

DATE OF MEETING | April 19, 2021 |

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING |

SUBJECT | REZONING APPLICATION NO. RA458 – 1621 NORTHFIELD ROAD |

OVERVIEW

Purpose of Report

To present Council with an application to rezone the property located at 1621 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow a multi-family development.

Recommendation

That:

1. “Zoning Amendment Bylaw 2021 No. 4500.185” (To rezone 1621 Northfield Road from Single Dwelling Residential [R1] to Residential Corridor [COR1]) pass first reading;
2. “Zoning Amendment Bylaw 2021 No. 4500.185” pass second reading; and
3. Council direct Staff to secure the road dedication, statutory right-of-way, and community contribution prior to the adoption of the bylaw, should Council support the bylaw at third reading.

BACKGROUND

A rezoning application (RA458) was received from Cortera Land Development Ltd. to rezone the property at 1621 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow a multi-family development.

Subject Property and Site Context

<i>Location</i>	The subject property is located on the east end of Northfield Road within 170m of the Island Highway and the E&N Trail.
<i>Total lot area</i>	1,252m ²
<i>Current zone</i>	R1 – Single Dwelling Residential
<i>Proposed zone</i>	COR1 – Residential Corridor
<i>Official Community Plan Designation</i>	Corridor

The subject property currently contains a residential dwelling and garage that would be removed through development. The property is surrounded by single family and townhouse dwellings on the south side of Northfield Road, and by light industrial and commercial uses on the north side of Northfield Road.

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor 1 (COR1) to allow a proposed two-storey rental apartment building with approximately nine units. The COR1 zoning allows residential uses and a limited number of other uses, including smaller office uses in mixed-use developments. The maximum allowable building height in the COR1 zone is 14m and the maximum permitted base Floor Area Ratio (FAR) is 1.00; the proposed concept plan would achieve a FAR of 0.48. Northfield Road is classified as an 'Urban Arterial' road, thus as a condition of rezoning, a road dedication of 4.25m from the front property line is required, as well as a statutory right-of-way (SRW) that is 3m in width to allow for road improvements in the future.

Policy Context

Official Community Plan

The subject property is located within the Corridor designation (Section 2.2) of the Official Community Plan (OCP). The Corridor designation encourages higher-intensity land uses, such as medium- to high-density residential, and mixed-use developments in two- to six-storey building forms. The conceptual development plan proposes a two-storey residential building with a density of 72 units per hectare. The Corridor designation policies support a density range of 50 to 150 units per hectare, and the proposed building form is supported by the OCP.

Affordable Housing Strategy

The Nanaimo Affordable Housing Strategy (AHS) supports infill in existing neighbourhoods and diversifying housing forms. The proposed rezoning aligns with the AHS objectives by providing the opportunity for rental housing units in an existing neighbourhood.

Transportation Master Plan

The Nanaimo Transportation Master Plan (NTMP) reinforces the land use and transportation policies in the OCP by designating urban nodes and mobility hubs. The NTMP states that mobility hubs will be the focus of increased walking, cycling, and public transit opportunities. The subject property is located within the 600m buffer area of the Nanaimo Regional General Hospital (NRGH) mobility hub, and is within 600m of two bus stops on the #30 NRGH bus route, which connects to Woodgrove Mall and to downtown Nanaimo. The E&N Trail multi-purpose trail is also within 170m of the property.

Community Consultation

The subject property is located within the Hospital Area Neighbourhood Association (HANA), and the proposed rezoning was referred to HANA for review and comment. One comment was received emphasizing that adequate parking should be provided onsite.

A rezoning sign was posted on the property in December 2020, and the applicant held a neighbourhood information meeting on 2021-MAR-13. The neighbours expressed that they would like fencing and a hedge along the rear property line to buffer their properties from the

parking area, and requested that overlook be minimized. The design of the development will be addressed at the development permit stage.

Community Contribution

As outlined in Section 7.3 of the OCP, applicants are encouraged to provide an amenity contribution as part of their rezoning proposal. The applicant is proposing a community amenity contribution of \$1,000 per residential unit be used for improvements to Beban Park. Staff support this proposal. The COR1 zone also permits commercial uses, thus if commercial uses were proposed, a contribution of \$34 per square metre would be accepted at the time of building permit.

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2021 No.4500.185”, Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Road Dedication and Statutory-Right-of-Way*
A road dedication of 4.25m from the front property line (Northfield Road), and a statutory right-of-way (SRW) that is 3m in width to allow for the new road standard in the future.
2. *Community Contribution*
A community contribution of \$1,000 per residential unit (or \$34/m² of commercial floor area if proposed), towards improvements at Beban Park be secured prior to final adoption of the bylaw.

SUMMARY POINTS

- A rezoning application has been received to rezone the property at 1621 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow for a proposed nine-unit multi-family development.
- The subject property is designated as Corridor in the OCP. The proposed development complies with the policy objectives of the Corridor designation, Affordable Housing Strategy, and Nanaimo Transportation Master Plan.
- A community amenity contribution is proposed to be directed to improvements at Beban Park.

ATTACHMENTS

ATTACHMENT A: Context Map
ATTACHMENT B: Location Plan
ATTACHMENT C: Conceptual Site Plan
ATTACHMENT D: Conceptual Building Renderings
ATTACHMENT E: Aerial Photo
“Zoning Amendment Bylaw 2021 No. 4500.185”

Submitted by:

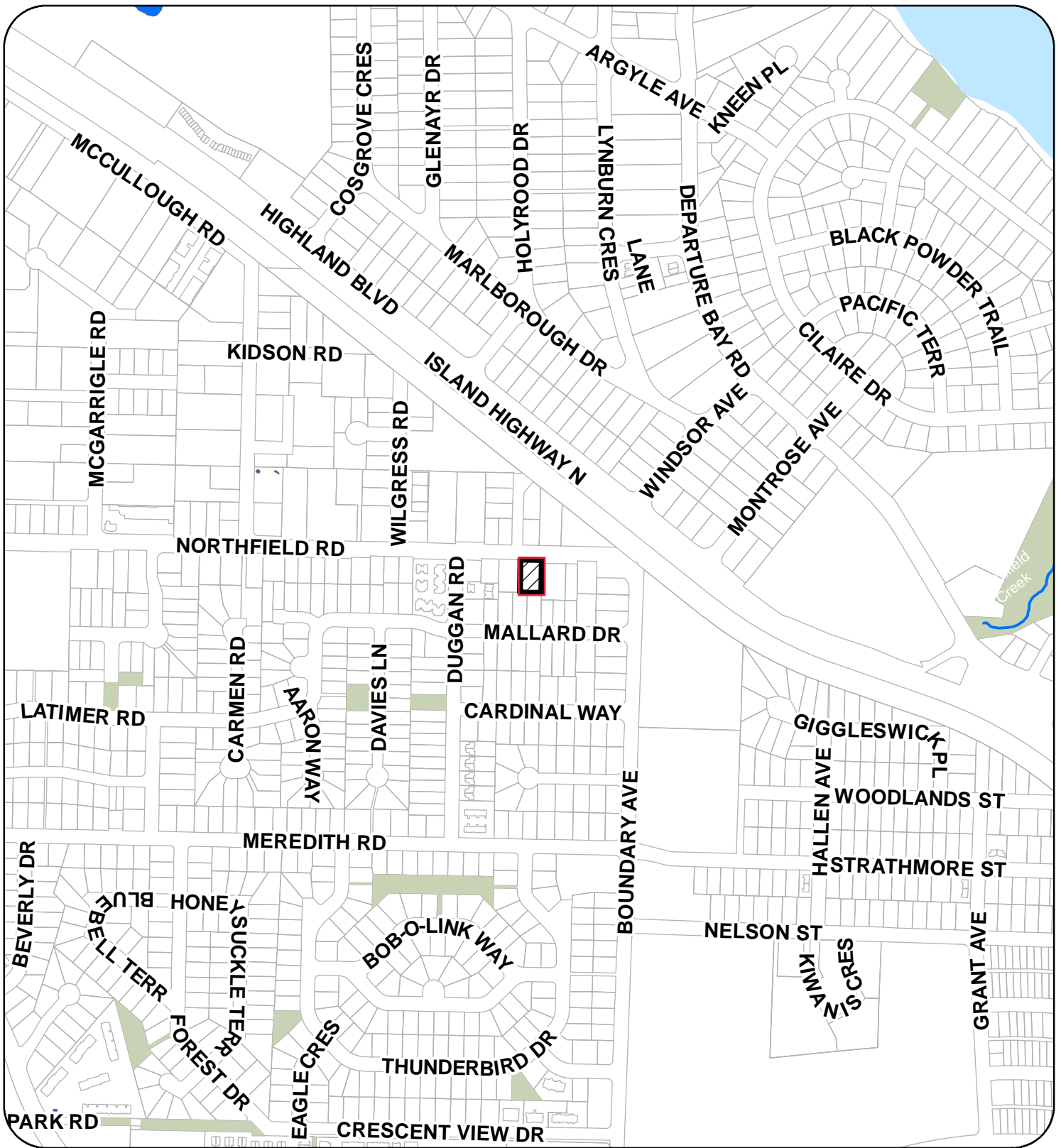
Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A CONTEXT MAP



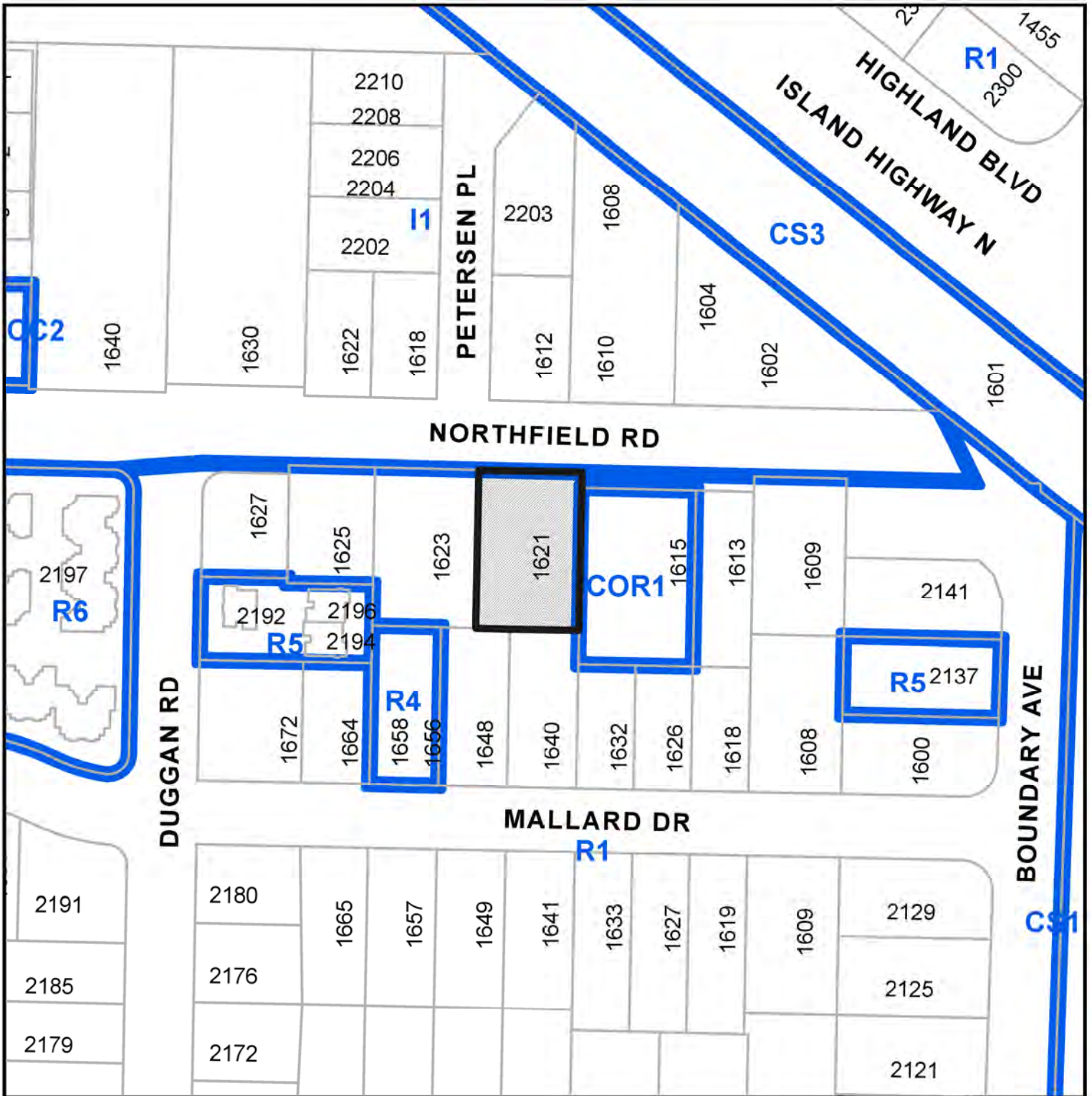
REZONING APPLICATION NO. RA000458

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1621 NORTHFIELD ROAD

ATTACHMENT B LOCATION PLAN



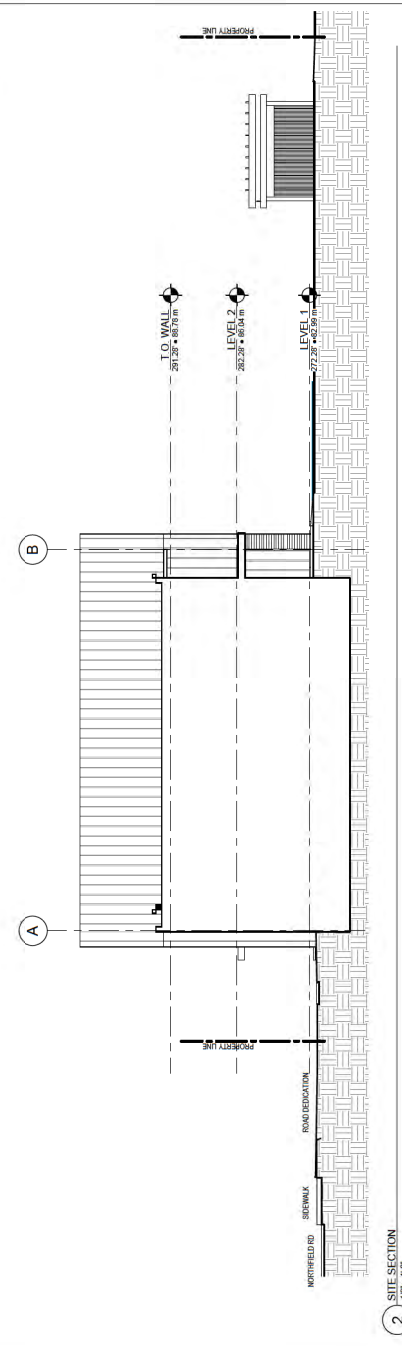
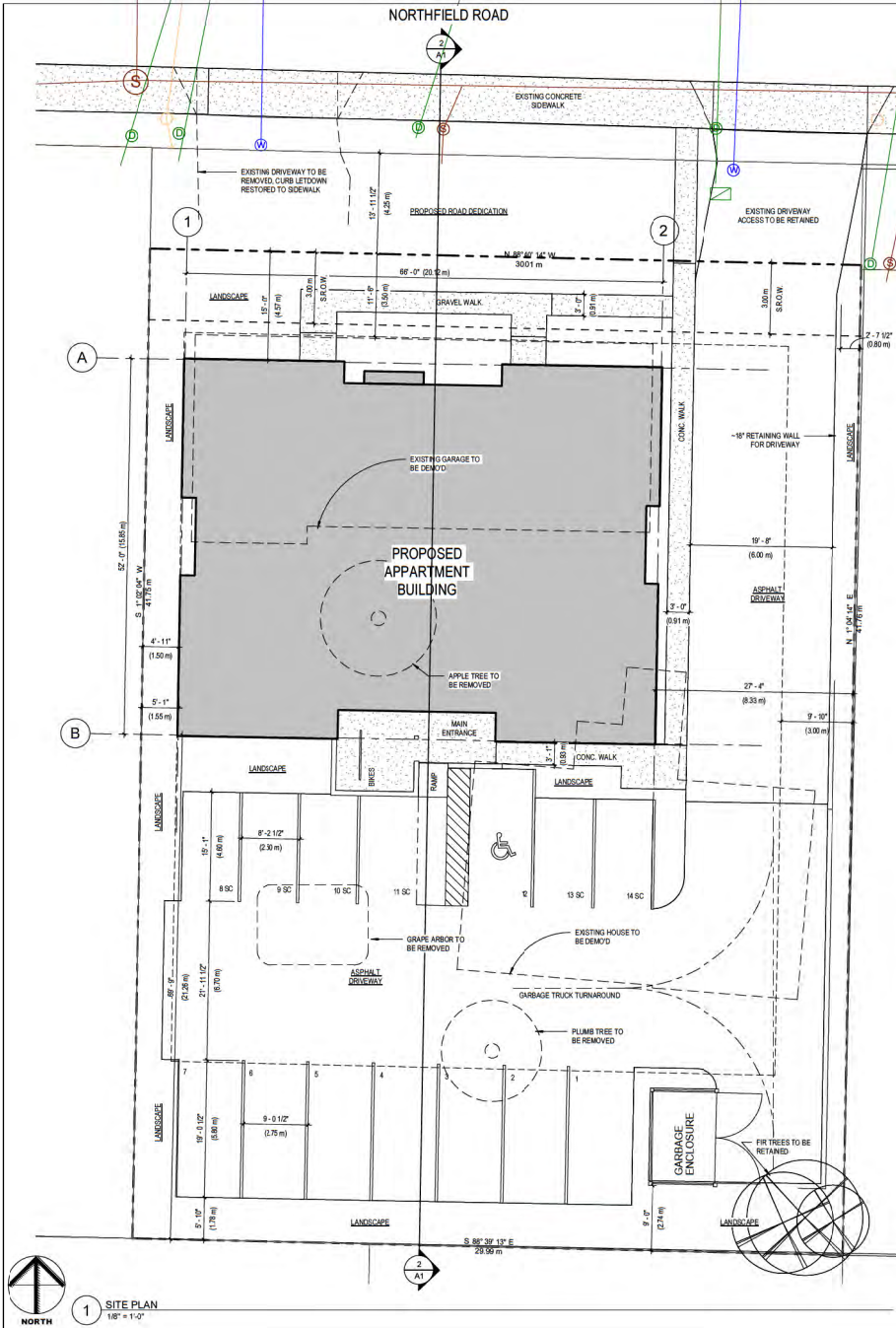
REZONING APPLICATION NO. RA000458

CIVIC: 1621 NORTHFIELD ROAD

LEGAL: LOT B, SECTION 17, RANGE 8, MOUNTAIN, PLAN 25806


 **Subject Property**

ATTACHMENT C CONCEPTUAL SITE PLAN



SYNOPSIS

CIVIC ADDRESS: 1621 NORTHFIELD RD.
 LEGAL DESCRIPTION: LOT B, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 25806

DEVELOPMENT SUMMARY	PERMITTED	PROPOSED
PROPOSED ZONING		COR 1
LOT SIZE		1,252 SQ.M.
MAX BLDG. HEIGHT	14.0 m	10.17 m
SETBACKS		
-FRONT	3.5 m	4.57 m
-SIDE 1	3.0 m	8.33 m
-SIDE 2	1.5 m	1.55 m
-REAR	7.5 m	21.26 m
LOT COVERAGE	0.60	0.24
FLOOR AREA RATIO	1.00	0.48
-LEVEL 1		303.4 SQ.M.
-LEVEL 2		303.4 SQ.M.
-TOTAL		606.8 SQ.M.
PARKING SUMMARY	REQUIRED	PROPOSED
STUDIO UNITS	1 X 1.2 = 1.20	
1 BED UNITS	4 X 1.45 = 5.80	
2 BED UNITS	4 X 1.80 = 7.20	14
SMALL CAR ALLWD	5.6 (40%)	6

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 (604) 349-1654

Revisions

NO.	ISSUE FOR REVISION	DATE
1.	ISSUE FOR REZONING	2020.04.29

NORTHFIELD RD APARTMENTS
 1621 NORTHFIELD RD
 NANAIMO, BC

Proj. No: -
 Date: 2021.01.21
 Drawn: DC
 Scale: As indicated
 Seal:

Sheet Name:
 SITE PLAN
 CONCEPT
 Sheet No:

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RA458
 2021-JAN-21
 Current Planning

A1

ATTACHMENT D CONCEPTUAL BUILDING RENDERINGS

1621 Northfield Road

Rental Apartments



VIEW FROM NORTHFIELD RD



VIEW FROM SOUTH-EAST CORNER

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Revisions		
1.	ISSUE FOR REZONING	2020.04.29

NORTHFIELD RD APARTMENTS
 1621 NORTHFIELD RD
 NANAIMO, BC

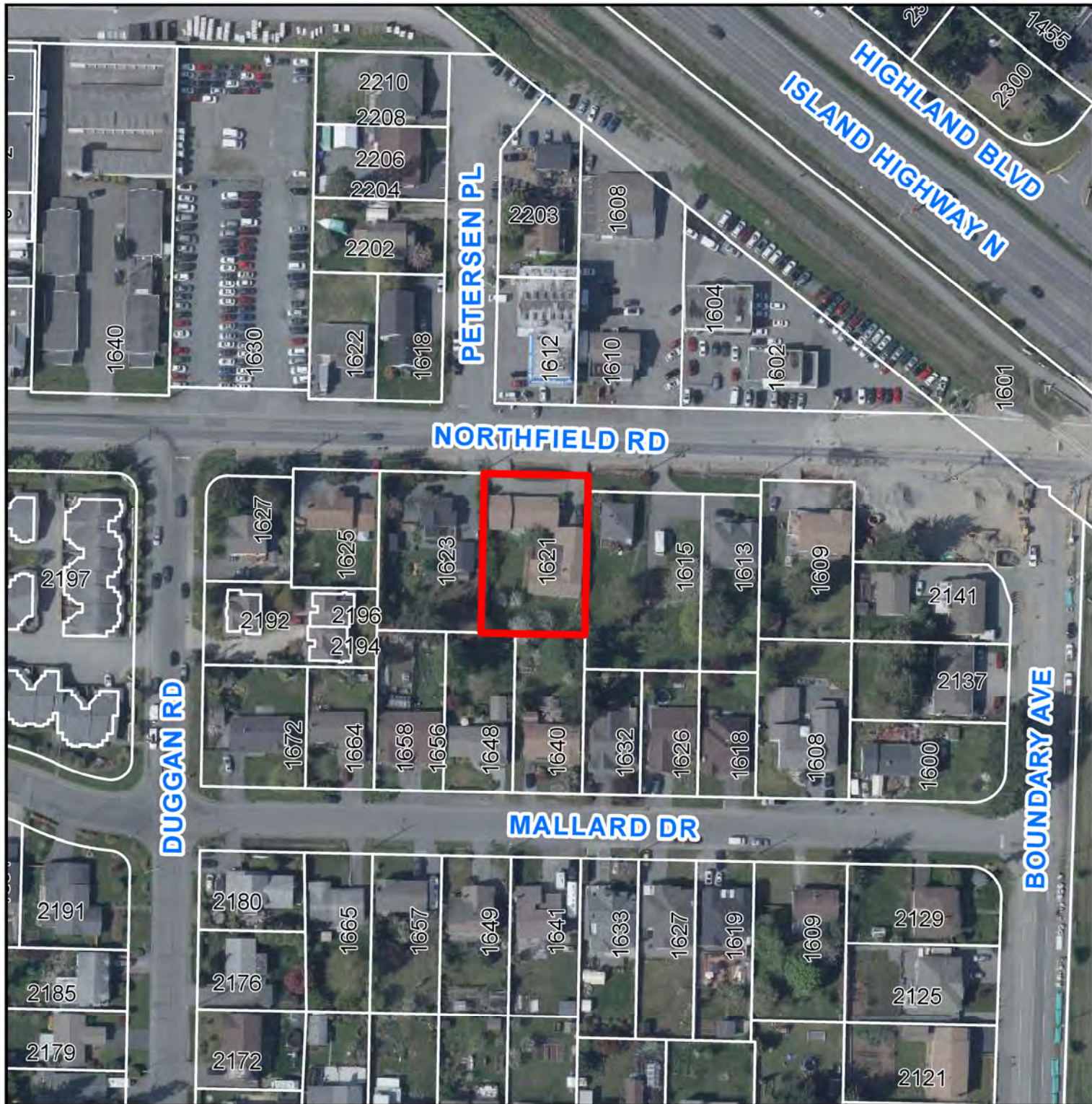
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 RENDERINGS
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 RA 455
 2020-MAY-05
 Current Planning

ATTACHMENT E
AERIAL PHOTO



REZONING APPLICATION NO. RA000458

 1621 NORTHFIELD ROAD

CITY OF NANAIMO

BYLAW NO. 4500.185

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, 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 2021 No. 4500.185".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT B, SECTION 17, RANGE 8, MOUNTAIN DISTRICT, PLAN 25806 (1621 Northfield Road) from Single Dwelling Residential (R1) to Residential Corridor (COR1) as shown on Schedule A.

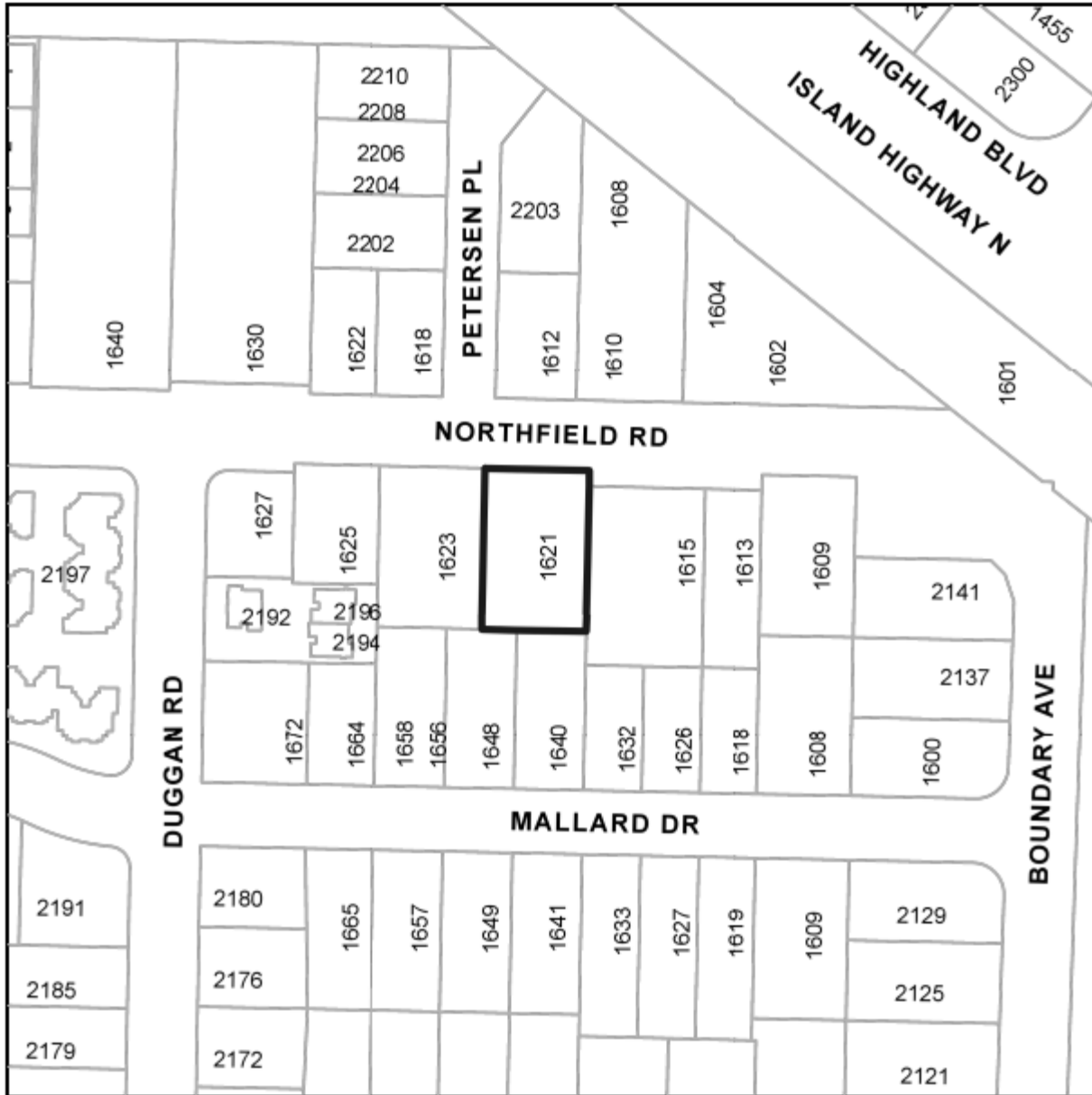
PASSED FIRST READING: _____
PASSED SECOND READING: _____
PUBLIC HEARING HELD: _____
PASSED THIRD READING: _____
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____
ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA000458
Address: 1621 Northfield Road

SCHEDULE A



REZONING APPLICATION NO. RA000458



Subject Property

CIVIC: 1621 NORTHFIELD ROAD

LEGAL: LOT B, SECTION 17, RANGE 8, MOUNTAIN, PLAN 25806