

DATE OF MEETING March 20, 2018

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**SUBJECT OCP AMENDMENT APPLICATION NO. OCP87 AND ZONING  
AMENDMENT APPLICATION NO. RA386 – 40 MAKI ROAD**

## **OVERVIEW**

### **Purpose of Report**

To present the Community Planning and Development Committee with the following:

- a) Official Community Plan Amendment Application No. OCP87: To amend the land use designation within the Official Community Plan from Neighbourhood to Light Industrial; and the land use designation in the Chase River Neighbourhood Plan from Low-Medium Density Residential to Service Industrial Enterprise Area; and,
- b) Rezoning Application No. RA386: To rezone subject property from Single Dwelling Residential – R1 to Highway Industrial – I1 in order to continue developing a self-storage business at 40 Maki Road.

### **Recommendation**

That the Committee receive the report and provide a recommendation.

## **BACKGROUND**

The applicant, Mark Kuhn, submitted two applications on behalf of Des Bosa of Deer Lake Properties Inc. regarding the property at 40 Maki Road. The first application proposes to amend the Official Community Plan (OCP) and Chase River Neighbourhood Plan by designating the subject property Light Industrial and Service Industrial Enterprise Area, respectively. The existing OCP and Neighbourhood designations support residential land use. The second application proposes to amend the Zoning Bylaw by changing the zone from Single Dwelling Residential – R1 to Highway Industrial – I1. The property owner operates a self-storage business on the property.

Location	The subject property is east of the intersection of Island Highway South and Tenth Street (Southgate) on the north side of Maki Road.
Existing OCP Designation	Neighbourhood
Proposed OCP Designation	Light Industrial
Existing Chase River Neighbourhood Plan Designation	Low-Medium Density Residential
Proposed Chase River Neighbourhood Designation	Service Industrial Enterprise Area
Existing Zoning	Single Dwelling Residential – R1
Proposed Zoning	Highway Industrial – I1

Existing land uses on Maki Road include commercial, industrial, and residential. Additionally, several vacant or underdeveloped properties are also located on Maki Road.

Maki Road terminates approximately 450 metres east of the subject property. The Transportation Master Plan and the Sandstone Master Plan propose connecting Maki Road to the future development in south Nanaimo.

The subject property is located near Nanaimo Estuary. Several wetlands and drainages exist throughout the local area.

## **DISCUSSION**

### *Policy Context*

In 1999, the Chase River Neighbourhood Plan designated the general area near the intersection of the Island Highway South and Tenth Street generally as a Main Street, with Medium-High Density Residential uses to the west, and Commercial and Low-Medium Residential Densities to the east (Attachment E).

Council adopted the OCP in 2008. The OCP's Future Land Use plan (Map 1) included land use designations (City Commercial Centre and Neighbourhood) to reflect those contained in the Chase River Neighbourhood Plan (Attachment D).

### *Zoning Bylaw and Development Permits*

Prior to 2011, the subject property was zoned Light Industrial (I2). Based on the industrial zoning, the owner received a Development Permit in 2007 to authorize the construction of a self-storage business on the property. The owner began to develop the property in 2007, and to operate the business in 2008. The owner continues to operate the self-storage business today.

In 2011, Council adopted Zoning Bylaw No. 4500 which included zoning updates to bring existing lands into compliance with the OCP and Neighbourhood Plans. Zoning Bylaw No. 4500 changed the zoning on the subject property from Light Industrial (I2) to Single Dwelling Residential – R1 to be consistent with both the OCP and Chase River Neighbourhood Plan.

### *Review of the Chase River Neighbourhood Plan*

The Chase River Neighbourhood Plan contemplates a Main Street surrounded by lands designated for commercial and then residential uses. Additionally, the Neighbourhood Plan designates industrial uses on properties outside commercial or residential areas.

In terms of land use, the owner proposes an industrial land use designation for the subject property, which is contrary to the residential land use designations in the OCP and the Neighbourhood Plan.

Council adopted the Chase River Neighbourhood Plan in 1999, providing future land use designations for the area after broad public engagement as part of the plan process.

Staff suggest that the proposed amendments must be considered in the context of a full review of the Neighbourhood Plan, which is beyond the scope of the proposed subject property amendment application. Rather, Staff recommend that consideration of the proposed change in land use designation must necessarily include robust public consultation comparable to that included in a neighbourhood planning process.

Considering the proposed land use change in the context of a review of the Chase River Neighbourhood Plan would allow for a more comprehensive review of the proposed policy change, and its potential implications for the future development of the surrounding properties.

The OCP does not currently include a review of the Chase River Neighbourhood Plan as a part of the implementation section. As part of the upcoming OCP Update, Council could identify the review of existing neighbourhood plans, including the Chase River Neighbourhood Plan, as a priority and include a review in the implementation schedule of an updated OCP.

The owner has chosen to submit the amendment applications prior to a recommended comprehensive review of the Chase River Neighbourhood Plan.

#### **ATTACHMENTS**

ATTACHMENT A: Location Plan  
ATTACHMENT B: Site Plan  
ATTACHMENT C: Letters of Rationale  
ATTACHMENT D: Official Community Plan: Future Land Use  
ATTACHMENT E: Chase River Neighbourhood Plan  
ATTACHMENT F: Aerial Photo

#### **Submitted by:**

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#### **Concurrence by:**

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