

DATE OF MEETING May 2, 2016

AUTHORED BY DAVID STEWART, PLANNER, PLANNING AND DESIGN

SUBJECT **REZONING APPLICATION NO. RA365 – 1515 DUFFERIN CRESCENT AND 69 LORNE PLACE**

OVERVIEW

Purpose of Report

To present Council with a rezoning application to rezone a portion of the lands at 1515 Dufferin Crescent from Parks, Recreation and Culture Two (PRC2) to Hospital Urban Centre (CC5); and a portion of the lands at 69 Lorne Place from CC5 to PRC2 in order to facilitate a land exchange and development of 1515 Dufferin Crescent.

Recommendation

That Council receive the report pertaining to the City of Nanaimo “Zoning Amendment Bylaw 2016 No. 4500.098”.

BACKGROUND

The City has received a rezoning application (RA365) from Canadian Cache Development Corporation (Ms. Donna Hais) to rezone a portion of 69 Lorne Place from Parks, Recreation and Culture Two (PRC2) to Hospital Urban Centre (CC5) and to rezone a portion of 1515 Dufferin Crescent from Hospital Urban Centre (CC5) to Parks, Recreation and Culture Two (PRC2). The purpose of the rezoning application is to facilitate a land exchange in order to construct a parking garage and medical facility.

The applicant also submitted an application for a land exchange requesting to swap a portion of Beaufort Park (69 Lorne Place) with 1515 Dufferin Crescent. The exchange will reconfigure the owner's property facilitating the construction of the proposed development. During its meeting of 2016-MAR-07, Council gave first, second and third reading to the “Beaufort Park Dedication Removal and Disposal Bylaw 2016 No. 7225”. Council also determined that disposal of park land would be subject to an Alternate Approval Process (AAP). The deadline for receiving elector responses to the AAP was 2016-APR-25, and the results of that process are included in a separate staff report on this evenings agenda.

Subject Properties

1515 Dufferin Crescent and 69 Lorne Place

Location:	The subject properties are located south of the Nanaimo Regional General Hospital
Total Lot Size:	1515 Dufferin Crescent: 2,874m ² 69 Lorne Place (Beaufort Park): 39,260m ²
Subject Area Size:	1515 Dufferin Crescent: 82.7m ² 69 Lorne Place: 82.7m ²
Current Zones:	1515 Dufferin Crescent: Hospital Urban Centre (CC5) 69 Lorne Place: Parks, Recreation and Culture Two (PRC2)

Regular Council Agenda
2016-MAY-02

Proposed Zone (area to be rezoned):	1515 Dufferin Crescent: Parks, Recreation and Culture Two (PRC2) 69 Lorne Place: Hospital Urban Centre (CC5)
Official Community Plan Designation:	1515 Dufferin Crescent: Hospital Urban Node 69 Lorne Place: Parks and Open Space

1515 Dufferin Crescent is the site of a recently demolished medical office complex located behind the Beaufort Centre and Beaufort Park (69 Lorne Place). Beaufort Park borders 1515 Dufferin Crescent to the rear. The areas to be rezoned are each 82.7m² in area and are located to the rear of 1515 Dufferin Crescent.

DISCUSSION

Proposed Development

The application is to rezone an 82.7m² portion of the subject property from Parks, Recreation and Culture Two (PRC2) to Hospital Urban Centre (CC5) and from Hospital Urban Centre (CC5) to Parks, Recreation and Culture Two (PRC2) which will facilitate a land exchange, allow for development of a five-storey medical office building and a four-storey 177-space parking garage. The office building and majority of the parking garage will be constructed within the existing boundaries for 1515 Dufferin Crescent. An 82.7m² area of the existing park is required to accommodate the parking garage as the rear lot line is not straight. The rezoning is required to allow this small portion of land to be included in the larger redevelopment of the site.

Staff Review

Official Community Plan

The Official Community Plan (OCP) designates 1515 Dufferin Crescent as ‘Hospital Urban Node’. The Hospital Urban Node provides for “city-wide and regional centre for health services, seniors housing, professional offices, and higher density residential”. The OCP recognizes “parking and traffic issues in the Hospital Urban Node”, however, it encourages new development or redevelopment of lands within the Hospital Urban Node to contain measures to minimize traffic impact on neighbourhoods and local roads.

In addition to accommodating parking for the medical office onsite, the proposed parking garage will provide additional parking for surrounding offices and other commercial uses. The addition of a four-storey parking garage will help address the high level of parking demand in the neighbourhood and reduce the need for on-street parking. Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.

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. Given the area to be rezoned for development is 87.2m² and equal in size to the park area acquired, a community contribution was not requested. In addition to dedicating an equal portion of the property back as new park area, the applicant/owner will construct the undeveloped park access between 1515 Dufferin Crescent and 1275 Dufferin Crescent. Paving of the path, lighting, and improvements to the landscaping will be constructed by the owner.

SUMMARY POINTS

- The application is to rezone an 87.2m² portion of each of the subject properties.
- The rezoning is required in order to facilitate a land exchange and construct a parking garage.
- The proposed development meets the policy objectives of the OCP.

ATTACHMENTS

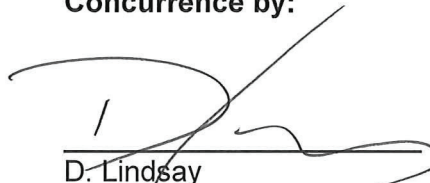
ATTACHMENT A: Location Plan
ATTACHMENT B: Park Land Exchange Area
ATTACHMENT C: Aerial Photo
ATTACHMENT D: Site Plan
ATTACHMENT E: Elevations
ATTACHMENT F: Building Section
ATTACHMENT G: Applicant's Letter of Rationale
ATTACHMENT H: "Zoning Amendment Bylaw 2016 No. 4500.098"

Submitted by:



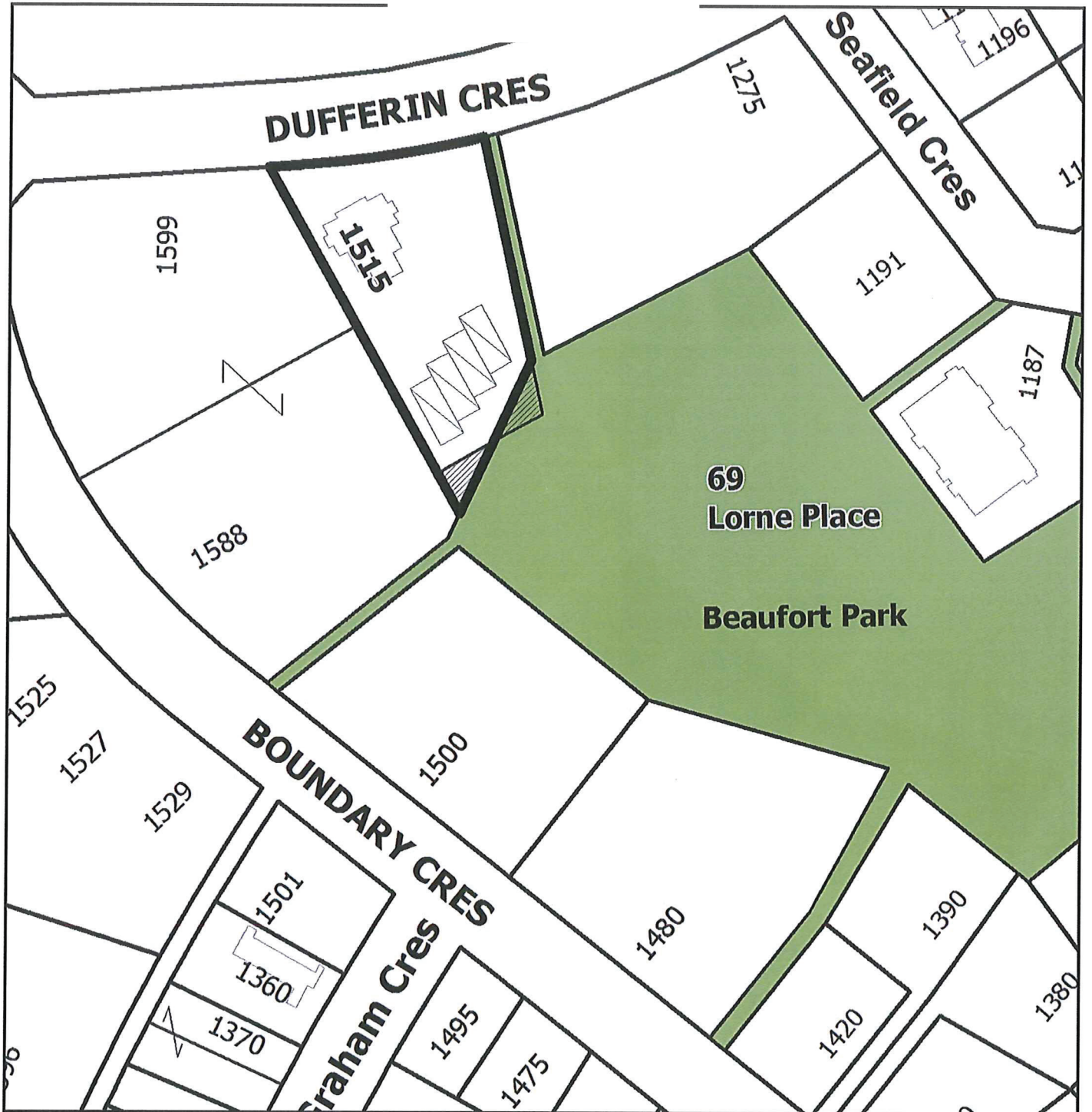
B. Anderson
Manager, Planning and Design

Concurrence by:



D. Lindsay
Director, Community Development

ATTACHMENT A






REZONING APPLICATION NO. RA000365

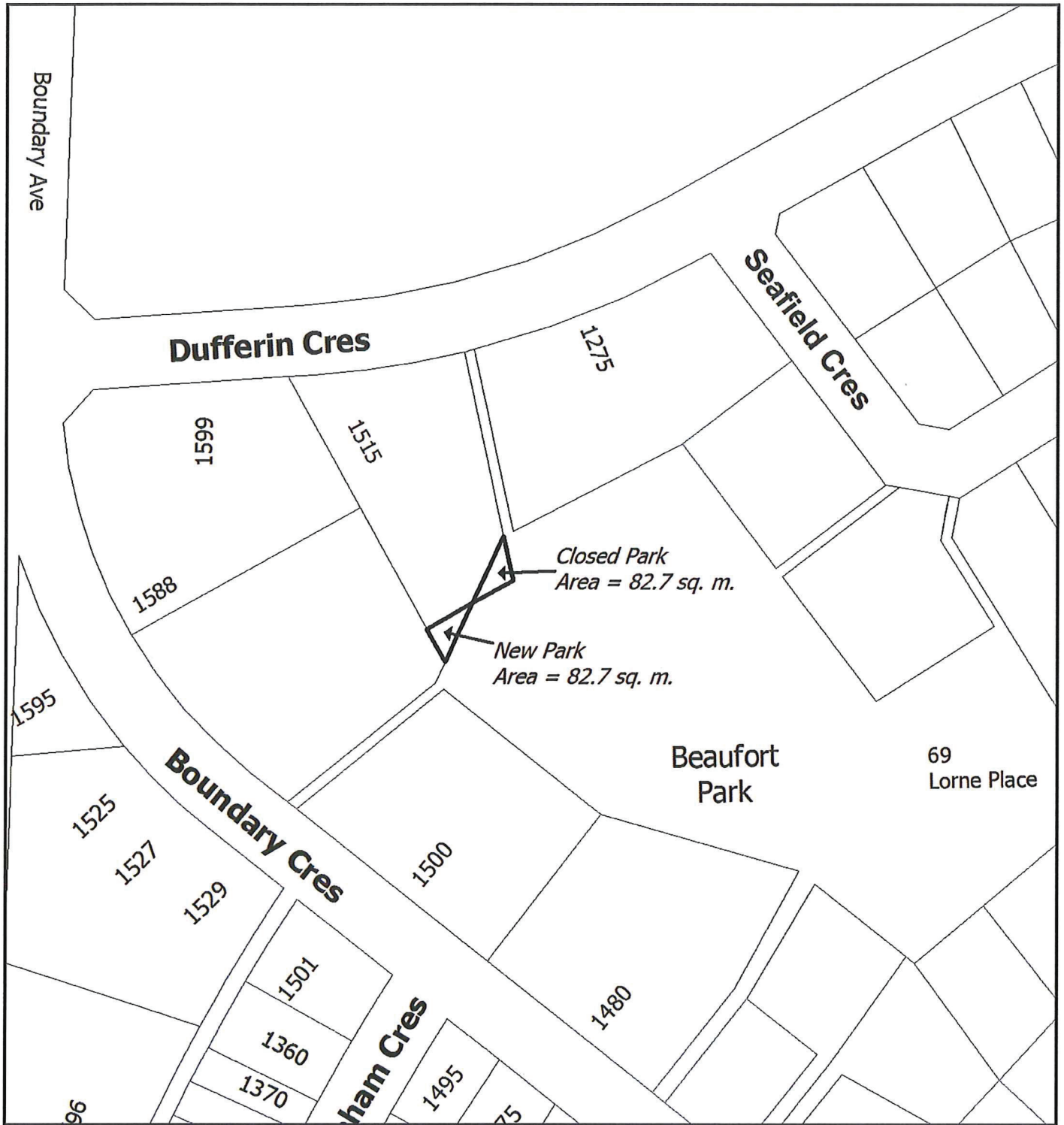
LOCATION PLAN

Civic: 1515 Dufferin Crescent and
69 Lorne Place



-  Subject Properties
-  Portions to be Rezoned
-  Parks & Open Spaces

ATTACHMENT B

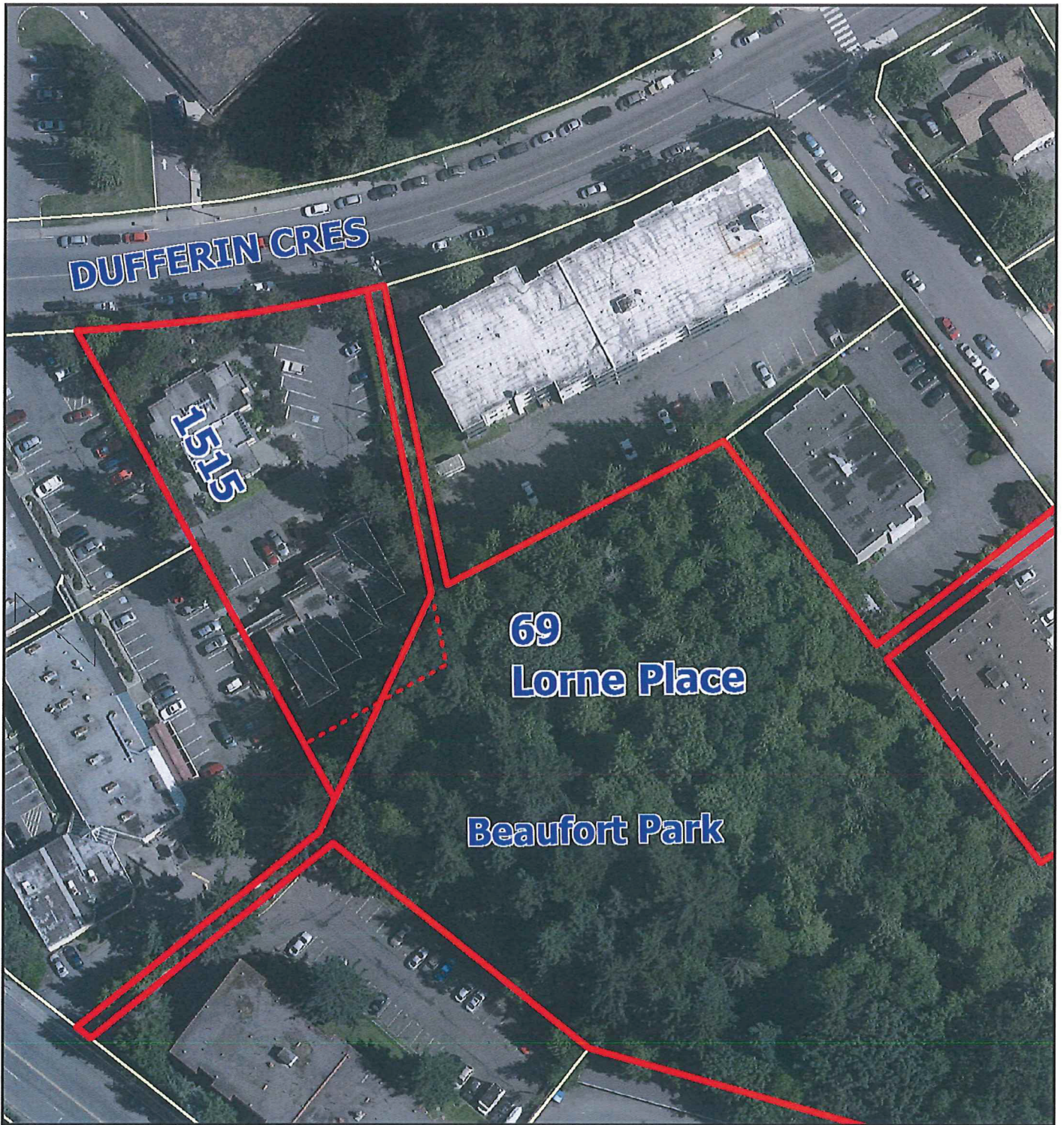


LOCATION PLAN

Civic: 1515 Dufferin Crescent
and 69 Lorne Place

Park Land Exchange

ATTACHMENT C



REZONING APPLICATION NO. RA000365



ATTACHMENT D

NOTE: Consider to each and every detail in this set and be held liable for any error or omission.
Do not copy this drawing.

All drawings, specifications and related documents, including but not limited to, shall be held together for reference. All drawings shall be held together for reference. All drawings shall be held together for reference. All drawings shall be held together for reference.

Client: OCA Architecture Inc.
Project: COVER SITE DATA

Legend:

- 1. AREA PER 100 SF OF FLOOR AREA
- 2. AREA PER 200 SF OF FLOOR AREA
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- 14. AREA PER 1400 SF OF FLOOR AREA
- 15. AREA PER 1500 SF OF FLOOR AREA
- 16. AREA PER 1600 SF OF FLOOR AREA
- 17. AREA PER 1700 SF OF FLOOR AREA
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- 20. AREA PER 2000 SF OF FLOOR AREA

No.	Description	Date
1	COVER SITE DATA	11/19/19
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SITE DATA:

OWNER: OCA ARCHITECTURE INC.
1115 BAYVIEW BLVD
SUITE 200
SCARBOROUGH, ONTARIO M1B 3W1

DATE: 11/19/19

PROJECT: COVER SITE DATA

ADDRESS: 1115 BAYVIEW BLVD, SUITE 200, SCARBOROUGH, ONTARIO M1B 3W1

ADJACENT PROPERTIES:

- 1113 BAYVIEW BLVD, SUITE 200, SCARBOROUGH, ONTARIO M1B 3W1
- 1117 BAYVIEW BLVD, SUITE 200, SCARBOROUGH, ONTARIO M1B 3W1

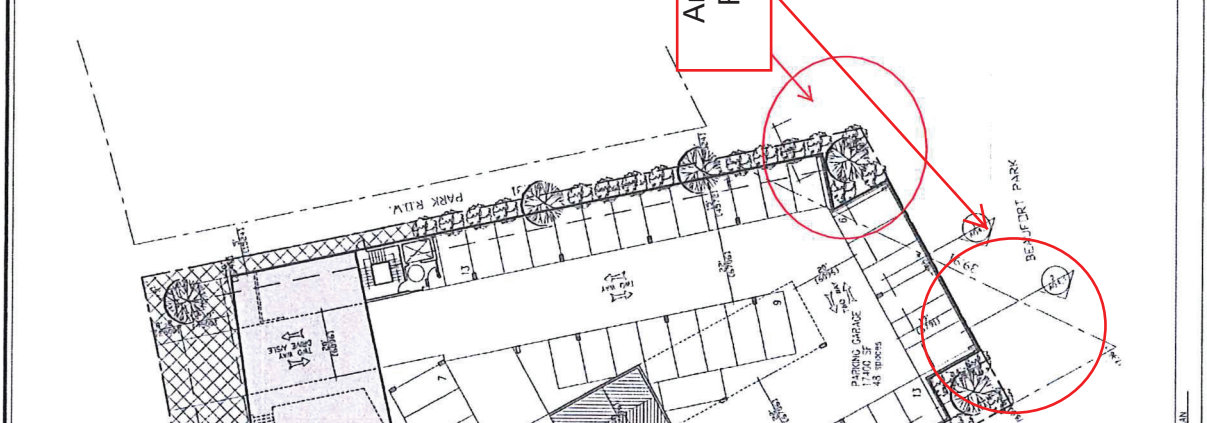
ADJACENT STREET: BAYVIEW BLVD

ADJACENT PARK: BAYVIEW PARK

ADJACENT WATERWAY: PARK RIVER

ADJACENT TRANSIT: BAYVIEW STATION

ADJACENT HIGHWAY: HIGHWAY 7



LEGEND:

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- 12. AREA PER 1200 SF OF FLOOR AREA
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- 15. AREA PER 1500 SF OF FLOOR AREA
- 16. AREA PER 1600 SF OF FLOOR AREA
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20. AREA PER 2000 SF OF FLOOR AREA

COVER SITE DATA

ISSUED DUFFERIN CRESCENT

O.C.A. Architecture Inc.
1115 BAYVIEW BLVD, SUITE 200
SCARBOROUGH, ONTARIO M1B 3W1
TEL: (416) 291-8812

Project: COVER SITE DATA

Legend:

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ATTACHMENT E

Note:
 Changes to plans and details of elevations in this set
 shall be indicated by a revision number and date.
 Do not alter the drawing.
 All dimensions are in feet and inches unless otherwise
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 unless otherwise indicated. All dimensions are to the
 centerline of the work unless otherwise indicated. All
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 otherwise indicated. All dimensions are to the
 centerline of the work unless otherwise indicated.

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Floor	Level	Height
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2	2nd Floor	13962
3	3rd Floor	13962
4	4th Floor	13962
5	5th Floor	13962

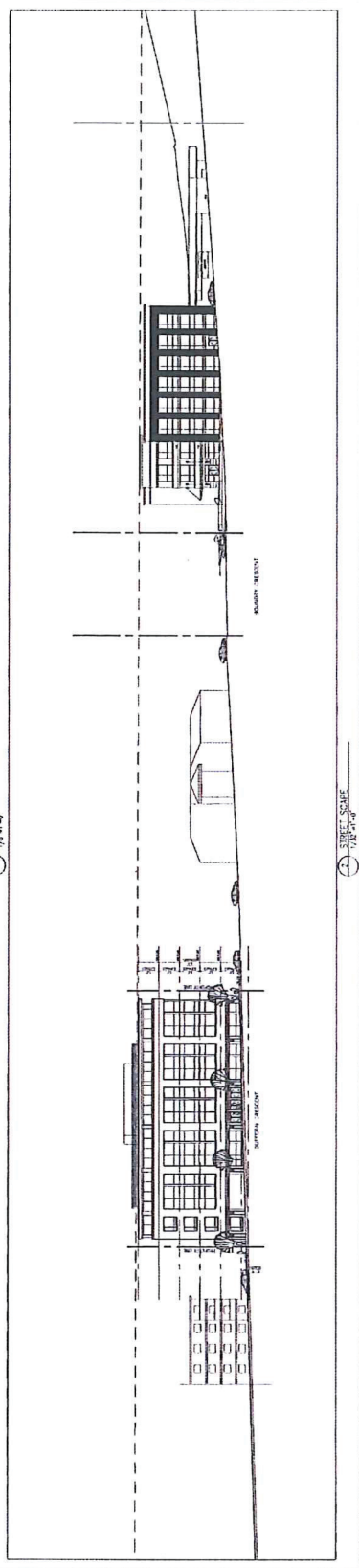
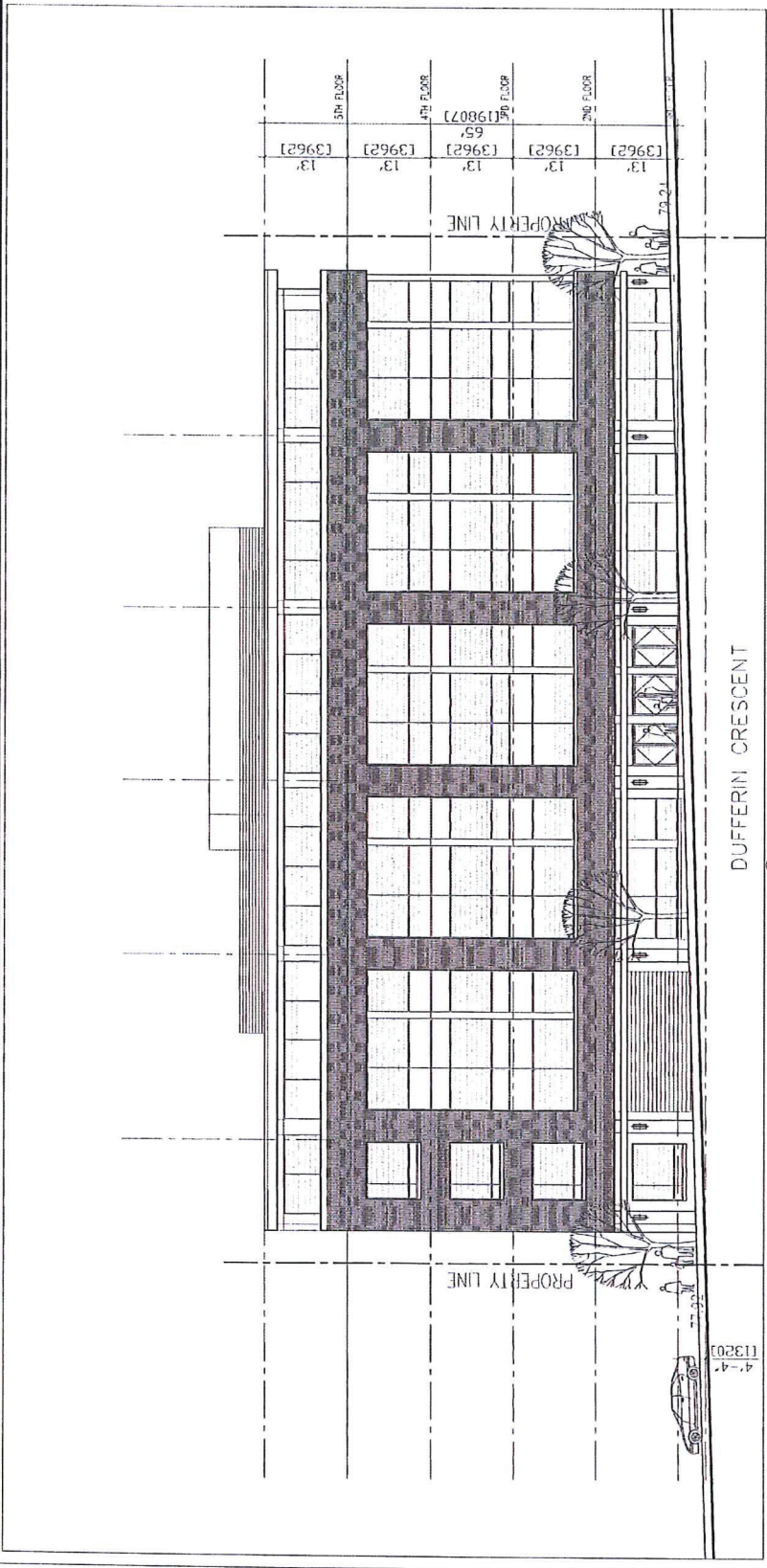
ELEVATIONS

Project: 815/57 DUFFERIN CRESCENT
 WINDOR, IL

O.C.A. Architecture Inc.
 22-0203 WINDOR STREET
 WINDOR, IL 60190
 Tel: (815) 426-7910

Discipline	Discipline
Structure - STEEL	Structure - STEEL
Mechanical - MECH	Mechanical - MECH
Electrical - ELEC	Electrical - ELEC
Sanitary - SANIT	Sanitary - SANIT
Landscaping - LAND	Landscaping - LAND

Sheet No. - A03.1
 Project No. - 1000012001
 Date - 10/01/2011



Note
 Contractor to check and verify all dimensions on site and
 provide any necessary adjustments to the drawings.
 Do not scale the drawings.
 The drawings are for informational purposes only and
 are not to be used for construction. The drawings are
 the property of OCA Architecture Inc. and shall not be
 reproduced or transmitted in any form or by any means
 electronic, mechanical, photocopying, recording, or by any
 information storage and retrieval system, without the prior
 written permission of OCA Architecture Inc.
 OCA Architecture Inc. is not responsible for any
 consequences arising from the use of these drawings.

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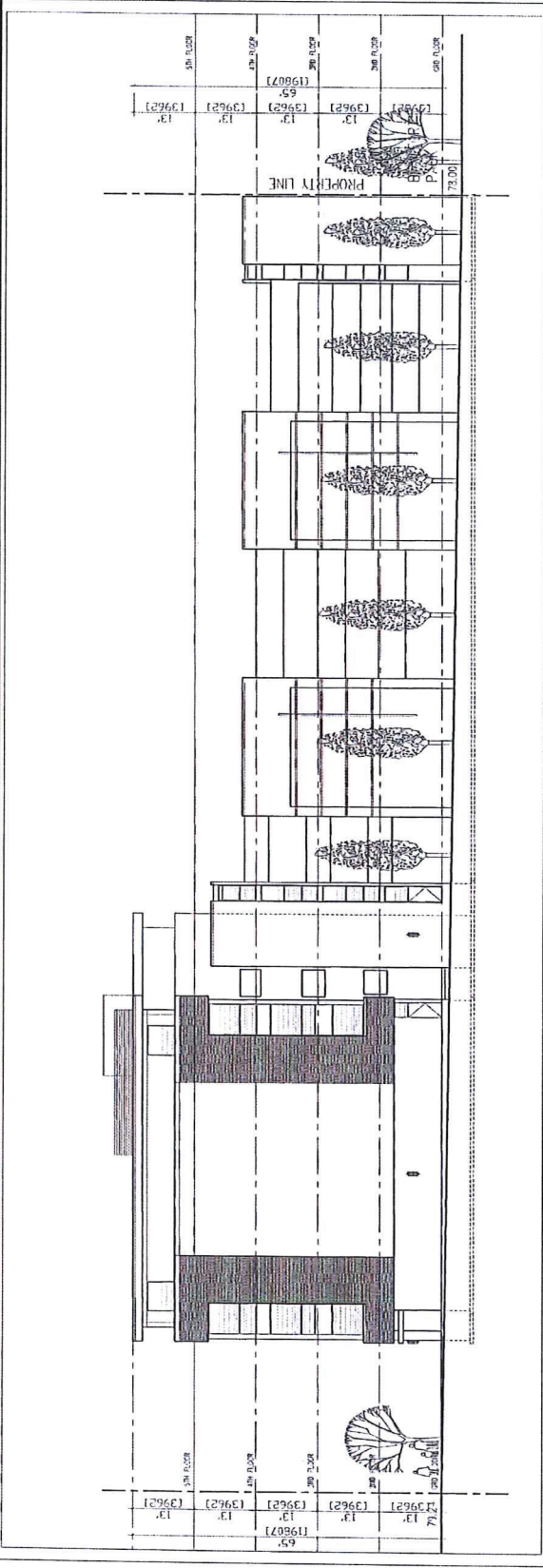
ELEVATIONS
 Primary View

OCA Architecture Inc.
 2500 W. WINDY HILL STREET
 WINDY HILL, GA 30093-1000
 TEL: (770) 486-1100

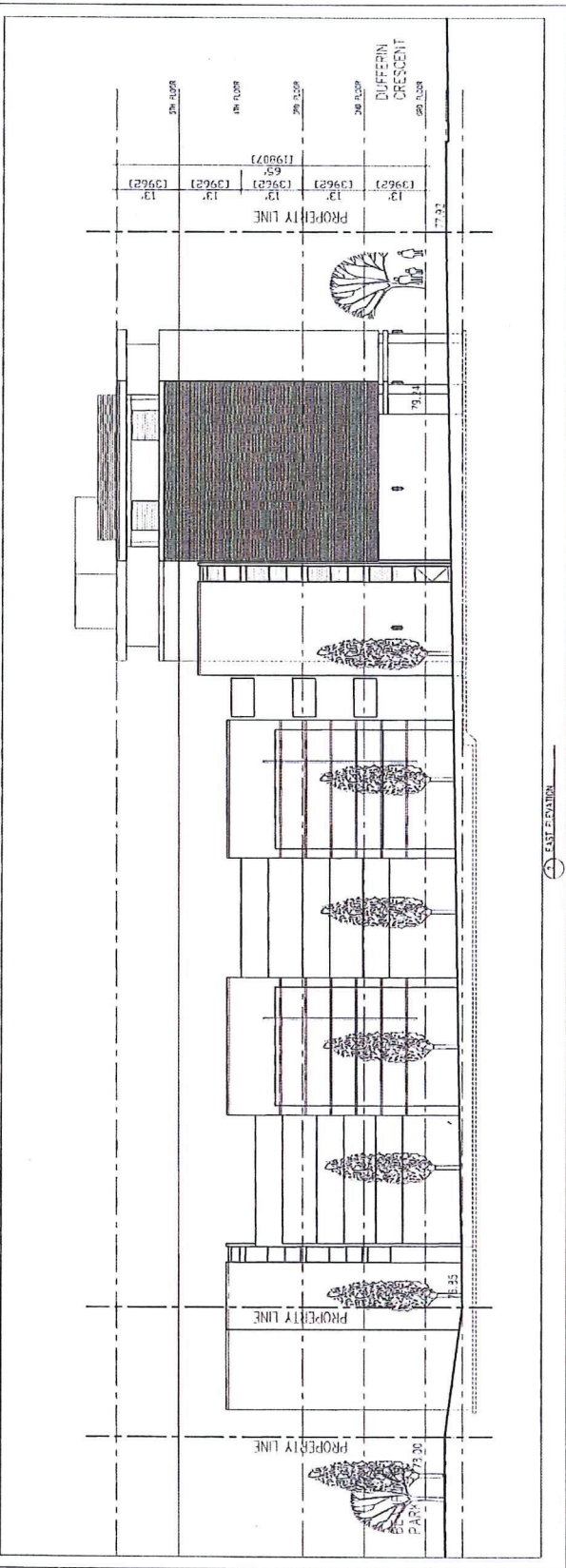
Project: **656157 DUFFERIN CRESCENT**
 WINDY HILL, GA

Architect: OCA
 Designer: MCH
 Draftsman: CLCC
 Landscaper: LAND

Scale: 1/8" = 1'-0" (Not to Scale)
 Drawn by: [Signature]
 Checked by: [Signature]
 Date: 03/20/2018



WEST ELEVATION



EAST ELEVATION

ATTACHMENT F

Note: Contractor to check and verify all dimensions in this set prior to construction. All dimensions are shown in feet and inches unless otherwise noted. All dimensions are shown in feet and inches unless otherwise noted. All dimensions are shown in feet and inches unless otherwise noted.

GENERAL NOTES:
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
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PROJECT:
 551517 CAFFERIN CRESCENT
 INMAN, SC

DATE: 10/14/13

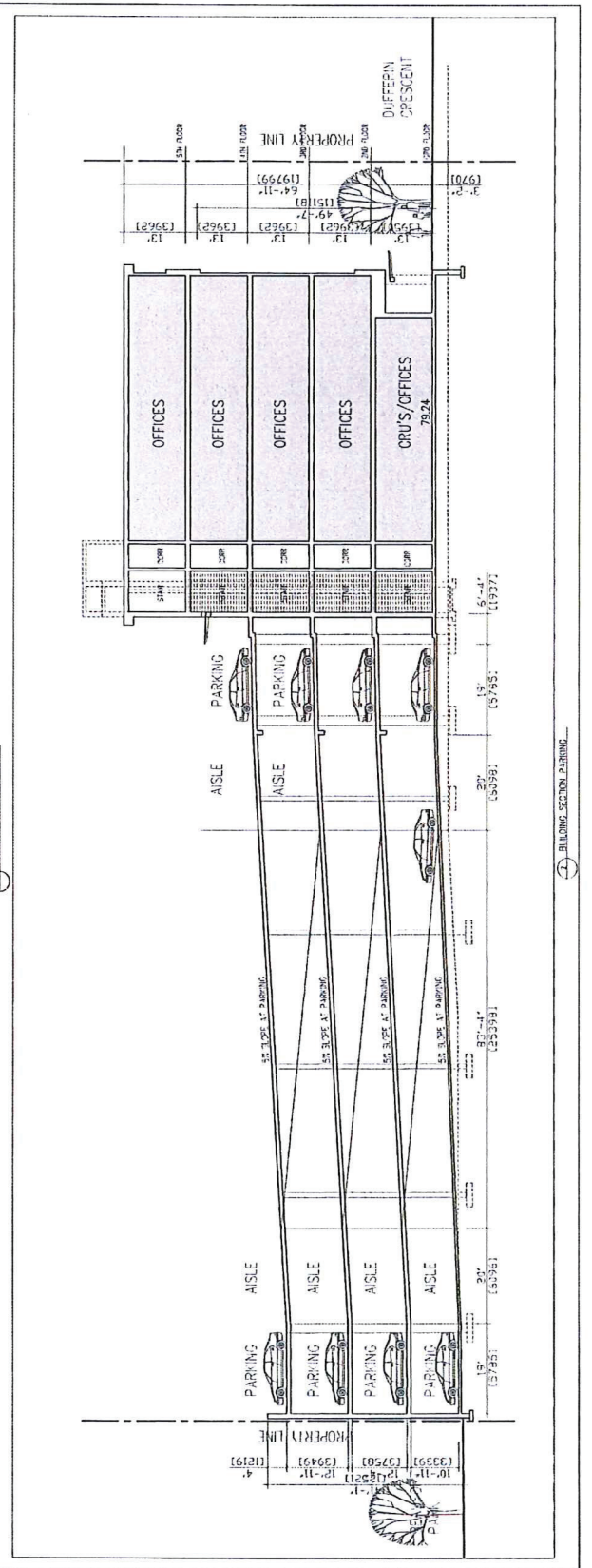
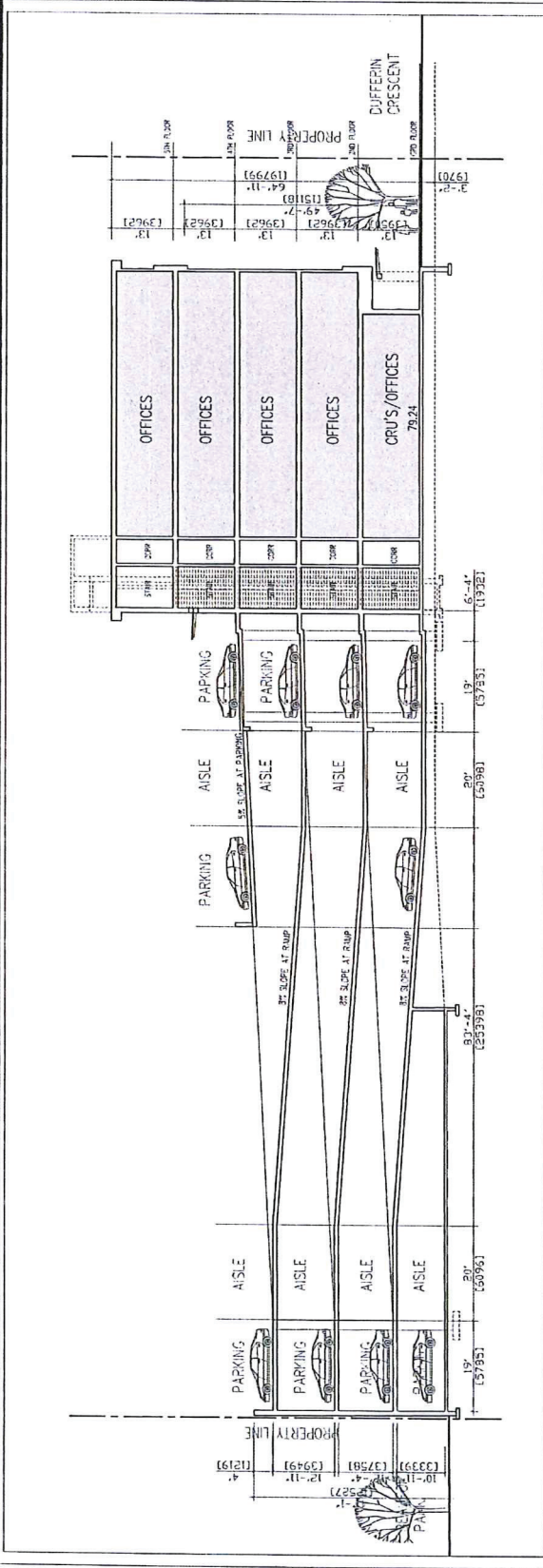
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PROJECT NO.: 1000000000

DATE: 10/14/13

PROJECT NO.: 1000000000

DATE: 10/14/13



ATTACHMENT G

CANADIAN CACHE DEVELOPMENT CORPORATION

6040 Hammond Bay Road
Nanaimo, B.C. V9T 5M4
Telephone: (250) 756-9479

To: City of Nanaimo
Attention: Mr. Dave Stewart
Date: March 17, 2016

Rezoning Rationale: 1515 Dufferin Crescent

This rezoning rationale is in support of our application to rezone a small portion of parkland that is the subject of a land exchange at 1515 Dufferin Crescent and Beaufort Park.

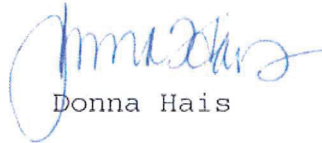
The application is to rezone a small portion of land (89.7 sq m) which is part of a land exchange at the rear of the property to CC5, thus making this piece consistent zoning with the rest of the parcel. Currently 1515 Dufferin Crescent is zoned CC5 and we wish to retain that zoning.

The request to rezone this parcel is to allow it to become part of the larger development at this site. The purpose of the land exchange was to square up the property to allow for the development of a medical building and adjacent parkade structure.

The community contribution component of this project is the development of a new trail connection to Beaufort Park and the construction of the parkade itself. The Hospital area is in desperate need of additional parking and this development proposes some solutions to that problem.

Thank you for your consideration. Please feel free to contact us for any further information or clarification.

Sincerely,



Donna Hais

CITY OF NANAIMO

BYLAW NO. 4500.098

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 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 2016 NO. 4500.098".
- 2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning a portion of the lands legally described as STRATA LOT 1 OF LOT 97-G, NEWCASTLE RESERVE, OF SECTION 1, NANAIMO DISTRICT, STRATA PLAN 145, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1. (1515 Dufferin Crescent) from Hospital Urban Centre (CC5) to Parks, Recreation and Culture Two (PRC2) and rezoning a portion of the lands legally described as PARCEL BETWEEN DUFFERIN AND BOUNDARY CRESCENT, SECTION 1, NANAIMO DISTRICT, PLAN 18612 AND 18936, PARK (69 Lorne Place) from Parks, Recreation and Culture Two (PRC2) to Hospital Urban Centre (CC5) as shown on Schedule A.

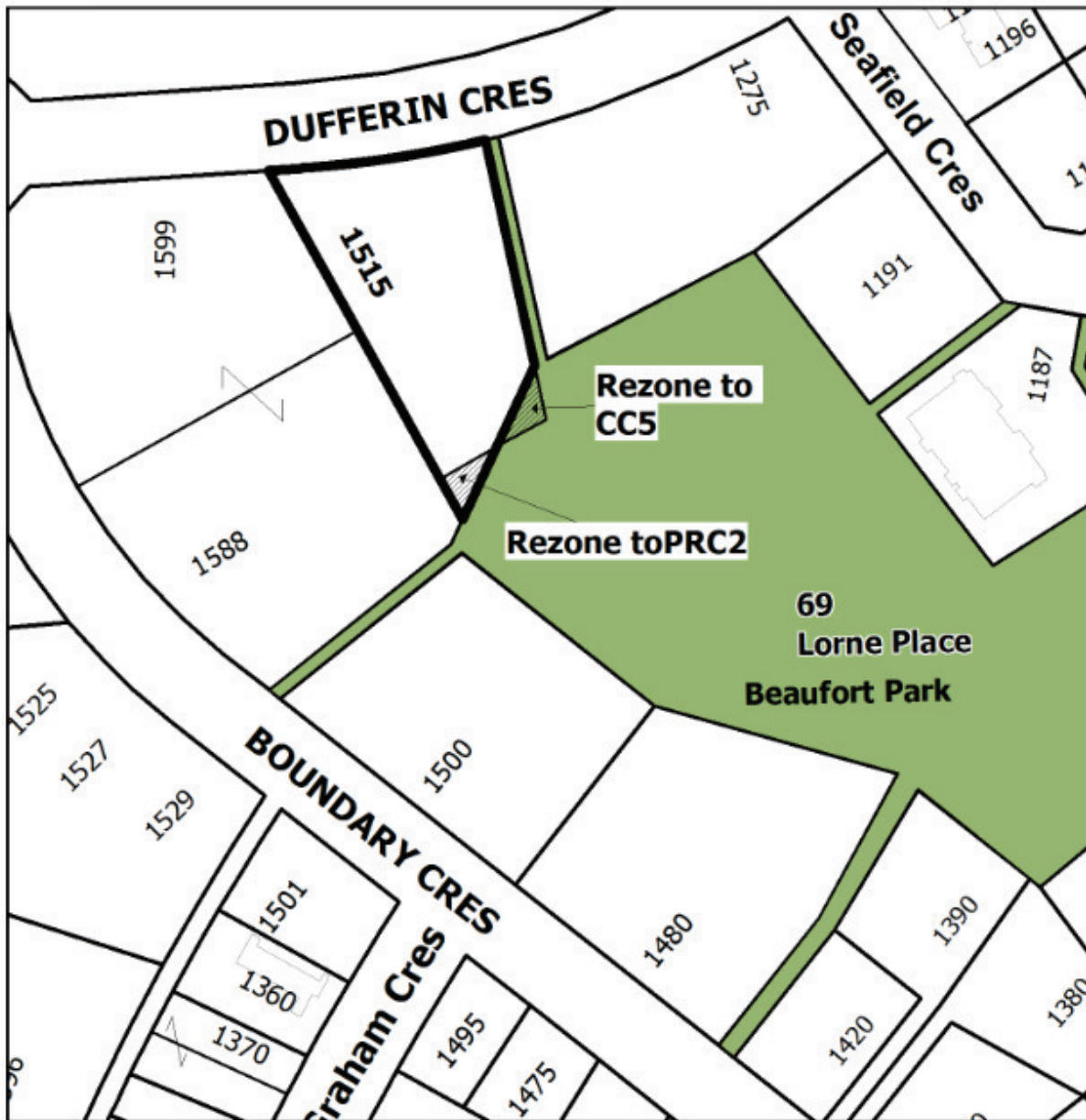
PASSED FIRST READING _____
 PASSED SECOND READING _____
 PUBLIC HEARING HELD _____
 PASSED THIRD READING _____
 ADOPTED _____

MAYOR

CORPORATE OFFICER

File: RA000365
Address: 1515 Dufferin Crescent/ 69 Lorne Place

Schedule A






REZONING APPLICATION NO. RA000365

LOCATION PLAN

Civic: 1515 Dufferin Crescent and
69 Lorne Place



-  Subject Properties
-  Portions to be Rezoned
-  Parks & Open Spaces