

DATE OF MEETING July 26, 2021

AUTHORED BY LISA BRINKMAN, PLANNER, CURRENT PLANNING

**SUBJECT OFFICIAL COMMUNITY PLAN AMENDMENT OCP100 –
456 MILTON STREET AND OCP101 – 120 NEEDHAM STREET,
514 AND 540 HALIBURTON STREET, AND 535 AND 575 NICOL
STREET**

OVERVIEW

Purpose of Report

The purpose of this report is to request direction from Council to proceed with two Official Community Plan amendment applications for proposed developments at 456 Milton Street (OCP100) and for the five properties located at 120 Needham Street, 514 and 540 Haliburton Street, and 535 and 575 Nicol Street (OCP101).

Recommendation

That:

1. Council direct Staff to proceed with processing Official Community Plan amendment application OCP100 for 456 Milton Street; and
2. Council direct Staff to proceed with processing Official Community Plan amendment application OCP101 (120 Needham, 514 and 540 Haliburton Street, 535 and 575 Nicol Street).

BACKGROUND

At the meeting held on 2021-MAR-29, Council directed that the annual May and November intake for Official Community Plan (OCP) amendment applications be postponed during the REIMAGINE review of the OCP. However, in June 2021, two OCP amendment applications were received (OCP100 and OCP101) and Staff are seeking direction from Council to proceed with the applications. As indicated in the 2021-MAR-29 report, despite Council direction to postpone the intake of OCP amendment applications, property owners retain the right to submit applications and the City must determine if they will proceed with the applications.

DISCUSSION

Below is a summary of the two OCP amendment applications received in June 2021 – OCP100 (456 Milton Street) and OCP101 (120 Needham Street, 514 and 540 Haliburton Street, and 535 and 575 Nicol Street).

OCP100 – 456 Milton Street

An OCP amendment application was received from Paradox Company Inc., proposing seven residential units at 456 Milton Street. A single family dwelling is currently located on the property and would be removed if the development was to proceed. The OCP designation for the property at 456 Milton Street is ‘Neighbourhood’, which supports ground-oriented development with a target density of 10-50 residential units per hectare, and 69 units per hectare is proposed.

The *Old City Neighbourhood Concept Plan* (Schedule B of the OCP) designates the property as ‘Multi-Family Low Density’, which supports a maximum density of four residential units, thus an amendment to the OCP is required for the proposed development to proceed. The applicant is proposing a building massing that will complement the scale of the Old City Neighbourhood, and further design review would occur through a separate development permit application, should the OCP amendment and a rezoning application be approved. The applicant has provided correspondence in support of the OCP amendment from the Nanaimo Old City Association (Attachment E) and several members of the neighbourhood. If Council directs Staff to proceed with the OCP amendment application, a rezoning application (RA472) would also be presented to Council, proposing to change the zoning of the property at 456 Milton Street from R14 (Old City Low Density) to R15 (Old City Medium Density).

Summary of the OCP amendment application for 456 Milton Street:

456 Milton	Current OCP Policy	Proposed Development
<i>OCP Land Use</i>	Neighbourhood 10-50 units per ha	Neighbourhood 69 units per ha
<i>Old City Neighbourhood Concept Plan</i>	Section 4.1.2 Land Use Designations Sub-Area 3 Multi-Family Low Density Single Family to Fourplex	Section 4.1.2 Land Use Designations Sub-Area 3 Multi-Family Low Density Site-specific maximum of seven residential units

OCP101 - 120 Needham Street, 514 and 540 Haliburton Street, and 535 and 575 Nicol Street

An OCP amendment application has been received for the group of five properties at the corner of Needham Street, Haliburton Street, and Nicol Street. Four of the parcels are currently vacant, and a liquor store is located at 514 Haliburton Street. The applicant, Urban Solutions Architecture Ltd., is proposing to consolidate the five parcels to allow for a four- to six-storey building with underground parking, commercial retail and live-work units at grade, and rental residential units on the upper storeys. It is proposed that the existing liquor store building be removed, and that the liquor store business be moved into the new building.

The OCP and *South End Neighbourhood Plan* designate the properties fronting onto Nicol Street as ‘Corridor’, and the properties fronting onto Haliburton Street as ‘Commercial Centre - Neighbourhood’. Both designations support four- to six-storey mixed-use developments with a maximum density of 150 units per hectare. The *South End Neighbourhood Plan* envisions a new mixed-use commercial centre in this area with residential, commercial, and office uses, as well as public realm amenities. The applicant is proposing a four- to six-storey mixed-use

development, with public realm amenities, and a density of approximately 478 units per hectare (177 residential rental units). While the proposed development achieves many of the objectives in the OCP and *South End Neighbourhood Plan*, an amendment to the OCP is required to allow the proposed density of approximately 478 units per hectare. If Council directs Staff to proceed with the OCP amendment application, it will be proposed to designate the five properties as 'Commercial Centre - City'. The 'Commercial Centre - City' designation supports residential densities greater than 150 units per hectare, in six-storey building forms. A rezoning application would also be required to change the zoning of the properties to CC2 (Neighbourhood Centre) with a site-specific clause for building height and floor area ratio.

Summary of the OCP amendment application for 120 Needham Street, 514 and 540 Haliburton Street, and 535 and 575 Nicol Street:

120 Needham Street and 535 and 575 Nicol Street	Current OCP Policy	Proposed OCP Policy
<i>OCP Land Use</i>	Corridor 50-150 units per hectare two to six storey maximum	Commercial Centre - City 150+ units per hectare six storey maximum
<i>South End Neighbourhood Plan</i>	Section 5.1 Corridor – Mixed-use 50-150 units per hectare two to four storey maximum	Commercial Centre Site-specific maximum of 177 residential units six storey maximum

514 and 540 Haliburton Street	Current OCP Policy	Proposed OCP Policy
<i>OCP Land Use</i>	Neighbourhood Commercial Centre 50-150 units per hectare two to six storey maximum	Commercial Centre - City 150+ units per hectare six storey maximum
<i>South End Neighbourhood Plan</i>	Section 5.1 Commercial Centre – Neighbourhood 50-150 units per hectare two to four storey maximum	Commercial Centre Site-specific maximum of 177 residential units six storey maximum

If Council directs Staff to proceed with the two OCP amendment applications, the goal would be to ensure the application process is complete prior to introduction of the REIMAGINE Nanaimo OCP being presented to Council. The next steps in the process would involve internal and external referrals and neighbourhood consultation in August 2021.

SUMMARY POINTS

- In March 2021, Council directed that the annual intake for OCP amendment applications be postponed due to the REIMAGINE OCP review, thus Staff are seeking direction as to how to proceed with two new OCP amendment applications received in June 2021.
- The OCP amendment application OCP100 is proposing seven residential units at 456 Milton Street.
- The OCP amendment application OCP101 is proposing a four- to six-storey mixed-use development on the five parcels located at 120 Needham Street, 514 and 540 Haliburton Street, and 535 and 575 Nicol Street.
- If Council directs Staff to proceed with the OCP amendment applications, the next steps would involve internal and external referrals and neighbourhood consultation.

ATTACHMENTS

- ATTACHMENT A: Context Map - 456 Milton Street (OCP100)
ATTACHMENT B: Future Land Use Plan - 456 Milton Street (OCP100)
ATTACHMENT C: Conceptual Site Plan - 456 Milton Street (OCP100)
ATTACHMENT D: Conceptual Building Renderings - 456 Milton Street (OCP100)
ATTACHMENT E: Nanaimo Old City Association Correspondence - 456 Milton Street (OCP100)
ATTACHMENT F: Context Map - 120 Needham Street, 514 and 540 Haliburton Street, and 535 and 575 Nicol Street (OCP101)
ATTACHMENT G: Future Land Use Plan - 120 Needham Street, 514 and 540 Haliburton Street, and 535 and 575 Nicol Street (OCP101)
ATTACHMENT H: Conceptual Site Plan - 120 Needham Street, 514 and 540 Haliburton Street, and 535 and 575 Nicol Street (OCP101)
ATTACHMENT I: Conceptual Building Massing - 120 Needham Street, 514 and 540 Haliburton Street, and 535 and 575 Nicol Street (OCP101)

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services