

DATE OF MEETING August 26, 2019

AUTHORED BY BRIAN ZUREK, COMMUNITY PLANNING AND DEVELOPMENT

SUBJECT OCP AMENDMENT APPLICATION – OCP89 AND REZONING APPLICATION RA395 – 388 MACHLEARY STREET

OVERVIEW

Purpose of Report

To present for Council's consideration, an Official Community Plan amendment application to amend the land-use designation within the Official Community Plan from Neighbourhood to Corridor, to amend the text of the Old City Neighbourhood Concept Plan, and to concurrently present for Council's consideration a "City of Nanaimo Zoning Bylaw 2011 No. 4500" amendment application to rezone the subject property from Community Service One to Comprehensive Development Eleven to develop a 175-unit multi-family development.

Recommendation

That

1. "Official Community Plan Amendment Bylaw 2019 No. 6500.040" (To re-designate 388 Machleary Street on the Future Land Use Plan [Map 1] from 'Neighbourhood' to 'Corridor,' and to amend the text of Section 4.1.2 'Land Use Designations' of the Old City Neighbourhood Concept Plan) pass first reading;
2. "Official Community Plan Amendment Bylaw 2019 No. 6500.040" pass second reading;
3. "Zoning Amendment Bylaw 2019 No. 4500.124" (To rezone 388 Machleary Street from Community Service One [CS1] to Comprehensive Development Eleven [CD11]) pass first reading;
4. "Zoning Amendment Bylaw 2019 No. 4500.124" pass second reading; and
5. Council direct Staff to secure road dedication, community amenity contribution, site improvements, and public rights-of-way prior to adoption of the "Zoning Amendment Bylaw 2019 No. 4500.124", should Council support the bylaw at third reading.

BACKGROUND

An Official Community Plan (OCP) amendment application (OCP89) and a concurrent "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") amendment application (RA395) was submitted by Wensley Architecture Ltd., on behalf of the Molnar Group, for the property located at 388 Machleary Street.

Subject Property

<i>Location</i>	The subject property is located in Nanaimo's Old City Neighbourhood at the intersections of Franklyn and Machleary and Franklyn and Kennedy Streets.
<i>Total Area</i>	11,587m ²
<i>OCP Designation</i>	Neighbourhood
<i>Old City Neighbourhood Concept Plan Designation</i>	Single Family / Duplex
<i>Proposed OCP Designation</i>	Corridor
<i>Proposed Old City Neighbourhood Concept Plan Designation</i>	Single Family / Duplex – with text amendment permitting the proposed development
<i>Current Zoning</i>	Community Service One (CS1)
<i>Proposed Zoning</i>	Comprehensive Development Eleven (CD11)

The site occupies over two-fifths of the block bordered by Fitzwilliam, Franklyn, Machleary and Kennedy Streets. Currently vacant, the site once held a building listed in the City's heritage register first used in the 1800s as the Nanaimo Hospital, which was later repurposed for use as the Malaspina College. Since 1980, the site was used as a seniors' care facility (Malaspina Gardens). The previous owner demolished the buildings in 2017.

DISCUSSION

Proposed Development

The applicant proposes to develop a comprehensively planned 175-unit multi-family development within the subject property, including a mix of townhouses along Machleary Street and four- and five-storey apartment-style buildings, internal to the site and along Franklyn and Kennedy Streets. The buildings would contain a variety of unit sizes, from micro to three-bedroom units, plus underground parking.

The scale of the proposed development is comparable to the massing of the previous site buildings.

The developer proposes to include a public seating area along Machleary Street with a view corridor that would provide a prominent ocean view. The developer also proposes a plaque to commemorate the history of the site. These features would also be secured as a condition of rezoning approval.

The City would also secure a pedestrian walkway linking Machleary and Kennedy Streets along the north property line of the subject property that borders 339 Kennedy Street. The developer proposes to retain and refurbish the existing staircase off Kennedy Street that once provided pedestrian access to the former heritage building on the property. The refurbished staircase would provide access to a plaza for use by residents of the proposed development. Additionally, the developer proposes to provide a heritage-inspired cornerstone within the project to commemorate the historic site buildings. The City would secure the provision of these site features as conditions of rezoning approval.

Finally, during the review of the development proposal, Staff required the developer to provide a concept plan to improve pedestrian and cycling infrastructure in the Old City. The resulting concept plan described pedestrian and cycling improvements to link Machleary, Albert, and Pine Streets (see Attachment G). The developer proposes to offset the City's construction costs of the pedestrian and cycling improvements as a community amenity contribution.

Official Community Plan and Old City Neighbourhood Concept Plan

The OCP designates the property as Neighbourhood, which includes a target density range of 10 to 50 units per hectare in buildings two- to four-storeys high. The 175 units proposed by the developer corresponds to 151 units per hectare, with an average unit size of 61m² (ranging from 29m² to 135m²). The Old City Neighbourhood Concept Plan designates 388 Machleary Street as Single/Duplex Residential. The Neighbourhood Plan suggests the need to maintain the established areas of single family housing, while providing for larger-scale medium-density developments within other portions of the Old City.

The guiding principles of the Neighbourhood Concept Plan include:

- improving pedestrian orientation of the community;
- providing a range of housing, from single dwellings to apartment buildings; and,
- maintaining a sensitivity to the streetscape.

Council adopted the Neighbourhood Plan in 1994. Since then, the city's population has grown over 50 percent, from 60,129 in 1991, to 90,504 in 2016. The City's policy direction has evolved to focus on housing affordability, active transportation, and land-use intensity to accommodate growth.

To allow the development, the applicant proposes to designate the subject property from Neighbourhood to Corridor. The Corridor designation supports medium-density residential developments in two to six-storey buildings. Additionally, Corridor-designated properties are characterized by:

- public parks and open spaces in the form of urban plazas, community gardens, and landscaped boulevards;
- redevelopment that improves the human scale of the area, increases landscaping and green space, and improves safety for non-motorized travelers;
- use of design elements, including building siting, height and massing (stepping back upper floors), to address the interface between corridors and neighbourhoods; and,
- promotion of energy-efficient buildings.

The property is in close proximity to Corridor-designated lands along Fitzwilliam Street.

Additionally, the project would meet the following objectives of the Corridor designation:

- to increase residential densities and the mix of land uses;
- to encourage sensitivity in the form of residential developments; and,
- to encourage sustainability in transit and active transportation, including walking and cycling.

Affordable Housing Strategy

The City's Affordable Housing Strategy contains the following policies:

- increasing the supply of rental housing;
- infilling or intensifying development in existing neighbourhoods;
- diversifying housing in all neighbourhoods;
- supporting low-income and special needs housing; and
- strengthening housing partnerships.

The Affordable Housing Strategy supports the development of micro suites, as proposed, where transit, community services and amenities, and green space exist. When calculating density using the ratio of units per hectare, projects with lower-than-average unit sizes, such as micro units, result in higher densities.

Therefore, the strategy proposes the review of the OCP's density calculation, particularly when developments include a smaller unit types.

Transportation Master Plan

The Nanaimo Transportation Master Plan introduced the concept of *mobility hubs* as compact, mixed-use urban nodes that would promote walking, cycling, and transit. The subject property is located within the 200m buffer of the downtown mobility hub. The master plan notes the downtown has the highest proportion of sustainable trips in the city.

Increasing residential density in the downtown mobility hub would result in the more efficient use of services, and better support viable transit service.

Community Consultation

The developer consulted with the community, principally the Nanaimo Old City Association (NOCA) prior to and since submitting the OCP and Zoning Bylaw amendment applications. Both NOCA and the developer organized several community engagement activities regarding the redevelopment of the subject property. Additionally, NOCA generated a visioning workbook and two surveys. Since the Molnar Group's first formal interaction with the community, the proposed project concept evolved from strictly apartment rental units to include townhomes and mixed-tenure apartment buildings.

NOCA, in its formal response to the proposed project, opposed both the OCP and Zoning Bylaw amendment applications. Instead, the group advocated for residential development that matched the OCP's target density range, and that followed the intended form and scale as referenced in the Old City Neighbourhood Concept Plan.

Zoning

The Zoning Bylaw recognizes the historic use of the property as a seniors' congregate care facility and designates the parcel as Community Service One (CS1). The CS1 zone supports a FAR of 1.25 (personal care facility or seniors' congregate housing) and a building height of 14m.

The scale and massing of the proposed buildings would be consistent generally with the CS1 zone; however, rezoning is required to permit the multi-family residential use. The CS1 zone limits uses to institutional.

The developer proposes a site-specific Comprehensive Development Eleven (CD11) zone. The details of the concept plan would restrict the development proposal to the location (setbacks), size (area), building height, and use detailed by the application.

Zone	Site Area	Lot Coverage (%)	Floor Area Ratio	Building Height (m)
Community Service One (CS1)	Total Site	40	1.25*	14.0
Comprehensive Development Eleven (CD11)	Proposed Area 1	40	0.75	10.0
	Proposed Area 2	45	1.43	16.5
	Proposed Area 3	30	1.03	17.5
	Total Site	37	1.13	17.5

*personal care facility or seniors' congregate housing

In addition to the proposed concept densities and building heights noted above, the draft Zoning Bylaw amendment (attached) contains the complete list of CD11 regulations.

Community Amenity Contribution

Section 7.3 of Nanaimo's OCP addresses development amenities triggered through the Zoning Bylaw amendment process. Typically, developers provide the City with an amenity calculated at a rate of \$1,000 per unit of residential development. The developer's amenity contribution for the 175-unit proposal is \$175,000. The developer would direct the community amenity contribution as follows:

1. \$75,000 – pedestrian and cycling infrastructure improvements at the intersection of Machleary and Albert Streets;
2. \$35,000 – public art to be installed by the developer within the proposed public seating area off Machleary Street; and
3. \$65,000 – Pawson Park improvements.

Staff support the proposed community amenity contribution.

Conditions of Approval

The City would require the following to be secured prior to final adoption of the Zoning Bylaw amendment:

1. Registration of a road dedication plan to secure 1.2m / 1.6m off the lane adjacent to the subject property.
2. Registration of a Section 219 *Land Title Act* covenant to secure the community amenity contribution of \$175,000, including: \$75,000 for pedestrian and cycling infrastructure improvements, \$35,000 for public art, and \$65,000 for Pawson Park improvements.
3. Registration of a Section 219 *Land Title Act* covenant to secure heritage recognition, including refurbished historic staircase, conservation covenant, commemorative plaque, and heritage-inspired cornerstone.
4. Registration of a statutory right-of-way to secure street furniture for the public seating area and view corridor off Machleary Street; and,

5. Registration of statutory right-of-ways, to secure public access over the 1.2m-wide pedestrian walkway linking Machleary and Kennedy Streets, and the view corridor and seating area off Machleary Street.

OPTIONS

1. That

1. “Official Community Plan Amendment Bylaw 2019 No. 6500.040” (To re-designate 388 Machleary Street on the Future Land Use Plan [Map 1] from ‘Neighbourhood’ to ‘Corridor,’ and to amend the text of Section 4.1.2 ‘Land Use Designations’ of the Old City Neighbourhood Concept Plan) pass first reading;
2. “Official Community Plan Amendment Bylaw 2019 No. 6500.040” pass second reading;
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4. “Zoning Amendment Bylaw 2019 No. 4500.124” pass second reading; and
5. Council direct Staff to secure road dedication, community amenity contribution, site improvements, and public rights-of-way prior to adoption of the “Zoning Amendment Bylaw 2019 No. 4500.124”, should Council support the bylaw at third reading.

- The advantages of this option: Supported by broad-based policy objectives for increased residential infill development as described in the OCP, Affordable Housing Strategy, and the Transportation Master Plan. Would diversify the housing stock in the Old City by introducing housing of mixed form and unit size. Additional density would result in the more efficient use of existing municipal infrastructure and services, and promote walking, cycling, and transit. Allocating more residential units into the Old City would help support local downtown businesses.
- The disadvantages of this option: Groups or individuals opposed to introducing medium-density multi-family development into an area of the Old City that has remained predominantly single family in nature may be critical of the position.

2. That Council deny the Staff recommendation.

- The advantages of this option: Supports the existing policies of the Old City Neighbourhood Concept Plan and maintains the single family residential form of development in the area. Acknowledges the position of the Nanaimo Old City Association.
- The disadvantages of this option: Contrary to broad-based policy objectives for increased residential infill development as described in the OCP, Affordable Housing Strategy, and the Transportation Master Plan.

3. That Council provide Staff with an alternative direction.

- The advantages of this option: Council could propose an alternative objective.
- The disadvantages of this option: An alternative objective may extend the application processing time and result in uncertainty for the community and the developer.

SUMMARY POINTS

- The developer proposes to comprehensively redevelop the subject property as a 175-unit multi-family development characterized by a mix of townhouses and multi-storey apartment buildings.
- The proposed OCP amendment would reinforce the goals and objectives of the Transportation Master Plan and the Affordable Housing Strategy.
- The existing OCP and Old City Neighbourhood Concept Plan policy support low-density residential development, while the existing Zoning Bylaw designation supports a more intensive community service use.
- The proposed OCP and Neighbourhood Plan amendments would designate the subject property as a Corridor, and allow the medium-density residential development.
- The proposed Zoning Bylaw amendment would create a new comprehensive development zone to define the size, scale, and use of the proposed development.
- Staff support the proposed OCP, Neighbourhood Plan, and Zoning Bylaw amendments.

ATTACHMENTS:

ATTACHMENT A: Location Plan
ATTACHMENT B: Site Plan
ATTACHMENT C: Development Details
ATTACHMENT D: Letter of Rationale
ATTACHMENT E: Conceptual Building Elevations and Renderings
ATTACHMENT F: Conceptual Landscaping Plan
ATTACHMENT G: Pedestrian and Cycling Improvement Concept
ATTACHMENT H: Consultation Summary
ATTACHMENT I: Aerial Photo
“Official Community Plan Amendment Bylaw 2019 No. 6500.040”
“Zoning Amendment Bylaw 2019 No. 4500.124”

Submitted by:

Lisa Bhopalsingh
Manager, Community Planning

Lainya Rowett
Manager, Current Planning

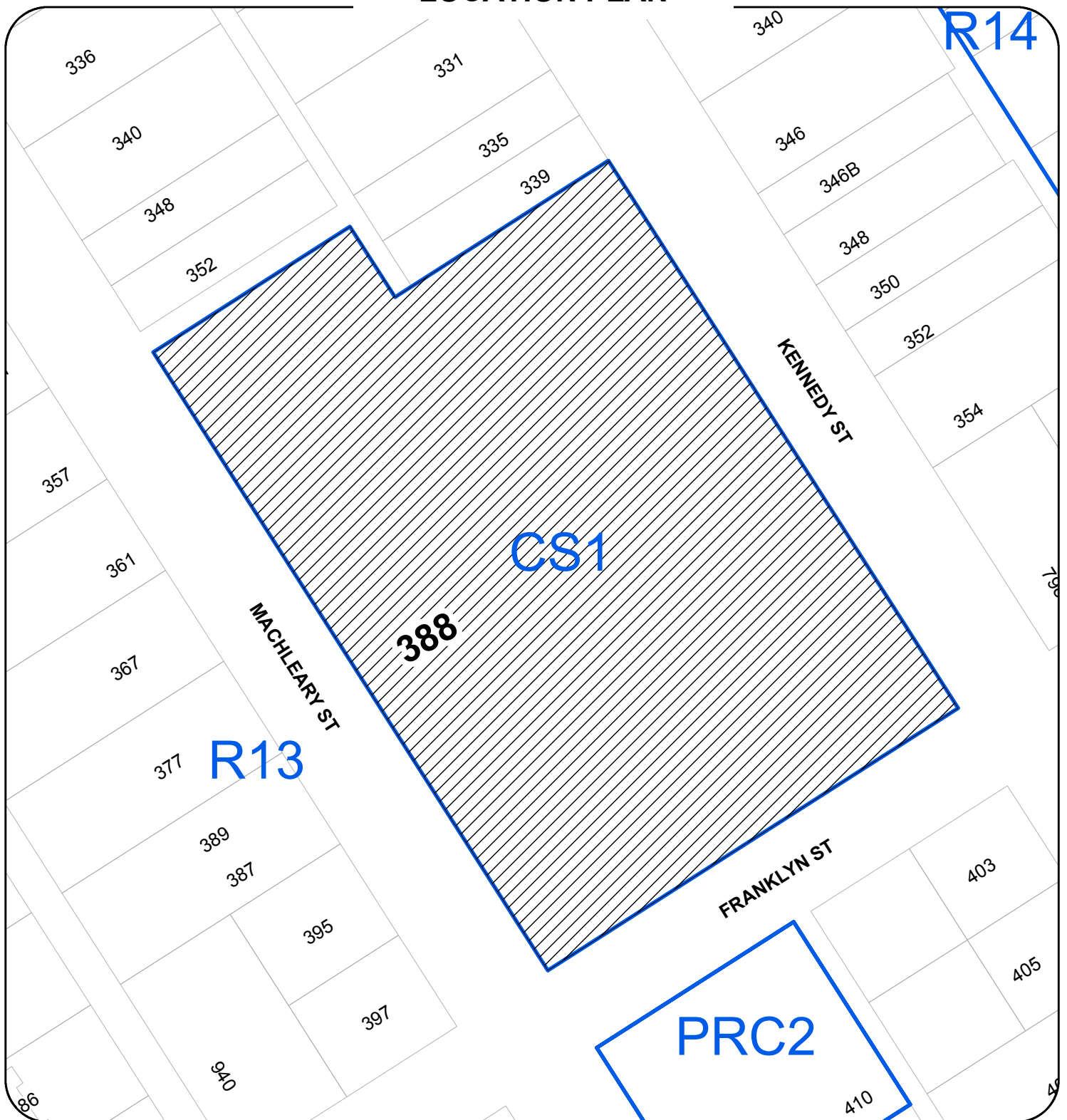
Concurrence by:

Jeremy Holm
Director, Development Approvals

Bill Corsan
Director, Community Development

Dale Lindsay
General Manager, Development Services

ATTACHMENT A LOCATION PLAN



**OFFICIAL COMMUNITY PLAN APPLICATION NO. OCP00089 and
REZONING APPLICATION NO. RA000395**

LOCATION PLAN



Civic: 388 MACHLEARY STREET
Legal Description: LOT A, SECTION 1,
NANAIMO CITY, PL 53876



Subject Property

ATTACHMENT B SITE PLAN

Historic Stairs & Commemorative Plaque



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SEA VIEW APARTMENTS

PROJECT ADDRESS:
388 MACHLEARY ST
NANAIMO, BC

301-1444 (Nanaimo) BC
250-251-2511 (Vancouver) BC
1-800-687-3023
info@wensleyarch.com

CONSULTANTS:
STRUCTURAL: NA
ELECTRICAL: NA
CIVIL: J.E. ANDERSON & ASSOCIATES
LANDSCAPE: COASTAL NORTH GROUP

PROJECT NO: 1750
SCALE: 1/8" = 1'-0"
DATE: APRIL 2018

DRAWN BY: DM
REVIEW BY: DM
DRAWING NO: A203

1 FLOOR PLAN 3
1/8" = 1'-0"

ATTACHMENT C DEVELOPMENT DETAILS



PROJECT STATISTICS FOR OCP AMENDMENT						
SEA VIEW APARTMENTS						
Project No.: 17109						
REVISION NO.12					DATE:	02-Jul-19
LOT 1						
LEGAL DESCRIPTION	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876					
CIVIC ADDRESS	388 MACHLEARY STREET, NANAIMO, BC					
ZONING	EXISTING				REQUIRED	PROPOSED
	CS1					N/A
SITE AREA (m ²)	2,886	(0.287 hectare)				
FAR						0.74
UPH						52UPH
SITE COVERAGE						38%
BUILDING A HEIGHT						31'-2" (9.50m)
BUILDING B HEIGHT						31'-0 3/4" (9.47m)
BUILDING C HEIGHT						32'-3 3/4" (9.85m)
SETBACKS	MACHLEARY ST (FRONT)				15.00' (4.57m)	
	FRANKLYN ST (SIDE)				20.00' (6.10m)	
	REAR				20.00' (6.10m)	
	SIDE				6.00' (1.83m)	
BUILDING DATA						
BUILDING A						
UNITS	DESCRIPTION	NET AREA (ft ²)	NET AREA (m ²)	# OF UNITS	TOTAL (ft ²)	TOTAL (m ²)
TH	3BED	1528	142	4	6,112	568
		TOTAL		4	6,112	568
BUILDING B						
UNITS	DESCRIPTION	NET AREA (ft ²)			TOTAL (ft ²)	TOTAL (m ²)
TH	3BED	1528	142	6	9,168	852
		TOTAL		6	9,168	852
BUILDING C						
UNITS	DESCRIPTION	NET AREA (ft ²)			TOTAL (ft ²)	TOTAL (m ²)
TH	3BED	1528	142	5	7,640	710
		TOTAL		5	7,640	710
		TOTAL		15	22,920	2129
SITE DATA					(ft ²)	(m ²)
GROSS FLOOR AREA					22,920	2,129
HORIZONTAL PROJECTION (BC BUILDING CODE)					10,746	998
LOT COVERAGE					11,756	1,092
PARKING DATA						
PROPOSED PARKING						
Surface Parking						n/a
Townhomes Parking (2 per unit)						30
TOTAL PROPOSED PARKING						30
REQUIRED PARKING (Area 5: New City of Nanaimo parking ratios. High designation - council has yet to approve)						# OF PARKING
1.20 stalls per 3 Bedroom						18
PROPOSED BICYCLE PARKING						
Short Term Bicycle Parking						TBD
Long Term Bicycle Parking						TBD
TOTAL PROPOSED BICYCLE PARKING						TBD
REQUIRED BICYCLE PARKING (New City of Nanaimo bicycle parking requirements- council has yet to approve)						
Short Term Bicycle Parking - 0.1 space per dwelling						2
Long Term Bicycle Parking - 0.5 per dwelling						8
TOTAL REQUIRED BICYCLE PARKING						10

PROJECT STATISTICS FOR OCP AMENDMENT						
SEA VIEW APARTMENTS						
Project No.: 17109						
REVISION NO. 12		DATE:			02-Jul-19	
LOT 2						
LEGAL DESCRIPTION	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876					
CIVIC ADDRESS	388 MACHLEARY STREET, NANAIMO, BC					
ZONING	EXISTING		REQUIRED		PROPOSED	
	CS1				N/A	
SITE AREA (m ²)	5,218	(0.523 hectare)				
FAR				1.43		
UPH				216 UPH		
SITE COVERAGE				42%		
BUILDING D HEIGHT				52'-7 1/4" (16.03m)		
BUILDING E HEIGHT				49'-8 1/2" (15.15m)		
BUILDING SETBACKS	KENNEDY ST (FRONT)				20.00' (6.1m)	
	SIDE (SOUTH)				16.42' (5.00m)	
	SIDE (NORTH)				6.00' (1.83m)	
	REAR				19.79' (6.03m)	
PARKADE SETBACKS	KENNEDY ST (FRONT)				13.46' (4.10m)	
	SIDE (SOUTH)				0.00' (0.00m)	
	SIDE (NORTH)				10.00' (3.00m)	
	REAR				0.00' (0.00m)	
BUILDING DATA						
BUILDING D						
UNITS	DESCRIPTION	NET AREA (ft ²)	NET AREA (m ²)	# OF UNITS	TOTAL (ft ²)	TOTAL (m ²)
Unit A	Micro	321	29.8	12	3,852	358
Unit A2	Micro	407	37.8	1	407	38
Unit C	Studio	454	42.2	6	2,724	253
Unit D	Junior 1Bed	509	47.3	6	3,054	284
Unit E	1Bed	600	55.7	8	4,800	446
Unit F	1Bed	523	48.5	3	1,569	146
Unit G	2Bed	800	74.3	15	12,000	1,115
PH1	Studio	358	33.3	1	358	33
PH2	Junior 1Bed	508	47.3	1	508	47
PH5	1Bed	603	56.02	2	1,206	112
PH7	2Bed	823	76.5	3	2,469	230
PH8	2Bed	891	82.8	3	2,673	248
PH10	1Bed	564	52.4	1	564	52
				62	36,184	3,361
BUILDING E						
UNITS	DESCRIPTION	NET AREA (ft ²)	NET AREA (m ²)	# OF UNITS	TOTAL (ft ²)	TOTAL (m ²)
Unit A	Micro	321	29.8	3	963	89
Unit A1	Micro	381	35.8	1	381	36
Unit B	Micro	375	34.8	1	375	35
Unit C	Studio	454	42.2	9	4,086	380
Unit D	Junior 1Bed	509	47.3	8	4,072	378
Unit E	1Bed	600	55.7	3	1,800	167
Unit E1	1Bed	535	54.1	2	1,070	108
Unit F	1Bed	523	48.5	2	1,046	97
Unit G	2Bed	800	74.3	12	9,600	892
PH1	Studio	358	33.3	1	358	33
PH2	Junior 1Bed	508	47.3	1	508	47
PH3	1Bed	558	51.8	2	1,116	104
PH4	1Bed	597	55.5	1	597	56
PH6	2Bed	753	69.9	1	753	70
PH7	2Bed	823	76.5	4	3,292	306
	TOTAL			113	30,017	2,798
TOTAL					66,201	6,159
UNIT TYPE PERCENTAGE (of project total)						
	UNIT TYPE	PERCENTAGE				
	Micro	15.9%		18 units		
	Studio	15.0%		17 units		
	Junior 1Bed	14.2%		16 units		
	1Bed	21.2%		24 units		
	2Bed	33.6%		38 units		
SITE DATA						
GROSS FLOOR AREA					(ft ²)	(m ²)
HORIZONTAL PROJECTION (BC BUILDING CODE)					80,325	7,462
LOT COVERAGE					23,481	2,181
PARKING DATA						
PROPOSED PARKING						
Surface Parking					10	
Underground Parking					72	
visitors' parking stalls (included)					10	
accessible parking stalls (included)					3	
TOTAL PROPOSED PARKING					82	
REQUIRED PARKING (Area 5: New City of Nanaimo parking ratios. High designation - council has yet to approve)						
0.45 stalls per studio/micro unit					16	
0.50 stalls per 1 bedroom					20	
0.90 stalls per 2 bedroom					34	
40% max small car parking (included)					28	
accessible - 101-1000 - 2 per 100 required spaces or part thereof (included)					3	
visitor - 1 space per 22 required spaces (included)					3	
TOTAL REQUIRED PARKING					70	
PROPOSED BICYCLE PARKING						
Short Term Bicycle Parking					TBD	
Long Term Bicycle Parking					71	
TOTAL PROPOSED BICYCLE PARKING					TBD	
REQUIRED BICYCLE PARKING (New City of Nanaimo bicycle parking requirements- council has yet to approve)						
Short Term Bicycle Parking - 0.1 space per dwelling					11	
Long Term Bicycle Parking - 0.5 per dwelling					57	
TOTAL REQUIRED BICYCLE PARKING					68	

PROJECT STATISTICS FOR OCP AMENDMENT
SEA VIEW APARTMENTS

Project No.: 17109

REVISION NO.12				DATE:	02-Jul-19	
LOT 3						
LEGAL DESCRIPTION	LOT A, SECTION 1, NANAIMO DISTRICT, PLAN VIP53876					
CIVIC ADDRESS	388 MACHLEARY STREET, NANAIMO, BC					
ZONING	EXISTING		REQUIRED		PROPOSED	
	CS1				N/A	
SITE AREA (m ²)	3,378	(0.338 hectare)				
FAR					1.03	
UPH					139 UPH	
LOT COVERAGE					29%	
BUILDING F HEIGHT					56'-2 1/2" (17.13m)	
BUILDING SETBACKS	FRANKLYN ST (SIDE)				20.0' (6.1m)	
	KENNEDY ST (FRONT)				20.0' (6.1m)	
	SIDE (NORTH)				72.83' (22.2m)	
	REAR				29.0' (8.84m)	
PARKADE SETBACKS	FRANKLYN ST (SIDE)				20.0' (6.1m)	
	KENNEDY ST (FRONT)				13.46' (4.10m)	
	SIDE (NORTH)				0.00' (0.00m)	
	REAR				29.0' (8.84m)	
ACCESSORY BLDG. SETBACK	KENNEDY ST				65.92' (20.09m)	
	SIDE (NORTH)				30.31' (9.24m)	
	REAR				119.85' (36.53m)	
BUILDING DATA						
BUILDING F						
UNITS	DESCRIPTION	NET AREA (ft ²)	NET AREA (m ²)	# OF UNITS	TOTAL (ft ²)	TOTAL (m ²)
Unit A	Micro	321	29.8	11	3,531	328
Unit B	Micro	375	34.8	2	750	70
Unit C	Studio	454	42.2	4	1,816	169
Unit D	Junior 1Bed	509	47.3	4	2,036	189
Unit E	1Bed	600	55.7	6	3,600	334
Unit E1	1Bed	535	49.7	3	1,605	149
Unit F	1Bed	523	48.6	2	1,046	97
Unit G	2Bed	800	74.3	11	8,800	818
PH7	2Bed	823	76.5	2	1,646	153
PH9	2Bed	968	89.9	1	968	90
PH9-B	2Bed	823	76.5	1	823	76
	TOTAL			47	26,621	2,473
UNIT TYPE PERCENTAGE (of project total)						
	UNIT TYPE	PERCENTAGE				
	Micro	27.7%		13	units	
	Studio	8.5%		4	units	
	Junior 1Bed	8.5%		4	units	
	1Bed	23.4%		11	units	
	2Bed	31.9%		15	units	
SITE DATA						
				(ft ²)	(m ²)	
GROSS FLOOR AREA				37,341	3,469.09	
HORIZONTAL PROJECTION (BC BUILDING CODE)				8,477	787.54	
LOT COVERAGE				10,491	974.65	
PARKING DATA						
PROPOSED PARKING						
	Surface Parking					5
	Underground Parking					48
	small parking stalls (included)					0
	visitors' parking stalls (included)					5
	accessible parking stalls (included)					2
TOTAL PROPOSED PARKING						53
REQUIRED PARKING (Area 5: New City of Nanaimo parking ratios. High designation - council has yet to approve)						# OF PARKING
	0.45 stalls per studio/micro unit					8
	0.50 stalls per 1 bedroom					8
	0.90 stalls per 2 bedroom					14
	40% max small car parking (included)					12
	accessible - 21-100 - 2					2
	visitor - 1 space per 22 required spaces (included)					1
TOTAL REQUIRED PARKING						30
PROPOSED BICYCLE PARKING						
	Short Term Bicycle Parking					TBD
	Long Term Bicycle Parking					25
TOTAL PROPOSED BICYCLE PARKING						TBD
REQUIRED BICYCLE PARKING (New City of Nanaimo bicycle parking requirements- council has yet to approve)						
	Short Term Bicycle Parking - 0.1 space per dwelling					5
	Long Term Bicycle Parking - 0.5 per dwelling					24
TOTAL REQUIRED BICYCLE PARKING						28

ATTACHMENT D

LETTER OF RATIONALE

19 February 2019

Project #17109

OCP AMMENDMENT/REZONING DESIGN RATIONALE FOR PROPOSED RESIDENTIAL DEVELOPMENT AT 388 MACHLEARY STREET – NANAIMO'S OLD CITY

The Molnar Group is proposing a multi-family residential development at the site of City of Nanaimo's first general hospital located at 388 Machleary Street. This building was most recently occupied by Malaspina Gardens, a senior's care facility but has since been demolished. It currently is a vacant lot.

This lot lies within the Old City Neighbourhood Concept plan of the Official Community Plan (OCP) and Sub-Area 1a (Single Family/Duplex) which permits single family and duplex use only. The community development being proposed reflects the residential use objectives within the OCP "in order to allow development in a manner that is compatible with the existing residential character of the neighbourhood". It is our intent to follow these objectives yet still create a residential "community" development with greater density, amenity opportunities and a high level of design that Nanaimo residents will be proud to call home. We are looking to provide a varied mix of unit types in the form of town homes and multi-storey structures designed to accommodate modern living.

This proposed residential development will accommodate three multi-storey residential buildings (Buildings D, E and F – all containing four levels of micro, studio, one-bedroom and two-bedroom units), along with 15 three-bedroom town home units in three separate buildings facing Machleary Street. It will be a mix of market rental units and strata condominiums. The density is approximately 151 units per hectare.

We understand the potential impact that a development of this size may have on a predominantly single-family lot neighbourhood. We appreciate the concerns neighbours may have regarding a density increase and have strived to have as much public consultation and feedback as possible. To this point the Molnar Group has engaged with the public and City of Nanaimo staff on several occasions throughout this process to introduce our design team, describe our vision, and work with the neighbourhood to create a vibrant family-oriented community sympathetic to neighbourhood and city concerns. Our approach and evolving design has clearly shown our commitment to engage, educate and listen to City staff and neighbourhood residents. This has been a two-year process.

We approached this potential development site knowing that the Nanaimo Old City Association (NOCA) was quite organized and had already held a workshop regarding the future of this site and what it could mean to their standard and way of living. "The Report on the Outcomes of the Community Workshop on the Future of the Malaspina Gardens Site" July 2017 was a great tool for us to develop the initial concepts of our proposed development. With this report in mind, we held our first "Open House" public engagement on October 17th, 2017. The subsequent letter we received from NOCA made it clear that we would have to address issues/concerns in greater detail and in coordination with City of Nanaimo staff. We would focus our design to reduce the visual impact and massing of buildings along Machleary, reduce the massing/size of the multi-storey structures by keeping them to four levels of residential units with the top penthouse floorplate set back, organize the configuration of all buildings so as to maintain a significant water view corridor and provide all necessary resident parking underground. With these changes in development, we participated in meetings at City Hall with staff and NOCA on December 13th, 2017 and another on February 26th, 2018 where our revised scheme was well received. We subsequently agreed to meet with the larger community/neighbourhood in a town-hall type presentation held by NOCA on March 27, 2018 as well as a Molnar organized public presentation of our revised scheme held February 10th, 2019. Our design team presented our project and answered questions from the public to the best of our ability. The result of this meeting and collected questionnaires/surveys were overwhelmingly favourable in nature.

Although the public comments and discussions varied widely in topics, we were able to identify four main areas of concern. They were:

1. **Added traffic and loss of street parking** – the Molnar Group has engaged Watt Engineering Ltd. to provide analysis and recommendations with respect to how best to integrate a development of this density within a predominantly single-family lot neighbourhood. We have looked at traffic patterns and analyzed how traffic flows would be affected by the added number of vehicles within a 6-block radius around the site. This information will then be used to propose traffic directing and calming strategies. Bike and pedestrian means of transport are strongly encouraged through the inclusion of multiple entry points into this community as well as a significant increase in the number of bike storage/parking facilities.



301 - 1444 Alberni St, Vancouver V6G 2Z4
604 685 3529 ▼ www.wensleyarch.com

▼ WENSLEY ARCHITECTURE LTD

-
2. **Obstructed views and overwhelming density**– We have been very sensitive to neighbouring views. We have reduced the size of this project from our initial four six-storey building concept to include two-level street side town homes and three four storey residential buildings. We have utilized the existing grade to integrate the height of buildings within the topography and have dug into the site to completely hide the parking structure. We have provided a framed view along an axis that connects the existing hospital stairs (retained at Kennedy St) and a public seating area along Machleary Street.
 3. **Architectural vocabulary and how well it fits into the existing fabric and character of their neighbourhood** – We have familiarized ourselves intimately with the existing built-form of the neighbourhood. We understand the implications and importance of the Craftsman aesthetics and are well versed in the guiding principles that resonate within this historical architectural style. A more detailed description of the principles of Arts and Crafts can be found below.
 4. **Public engagement** – the Molnar Group is keenly aware of the importance of public engagement in the development of communities within established neighbourhoods. They have been doing this for over 40 years and have prided themselves in producing high-quality successful residential developments. Being a Vancouver based development company, they have been extremely careful not to be perceived as the big corporate developer out to maximize their profits to the detriment of the communities they develop in. This is a Molnar Legacy project. It is their intent to keep and manage the rental portions of this development for generations to come. Their commitment to this project requires a “good neighbour” approach in our design and project programming. It has been an interesting process getting to know the neighbourhood and discussing all aspects of this project.

We understand the significance of this site and its importance to the City of Nanaimo. We are working with our Landscape Architect and City of Nanaimo staff to properly honour and celebrate this site’s history and significance. We endeavour to reflect and memorialize its past in some form of public amenity that speaks to its past and its future.

OCP Goals

This proposed development addresses most of the OCP goals identified. They are:

- **Goal One** – Manage Urban Growth – by providing higher density (151 units per hectare) within the lower density neighbourhood of Old City Neighbourhood, we are responding directly to urban sprawl. As stipulated within this section of the OCP, higher density neighbourhoods lead to more efficient use of roads, sewers, water and storm services and provides tax savings as new development can use existing infrastructure as well as allowing for better and more efficient public transit systems.
- **Goal Two** – Build a More Sustainable Community – This proposed development will utilize modern, efficient and durable construction methods and materials; therefore, contributing to lower energy use and longevity of the building. Energy Star appliances and LED lighting will result in lower energy consumption, reducing the demand on the city’s infrastructure. This proposed development will be subjected to a Built-Green evaluation (checklist) to identify improvement strategies to the environmental impact of this build. Retention of existing municipal trees in addition to the design and planting of native drought resistance plants and materials will contribute positively to our environment.
- **Goal Three** – Encourage Social Enrichment – Part of the design intent of this development is to create a community with various opportunities for residents to interact and meet through space planning and programming. By providing communal amenity spaces and services (such as a community plaza, park benches within landscaped courtyards, community gardens, community announcement boards and shared multi-function and fitness rooms), we will encourage “community” and social participation. The development will provide rental and market condos thus providing housing for a large cross section of the population. Our efforts to remind residents of the past history of this site contributes to the history and social enrichment of this neighbourhood.
- **Goal Four** – Promote a Thriving Economy – A density increase alone encourages and supports local businesses and increases the tax base for the betterment of the community.
- **Goal Five** – Protect and Enhance Our Environment – Similar to environmental comments stated in Goal Two, this project will help protect the environment through densification and sustainability measures being implemented.
- **Goal Six** – Improve Mobility and Servicing Efficiency – By creating higher density, this project will contribute to a more efficient use of City of Nanaimo’s infrastructure. It will also allow for better and more cost-effective public transit system.



Nanaimo's Old City Multiple-family Residential Guidelines – September 1990, is a document put together to provide a general direction as to the form and character of a predominantly single family and duplex home neighbourhood. It speaks to an Architectural vocabulary based on the Arts and Crafts (or Craftsman) movement and is a rejection of mass-produced minimalist architecture. It is detail-rich with an emphasis on the quality of old-world craftsmen honing their skills. Although this document provides a component driven method of describing this aesthetic, it is limited in its approach in addressing larger multi-residential multi-storey structures. It is our strong belief that the guiding principles of the craftsman style can be used effectively to create a successful community within Nanaimo's Old City neighbourhood that supports and accentuates the existing character of this unique area of Nanaimo. One does not have to copy a style verbatim in order to properly address and recognize the distinctive characteristic of the neighbourhood. It is our opinion that the replication of existing aesthetics only serves to diminish the impact and importance of the original and authentic architecture. We will use

We have identified four main driving principles of the arts and crafts movement that served to design this community. They are:

1. Materiality – We are proposing a rich palette of materials and colours. The emphasis is being given to durable and natural-looking materials.
2. Proportions and scale – a sensitivity to the pedestrian scale has been utilized throughout this development. It is most evident the strategies utilized to bring down the perceived scale of the multi-storey buildings. Strategies such as stepping back the top floors, identifying the entries, providing individual exterior spaces and using elements (extruded boxes) to break down the massing all serve this purpose. The town homes along Machleary serve as a transition to the higher density and massing of the multi-storey structures further down the site.
3. Covered and protected exterior spaces- All units and town homes are provided with private and generous outdoor space that is delineated and protected. This is a common theme of craftsman style.
4. Expression of structure and Interior Space – where possible, expression of post and beam construction, wide trim, and an articulated base. Expression of interior functions of space.

OCP AMMENDMENT PUBLIC AMENITY CONTRIBUTION

The development team is working with City of Nanaimo Staff to identify and implement a substantial public amenity contribution as part of our OCP Amendment and Rezoning process. It is our recommendation that City of Nanaimo allocate the required Developer's Public Amenity contribution funds to the immediate neighbourhood of Old City Neighbourhood Sub-Area 1a (Single Family/Duplex) for public beautification and infrastructure projects.

It is our intent to continue with public engagement through the remaining protocols and processes outlined by City of Nanaimo's OCP Amendment and Rezoning policies. We feel strongly that this proposed development can serve to strengthen and activate the Old City neighbourhood and create a family-based community within this larger established neighbourhood. We look forward to our continued work with City staff to bring to fruition some badly needed quality rental stock within a well thought out residential community plan.

End



ATTACHMENT E CONCEPTUAL BUILDING ELEVATIONS AND RENDERINGS



1 17109 - RENDERINGS
NTS



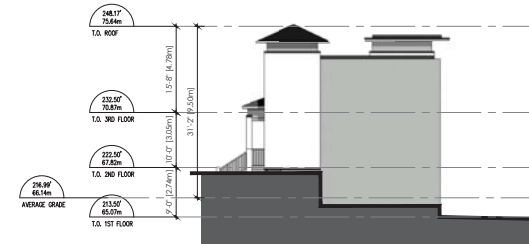
2 17109 - RENDERINGS
NTS



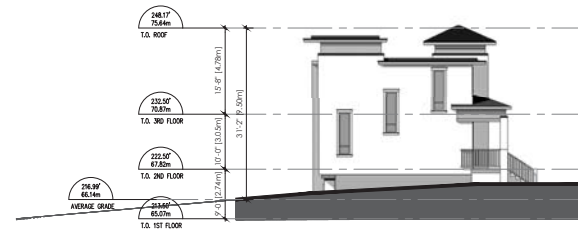
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5 17109 - BUILDING A
SOUTH ELEVATION
3/32"=1'-0"



4 17109 BUILDING A
EAST ELEVATION
3/32"=1'-0"



6 17109 - BUILDING A
WEST ELEVATION
3/32"=1'-0"

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SEAL

OWNER/CLIENT

NO.	REVISION	DATE
01	ISSUED FOR O&P AMENDMENTS REVISION	01/15/19
PROJECT NAME	OCEANVIEW RESIDENTIAL	
PROJECT ADDRESS	388 MACLEARY ST NANAIMO, BC	
CONSULTANTS:	WA WENSLEY ARCHITECTURE LTD 301-1444 Albion St Vancouver, BC V6C 2A7 T: 604 681-3025 info@wensleyarch.com	
DRAWING TITLE:	BUILDING A ELEVATIONS	
PROJECT NO:	17109	DRAWN BY: JSM
SCALE:	1/8"=1'-0"	REVIEW BY: JSM
DATE:	APRIL 2018	DRAWING NO: A301



1 17109 - RENDERINGS
NTS

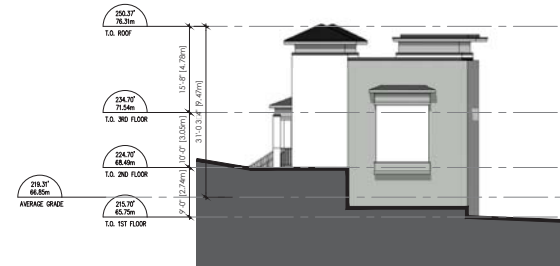
2 17109 - RENDERINGS
NTS



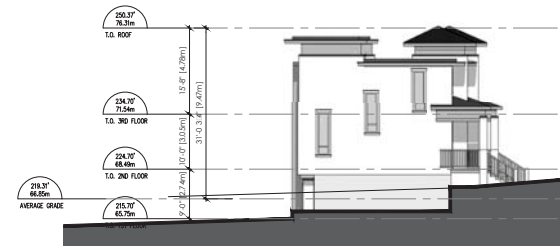
3 17109 - BUILDING B
NORTH ELEVATION
3/32"=1'-0"



5 17109 - BUILDING B
SOUTH ELEVATION
3/32"=1'-0"



4 17109 BUILDING B
EAST ELEVATION
3/32"=1'-0"



6 17109 - BUILDING B
WEST ELEVATION
3/32"=1'-0"

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SEAL

OWNER/CLIENT



01	ISSUED FOR OCP AMENDMENT & REZONING	6/15/19
NO.	REVISION	NO.
PROJECT NAME		

OCEANVIEW RESIDENTIAL

PROJECT ADDRESS
388 MACLEARY ST
NANAIMO, BC

WA
WENSLEY ARCHITECTURE LTD

CONSULTANTS:
STRUCTURAL: N/A
MECHANICAL: N/A
ELECTRICAL: N/A
CIVIL: J.E. ANDERSON & ASSOCIATES
LANDSCAPE: USOMANO NORTH GROUP

DRAWING TITLE:
BUILDING B ELEVATIONS

PROJECT NO:	17109	DRAWN BY:	CHB/JH
SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A302



1 17109 - RENDERINGS
N.T.S.

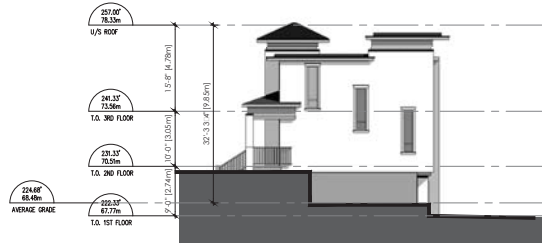
2 17109 - RENDERINGS
N.T.S.



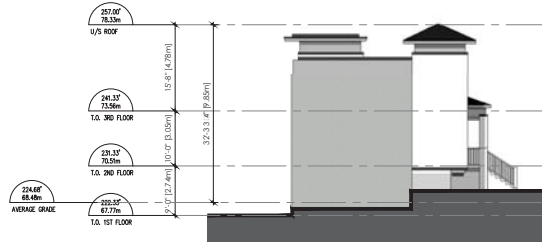
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3/32"=1'-0"



5 17109 - BUILDING C SOUTH ELEVATION
3/32"=1'-0"



4 17109 BUILDING C EAST ELEVATION
3/32"=1'-0"



6 17109 - BUILDING C WEST ELEVATION
3/32"=1'-0"

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SCALE

OWNER/CLIENT

NO.	DESCRIPTION	DATE

ISSUED FOR O.P. AMENDMENT & REVISION: 01/15/19

PROJECT NAME

OCEANVIEW RESIDENTIAL

PROJECT ADDRESS
388 MACLEARY ST
NANAIMO, BC

301-1444 Roberts Dr
Vancouver, BC V6C 2K7
T: 604 683-2025
office@wensleyarch.com

CONSULTANTS:
STRUCTURAL: N/A
MECHANICAL: N/A
ELECTRICAL: N/A
Civil: J.E. ANDERSON & ASSOCIATES
LANDSCAPE: LORNAIRD NORTH GROUP

BUILDING C ELEVATIONS

PROJECT NO:	17109	DRAWN BY:	GH8H
SCALE:	3/32"=1'-0"	REVIEW BY:	GH8H
DATE:	APRIL 2018	DRAWING NO.:	A303

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SEAL

OWNER/CLIENT



ISSUED FOR O&P AMENDMENT & REVISION 6/17/19

NO REVISION NO

PROJECT NAME

OCEANVIEW RESIDENTIAL

PROJECT ADDRESS
388 MACLEARY ST
NANAIMO, BC



CONSULTANTS:
STRUCTURAL: MIA
MECHANICAL: MIA
ELECTRICAL: MIA
CIVIL: J.E. ANDERSON & ASSOCIATES
LANDSCAPE: URBANWARD NORTH GROUP

BUILDING D ELEVATIONS

PROJECT NO: 17109 DRAWN BY: []
SCALE: 3/32"=1'-0" REVIEW BY: []
DATE: APRIL 2018 DRAWING NO: A304



1 17109 - RENDERNG

2 17109 - BUILDING D WEST ELEVATION
3/32"=1'-0"



3 17109 - BUILDING D NORTH ELEVATION
3/32"=1'-0"



1 17109 - RENDERNG
N/A

2 17109 - BUILDING E
WEST ELEVATION
3/32"=1'-0"



3 17109 - BUILDING E
NORTH ELEVATION
3/32"=1'-0"

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SEAL

OWNER/CLIENT



ISSUED FOR O&P AMENDMENT & REZONING 60/75/79
NO SECTION REVISION

PROJECT NAME
NO

OCEANVIEW
RESIDENTIAL

PROJECT ADDRESS
388 MACHLEARY ST
NANAIMO, BC



CONSULTANTS:
STRUCTURAL: N/A
MECHANICAL: N/A
ELECTRICAL: N/A
CIVIL: J.E. ANDERSON & ASSOCIATES
LANDSCAPE: LONARDO NORTH GROUP

BUILDING E
ELEVATIONS

PROJECT NO.	17109	DRAWN BY:	CHS/W
SCALE	3/32"=1'-0"	REVIEW BY:	SM
DATE	APRIL, 2018	DRAWING NO.	A306



1 17109 - RENDERNG
N/S



2 17109 - BUILDING E
EAST ELEVATION
3/32'-1/4"



3 17109 - BUILDING E
SOUTH ELEVATION
3/32'-1/4"

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SEAL

CORNER/CLIENT



ISSUED FOR OCP AMENDMENT & REZONING 62/75/19
NO. REGION. REV. NO.

PROJECT NAME

OCEANVIEW
RESIDENTIAL

PROJECT ADDRESS
388 MACLEARY ST
NANAIMO, BC



CONSULTANTS:
STRUCTURAL: N/A
MECHANICAL: N/A
ELECTRICAL: N/A
CIVIL: J.E. ANDERSON & ASSOCIATES
LANDSCAPE: LOWLAND NORTH GROUP

DRAWING TITLE:

BUILDING E
ELEVATIONS

PROJECT NO: 17109 DRAWN BY: CHW/J
SCALE: 3/32"=1'-0" REVIEW BY: DMW
DATE: APRIL 2018 DRAWING NO: A307



1 17109 - RENDERING
N/S

2 17109 - BUILDING F
NORTH ELEVATION
3/32\"/>



3 17109 - BUILDING F
WEST ELEVATION
3/32\"/>

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SEAL

OWNER/CLIENT



ISSUED FOR O.P. AMENDMENT & REZONING 6/15/19

PROJECT NAME

OCEANVIEW
RESIDENTIAL

PROJECT ADDRESS
388 MACLEARY ST
NANAIMO, BC

301-1448 Roberts Dr
Vancouver, BC V6C 2Z7
T: 604 681-3025
office@wensleyarch.com

CONSULTANTS:
STRUCTURAL: N/A
MECHANICAL: N/A
ELECTRICAL: N/A
CIVIL: J.E. ANDERSON & ASSOCIATES
LANDSCAPE: LOWLAND NORTH GROUP

BUILDING F
ELEVATIONS

PROJECT NO: 17109 DRAWN BY: GMB/J
SCALE: 3/32\"/>

DATE: APRIL 2018 DRAWING NO: A308



1 17109 - RENDERING
N/S



2 17109 - BUILDING F
SOUTH ELEVATION
3/32"=1'-0"



3 17109 - BUILDING F
EAST ELEVATION
3/32"=1'-0"

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SEAL

OWNER/CLIENT



ISSUED FOR O&P AMENDMENT & REVISION 6/17/19
NO REVISION REVISED BY

PROJECT NAME

OCEANVIEW
RESIDENTIAL

PROJECT ADDRESS
388 MACLEARY ST
NANAIMO, BC

301-1444 Albion St
Vancouver, BC V6C 2Z7
T: 604 681-3025
office@wensleyarch.com

WA
WENSLEY ARCHITECTURE LTD

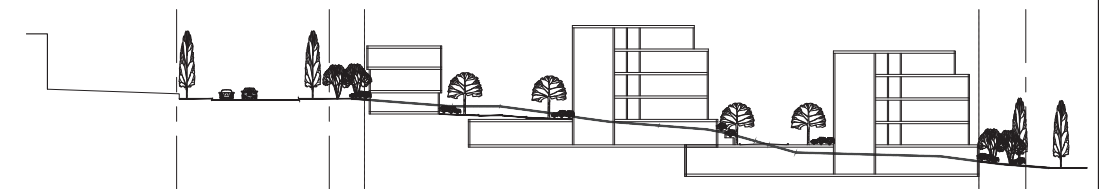
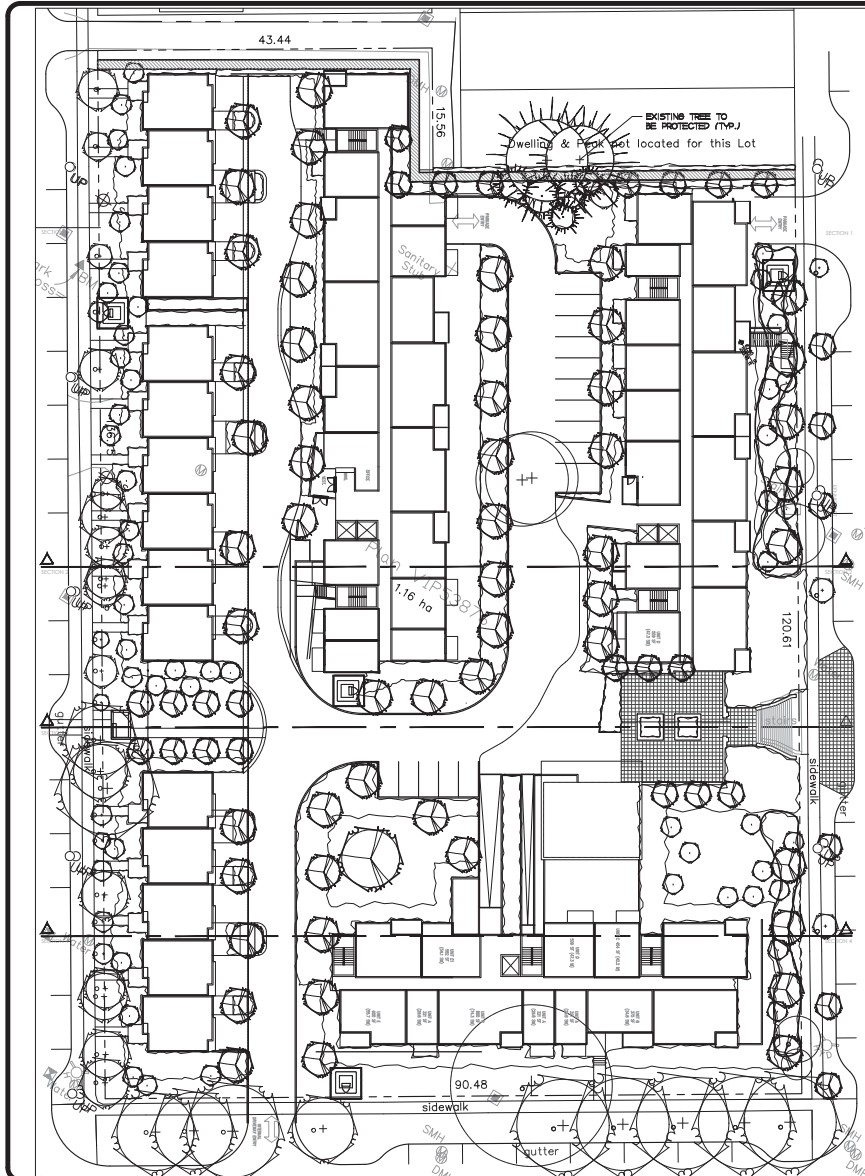
CONSULTANTS:
STRUCTURAL: N/A
MECHANICAL: N/A
ELECTRICAL: N/A
CIVIL: J.E. ANDERSON & ASSOCIATES
LANDSCAPE: LOWLAND NORTH GROUP

DRAWING TITLE:

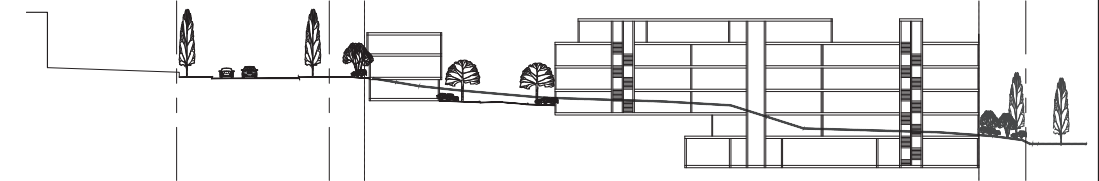
BUILDING F
ELEVATIONS

PROJECT NO:	17109	DRAWN BY:	CHW/B
SCALE:	3/32"=1'-0"	REVIEW BY:	DM
DATE:	APRIL 2018	DRAWING NO.:	A309

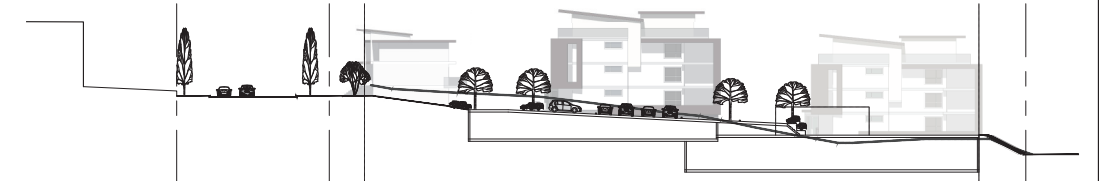
ATTACHMENT F CONCEPTUAL LANDSCAPING PLAN



SECTION A-AA



SECTION B-BB



SECTION C-CC

1.	02/15/19	S.P. GENERAL SITE
2.	07/24/19	S.P. GENERAL SITE
S.P.		
J.P.		
FEB. 15, 19		
OVR-SIR4		



OCEAN VIEW RESIDENTIAL

NANIAMO, B.C.

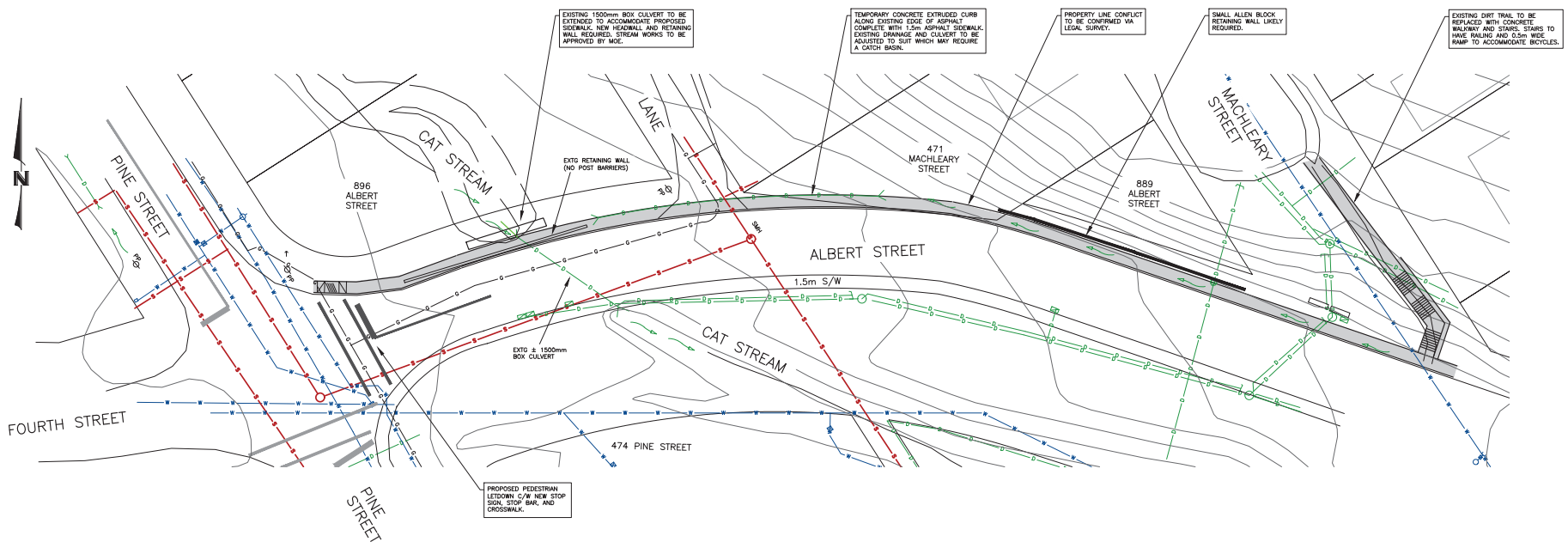


SCHEMATIC PLAN **SI**

1 : 300

ATTACHMENT G

Pedestrian and Cycling Improvement Concept



LEGAL DESCRIPTION										
PROJECT DATUM	ELEVATIONS ARE GEODETIC AND TO NAD83									
	NO.	REVISION DESCRIPTION	DATE	CHECK	APPR.	LEGEND LAMP STANDARD ● LS ● LS CLEANOUT ● ● DITCH FLEET (sign, Tel) ● PP ● PP CATCHBASIN □ □ METER ⊕ ⊕ U/O WIRING --- UO --- MANHOLE ○ ○ FLESH VALVE ⊙ ⊙ GAS --- GAS --- SERVICE RISER ○ ○ VALVE ■ ■ WATER --- W --- MOUNTABLE CURB -MC- REDUCER D D SEWER --- S --- NON-MOUNT. CURB -NMC- HYDRANT ⊕ ⊕ DRAIN --- D --- EDGE ASPHALT --- AIR VALVE ⊕ ⊕				
	1	ISSUED FOR COORDINATION	JUN 28/19			JEA J.E. ANDERSON & ASSOCIATES SURVEYORS -- ENGINEERS 1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1 TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660 E-MAIL : nanaimo@jeanderson.com				

ATTACHMENT H

Consultation Summary

Host Organization	Consultation and Engagement	Date	Attendees / Responses
NOCA	Community workshop and visioning workbook	May 2017	60
Developer	Open House – Saint Peter’s Catholic Church	October 2017	80
City of Nanaimo	Meeting between Developer and NOCA Working Group	February 2018	12
NOCA	Open House – Saint Andrew’s United Church Hall and Facilitated Survey	March 2018	80 / 51
Developer	Open House	January 2019	50
NOCA	Public survey and information session	March – April, 2019	148

**ATTACHMENT I
AERIAL PHOTO**



**OFFICIAL COMMUNITY PLAN APPLICATION NO. OCP00089 and
REZONING APPLICATION NO. RA00395**

CITY OF NANAIMO

BYLAW NO. 6500.040

A BYLAW TO AMEND THE CITY OF NANAIMO
"OFFICAL COMMUNITY PLAN BYLAW 2008 NO. 6500"

WHEREAS the Council of the City of Nanaimo wishes to amend the City of Nanimo "Offical Community Plan Bylaw 2008 No. 6500";

THEREFORE BE IT RESOLVED that the Council of the City of Nanaimo, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title

This Bylaw may be cited as "Offical Community Plan Amendment Bylaw 2019 No. 6500.040".

2. Amendments

"Official Community Plan Bylaw 2008 No. 6500" is hereby amended as follows:

1. MAP 1 (Future Land Use Plan) of the "Official Community Plan Bylaw 2008 No. 6500" is amended as follows:
 - a. Redesignate the land legally described as LOT A, SECTION 1, NANAIMO CITY, PLAN VIP53876 (388 Machleary Street) from 'Neighbourhood' to 'Corridor' as shown on Schedule A – Location Plan.
2. Amend Schedule B (Old City Neighbourhood Concept Plan) of the "Official Community Plan Bylaw 2008 No. 6500" as follows:
 - a. Adding subsection 4.1.2.4 as the following:

Notwithstanding Section 4.1.2, Sub-Area 1a, a multiple-family residential development for a maximum of 175 residential units is permitted on the property legally described as 388 Machleary Street (LOT A, SECTION 1, NANAIMO CITY, PLAN VIP53876; PID 017 705 690).

PASSED FIRST READING: _____

PASSED SECOND READING: _____

PUBLIC HEARING HELD: _____

PASSED THIRD READING: _____

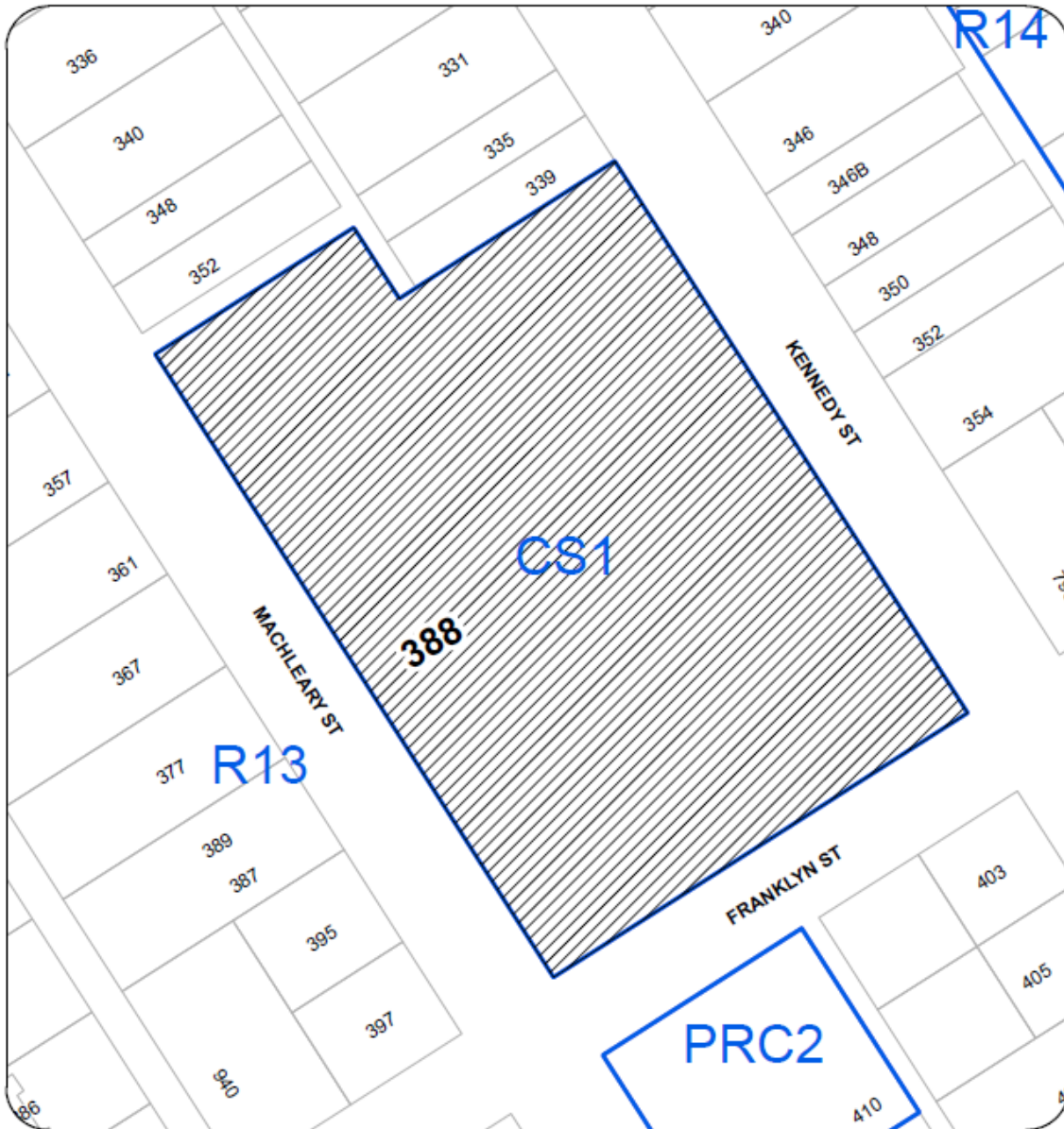
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____

ADOPTED: _____

MAYOR

CORPORATE OFFICER

SCHEDULE A




**OFFICIAL COMMUNITY PLAN APPLICATION NO. OCP00089 and
REZONING APPLICATION NO. RA000395**

LOCATION PLAN



Civic: 388 MACHLEARY STREET
Legal Description: LOT A, SECTION 1,
NANAIMO CITY, PLAN 53876

 Subject Property

CITY OF NANAIMO

BYLAW NO. 4500.124

A BYLAW TO AMEND THE “CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500”

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 477, 480, 548, 469, 479, 481 and 482 of the *Local Government Act*,

THEREFORE BE IT RESOLVED that the Council of the City of Nanaimo in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. This Bylaw may be cited as “Zoning Amendment Bylaw 2019 No. 4500.124”.
2. By rezoning the lands legally described LOT A, SECTION 1, NANAIMO CITY, PLAN VIP53876 (388 Machleary Street) Community Service One (CS1) to Comprehensive Development Eleven (CD11) as shown on Schedule A.
3. The “City of Nanaimo Zoning Bylaw 2011 No.4500” is hereby amended by adding Section 16.11 as follows:

16.11 COMPREHENSIVE DEVELOPMENT DISTRICT ZONE ELEVEN (CD11)
The intent of this zone is to provide for a multiple family residential development within the Old City which includes townhouse and medium density residential development.

16.11.1 Permitted Uses

Principal Use:
Multiple Residential Dwelling

Accessory Uses:

Accessory Use	Conditions of Use
Daycare	Subject to Part 6.
Home Based Business	Subject to Part 6.

16.11.2 Density

The following table specifies the maximum allowable density (floor area ratio) per individual area as shown on the plans included within Subsection 16.11.6.

Area #	Maximum Floor Area Ratio
1	0.75
2	1.43
3	1.03

16.11.3 Building Size

The following table specifies the maximum allowable building height per individual area as shown on the plans included within Subsection 16.11.6.

Area #	Maximum Allowable Building Height	Area Coverage
1	10m	40%
2	16.5m	45%
3	17.5m	30%

16.11.4 Building Siting

The following table identifies the minimum distance a principal building must be setback from the area boundary immediately adjacent to the street or area line specified within each respective column heading within each area, as identified on the plans included within Subsection 16.11.6.

Area #	Machleary Street	Franklyn Street	Kennedy Street	Side Yard	Rear Yard
1	4.5m	6m	N/A	1.5m	6m
2	N/A	N/A	6m	1.5m	6m
3	N/A	6m	6m	3m	8m

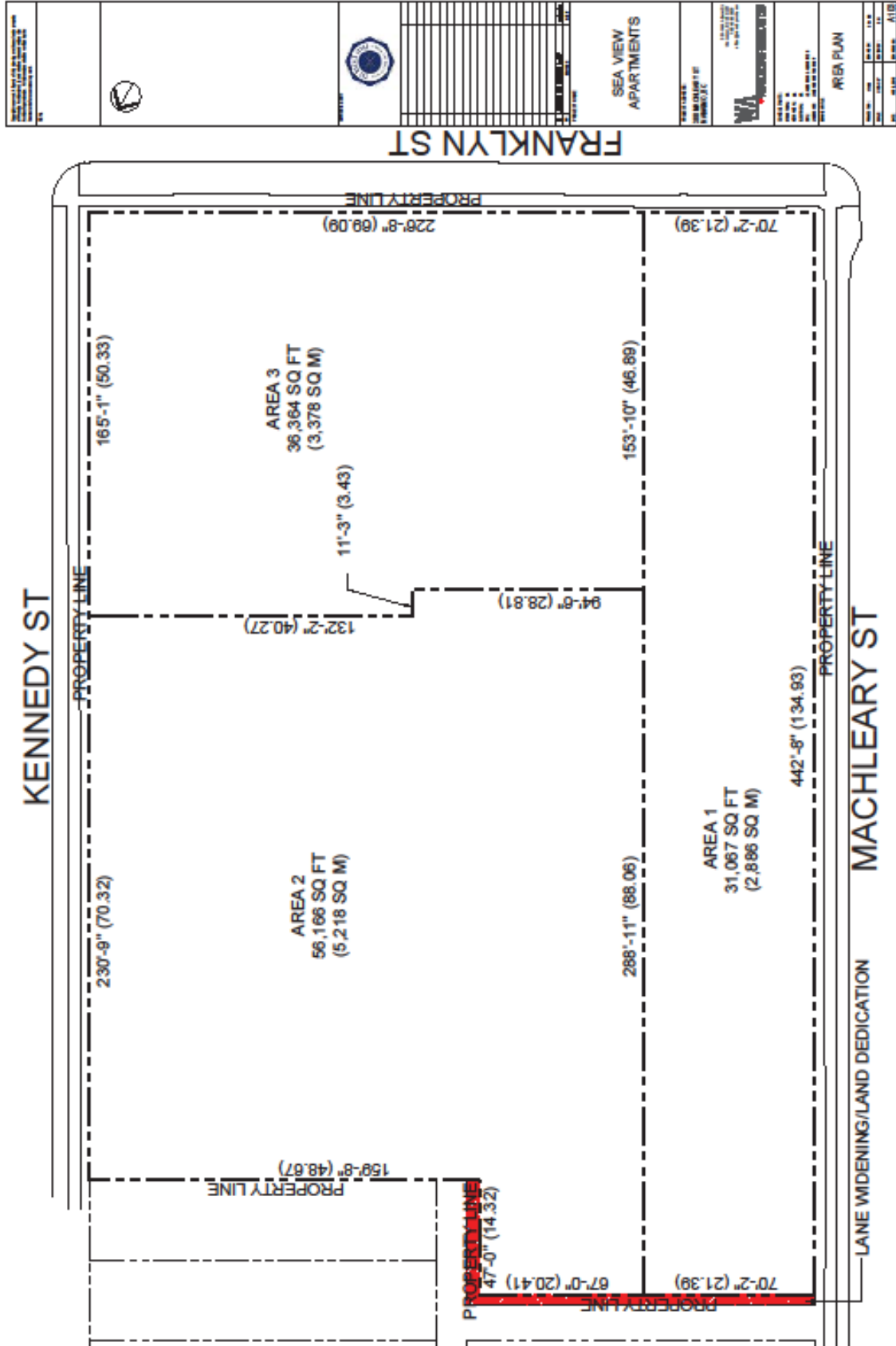
16.11.5 Area Size and Dimensions

The minimum area frontage, size and depth and the area numbers referred to in Subsections 16.11.2, 16.11.3, and 16.11.4 shall be in general accordance with the following table:

Area #	Minimum Lot Size	Minimum Lot Frontage	Minimum Lot Depth
1	2,800 m ²	130	20
2	5,200 m ²	70	65
3	3,300 m ²	50	65

16.11.6 Plans

Within the CD11 zone, the lands shall be developed in accordance with the areas outlined in the following plan:



16.11.7 Fences

The following table specifies the maximum allowable fence height per individual Area as shown on the plans included within Subsection 16.11.6.

Area #	Machleary Street	Franklyn Street	Kennedy Street	Lane / Walkway	Side Yard	Rear Yard
1	1.2m	1.2m	N/A	1.2m	N/A	1.8m
2	N/A	N/A	1.2m	1.2m	1.8m	1.8m
3	N/A	1.2m	1.2m	N/A	1.8m	1.8m

16.11.8 Screening and Landscaping

Screening and landscaping shall be completed in compliance with Part 17.

16.11.9 Location of Vehicle Parking Areas

No vehicle parking shall be permitted between a building and a property line abutting a public street.

4. By amending Subsection 17.11 by adding “CD11” before “CC1, CC2, CC3, CC4, CC5, CC6” in the MINIMUM LANDSCAPE TREATMENT LEVELS table as follows:

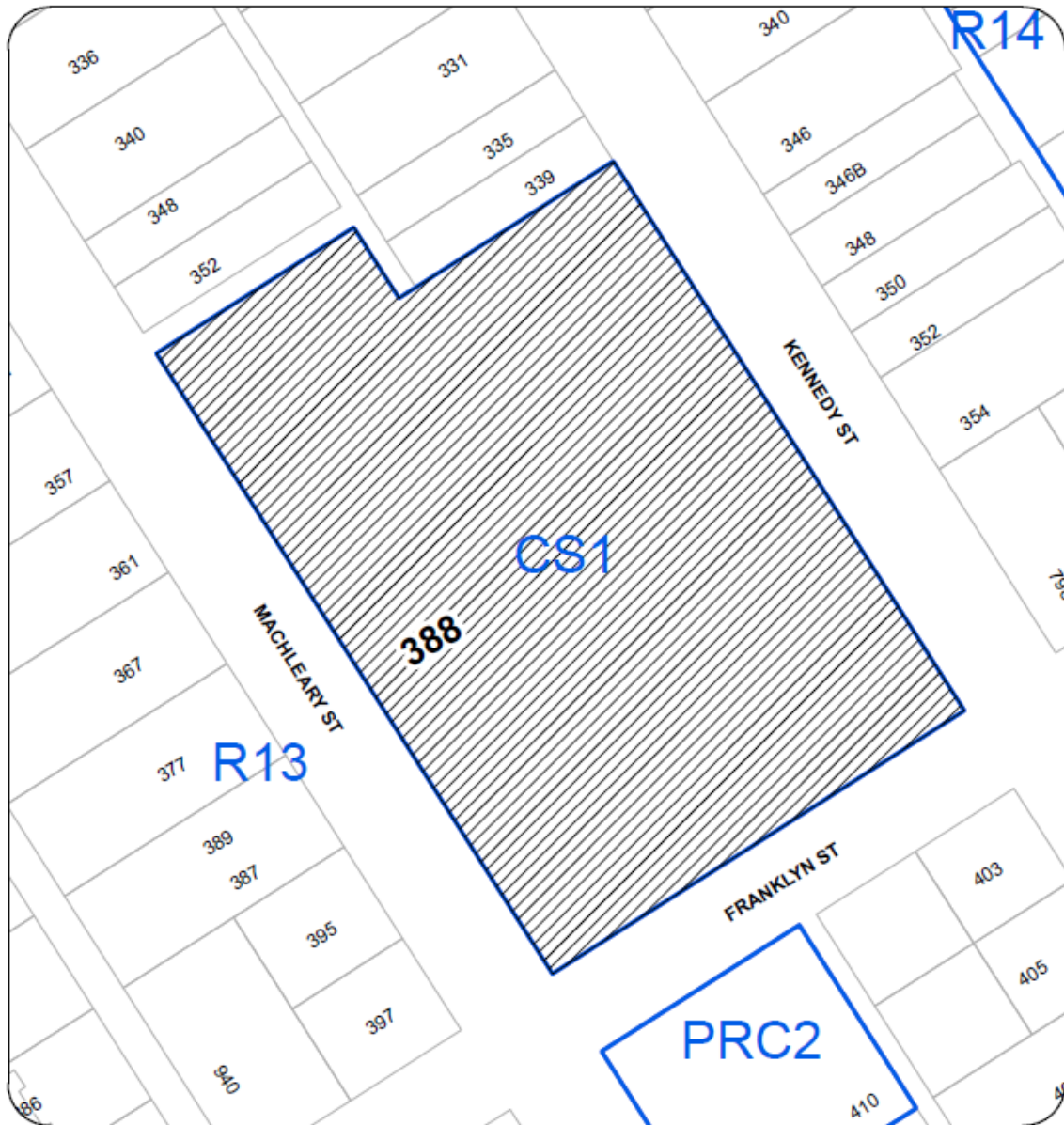
Subject Property Zoned	Front Yard	Side Yard	Rear Yard	Storage / Landfill / Refuse Receptacles
CD11	1	2	2	2

PASSED FIRST READING: _____
 PASSED SECOND READING: _____
 PUBLIC HEARING HELD: _____
 PASSED THIRD READING: _____
 MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____
 ADOPTED: _____

MAYOR

CORPORATE OFFICER

SCHEDULE A




**OFFICIAL COMMUNITY PLAN APPLICATION NO. OCP00089 and
REZONING APPLICATION NO. RA000395**

LOCATION PLAN



Civic: 388 MACHLEARY STREET
Legal Description: LOT A, SECTION 1,
NANAIMO CITY, PLAN 53876

 Subject Property