

DATE OF MEETING November 20, 2017

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT REZONING APPLICATION NO. RA383 – 285 ROSEHILL STREET

OVERVIEW

Purpose of Report

To present Council with an application to rezone the property located at 285 Rosehill Street from Medium Density Residential (R8) to Mixed Use Corridor (COR2) in order to permit a 19-bed personal care facility.

Recommendation

1. That “Zoning Amendment Bylaw 2017 No. 4500.116” [RA383 – To rezone 285 Rosehill Street from Medium Density Residential (R8) to Mixed Use Corridor (COR2)] pass first reading;
2. That “Zoning Amendment Bylaw 2017 No. 4500.116” pass second reading; and,
3. That Council direct Staff to secure the road dedication prior to the adoption of the bylaw, should Council support the bylaw at third reading.

BACKGROUND

A rezoning application (RA383) for 285 Rosehill Street was received from M’akola Development Services (Ms. Kaeley Wiseman) on behalf of property owner, Vancouver Island Mental Health Society (VIMHS). The applicant is proposing to rezone the subject property from Medium Density Residential (R8) to Mixed Use Corridor (COR2) to allow a 19-bed personal care facility.

Subject Property and Site Context

| | |
|---|--|
| <i>Location</i> | The subject property is located at the southeast corner of the Terminal Avenue/Rosehill Street intersection. |
| <i>Total Area</i> | 807m ² |
| <i>Current Zone</i> | R8 – Medium Density Residential |
| <i>Proposed Zone</i> | COR2 – Mixed Use Corridor |
| <i>Official Community Plan Designation</i> | Corridor |
| <i>Newcastle + Brechin Neighbourhood Plan Designation</i> | Mixed Use Corridor |

A mixture of commercial and residential uses surround the subject property in predominately two- to eight-storey building forms. VIMHS owns and operates the existing four plex rental house on the subject property, which will be demolished if the rezoning is approved.

There is a north and southbound bus stop within close walking distance of the subject property.

DISCUSSION

Proposed Development

The applicant is proposing the redevelopment of an existing serviced lot to build a three-storey, 19-bed personal care facility to be operated by VIMHS. An entry plaza with landscaping, seating, and bicycle parking is proposed at the site corner will provide access to the main building entrance. Vehicle access is from Rosehill Street.

Road dedication will be required on Terminal Avenue as part of the rezoning application. Offset sidewalks and street trees in the boulevard will be part of the required works and services on both road frontages and will be secured through the rezoning application. On-street parking will be available on Rosehill Street.

Official Community Plan

The subject property is located within the Corridor designation (Section 2.2) of the Official Community Plan (OCP). The Corridor designation encourages higher intensity land uses, such as medium- to high-density residential and mixed-use developments. The proposed infill development is compatible with the form and density anticipated in the Corridor designation.

The proposed care facility use would provide affordable housing (single occupant, self-contained apartments) and onsite VIMHS support services to individuals as needed, including those who have experienced addictions and/or mental health issues. The location of the proposed development is within walking distance of services and several transit routes. This location would benefit the residents who require pedestrian access to community services and amenities. Furthermore, the proposed development meets the intent of OCP policies (Section 3.2) to provide opportunities for affordable housing with a range of housing types and tenure, as well as assisted housing, to meet the needs of city residents.

Newcastle + Brechin Neighbourhood Plan

The Newcastle + Brechin Neighbourhood Plan designates the subject property as Mixed Use Corridor. This designation supports a mixture of uses, including multiple family dwellings, commercial, and service uses. The proposed infill development is compatible with the form and density anticipated in the Mixed Use Corridor designation. A detailed design review will be completed through a future development permit application to ensure the building and site design are well integrated into the existing neighbourhood.

The proposed floor area ratio (FAR) exceeds the maximum permitted FAR of 1.25, which will require the applicant to achieve additional density through Schedule D: Amenity Requirements for Additional Density. Variances to building siting and parking will also be required and reviewed through a development permit application. The proposed building requires three parking spaces and only two spaces are proposed.

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. As the proposed development is an affordable housing project, Staff recommend that no community contribution be required through the rezoning application.

Conditions of Rezoning

Should Council support this application and pass third reading of Bylaw No. 4500.116, Staff recommend the following item be secured prior to final adoption of the bylaw:

- *Road Dedication*
4.35m of road dedication is required off the Terminal Avenue frontage through an application to deposit a plan of road dedication.

SUMMARY POINTS

- The application is to rezone the subject property from Medium Density Residential (R8) to Mixed Use Corridor (COR2) to allow a 19-bed personal care facility.
- The proposed development meets the policy objectives of the OCP and Newcastle + Brechin Neighbourhood Plan and offers an infill development in an established neighbourhood near services, transit, and parks.
- As the proposed development is an affordable housing project to be operated by the Vancouver Island Mental Health Society, no community contribution is recommended.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Rendering
ATTACHMENT D: Aerial Photo
“Zoning Amendment Bylaw 2017 No. 4500.116”

Submitted by:

L. Rowett, Manager
Current Planning and Subdivision

Concurrence by:

D. Lindsay, Director
Community Development

CITY OF NANAIMO

BYLAW NO. 4500.116

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. 4500.116".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

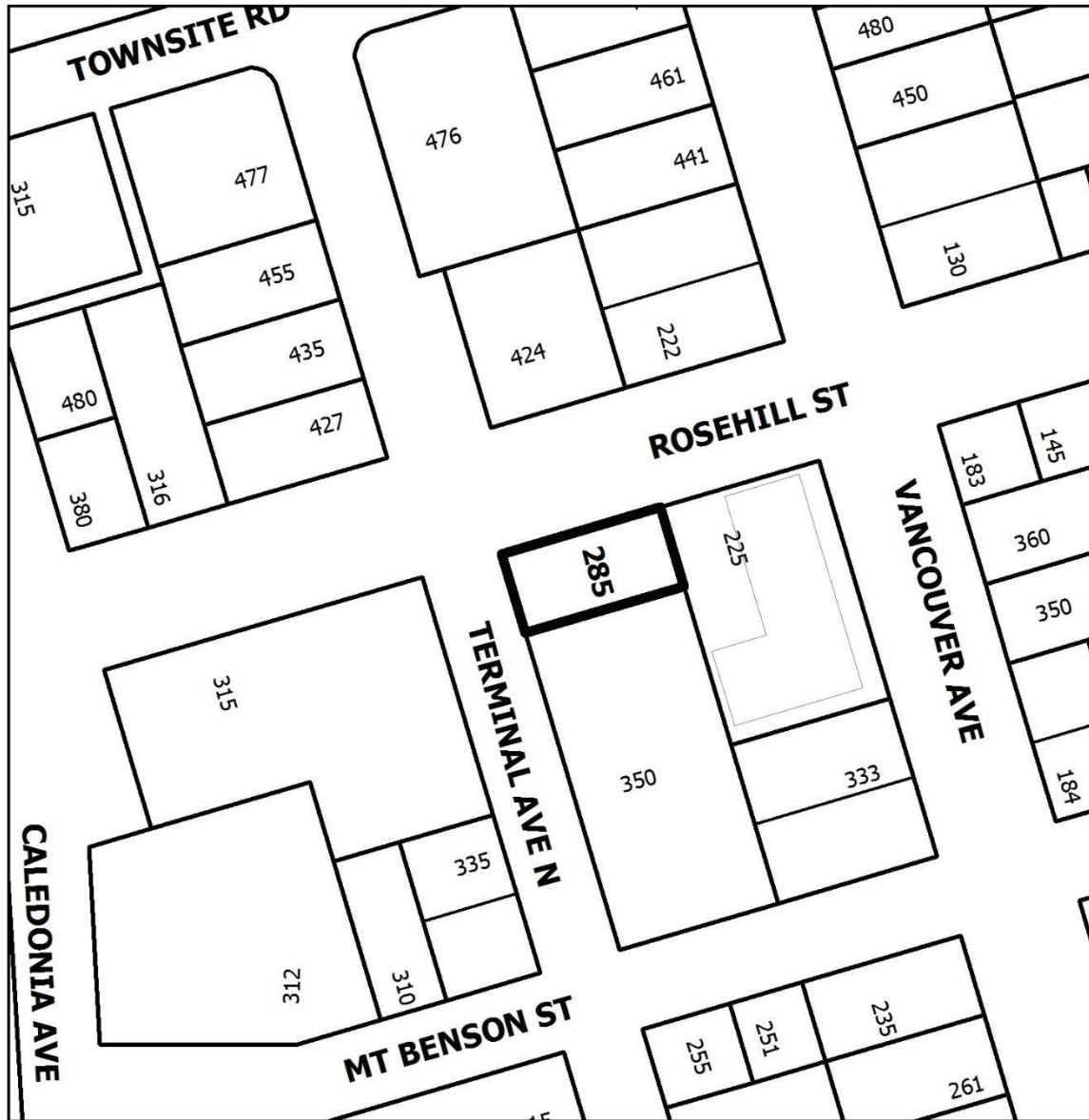
By rezoning the lands legally described as LOT 1, BLOCK 14, NEWCASTLE TOWNSITE, SECTION 1, NANAIMO DISTRICT, PLAN 584 (285 Rosehill Street) from Medium Density Residential (R8) to Mixed Use Corridor (COR2) as shown on Schedule A.

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

MAYOR

CORPORATE OFFICER

File: RA000383
Address: 285 Rosehill Street



REZONING APPLICATION NO. RA000383

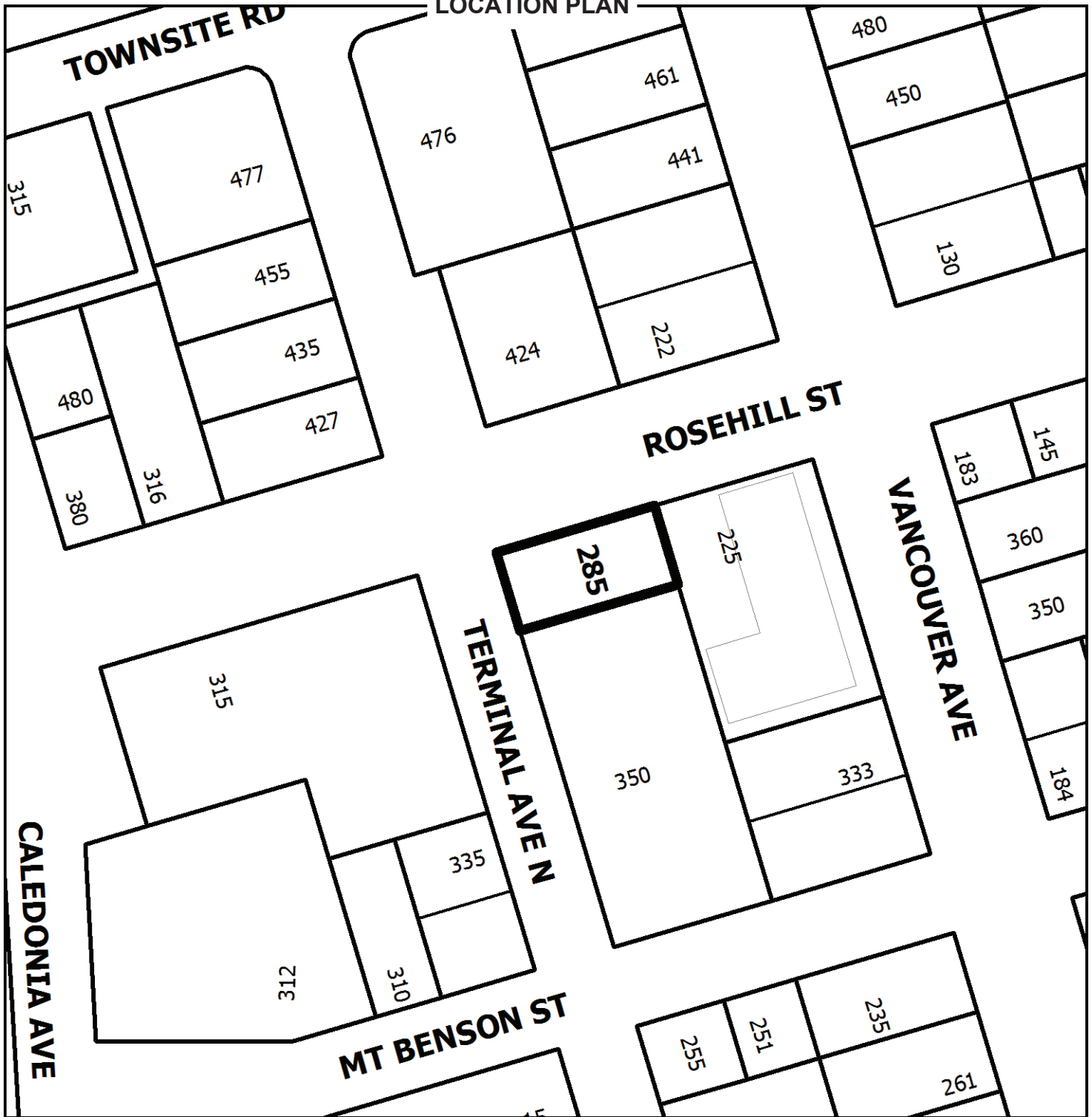
LOCATION PLAN

Civic : 285 Rosehill Street
Lot 1, Block 14, Newcastle Townsite,
Section 1, Nanaimo District, Plan 584



 Subject Property

ATTACHMENT A
LOCATION PLAN



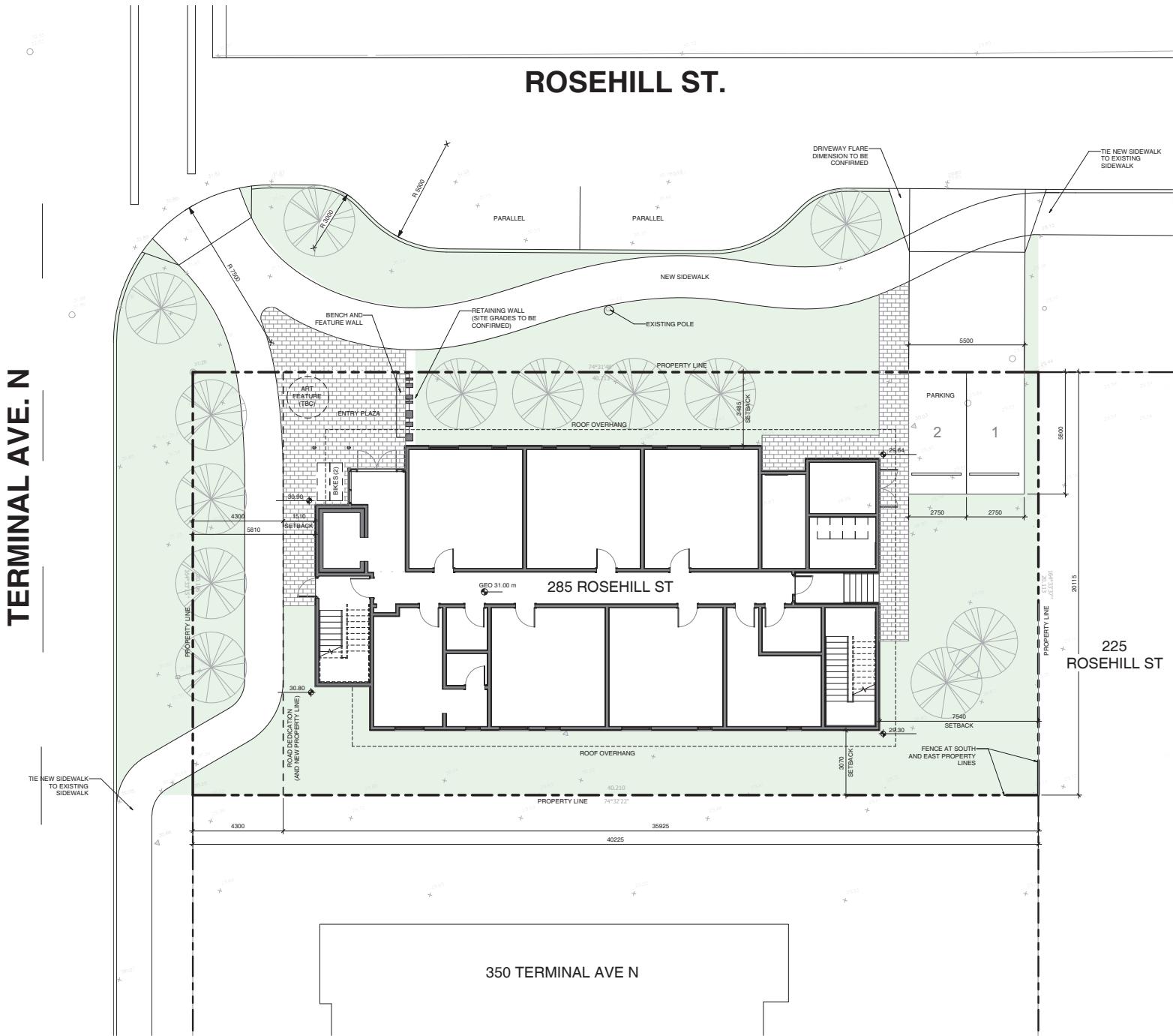
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LOCATION PLAN



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ATTACHMENT B CONCEPTUAL SITE PLAN



ATTACHMENT C
CONCEPTUAL RENDERING



LOW HAMMOND ROWE ARCHITECTS



MAKOLA DEVELOPMENT SERVICES
Vancouver Island
Mental Health Society

VIMHS ROSEHILL
Issued for Rezoning

285 ROSEHILL ST., NANAIMO, BC

RENDERING
SCALE
AUG 18, 2017

RECEIVED
R A 383
2017 AUG 25


DP11

ATTACHMENT D
AERIAL PHOTO



REZONING APPLICATION NO. RA000383



 Subject Property