

DATE OF MEETING | April 19, 2021 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT | REZONING APPLICATION NO. RA456 – 5915 METRAL DRIVE |

OVERVIEW

Purpose of Report

To present Council with an application to rezone 5915 Metral Drive from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow for a multi-family residential development.

Recommendation

That:

1. “Zoning Amendment Bylaw 2021 No. 4500.184” (To rezone the 5915 Metral Drive from Single Dwelling Residential [R1] to Residential Corridor [COR1] to allow for a multi-family residential development) pass first reading;
2. “Zoning Amendment Bylaw 2021 No. 4500.184” pass second reading; and
3. Council direct Staff to secure the community amenity contribution and sanitary sewer right-of-way should Council support the bylaw at third reading.

BACKGROUND

A rezoning application, RA456, was received from M. H. Johnston & Associates Inc., on behalf of TRD Metral Developments Inc. The applicant proposes to amend “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to rezone the subject property at 5915 Metral Drive from Single Dwelling Residential (R1) to Residential Corridor (COR1).

Subject Property and Site Context

<i>Location</i>	The subject property is located on the west side of Metral Drive, between Doumont Road and Doreen Place.
<i>Lot Area</i>	3,329m ²
<i>Current Zoning</i>	R1 – Single Dwelling Residential
<i>Proposed Zoning</i>	COR1 – Residential Corridor
<i>Official Community Plan (OCP) Future Land Use Designation</i>	Corridor
<i>Neighbourhood Plan Land Use Designation</i>	n/a

The subject property currently contains a single residential dwelling. The property slopes downhill, away from Metral Drive by approximately 10m. The property’s street frontage will be upgraded during Phase 2 of the City’s Metral Drive Complete Street project, which is expected to be completed in 2022.

Surrounding land uses include single residential dwellings along Doreen Place to the south, a 41-unit townhouse development to the west, a place of worship and single residential dwelling to the north, and a mobile home park across Metral Drive to the east. Both sides of Metral Drive are designated as ‘Corridor’ in the City’s Official Community Plan (OCP).

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow for a multi-family development. The COR1 zoning allows residential uses and a limited number of other uses, including smaller office uses in mixed-use developments. The maximum allowable building height in the COR1 zone is 14m and the maximum permitted base Floor Area Ratio (FAR) is 1.00.

The conceptual plans for the site show 28 units with a mix of townhouses and micro units in 3-storey building forms. The conceptual plans also show density with an FAR of 0.69, below the maximum permitted density. The applicant has demonstrated that the required parking can be accommodated on-site.

Policy Context

Official Community Plan

The OCP identifies the subject property within the Corridor future land use designation, which is characterized by a mix of residential, commercial, professional, and service uses. Residential densities from 50 to 150 units per hectare (uph) in two- to six-storey building forms are generally supported by the OCP. The number of units in the conceptual plans for the development equal approximately 84uph, within the anticipated density range for Corridor developments. The proposed rezoning meets the intent of the OCP future land use designation.

Transportation Master Plan

The subject property is located within the 600m buffer of the North Nanaimo mobility hub as identified by the Nanaimo Transportation Master Plan (NTMP). The NTMP encourages medium- to high-density residential uses within the mobility hub, and recognizes the need for walking, cycling, and transit connections for residential developments. Additionally, the subject property is located approximately 800m away from the focal area of the Woodgrove mobility hub.

The subject property is served by a trail connection from Doumont Road to the Parkway Trail, approximately 400m west of the property. The property is within walking distance of a bus stop on Metral Drive for transit routes #15, #25, and #30, approximately 150m north of the property. Metral Drive is currently being redeveloped as a Complete Street through a City project, and will include separated bicycle lanes and wider sidewalks in front of the property.

The proposed rezoning supports the NTMP objective to encourage growth in proximity to existing services, transit, and employment centres.

Affordable Housing Strategy

The Nanaimo Affordable Housing Strategy (AHS) supports infill in existing low-density areas and diversifying housing forms in all neighbourhoods. The proposed rezoning aligns with the AHS objectives by providing the opportunity for a modest increase in density within an existing neighbourhood and by allowing a mix of unit types and sizes.

Community Consultation

The subject property is not within the area of an established neighbourhood association. The applicant had originally scheduled a public open house in late November 2020, but this event had to be cancelled due to the public health order that came into effect on 2020-NOV-19. As an alternative to an in-person open house, the applicant instead distributed information to neighbouring properties and responded directly to individual questions from neighbours. The applicant reported that a few comments from neighbours were received, primarily regarding screening along the south property line where landscape buffer considerations can be addressed at the future development permit stage.

Community Amenity Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on the lands through a rezoning, the applicant is encouraged to provide a Community Amenity Contribution (CAC) with a value equal to \$1,000 per residential dwelling unit and \$34 per m² of commercial floor area. The applicant is proposing a CAC at this rate to be directed to the City's Housing Legacy Reserve Fund that can be used to support affordable housing in the community.

Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2021 No. 4500.184", Staff recommend the following be secured as a condition prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – A monetary contribution of \$1,000 per dwelling unit and \$34 per m² of commercial floor area towards the Housing Legacy Reserve Fund prior to building permit issuance.
2. *Sanitary Sewer Right-of-Way* – Registration of a new statutory right-of-way (SRW) with updated terms to replace the existing SRW from 1987 for a sanitary sewer service at the rear of the property.

SUMMARY POINTS

- The application is to rezone the subject property at 5915 Metral Drive from Single Dwelling Residential (R1) to Residential Corridor (COR1).
- The proposed rezoning will facilitate conceptual plans for a 28-unit residential development.
- The proposed rezoning meets the objectives of the Official Community Plan Corridor designation and is supported by the Nanaimo Transportation Master Plan and Nanaimo Affordable Housing Strategy.
- A Community Amenity Contribution is proposed towards the Housing Legacy Reserve Fund.

ATTACHMENTS

ATTACHMENT A: Context Map
ATTACHMENT B: Location Plan
ATTACHMENT C: Conceptual Site Plan
ATTACHMENT D: Conceptual Massing
ATTACHMENT E: Shadow Study
ATTACHMENT F: Aerial Photo
“Zoning Amendment Bylaw 2021 No. 4500.184”

Submitted by:

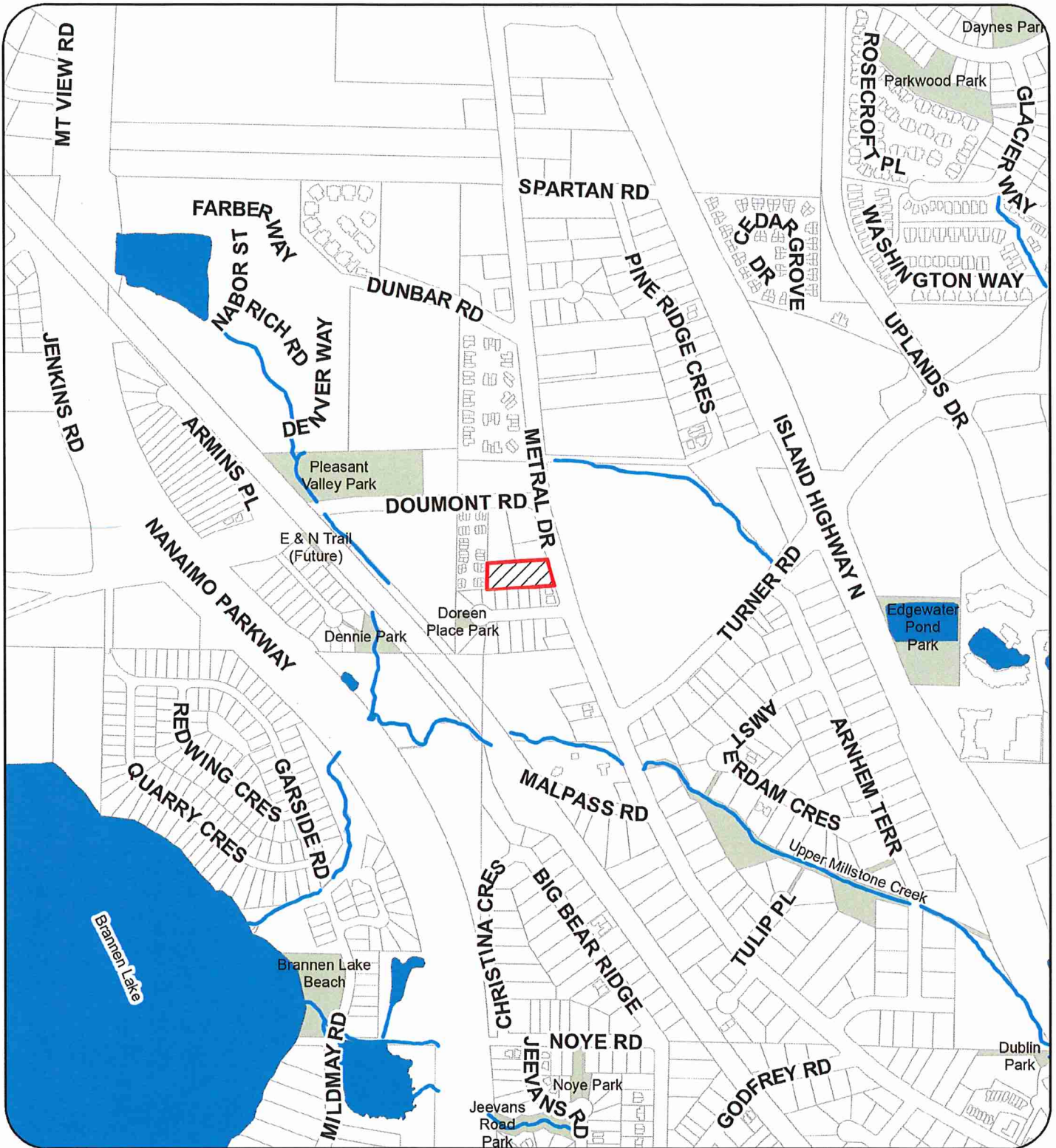
Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A CONTEXT MAP

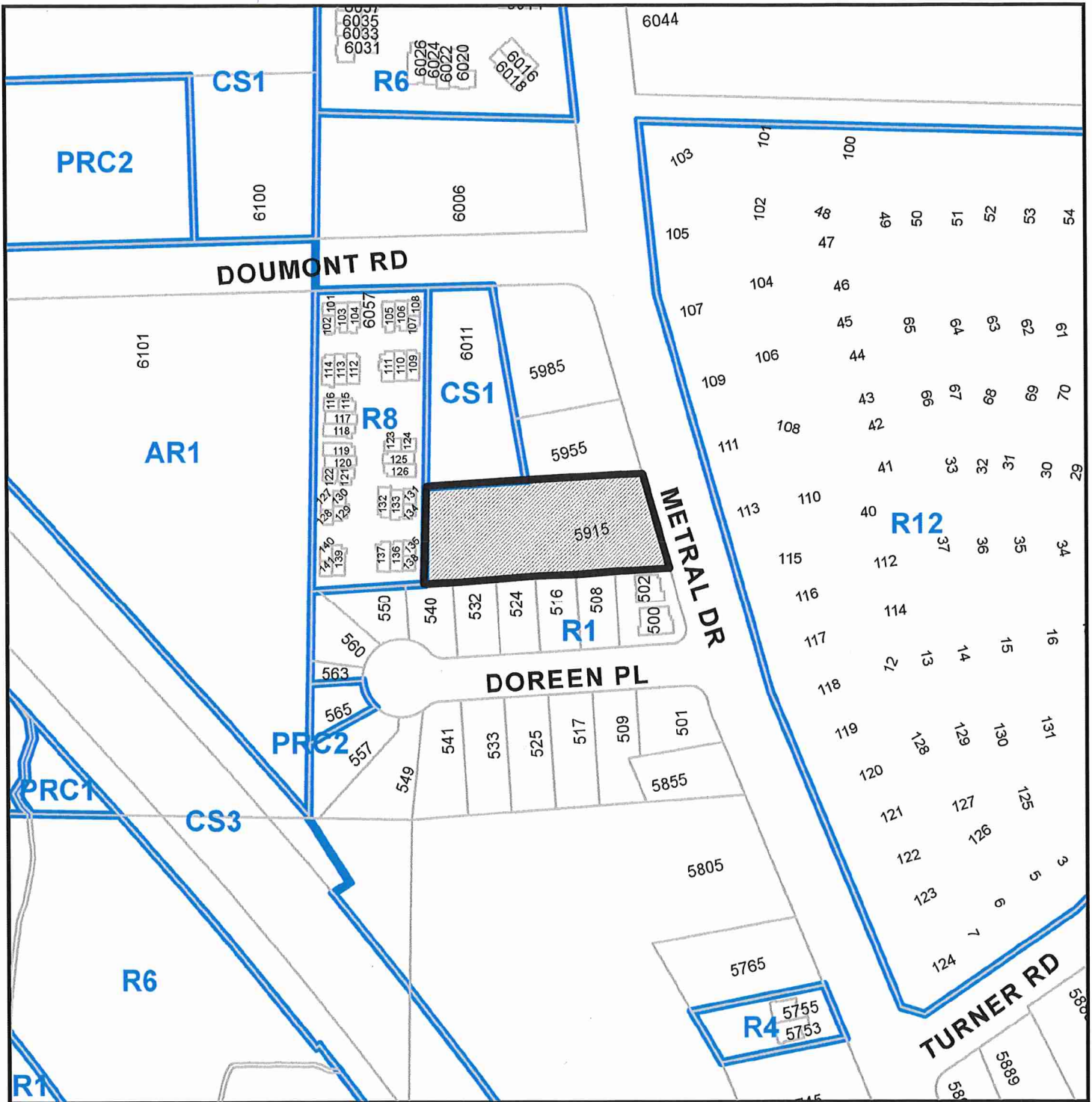


REZONING APPLICATION NO. RA456



5915 METRAL DRIVE

ATTACHMENT B LOCATION PLAN



REZONING APPLICATION NO. RA000456

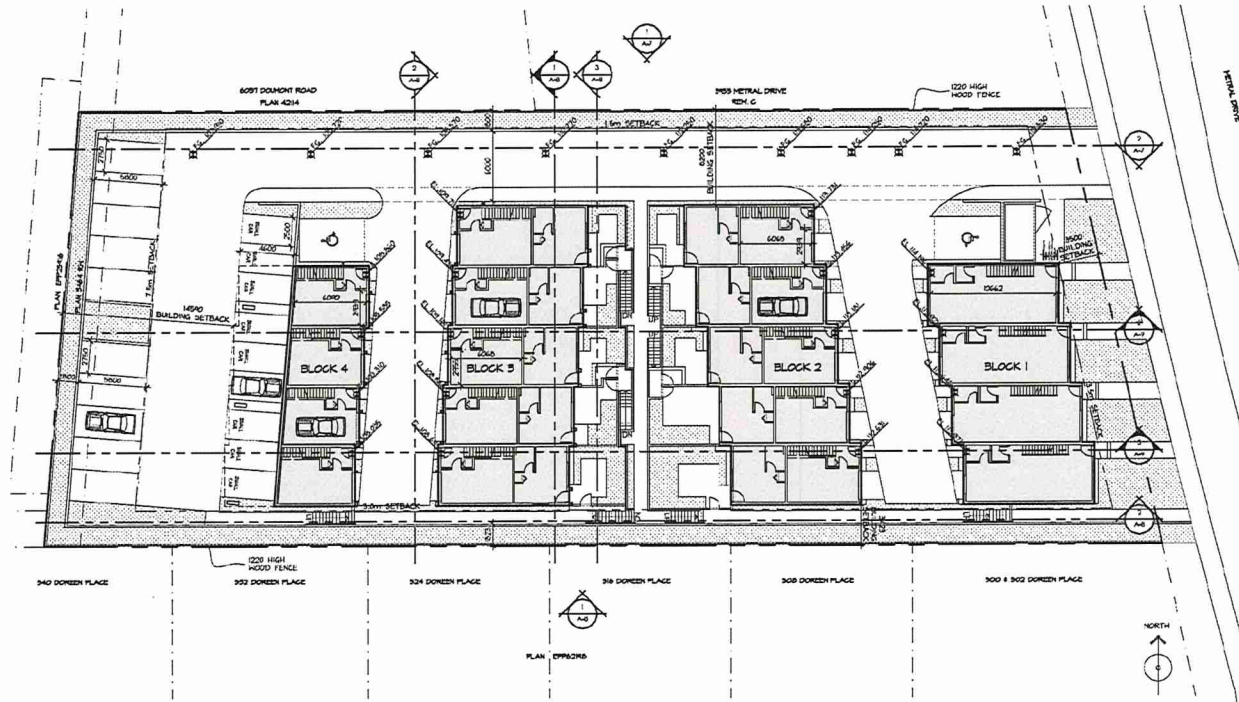
CIVIC: 5915 METRAL DRIVE

LEGAL: LOT 2, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 19319



Subject Property

ATTACHMENT C CONCEPTUAL SITE PLAN



CIVIC ADDRESS:
LEGAL ADDRESS:
CURRENT ZONING:
PROPOSED ZONING:
PROJULY DESCRIPTION:
LOT AREA:
RESIDENTIAL UNITS:
2 BEDROOM TOWNHOUSE
TICHO UNIT

5915 METRAL AVE. NANAIMO, BRITISH COLUMBIA
LOT 3, DISTRICT LOT 256, HELLINGTON DISTRICT,
PLAN P614
P-11
CORS
28 UNIT 4 STOREY TOWNHOUSE
3,324.23m² (36,835.54ft²)
28 UNITS
8 UNITS
10 UNITS

FLOOR AREA RATIO
LOT COVERAGE
HEIGHT
14.0m
SETBACKS:
FRONT (EAST) 3.5m
REAR (WEST) 7.5m
SIDE (NORTH) 1.5m
SIDE (SOUTH) 3.0m
PARKING (AREA 1):
2 BEDROOM (14 UNITS)
1 BEDROOM (4 UNITS)
TICHO UNIT (0 UNITS)
ACCESSIBLE
SMALL CAR
BICYCLES
SHORT TERM
LONG TERM

REQ. IF PERMITTED
3,324.23m² (36,835.54ft²)
60.0%
14.0m
3.5m
7.5m
1.5m
3.0m
43 SPACES (25.2+5.8+12+43)
21.2 SPACES (14x16)
5.2 SPACES (4x46)
12 SPACES (10x12)
2 SPACES
17 SPACES (43x0.4+17.2)
2.3 SPACES (28x0.1)
14 SPACES (28x0.3)

PROVIDED/PROPOSED
2,244.75m² (24,243.12ft²)
30.2%
12.0m
3.5m
14.0m
8.5m
3.0m
43 SPACES
2 SPACES
13 SPACES
6 SPACE RUCK
10 SPACES

RECEIVED
RA456
2021-JAN-26
CIVIL PLANNING

5915 METRAL DRIVE SITE PLAN

NANAIMO, BC

SCALE: 1:200

2019-08

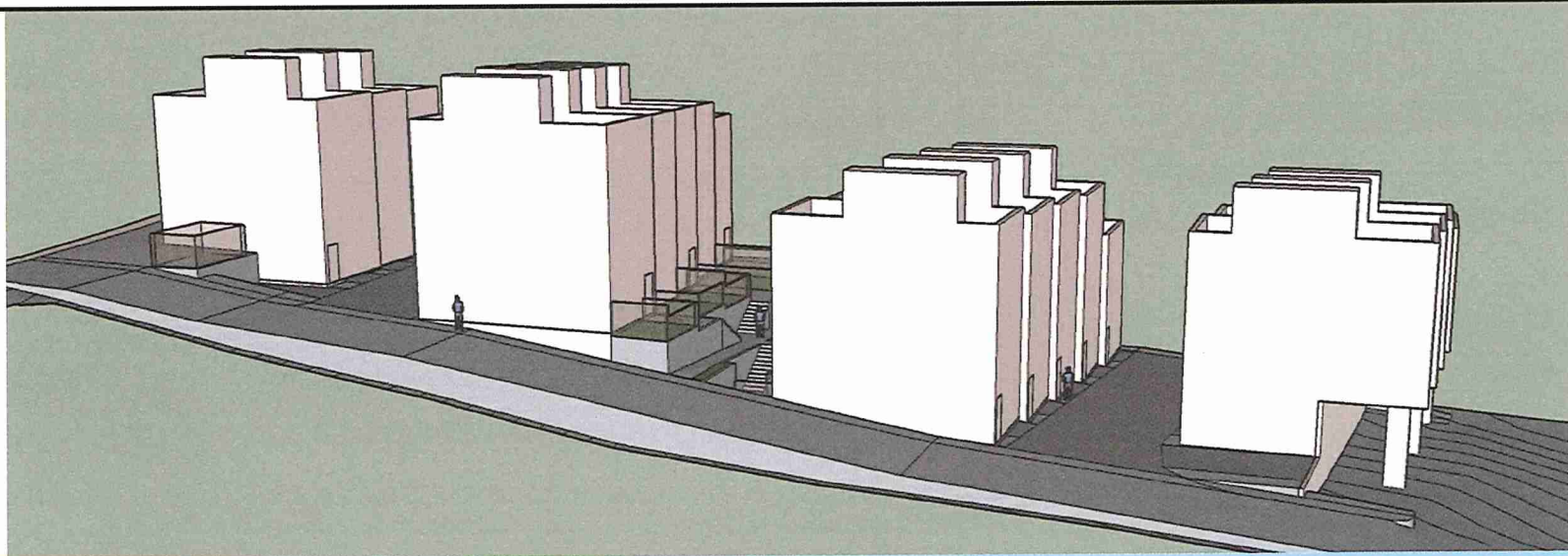
RE-ISSUED FOR RE-ZONING
11/01/2021



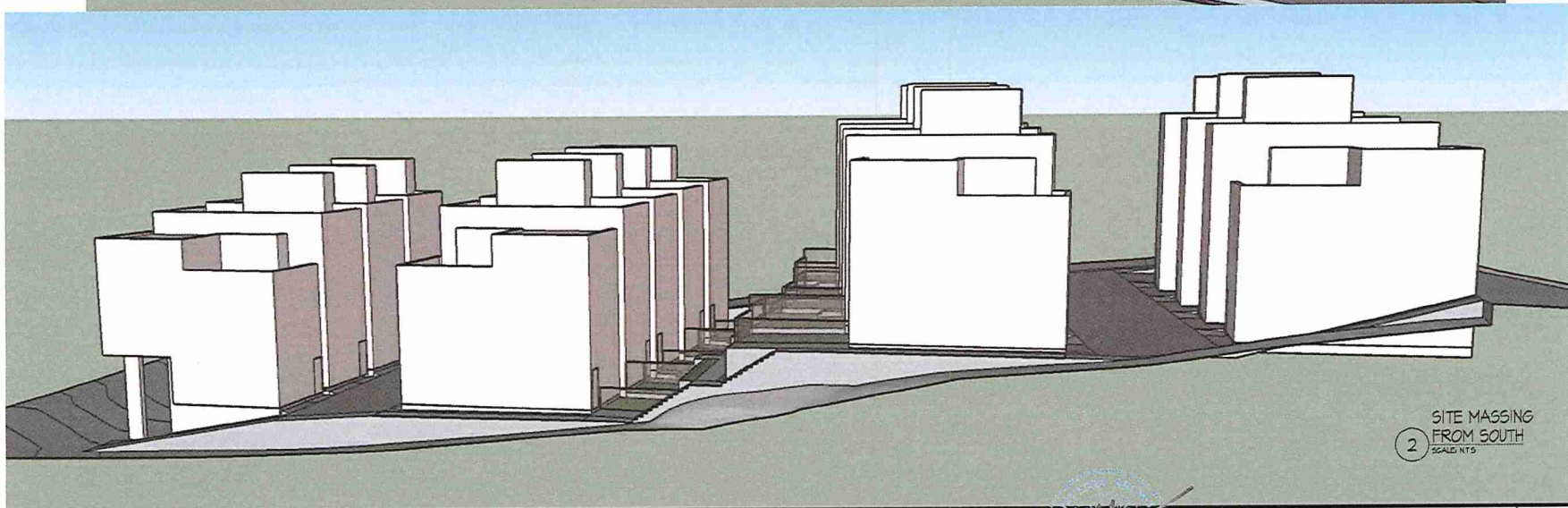
VDA ARCHITECTURE
LIMITED
3088A Tennyson Ave. | Victoria, BC | V8Z 3P6
T:250-477-4255 | mail@vda.ca | www.vda.ca

A-1

ATTACHMENT D CONCEPTUAL MASSING



1 SITE MASSING FROM NORTH
SCALE: NTS



2 SITE MASSING FROM SOUTH
SCALE: NTS

RECEIVED
FA-455
2021-JAN-25
CITY OF NANAIMO

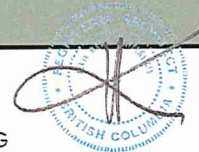
5915 METRAL DRIVE
MASSING VIEWS

NANAIMO, BC

SCALE: NTS

2019-08

RE-ISSUED FOR RE-ZONING
11/01/2021



VDA ARCHITECTURE
LIMITED

3388A Tennyson Ave. | Victoria, BC | V8Z 3P6
1:250-477-4255 | info@vda.ca | www.vda.ca

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ATTACHMENT E SHADOW STUDY



5915 METRAL DRIVE
SHADOW STUDY - EQUINOX 9:00 am
HANNAHO, NC SCALE: NTS 20' = 1" = 08

RE-USED FOR RE-ZONING
11/01/2021



A-12



5915 METRAL DRIVE
SHADOW STUDY - EQUINOX 12:00 pm
HANNAHO, NC SCALE: NTS 20' = 1" = 08

RE-USED FOR RE-ZONING
11/01/2021



A-13



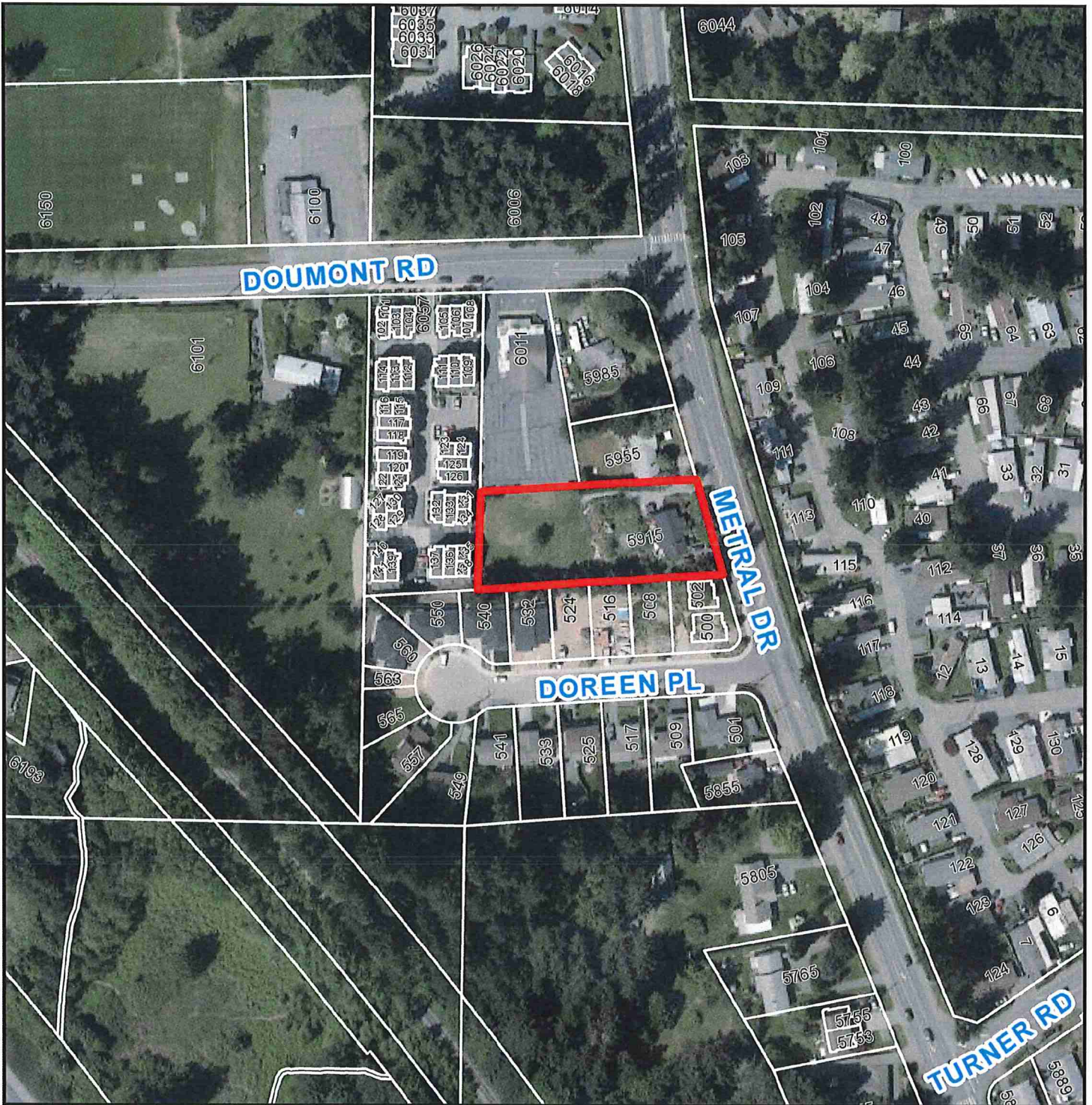
5915 METRAL DRIVE
SHADOW STUDY - EQUINOX 3:00 pm
HANNAHO, NC SCALE: NTS 20' = 1" = 08

RE-USED FOR RE-ZONING
11/01/2021



A-14

**ATTACHMENT F
AERIAL PHOTO**



REZONING APPLICATION NO. RA000456

 5915 METRAL DRIVE

CITY OF NANAIMO

BYLAW NO. 4500.184

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 2021 No. 4500.184".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 2, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 19319 (5915 Metral Drive) from Single Dwelling Residential (R1) to Residential Corridor (COR1) 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: RA000456
Address: 5915 Metral Drive

SCHEDULE A



REZONING APPLICATION NO. RA000456



Subject Property

CIVIC: 5915 METRAL DRIVE

LEGAL: LOT 2, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 19319

Delegation Request

Delegation's Information:

Mark Johnston has requested an appearance before Council.

City: Nanaimo
Province: BC

Delegation Details:

The requested date is April 19, 2021.

The requested meeting is:
Council

Bringing a presentation: Yes

Details of the Presentation:

Short presentation and provision of answers to questions from Council regarding 5915 Metral Drive.