

# **WESTBROOK Consulting Ltd.**

October 31, 2016

3057-02

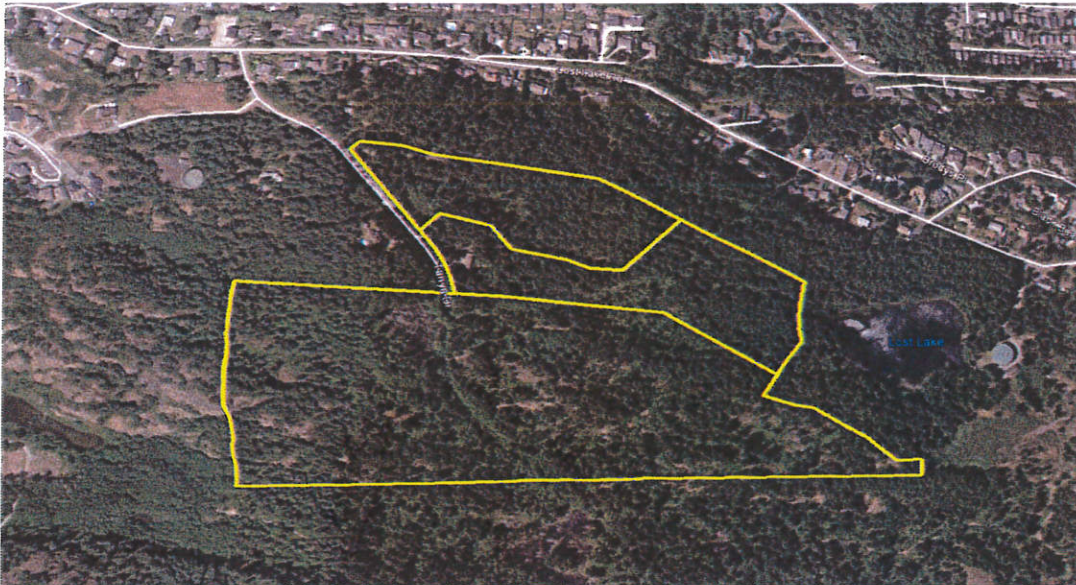
City of Nanaimo  
Service and Resource Centre  
411 Dunsmuir Street  
Nanaimo, B.C. V9R 0E4

Attn: Bruce Anderson, Manager, Community & Cultural Planning

**Re: Official Community Plan Amendment and Rezoning of 5260, 5280 & 5300 Tanya Dr  
Amendment Rationale & Economic Impact Analysis**

Dear Sir:

Westbrook Consulting is proud to present the following Official Community Plan (OCP) Amendment and Rezoning Application for 5260, 5280 and 5300 Tanya Drive. We are working on behalf of Broadview Development Inc., B.G.R. Holdings Inc. and Wallace and Lianne Raynor. The subject properties are located in North Nanaimo and are currently part of the Urban Reserve with AR2 zoning. Figure 1 below shows the three subject properties.



**Figure 1 - Subject properties - Image courtesy of Google Earth**

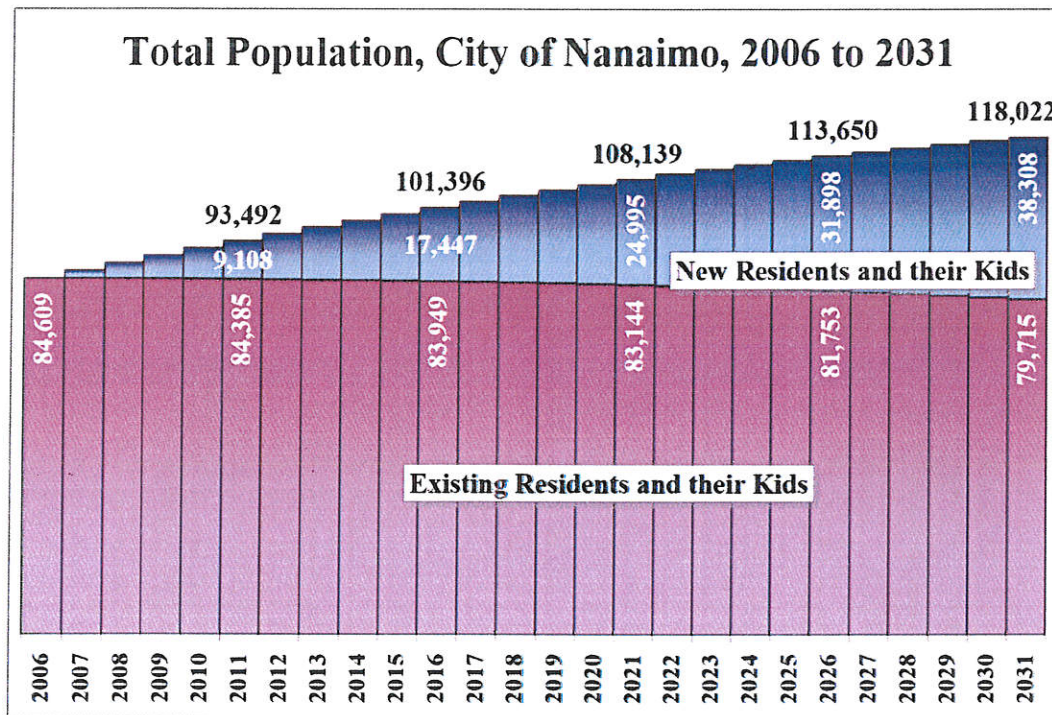
## **AMENDMENT RATIONALE**

North Nanaimo has experienced significant, steady growth for several years. Such growth has sustained the residential construction industry, creating jobs for local trades, and has provided homes for the growing city. The Urban Reserve was created to provide an area for future housing for the City of Nanaimo. After years of sustained growth, the inventory of building lots is low and there is significant demand for housing in North Nanaimo. We feel that it is time to look to the Urban Reserve and start the planning process so that additional housing can be provided within the City limits.



Currently, AR2 zoning permits subdivision to a minimum 5ac lot size. We feel that a rural style development would not be the highest and best use of the land, given the proximity to city amenities, municipal infrastructure, and the current demand for housing in North Nanaimo.

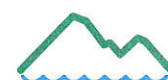
As part of the 2006 OCP review, Urban Futures was retained by the City of Nanaimo to study population trends in the City. Nanaimo has seen steady growth of varying rates for the past several decades. For the 25 year period that was studied (2006 to 2031), growth was expected to be 53% for the region over the study period. We believe that the City of Nanaimo will exceed the population projections provided by Urban Futures.



**Figure 2 - Population Trends - Urban Futures 2006 Report**

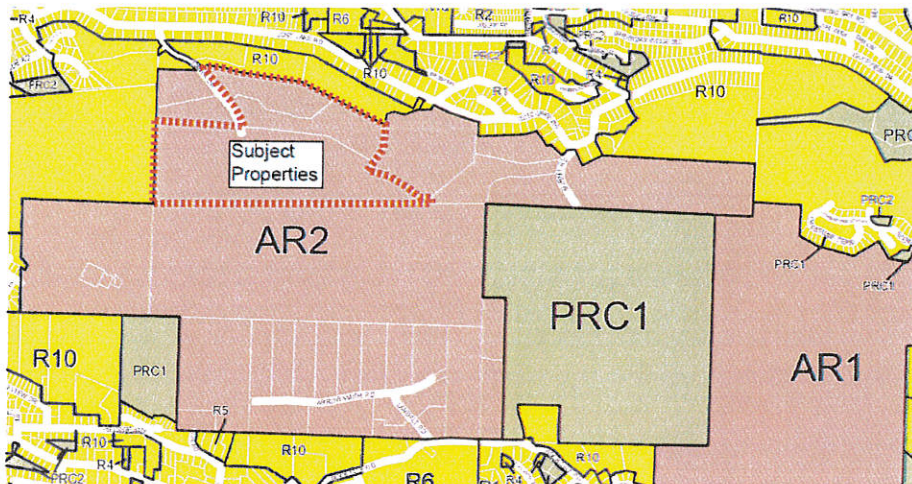
Vancouver Island and the Lower Mainland provide an appealing climate to both the working class and retiring Canadians. Vancouver Island, and specifically Nanaimo, offer a great climate with more affordable housing options than the Lower Mainland. Nanaimo has big city amenities at its fingertips, with raw, natural West Coast beauty integrated into the City and the region as a whole. These factors continue to promote Nanaimo, and enticing new residents to move to the Harbour City. Figure 2 above illustrates this trend of population growth supported by new residents.

For these reasons, our clients believe in Nanaimo, and have chosen to be invested here. We believe that we will see sustained growth the Nanaimo economy, and as a result, the housing market will continue to thrive.

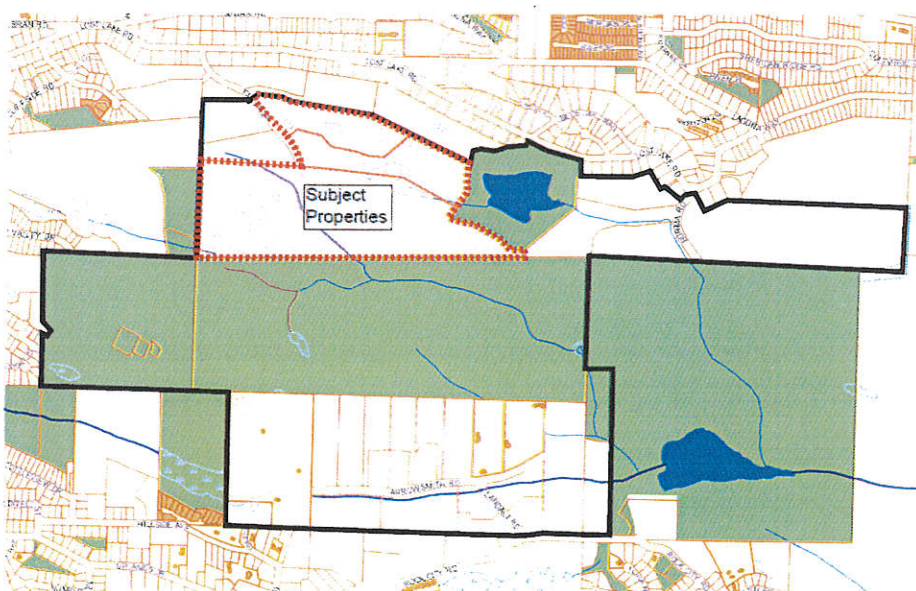




In 2014, City Council directed staff to purchase 195.9 acres of land in the Linley Valley to expand the park system. This decision was made in reaction to members of the public to see areas preserved in their natural state. The purchase cost taxpayers approximately \$5.7 million. This area of new park land has taken land out of the Urban Reserve, and therefore reduced the overall potential housing stock within the City of Nanaimo, specifically the north end. The reduced Urban Reserve is illustrated in Figures 3 and 4 below. Figure 4 also shows how the linear expansion of park land has created three separate areas of the Urban Reserve.

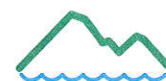


**Figure 3 - Original AR2 Urban Reserve Area**



**Figure 4 - Original AR2 showing new park areas**

With a reduction to the Urban Reserve, and ultimate housing stock for the City, it is imperative for the remaining Urban Reserve properties to be carefully planned and developed so that they can provide the housing that the City of Nanaimo needs. Without developing the Urban Reserve, City growth would be pushed to the outlying areas of the City, which is not sustainable.





Our goal is to create a world class neighbourhood. We want to create a neighbourhood that the City and its residents are proud of, and happy to live in. As discussed with the planning department, we would like to see the R10 zone applied to the subject properties as we feel this zoning provides a healthy balance for sloped properties. This zoning has been applied to the majority of surrounding neighbourhoods, and would be a good model to follow. We envision a neighbourhood with a mixture of single family, and multi-family housing. We see park areas and green space integrated into the site, providing connectivity of parks and trails. We envision Tanya Drive being a gateway to the parkland acquired in 2014, providing an access point for all to enjoy the trails and natural beauty that the park has to offer. Through the development, we could offer an accessible trail head, complete with a parking lot and other park amenities.

### ECONOMIC IMPACT ANALYSIS

We believe that this project will be of great economic impact to the City. The City will directly benefit through the payment of Development Cost Charges (DCCs), Building Permit Fees, and ongoing property taxes. However, we believe the two most significant economic impacts to the City will be the jobs that are created, and affordable housing options through multi-family projects.

The Times Colonist in Victoria reported in January 2016 that residential construction has a multiplying effect for local economies. It is estimated that for every 100 homes built, 394 jobs are created, driving \$28.7 million into the economy, with \$3.6 million in local government revenue. Similarly, for every 100 apartment units there are 161 jobs, \$11.7 million in income and \$2.2 million in taxes and revenue to the local governments.

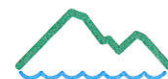
We have tried to relate such figures to the proposed development. The following table illustrates three scenarios to show the range in fees payable to the City directly through the construction phases. Scenario 1 shows the impact of a 100% single family build out. Scenario 2 shows a 100% multi-family build out. Scenario 3 shows a 50%-50% split.

Scenario	1 (100% Single Family)	2 (100% Multi Family)	3 (50% Single Family)
<b>S.F. Area / Units</b>	29.32 ha / 469	0 ha / 0	14.66 ha / 234
<b>M.F. Area / Units</b>	0 ha / 0	29.32 ha / 469	14.66 ha / 235
<b>Total Area / Units</b>	29.32 ha / 469	29.32 ha / 469	29.32 ha / 469
<b>DCCs</b>	\$7,532,304	\$7,211,344*	\$7,371,481*
<b>Building Permit Fees</b>	\$1,500,800	\$1,172,500	\$1,336,650
<b>Total</b>	<b>\$9,033,104</b>	<b>\$8,383,844</b>	<b>\$8,708,131</b>
<b>Property Taxes**</b>	\$2,579,500	\$1,876,000	\$2,227,000

\*Multi-Family DCCs are based on an average floor area of 160m<sup>2</sup>

\*\*Based on 2016 property taxes

The R10 zone allows for both single family and multi-family housing. We believe that a mix of housing density will provide a wide range of house prices. This will continue to provide affordable housing options new home buyers, retirees and everyone in between.



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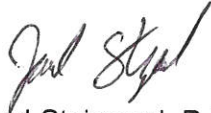
## SUMMARY

We believe the City of Nanaimo is in need of building lots for North Nanaimo. As such, we believe the timing is right to start planning for development within the Urban Reserve. Our application represents one area within the Urban Reserve, allowing for additional development planning in the future for the remaining areas. The park acquisition has reduced the overall Urban Reserve, and segregated it into three distinct areas. The subject properties will provide housing that is in need, while increasing the City's tax base and will provide DCCs to fund regional infrastructure projects.

We look forward to working with Staff and Council on this application, and look forward to hearing from you.

Yours truly,

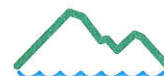
**WESTBROOK CONSULTING LTD.**



Jared Steingard, P.Eng., LEED AP  
Project Manager

JJS

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