

DATE OF MEETING [January 13, 2020]

AUTHORED BY [GEPKE STEVENSON, PLANNER]

SUBJECT [DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP397 – 3945 BIGGS ROAD]

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to waive the frontage works and services requirements for the planned redevelopment of the Nanaimo Correctional Centre at 3945 Biggs Road.]

Recommendation

That Council issue Development Variance Permit No. DVP397 at 3945 Biggs Road to vary “Building Bylaw 2016 No. 7224”, subject to the terms and conditions specified in Attachment A of the report..]

BACKGROUND

A development variance permit application, DVP397, was received from HDR Architectural Associates Inc. requesting to vary the provisions of City of Nanaimo “Building Bylaw 2016 No. 7224” (the “Building Bylaw”). The applicant requests the requirement for frontage works and services, triggered by the future redevelopment of the Nanaimo Correctional Centre located at 3945 Biggs Road, be waived.

The Province of British Columbia is planning to redevelop the existing correctional centre by constructing new buildings to replace the existing outdated buildings, which will then be demolished. The redevelopment will trigger provision of frontage works and services on both sides of Biggs Road and on the south side of Dunster Road.

Subject Property & Site Context

<i>Zoning</i>	CS2 – Community Service Two AR1 – Rural Resource
<i>Location</i>	The subject property is located in northwest Nanaimo and is bounded by Dunster Road on the north, Nanaimo Parkway on the east, Biggs Road and AR1-zoned land on the south, and Brannen Lake and the city boundary on the west.
<i>Total Area</i>	Approximately 47 ha
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Parks and Open Space

The existing correctional centre is located in the southwest quadrant of the site. The remainder of the site is comprised of two large forested areas and an open field. The site is adjacent to

Brannen Lake on the west; to the north is an established low-density residential area; across the Nanaimo Parkway to the east are forested park and industrial areas; and to the south is a mobile home park and agricultural lands.

Statutory Notification has taken place prior to Council's consideration of the variance.

DISCUSSION

Proposed Variance

Due to the size and configuration of the lot, the road frontages are extensive. Approximately 1.5km of frontage would require works and services. The applicant has identified the works and services requirements as cost-prohibitive to the project and requests a variance to waive the requirement for frontage works and services. In support of the request, the applicant proposes to provide pedestrian improvements along a portion of Dunster Road, along Nanaimo Parkway from Dunster Road to Biggs Road, and along Biggs Road to the Millstone River crossing. The proposed pedestrian improvements are described in a letter from the applicant (Attachment C) and shown in a drawing (Attachment D). Final construction details and trail alignments would be determined through Engineering Design review.

The future reconstruction of the correctional centre complex would take place in the same general vicinity as the existing complex of buildings, after which the existing buildings would be demolished. The new complex would be similar in size and function to the existing complex and traffic volumes are not expected to change significantly.

Staff consider the required frontage works and services to be in excess of what future traffic volumes for the development would demand. The site is adjacent to the City boundary and roadways outside the boundary are constructed to Ministry of Transportation and Infrastructure rural standards. The proposed pedestrian improvements would complete the existing sidewalk on the north side of Dunster Road and provide trail connections along Nanaimo Parkway and Biggs Road that would deliver local and community wide benefit.

Staff support the requested variance. |

SUMMARY POINTS

- Development Variance Permit Application No. DVP397 proposes to vary the Building Bylaw to waive the requirement to construct frontage works and services adjacent to 3945 Biggs Road.
- The applicant proposes to provide pedestrian improvements along Dunster Road, Nanaimo Parkway, and Biggs Road.
- Staff support the proposed variance.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Letter from HDR Architectural Associates Inc.
ATTACHMENT D: Drawing SK1 by Herold Engineering
ATTACHMENT E: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services