

DATE OF MEETING [January 13, 2020]
 AUTHORED BY [CALEB HORN, PLANNER, CURRENT PLANNING]
SUBJECT [REZONING APPLICATION NO. RA442 – 200 HANSEN ROAD]

OVERVIEW

Purpose of Report

To present Council with an application to rezone the subject property at 200 Hansen Road from Low Density Residential (R6) and Residential Corridor (COR1) to Medium Density Residential (R8) to allow for a multi-family residential development.

Recommendation

That:

1. “Zoning Amendment Bylaw 2020 No. 4500.172” (To rezone 200 Hansen Road from Low Density Residential [R6] and Residential Corridor [COR1] to Medium Density Residential [R8]) pass first reading;
2. “Zoning Amendment Bylaw 2020 No. 4500.172” pass second reading;
3. Council direct Staff to secure the vehicle turnaround covenant, blanket right-of-way, and residential units covenant should Council support the bylaw at third reading.

BACKGROUND

A rezoning application, RA442, was received from Rega Properties Ltd. to amend “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to rezone the subject property at 200 Hansen Road from Low Density Residential (R6) and Residential Corridor (COR1) to Medium Density Residential (R8) to allow for a multi-family residential development.

The subject property was previously considered for development as a future phase of the multi-family residential site to the south at 1601 Creekside Drive, but has subsequently been subdivided and is now being developed independently of the existing strata.

Subject Property and Site Context

<i>Location</i>	The subject property is located at the south end of Hansen Road, an unconstructed dead-end street south of East Wellington Road, and also abuts the west side of Bowen Road.
<i>Total Lot Area</i>	2.65ha
<i>Current Zoning</i>	R6 – Low Density Residential
<i>Proposed Zoning</i>	R8 – Medium Density Residential
<i>Official Community Plan (OCP) Future Land Use Designation</i>	Neighbourhood
<i>Neighbourhood Plan Land Use Designation</i>	n/a

The subject property is currently vacant and slopes gradually downhill from north to south. The property is irregularly shaped and has limited road frontage. The northwest corner of the property abuts Hansen Road, which will be constructed as part of the site's development. A 7.5m-wide panhandle portion of the property extends to Bowen Road in the east. The property also abuts the end of Creekside Drive, a private strata road that extends from Caspers Way to the south.

Surrounding land uses include industrial lands and Canada Post to the northwest, an auto dealership and gas station to the north, single residential dwellings and low-density multi-family developments along Bowen Road to the east, the 60-unit multi-family townhouse development at 1601 Creekside Drive to the south, and a BC Hydro facility to the west.

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject property from R6 and COR1 (panhandle portion only) to R8 in order to allow for a multi-family residential development. The applicant does not intend to increase the density beyond what could be built under the existing zoning; however, the rezoning will allow more flexibility in the building form.

The majority of the site is zoned R6, which allows for ground-oriented multi-family residential with a base maximum Floor Area Ratio (FAR) of 0.45, a total maximum FAR of 0.7, and a maximum permitted building height of 9m. The conceptual plans for the site indicate an approximate FAR of 0.65 and a maximum building height of 15m. The proposed rezoning will allow the applicant to develop the site with additional building height to accommodate a four-storey apartment building form, which is not supported in the R6 zone, without exceeding the total maximum FAR permitted in the R6.

The conceptual plans for the future development include 133 units divided between two four-storey apartment buildings and nine two-storey townhouse buildings. Access to the site will be from East Wellington Road via Hansen Road, to be constructed at the time of development. A vehicle turnaround at the end of Hansen Road will be secured through this rezoning or through a subdivision at neighbouring 1861 East Wellington Road, to be constructed at the time of future development. A pedestrian connection with Bowen Road will also be secured by a right-of-way on the subject property as a condition of this rezoning.

Residential Units Covenant

As part of this rezoning application, a covenant will be registered on the subject property to limit the maximum permitted number of dwelling units to no more than 133 units. The covenant will ensure any future development on the subject property does not exceed the unit density as shown in the conceptual site plan. The number of units will also align with the remaining number of anticipated units that were to be developed as part of the phased development with 1601 Creekside Drive before the subject property was severed to be developed independently.

Policy Context

Official Community Plan

The Official Community Plan (OCP) identifies the subject property as within the Neighbourhood future land use designation. Development in Neighbourhoods is characterized by a mix of low-density residential uses. Residential densities from 10 to 50 units per hectare (uph) in two- to four-storey building forms are generally supported by the OCP. A density of 50uph would amount to approximately 133 units on this property, the same amount to be secured through the proposed covenant. The proposed rezoning meets the intent of the OCP future land use designation.

Transportation Master Plan

The subject property is located within the 200m buffer of the Nanaimo Regional General Hospital mobility hub as identified in the Nanaimo Transportation Master Plan (NTMP). The NTMP encourages medium to high residential uses within this mobility hub and also recognizes the need for strong walking, cycling, and transit connections for residential-only developments.

A north-south multi-use trail is envisioned to provide an alternate route for pedestrians and cyclists to the west of Bowen Road. A portion of this trail has already been constructed between East Wellington Road and the subject property. As part of future development on this site, a continuation of the trail to Caspers Way will be constructed across the subject property and the property to the south across an existing statutory right-of-way. Through this rezoning, an additional right-of-way will be secured to allow for a 1.8m-wide pedestrian walkway between the multi-use trail and Bowen Road, as well as a connection between the walkway and the end of Creekside Drive on the neighbouring property to the south.

Bowen Road is identified as a major arterial road and as a frequent transit network (short-term) in the NTMP. Bus Route #40 currently runs along Bowen Road and operates at frequent intervals at peak times. The nearest bus stop is approximately 200m from the subject property. The proposed rezoning would support the OCP and NTMP objectives to encourage growth in close proximity to existing commercial and transit services.

Community Consultation

The subject property lies within the area of the Western Neighbourhood Association and was referred for comment. A representative from the association responded that they were unaware of any concerns regarding the proposed rezoning.

Community Amenity Contribution

Through the rezoning process, community amenity contributions (CACs) are typically expected where the proposed rezoning will lead to an increase in density. In this case, the proposed covenant will maintain the maximum unit density to within the range that could be built out under the existing zoning. As such, there is no increase in unit density and the applicant proposes no CAC as part of this rezoning application. Staff support the proposal.

Conditions of Rezoning

Should Council support the application and pass third reading of “Zoning Amendment Bylaw 2020 No. 4500.172”, Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Vehicle Turnaround Covenant* – A Section 219 covenant to require a statutory right-of-way on the subject property for a vehicle turnaround at the end of Hansen Road, should a vehicle turnaround not be secured through redevelopment of 1861 East Wellington Road, prior to building permit issuance at 200 Hansen Road.
2. *Blanket Right-of-Way* – A blanket right-of-way to be registered on the subject property, to be reduced to a statutory right-of-way prior to building permit issuance for the purpose of a 1.8m-wide pedestrian walkway through the subject property.
3. *Residential Units Covenant* – A Section 219 covenant to limit the maximum number of residential dwelling units to no more than 133 units within the subject property.

SUMMARY POINTS

- The application is to rezone the subject property at 200 Hansen Road from Low Density Residential (R6) and Residential Corridor (COR1) to Medium Density Residential (R8) to allow for a multi-family residential development.
- The proposed rezoning to R8 will allow the applicant to develop the site with additional building height in an apartment form without exceeding the maximum FAR permitted in the existing R6 zone.
- A covenant to limit the maximum number of residential dwelling units to no more than 133 units on the subject property will be registered prior to final adoption.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Cross Sections
ATTACHMENT D: Aerial Photo
“Zoning Amendment Bylaw 2020 No. 4500.172”

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