

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2014-AUG-11

AUTHORED BY: S. HERRERA, PLANNER, PLANNING & DESIGN SECTION

RE: REZONING APPLICATION NO. RA337 – 1985 ISLAND DIESEL WAY

STAFF RECOMMENDATION:

That Council:

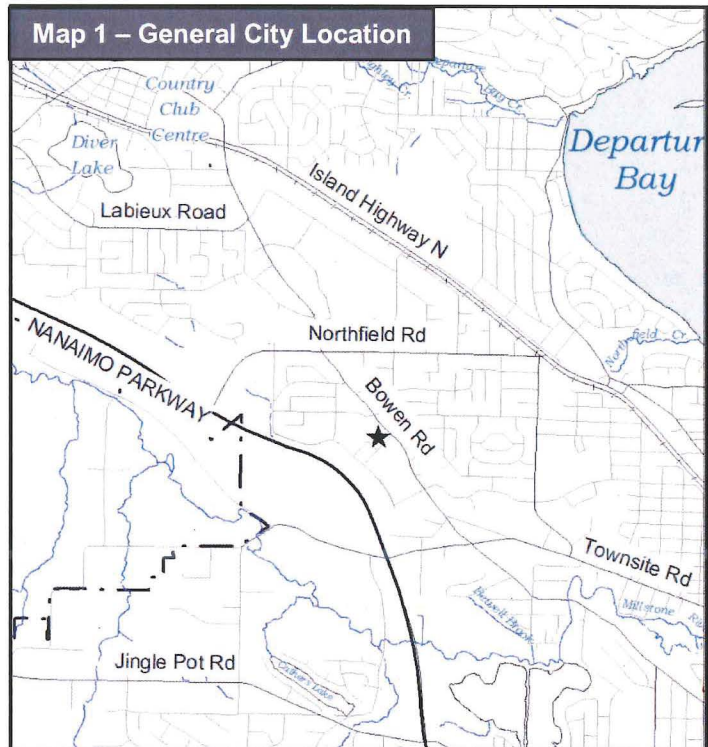
1. receive the report pertaining to “ZONING AMENDMENT BYLAW 2014 NO. 4500.070”; and
2. direct Staff to secure pedestrian connectivity prior to the adoption of the bylaw, should Council support the bylaw at Third Reading.

PURPOSE:

The purpose of this report is to present a rezoning application for property located at 1985 Island Diesel Way to rezone the subject property from High Tech Industrial (I3) to Mixed Use Corridor (COR2) in order to facilitate a mixed-use development.

BACKGROUND:

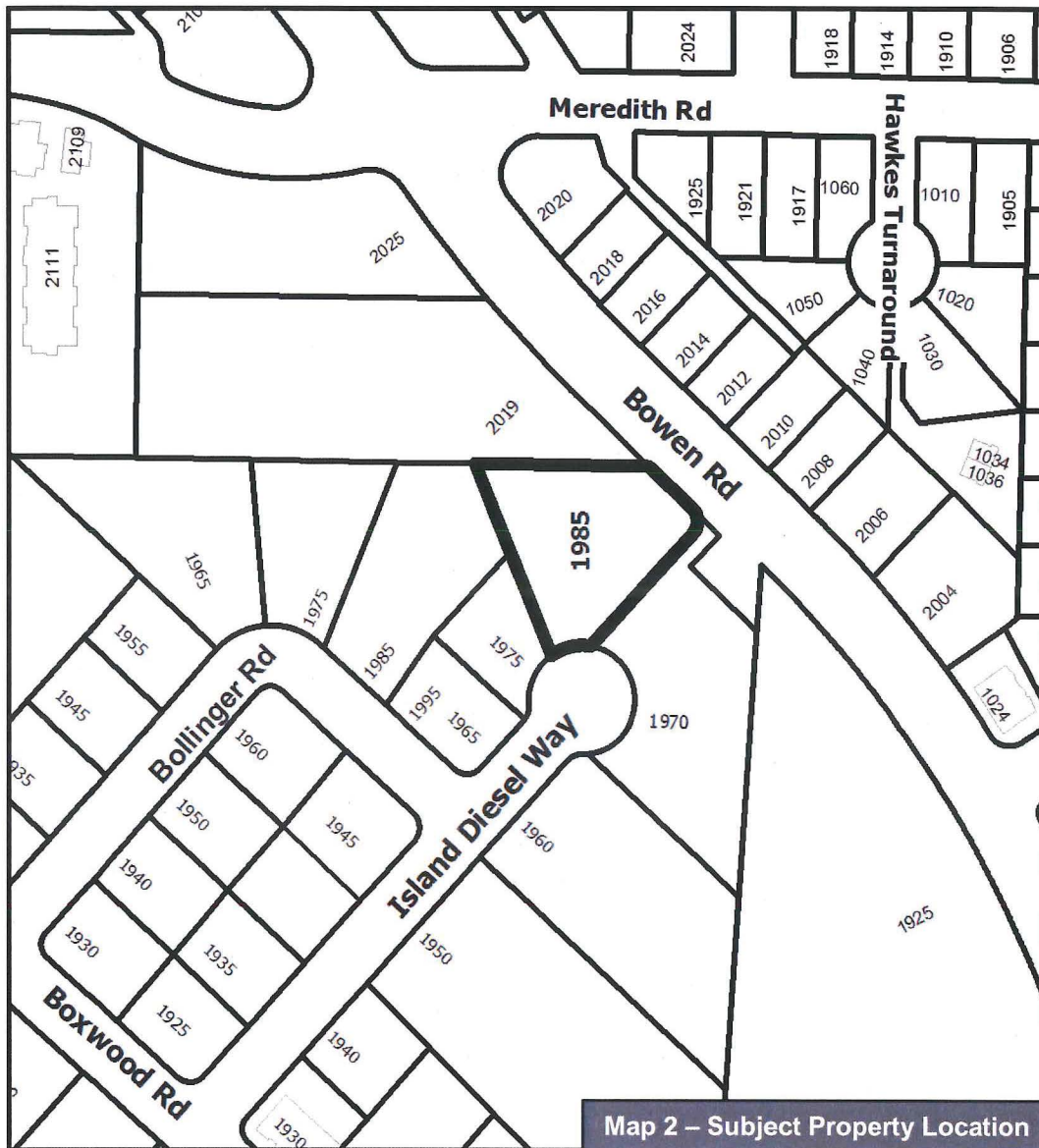
The City has received a rezoning application from Maureen Pilcher and Associates Inc., on behalf of Sun Glo Home Improvement Centre (1984) Ltd. and J.Milner Trucking Ltd., to rezone the subject property from High Tech Industrial (I3) to Mixed Use Corridor (COR2) in order to facilitate a mixed-use development.



Subject Property

Current Zone:	High Tech Industrial (I3)
OCP Designation:	Corridor
Proposed Zone:	Mixed Use Corridor (COR2)
Purpose:	To consolidate property with abutting site at 2019 Bowen Road and construct a mixed-use development
Location:	Located on the cul-de-sac bulb of Island Diesel Way and fronting on Bowen Road approximately 132 metres south of Meredith Road on the west side of Bowen Road (see Map 1 and Map 2)
Lot Size / Total Area:	Subject Property: 2,927 m ² (0.7 acres) Consolidated Development Site: 10,861 m ² (2.7 acres)

Council Committee
 Open Meeting
 In-Camera Meeting
 Meeting Date: 2014-AUG-11



DISCUSSION:

Site and Surrounding Area

The subject property is located on the cul-de-sac bulb of Island Diesel Way and also fronts on Bowen Road approximately 132 metres south of Meredith Road on the west side of Bowen Road. The abutting property to the north, 2019 Bowen Road, is proposed to be consolidated with the subject property and is currently vacant land. Island Diesel Way previously intersected with Bowen Road, but has been turned into a cul-de-sac and no longer connects through to Bowen Road. A portion of the old intersection of Bowen Road is still used as an access point into the private properties at 1970 Island Diesel Way and the gas station at 1925 Bowen Road. Further north of the proposed development site along Bowen Road is a two storey commercial development that includes the Nanaimo Bakery and Confectionery. West of the subject property are industrial zoned properties, while the land west of the 2019 Bowen Road contains a mix of multi-family and single dwelling residential development. Across Bowen Road to the east are single residential dwellings.

Official Community Plan (OCP)

The subject property is located within the Corridor designation of the Official Community Plan (OCP). Development in Corridors will be characterized by a mix of residential, commercial, professional, and service uses, with residential development at medium to high level densities. In mixed use developments, ground floor uses will be retail, office, or community uses that invite public activity. Residential and/or professional uses will be encouraged in upper storeys. The proposed mixed-use development is considered to meet the intent of the Corridor.

Proposed Development

The applicant is proposing to rezone the subject property from High Tech Industrial (I3) to Mixed Use Corridor (COR2) in order to facilitate construction of a mixed use development, which would be developed in conjunction with the adjacent COR2 property at 2019 Bowen Road. The consolidated properties will result in a development site of 10,861m² (2.7 acres) containing two to four storey buildings with office, retail and residential uses. The total gross floor area of the complete development is 6200 m² (66,736 ft²), which is broken down into:

- Office – 1500 m²
- Retail – 1500 m²
- Residential – 3200 m² (30 residential units)

The plan provides for 167 parking spaces, with a combination of surface and below ground/building spaces. The bylaw requires 182 parking spaces; therefore, there is a shortfall of 15 spaces. However, staff is typically supportive of reduced parking within mixed-use developments, and a variance can be further considered through the development permit process. There are three vehicle access points: off the cul-de-sac bulb on Island Diesel Way; directly off of Bowen Road; and through the property at 2025 Bowen Road where a covenant is in place for a future access easement. The proposed Site Plan and Streetscape concepts are illustrated below in Figure 1 and Figure 2.

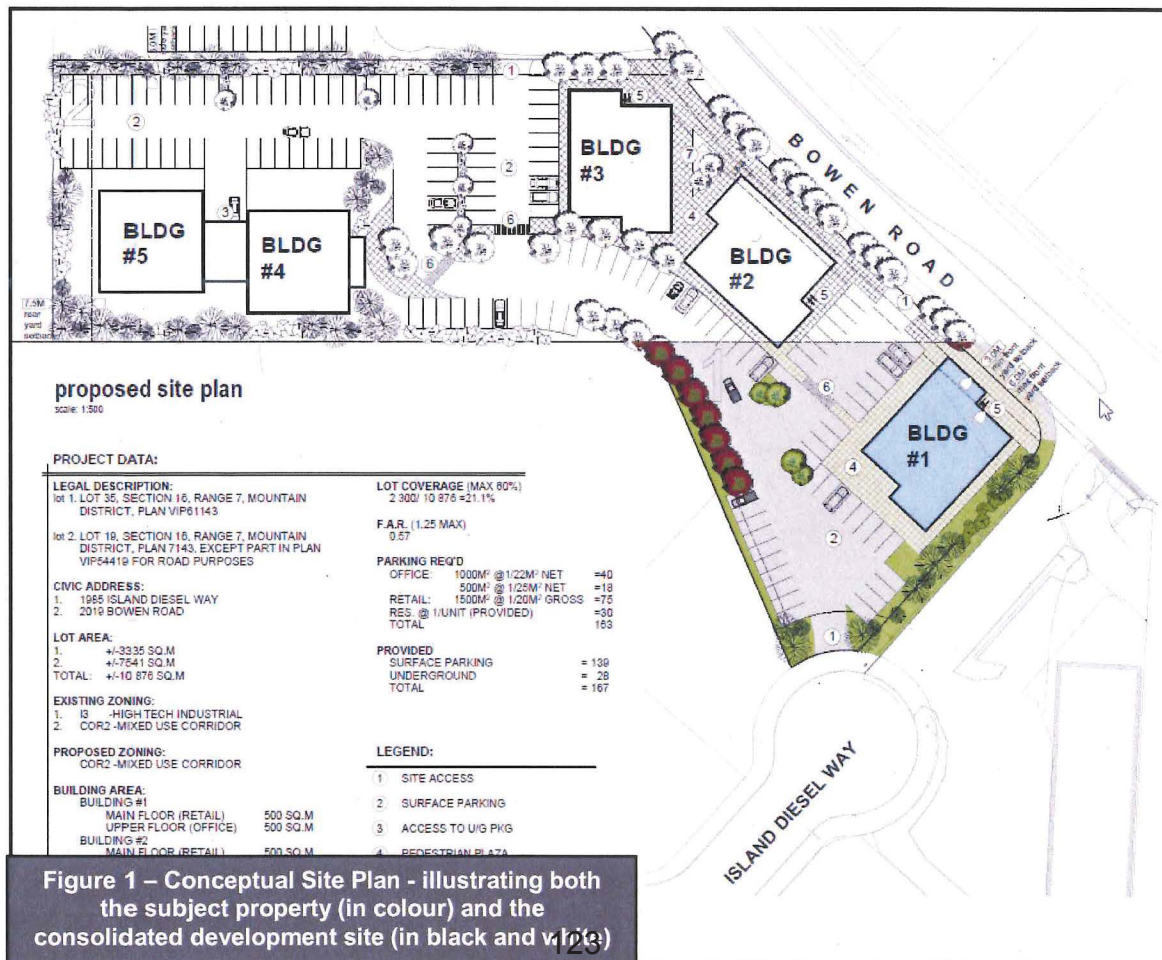


Figure 1 – Conceptual Site Plan - illustrating both the subject property (in colour) and the consolidated development site (in black and white)



Pedestrian Connectivity

A sidewalk will be required to be constructed on the Island Diesel Way cul-de-sac frontage and in addition staff recommends that a pedestrian right-of-way be required in order to secure a path connecting Island Diesel Way to Bowen Road. This additional sidewalk would be required to be constructed through the development of the site. Staff recommends, prior to final adoption of the rezoning bylaw, securing the right-of-way and construction via a registered covenant.

Community Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. Staff recommends that no community contribution be required as the property is currently zoned I3, which allows for a high degree of commercial and industrial development; and the amenity contribution for both industrial and commercial rezoning is based on the same formula. In addition, residential rezoning amenities are typically less than commercial. The proposal to rezone to COR2 would result in a mixed commercial/residential zone, which is comparable to potential development under the existing zone, from an amenity perspective.

NANAIMO ADVISORY PLANNING COMMITTEE (APC)

At its meeting of 2014 -JUN-17, the APC recommended that Council approve the application.


Respectfully submitted,

B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT

for 

T. Seward
ACTING GENERAL MANAGER
PROTECTIVE SERVICES &
COMMUNITY DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

*Drafted: 2014-AUG-05
Prospero: RA000337*

CITY OF NANAIMO

BYLAW NO. 4500.070

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING AMENDMENT BYLAW 2014 NO. 4500.070".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 35, SECTION 16, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP61143 (1985 Island Diesel Way) from High Tech Industrial (I3) to Mixed Use Corridor (COR2) as shown on Schedule A.

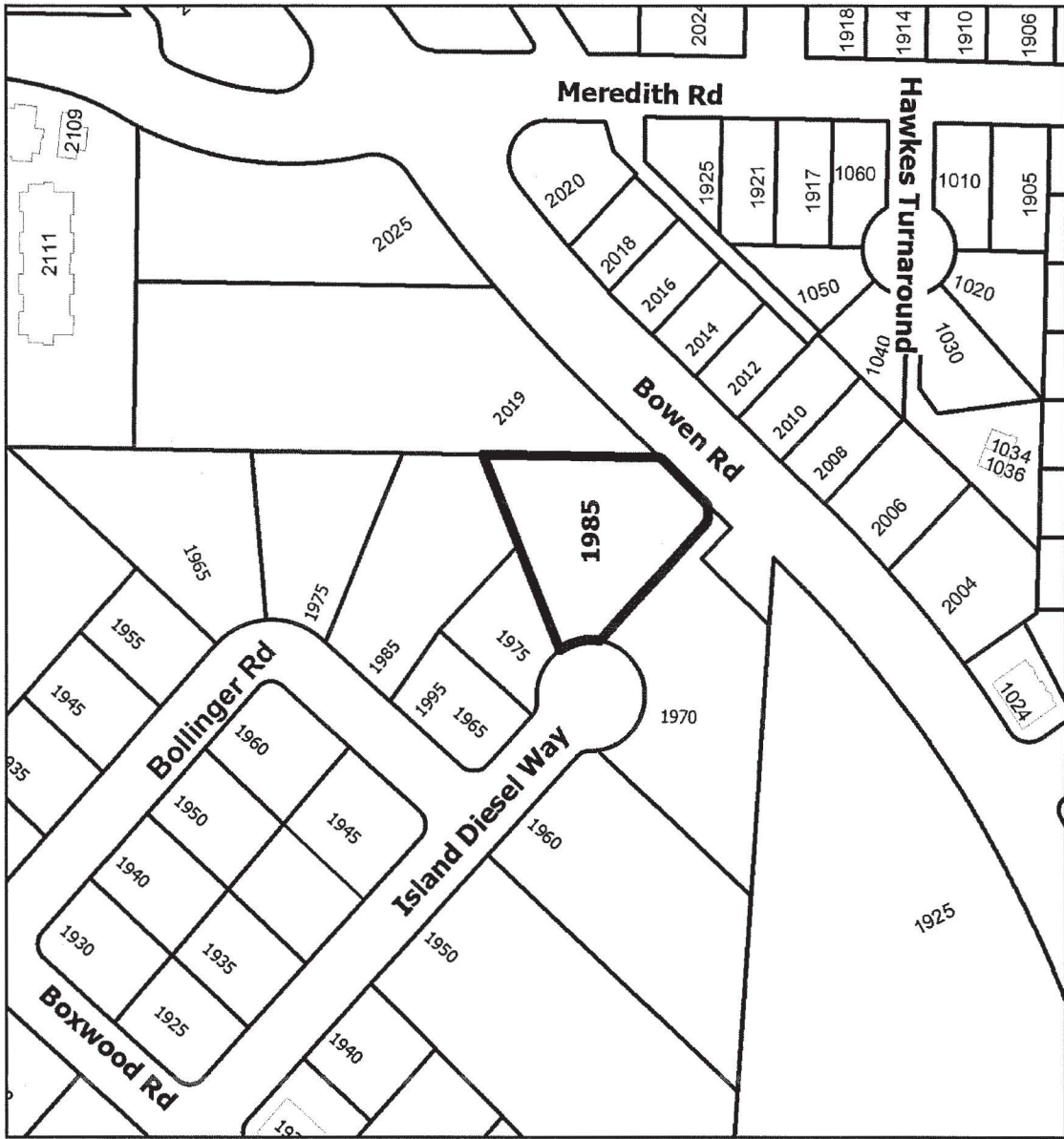
PASSED FIRST READING _____
PASSED SECOND READING _____
PUBLIC HEARING HELD _____
PASSED THIRD READING _____
COVENANT REGISTERED _____
ADOPTED _____

MAYOR

CORPORATE OFFICER

File: RA337
Address: 1985 Island Diesel Way

Schedule A



REZONING APPLICATION NO. RA000337

LOCATION PLAN

Civic: 1985 Island Diesel Way



 Subject Property