

City of Nanaimo
REPORT TO COUNCIL

DATE OF MEETING: 2013-NOV-18

AUTHORED BY: DAVE STEWART, PLANNER, PLANNING & DESIGN SECTION

RE: REZONING APPLICATION NO. RA000322 – 2161, 2155 AND 2157 BOXWOOD ROAD

STAFF RECOMMENDATION:

That Council:

1. receive the report pertaining to “ZONING AMENDMENT BYLAW 2013 NO. 4500.051”; and
2. direct Staff to secure the community contribution prior to the adoption of the bylaw, should Council support the bylaw at Third Reading.

PURPOSE:

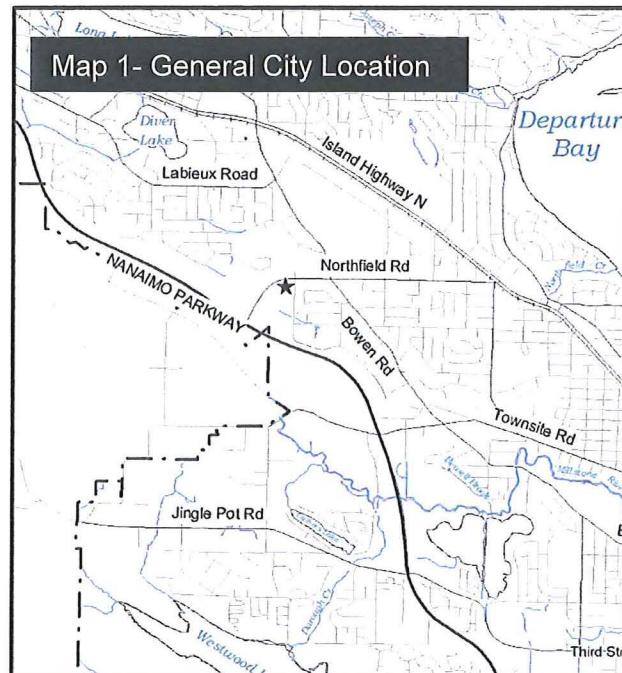
The purpose of this report is to present an application to rezone the property located at 2161, 2155 and 2157 Boxwood Road from Single Dwelling Residential (R1) to Highway Industrial (I1) and add a fueling installation as a permitted use within the I1 zone in order to permit a commercial card lock gas station.

BACKGROUND:

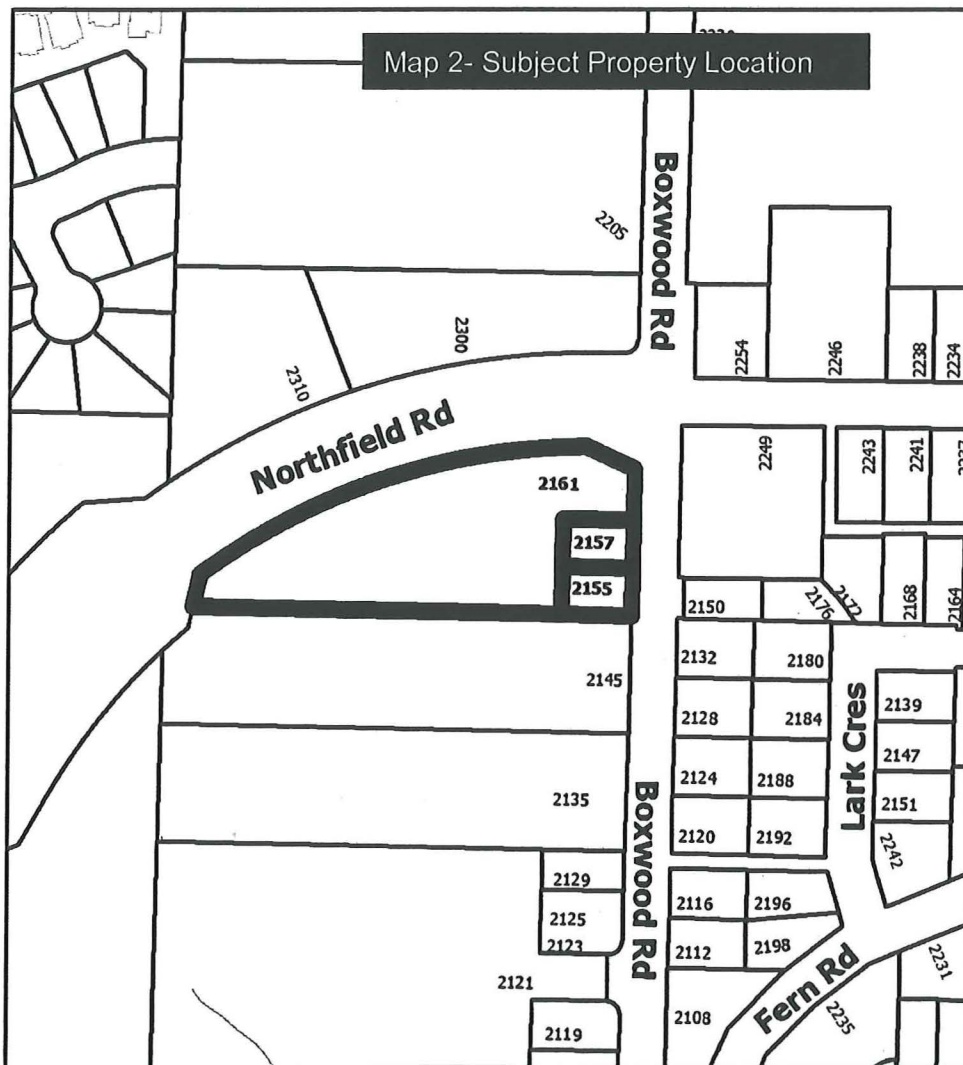
The City has received a rezoning application from Mr. Blair Gjevre of Mid-Island Co-op, on behalf of Mr. Roy McCallum, in order to rezone the subject property from Single Dwelling Residential (R1) to Highway Industrial (I1) and add a fueling installation as a permitted use within the I1 zone in order to permit a fueling installation (commercial card lock gas station).

Subject Property and Surrounding Area

The subject properties are located on the southwest corner of the Boxwood and Northfield intersection. The properties are approximately 350m northeast of the Nanaimo Parkway / Northfield Road intersection. The subject area is surrounded on three sides by road and is bordered by a BC Hydro substation to the south. An Esso gas station and carwash is located on the north side of Northfield Road. The old Northfield school property, which was recently acquired by the City as part of the School District 68 / City land exchange, is located on the east side of Boxwood Road. A number of existing single residential dwellings are also on the eastern side of Boxwood Road across from the subject property.



The subject area includes three separate properties. The property located at 2161 Boxwood Road has a lot area of 0.9 ha and is currently vacant. The properties located at 2157 and 2155 Boxwood Road each have a lot area of 662m² and both currently include a single dwelling residential home on the lot. The total lot area of all the subject properties is 1.03 hectares in area. The subject property boundaries and location are shown on 'Map 2 - Subject Property Location'.



A wetland is located approximately 35m southwest of the subject area. The wetland is located between Coal Tye Elementary School to the northwest and the Edgewood Treatment facility to the south of the property. The wetland is recognized as an Environmentally Sensitive Area (ESA) within the City's Official Community Plan (OCP); however, no portion of the subject area is included within the required 15m aquatic buffer area or the designated ESA area.

Official Community Plan (OCP)

The subject property is designated as Light Industrial within the Official Community Plan (OCP). The Light Industrial designation permits uses including, but not limited to, processing, manufacturing, assembly operations, storage, warehousing, distribution, equipment sales and repairs, printing and reproduction, construction, wholesale, transportation, communications related businesses, and auto parts retailers which:

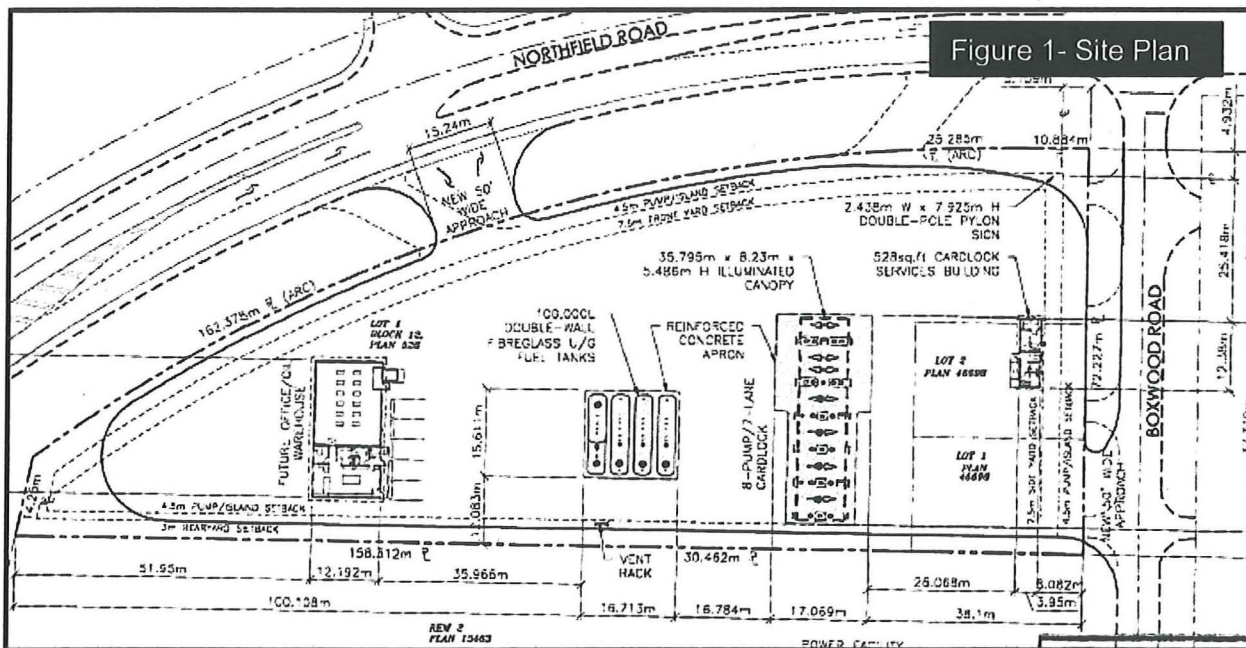
- generate limited shopping or retail traffic;
- require large enclosed display and storage areas;
- have a public retail sale area for products manufactured or assembled on site;
- are not a shopping destination or primary retail use;
- are not compatible with residential uses;
- do not require large customer parking lots and areas; and
- do not include use of hazardous materials or hazardous waste generation or storage.

The proposed cardlock facility can be considered an industrial scale transportation use and will not generate retail traffic or require a large customer parking lot but does require a large lot and is not easily compatible with residential uses. Staff feels the proposed use is supportable within the Light Industrial designation of the OCP.

DISCUSSION:

Proposed Development

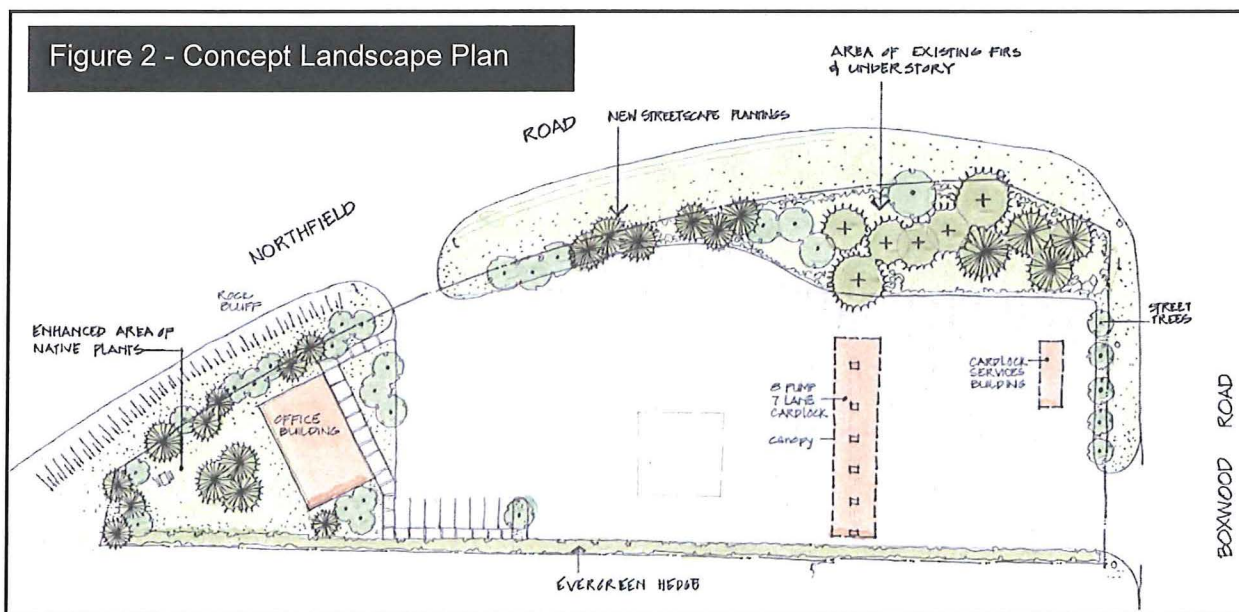
The applicant is proposing to rezone the subject properties from Single Residential Dwelling (R1) to Highway Industrial (I1) and add a fueling installation as a permitted use within the I1 zone. A fueling installation is defined as “a building or land used or intended to be used for the sale of motor fuel and lubricants for use only in industrial equipment or commercial vehicles” within the Zoning Bylaw. The applicant wishes to sell bulk fuel from the subject property. If the rezoning application is approved, a fueling installation will be added as a permitted use for all properties within the I1 zone. The Co-op also wishes to include other industrial uses such as warehousing and an accessory office on the property in the future. A site plan indicating the proposed location of the card lock gas station and the warehouse is shown below as ‘Figure 1- Site Plan’:



The majority of the proposed development will occur on the larger property located at 2161 Boxwood Road. The two smaller lots (2157 and 2155 Boxwood Road) are included in the proposed development in order to allow for safe commercial vehicle access to and from the proposed facility.

The applicants have retained Boulevard Transportation Group to prepare a Traffic Impact Assessment (TIA) for the proposed fueling installation. The TIA assessed traffic impacts of the development, reviewed site access, circulation, and sight distances. The study concluded that the proposed site access location and width is suitable to accommodate the required truck turning movements. The study also noted that the sight distances (stopping and turning) will meet or exceed traffic safety requirements for the site conditions, although brush clearing was recommended along the north frontage to the west of the subject property. In terms of trip generation, the TIA noted that fueling installations generate far fewer trips than a conventional gas station would. The proposed development will not alter the level of service of the adjacent Northfield / Boxwood intersection, in the 2015 or 2025 horizon years

The applicant is aware of the 'gateway' nature of the site, as a major connector between the Parkway and the Island Highway. The card lock use will be screened from Northfield Road through the maintenance of existing trees and further landscaping. The proposed office / warehouse building use will add some level of street presence to this 'gateway' site. The applicant's concept landscape plan is included below, as Figure 2.



Community Contribution

Based on similar rezoning applications, the applicant has offered the City a community contribution package with an estimated value of \$20,000. The contribution amount will be used towards local park improvements for the park at 2235 Fern Road.

Staff supports this proposal and recommends that Council direct Staff to secure the community contribution.

NANAIMO ADVISORY PLANNING COMMITTEE (APC)

At its meeting of 2013-OCT-15, the APC recommended that Council approve the application.

Please note, at a previous meeting of 2013-JUL-16, the APC recommended that Council not approve the application. Concerns raised by the APC included the ability for large commercial trucks to safely access the site, the proximity of the wetland, and the prominence of the property as a 'gateway' into the City from the Northfield / Parkway interchange. On 2013-SEP-16, the APC voted to reconsider the application at the applicant's request. The application then returned to the APC on 2013-OCT-15; after hearing further information to address the issues raised at the earlier APC meeting regarding the application, the APC voted to support the application.

Respectfully submitted,



B. Anderson, MCIP
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



A. Tucker, MCIP
DIRECTOR
PLANNING



T. Seward
ACTING GENERAL MANAGER
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.