

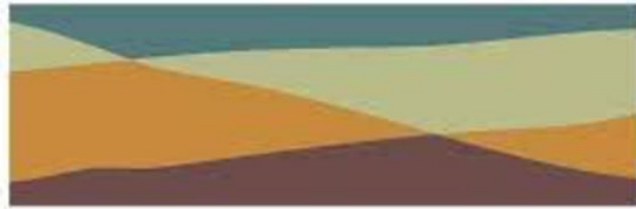


Sandstone Zoning Bylaw Amendment

May 2022

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Sandstone

Prepared for:

City of Nanaimo

Prepared by:

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On behalf of:

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Context

The Sandstone development is approximately 294-hectares of land located within the southern and eastern boundaries of the City of Nanaimo. The lands are guided by the Sandstone Master Plan 2021 (SMP2021) adopted on February 26, 2022. The land use designations are outlined below in **Figure 1** as well as the Development Areas. Four of the six Development Areas are included in the Zoning Bylaw Amendment. The entirety of the Sandstone development will be guided by the *Master Development Agreement*.

The SMP2021 envisions Sandstone as a comprehensively planned, diverse community with a wide range of land uses. The long-term vision for Sandstone is to become a major employment and economic driver within the City of Nanaimo, to create comprehensively planned precincts that accommodate a diverse offering of land uses ranging from light industrial to commercial and residential and for the Sandstone development to integrate into the existing neighbourhoods and City of Nanaimo as seamlessly as possible. Sandstone will be a gateway to the mid-Island and southern end of Nanaimo and forge vital links between the city, the region, Nanaimo’s airport and the Duke Point Ferry Terminal. A key component of the Sandstone development is a unique opportunity for substantial reconciliation lands to be returned to Snuneymuxw First Nation in the Cedar Road Neighbourhood Precinct.

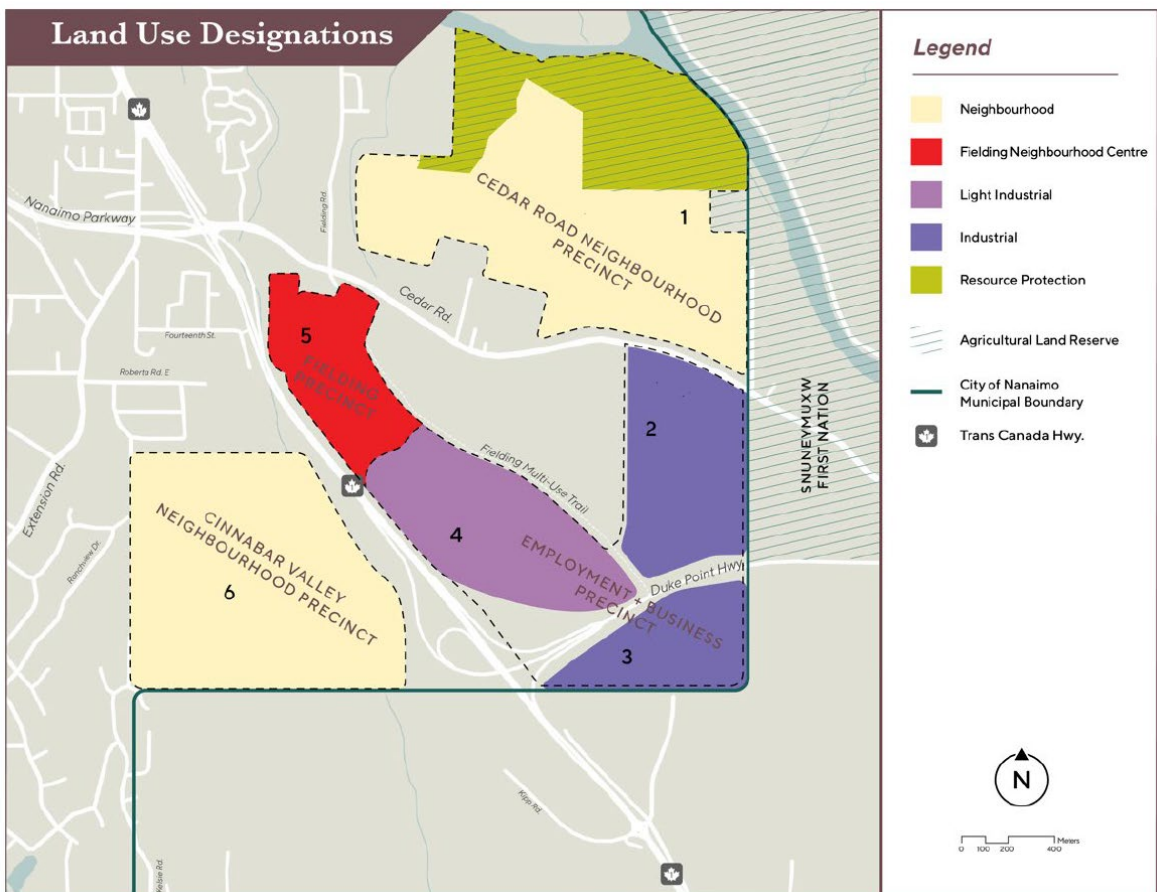


Figure 1 – Sandstone Land Use Designations

Sandstone Highlights



1. Reconciliation lands for Snuneymuxw First Nation (46 hectares)
2. Transportation network improvements
3. New transit hub
4. South Nanaimo recreation centre site
5. New Cinnabar Valley elementary school site
6. Formalization of recreation areas and trails
7. New multi-use pathway
8. Substantial employment and business lands

Vision & Planning Rationale

Vision

Sandstone is the southern gateway to the City of Nanaimo and is a comprehensively planned, diverse community that offers walkable neighbourhoods, a focus on high-quality urban design and an expansive parks and open spaces network. Sandstone has a strong economic and business focus, with a substantial portion of the lands designated as Industrial and Light Industrial and allows for innovative business park and employment opportunities. The Fielding Neighbourhood Centre provides an urban centre that provides local day to day needs for the community with mixed use, multi-family residential and commercial development as well as a recreation centre site and a transit hub. Finally, Sandstone includes two new residential neighbourhoods and substantial reconciliation lands returned to Snuneymuxw First Nation.



Concept illustration of an industrial building and multi-use pathway

Planning Rationale

This proposed Zoning Bylaw Amendment has been developed to align with the goals, objectives and policies of the SMP2021 as well as other key City of Nanaimo regulations and broader development trends. The Precincts and Development areas within Sandstone are as follows:

- Cedar Road Neighbourhood – Development Area 1
- Employment & Business – Development Area 2, 3 & 4
- Fielding – Development Area 5
- Cinnabar Valley Neighbourhood – Development Area 6

Figure 2 on the following page indicates the lands within Sandstone subject to the zoning application. The subsequent pages outline the proposal for each Development Area including new regulations or amendments to existing City of Nanaimo zones. Precedent images and illustrations are included to demonstrate the intention for each Development Area and to better visualize the urban design, development and building typologies.

Zoning Bylaw Amendment Map

Development Areas 1, 4, 5 and 6 are subject to the Zoning Bylaw Amendment proposal as delineated in the map below with a heavy black outline. Detailed mapping of the proposed Zoning Bylaw Amendment is within **Schedule A**.

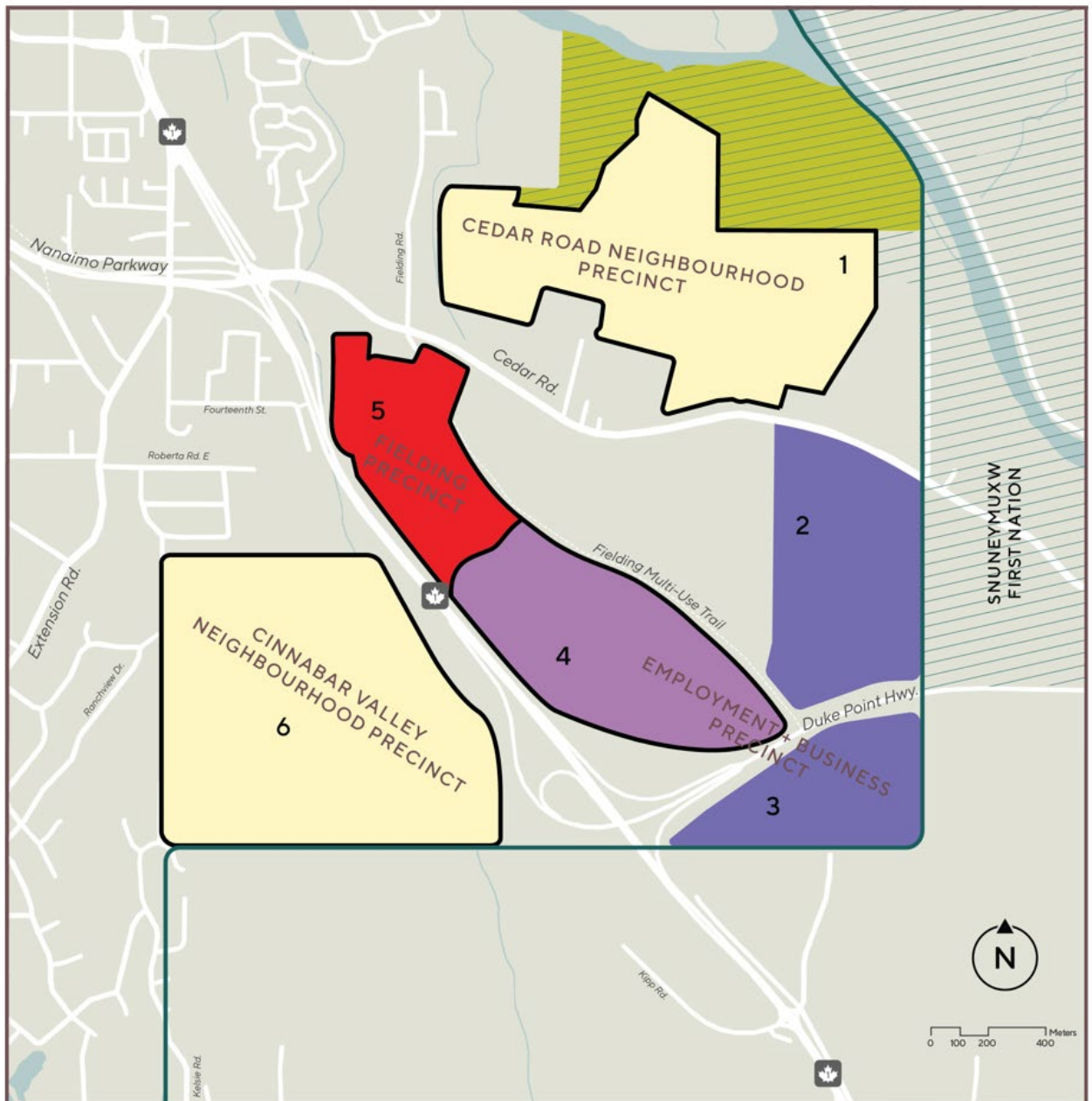


Figure 2 – Sandstone Zoning Bylaw Amendment Context Map

Development Area 1

Development Area 1 is designated as Neighbourhood and has a residential cap of 600 units. The proposed zone for this Development Area is Steep Slope Residential (R10). The SMP2021 provides for a Local Service Centre if that land use is proposed in the future. Buildings can be up to three storeys in height and development must be clustered to help preserve environmentally sensitive areas, including steep slopes greater than 20%. Local Road widths of 16 meters and Collector Road widths of 18 meters are proposed to minimize impacts on the environment, reduce impervious surface area and minimize impacts on the existing water infrastructure. The majority of the lands in this Development Area are subject to a Mutual Benefit Agreement with Snuneymuxw First Nation.

Development Area 4

Development Area 4 is designated as Light Industrial. The SMP2021 provides for a mix of industrial and business park uses and some ancillary commercial and residential uses to support and compliment the development within the Employment and Business Precinct (Development Areas 2, 3 & 4). Buildings will be up to 22 meters in height and standalone office uses are permitted to establish a business park style of urban design. The proposed zoning for this Development Area is Highway Industrial (I1) and Light Industrial (I2) with amendments to the lot coverage, building heights and office use. Location of the respective zones is outlined in **Schedule A**.

Development Area 5

Development Area 5 is designated as Fielding Neighbourhood Centre and has a residential cap of 1000 multi-family units in the form of apartments, mixed-use and townhouses as well as a commercial density of 16,260m². This area also includes the recreation centre site and a proposed transit hub. Buildings in this Development Area can be up to six storeys in height and the development must be clustered to help preserve environmentally sensitive areas, including steep slopes greater than 20%. This area has a wide range of permitted uses and a FAR that supports the creation of a new Neighbourhood Centre with a mixed-use high street. The proposed zone for this Development Area is a newly created zone - Urban Neighbourhood Centre (CC7).

Development Area 6

Development Area 6 is designated as Neighbourhood and has a residential cap of 600 units. The proposed zone for this Development Area is Steep Slope Residential (R10). The SMP2021 provides for a Local Service Centre if that land use is proposed in the future. This Development Area includes the 5-acre site for a future elementary school. Buildings in this Development Area can be up to three storeys in height and development must be clustered to help preserve environmentally sensitive areas, including steep slopes greater than 20%. Local Road widths of 16 meters and Collector Road widths of 18 meters are proposed to minimize impacts on the environment and reduce impervious surface area.

Precedent Images

Neighbourhood

Townhouse example



Detached homes



Light Industrial

Light Industrial example



Multi-storey industrial strata



Neighbourhood Centre

Mixed-Use example



Recreation Centre



Illustrations



Concept illustration of the Sandstone Recreation Centre within the Fielding Precinct



Concept illustration of the Fielding Multi-Use Path

Illustrations



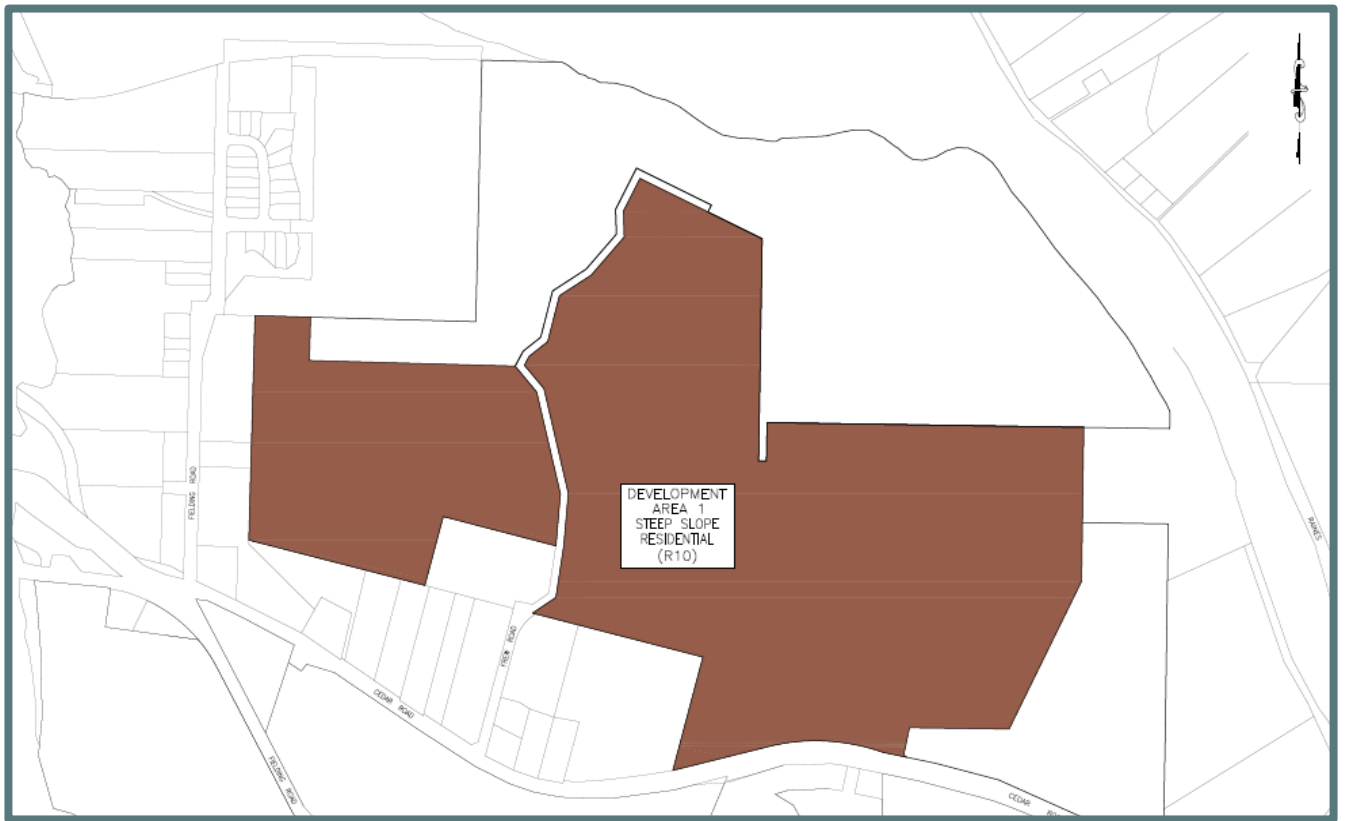
Concept illustration of an office and manufacturing building



Concept illustration of the Fielding Precinct

Schedule A

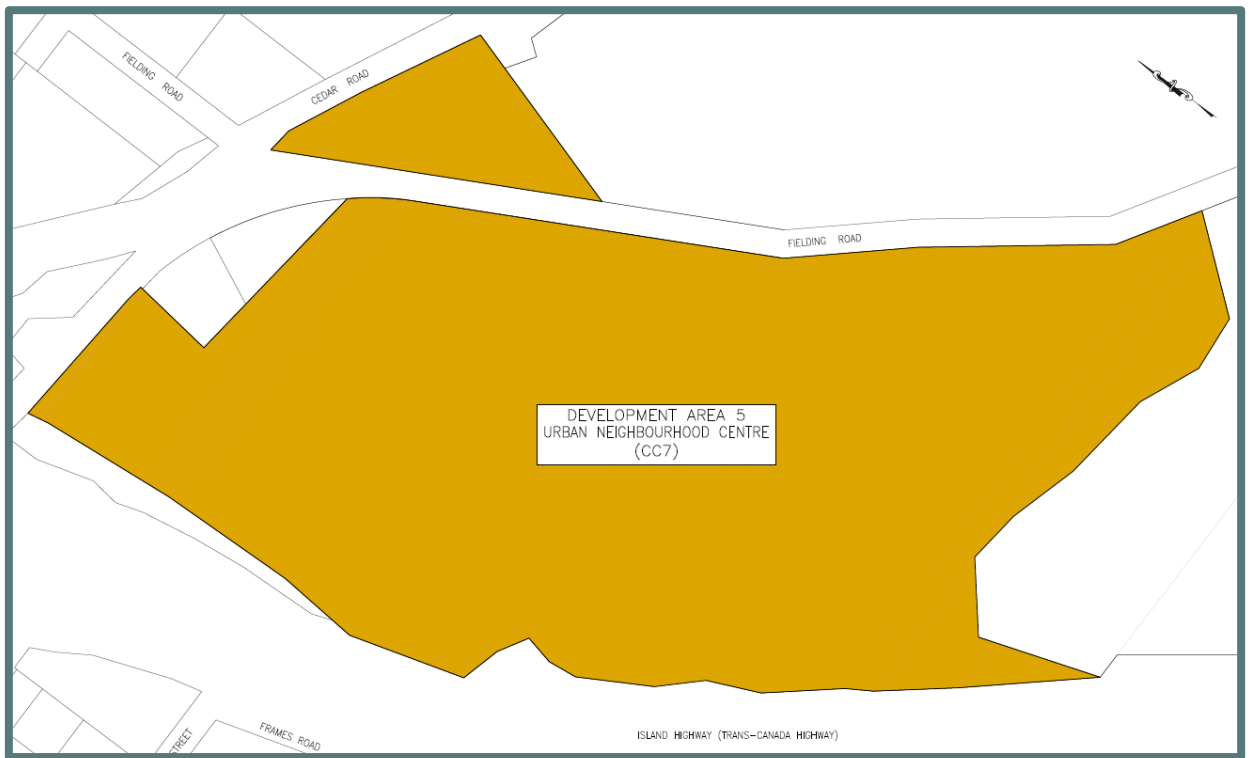
Development Area 1



Development Area 4



Development Area 5



Development Area 6

