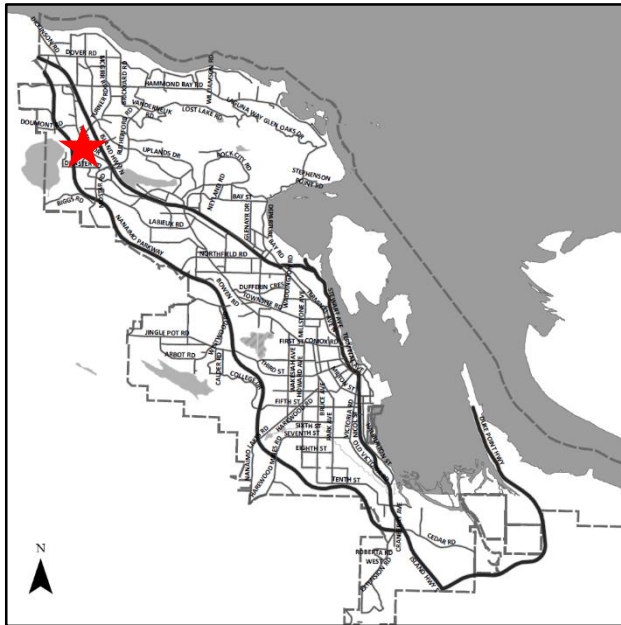


DATE OF MEETING November 21, 2022

AUTHORED BY SADIE ROBINSON, PLANNER, CURRENT PLANNING

SUBJECT REZONING APPLICATION NO. RA477 – 5645, 5655/5657 METRAL DRIVE



Proposal:

To permit a multi-family residential development.

Current Zoning:

R1 – Single Dwelling Residential
R4 – Duplex Residential

Proposed Zoning:

R6 – Low Density Residential with site-specific density and height

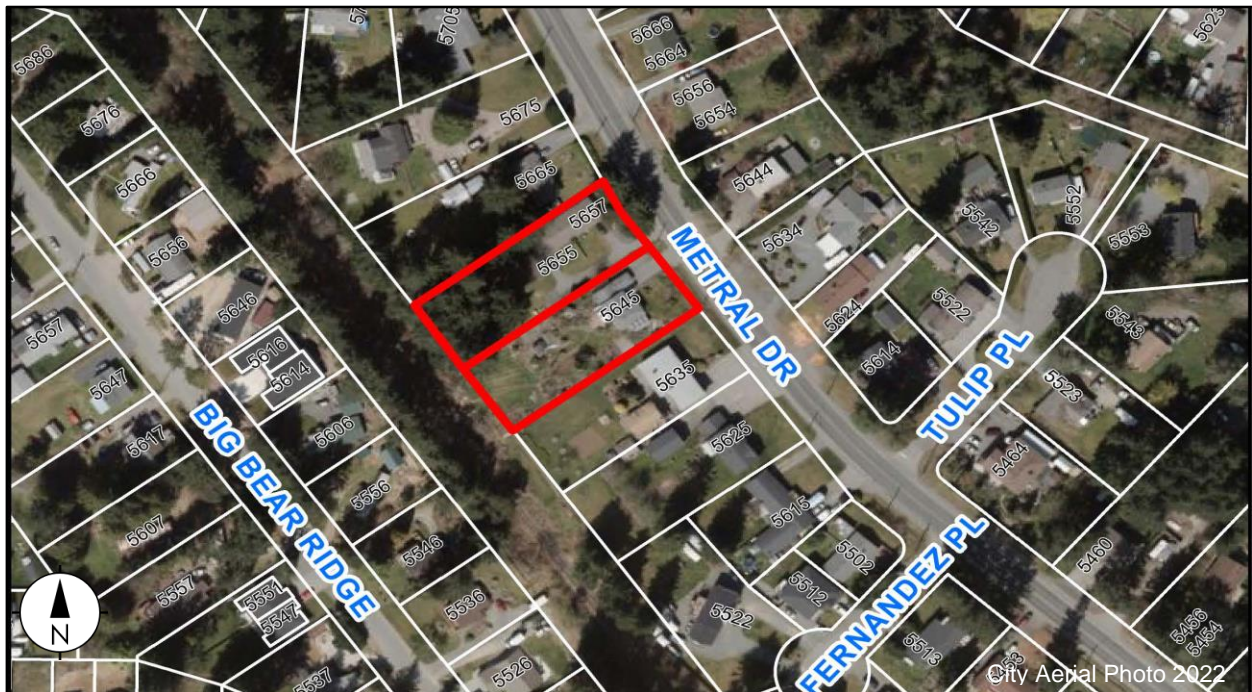
City Plan Land Use Designation:

Neighbourhood

Lot Areas:

2,029m² – 5645 Metral Drive
2,034m² – 5655/5657 Metral Drive

RA



OVERVIEW

Purpose of Report

To present Council with an application to rezone 5645 and 5655/5657 Metral Drive from Single Dwelling Residential (R1) and Duplex Residential (R4) to Low Density Residential (R6) with site-specific density and building height to facilitate a multi-family development. |

Recommendation

That:

1. "Zoning Amendment Bylaw 2022 No. 4500.205" (To rezone 5645 and 5655/5657 Metral Drive from Single Dwelling Residential [R1] and Duplex Residential [R4] to Low Density Residential [R6] with site-specific provisions to increase the maximum allowable floor area ratio to 0.75 and increase the maximum principal building height to 13.0m pass first reading;
2. "Zoning Amendment Bylaw 2022 No. 4500.205" pass second reading; and,
3. Council direct Staff to secure the conditions related to "Zoning Amendment Bylaw 2022 No. 4500.205" as outlined in the "Conditions of Rezoning" section of the Staff report dated 2022-NOV-21 should Council support the bylaw at third reading. |

BACKGROUND

A rezoning application, RA477, was received from dHKarchitects Inc., on behalf of the property owners to amend the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the Zoning Bylaw) to rezone the subject property at 5645 and 5655/5657 Metral Drive Single Dwelling Residential (R1) and Duplex Residential (R4) to Low Density Residential (R6) with site-specific density and building height to facilitate a multi-family development.

Subject Properties and Site Context

The subject properties are located on the southwest side of Metral Drive, between Tulip Place and Malpass Road, and are within a residential neighbourhood surrounded predominantly by single residential dwellings and duplexes. The properties back onto the railway corridor. The subject property at 5645 Metral Drive currently contains a single residential dwelling and the subject property at 5655/5657 Metral Drive currently contains a duplex. The site slopes gently from southwest to northeast with some mature trees at the front and rear of 5655/5657 Metral Drive.

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject properties from Single Dwelling Residential (R1) and Duplex Residential (R4) to Low Density Residential (R6) with site-specific floor area ratio (FAR) and principal building height to facilitate a proposed multi-family townhouse development.

The development concept anticipates an FAR of approximately 0.75, and a maximum building height of 13.0m. Since the development concept proposes a greater FAR and building height than

what the R6 zone allows, it is recommended that site-specific provisions be included in the amendment to allow the proposed four-storey building form. The proposed development would still meet the intent of the R6 zone to facilitate relatively low density ground-oriented multi-family development.

The following table provides a comparison of the R6 zone in relation to the proposed site-specific amendments for 5645 and 5655/5657 Metral Drive.

Zone	Building Height	Density
R6	7m (4:12 pitch or less) 9m (4:12 pitch or greater)	0.45 FAR base density 0.55 FAR with Tier One amenities 0.7 FAR with Tier Two amenities
Proposed R6 zone with site-specific provisions	13m	0.75 FAR

The conceptual plans illustrate approximately 22 units in clusters of four-storey units with a variety of unit sizes including some three-bedroom units to provide family-oriented units. The development concept demonstrates that the required parking can be provided onsite. Variances are anticipated to the front yard and (north) side yard setbacks; however, this would be confirmed through the design review at the Development Permit stage.

Policy Context

City Plan – Land Use

The application was received in November 2021, prior to the adoption of City Plan. The site was previously designated Corridor (supporting two six-storey building forms) and through City Plan changed to Neighbourhood. The Neighbourhood designation contemplates a mix of housing types, including ground-oriented multiple-family forms up to four storeys in height.

The development concept proposes a ground-oriented townhouse form of four storeys, which is consistent with the Neighbourhood designation and supports policy to provide a transition in building forms between Urban Centres, Corridors, and Suburban Neighbourhoods. The proposed development meets the policy objectives of City Plan and offers increased density in a connected neighbourhood on a transit route with commercial services and amenities nearby.

City Plan – Mobility Network

The subject properties are located near the Nanaimo North Urban Centre, approximately 450m to the east, as identified in Figure 36 of City Plan. Metral Drive is designated “Urban Collector” in Schedule 4 (“Road Network”) of City Plan which requires a 25.0m right-of-way. The existing road dedication is approximately 24.4m. As a condition of rezoning, Staff recommend a 0.3m road dedication be provided to fulfill half of the difference required to achieve the full right-of-way width. Metral Drive recently underwent extensive upgrades to achieve a Complete Street cross section. The property fronts onto a transit route and an established Primary Active Mobility Route for walking, rolling, and cycling. Therefore, the rezoning would support increased housing where active transportation improvements and transit are provided.

Community Consultation

The subject properties do not fall within an active Neighbourhood Association area. A rezoning sign was posted on the property on 2022-JUN-06; and the applicant hosted a Neighbourhood Information Meeting on 2022-JUN-17, where three neighbours attended the meeting. Questions and concerns were raised regarding land use and density, tenure of the proposed development, and the opportunity to provide fencing between neighbouring properties and the proposed development. The applicant has provided the following responses:

1. *Land Use / Density:* The conceptual plans illustrate a ground-oriented townhouse development, not a higher density form of development. The proposed development complies with the Neighbourhood Designation policies to support ground-oriented forms of development in an existing neighbourhood.
2. *Tenure:* The tenure of housing is not restricted; however, rental housing is not currently being considered.
3. *Fencing:* The Zoning Bylaw requires a landscape buffer to screen adjacent zones. Fencing and landscape buffers will be addressed during the development permit process.

Community Amenity Contribution

As the rezoning application was received prior to Council's *Community Amenity Contribution Policy* coming into effect on 2022-JAN-01, the applicant is providing a Community Amenity Contribution (CAC) under the previous rate of \$1,000 for each residential unit, which is proposed to be directed toward active transportation improvements within the City. Staff support the proposed CAC.

BC Energy Step Code Rezoning Policy

As per Council's BC Energy Step Code Rezoning Policy, a Section 219 Covenant will be registered on the subject properties as a condition of rezoning to secure a commitment to either: a) exceed the required BC Energy Step Code by one step; or, b) provide a low-carbon energy system, to be determined at Building Permit stage.

Conditions of Rezoning

Should Council support the application and pass third reading of "Zoning Amendment Bylaw 2022 No. 4500.205", Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Road Dedication* – Road dedication with an approximate width of 0.3m along the Metral Drive frontage on both properties to achieve a future 'Urban Collector' cross-section width of 25m;
2. *Community Amenity Contribution* – A Section 219 covenant is to be registered on the title of the land to secure a monetary contribution of \$1,000 per residential unit, to be directed toward active transportation improvements within the City, to be paid prior to the issuance of a Building Permit.

3. *BC Energy Step Code Commitment* – Registration of a Section 219 covenant to secure a commitment in accordance with the City's BC Energy Step Code Rezoning Policy; and,
4. *Lot Consolidation* – Consolidation of the subject properties to be completed prior to submission of a Building Permit.

SUMMARY POINTS

- The applicant is proposing to rezone the subject properties from Single Dwelling Residential (R1) and Duplex Residential (R4) to Low Density Residential (R6) with site specific floor area ratio and principal building height to facilitate a proposed ground-oriented multi-family townhouse development.
- The conceptual plans illustrate approximately 22 units in clusters of four-storey units with a variety of unit sizes including some three-bedroom units to provide family-oriented units.
- The proposed development complies with the City Plan policies for the Neighbourhood designation and provides ground-oriented infill housing near existing services and transit.
- A Community Amenity Contribution in the amount of \$1,000 per unit is to be secured for active transportation improvements within the city.

ATTACHMENTS

ATTACHMENT A: Subject Property Map
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Building Renderings
"Zoning Amendment Bylaw 2022 No. 4500.205"

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