

DATE OF MEETING | October 16, 2018 |

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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.

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

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.



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 manager 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.



