

Staff Report for Decision

File Number: RA000398

DATE OF MEETING October 16, 2018

AUTHORED BY LAUREN WRIGHT, PLANNER, CURRENT PLANNING AND

SUBDIVISION

SUBJECT REZONING APPLICATION NO RA398 – 307 HILLCREST AVENUE

AND 308 & 326 WAKESIAH AVENUE

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with an application to rezone the subject properties at 307 Hillcrest Avenue and 308 Wakesiah Avenue from Single Dwelling Essential (R1) and 326 Wakesiah Avenue from Residential Corridor (COR1) to Mixed Use Corridor (COR2) to allow a 162-unit student housing development and 3 commercial retail units.

Recommendation

That the Committee receive the report and provide a recommendation.

BACKGROUND

A rezoning application (RA398) for 307 Hillcrest Avenue and 308 and 326 Wakesiah Avenue was received from Island West Coast Developments Ltd. on behalf of SHZT Investments Canada Inc. and Great Island Holdings Inc. The applicant proposes to rezone 307 Hillcrest Avenue and 308 Wakesiah Avenue from Single Dwelling Residential (R1) and 326 Wakesiah Avenue from Residential Corridor (COR1) to Mixed Use Corridor (COR2) to allow a 162-unit student housing development and 3 commercial retail units.

Location	The subject properties are located on the west side of Wakesiah
	Avenue, across the street from the Nanaimo District Secondary
	School.
Total Lot Area	4547.6m ²
Current Zones	R1 – Single Dwelling Residential
	COR1 – Residential Corridor
Proposed Zone	COR2 – Mixed Use Corridor
Official Community	Corridor
Plan Designation	

The subject properties are located one block north of the Vancouver Island University (VIU) campus. The subject site has two road frontages: Wakesiah Avenue and Hillcrest Avenue. Single residential dwellings are located on each of the subject properties. To the north and south, the properties are designated Corridor as per the Official Community Plan. These lots contain single residential dwellings and a multi-family strata development. A new mixed-use student housing development is being constructed to the northeast (525 Third Street) of the subject properties.



The subject properties are located within walking distance of three bus routes. Other uses surrounding the area include the Nanaimo Aquatic Center, Serauxmen Stadium, and Serauxmen Sports Fields. The University Village Shopping Center is approximately 400m from the subject properties.

DISCUSSION

The applicant proposes to rezone the subject properties to allow a four-storey, 162-unit student housing development and 3 commercial retail units with frontages and access on both Wakesiah Avenue and Hillcrest Avenue. As the development is proposed over three properties, lot consolidation will be required prior to issuance of a development permit.

The proposed development has a Floor Area Ratio (FAR) of 1.74. The base density limitation within the COR2 zone is 1.25. The additional density will be attained by achieving Tier 1 of Schedule D – Amenity Requirements for Additional Density and by providing parking beneath the building. The proposed development also meets the COR2 requirement (Section 9.2.2) with respect to providing at least an equal amount, or greater, of residential uses where a non-residential use exists. There are two proposed vehicle accesses into the development on Wakesiah Avenue and Hillcrest Avenue.

The proposed development is intended to provide further student housing and commercial services in a neighbourhood located near VIU, transit, commercial services and other recreational amenities.

Road dedication (2.14m) is required along the Wakesiah Avenue frontage as part of the rezoning application. Full works and services will be required through a future building permit.

See the Attachments for more information.

Official Community Plan

The Official Community Plan (OCP) identifies the subject properties as Corridor designation. Development in Corridors are characterized by a mix of residential, commercial, professional, and service uses, with residential development at medium-to-high-level densities. Within mixed-use developments, ground floor uses include retail, office, or community uses that invite public activity. The development meets the objectives of the OCP.

Harewood Neighbourhood Plan

The subject properties are located within the Harewood Neighbourhood Plan (HNP), which further defines the Corridor for the subject properties as Mixed-Use Corridor. The Mixed-Use Corridor designation encourages development characterized by a mix of uses, including multiple family residential, public amenities, commercial, professional and service uses, with residential densities of 50-150 units per hectare, in two- to six-storey buildings. Within mixed-use developments, ground floor uses will be retail, office or community uses that invite public



activity. Residential uses will be provided in upper storeys; professional uses in upper storeys are also supported. The development meets the objectives of the HNP.

Student Housing

The student housing use requires a site-specific amendment to the City of Nanaimo "Zoning Bylaw 2011 No. 4500". As there are no general regulations in the Zoning Bylaw regarding student housing facilities, Staff recommends the following items be secured via registered covenant (the general items below are consistent with previous student housing projects):

- As a minimum, one communal space area shall be provided on every floor of the building;
- The total number of student housing beds shall be limited to 165 beds;
- · A one-bedroom unit for the manger shall be required within the building; and
- A housing agreement related to the occupancy of the housing units. The covenant will specify that the housing agreement will be registered with the Victoria Land Title Office prior to issuance of a development permit for student housing. The covenant will clarify the general terms of the housing agreement.

In general, the terms of the housing agreement will include, but are not limited to:

- the use of the building will be restricted to student housing, and cannot be converted to any other form of lodging;
- the definition of 'Student'; where only a bona fide student will be permitted to reside in the building; and,
- a live-in manager or caretaker will be required.

Nanaimo Transportation Master Plan

The Nanaimo Transportation Master Plan (NTMP) recognizes that combining both land use and transportation policies and actions will help create synergies to support the goals and objectives of both the NTMP and the OCP. A key goal of the NTMP is to reduce overall demand for travel, especially by personal vehicles. Overall, the NTMP recognizes the importance of strengthening Urban Nodes and Corridors to help people meet their daily needs with less travel over shorter distances and to create opportunities for them to walk and cycle within, and take transit between, Nodes and along Corridors. Each of the Urban Nodes should be developed as 'Mobility Hubs' served by quality facilities that provide exceptional experience to encourage people to use sustainable modes of transportation.

The subject properties are located within the 200m buffer of the Vancouver Island University (VIU) Mobility Hub, as identified in the NTMP. The area's unique demographics, good access to transit, and neighbourhood layout support levels of non-automobile travel, with the neighbourhood already achieving the second highest proportion of sustainable transportation trips in the city. A future land use vision includes higher density residential housing that meets a mix of demographic needs and income levels.





Transit service has been identified as a way to reduce travel to campus by car and has resulted in significant service improvements between VIU and other major transit exchanges over the last seven years.

The subject properties are in close proximity to Third Street, a major linkage to the City's downtown, and to the recently approved mixed use development at 525 Third Street, which is under construction and includes complimentary commercial services and student housing.

Traffic Impact Assessment

The applicant has provided a traffic impact assessment of existing conditions and additional traffic from the proposed development. The assessment concluded that the existing road system has adequate capacity for the anticipated traffic volume, and no mitigation measures are required.

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 \$179,000 to promote active transportation within the VIU Mobility Hub (sidewalk, bicycle network and transit improvements). Staff is supportive of the community contribution proposal.

Staff Comment

The rezoning application proposes a mixed-use student housing development that will add density and diversity of housing types to a location that is near VIU, transit, services, a high school and amenities. The proposed development meets the intent of the policies in the Official Community Plan and the Nanaimo Transportation Master Plan and will complement the existing uses in the neighbourhood.

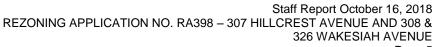
ATTACHMENTS

ATTACHMENT A: Location Plan

ATTACHMENT B: Conceptual Site/Landscape Plan

ATTACHMENT C: Conceptual Renderings

ATTACHMENT D: Shadow Study ATTACHMENT E: Aerial Photo



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