

DATE OF MEETING | February 5, 2018 |

AUTHORED BY | TAMERA ROGERS, PLANNER, CURRENT PLANNING AND
SUBDIVISION |

SUBJECT | REZONING APPLICATION NO. RA378 – 2560 BOWEN ROAD |

OVERVIEW

Purpose of Report

To present Council with an 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. |

Recommendation

1. That “Zoning Amendment Bylaw 2018 No. 4500.117” [RA378 – 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] pass first reading;
2. That “Zoning Amendment Bylaw 2018 No. 4500.117” pass second reading; and,
3. That Council direct Staff to secure an amended covenant for use restrictions prior to the adoption of the bylaw, should Council support the bylaw at third reading. |

BACKGROUND

A rezoning application (RA378) for a portion of 2560 Bowen Road was received from Island West Coast Developments Ltd. (Mr. Patrick Brandreth) on behalf of the property owner Bowen Road Developments Ltd. The applicant is proposing to rezone a portion of the subject property to allow a site-specific automobile sales, service and rental use in the Community Corridor (COR3) Zone.

On 2017-NOV-06, the subject property received Council approval for an Official Community Plan amendment (OCP66) to change the future land use designation from Industrial to Corridor. The property was also rezoned (RA288) at the same meeting from High Tech Industrial (I3) to Community Corridor (COR3) to allow a commercial and residential development on six proposed lots to be created through a future subdivision.

Through the OCP/zoning amendment, significant roadworks were required to support residential or commercial development, including the extension of Kenworth Road to Labieux Road, and the construction of a roundabout at the Kenworth/Labieux intersection. The uses on the subject property were restricted by a covenant registered on title to limit the permitted uses to ensure traffic demand would not exceed the capacity of the road network. The uses were limited to the following:

- Proposed Lots 2 and 3: Automobile Sales, Service and Rental
- Proposed Lot 4 (subject of this application): Furniture and Appliance Sales

- Proposed Lot 5: Retail, Seniors Congregate Housing and Multiple Family
- Proposed Lot 6: Office and Multiple Family
- Proposed Lot 7: Office

The applicant is seeking an amendment to allow Automobile Sales, Service and Rental on proposed Lot 4 in order to permit a car dealership.

See Attachment B – Proposed Subdivision Plan.

Subject Property

<i>Location</i>	The subject property is located between the Island Highway/Bowen Road intersection and Labieux Road.
<i>Total Lot Area</i>	2560 Bowen Road: 22,861m ²
<i>Proposed Lot Area to be Rezoned</i>	4,270m ²
<i>Current Zone</i>	COR3 – Community Corridor
<i>Proposed Zone</i>	COR3 – Community Corridor with site specific automobile sales, service and rental use.
<i>Official Community Plan Designation</i>	Corridor

The subject property is now vacant as the buildings onsite were recently demolished. Beban Park is located to the southeast on the other side of Labieux Road, and the City's pump house station is directly northeast of the site. Adjacent businesses include the Laird Wheaton GM car dealership (2590 Bowen Road) and St. John's Ambulance (2250 Labieux Road).

A small portion of proposed Lot 4 fronts the Island Highway. Site access is from Kenworth Road. Connection across the Island Highway is limited to the intersection at Bowen Road.

DISCUSSION

Proposed Development

This portion of the subject property at 2560 Bowen Road (proposed Lot 4) only permits a Furniture and Appliance Sales use. The applicant is proposing to rezone proposed Lot 4 to add a site-specific Automobile Sales, Service and Rental use in the COR3 zone.

The previous rezoning application (RA288) allowed Automobile Sales, Service and Rental as a site-specific use on proposed Lots 2 and 3, located west of proposed Lot 4, fronting the Island Highway.

The applicant submitted an updated traffic impact assessment as part of the current rezoning application that supports the change in use on proposed Lot 4. No additional road works are required; however, the restrictive covenant must be amended to add Automobile Sales, Service and Rental as a permitted use.

Official Community Plan

A mix of residential, commercial, professional, and service uses with medium density residential development characterizes the Corridor designation. The original rezoning application (RA288) rezoned 2560 Bowen Road to create a comprehensive development with a mix of residential and commercial uses. The proposed lots fronting the Island Highway were zoned for commercial uses, and the southern lots were zoned to allow for mixed-use.

The Automobile Sales, Service and Rental use on proposed Lot 4 would complement the auto-oriented uses already supported for proposed Lots 2 and 3, creating a cluster with highway exposure in an area of Nanaimo already characterized as an automobile precinct. The subject property is also in close proximity to the Shenton Road industrial area, where OCP policy supports rezoning to allow for Automobile Sales, Service and Rental uses.

The required works and services for this development will include sidewalks, which will provide pedestrian connectivity through the subdivision and to adjacent properties in accordance with OCP policy. The site and building design for the proposed use would be addressed through a future development permit application.

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. In the previous rezoning application (RA288), a \$191,569 community contribution was secured to fund improvements to Beban Park. Staff recommend that no additional community contribution be required through this subsequent rezoning application.

Conditions of Rezoning

Should Council support this application and pass third reading of Bylaw No. 4500.117, Staff recommend an amended covenant be registered prior to final adoption of the bylaw to update the uses permitted on proposed Lot 4.

SUMMARY POINTS

- The application is to rezone a portion of the subject property to allow a site-specific Automobile Sales, Service and Rental use in the Community Corridor (COR3) zone to allow a car dealership on proposed Lot 4.
- Together with the development proposal of the previous rezoning application (RA288), the current proposal meets the policy objectives of the OCP to allow for mixed-use development in urban areas close to amenities.
- The proposed rezoning would facilitate the redevelopment of an existing brownfield site with new commercial development.

ATTACHMENTS

ATTACHMENT A: Location Plan

ATTACHMENT B: Proposed Plan of Subdivision

ATTACHMENT C: Conceptual Context Plan

ATTACHMENT D: Aerial Photo

“Zoning Amendment Bylaw 2018 No. 4500.117”]

Submitted by:

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Concurrence by:

D. Lindsay, Director
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