



PUBLIC HEARING
2017-MAY-29

Covenant Amendment – CA5

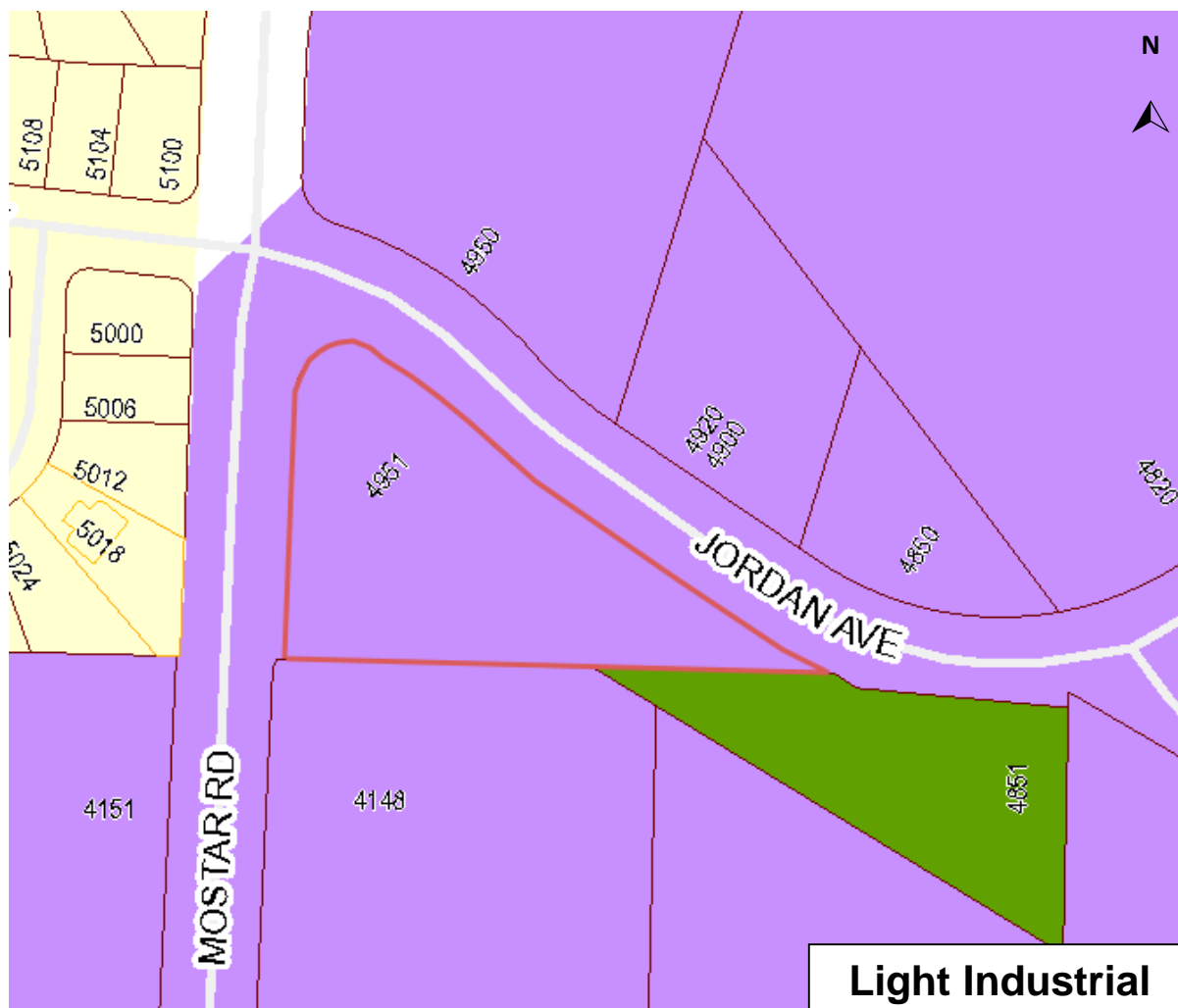
4951 Jordan Avenue

To amend the conditions of the Section 219 Covenant (EX26297) registered on the title of the subject property including the removal of use restrictions to allow all uses permitted in the Light Industrial (I2) Zone.

Location Plan –
Subject Area







Bylaw 6500.034 – OCP82

2020 Estevan Road

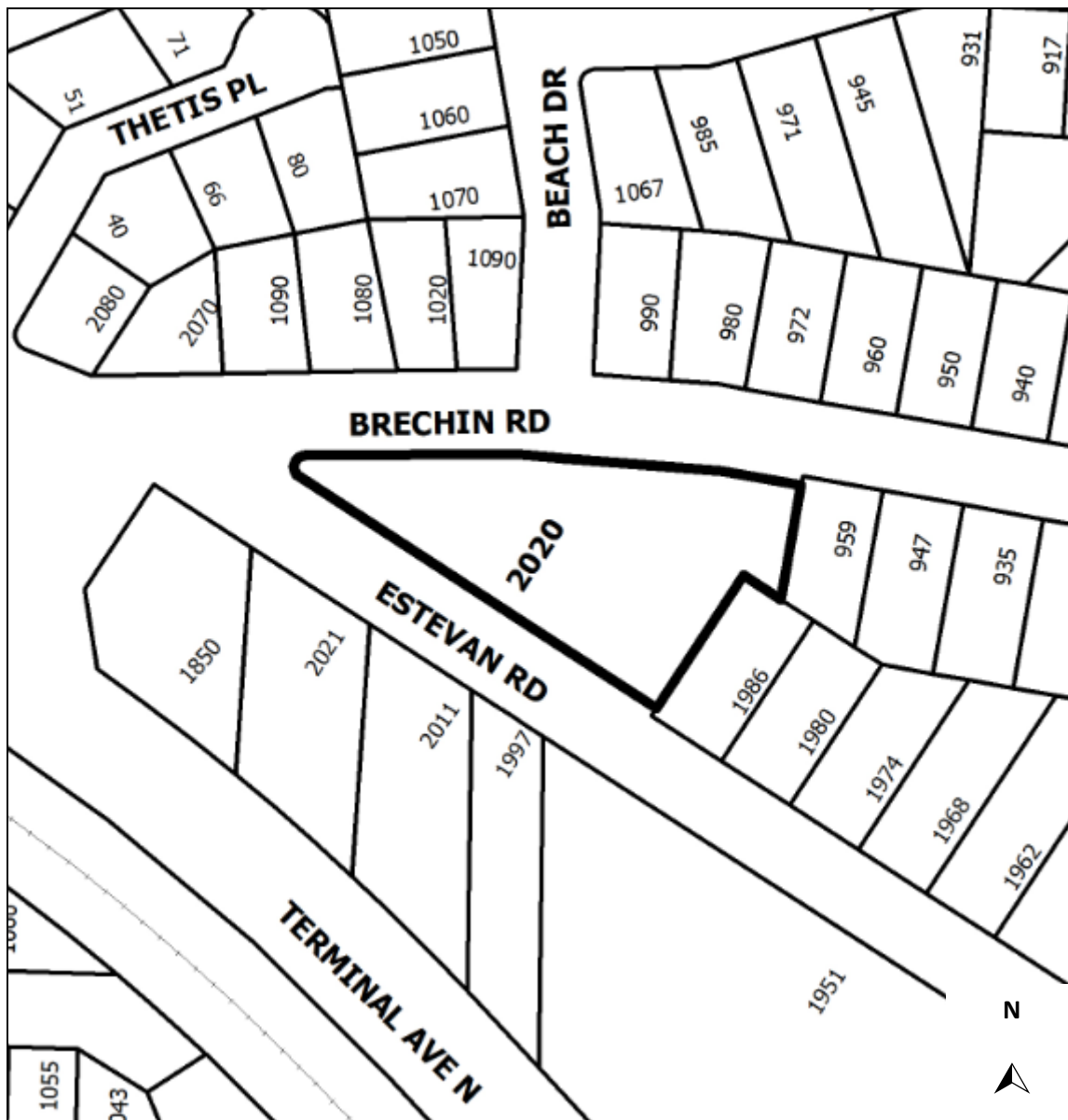
To redesignate the subject property from Neighbourhood to Corridor in the Official Community Plan and from Neighbourhood to Mixed-Use Corridor in the Newcastle + Brechin Neighbourhood Plan to allow a 5-storey mixed-use development including multi-family residential dwellings and a church.

Bylaw 4500.106 – RA371

2020 Estevan Road

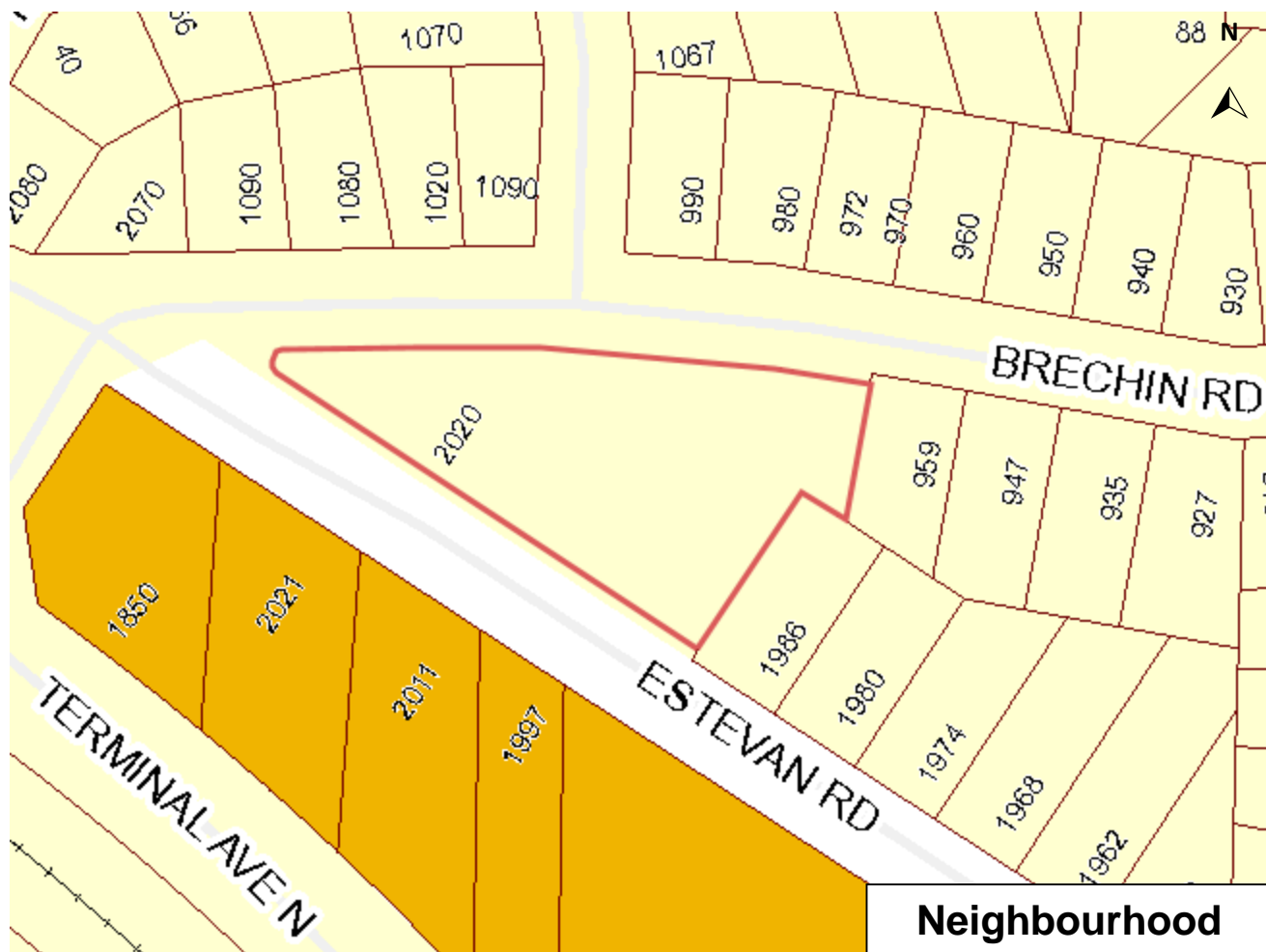
To rezone the subject property from Community Service One (CS1) to Mixed-Use Corridor (COR2) to allow a 5-storey mixed-use development including a church and multi-family residential dwellings

Location Plan – Subject Area





Existing Official Community Plan Designation



Corridor





Neighbourhood

Existing Neighbourhood Plan Designation

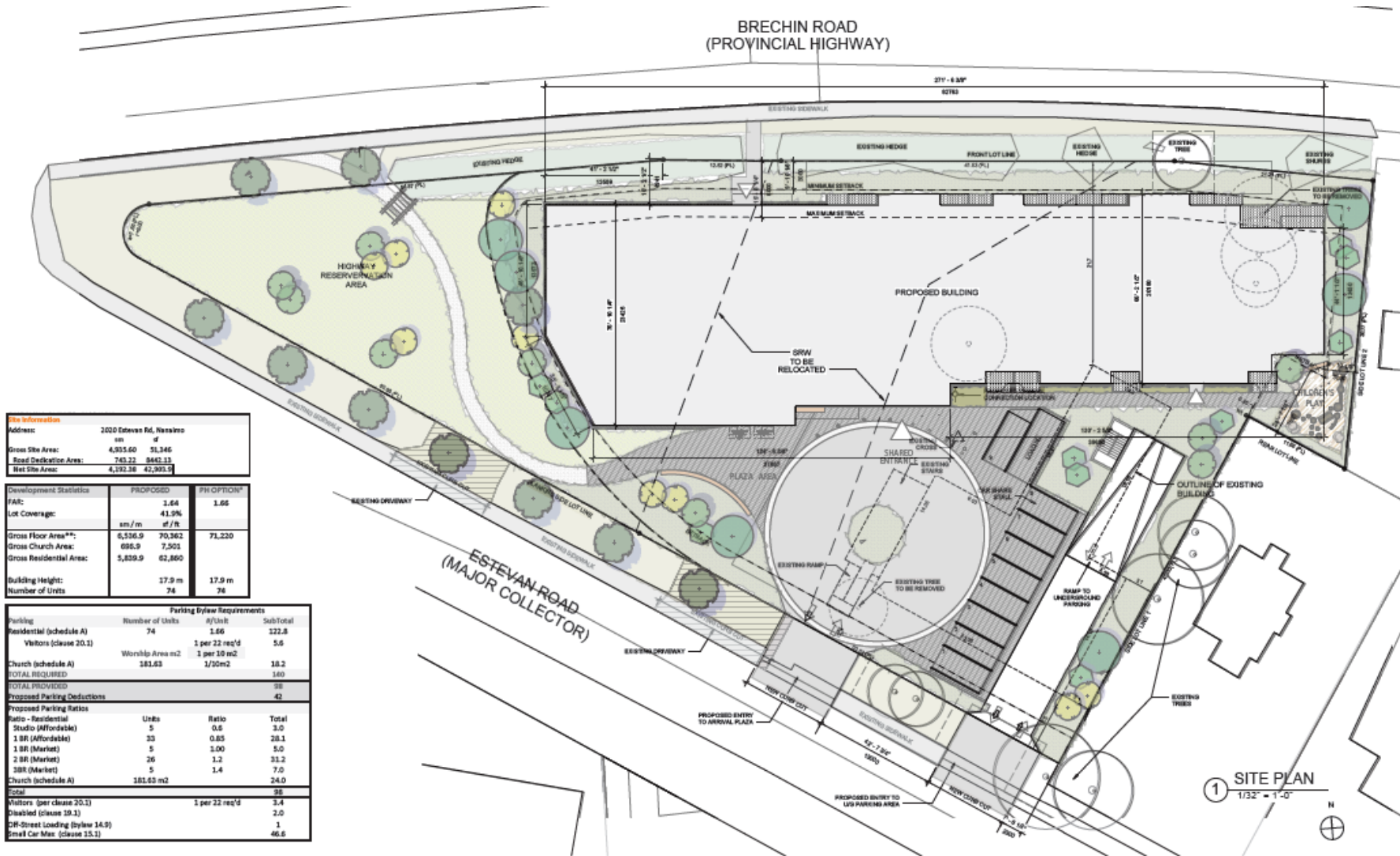


Neighbourhood

 Neighbourhood

 Mixed Use Corridor

Site Plan



Conceptual Elevations



View from Estevan Road



View from Brechin Road

Bylaw 4500.108 – RA379

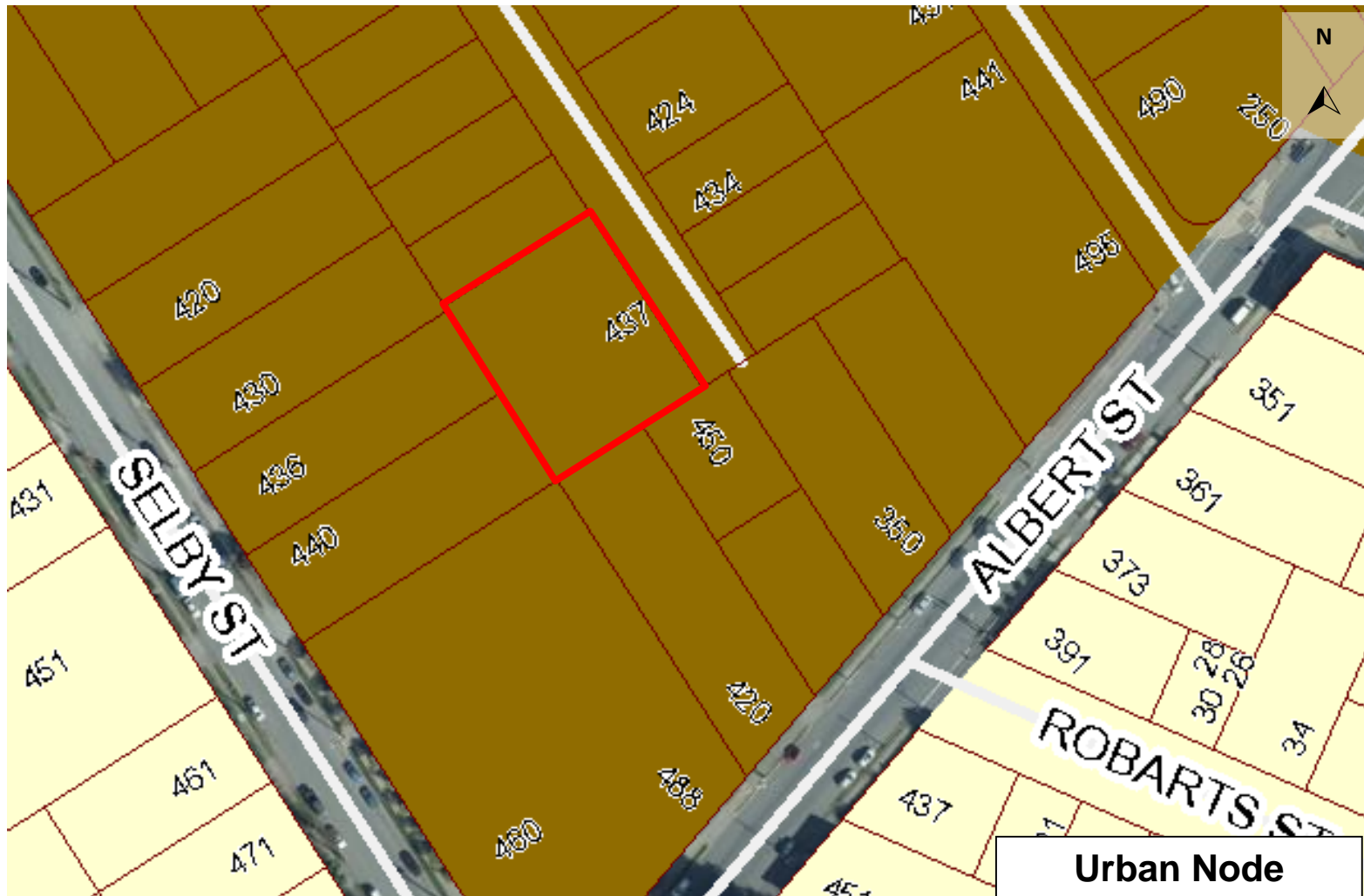
437 Wesley Street

To amend the existing Quennell Square (DT7) Zone to allow a supervised consumption service as a site specific use on the subject property.

Location Plan – Subject Area



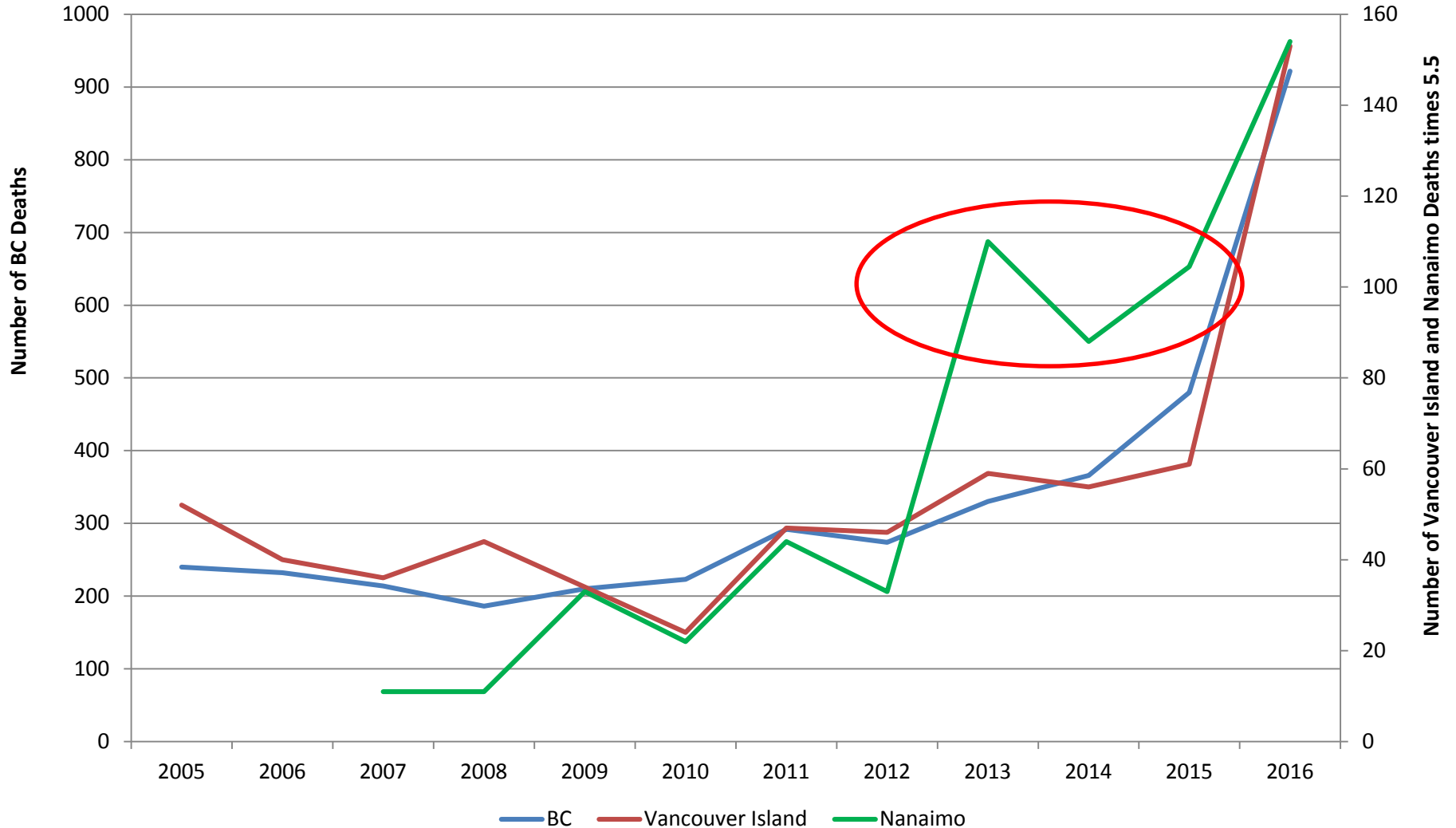




RA379 – 437 Wesley Street

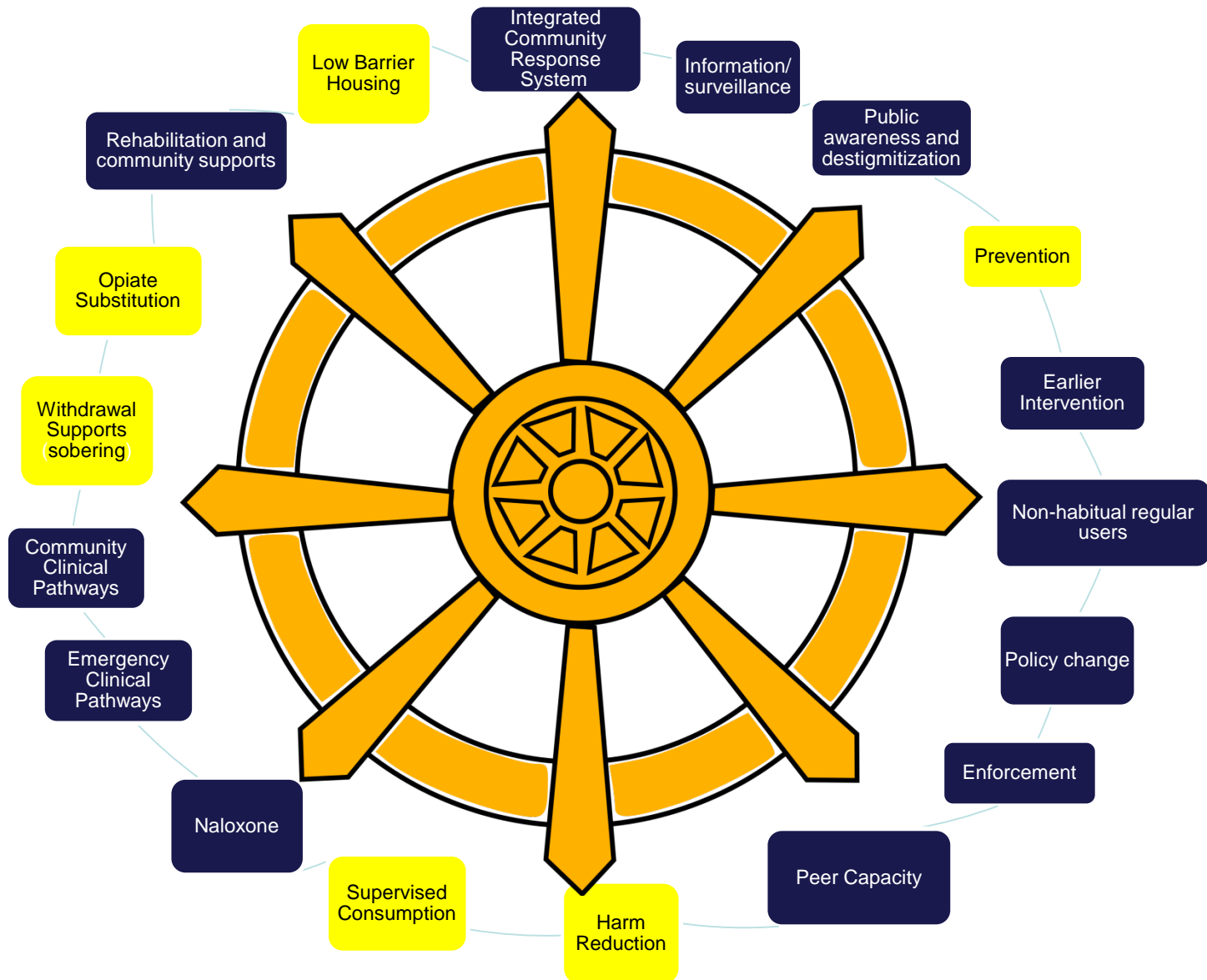
- Currently 437 Wesley Street hosts an “Overdose Prevention Service” (OPS) operating under Ministerial Order No. M488
- RA379 would allow the service to shift from an OPS to a “Supervised Consumption Service” (SCS)

Illicit Drug Overdose Deaths in BC and Vancouver Island, 2005-2016*

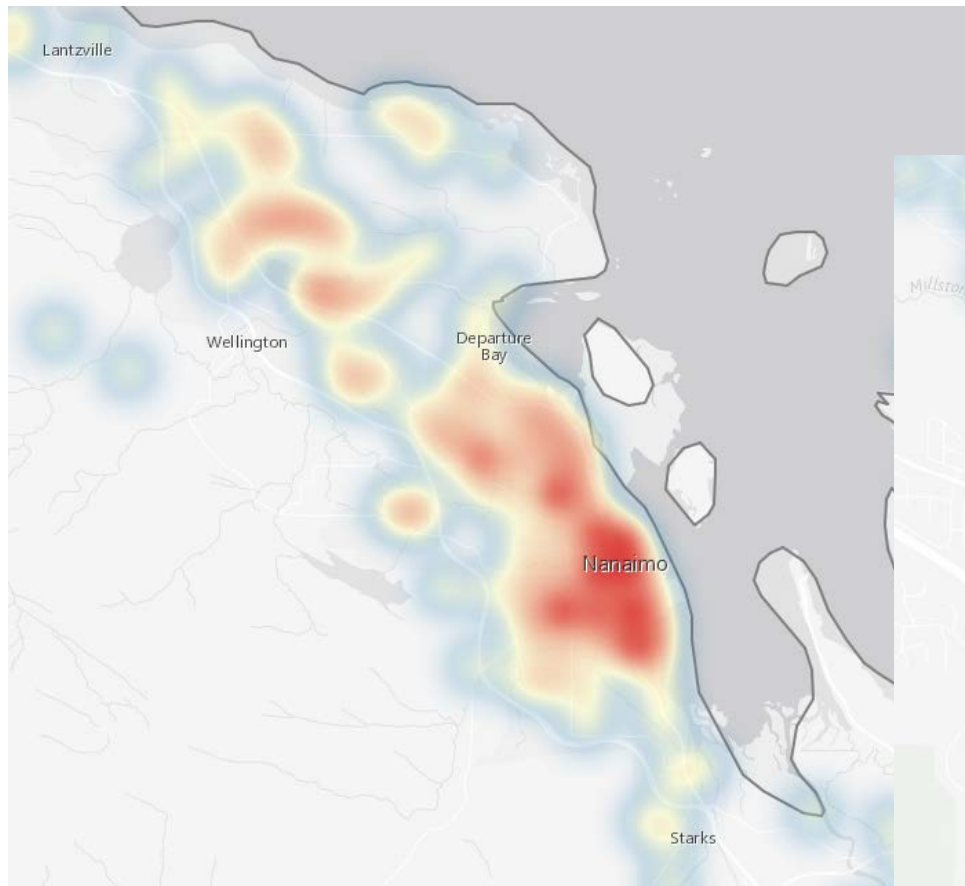


Over ten years - Nanaimo rate has averaged 50% higher than Island Health

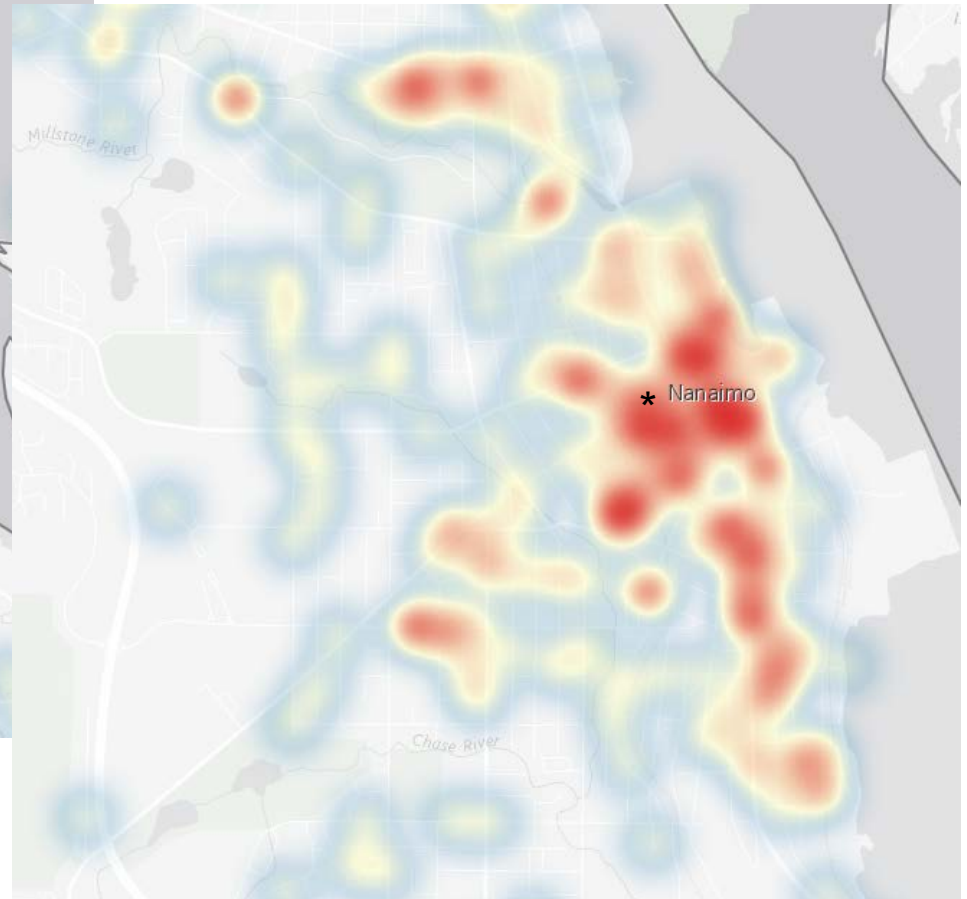
Intervention Continuum



BC Ambulance Overdose/Poisoning 911 calls January 1, 2016 to January 7, 2017



Nanaimo region



RA379 – 437 Wesley Street

- 2 Public meetings conducted by Island Health Jan 24th (at 437 Wesley) and April 25th 2017 (at SARC)

Broader Community Context

- City of Nanaimo staff meetings; with Old City Quarter Association May 9th, and Good Neighbour meeting May 9th with Harris House Health clinic

Issues emerging from the community:

- Increase in homeless population
- Increased public intoxication, substance use
- Increased anti-social activity
- Residents and businesses are feeling stressed by the current street scene

Broader Community Context

Proposed initial response:

- Enhanced security presence (Footprints security) daytime and early evening patrollers
- *Urban Clean-up* program – downtown focus
- Additional safe disposal needle boxes
- Coordination of Bylaws, RCMP and Social Planning response over the summer months

Bylaw 4500.103 – ZA1-23

Schedule D Amendment

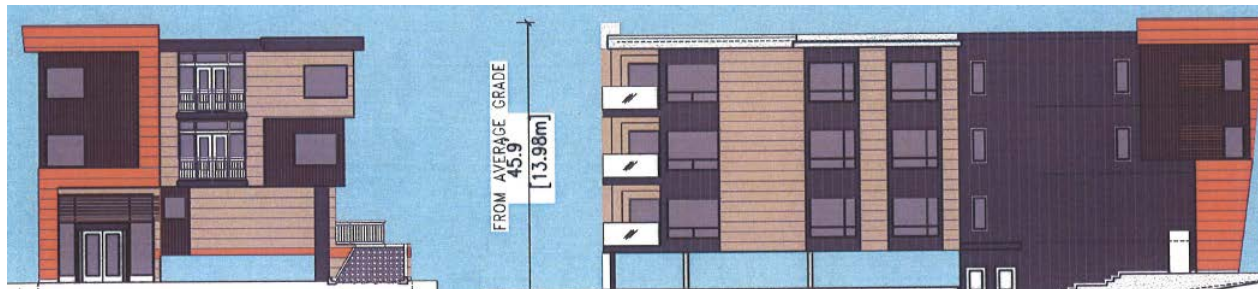
To amend Schedule D – Amenity Requirements for Additional Density of “Zoning Bylaw 2011 No. 4500” to update the amenity options and points allocation required to achieve additional density.

Schedule D to date

- Part of Zoning Bylaw 4500
- Adopted in 2011 with Zoning Bylaw
- 10 Schedule D projects to date
 - 7 multiple family
 - 3 mixed use



NORTH ELEVATION



Proposed Changes- Highlights

- Tier 2- Don't need to meet all categories/ Total Points
- 8 to 10 points needed for each category, double the amount needed available.
- New amenities added, others removed
- Total points current version 138- new version 124
- Category 7 – now Social and Cultural Sustainability
- Changes endorsed by Design Advisory Panel (June, 2016)

Category 1- Site Selection

Goal: to encourage use of existing infrastructure and walkable communities

Points awarded for:

- Building on a brownfield site
- Where no new infrastructure is required
- Mixed use, site amenities
- Building within walking distance of a park, trail, store, bus stop, school, church or daycare



Category 2- Retention and **Restoration** of Natural Features

Goal: to protect and retain significant natural features on the development site

Points awarded for:

- Retention of natural vegetation
- Retention of natural soil
- Protection of significant trees and addition of trees to the site after development
- Restoration of previous surfaces



Category 3- Parking and Sustainable Transportation

Goal: to encourage and provide opportunity's for sustainable transportation options

Points awarded for:

- Bike parking and showers
- Co-op parking space and car provided provided
- Electric vehicle charge stations provided
- Underground parking
- Motor scooter parking
- Not exceeding parking requirements



Category 4: Building Materials

Goal: to encourage the use of renewable and sustainable crafted building materials

Points awarded for:

- Wood as the primary building material
- FSC certified wood
- Reused and salvaged materials
- Recycled content
- Renewable materials
- Reuse of building shell



Category 5: Energy Management

Goal: to reduce the energy demand and GHG output of new or redeveloped buildings

- Points awarded for development which ~~meets or exceeds~~ ASHRAE 140 20~~10~~¹⁰ Standards
- Points added for a certified Passive House
- New opportunities for points may be added later- waiting on Steep Code



Category 6: Water Management

Goal: to reduce storm water runoff and encourage innovative methods for reducing the developments clean water demand

Points awarded for:

- permeable surface
- Plumbing features which use 35% less water than building code
- Green roofs and living walls
- Non-potable irrigation system
- Rain garden, cistern, bioswale, or detention pond



Category 7: Social and Cultural Sustainability

Goal: to promote a more inclusive housing stock and include opportunities for social and cultural amenities.

Points awarded for:

- Small residential units
- Accessible units
- Rental units
- Units sold for less than market value
- Public Art
- Community Garden
- Heritage Protection
- Children's Playspace

