporting commercial), environmental protection (including wetlands and steep slopes), servicing, integrated stormwater management, transportation, and timing of development.
- 5 Adoption of an Area Plan is required prior to urban development occurring, including further subdivision and servicing of lands, within an Urban Reserve area.



# ECONOMIC IMPACT ANALYSIS

We believe that this project will be of great economic impact to the City. The City will directly benefit through the payment of Development Cost Charges (DCCs), Building Permit Fees, and ongoing property taxes. However, we believe the two most significant economic impacts to the City will be the jobs that are created, and affordable housing options through multi-family projects.

The Times Colonist in Victoria reported in January 2016 that residential construction has a multiplying effect for local economies. It is estimated that for every 100 homes built, 394 jobs are created, driving \$28.7 million into the economy, with \$3.6 million in local government revenue. Similarly, for every 100 apartment units there are 161 jobs, \$11.7 million in income and \$2.2 million in taxes and revenue to the local governments.

We have tried to relate such figures to the proposed development. The following table illustrates three scenarios to show the range in fees payable to the City directly through the construction phases. Scenario 1 shows the impact of a 100% single family build out. Scenario 2 shows a 100% multi-family build out. Scenario 3 shows a 50%-50% split.

Scenario	1 (100% Single Family)	2 (100% Multi Family)	3 (50% Single Family)
S.F. Area / Units	29.32 ha / 469	0 ha / 0	14.66 ha / 234
M.F. Area / Units	0 ha / 0	29.32 ha / 469	14.66 ha / 235
Total Area / Units	29.32 ha / 469	29.32 ha / 469	29.32 ha / 469
DCCs	\$7,532,304	\$7,211,344*	\$7,371,481*
Building Permit Fees	\$1,500,800	\$1,172,500	\$1,336,650
Total	\$9,033,104	\$8,383,844	\$8,708,131
Property Taxes**	\$2,579,500	\$1,876,000	\$2,227,000

The R10 zone allows for both single family and multi-family housing. We believe that a mix of housing density will provide a wide range of house prices. This will continue to provide affordable housing options for new home buyers, retirees and everyone in between.

\*Multi-Family DCCs are based on an average floor area of 160m2

\*\*Based on 2016 property taxes

## TRAFFIC CONSULTING

The Watt Consulting Group has prepared a Traffic Impact Assessment. It is expected that the new connection of Rutherford Road to Linley Valley Drive will improve the turning movements at Vanderneuk Road and Rutherford Road. However, accounting for the increase in traffic from the subject properties will require the development to provide a signalized intersection at Vanderneuk Road and Rutherford Road.

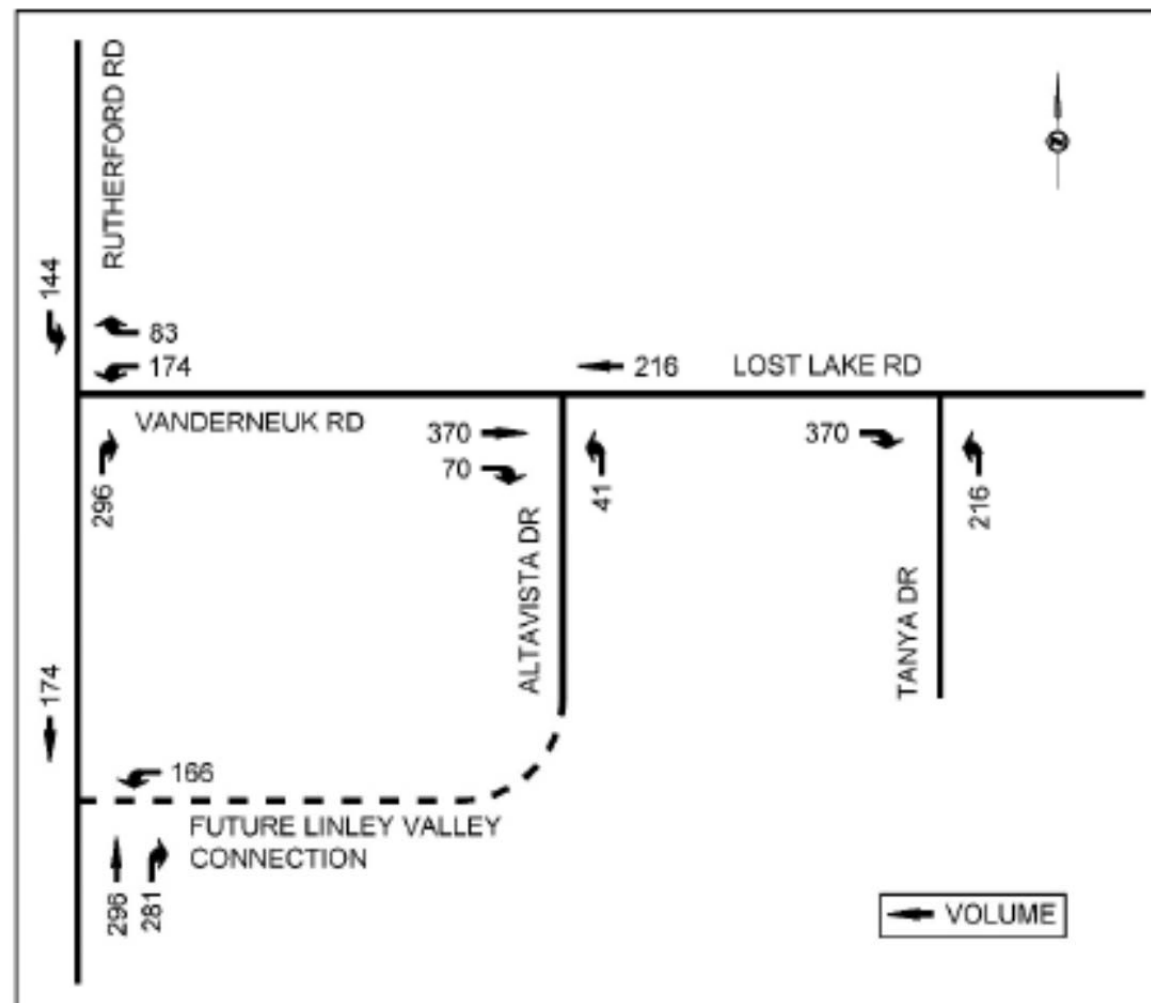


Figure 4: Option 2 Trip Assignment

### 2.3.3 TRAFFIC ANALYSIS RESULTS

The existing 2016 traffic volumes and lane geometrics were entered into Synchro to determine the existing traffic conditions during the PM peak hour of travel. At the Rutherford Road / Vanderneuk Road intersection all movements operate at a LOS A except for the westbound left which operates at LOS C. The Lost Lake Road / Tanya Drive intersection operates at LOS A. Figure 2 shows the existing 2016 volumes and LOS.

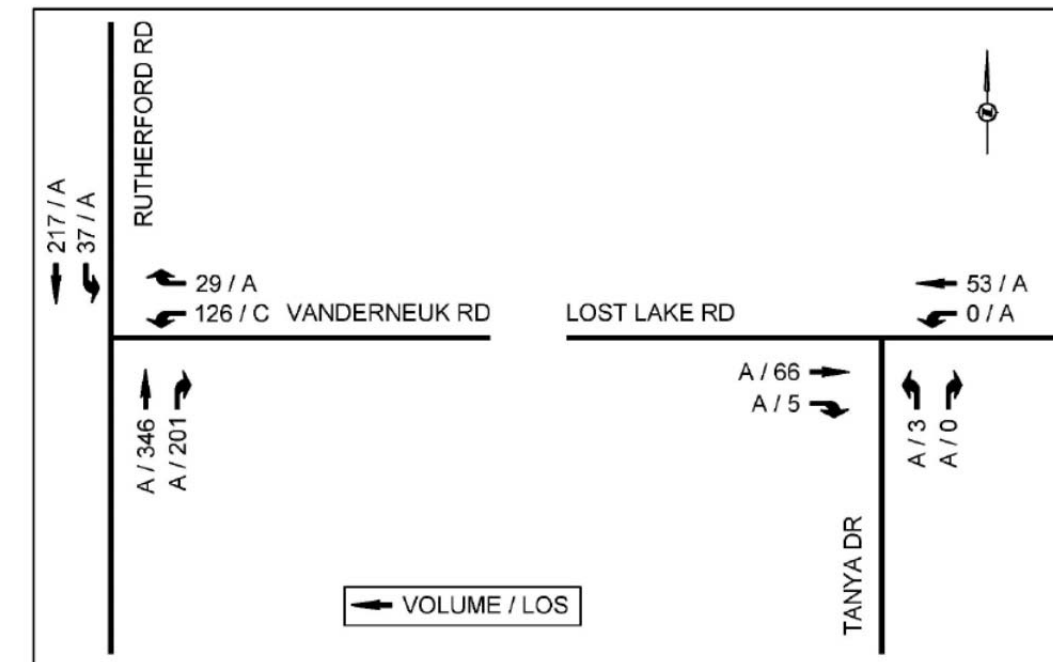


Figure 2: Existing 2016 Traffic Volumes and LOS

## 5.0 CONCLUSIONS

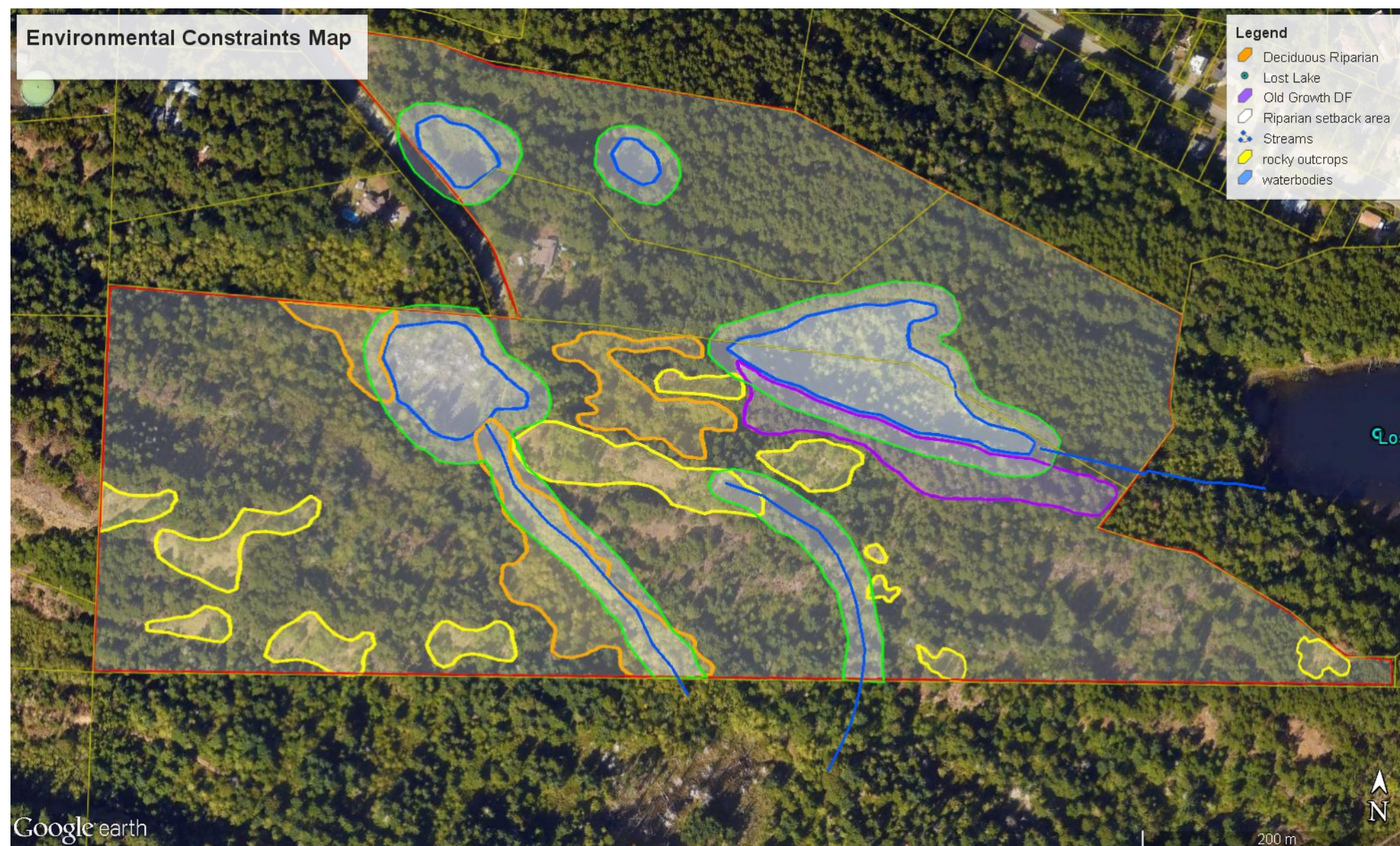
Overall Vanderneuk Road and Lost Lake Road can handle the expected volume of traffic if the properties on Tanya Drive are rezoned to R-10. With the potential future developments along Tanya Drive as well as the 5300 Rutherford Road and 5701 Vanderneuk Road developments the Rutherford Road / Vanderneuk Road intersection will be required to be signalized with a protected / permitted southbound left turn phase and a northbound right turn lane. The length of the northbound right turn lane will depend on the timing of the developments and the Linley Valley Drive connection to Rutherford Road and if it extends to Tanya Drive. Consideration should be given to extending Linley Valley Drive to Tanya Drive to provide dual access routes to the area for improved traffic operations as well as emergency service access.

This area has limited sidewalks and is not a recommended cycling route. Therefore consideration for sidewalks should be undertaken during develop of each property to determine the appropriate trail / sidewalk plan to connect the neighbourhood. Transit is also not accessible for these properties as transit is over 1.8km away.



## ENVIRONMENTAL CONSULTING

Cascadia Biological Services has been retained to provide environmental consulting for the project. Thomas Roy is a Registered Professional Biologist and a Qualified Environmental Professional. He and his team have prepared a detailed Biophysical Assessment. This Assessment outlines the observations of the natural environment, identifies watercourses and riparian areas as well as other areas of environmental significance. From this Assessment, an Environmental Constraints Map was created. This map is the foundation of our concept plan. We believe that this neighbourhood needs to be planned around the environment, and every effort should be made to preserve sensitive ecosystems and wildlife corridors.

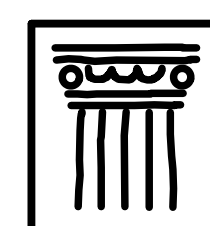
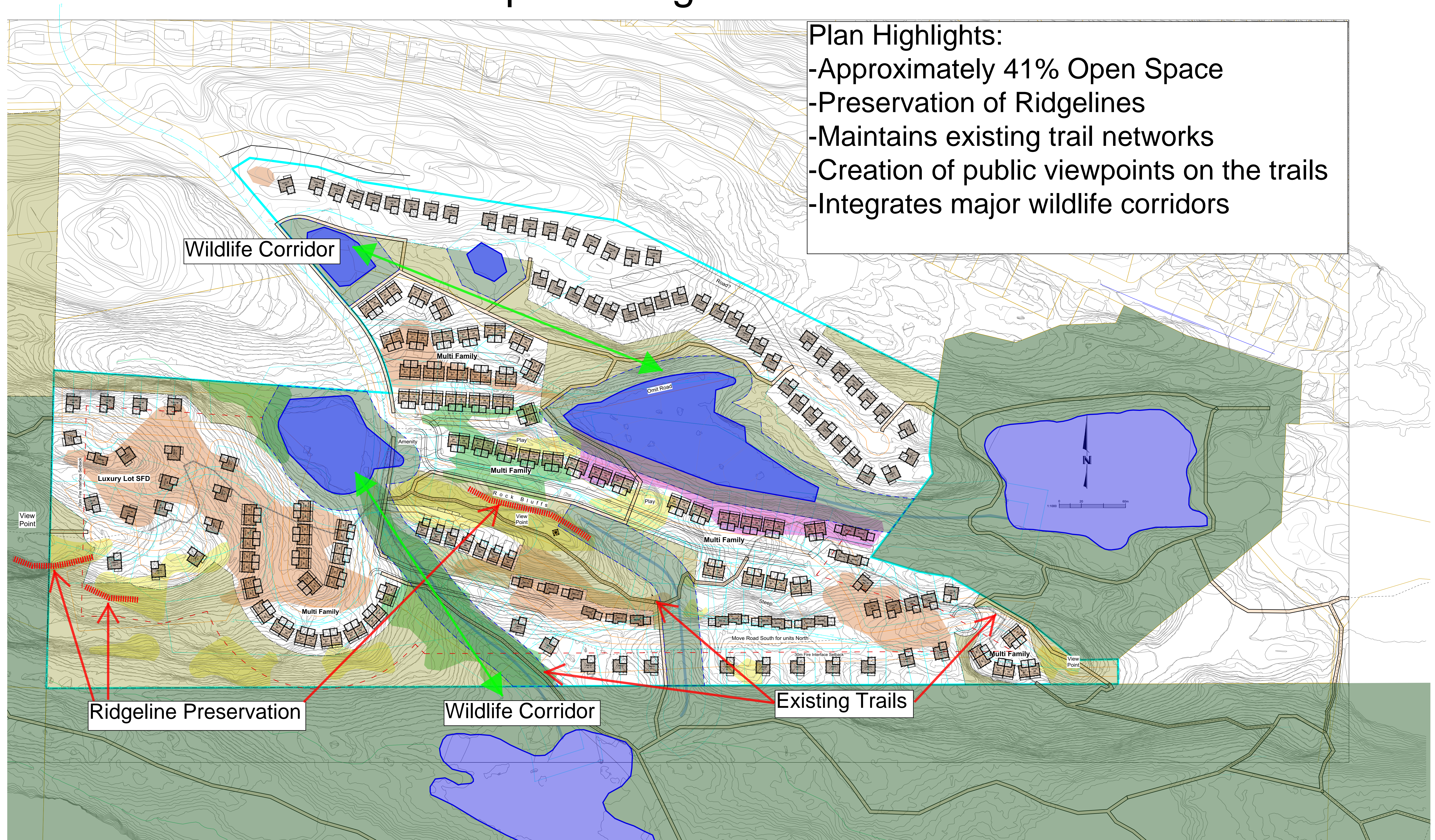




# Conceptual Neighbourhood Plan

## Plan Highlights:

- Approximately 41% Open Space
- Preservation of Ridgelines
- Maintains existing trail networks
- Creation of public viewpoints on the trails
- Integrates major wildlife corridors



RAYMOND  
de BEELD  
ARCHITECT Inc.

5260 TANYA DRIVE

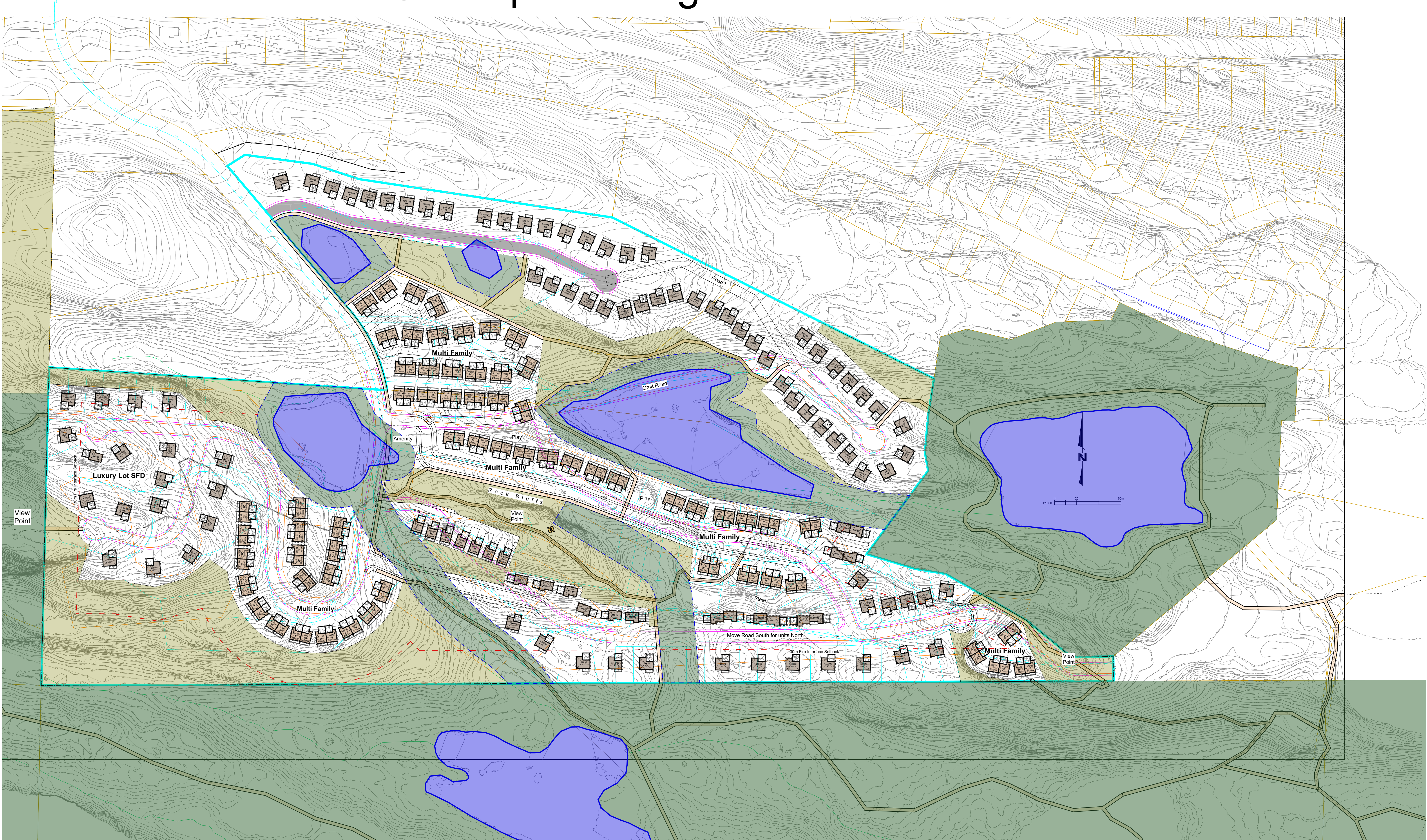
SITE PLAN - COMPOSITE 3

1: 1,500 Scale

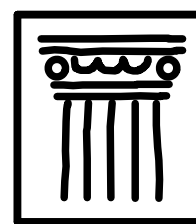
June 27, 2017



# Conceptual Neighbourhood Plan



ATTACHMENT I



RAYMOND  
de BEELD  
ARCHITECT Inc.

5260 TANYA DRIVE

SITE PLAN - BLDGS/ ROADS 3

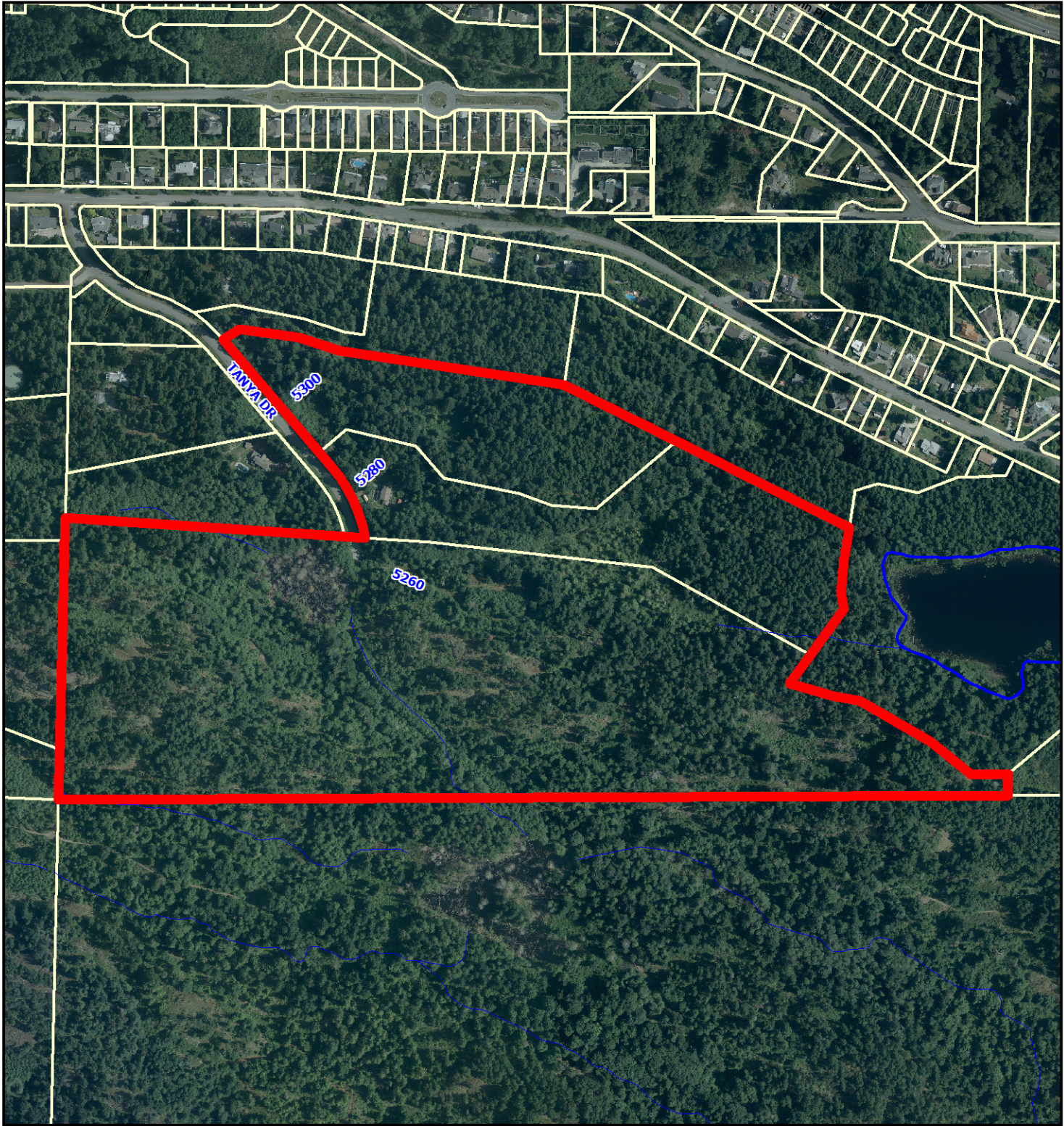
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June 27, 2017



ATTACHMENT E

Aerial Photo



OFFICIAL COMMUNITY PLAN NO. OCP00083

