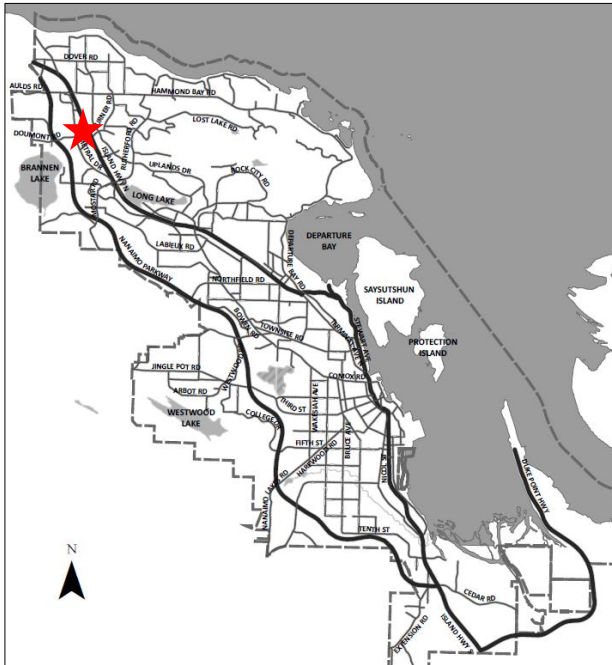


DATE OF MEETING | October 16, 2023

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | REZONING APPLICATION NO. RA492 – 6074 METRAL DRIVE



Proposal:

To allow a multi-family development

Zoning:

R1 – Single Dwelling Residential

City Plan Land Use Designation:

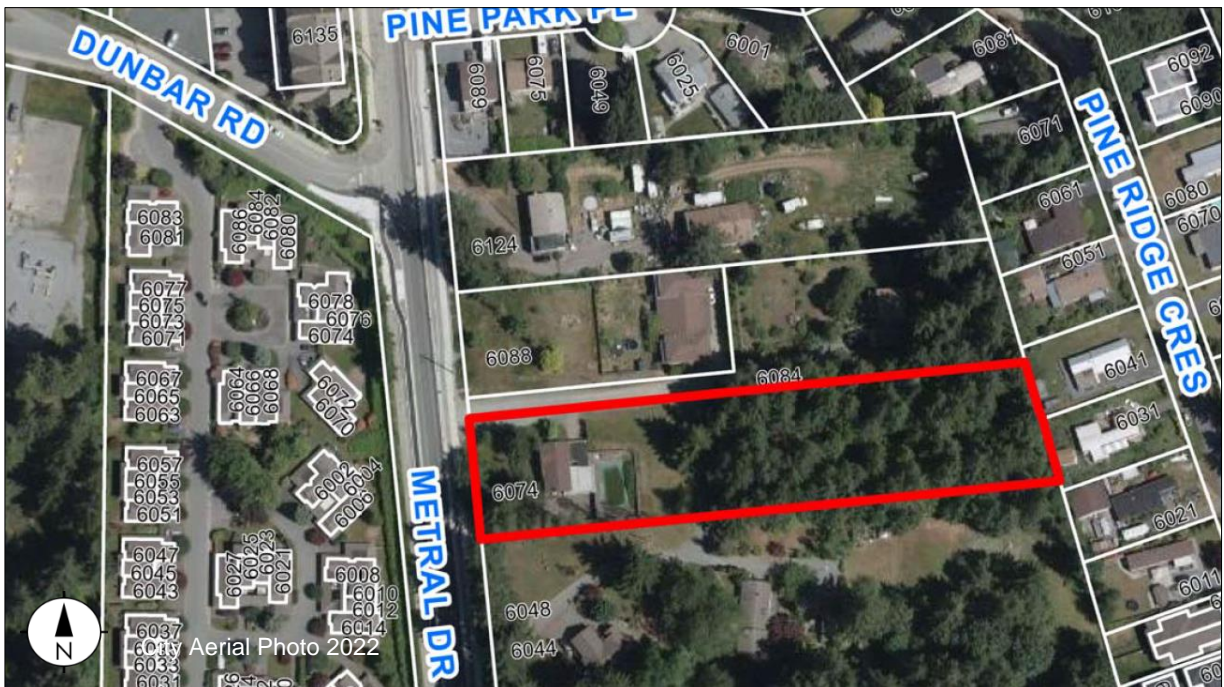
COR1 – Residential Corridor

City Plan Land Use Designation:

Residential Corridor

Lot Area:

6,512m²



OVERVIEW

Purpose of Report

To present Council with an application to rezone 6074 Metral Drive from Single Dwelling Residential (R1) to Residential Corridor (COR1) to facilitate a multi-family development.

Recommendation

1. “Zoning Amendment Bylaw 2023 No. 4500.216” (to rezone 6074 Metral Drive from Single Dwelling Residential [R1] to Residential Corridor [COR1]) pass first reading;
2. “Zoning Amendment Bylaw 2023 No. 4500.216” pass second reading; and,
3. Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2023 No. 4500.216” as outlined in the “Conditions of Rezoning” section of the Staff Report dated 2023-OCT-16 should Council support the bylaw at third reading.

BACKGROUND

A rezoning application, RA492, was received from dHK Architects, on behalf of 1306902 BC Ltd., to amend the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to rezone the subject property at 6074 Metral Drive from Single Dwelling Residential (R1) to Residential Corridor (COR1) to facilitate a multi-family development.

Subject Property and Site Context

The subject property is a large residential lot located in north Nanaimo, north of Doumont Road. The grade change of the property is approximately 15m and slopes down to Metral Drive. Established single residential and multiple family dwellings, commercial developments, a school (Pleasant Valley Elementary School), and park predominantly characterize the surrounding area. The subject property currently contains a single residential dwelling.

Site characteristics of note include mature trees throughout the site and proximity to the Metral Drive complete street, a multi-modal transportation corridor with transit service, sidewalks and a cycling pathway. The development is within walking distance to services and is well connected to the Woodgrove Secondary Urban Centre.

DISCUSSION

Proposed Zoning

The applicant proposes to rezone the subject properties from Single Dwelling Residential (R1) to Residential Corridor (COR1) to facilitate a multi-family development. The COR1 zone allows a range of residential and commercial uses such as multiple family residential, daycare, live/work, and office, with a maximum building height of 14m, or 18m where at least 75% of the required parking is provided underground. The permitted Floor Area Ratio (FAR) in the COR1 zone is 1.00, with the opportunity to tier up an additional 0.5 FAR where amenities are provided as outlined in Schedule D (Amenity Requirements for Additional Density) of the Zoning Bylaw, as well as up to an additional 0.25 FAR where underground parking is provided.

The conceptual plans submitted with the rezoning application illustrate how the applicant intends to develop the site in the COR1 zone with 30 dwelling units clustered in six townhouse buildings. The proposed FAR is 0.76, which is in line with the COR1 zone and complements the surrounding developments including 6124 Metral Drive (RA485) to the north which received third reading at the Public Hearing held 2023-SEP-14. The development concept demonstrates that the required parking can be provided onsite and that the COR1 zoning requirements can be met. No variances are anticipated; however, this would be confirmed through the design review at the Development Permit stage.

Policy Context

City Plan – Future Land Use

City Plan identifies the subject property within the Residential Corridor land use designation, which supports medium density residential development along urban arterial and collector roads. The Residential Corridor designation supports a mix of building forms including low- to mid-rise residential apartments (three to six storeys) and townhouses. Rezoning to the COR1 zone is supported by City Plan and meets the policy objectives of the Residential Corridor designation to allow residential densification along the Metral Drive corridor near existing commercial services and employment centres, schools, and parks and open space.

City Plan – Mobility Network

The subject property is located along the Metral Drive corridor which connects to the Woodgrove and Nanaimo North Secondary Urban Centres as identified in Figure 36 of City Plan, with the Woodgrove Secondary Urban Centre located approximately 430m to the north. Metral Drive is a frequent bus transit corridor and primary active mobility route. Supporting densification along this route would support City Plan objectives to create more housing diversity in an existing residential neighbourhood in close proximity to local services and mobility options, and utilize existing infrastructure.

All vehicle access to the site will be from Metral Drive with additional access to be secured as properties to the north develop. The 6000 to 6100 block on the east side of Metral Drive has been identified as an area with development potential requiring active transportation and road network connections to lands beyond. A conceptual road network plan was provided by the applicant to demonstrate how access to properties to the north and south could be achieved through the subject property. The conceptual site plan incorporates a 7m wide lane and a 2m wide sidewalk for public access via statutory rights-of-way (SRW), to be secured as conditions of rezoning, as well as a road reserve covenant (which will contain a SRW connecting the lane and sidewalk to Metral Drive) to secure future road dedication (minimum 10m half-width) with the design to be determined when the adjacent lands to the south (6044/6048 Metral Drive) develop. As the lands to the north redevelop, it is intended that the lane will connect over 6084 Metral Drive and through 6124 Metral Drive.

Community Consultation

The subject property is not within the area of an active community association. The applicant hosted a Public Information Meeting on 2023-SEP-19 at the offices of dHK Architects, where four neighbours attended. One comment was supportive of the proposed building form (townhouses),

and questions and concerns were raised regarding traffic along Metral Drive, the functionality of the intersection of Metral Drive and Dunbar Road, and opportunities for tree retention.

Staff note the design of Metral Drive provides options for multi-modal use (driving, walking, cycling, and transit uses). Additionally, the proximity of the proposed development to commercial services and community uses provides opportunities to reduce vehicle trips. Opportunities for tree retention will be reviewed at the detailed design stage.

Community Amenity Contribution

In exchange for the value conferred on the lands through rezoning, the applicant was encouraged to provide a Community Amenity Contribution (CAC) in accordance with Council's *Community Amenity Contribution Policy*. The 2023 rate for townhouse residential dwellings (based on the timing of the application submission) is \$3,800 per townhouse unit. As the COR1 zone permits for multiple family dwelling development and limited commercial uses, the 2023 rates for those uses will also be secured in the event that future commercial uses are proposed (\$41 per m² of gross floor area for multiple family dwellings and \$34 per m² of gross floor area for commercial). The applicant is proposing a monetary contribution, with 40% to be directed towards the City's Housing Legacy Reserve Fund and the remaining 60% to be directed toward local parks and trail improvements in the City. Based on the conceptual plans provided, a monetary contribution of \$114,000 is anticipated. The CAC contribution will be secured as a condition of rezoning. 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 title of the subject property 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 issuance.

Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2023 No. 4500.216", Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – a monetary contribution equal to \$3,800 per townhouse unit, and/or \$41 per m² of multiple dwelling gross floor area, and/or \$34 per m² of commercial gross floor area in accordance with the Council's *Community Amenity Contribution Policy* to be paid prior to Building Permit issuance, with 40% to be directed towards the City's Housing Legacy Reserve Fund and 60% to be directed towards local parks and trail improvements within the City of Nanaimo.
2. *BC Energy Step Code* – registration of a Section 219 covenant to secure a commitment in accordance with the Council's *BC Energy Step Code Rezoning Policy*.
3. *Road Network Concept* – registration of the following, the details of which will be confirmed at Development Permit stage:
 - a blanket statutory right-of-way or covenant to secure a statutory right-of-way for a 7.0m wide lane for public access; and,

- a blanket statutory right-of-way or covenant to secure a statutory right-of-way for a 2.0m wide sidewalk for public access.
4. *Road Reserve Covenant* – A no-build and road reserve covenant for future road dedication of a minimum 10m-wide half road at the southwest corner of the subject property generally as shown in Attachment B. To facilitate a functional road network, the blanket statutory right-of-way or covenant to secure a statutory right-of-way for a 7.0m wide lane and 2.0m wide sidewalk for public access noted in Condition 3 will be extended into the road reserve covenant area. |

SUMMARY POINTS

- This application is to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) to facilitate a multi-family development.
- The conceptual plans illustrate 30 residential dwelling units with six townhouse buildings.
- The applicant is proposing a monetary Community Amenity Contribution toward the City's Housing Legacy Reserve Fund and local parks and trail improvements.
- The proposed development complies with City Plan policies for the Residential Corridor designation and provides densification of housing near existing services, a school, parks and transit.
- Staff support the proposed Zoning Bylaw amendment.

ATTACHMENTS

ATTACHMENT A: Subject Property Map
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Building Perspectives
"Zoning Amendment Bylaw 2023 No. 4500.216" |

Submitted by:

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Concurrence by:

Jeremy Holm
Director, Development Approvals |