

DATE OF MEETING | April 19, 2021 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT | REZONING APPLICATION NO. RA456 – 5915 METRAL DRIVE |

## **OVERVIEW**

### **Purpose of Report**

To present Council with an application to rezone 5915 Metral Drive from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow for a multi-family residential development.

### **Recommendation**

That:

1. “Zoning Amendment Bylaw 2021 No. 4500.184” (To rezone the 5915 Metral Drive from Single Dwelling Residential [R1] to Residential Corridor [COR1] to allow for a multi-family residential development) pass first reading;
2. “Zoning Amendment Bylaw 2021 No. 4500.184” pass second reading; and
3. Council direct Staff to secure the community amenity contribution and sanitary sewer right-of-way should Council support the bylaw at third reading.

## **BACKGROUND**

A rezoning application, RA456, was received from M. H. Johnston & Associates Inc., on behalf of TRD Metral Developments Inc. The applicant proposes to amend “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to rezone the subject property at 5915 Metral Drive from Single Dwelling Residential (R1) to Residential Corridor (COR1).

### **Subject Property and Site Context**

<i>Location</i>	The subject property is located on the west side of Metral Drive, between Doumont Road and Doreen Place.
<i>Lot Area</i>	3,329m <sup>2</sup>
<i>Current Zoning</i>	R1 – Single Dwelling Residential
<i>Proposed Zoning</i>	COR1 – Residential Corridor
<i>Official Community Plan (OCP) Future Land Use Designation</i>	Corridor
<i>Neighbourhood Plan Land Use Designation</i>	n/a

The subject property currently contains a single residential dwelling. The property slopes downhill, away from Metral Drive by approximately 10m. The property’s street frontage will be upgraded during Phase 2 of the City’s Metral Drive Complete Street project, which is expected to be completed in 2022.

Surrounding land uses include single residential dwellings along Doreen Place to the south, a 41-unit townhouse development to the west, a place of worship and single residential dwelling to the north, and a mobile home park across Metral Drive to the east. Both sides of Metral Drive are designated as 'Corridor' in the City's Official Community Plan (OCP).

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow for a multi-family development. The COR1 zoning allows residential uses and a limited number of other uses, including smaller office uses in mixed-use developments. The maximum allowable building height in the COR1 zone is 14m and the maximum permitted base Floor Area Ratio (FAR) is 1.00.

The conceptual plans for the site show 28 units with a mix of townhouses and micro units in 3-storey building forms. The conceptual plans also show density with an FAR of 0.69, below the maximum permitted density. The applicant has demonstrated that the required parking can be accommodated on-site.

### **Policy Context**

#### *Official Community Plan*

The OCP identifies the subject property within the Corridor future land use designation, which is characterized by a mix of residential, commercial, professional, and service uses. Residential densities from 50 to 150 units per hectare (uph) in two- to six-storey building forms are generally supported by the OCP. The number of units in the conceptual plans for the development equal approximately 84uph, within the anticipated density range for Corridor developments. The proposed rezoning meets the intent of the OCP future land use designation.

#### *Transportation Master Plan*

The subject property is located within the 600m buffer of the North Nanaimo mobility hub as identified by the Nanaimo Transportation Master Plan (NTMP). The NTMP encourages medium- to high-density residential uses within the mobility hub, and recognizes the need for walking, cycling, and transit connections for residential developments. Additionally, the subject property is located approximately 800m away from the focal area of the Woodgrove mobility hub.

The subject property is served by a trail connection from Doumont Road to the Parkway Trail, approximately 400m west of the property. The property is within walking distance of a bus stop on Metral Drive for transit routes #15, #25, and #30, approximately 150m north of the property. Metral Drive is currently being redeveloped as a Complete Street through a City project, and will include separated bicycle lanes and wider sidewalks in front of the property.

The proposed rezoning supports the NTMP objective to encourage growth in proximity to existing services, transit, and employment centres.

### *Affordable Housing Strategy*

The Nanaimo Affordable Housing Strategy (AHS) supports infill in existing low-density areas and diversifying housing forms in all neighbourhoods. The proposed rezoning aligns with the AHS objectives by providing the opportunity for a modest increase in density within an existing neighbourhood and by allowing a mix of unit types and sizes.

### **Community Consultation**

The subject property is not within the area of an established neighbourhood association. The applicant had originally scheduled a public open house in late November 2020, but this event had to be cancelled due to the public health order that came into effect on 2020-NOV-19. As an alternative to an in-person open house, the applicant instead distributed information to neighbouring properties and responded directly to individual questions from neighbours. The applicant reported that a few comments from neighbours were received, primarily regarding screening along the south property line where landscape buffer considerations can be addressed at the future development permit stage.

### **Community Amenity Contribution**

As outlined in Section 7.3 of the OCP, in exchange for value conferred on the lands through a rezoning, the applicant is encouraged to provide a Community Amenity Contribution (CAC) with a value equal to \$1,000 per residential dwelling unit and \$34 per m<sup>2</sup> of commercial floor area. The applicant is proposing a CAC at this rate to be directed to the City's Housing Legacy Reserve Fund that can be used to support affordable housing in the community.

### **Conditions of Rezoning**

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2021 No. 4500.184", Staff recommend the following be secured as a condition prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – A monetary contribution of \$1,000 per dwelling unit and \$34 per m<sup>2</sup> of commercial floor area towards the Housing Legacy Reserve Fund prior to building permit issuance.
2. *Sanitary Sewer Right-of-Way* – Registration of a new statutory right-of-way (SRW) with updated terms to replace the existing SRW from 1987 for a sanitary sewer service at the rear of the property.

### **SUMMARY POINTS**

- The application is to rezone the subject property at 5915 Metral Drive from Single Dwelling Residential (R1) to Residential Corridor (COR1).
- The proposed rezoning will facilitate conceptual plans for a 28-unit residential development.
- The proposed rezoning meets the objectives of the Official Community Plan Corridor designation and is supported by the Nanaimo Transportation Master Plan and Nanaimo Affordable Housing Strategy.
- A Community Amenity Contribution is proposed towards the Housing Legacy Reserve Fund.

### **ATTACHMENTS**

ATTACHMENT A: Context Map  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Conceptual Site Plan  
ATTACHMENT D: Conceptual Massing  
ATTACHMENT E: Shadow Study  
ATTACHMENT F: Aerial Photo  
“Zoning Amendment Bylaw 2021 No. 4500.184”

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