

DATE OF MEETING August 26, 2019

AUTHORED BY DAVE STEWART, PLANNER, CURRENT PLANNER

SUBJECT REZONING APPLICATION NO. RA372 – 2379 BROWNS LANE

## OVERVIEW

### **Purpose of Report**

To present Council with an application to rezone the subject property at 2379 Browns Lane from Single Dwelling Residential (R1) to Residential Corridor (COR1) in order to permit a 27-unit multiple-family development.

### **Recommendation**

That:

1. “Zoning Amendment Bylaw 2019 No. 4500.157” (To rezone 2379 Browns Lane from Single Dwelling Residential [R1] to Residential Corridor [COR1]) pass first reading;
2. “Zoning Amendment Bylaw 2019 No. 4500.157” pass second reading; and,
3. Council direct Staff to secure the road dedication, community amenity contribution, and reciprocal access agreement prior to the adoption of the bylaw, should Council support the bylaw at third reading.

## BACKGROUND

A rezoning application, RA372, was received from GreenPlan, on behalf of Roland Brown. The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) in order to permit a 27-unit multiple-family residential development in three separate buildings.

### **Subject Property and Site Context**

|  |  |
|--|--|
| <i>Location</i>                                  | The subject property is located near the intersection of Labieux Road and Bowen Road, adjacent to Browns Lane. |
| <i>Total Lot Area</i>                            | 4,013m <sup>2</sup>  |
| <i>Current Zone</i>                              | R1- Single Dwelling Residential  |
| <i>Proposed Zone</i>                             | COR1- Residential Corridor   |
| <i>Official Community Plan Designation (OCP)</i> | Corridor   |
| <i>Neighbourhood Plan Designation</i>            | N/A  |

The subject property is accessed from Labieux Road via Browns Lane. A small portion of the property also borders Brackenwood Place to the southwest.

Beban Park is located less than 100m east of the property. The Bowen Road Gas Bar (Mid-Island Co-op) and commercial plaza is located to the north, across Labieux Road. All other surrounding uses are predominately residential, including a recently constructed townhouse development at 3 Leam Road on the opposite side of Browns Lane, and single and duplex lots on Brackenwood Place.

## **DISCUSSION**

### **Proposed Development**

The applicant proposes to rezone the subject property to allow the development of three, 3-storey multiple-family residential buildings, with a total of 27 units, and onsite amenities, including a common greenspace and children's play area.

The proposed Floor Area Ratio (FAR) of 0.51 is comparable to lower-density forms of development than a condominium or apartment form of housing would typically require.

All units will be accessed from the section of Browns Lane to the north, close to where the lane intersects with Labieux Road. The section of lane adjacent to the east lot line will remain as pedestrian/cycling path only. Access to the property from Brackenwood Place will be limited to emergency vehicles only. The applicant has proposed to provide shared access through the subject property to properties to the west to help facilitate future development.

### **Official Community Plan**

The Official Community Plan (OCP) designates the subject property as "Corridor". The Corridor land-use designation encourages higher-intensity land uses, such as medium- to higher-density residential. It also encourages developments with a pedestrian-oriented form that address the transition between Corridors and Neighbourhoods through design elements sensitive to Neighbourhood scale. The proposed 3-storey housing form offers a transitional scale from the larger building height permitted within the Corridor designation to the low-density neighbourhood to the west.

Specifically, the Corridor designation sets a residential density target of 50 to 150 units per hectare, in a 2- to 6-storey building form. The proposed development would achieve a residential density of 67 units per hectare. Staff is of the opinion that the proposed development complies with the intent of the OCP.

### **Transportation Master Plan**

The subject property is located within the 600m buffer area of the Country Club Mobility Hub within the Transportation Master Plan. The master plan notes "due to its central location within the city, and access to transit, residents of Country Club already tend to drive less than in other parts of the city". The subject property is located approximately 35m from the nearest bus stop on Bowen Road. Bowen Road is well serviced by a number of transit routes, including the #40 - VIU Express, which provides a high-frequency connection between Woodgrove Centre, Vancouver Island University, and Downtown Nanaimo.

As part of the required works and services for the development application, Browns Lane will be improved as a pedestrian and cycling route, providing a north/south pedestrian connection between Labieux Road and Rosstown Road.

### **Community Consultation**

The subject property is located within the area of the Wellington Community Association and was referred to the group for comment. A letter from the community association was received in support of increased residential density on the site. The community association also noted that the COR1 zone permits office use, but the preference of the neighbourhood would be for exclusively residential use. No office use is proposed as part of this development.

### **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. The applicant proposes a monetary contribution of \$27,000 to be directed towards a pedestrian connection and park improvements to the park at 2350 Brackenwood Place.

Staff support the proposed Community Contribution.

### **Conditions of Rezoning**

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2019 No. 4500.157”, Staff recommend the following items be secured prior to final adoption of the bylaw:

**1. Road Dedication**

Road dedication is required along the Browns Lane frontage to the north in order to accommodate future Browns Lane road alignment and multi-use trail with a minimum combined width of 10.15m, to be determined through detailed design review.

**2. Community Contribution**

A monetary contribution of \$27,000 is to be directed towards a pedestrian connection and improvements within the existing park at 2350 Brackenwood Place.

**3. Reciprocal Access Agreement**

A reciprocal access agreement is to be secured on the subject property to provide future access to 2333 and 2343 Labieux Road to the west.

### **SUMMARY POINTS**

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) to permit a 27-unit multiple-family development.
- The proposed development is within the density target of the OCP and complies with the intent of the Corridor designation.
- A \$27,000 community contribution is proposed to be directed towards a pedestrian connection and park improvements to park within 2350 Brackenwood Place.

## **ATTACHMENTS**

ATTACHMENT A: Location Plan  
ATTACHMENT B: Conceptual Site Plans  
ATTACHMENT C: Conceptual Building Renderings  
ATTACHMENT D: Aerial Photo  
“Zoning Amendment Bylaw 2019 No. 4500.157”

### **Submitted by:**

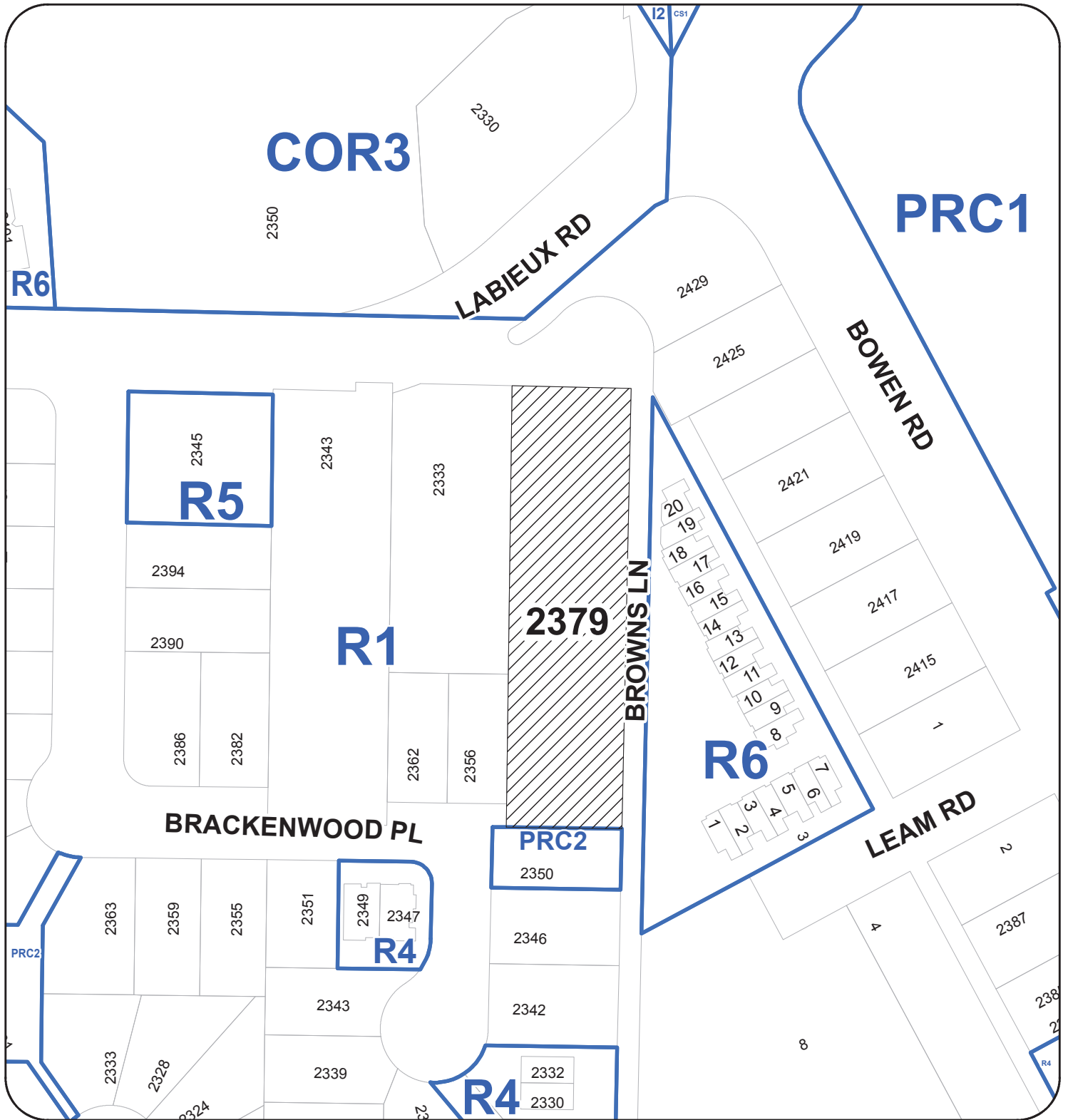
Lainya Rowett  
Manager, Current Planning

### **Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services

ATTACHMENT A  
LOCATION PLAN



REZONING APPLICATION NO. RA000372

LOCATION PLAN

CIVIC: 2379 BROWNS LANE  
LEGAL: LOT 3, SECTION 19, RANGE 6  
MOUNTAIN DISTRICT, PLAN 6733



SUBJECT PROPERTY

# ATTACHMENT B CONCEPTUAL SITE PLANS

1655 Cedar Road  
Nanaimo, BC  
(250) 722-3456  
www.greenplan.ca  
info@greenplan.ca

**Project**  
1530-BROWNS LANE

**Sheet Title**  
BUILDING SITING PLAN

**Date**  
OCT 17, 2018

**Drawing #**  
1530-C-1017-33

**Scale**  
AS PER BAR SCALES



**Site Development Data**

Site Area - 0.99 ACRE (4010.6 M<sup>2</sup>)  
 Site Coverage - 17.86%  
 Gross Floor Area - 2027 M<sup>2</sup>  
 Floor Area Ratio - .51  
 DU/floor = 3    3 floors/bldg    3 bldgs = 27 suites  
 Average suite size - 720 sq ft.  
 24 - 2 bedroom suites & 3 - 1 bedroom suites  
 Parking per Area 2 - 24 - 2bdr x 1.62 = 38.9 +  
 3 - 1bdr x 1.26 = 3.8 = 42.7  
 Proposed prkg - 21 large & small cars each  
 + 1 smart car/ motorcycle space  
 + 3 Loading zone spaces + 46  
 Building Heights - 14m



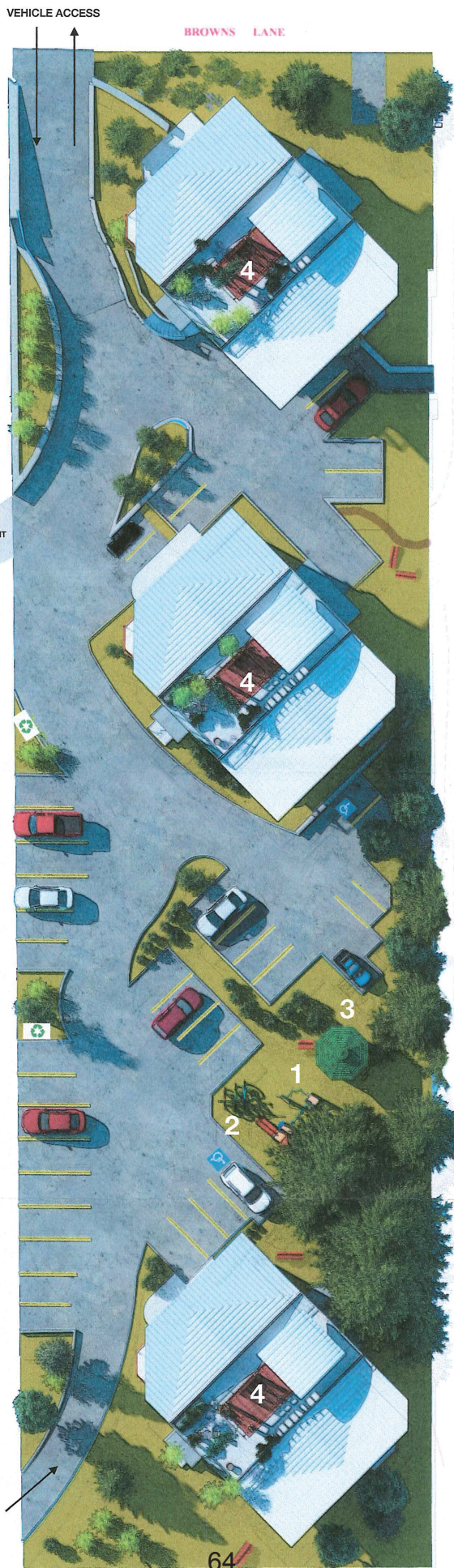
COMMONS GREEN SPACE



ROOFTOP GARDENS

Note: This site plan has been prepared based on survey documentation provided by T.G. Hoyt, BCLS, - May 24, 2016.

EMERGENCY VEHICLE ACCESS



PLAYGROUND



BICYCLE STATIONS

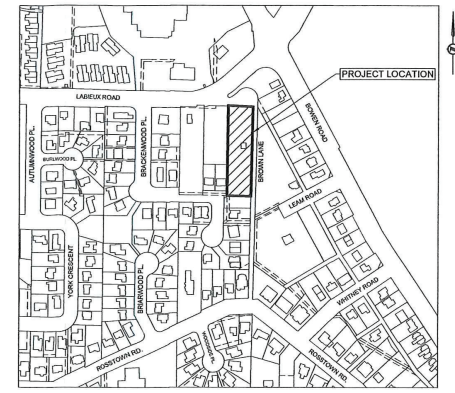
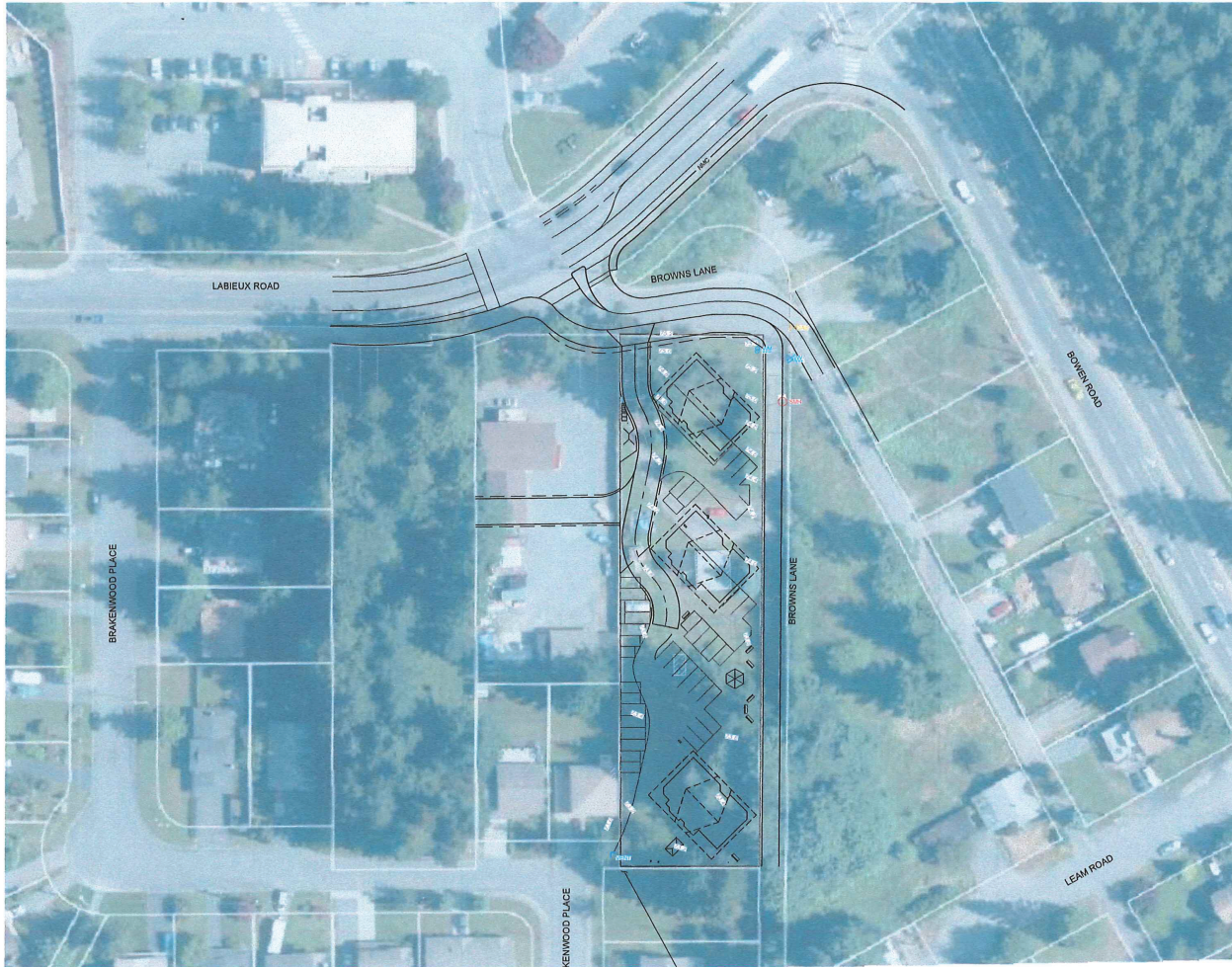
TOWNHOMES

TOWNHOME OPEN SPACE

TOWNHOMES

Schedule 2a

RECEIVED  
RA 372  
2019-MAR-01  
Current Planning



NOTES:  
 AIR PHOTOGRAPH FROM CITY MAP.  
 SITE SURVEY FROM TG HEIGHT BC LAND SURVEY. THIS SURVEY MATCHES REASONABLY WELL WITH THE AIR PHOTOGRAPH.  
 THERE IS A DROP OF ABOUT 2 METRES BETWEEN THE EXISTING LANE AND THE BUILDING AT 2333 LABIEUX ROAD.

**RECEIVED**  
**RA372**  
 2019-MAR-01  
 Current Planning



| LEGAL DESCRIPTION | LOT 3, SECTION 19, RANGE 6, MOUNTAIN DISTRICT, PLAN 6733 |  |
|-------------------|--|--|
| PROJECT DATUM     | ELEVATIONS ARE GEODETIC AND TO NAD83                     |  |

| NO. | REVISION DESCRIPTION              | YYYYMMDD | CHECK | APPR. | DRWN |
|-----|-----------------------------------|----------|-------|-------|------|
| 3   | REVISED PER COI COMMENTS          | 20181108 |       |       |      |
| 2   | ISSUED FOR CITY OF NANAIMO REVIEW | 20180718 |       |       |      |
| 1   | ISSUED FOR ADEPT / CLIENT REVIEW  | 20180718 |       |       |      |

| LEGEND             |                 |
|--------------------|-----------------|
| LAMP STANDARD      | CLEANOUT        |
| POLE (Hydro, Tel.) | CATCH-BASIN     |
| U/G WIRING         | MANHOLE         |
| GAS                | SERVICE RISER   |
| WATER              | MOUNTABLE CURB  |
| SEWER              | NON-MOUNT. CURB |
| EDGE ASPHALT       | EDGE ASPHALT    |
|                    | AR VALVE        |
|                    | DITCH           |
|                    | METER           |
|                    | FRESH VALVE     |
|                    | REDUCER         |
|                    | HYDRANT         |
|                    | AR VALVE        |

**JEA** J E ANDERSON & ASSOCIATES  
 SURVEYORS - ENGINEERS  
 VICTORIA NANAIMO PARKSVILLE CAMPBELL RIVER  
 PHONE: 250-758-4631 E-MAIL: nanaimo@jeanderson.com

|                               |  |
|-------------------------------|--|
| JURISDICTION: CITY OF NANAIMO | CLIENT: GREENPLAN  |
| SCALE: 1:500 HORIZ.           | PROJECT: MULTI FAMILY DEVELOPMENT<br>2379 BROWNS LANE<br>SITE PLAN, KEY PLAN AND NOTES |
| DESIGN: JB                    |  |
| DRAWN: SF                     |  |
| CITY GRADING No:              | 89265 RD SK1   |
|                               | SHEET 1 OF 2   |

ATTACHMENT C  
CONCEPTUAL BUILDING RENDERINGS

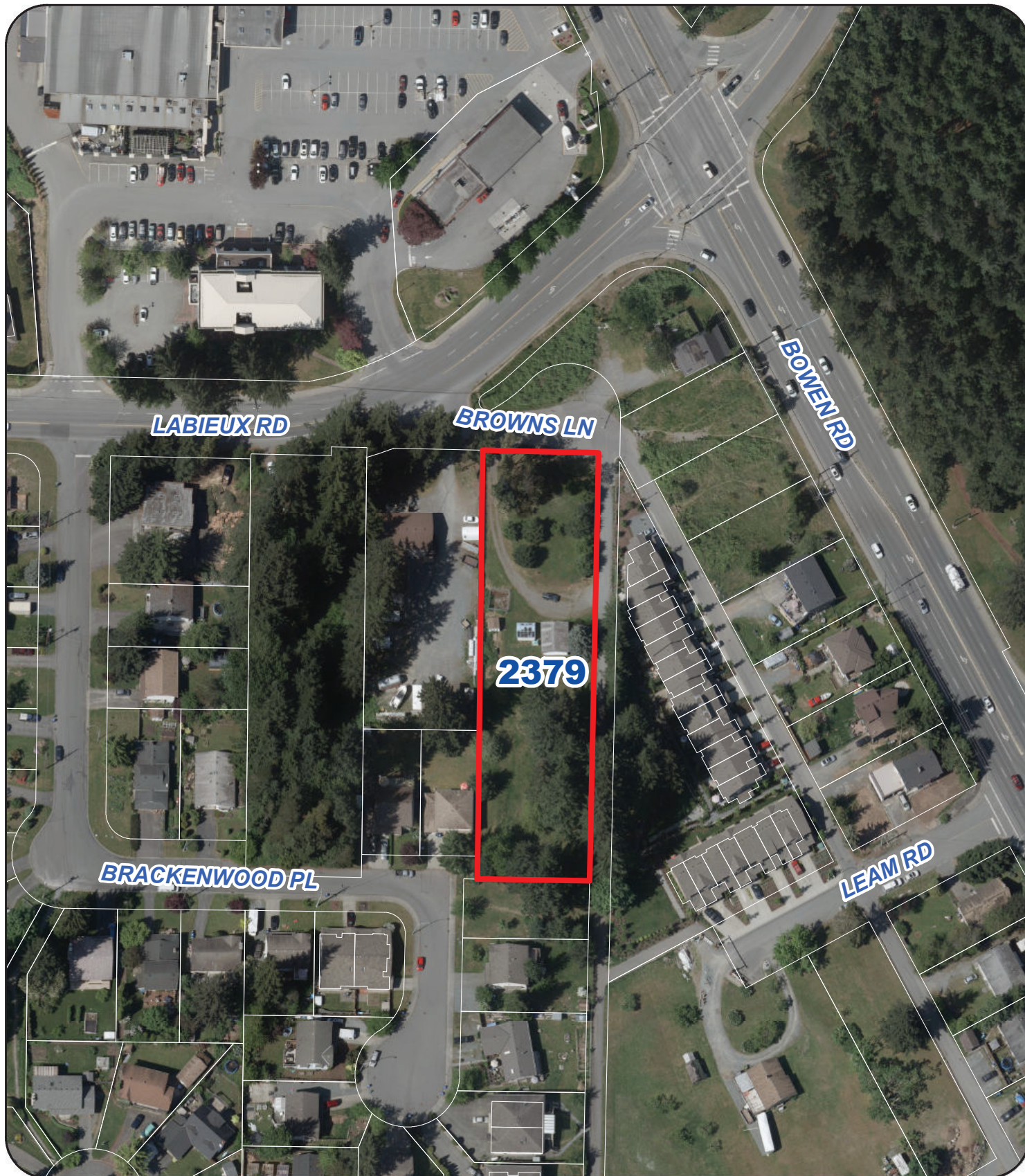






RECEIVED  
**RA372**  
2019-MAR-01  
Current Planning

ATTACHMENT D  
AERIAL PHOTO



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LEGEND



SUBJECT PROPERTY

REZONING APPLICATION NO. RA000372

CITY OF NANAIMO

BYLAW NO. 4500.157

A BYLAW TO AMEND THE "CITY OF NANAIMO ZONING BYLAW 2011 NO. 4500"

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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 2019 No. 4500.157".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 3, SECTION 19, RANGE 6, MOUNTAIN DISTRICT, PLAN 6733 (2379 Browns Lane) 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: \_\_\_\_\_

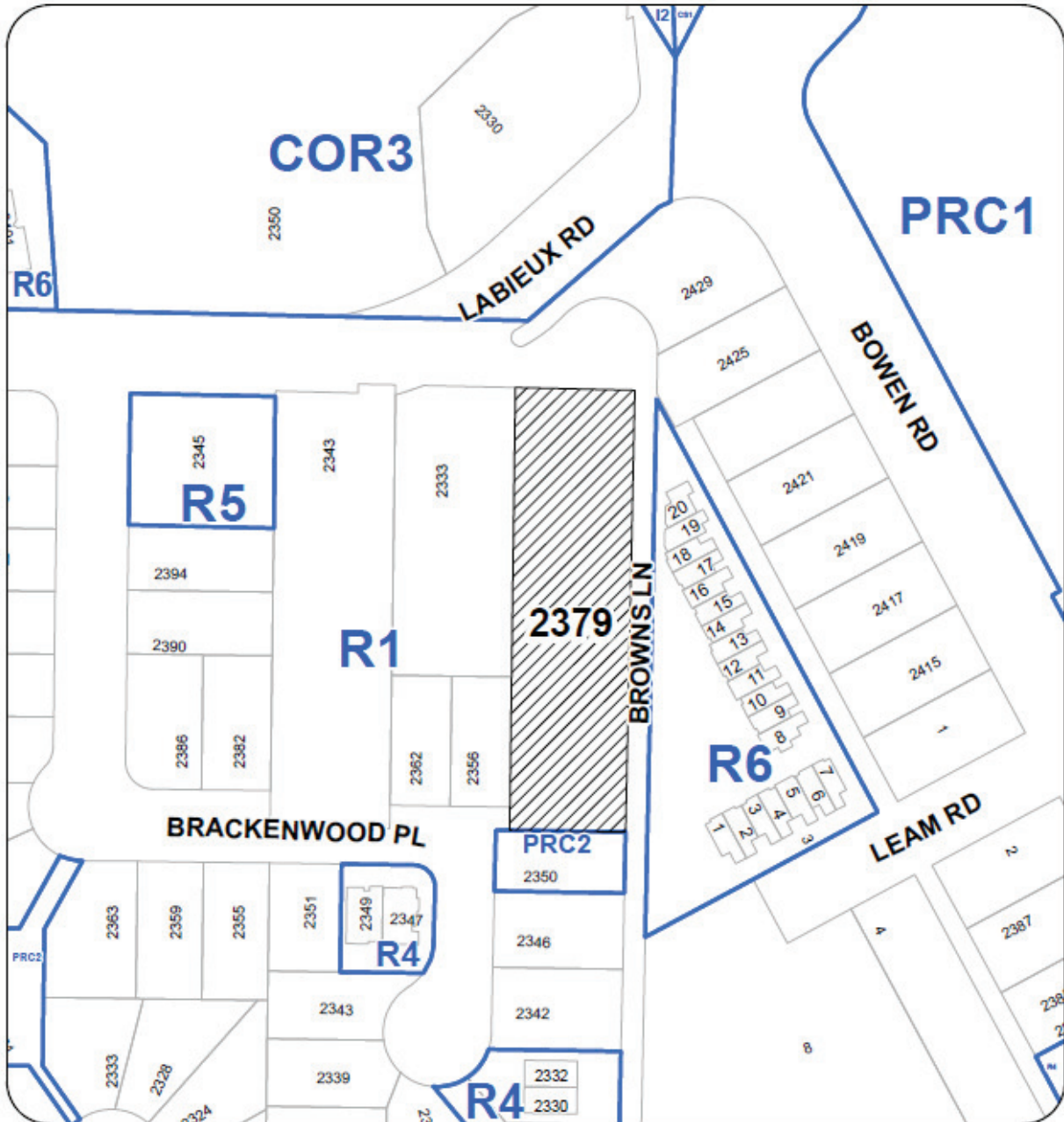
\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: RA000372  
Address: 2379 Browns Lane

Schedule A

**LOCATION PLAN**




**REZONING APPLICATION NO. RA000372**

**LOCATION PLAN**

CIVIC: 2379 BROWNS LANE  
LEGAL: LOT 3, SECTION 19, RANGE 6  
MOUNTAIN DISTRICT, PLAN 6733



 SUBJECT PROPERTY

Document Path: V:\Source Data\Departmental Data\Eng\Pub\Ww\GIS\Projects\TEMPLATES\LOCATION\_PLAN\Map\RA000372\_LF.mxd

## Delegation Request

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### **Delegation's Information:**

Jack Anderson, Greenplan, has requested an appearance before Council.

City: Nanaimo

Province: BC

### **Delegation Details:**

The requested date is August 26, 2019.

The requested meeting is:  
Council

Bringing a presentation: Yes

Details of the Presentation:

Brown's Lane zoning amendment – I am the agent for owners and would like to offer a short PowerPoint presentation when the item comes up on the agenda.

- To explain process and basis of amendment request.
- To answer questions of Council that may arise.