

DATE OF MEETING May 27, 2019

AUTHORED BY MADELEINE KOCH, PLANNER, CURRENT PLANNING

SUBJECT REZONING APPLICATION NO. RA400 – 1300 JUNCTION AVENUE

## **OVERVIEW**

### **Purpose of Report**

To present Council with an application to rezone the subject property at 1300 Junction Avenue from Single Dwelling Residential (R1) to Mixed Use Corridor (COR 2) to allow a 213-unit multi-family development.

### **Recommendation**

That:

1. "Zoning Amendment Bylaw 2019 No. 4500.147" (To rezone 1300 Junction Avenue from Single Dwelling Residential [R1] to Mixed Use Corridor [COR 2]) pass first reading;
2. "Zoning Amendment Bylaw 2019 No. 4500.147" pass second reading; and
3. Council direct Staff to secure the community contribution, road dedication, and a statutory right-of-way to accommodate the future Wexford Creek restoration project.

## **BACKGROUND**

A rezoning application (RA400) for 1300 Junction Avenue was received from West Urban Developments Ltd., on behalf of the property owners, Shawn K. Niven and Patricia D. Little, to rezone the subject property from Single Dwelling Residential (R1) to Mixed Use Corridor (COR 2). The purpose of the rezoning is to allow three four-storey apartment buildings on the property, each containing approximately 71 units, for a total of 213 units on the site.

### **Subject Property**

<i>Location</i>	The subject property is located on the southwest corner of the intersection of Tenth Street and Lawlor Road in Chase River.
<i>Total lot area</i>	1.77ha
<i>Current zone</i>	R1 - Single Dwelling Residential
<i>Proposed zone</i>	COR 2 - Mixed Use Corridor
<i>Proposed density</i>	120 units per hectare
<i>Official Community Plan(OCP) Designation</i>	Commercial Centre and Corridor
<i>Chase River Neighbourhood Plan Designation (CRNP)</i>	Medium-High Density Residential and Main Street (Commercial/ Residential)

The subject property is mostly comprised of a vacant field and appears to have been historically used for agriculture. Wexford Creek, a fish-bearing stream, intersects the eastern portion of the subject property. A portion of the creek runs above ground and a portion has been directed underground through a culvert.

The subject property is surrounded by road frontage on Junction Avenue, Tenth Street, Lawlor Road, and Eleventh Street. Surrounding uses include the Chartwell Malaspina Care facility located to the south across Eleventh Street, the South Parkway Plaza commercial centre to the east, single residential dwellings to the west, and multi-family-zoned lands to the north.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to rezone the subject property to allow three 71-unit apartment buildings, to be constructed on the site, for a total of 213 units. The proposed buildings are four storeys, and anticipated to include a mix of one-, two-, and three-bedroom apartment units, which the applicant states will be rental units. The conceptual plans shows each of the proposed buildings containing underground building parking, in addition to surface parking. A form and character review will be completed through a separate development permit application if rezoning is approved.

### **Policy and Regulatory Context**

#### *Official Community Plan (OCP)*

The subject property contains multiple land-use designations, both in the OCP and the Chase River Neighbourhood Plan. The OCP designates a portion of the east side of the property as Commercial Centre, and the remainder as Corridor. Each of these designations supports stand-alone multi-family residential use. Residential densities of 50 to 150 units per hectare in two- to six-storey buildings are supported in these designations, which is consistent with the proposed density of 120 units per hectare and the proposed four storey buildings.

#### *Chase River Neighbourhood Plan*

The Chase River Neighbourhood Plan designates the eastern portion of the site as Main Street Commercial/ Residential and the remainder as Medium-High Density Residential. To address the land-use designations, and to respect the area needed for future restoration and daylighting of Wexford Creek, the proposed multi-family residential use is completely contained within the Medium-High Density Residential designation. It is noted the proposed development is in close proximity to an existing commercial centre providing convenient access for future residents to a grocery store, restaurants, pharmacy, and other services.

#### *Transportation Master Plan*

The subject property is not located within a Mobility Hub, as designated by the Nanaimo Transportation Master Plan (NTMP). However, the property has frontage on Tenth Street, which is designated as a major road and is intended to serve as a truck route with included

shared-use lanes as part of the Harewood Bikeway network. An existing transit stop is located along the subject property's Lawlor Road frontage.

The Cranberry Connector is a future road network improvement that is anticipated to connect to either Lawlor Road or Junction Avenue. The development proposes to provide enough road dedication to accommodate either future alignment of the Cranberry Connector.

Staff support the proposed rezoning, as it meets the intent of the OCP and the Chase River Neighbourhood plan by encouraging development near an existing commercial centre. The proposal also supports the Nanaimo Affordable Housing Strategy by increasing the supply of rental housing and diversity of unit types in this part of the city.

### *Community Input*

The application was referred to the Chase River Neighbourhood Association, who requested a meeting with the applicant. The applicant met with the association on 2018-DEC-12. The association expressed concerns over parking and traffic, and support for improvements to public transportation and affordable rental housing in the Chase River community.

It should be noted the applicant provided a traffic study as part of the application, which concluded that the proposed development would not negatively impact the existing traffic network.

### **Conditions of Rezoning**

Staff recommend the following conditions be secured prior to final adoption of "Zoning Amendment Bylaw 2019 No. 4500.147":

#### *1. Statutory Right of Way for Future Wexford Creek Restoration*

The City has a number of Development Cost Charges (DCC) projects in this area, including projects to realign and restore Wexford Creek in 2021. To allow these projects to be completed as scheduled, the conceptual site plan provides ample room for the City to design and build out an appropriate creek alignment on the east section of the property. As a condition of rezoning, approval of a statutory right-of-way will be required in favour of the City to secure the area needed to design the creek realignment.

#### *2. Road Dedication*

The required road dedication includes: 10m along Eleventh Street, 2.5m along Tenth Street, and 2.5m along Junction Avenue in order to achieve the desired road cross-sections and possible routes for the Cranberry Connector.

#### *3. 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 community amenity contribution valued at \$213,000 (calculated based on \$1,000 per residential unit) to be directed towards a new transit shelter (\$40,000) near the subject

property, and future parks and pedestrian improvements in the Chase River area (\$173,000).

### **SUMMARY POINTS**

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Mixed Use Corridor (COR 2) to allow the construction of three four-storey rental apartment buildings;
- Wexford Creek runs through the eastern portion of the subject property, and a DCC project to realign and restore the creek is planned for 2021;
- The community amenity contribution is to be directed towards a new bus shelter and future local park and pedestrian improvements in the Chase River community.
- Staff support the proposed rezoning, which meets the intent of the OCP and Neighbourhood Plan

### **ATTACHMENTS**

ATTACHMENT A: Location Plan  
ATTACHMENT B: Conceptual Site Plan  
ATTACHMENT C: Conceptual Building Elevations  
ATTACHMENT D: Aerial Photo  
“Zoning Amendment Bylaw 2019 No. 4500.147”

#### **Submitted by:**

L. Rowett  
Manager, Current Planning

#### **Concurrence by:**

D. Lindsay  
Director, Community Development