

DATE OF MEETING July 5, 2021

AUTHORED BY BRIAN ZUREK, PLANNER, COMMUNITY PLANNING

SUBJECT OFFICIAL COMMUNITY PLAN AMENDMENT APPLICATION NO. OCP00095 AND REZONING APPLICATION NO. RA000457 – 3679 SHENTON ROAD

OVERVIEW

Purpose of Report

To present for Council’s consideration, an Official Community Plan amendment application to amend the land use designation within the Official Community Plan from Light Industrial to Corridor; and to concurrently present for Council’s consideration, a Zoning Bylaw amendment application to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow a proposed commercial (hotel) development.

Recommendation

That:

1. “Official Community Plan Amendment Bylaw 2021 No. 6500.043” (To re-designate 3679 Shenton Road on the Future Land Use Plan [Map 1] from Light Industrial to Corridor) pass first reading;
2. “Official Community Plan Amendment Bylaw 2021 No. 6500.043” pass second reading;
3. “Zoning Amendment Bylaw 2021 No. 4500.189” (To rezone 3679 Shenton Road from Single Dwelling Residential [R1] to Residential Corridor [COR1]) pass first reading;
4. “Zoning Amendment Bylaw 2021 No. 4500.189” pass second reading; and
5. Council direct Staff to secure a community amenity contribution, road dedication, public access for a future lakeside trail, water modelling and off-site water system upgrades, widened sanitary sewer right-of-way, and geotechnical covenant, prior to adoption of the bylaw should Council support the rezoning bylaw at third reading.

BACKGROUND

Bill McKay and Associates (Bill McKay) has submitted an Official Community Plan (OCP) amendment application (OCP95) and a “City of Nanaimo Zoning Bylaw 2011 No. 4500” (Zoning Bylaw) amendment application (RA457) on behalf of Western LL Holding Ltd. (the Owner) for a proposed commercial (hotel) development.

Subject Property and Site Context

| | |
|---------------------------------|--|
| <i>Location</i> | The subject property is located along Shenton Road with waterfront access to Diver Lake in the Wellington neighbourhood. |
| <i>Total Area</i> | 4,972 m ² |
| <i>Existing OCP Designation</i> | Light Industrial |

| | |
|---------------------------------|----------------------------------|
| <i>Proposed OCP Designation</i> | Corridor |
| <i>Existing Zoning</i> | Single Dwelling Residential (R1) |
| <i>Proposed Zoning</i> | Residential Corridor (COR1) |

A single residential dwelling formerly occupied the lakefront property with adjacent uses including office (to the west) and light industrial (to the east). The parcel is relatively long and narrow, and it slopes approximately seven metres from Shenton Road down to Diver Lake. The Zoning Bylaw requires a 15-metre development setback on the subject property from the high-water mark of Diver Lake. There is an active development permit for a mixed-use (commercial / residential) proposal west of the subject property at 3789 and 3801 Shenton Road.

DISCUSSION

Proposed Development

To authorize the owner's redevelopment concept for 3679 Shenton Road, the applicant proposes an OCP amendment to change the future land use on the subject property from Light Industrial to Corridor. Additionally, the applicant proposes a joint application to rezone 3679 Shenton Road from Single Dwelling Residential (R1) to Residential Corridor (COR1).

While the applicant proposes to develop a 72-room hotel on the subject property, the full range of uses permitted in the COR1 zone, including residential use, would be permitted. The proposed building would appear to have three storeys on Shenton Road and four storeys on Diver Lake, and is proposed to provide both surface and underbuilding vehicle parking. No development is proposed between the aquatic setback and Diver Lake.

The applicant has submitted a Letter of Rationale in support of the application (Attachment F) and identified how the subject property is best suited for the proposed commercial development adjacent to an environmentally-sensitive area, and how the development would reinforce a number of City policies and objectives, including initiatives to support tourism in Nanaimo.

Official Community Plan

The OCP designates the property as Light Industrial and notes the following:

[permitted] uses include, but are not limited to processing, manufacturing and assembly operations, storage, warehousing, distribution, equipment sales and repairs, printing and reproduction, construction, wholesale, transportation, communications related businesses, and auto parts retailers.

Although industrial uses occur on properties in the area east of the subject property, these developments have typically occurred on relatively level lots with large areas of impermeable surfaces for the storage of goods and the movement of vehicles and equipment. The lands west of the subject property, however, have evolved over time from industrial to commercial (Corridor) uses that offer a more suitable transition to surrounding residential neighbourhoods and environmentally-sensitive areas around Diver Lake.

The subject property itself is uniquely constrained, being a long and narrow lot with a moderately steep slope down to the lake, environmental setbacks, and required road dedication

and frontage improvements, which collectively reduce the functional envelope to support a light industrial development. Alternatively, the applicant proposes to re-designate the subject property from Light Industrial to Corridor to support a proposed hotel development.

The Corridor designation supports a mix of residential, commercial, professional, and service uses, with residential development at medium- to high-level densities. Additionally, Corridor-designated properties are characterized by:

- Public parks and open spaces in the form of urban plazas, community gardens, and landscaped boulevards;
- Redevelopment that improves the human scale of the area, increased landscaping and green space, and improving safety for non-motorized travelers;
- Use of design elements, including building siting, height and massing (stepping back upper floors) to address the interface between corridors and neighbourhoods; and
- Promotion of energy-efficient buildings.

Corridor-designated parcels west of the subject property support existing office uses, and a proposed mixed-use development.

Additionally, the project would meet the following objectives of the Corridor designation:

- Development in Corridors will be characterized by a mix of residential, commercial, professional, and service uses;
- Public parks and open spaces in the form of urban plazas, community gardens, and landscaped boulevards and open spaces are encouraged; and
- Ecological features, such as riparian areas, significant trees, and environmentally-sensitive lands are recognized as attributes.

Transportation Master Plan

The Nanaimo Transportation Master Plan introduced the concept of *mobility hubs* as compact, mixed-use urban nodes that would promote walking, cycling, and transit. The subject property is located within the 600m buffer of the Country Club mobility hub.

The proposed development would trigger road dedication and works and service improvements to Shenton Road, including the extension of sidewalk across the frontage of the property. Additionally, and as noted previously, the applicant has proposed to allow the City to construct a future trail across the property near Diver Lake. This will support the planned future construction of a public access route around Diver Lake, as the City continues to secure the rights to construct the trail on other properties surrounding the lake as opportunity arises.

Zoning

The Zoning Bylaw recognizes the historic use of the property supporting a single family home, and identifies the parcel as Single Dwelling Residential (R1). Similar to the existing land uses in the OCP, noted previously, the Zoning Bylaw identifies parcels east of the subject property as Industrial (I1, I2, and I3), and parcels west of the subject property as Corridor (COR1 and COR2). Three Corridor-zoned properties have redeveloped (office) along Shenton Road in the

last ten years, with two additional properties (3789 and 3801 Shenton Road) proposed for redevelopment (mixed-use) currently.

To permit the proposed hotel development, the applicant proposes the Residential Corridor (COR1) zone for the subject property. The COR1 zone permits a limited range of uses, including residential, community service, and commercial (e.g., multi-family residential, personal care facility, and seniors' congregate housing). This zoning would reinforce the policy objectives of the OCP Corridor designation. The applicant does not anticipate the need for bylaw variances for the proposed hotel.

A number of technical studies were submitted in support of the proposed amendment applications and demonstrated that the proposed use and density is supportable with rezoning. Staff have reviewed and accepted the recommendations contained in these studies which will be secured as conditions of approval.

Community Amenity Contribution

Section 7.3 of Nanaimo's OCP addresses development amenities triggered through the rezoning process. Based on past practice, the City would secure a Community Amenity Contribution (CAC) as a condition of rezoning with the following rates: \$34 per m² of commercial floor space and \$1,000 per unit of residential development to be used towards parks and trail improvements in the Diver Lake area. Based on the size of the proposed building, the owner would provide a CAC of approximately \$136,000 in value. The value of the CACs received will depend of the specific details of the final development of the property.

Staff support the proposed CAC.

Conditions of Approval

The City would require the following to be secured prior to final adoption of the Zoning Bylaw amendment:

1. Registration of a Section 219 *Land Title Act* covenant to secure a community amenity contribution calculated at a rate of \$34 per square metre of commercial floor area and \$1,000 per unit of residential development for park and trail improvements in the Diver Lake area;
2. Dedication of approximately 3.31 metres of road along the property's Shenton Road frontage;
3. Registration of a statutory right-of-way on the title of the subject property to secure public access for a future lakeside trail across the parcel;
4. Registration of a Section 219 *Land Title Act* covenant to secure funding to update the City's water modelling to identify the water service supply limit, and to perform off-site water system upgrades should they be triggered by the redevelopment of the subject property;
5. Registration of a statutory right-of-way to widen the existing sanitary sewer right-of-way (charge number G23340), which crosses the subject property, from 3m to a minimum of 4m; and,
6. Registration of a Section 219 *Land Title Act* covenant to ensure the site is developed in accordance with the recommendations contained in the geotechnical study prepared by

Lewkowich Engineering Associates Ltd. dated 2020-FEB-13, which was submitted in support of the amendment application.

Community Consultation

The developer consulted with the local community as part of the OCP and Zoning Bylaw amendment process. The applicant held a video meeting for members of the Wellington Action Committee (WAC). The meeting was an opportunity for the applicant to discuss the proposed development with neighbourhood residents and to receive feedback from the community.

Additionally, the City received a written referral response to the development proposal on behalf of the WAC. In the response, local residents noted agreement in principle to the proposed hotel development, and strong support for greenspace improvements in the neighbourhood, such as a trail around the lake's north rim.

Application Referral

Under Part 14 of the *Local Government Act*, when considering an amendment to the OCP, local governments must provide one or more opportunities for consultation with organizations or authorities that it considers may be affected by the amendment. During the OCP review process, preliminary referrals were sent to external agencies for comment: Should Council support this application at first and second reading, unless directed otherwise, Staff would send a formal referral to the following prior to Public Hearing: Snuneymuxw First Nation, Regional District of Nanaimo, Ministry of Transportation and Infrastructure, Ministry of Environment, Vancouver Island Health Authority, Nanaimo Ladysmith Public Schools, and the Wellington Action Committee.

SUMMARY POINTS

- The applicant proposes to develop a 72-room hotel on the subject property in a building with three storeys on Shenton Road and four storeys on Diver Lake.
- To permit the proposed hotel development, the applicant proposes to re-designate the subject property from Light Industrial to Corridor, and to rezone the lot from Single Dwelling Residential (R1) to Residential Corridor (COR1).
- Additionally, the applicant proposes to provide an amenity contribution for parks and trail improvements in the Diver Lake area, and to grant the City a statutory right-of-way to facilitate the future development of a lakeside trail across the property.
- Staff support the proposed OCP and Zoning Bylaw amendments.

ATTACHMENTS

ATTACHMENT A: Context Map
ATTACHMENT B: OCP Land Use Plan
ATTACHMENT C: Location Plan
ATTACHMENT D: Conceptual Site Plan
ATTACHMENT E: Conceptual Renderings
ATTACHMENT F: Letter of Rationale
ATTACHMENT G: Aerial Photo
“Official Community Plan Amendment Bylaw 2021 No. 6500.043”
“Zoning Amendment Bylaw 2021 No. 4500.189”

Submitted by:

Lisa Bhopalsingh
Manager, Community Planning

Lainya Rowett
Manager, Current Planning

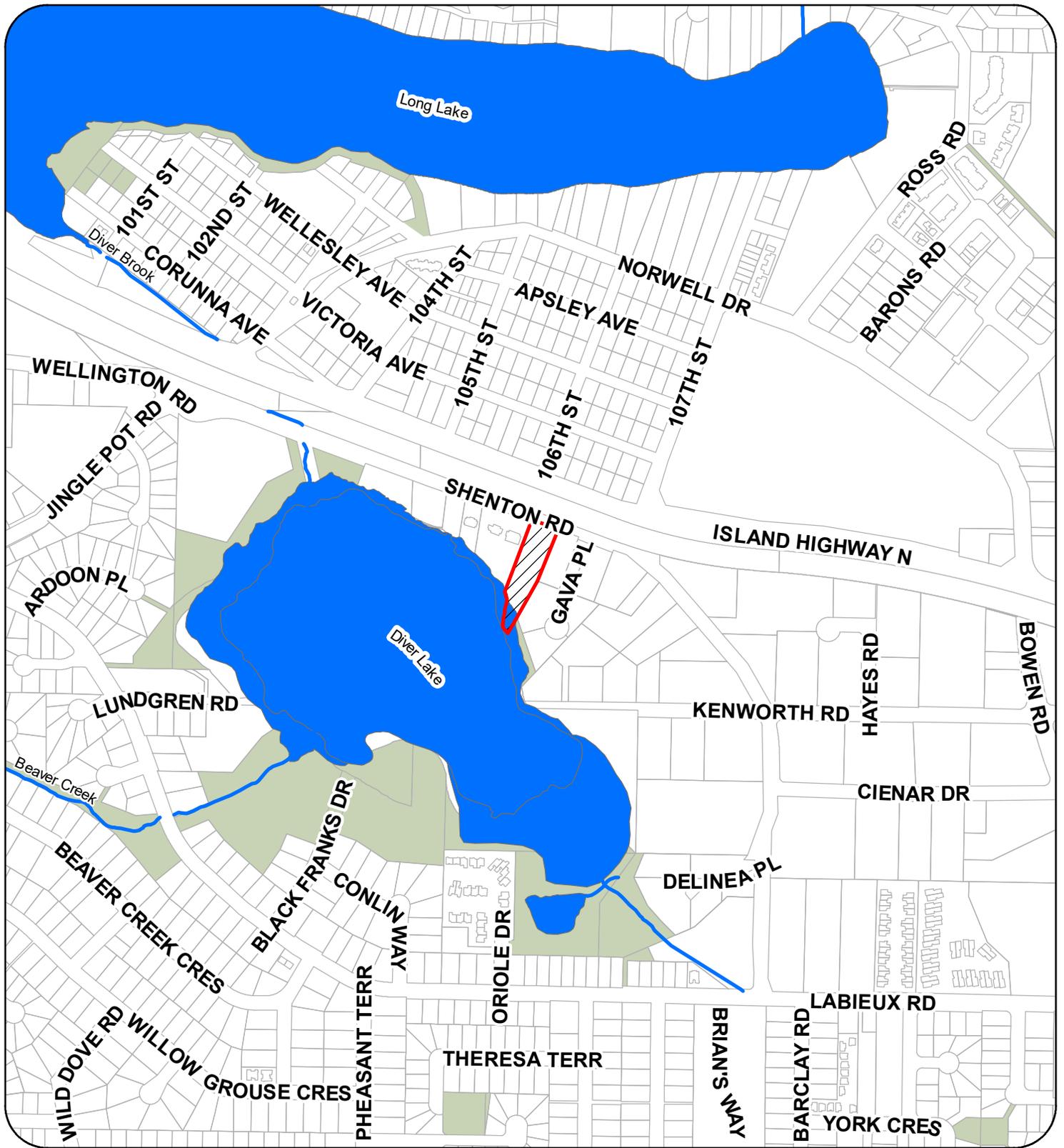
Concurrence by:

Bill Corsan
Director, Community Development

Jeremy Holm
Director, Development Approvals

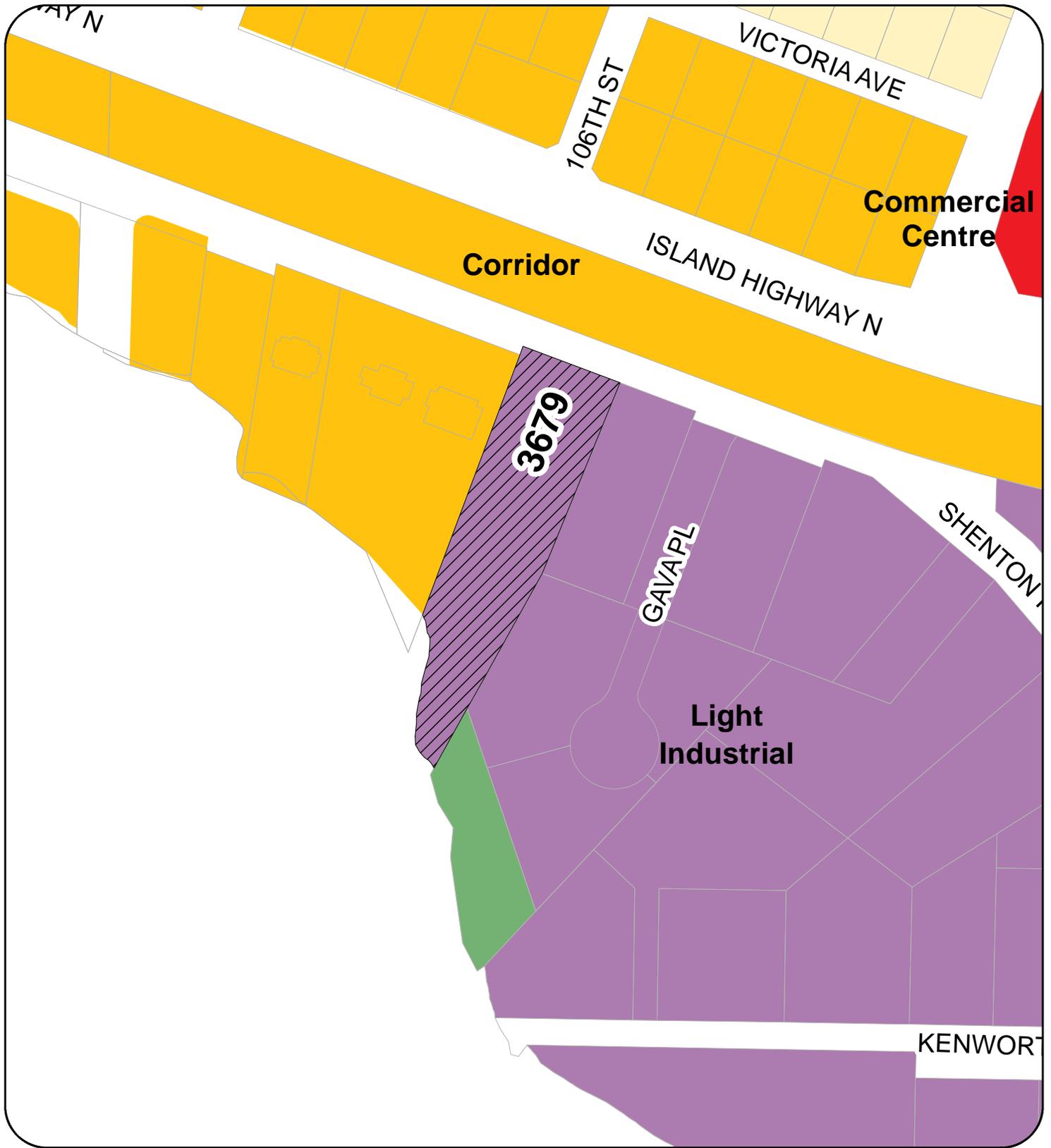
Dale Lindsay
General Manager, Development Services

ATTACHMENT A CONTEXT MAP



 3679 SHENTON ROAD

**ATTACHMENT B
OCP LAND USE PLAN**

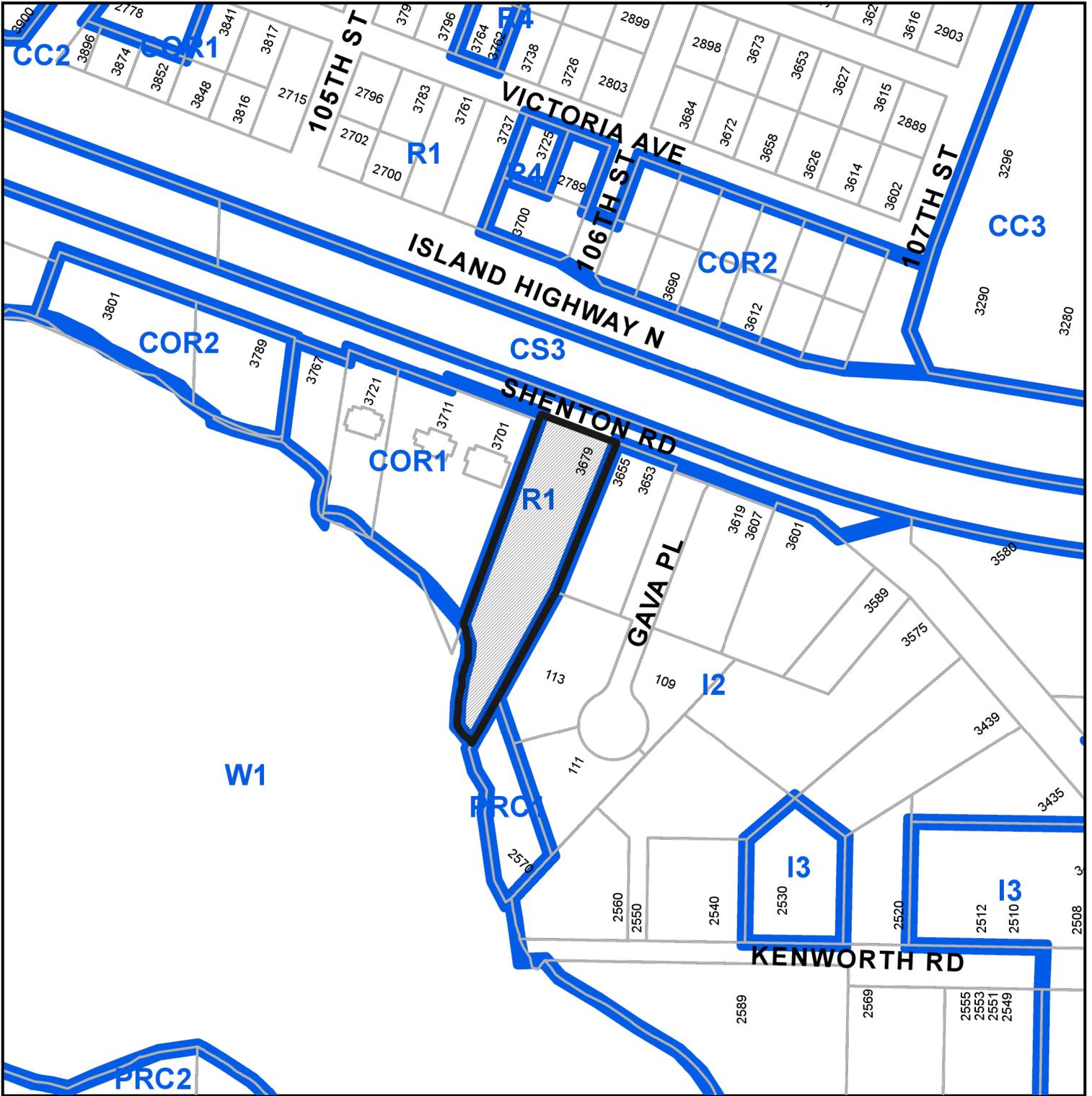


Civic: 3679 SHENTON ROAD
Legal: LOT 2, SECTION 3, WELLINGTON DISTRICT, PLAN 13166



Subject Property

ATTACHMENT C LOCATION PLAN



REZONING APPLICATION NO. RA000457

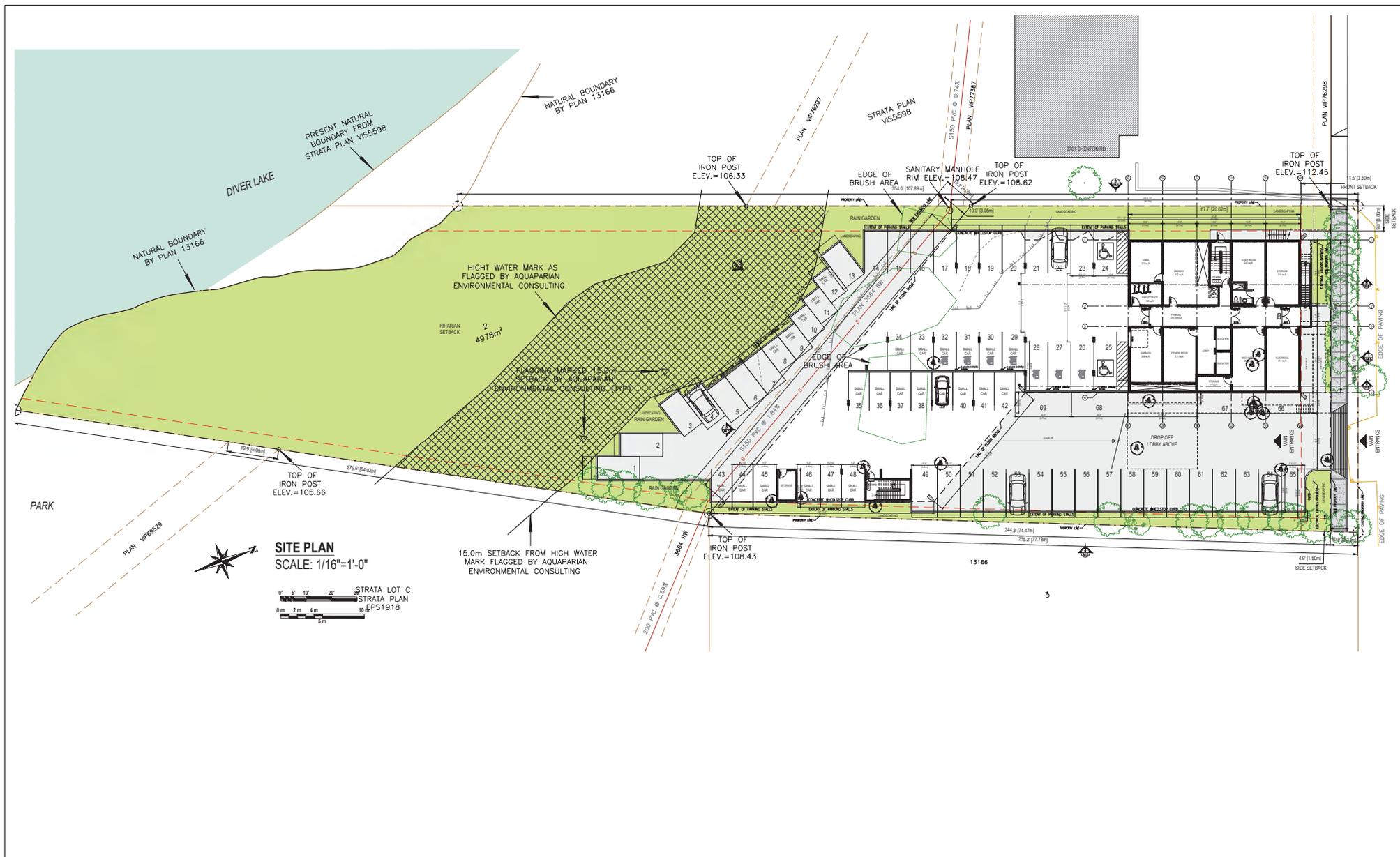
CIVIC: 3679 SHENTON ROAD



Subject Property

LEGAL: LOT 2, SECTION 3, WELLINGTON DISTRICT, PLAN 13166

ATTACHMENT D CONCEPTUAL SITE PLAN



ATTACHMENT E CONCEPTUAL RENDERINGS







ATTACHMENT F LETTER OF RATIONALE

BILL MCKAY & ASSOCIATES

DATE: 2020-APRIL 27, 2020

AUTHORED BY: BILL MCKAY, CONSULTANT

RE: CONCURRENT OCP AMENDMENT AND REZONING APPLICATION

3679 SHENTON ROAD, NANAIMO, BC

PURPOSE:

The purpose of this report is to provide the applicants rationale for requesting both an OCP Amendment and Rezoning of property located at 3679 Shenton Road, Nanaimo, BC. The property legal address is: LOT 2, SECTION 3, WELLINGTON DISTRICT, PLAN 13166

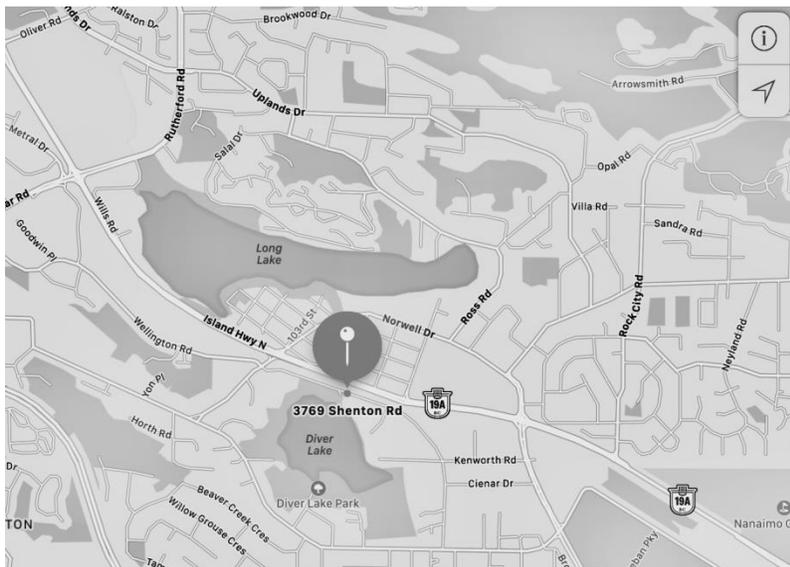
PROPOSAL:

The owners of the property, Western LL Holding Ltd. of Nanaimo, propose to redevelop the property by building a 72-room boutique hotel to replace the existing unoccupied home. In order to build a hotel the property requires both an OCP Amendment to change the current designation from **Light Industrial** to **Corridor** and a rezoning of the property from **Residential (R1)** to **Residential Corridor (COR1)** to permit the intended use.

BACKGROUND:

The owners, Western LL Holding Ltd. purchased the property in 2019 with the intent of building a hotel of undetermined size, but economically viable and sustainable.

Fig. 1 – General City Location



SUBJECT PROPERTY:

| | |
|--------------------------|---|
| Current Zone | Single Dwelling Residential (R1) |
| Proposed Zone | Residential Corridor (COR1) |
| OCP Designation | Light Industrial |
| Proposed OCP Designation | Corridor |
| Existing Lot Size | 4978 sq.mtrs. |
| Net Building Site Size | 1821 sq.mtrs. (estimated) |

DISCUSSION:***Site and Surrounding Area***

The subject property is located on the north side of Diver Lake and accessed from Shenton Road which runs parallel to the E&N Railway tracks to the north and Highway 19A (Island Highway) north of that. The surrounding area has a varied number of uses including light industrial to the east and housing across the Island Highway. The Country Club Mall is also located to the northeast of the property with a number of commercial properties to the west. Shenton Road, according to the Transportation Master Plan, is considered to be a “Minor Collector Road” which connects to “Major Collector Roads”.

The parcel contains a single family dwelling which will be removed and a significant marsh lakefront which will remain in much of its current state, save and except a potential trailway within the riparian setback, as envisioned by Parks and Recreation City of Nanaimo.

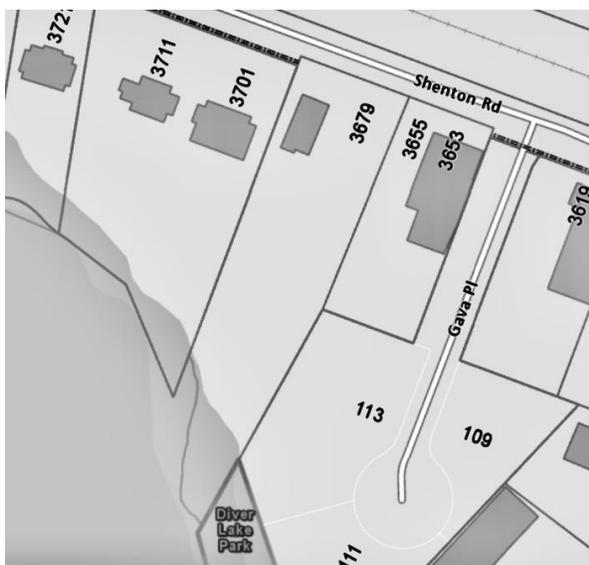


Fig 2. Location 3679 Shenton Road

Official Community Plan and Zoning History

The subject property is located adjacent to Corridor designation within the Official Community Plan and is included within the Light Industrial properties heading southeast along Shenton Road. The properties to the west, from 3701 to 3801, include zoning designations of **Residential Corridor (COR1)** and **Mixed Use Corridor (COR2)**.

There is much history with respect to the cluster of properties from 3679 to 3801 both in their zoning, but also OCP Designations. An organic re-organization has taken place very successfully to what is present today. Highlights include:

planNanaimo 1996

Properties from 3679 to 3801 were all classified as **“Neighbourhood”**.

- 1) **2003** – 3701 and 3711 – Designation change from **“Neighbourhood”** to **“Neighbourhood with office use”**
- 2) **2005** – 3721 – Application made to change designation from **“Neighbourhood”** to **“Neighbourhood with office use”**
- 3) **2005** – **3679**, 3721, 3767, and 3789 – Under a staff initiated amendment, all were changed from **“Neighbourhood”** to **“Neighbourhood with office use”**

As OCP Designations were being altered, individual properties were also undergoing re-zoning, predominantly to C15, as we understand, to allow for their **“office use”**.

Plan Nanaimo 2008

As a result of the introduction of planNanaimo 2008, the properties from 3679 to 3801 were re-designated from **“Neighbourhood”** to **“Light Industrial”**. The property at 3851 (Steve Marshall Ford) remained as **“Neighbourhood”**.

Based on what had become a very successful, organically created, professional office cluster, staff initiated a re-designation of properties along Shenton Road. The purpose was to **“more clearly define the actual use of properties in the 3,000 block Shenton to reflect current uses.”**

2012 Official Community Plan Amendments

- 1) 3851 – Changed from **“Neighbourhood”** to **“Corridor”** (Steve Marshall Ford)
- 2) 3701 – 3801 – Changed from **“Light Industrial”** to **“Corridor”**
- 3) **3679** – **Remained as “Light Industrial”**

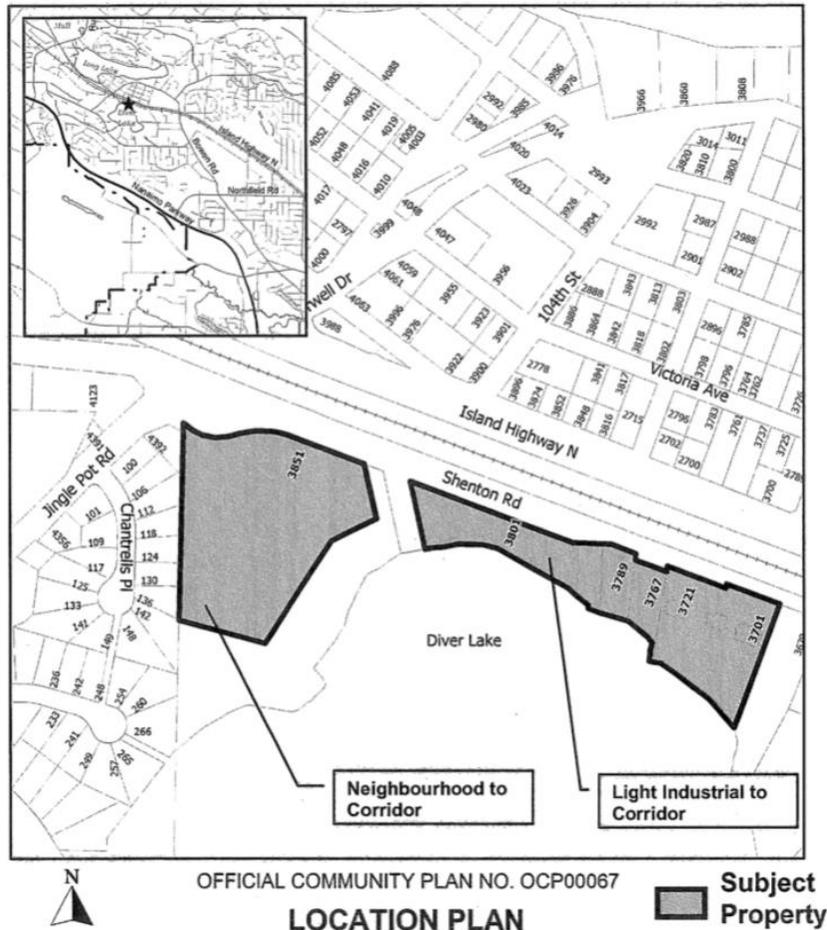


Fig. 3 - Future Land Use Plan – 2012 – Light Industrial to Corridor

2015 Rezoning 3789 and 3801 Shenton Road

Continuing with the evolution of the nature of development in the 3000 block Shenton Road, Council approved the rezoning of 3789 and 3801 Shenton Road in 2016, from **Single Dwelling Residential (R1)** to **Mixed Use Corridor (COR2)** in order to permit a mixed use development consisting of multiple-family residential and commercial office space.

The project approved includes two separate buildings, the first being a mixed use office building with 95m/sq office space and 14 residential units above for a total of five floors. The second building approved is four floors of commercial office space.

Rationale for Current OCP Amendment and Rezoning Application

Corridors are described in the OCP as “urban arterials and major collector roads that bisect Nanaimo, and are the linear focal areas for higher levels of residential densities, services and amenities. While these corridors were originally intended to expedite vehicle travel through the

city, *plan Nanaimo supports a broader approach where the corridors evolve with new multiple uses.*

“It is intended that each Corridor will build on the unique characteristics of the surrounding Urban Nodes and Neighbourhoods, and will contain an individual mix of uses and services.”

3679 Shenton Road

The site is just over 1.1 acre (4978 sq.meters) in size with fronting onto Shenton Road and backing onto Diver Lake. The properties from 3679 to 3851 have always been considered to be environmentally sensitive with, in some instances, considerable important natural brush and vegetation. While others had considered the site particularly for office use in the past, the proposals did not proceed any further due to both the 15 metre setback consideration, coupled with a provision to provide realignment of the sidewalk and roadway and the number of significant trees currently on the property. In discussion with previous proponents who have considered this site for development, another major concern was with respect to parking. The site not did provide enough area to assemble the required amount of spaces needed for an office or medical office configuration. Those development options were dropped.

The current applicant looked at a number of properties within Nanaimo to build a small to medium sized hotel, but was unable to find suitable properties in a desirable tourist setting and reasonably priced parking capabilities. We have seen in Nanaimo the difficulty with a number of hotels not being able to accommodate parking on their properties either due to size limitations or geotechnical issues. (eg. 100 Gordon Street and 15 Front Street). This property did not appear to be so restricted; however, considerable innovation would be required to stay within the net ‘buildable’ area of the property. Other considerations for determining effective building size included:

- 1) land dedication on the Shenton Road face for sidewalks and street widening.
- 2) 15 metre riparian setback from the lake’s edge.
- 3) City’s desire to build a trailway along the north side of Diver Lake.
- 4) current sanitary sewer right of way which dissects the property at about halfway from the natural boundary to the west and the setback from Shenton Road.
- 5) Minimal significant tree removal.

With all impediments considered, the buildable area of the parent lot, without taking into consideration the requirement of tree retention, is approximately 0.45 acres or approximately 1821.0 sq/meters, which represents 41% of the total parent parcel area.

Nanaimo Transportation Master Plan Consideration

The subject property is located within the 600m buffer area of the Country Club Mobility Hub. The property is centrally located and with access to transit, however, most residents within the Country Club neighbourhoods are most likely to use automobiles for conducting their business and leisure travel.

The E & N Trail is located north of the property as is the E & N Railway and the Island Highway (Hwy 19A). In addition, a trailway connects Shenton Road, Labieux Road, and Ardoon Place is located to the west of the property and adjacent properties.

The City has secured right of ways for a continuation of the nature trail along the north side of the lake from the above noted nature trail, to the east, almost concluding at Kenworth Road. The applicant is aware of the City's desire to extend this trail and is willing to work with both Parks and Recreation and City Planning department to ensure proper connectivity across 3679 to accommodate the nature trail right of way.



Fig. 5 - Transportation Master Plan

Proposed Development

As stated, the applicant proposes to seek a change in the OCP from **“Light Industrial”** to **“Corridor”** and rezone the property from **“Residential (R1)”** to **“Residential Corridor (COR1)”** in order to permit the construction of a 72-unit hotel. The hotel will be built on both foundation and columns and will be three stories.

The applicant has worked very hard to ensure no development variance permits will be required. All 72 parking spaces will be provided in either surface or under building configuration. The building height has been restricted to the allowable for the proposed zone. Tree removal is being kept to a minimum. The applicant has been advised that both existing water and sewer are capable of handling the development (See Civil Report Herold Engineering). Surface runoff will be treated and dealt with by both ground absorption and slow release into the local environment (through a rainwater garden system).

Hotel Motel Revitalization Tax Exemption Program (HMRTE)

The City introduced Bylaw 7143 in 2011 to “encourage the development and redevelopment of hotels to improve the inventory of quality rooms available.”

At the meeting of January 23, 2012, Council was asked to consider and approved unanimously, third reading of the Revitalization Tax Exemption Bylaw. The Bylaw was then adopted on February 27, 2012. The body of the recommendations to Council for their consideration is extremely important to note.

The original bylaw was given first, second and third reading on October 31, 2011.

The bylaw as originally proposed reads as follows:

“WHEREAS Council may, by bylaw, establish a revitalization tax exemption program;

*AND WHEREAS Council wishes to establish a revitalization tax exemption program in the City of Nanaimo in order **to encourage the development and redevelopment of hotels and motels to improve upon the inventory of quality rooms available to the travelling public;***

AND WHEREAS Council has the following objectives for the program established by this bylaw:

- **To encourage new hotel and motel investment in the City of Nanaimo;**
- **To promote a higher standard of overnight accommodations and enrich the visitor’s Experience while staying in the City of Nanaimo; and**
- **To generally reinforce the City’s commitment to the long term development of the tourism Industry in Nanaimo”**

City Rationale to develop Bylaw 7143

When the City first proposed the Vancouver Island Conference Centre (VICC) it had done so with the notion that Marriott Hotels would build a hotel at 100 Gordon Street immediately behind the Conference Centre. The Hotel proposed would be in the magnitude of 240 rooms and presumably, the Conference Centre would always receive preference for hotel rooms to accommodate attendees. The hotel was intended to directly connect to the Conference Centre via an overhead walkway.

The VICC has a capacity for up to 1,300 delegates depending on floor space provided, however, at normal occupancy levels within Nanaimo, the number of rooms actually available is determined by ‘residual rooms’. If a conference was being held with 1,000 out of town guests

the City would require, based on an existing occupancy of 66%, 3,000 total available rooms. The residual rooms (1,000) could accommodate guests within a 15 minute drive from the Conference Centre. Contained in the CBRE study of 2016, the report listed 9 hotels within a 15 minute drive that they considered to be primary competitive hotels to a proposed hotel at 100 Gordon Street. They included:

| | |
|----------------------------|-------------------------|
| Coast Bastion Inn | 179 Rooms |
| Howard Johnson Harbourside | 100 Rooms |
| Travelodge Nanaimo | 76 Rooms |
| Days Inn Harbourview | 79 Rooms |
| Inn on Long Lake | 62 Rooms |
| Best Western Dorchester | 70 Rooms |
| Ramada | 65 Rooms |
| The Grand Hotel | 72 Rooms |
| Best Western Northgate | <u>72 Rooms</u> |
| Total | <u>775 Rooms</u> |

Assuming an occupancy rate of 66% in the 9 listed properties, this would provide 258 rooms available to the Conference Centre for convention attendees.

In 2018, the Howard Johnson Hotel closed, leaving the updated number of rooms at 675. Using the 66% occupancy calculation, this would equate to 225 available rooms within the 8 hotels available to convention delegates.

Proposed Hotels in Nanaimo – 2008 to present

There were a number of new hotel projects proposed and considered in Nanaimo between 2008 and the present day. They include:

| | | |
|--------------------------------------|-----------|-------------------------|
| Marriott Hotel – 100 Gordon Street | 240 Rooms | STATUS: Did not proceed |
| SSS Manhao Hotel – 100 Gordon Street | 240 Rooms | STATUS: Did not proceed |
| Hilton Hotel – 10 Front Street | 303 Rooms | STATUS: Did not proceed |
| Boutique Hotel – 15 Front Street | 92 Rooms | STATUS: On Hold |
| Howard Johnson – 1 Terminal Avenue | 160 Rooms | STATUS: Did not proceed |

| | | |
|---|-----------|-------------------------------|
| Quality Inn – 440 Selby Street | 345 Rooms | STATUS: Due to open May, 2020 |
| Marriott Courtyard* – 100 Gordon Street | 172 Rooms | STATUS: Under construction |

*The original proposal by PEG Developments for the purchase of 100 Gordon Street from the City of Nanaimo was 118 rooms. After conducting their due diligence, PEG increased the number of rooms to 155 and subsequently to 172. They state their research had indicated a much higher market demand than originally contemplated, therefore the hotel room numbers increased by 46% to accommodate the greater demand.

The total capacity of the projects proposed in Nanaimo from 2008 to present was 838 rooms. The actual number of hotel rooms proceeding to date is 217 or 25.89% of proposed rooms. Of the 217 rooms, taking into account the closure of the Howard Johnson Hotel in 2018, **the net total of new rooms is 117.**

Current projects that appear to be proceeding:

- 1) 100 Gordon Street 172 Rooms
- 2) 440 Selby Street 45 Rooms

Less:

- 1) Howard Johnson Hotel 100 Rooms

Net under construction 117 Rooms

Plus:

- 1) Proposed Diver Lake Inn 72 Rooms

Total **189 Rooms +62%**

Conclusion

The applicants believe the addition of a 72 room hotel at 3679 Shenton Road will meet the following City of Nanaimo objectives:

- 1) Supply new hotel investment in the City of Nanaimo
- 2) Provide a higher standard of overnight accommodation of overnight accommodations and enrich the visitor’s experience while staying in the City of Nanaimo; and
- 3) Reinforce the City’s commitment to the long term development of the tourism industry in Nanaimo
- 4) Located within eight minutes of both the Downtown core and shopping and restaurants to the north
- 5) Adjacent to beautiful Diver Lake, a much desired amenity for both tourists and business travel

- 6) Access to close by commercial centre
- 7) A four minute drive to the Inland Island Highway
- 8) Add 72 new rooms to further achieve the objectives of the Hotel Revitalization Bylaw

The applicant respectfully requests the City of Nanaimo's consideration of these OCP Amendment and Rezoning Applications. We believe the OCP Amendment and Re-zoning follows the intent of the OCP and Bylaw 4500.

Attachments:

- 1) Site Plan
- 2) Parking Plan
- 3) Shenton Road Looking West
- 4) View from Highway
- 5) Shenton Road Looking East

**ATTACHMENT G
AERIAL PHOTO**



**OFFICIAL COMMUNITY PLAN AMENDMENT NO. OCP00095
REZONING APPLICATION NO RA.000457**

N



Subject Property

CITY OF NANAIMO

BYLAW NO. 4500.189

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, 477, 480, 548, 469, 479, 481 and 482 of the *Local Government Act*,

THEREFORE BE IT RESOLVED that the Council of the City of Nanaimo, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title

This Bylaw may be cited as " Zoning Amendment Bylaw 2021 No. 4500.189".

2. Amendments

"Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 2, SECTION 3, WELLINGTON DISTRICT, PLAN 13166 (3679 Shenton Road) 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: _____

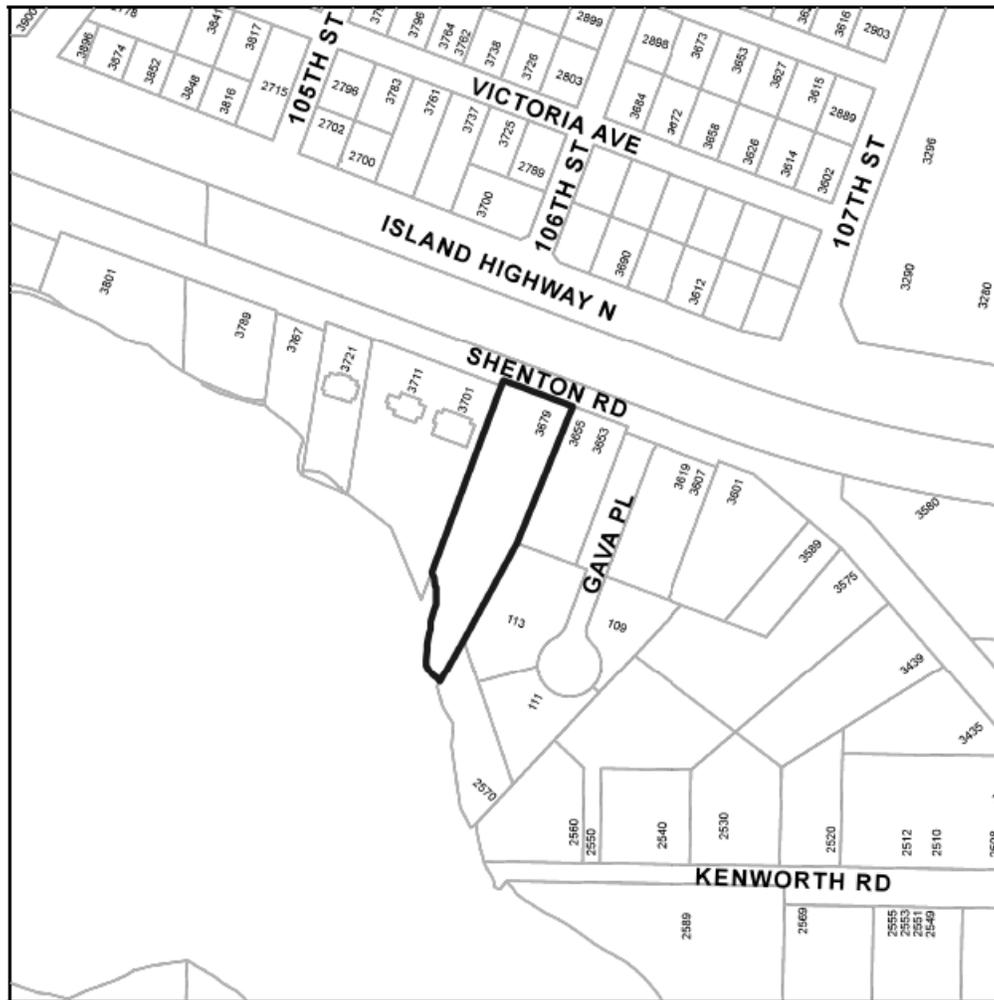
ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA457
Address: 3679 Shenton Road

SCHEDULE A



REZONING APPLICATION NO. RA000457



Subject Property

CIVIC: 3679 SHENTON ROAD

LEGAL: LOT 2, SECTION 3, WELLINGTON DISTRICT, PLAN 13166

CITY OF NANAIMO

BYLAW NO. 6500.043

A BYLAW TO AMEND THE CITY OF NANAIMO
"OFFICIAL COMMUNITY PLAN BYLAW 2008 NO. 6500"

WHEREAS the Council of the City of Nanaimo wishes to amend the City of Nanaimo "Official Community Plan Bylaw 2008 No. 6500";

THEREFORE, BE IT RESOLVED that the Council of the City of Nanaimo, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. Title

This Bylaw may be cited as "Official Community Plan Amendment Bylaw No. 2021 No. 6500.043".

2. Amendments

"Official Community Plan Bylaw 2008 No. 6500" is hereby amended as follows:

(1) MAP 1 (Future Land use Plan) of the "Official Community Plan Bylaw 2008 No. 6500" is amended as follows:

- a. By re-designating the lands legally described as LOT 2, SECTION 3, WELLINGTON DISTRICT, PLAN 13166 (3679 Shenton Road) from 'Light Industrial' to 'Corridor' as shown on Schedule 'A'.

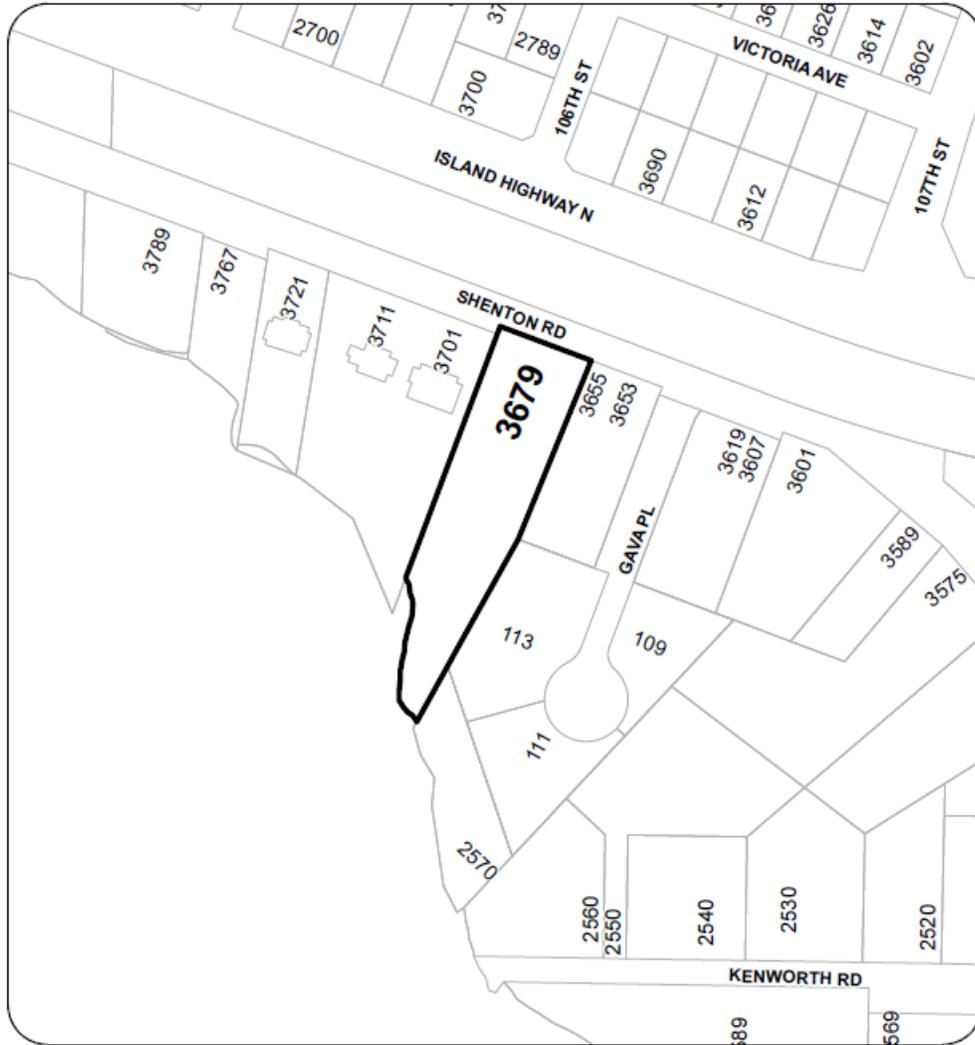
PASSED FIRST READING: _____
PASSED SECOND READING: _____
PASSED THIRD READING: _____
ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: OCP00095
3679 Shenton Road

SCHEDULE A



**OFFICIAL COMMUNITY PLAN AMENDMENT NUMBER OCP00095
REZONING APPLICATION NO. RA.000457**



Delegation Request

Delegation's Information:

Bill McKay has requested an appearance before Council.

City: Nanaimo
Province: BC

Delegation Details:

The requested date is July 5, 2021.

The requested meeting is:
Council

Bringing a presentation: Yes

Details of the Presentation:

As the Owners Agent, I wish to provide a summary of the Rezoning and OCP Amendment Application, to Council.