

City of Nanaimo
REPORT TO COUNCIL

DATE OF MEETING: 2013-AUG-12

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

RE: REZONING APPLICATION NO. RA323 – 2180 HIGHLAND BOULEVARD

STAFF RECOMMENDATION:

That Council receive the report pertaining to “ZONING AMENDMENT BYLAW 2013 NO. 4500.050.”

PURPOSE:

The purpose of this report is to present a rezoning application for property located at 2180 Highland Boulevard to rezone the subject property from Comprehensive Development District Zone Eight (CD8) to Neighbourhood Centre (CC2) in order to facilitate construction of a commercial building.

BACKGROUND:

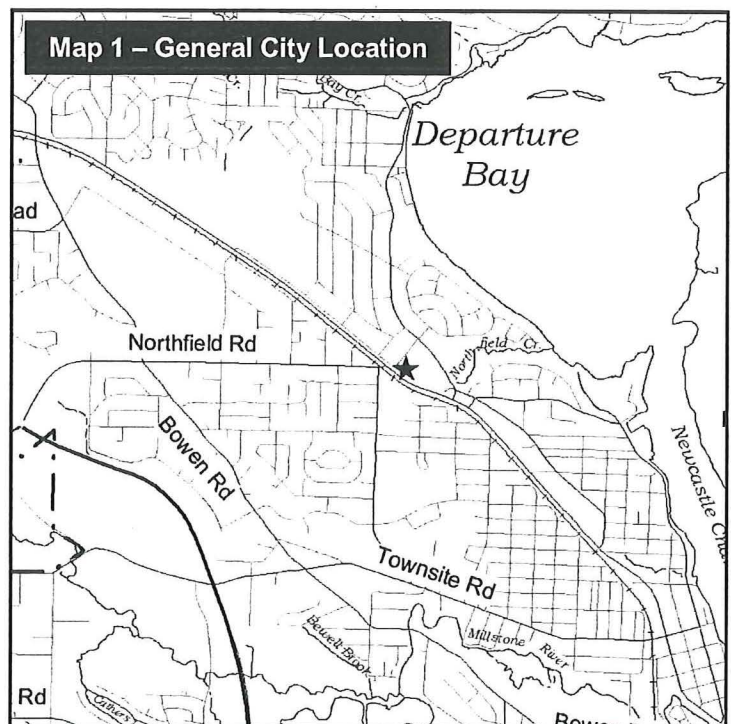
The City has received a rezoning application from Brook Pooni Associates Inc., on behalf of Brooks Landing Centre Inc., to rezone the subject property from Comprehensive Development District Zone Eight (CD8) to Neighbourhood Centre (CC2) in order to facilitate construction of a commercial building.

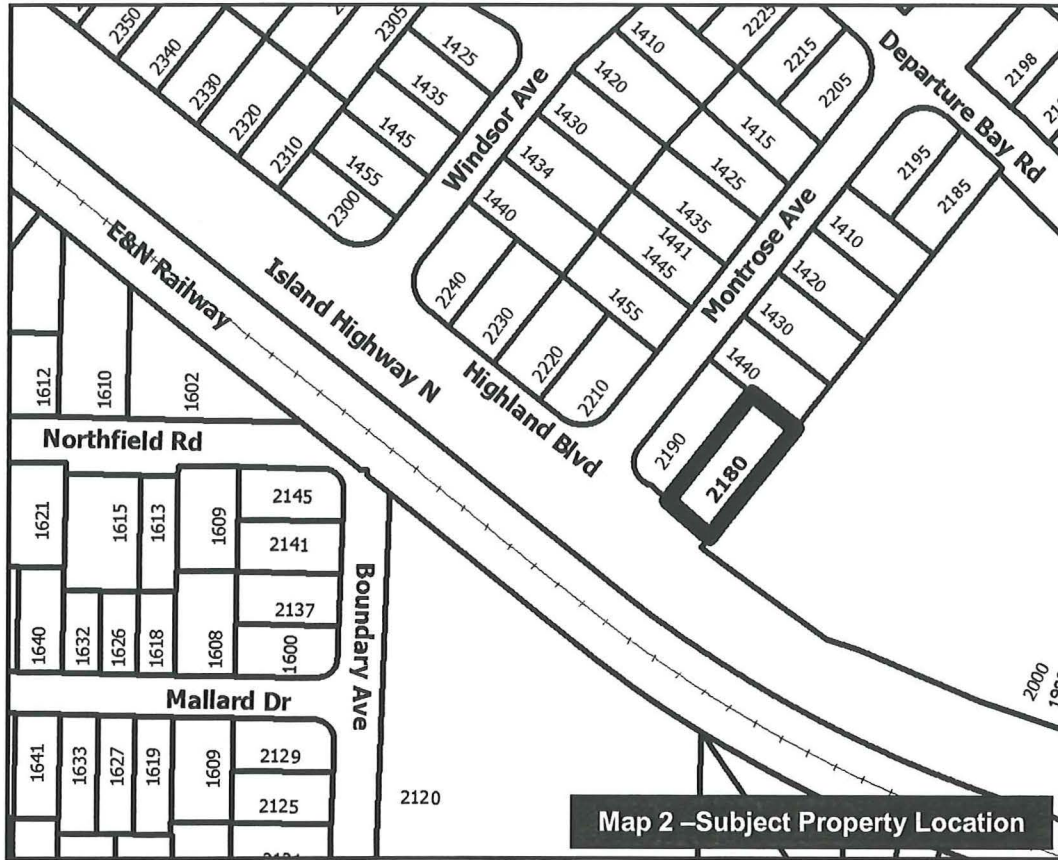
Subject Property

The subject property is located approximately 24 metres south of the Montrose Avenue / Highland Boulevard intersection and is part of the Brooks Landing shopping centre (see ‘Map 1 - General City Location’ and ‘Map 2 - Subject Property Location’).

The subject property is currently a paved area that provides for additional parking at the shopping centre.

The Brooks Landing shopping centre development utilizes approximately 4.4 hectares (10 acres) of area and is surrounded by residential properties, park, a religious institution, and schools. A pedestrian tunnel connects both sides of the Island Highway.





Official Community Plan (OCP)

The subject property is located within the 'City Commercial Centre' designation of the Official Community Plan (OCP). The City Commercial Centre designation supports a variety of uses:

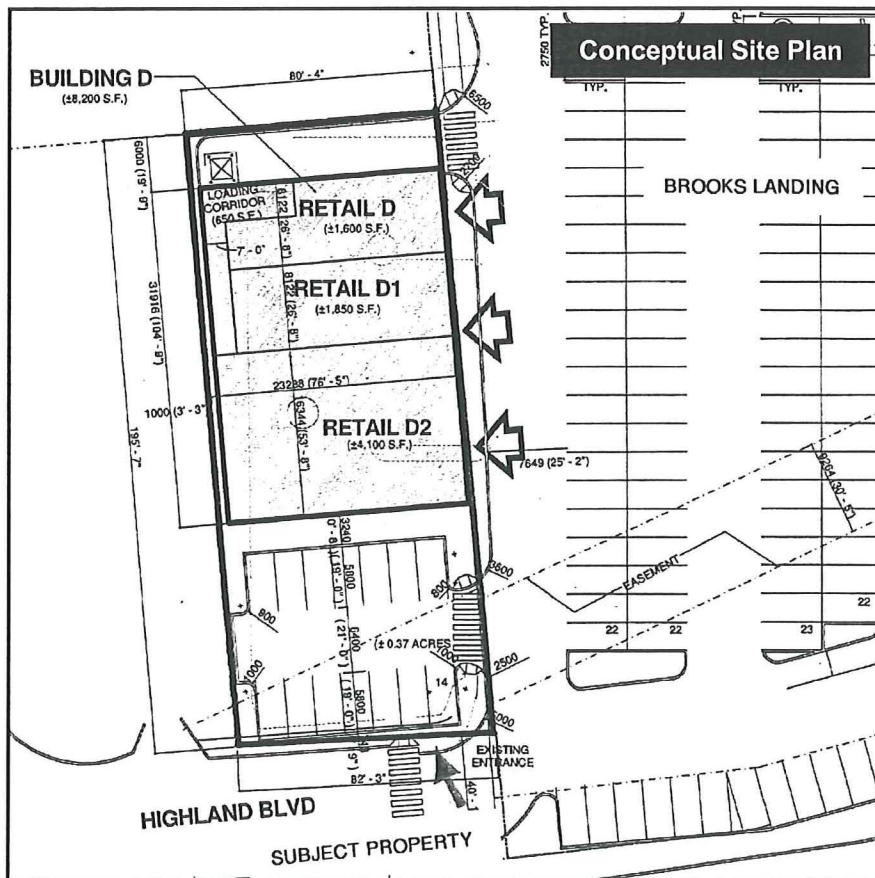
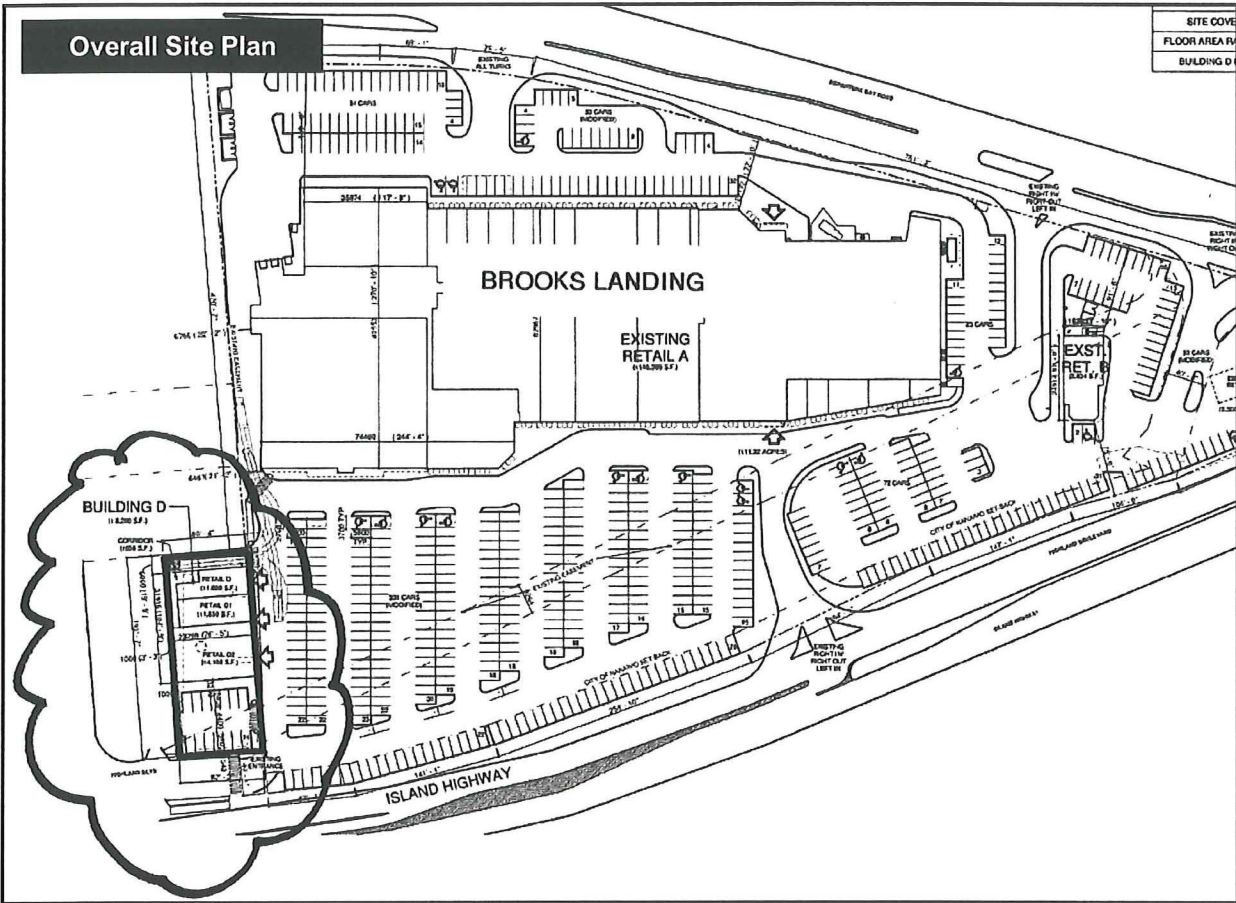
- community services and facilities
- personal service, commercial and retail facilities
- local service, institutional and higher density residential uses
- stand alone commercial

Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.

Proposed Development

The applicant proposes to rezone the subject property from Comprehensive Development District Zone Eight (CD8) to Neighbourhood Centre (CC2) in order to facilitate construction of a commercial building.

The building is proposed to have a gross floor area of approximately 761 m² (8200 ft²) and is one storey in height. Three commercial rental units (CRU's) are proposed. Site plans are shown on page 3. The Overall Site Plan clearly shows the location of the subject property and proposed development in relation to the existing shopping centre, and the Conceptual Site Plan indicates the scale and general footprint of the proposed building.



Reciprocal Parking Easement

Parking will be provided on the subject property, however additional spaces will be required based on the size of the proposed building. As the building is part of the overall development of Brooks Landing, Staff recommends as a condition of rezoning that a reciprocal parking easement be secured prior to final adoption of the bylaw. The Brooks Landing shopping centre has excess parking spaces (based on the City's parking requirements) and can absorb the required spaces deficient at the subject property.

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. In response to Council's policy, the applicant is proposing to enhance sidewalk connections and improve trail connections to and from the site. As the property is currently zoned for commercial purposes, the proposed contribution is considered adequate, and will be further considered as part of the design process through the Development Permit application.

Nanaimo Advisory Planning Committee (APC)

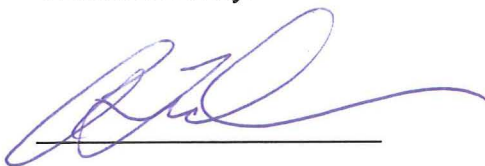
At their meeting held 2013-JUL-16, APC recommended that the application be approved.

Respectfully submitted,

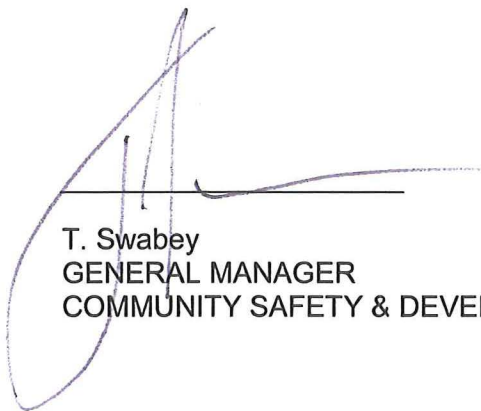


B. Anderson, MCIP
MANAGER
PLANNING & DESIGN

Concurrence by:



A. Tucker, MCIP
DIRECTOR
PLANNING



T. Swabey
GENERAL MANAGER
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.