

DATE OF MEETING June 12, 2017

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND
SUBDIVISION

SUBJECT REZONING APPLICATION NO. RA374 - 1875 BOXWOOD ROAD,
1900 AND 1990 GRIFFITHS ROAD

OVERVIEW

Purpose of Report

To present Council with an application to rezone the properties located at 1875 Boxwood Road, 1900 Griffiths Road and 1990 Griffiths Road to facilitate a subdivision of industrial lots.

Recommendation

1. That "Zoning Amendment Bylaw 2017 No. 4500.109" (RA374 – To rezone portions of the subject properties at 1875 Boxwood Road, 1900 Griffiths Road and 1990 Griffiths Road from:
 - Light Industrial [I2] to Highway Industrial [I1];
 - Highway Industrial [I1] to High Tech Industrial [I3];
 - Highway Industrial [I1] to Light Industrial [I2]; and,
 - High Tech Industrial [I3] to Highway Industrial [I1]) pass first reading;
2. That "Zoning Amendment Bylaw 2017 No. 4500.109" pass second reading; and,
3. That Council direct Staff to secure a covenant for modified road cross-sections prior to the adoption of the bylaw, should Council support the bylaw at third reading.

BACKGROUND

The City has received a rezoning application, RA374, and a concurrent subdivision application for 1875 Boxwood Road, 1900 Griffiths Road and 1990 Griffiths Road from Island West Coast Developments Ltd. (Mr. Greg Constable) on behalf of the property owners, Blue Cube Developments Ltd., Green Rock Developments Ltd., and Nanaimo Industrial Space Ltd., to rezone the subject properties as follows:

- *1875 Boxwood Road*: south portion from Light Industrial (I2) to Highway Industrial (I1), with the remainder staying as Light Industrial (I2);
- *1900 Griffiths Road*: northeast portion from Highway Industrial (I1) to High Tech Industrial (I3), southeast and northwest portion from Highway Industrial (I1) to Light Industrial (I2), with the remainder staying as Highway Industrial (I1); and,

- *1990 Griffiths Road*: portion on east side of the Nanaimo Parkway from Light Industrial (I2) to Highway Industrial (I1) and portion on west side of the Nanaimo Parkway from High Tech Industrial (I3) to Highway Industrial (I1).

Attachment B illustrates the existing zoning and existing lot configuration and Attachment C illustrates the proposed zoning and proposed lot configuration.

Subject Property

Location:	The subject properties are located to the south of the Dufferin Crescent/Boxwood Road roundabout. 1990 Griffiths Road is located at the end of Griffiths Road with a portion of the subject property located on the west side of the Nanaimo Parkway.
Lot Size:	1875 Boxwood Road – 5,023m ² 1900 Griffiths Road – 36,632m ² 1990 Griffiths Road – 31,149m ²
Total Area:	72,804m ²
Current Zoning:	Highway Industrial – I1 Light Industrial – I2 High Tech Industrial – I3
Proposed Zoning:	Highway Industrial – I1 Light Industrial – I2 High Tech Industrial – I3

This rezoning application includes three vacant lots with a total site area of 7.28ha. The smallest of the three subject properties is 1875 Boxwood Road, which is accessed at the roundabout off Boxwood Road and Dufferin Crescent. 1900 Griffiths is the largest of the three subject properties and fronts Boxwood Road, Kerrisdale Road and Griffiths Road. 1990 Griffiths Road is bisected by the Nanaimo Parkway with access to the eastern portion via Griffiths Road; the western portion fronts the Parkway with no direct road access.

The surrounding land uses are varied and are predominately industrial to the north and south. Corridor zoning along Kerrisdale Road to the east and along Dufferin Crescent to the north allows for varied commercial uses. There is minimal existing residential land use on Kerrisdale Road. The subject properties are within walking distance of transit and are in close proximity to the Parkway Trail.

DISCUSSION

Proposed Development

The purpose of the proposed rezoning is to facilitate the industrial development of the subject properties with zoning that is compatible with adjacent land uses and to align the zoning boundaries with the parcel boundaries in the proposed subdivision. The applicant has submitted a concurrent subdivision application (SUB01232) for the subject properties on the east side of the Nanaimo Parkway to create six lots. As a result of this development, Boxwood Road will be extended through to Griffiths Road, providing a link to East Wellington Road as per the Official Community Plan (OCP) and Nanaimo Transportation Master Plan. The lots will be configured to be functional for the needs of industrial developments with property frontage along the new road extension.

The proportion of I1 and I2 zoning on the east side of the Nanaimo Parkway will remain essentially the same, with a small reduction in the proportion of I1 zoning. Overall, the most significant change initiated by this application on the east side of the Parkway is the proposed rezoning of the northeast corner of 1900 Griffiths from I1 to I3. The I3 portion is intended to be subdivided into three relatively smaller lots that allow for clean, high tech industrial uses and supporting commercial uses. This portion of the existing property is adjacent to other I3 zoned properties to north and is compatible with the COR3 zoned properties to the east.

Another change to note is the proposed rezoning of the west portion of 1990 Griffiths Road from I3 to I1. This zoning amendment would eliminate the existing I2/I3 split zoning of the property. The west portion does not have legal road access, as the Nanaimo Parkway is its sole frontage and the Ministry of Transportation and Infrastructure does not permit direct access from the Parkway. Due to the lack of access and the large size of this rural lot, the Highway Industrial (I1) zone is considered to be more appropriate than the more commercial High Tech Industrial (I3) zone. The long-term use of the site will depend on how access is achieved.

Community Planning & Development Committee

At its meeting held 2017-APR-18, the Community Planning and Development Committee recommended approval of the rezoning application.

Staff Review

Official Community Plan

The OCP identifies the subject properties as Light Industrial. The Light Industrial designation encourages developments with a broad range of industrial uses that generate limited retail traffic, do not require large customer parking lots, require access to major roads (East Wellington Road and Boxwood Road), and require large enclosed display and storage areas that do not include use, generation or storage of hazardous materials. The Light Industrial designation also requires a transitional buffer between industrial and residential uses.

The proposed rezoning meets OCP policies for the Light Industrial designation and will complement the existing industrial character of the adjacent Green Rock Industrial Business Park.

Community Contribution

As outlined in Section 7.3 of the OCP, community contributions are provided in exchange for value conferred on land through rezoning. In response to Council's policy, the applicant is proposing the construction of Boxwood Road as the community contribution including the portion of the road on the City-owned property at 616 Madsen Road. The completion of this important road network link is identified in Map 2 – Mobility of the OCP and in the Nanaimo Transportation Master Plan. The design of the road includes a modified road cross-section that includes a sidewalk on one side of the road for safe pedestrian connectivity. Staff is supportive of this community contribution proposal.

Conditions of Rezoning

Should Council support this application and pass third reading of Bylaw No. 4500.109, Staff recommends the following item be secured prior to final adoption of the bylaw through registration of a Section 219 covenant:

- *Modified Road Cross-Sections*
Modified road cross-sections are to be provided for the Boxwood Road extension and on Griffiths Road and will be determined through detailed design review.

SUMMARY POINTS

- The applicant proposes to rezone the subject properties to facilitate an industrial subdivision.
- The proposed development is consistent with OCP policies and will support industrial uses which are compatible with surrounding land uses.
- The construction of the Boxwood Road extension to connect to East Wellington Road is proposed as the community contribution.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Existing Lot Layout and Zoning
ATTACHMENT C: Proposed Lot Layout and Zoning
ATTACHMENT D: Proposed Subdivision Plan
ATTACHMENT E: Letter of Rationale
ATTACHMENT F: Aerial Photo
ATTACHMENT G: "Zoning Amendment Bylaw 2017 No. 4500.109"

Submitted by:



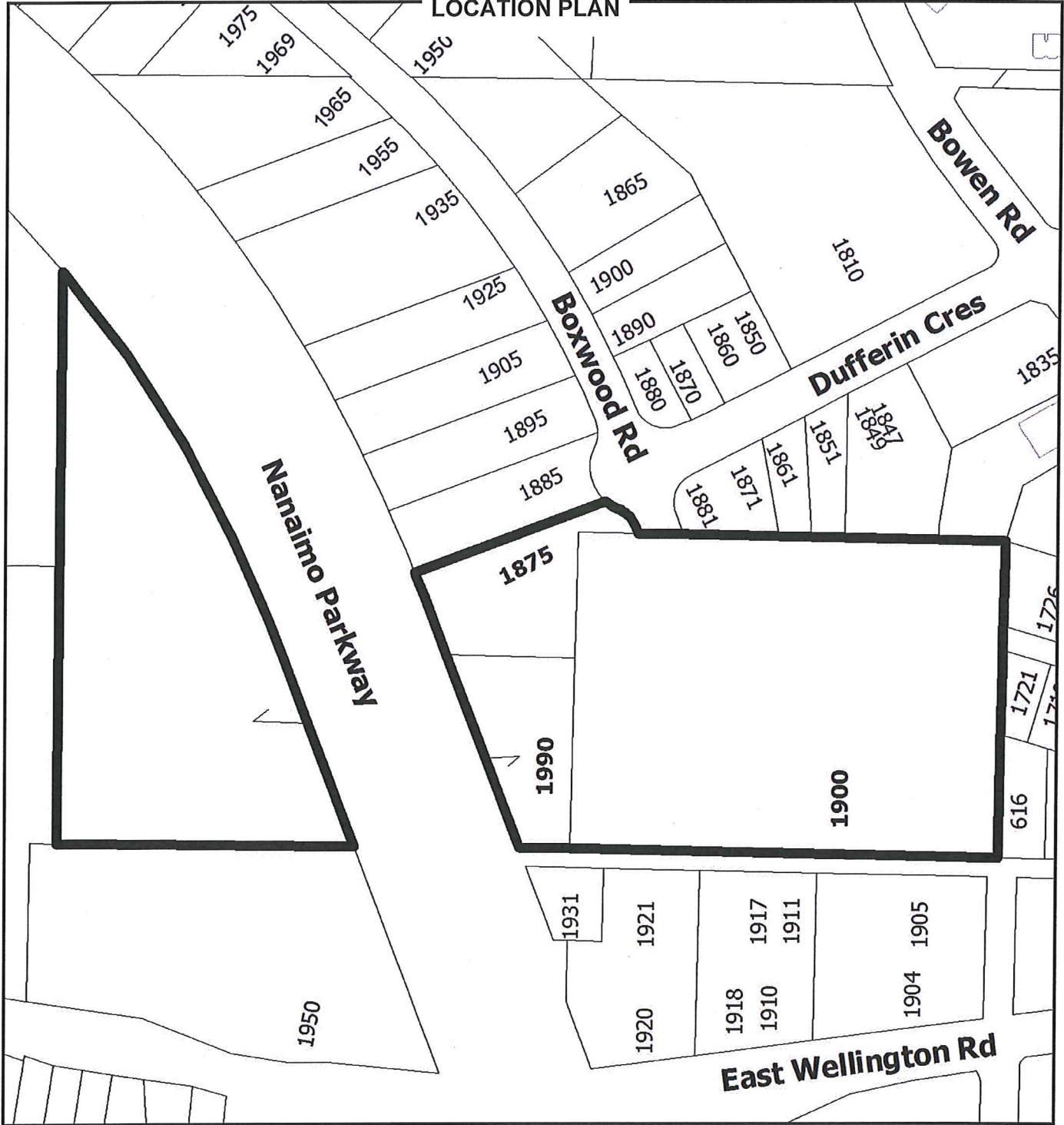
L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:



D. Lindsay
Director, Community Development

ATTACHMENT A
LOCATION PLAN



REZONING APPLICATION NO. RA000374

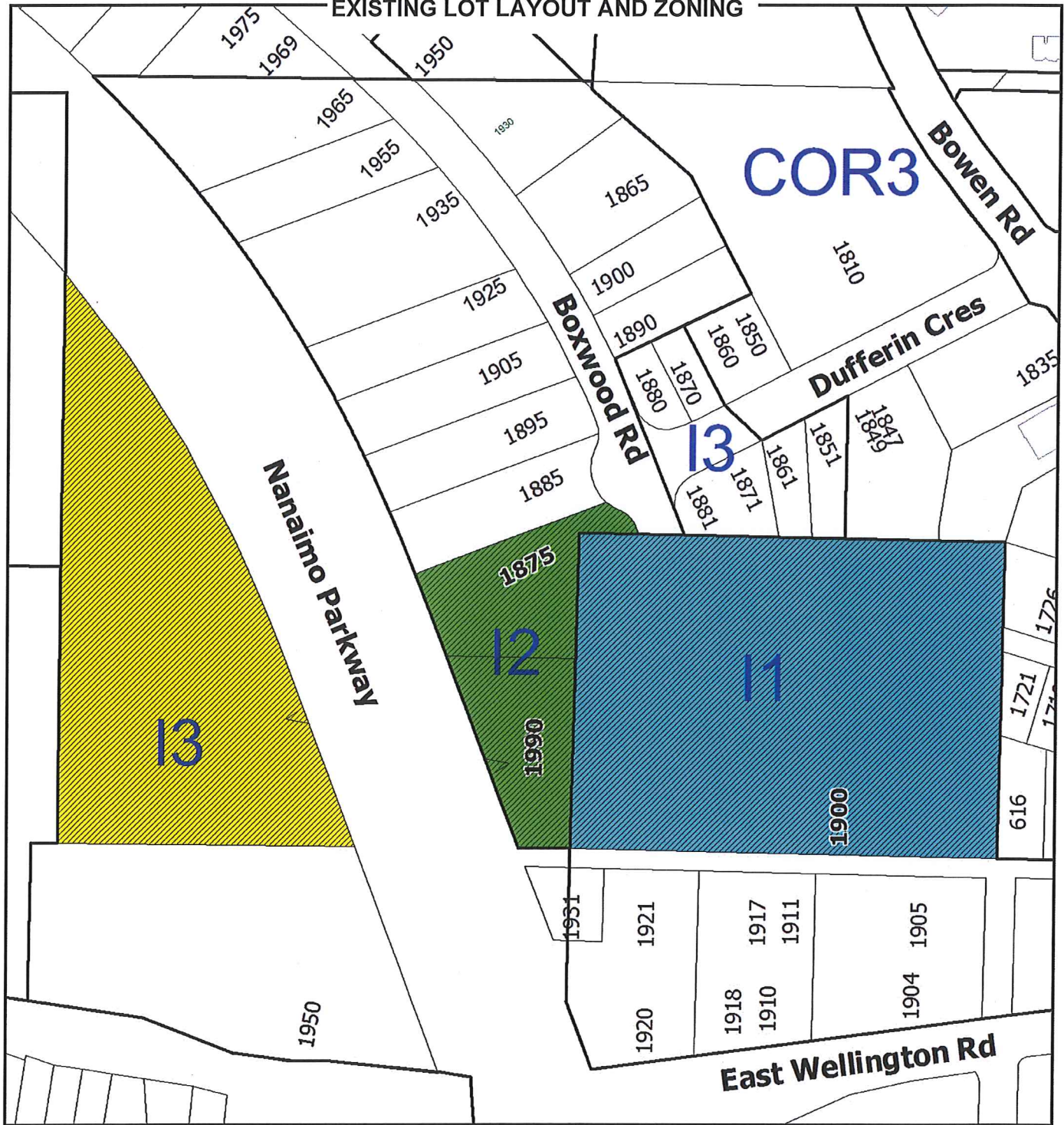
LOCATION PLAN



Civic: 1875 Boxwood Road,
1900 and 1990 Griffiths Road

 Subject Properties

ATTACHMENT B
EXISTING LOT LAYOUT AND ZONING



REZONING APPLICATION NO. RA000374

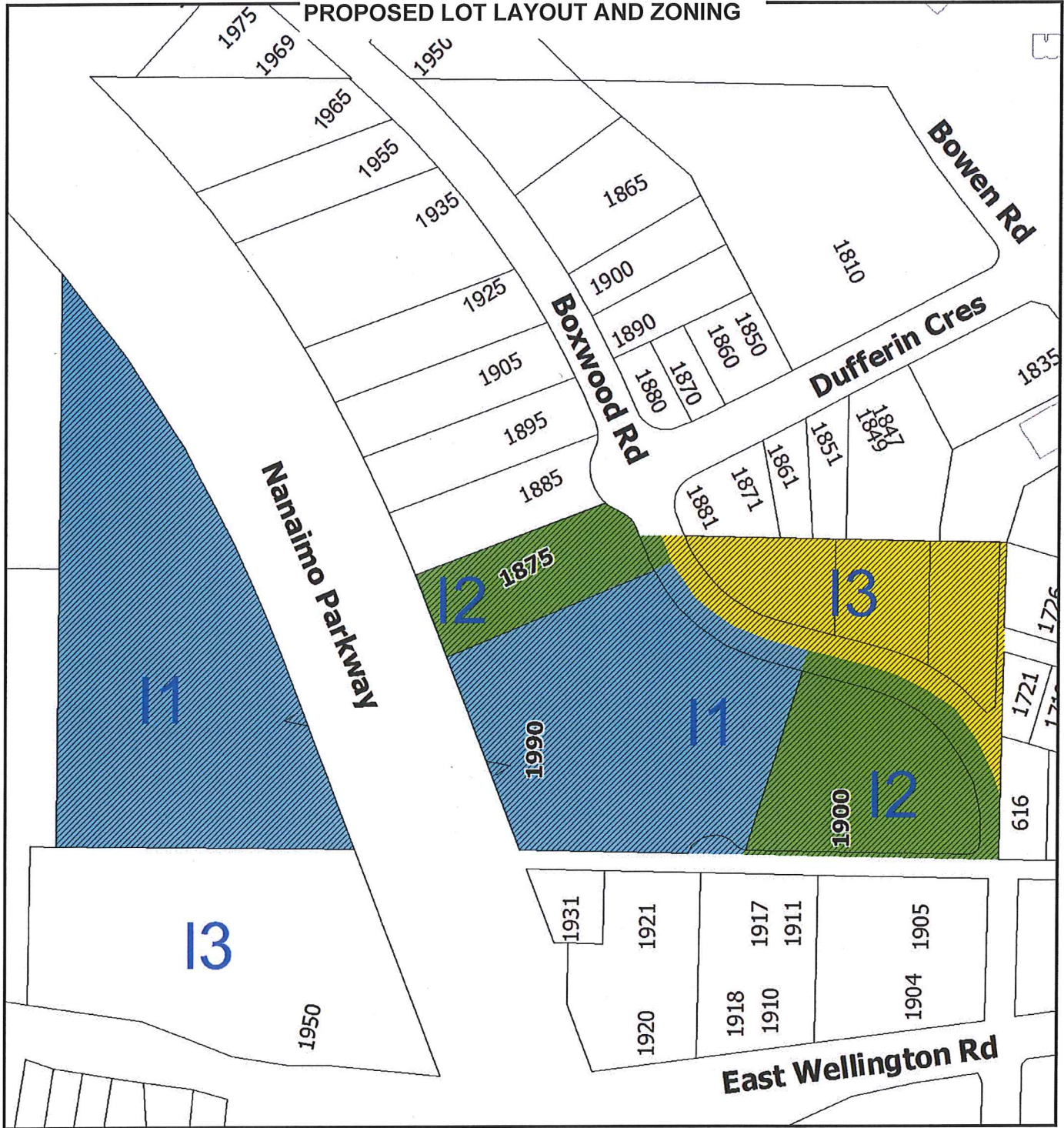
CURRENT ZONING AND LOT LAYOUT



Civic: 1875 Boxwood Road,
1900 and 1990 Griffiths Road

 Subject Properties

**ATTACHMENT C
PROPOSED LOT LAYOUT AND ZONING**



REZONING APPLICATION NO. RA000374

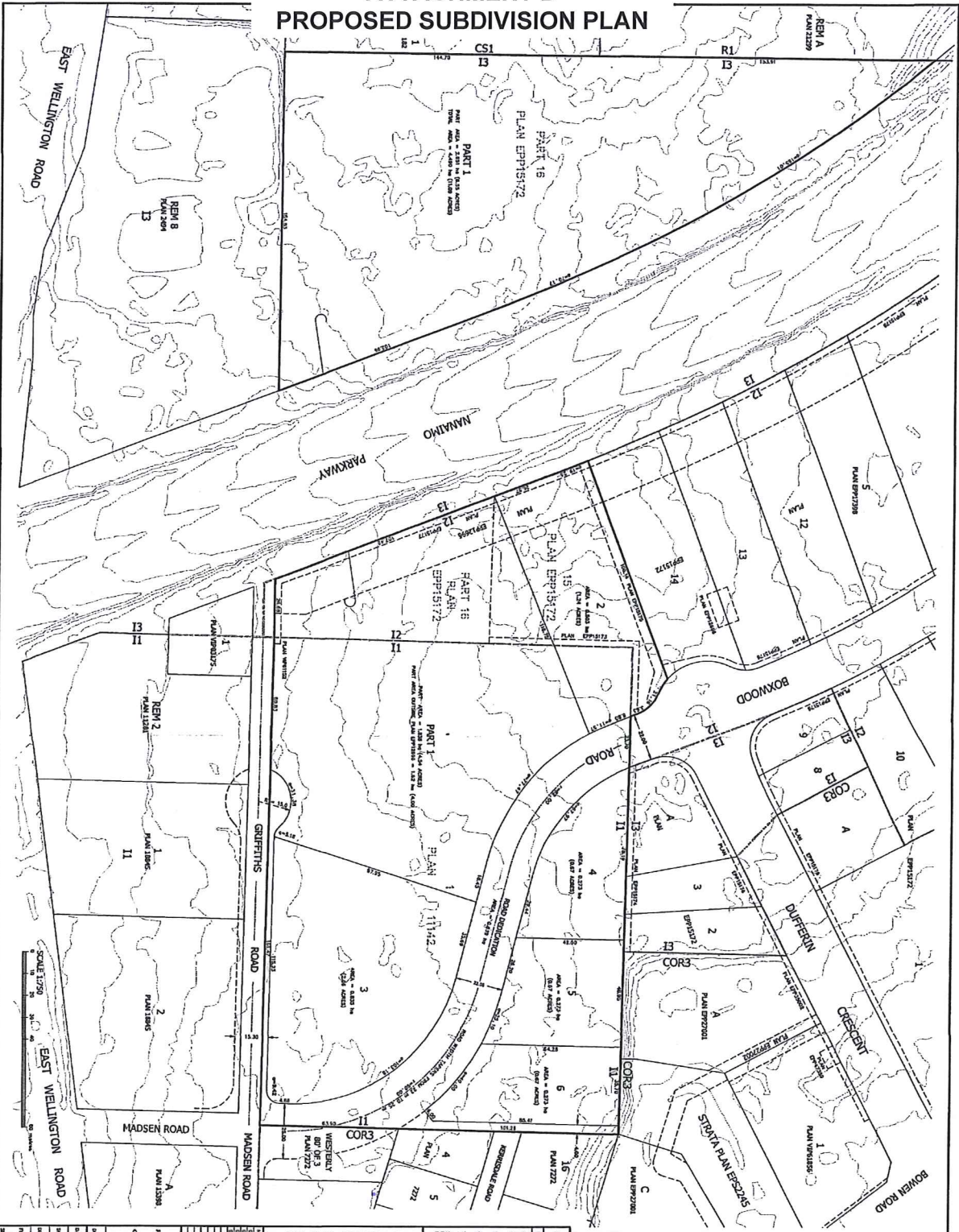
PROPOSED ZONING WITH PROPOSED LOT LAYOUT



Civic: 1875 Boxwood Road,
1900 and 1990 Griffiths Road

 Subject Properties

ATTACHMENT D PROPOSED SUBDIVISION PLAN



NO.	AREA	ACRES	PERCENT	TOTAL
1	0.1234	0.1234	1.234	10.000
2	0.1234	0.1234	1.234	10.000
3	0.1234	0.1234	1.234	10.000
4	0.1234	0.1234	1.234	10.000
5	0.1234	0.1234	1.234	10.000
6	0.1234	0.1234	1.234	10.000
7	0.1234	0.1234	1.234	10.000
8	0.1234	0.1234	1.234	10.000
9	0.1234	0.1234	1.234	10.000
10	0.1234	0.1234	1.234	10.000
11	0.1234	0.1234	1.234	10.000
12	0.1234	0.1234	1.234	10.000
13	0.1234	0.1234	1.234	10.000
14	0.1234	0.1234	1.234	10.000
15	0.1234	0.1234	1.234	10.000
16	0.1234	0.1234	1.234	10.000
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42	0.1234	0.1234	1.234	10.000
43	0.1234	0.1234	1.234	10.000
44	0.1234	0.1234	1.234	10.000
45	0.1234	0.1234	1.234	10.000
46	0.1234	0.1234	1.234	10.000
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SITE STATISTICS

INDUSTRIAL SITE SUBDIVISION

DATE: 07/20/06

BY: [Signature]

CITY OF NANAIMO

SUBDIVISION

NOTES:

1. THIS PLAN IS SUBJECT TO THE ACTUAL AND / OR IMPROVED SURVEY DATA AND TO THE ACTUAL AND / OR IMPROVED RECORDS OF THE LOCAL GOVERNMENT.

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ATTACHMENT E
LETTER OF RATIONALE

1 of 3



December 2, 2016

Our File No.: _____

Your File: RA _____

City of Nanaimo,
Community Safety & Development
455 Wallace Street
Nanaimo B.C. V9R 5J6

Attention: Ms. Lainya Rowett, Manager, Current Planning and Subdivision

By Hand & Electronic Copy

Dear Lainya:

Re: Proposed Rezoning of 1900 Griffiths Road, 1875 Boxwood Road and 1990 Griffiths Road.

Further to our preliminary application meeting of Nov. 10 regarding the above, please find enclosed and attached as applicable, our application for the rezoning of the above referenced properties. This application will be concurrent with the application to subdivide the properties, which has been submitted under separate cover to the Subdivision Dept. by Williamson and Associates Professional Surveyors. We submit the following in support of this rezoning application:

1. Rezoning Application Form and Rezoning Application Checklist;
2. Agency Letter;
3. Rezoning Application Fees of \$4,500.00;
4. One print and three 11 x 17 reductions of the Proposed Rezoning Plan (Williamson & Associates drawing 12022-4 Rev. 00);
5. Current Title Search Prints and Charges. Please refer to the digital version of the Williamson and Associates application to subdivide the subject properties copied to you for a list of all notations and charges on the titles, a summary of them and a copy of the charges;
6. Tree Management Plan; also included in the Williamson and Associates digital version of their application to subdivide that was copied to you;
7. Site Profile.

RECEIVED
RA000374
2017-FEB-17
Current Planning & Subdivision



Rationale for Rezoning

Our rationale for this rezoning application is housekeeping that falls under two headings.

Firstly, the rezoning will adjust the current zone boundaries on the east side of the Nanaimo Parkway to match the realigned internal perimeter parcel boundaries the subdivision proposes for these boundaries, as shown on the Proposed Rezoning Plan. The subdivision will extend Boxwood Road through to Griffiths Road and facilitate its extension through to East Wellington Road in accordance with the City's major road network plan. To create practical developable lots with frontages and configurations compatible with their industrial zoning, the subdivision realigns the internal perimeter boundaries of the parent parcels to suit the road extension, hence the necessity for the adjustment of the zone boundaries. This readjustment of zone boundaries will not result in any significant change in zoning, or create any compatibility problems with adjoining land uses. Most of the original site areas of 1900 Griffiths Road and 1875 Boxwood Road retain their current zoning. The first change in zoning of note will be the I1 to I3 portion of 1900 Griffiths Road; proposed Lots 4 to 6. These lots will adjoin the existing I3 zoning to the north and be compatible with the COR3 adjoining zone to the north and east of them, as per the existing I3 / COR3 adjoining uses to the north of these lots. The second will be the I1 to I2 zoning of Lot 3 along 1900 Griffiths Road. The I2 zoning provides a better transition to the neighboring Lots 4 to 6 north of the Boxwood Road extension. With this new road extension and as a result increased traffic flow to the area, an I2 zoning will better suit the demand for high exposure type uses.

Secondly, this application proposes to downzone the portion of 1990 Griffiths Road on the west side of the Nanaimo Parkway from I3 (High Tech Industrial) to I1 (Highway Industrial). The larger lot Highway Industrial zone is more appropriate for this portion of 1990 Griffiths Road than the smaller lot High Tech Industrial zone as its sole frontage is on the Nanaimo Parkway (a highway), it is isolated by it (it has no legal access) and has a rural large lot character.

When access does become available for this site it will be from East Wellington Road via easement, or subdivision / consolidation with an adjoining lot. Depending upon how access is achieved, the potential for configuration with adjoining lands and whether or not the site has street presence will determine the long term use of the site.

We note that this site was previously zoned I2 under Bylaw 4000 (the equivalent of our proposed I1 zoning) with no compatibility problems with long established adjoining uses, and that the proposed I1 zoning will eliminate the current I3 /I2 split zoning of the property.



Nanaimo Parkway Development Permit Area

With respect to the requirements of the Nanaimo Parkway Development Permit Area, we advise that these requirements were addressed by DP710 and covenant CA2065393 which were put in place over 1875 Boxwood Road and 1990 Griffiths Road (Lots 15 and 16 Plan EPP15172 respectively) in 2011 as a condition of creating these lots.

Community Contribution Proposal

Because this rezoning is housekeeping and is being done in conjunction with an Industrial subdivision which requires the construction of a major road extension (Boxwood Road) which is significant community infrastructure, we do not propose a community contribution in excess of the construction of Boxwood Road.

We trust you will find the preceding and enclosed to be in order and reflective of the meeting we had with yourself and subdivision staff. We look forward to your formal review of this application and your response in due course.

Yours truly,

Island West Coast Developments Ltd.

Greg Constable, President

Enclosures

ec : Blue Cube Development Ltd. Mr. Greg Constable
 Green Rock Developments Ltd. Mr. Greg Constable
 Nanaimo Industrial Space Ltd., Mr. Bill Grace
 City of Nanaimo, Mr. Kris Sillem, Deputy Approving Officer
 Williamson and Associates Professional Surveyors, Mr. Brock Williamson B.C.L.S.
 Newcastle Engineering Ltd. Mr. Scott Lewis P. Eng.

ATTACHMENT F
AERIAL PHOTO



REZONING APPLICATION NO. RA000374

CITY OF NANAIMO

BYLAW NO. 4500.109

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

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 477, 479, 480, 481, 482, and 548 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 2017 NO. 4500.109".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning a portion of the lands legally described as LOT 1, SECTION 15, RANGE 8, MOUNTAIN DISTRICT, PLAN 11142 (1900 Griffiths Road) from Highway Industrial (I1) to High Tech Industrial (I3) and from Highway Industrial (I1) to Light Industrial (I2) as shown on Schedule A.

By rezoning a portion of the lands legally described as LOT 16, SECTION 15, RANGE 7, MOUNTAIN DISTRICT, PLAN EPP15172 (1990 Griffiths Road) from Light Industrial (I2) to Highway Industrial (I1) and from High Tech Industrial (I3) to Highway Industrial (I1) as shown on Schedule A.

By rezoning a portion of the lands legally described as LOT 15, SECTION 15, RANGES 7 AND 8, MOUNTAIN DISTRICT, PLAN EPP15172 (1875 Boxwood Road) from Light Industrial (I2) to Highway Industrial (I1) as shown on Schedule A.

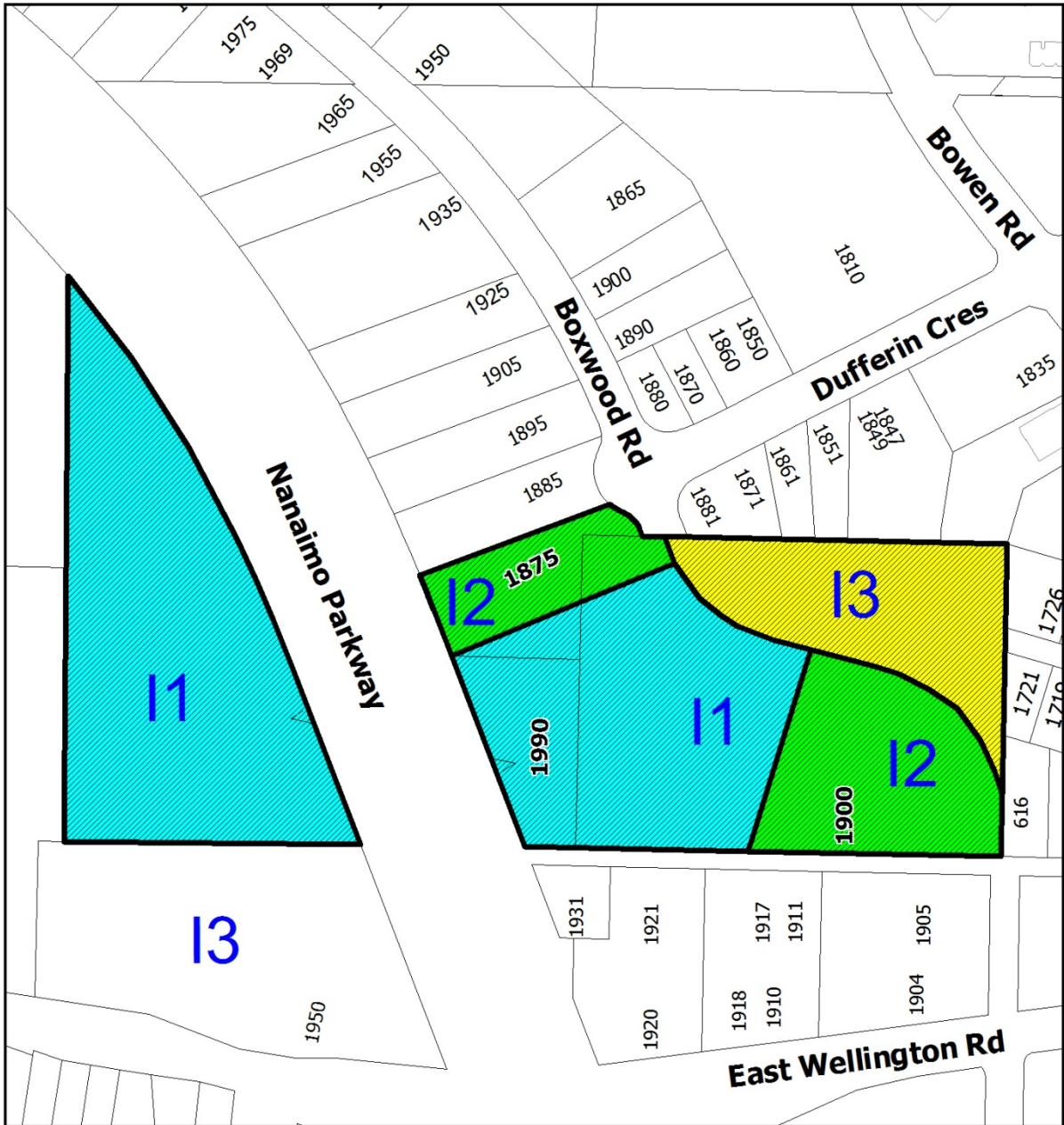
PASSED FIRST READING: _____
 PASSED SECOND READING: _____
 PUBLIC HEARING HELD _____
 PASSED THIRD READING _____
 MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE _____
 COVENANT REGISTERED _____
 ADOPTED _____

MAYOR

CORPORATE OFFICER

File: RA000374
Address: 1875 Boxwood Road, 1900 Griffiths Road, and 1990 Griffiths Road

Schedule A





REZONING APPLICATION NO. RA000374

PROPOSED ZONING WITH EXISTING LOT LAYOUT



Civic: 1875 Boxwood Road,
1900 and 1990 Griffiths Road

-  Subject Properties
-  Proposed Zone Boundary