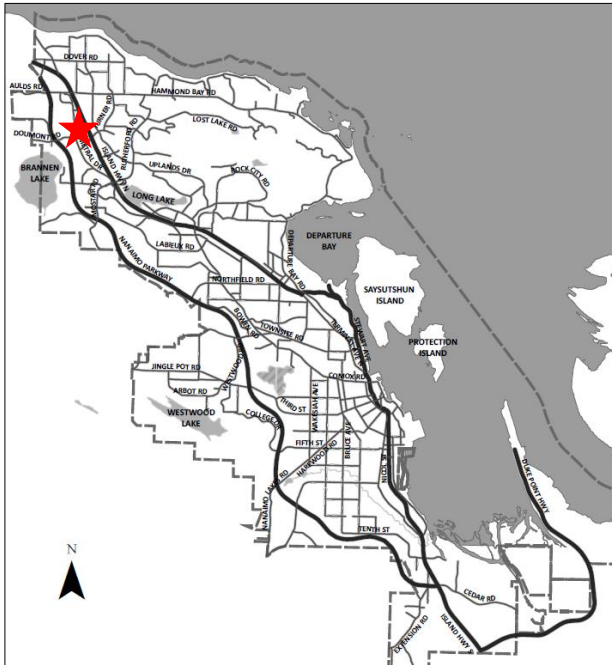


DATE OF MEETING | August 28, 2023

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | REZONING APPLICATION NO. RA485 – 6124 METRAL DRIVE



Proposal:

To allow a multi-family development

Current Zoning:

R1 – Single Dwelling Residential

Proposed Zoning:

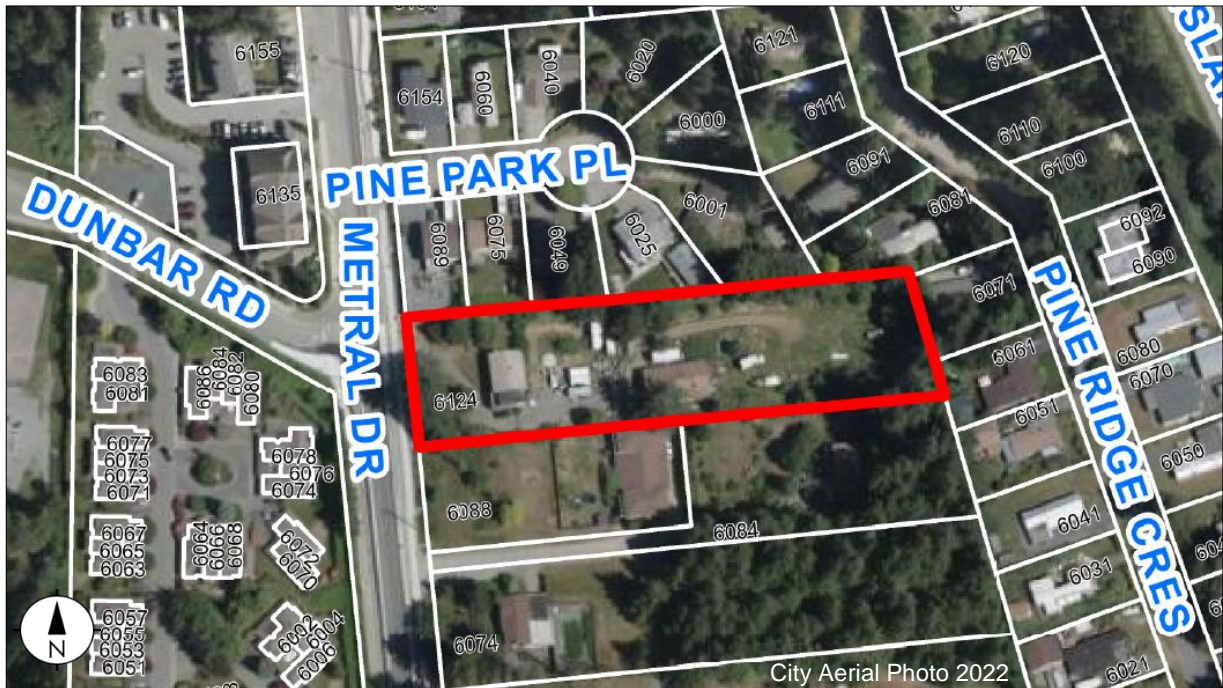
COR1 – Residential Corridor

City Plan Land Use Designation:

Residential Corridor

Lot Area:

6,435m²



OVERVIEW

Purpose of Report

To present Council with an application to rezone 6124 Metral Drive from Single Dwelling Residential (R1) to Residential Corridor (COR1) to facilitate a multi-family development.

Recommendation

That:

1. “Zoning Amendment Bylaw 2023 No. 4500.214” (to rezone 6124 Metral Drive from Single Dwelling Residential [R1] to Residential Corridor [COR1]) pass first reading;
2. “Zoning Amendment Bylaw 2023 No. 4500.214” pass second reading; and,
3. Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2023 No. 4500.214” as outlined in the “Conditions of Rezoning” section of the Staff Report dated 2023-AUG-28 should Council support the bylaw at third reading.

BACKGROUND

A rezoning application, RA486, was received from McElhanney, on behalf of Castera Properties Inc., to amend the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to rezone the subject property at 6124 Metral Drive from Single Dwelling Residential (R1) to Residential Corridor (COR1) to facilitate a multi-family development.

Subject Property and Site Context

The subject property is a large residential lot located in North Nanaimo, north of Turner Road at the intersection of Metral Drive and Dunbar Road. The grade change of the property is approximately 15m and slopes down to Metral Drive. Established single residential and multiple family dwellings, commercial developments, a school (Pleasant Valley Elementary School), and park predominantly characterize the surrounding area. The subject property currently contains two single residential dwellings.

Site characteristics of note include proximity to the Metral Drive complete street, a multi-modal transportation corridor with transit service, sidewalks and a cycling pathway. The development is within walking distance to services and is well connected to the Woodgrove Secondary Urban Centre.

DISCUSSION

Proposed Zoning

The applicant proposes to rezone the subject properties from Single Dwelling Residential (R1) to Residential Corridor (COR1) to facilitate a multi-family development. The COR1 zone allows a range of uses including multiple family residential, daycare, live/work, and office uses with a maximum building height of 14m, or 18m where at least 75% of the required parking is provided underground. The permitted Floor Area Ratio (FAR) in the COR1 zone is 1.00, with the opportunity to tier up an additional 0.5 FAR where amenities are provided as outlined in Schedule D (Amenity Requirements for Additional Density) of the Zoning Bylaw, as well as up to an additional 0.25 FAR where underground parking is provided.

The conceptual plans submitted with the rezoning application illustrate how the site could be developed with two buildings in three- to four-storey building forms in the COR1 zone consisting of 91 dwelling units. The proposed FAR is 1.26, which is in line with the COR1 zone provided underground parking and Tier 1 amenities are provided. The concept plans contemplate heights up to 14m. The development concept demonstrates that the required parking can be provided onsite and that the COR1 zoning requirements can be met. No variances are anticipated; however, this would be confirmed through the design review at the Development Permit stage.

Staff support the proposed Zoning Bylaw amendment.

Policy Context

City Plan – Future Land Use

City Plan identifies the subject property within the Residential Corridor land use designation, which supports medium density residential development along urban arterial and collector roads. The Residential Corridor designation supports a mix of building forms including low- to mid-rise residential apartments (three to six storeys) and townhouses. Comparable proposals in the area include a recently approved Development Permit in the COR1 zone at 5915 Metral Drive. Rezoning to the COR1 zone is supported by City Plan and meets the policy objectives of the Residential Corridor designation to allow residential densification along the Metral Drive corridor near existing commercial and employment centres, schools, and parks and open space.

City Plan – Mobility Network

The subject property is located along the Metral Drive corridor which connects to the Woodgrove and Nanaimo North Secondary Urban Centres as identified in Figure 36 of the City Plan, with the nearest centre being the Woodgrove Secondary Urban Centre (located approximately 350m to the north). Metral Drive is a frequent bus transit corridor and primary active mobility route.

The 6000 to 6100 block on the east side of Metral Drive has been identified as an area with development potential requiring active transportation and road network connections to lands beyond. A conceptual road network plan was provided by the applicant to demonstrate how access could be achieved through the subject property. The conceptual site plan incorporates a 7m wide lane for City and public access and a 2m wide sidewalk for public (pedestrian) access via statutory rights-of-way (SRW), to be secured as conditions of rezoning. As the lands to the south redevelop, it is intended that the lane will connect over 6084 Metral Drive to future road dedication within 6074 and 6044/6048 Metral Drive.

A Transportation Impact Assessment was not required to accompany the application.

Community Consultation

The subject property is not within the area of an active community association. The applicant hosted a Public Information Meeting on 2023-APR-19 at the Pleasant Valley Elementary School, where approximately 38 neighbours attended. Questions and concerns were raised regarding densification and traffic along Metral Drive and the Dunbar Road intersection, and tree removal.

Staff note the conceptual plans illustrate a four-storey apartment development which is consistent with the vision and policy objectives of the Residential Corridor designation in City Plan. Adjacent

land use designations include Residential Corridor to the north, south, and west; and Suburban Neighbourhood to the east. All vehicle access to the site will be from Metral Drive with additional access to be secured as properties to the south develop. A rezoning application has been received for 6074 Metral Drive (RA496) which also includes a SRW and road dedication forming part of the envisioned road network concept. The design of Metral Drive provides options for multi-modal use (driving, walking, cycling, and transit uses). Additionally, the proximity of the proposed development to commercial services and community uses provides opportunities to reduce vehicle trips.

Community Amenity Contribution

In exchange for the value conferred on the lands through rezoning, the applicant was encouraged to provide a Community Amenity Contribution (CAC) in accordance with Council's *Community Amenity Contribution Policy*. The 2022 rate for multiple family dwelling development (based on the timing of the application submission) is \$30 per m² of gross floor area. As the COR1 zone permits for townhouses and limited commercial uses, 2022 rates for those uses will also be secured (\$2,500 for townhouse residential dwellings and \$34 per m² of gross floor area for commercial). The applicant is proposing a monetary contribution, with 40% to be directed towards the City's Housing Legacy Reserve Fund and the remaining 60% to be directed toward local parks and trail improvements in the City. Based on the conceptual plans provided, a monetary contribution of \$343,660 is anticipated. The CAC contribution will be secured as a condition of rezoning. Staff support the proposed CAC.

BC Energy Step Code Rezoning Policy

As per Council's *BC Energy Step Code Rezoning Policy*, a Section 219 Covenant will be registered on the title of the subject property as a condition of rezoning to secure a commitment to either; (a) exceed the required BC Energy Step Code by one step; or, (b) provide a low-carbon energy system, to be determined at building permit issuance.

Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2023 No. 4500.214", Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – a monetary contribution equal to \$30 per m² of multiple dwelling gross floor area, and/or \$2,500 per townhouse unit, and/or \$34 per m² of commercial gross floor area to be paid prior to Building Permit issuance, with 40% to be directed towards the City's Housing Legacy Reserve Fund and 60% to be directed towards local parks and trail improvements within the City of Nanaimo.
2. *BC Energy Step Code* – registration of a Section 219 covenant to secure a commitment in accordance with the City's *BC Energy Step Code Rezoning Policy*.
3. *Road Network Concept* – registration of the following, the details of which will be confirmed at Development Permit stage:
 - a blanket statutory right-of-way or covenant for a 7.0m wide lane for City and public access; and,
 - a blanket statutory right-of-way or covenant for a 2.0m wide sidewalk for public (pedestrian) access.

SUMMARY POINTS

- This application is to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) to facilitate a multi-family development.
- The conceptual plans illustrate 91 residential dwelling units across two buildings in three- to four-storey building forms.
- The applicant is proposing a monetary Community Amenity Contribution toward the City's Housing Legacy Reserve Fund and local parks and trail improvements.
- The proposed development complies with City Plan policies for the Residential Corridor designation and provides densification of housing near existing services, a school, parks and transit.
- Staff support the proposed Zoning Bylaw amendment.

ATTACHMENTS

ATTACHMENT A: Subject Property Map
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Building Perspectives
"Zoning Amendment Bylaw 2023 No. 4500.214"

Submitted by:

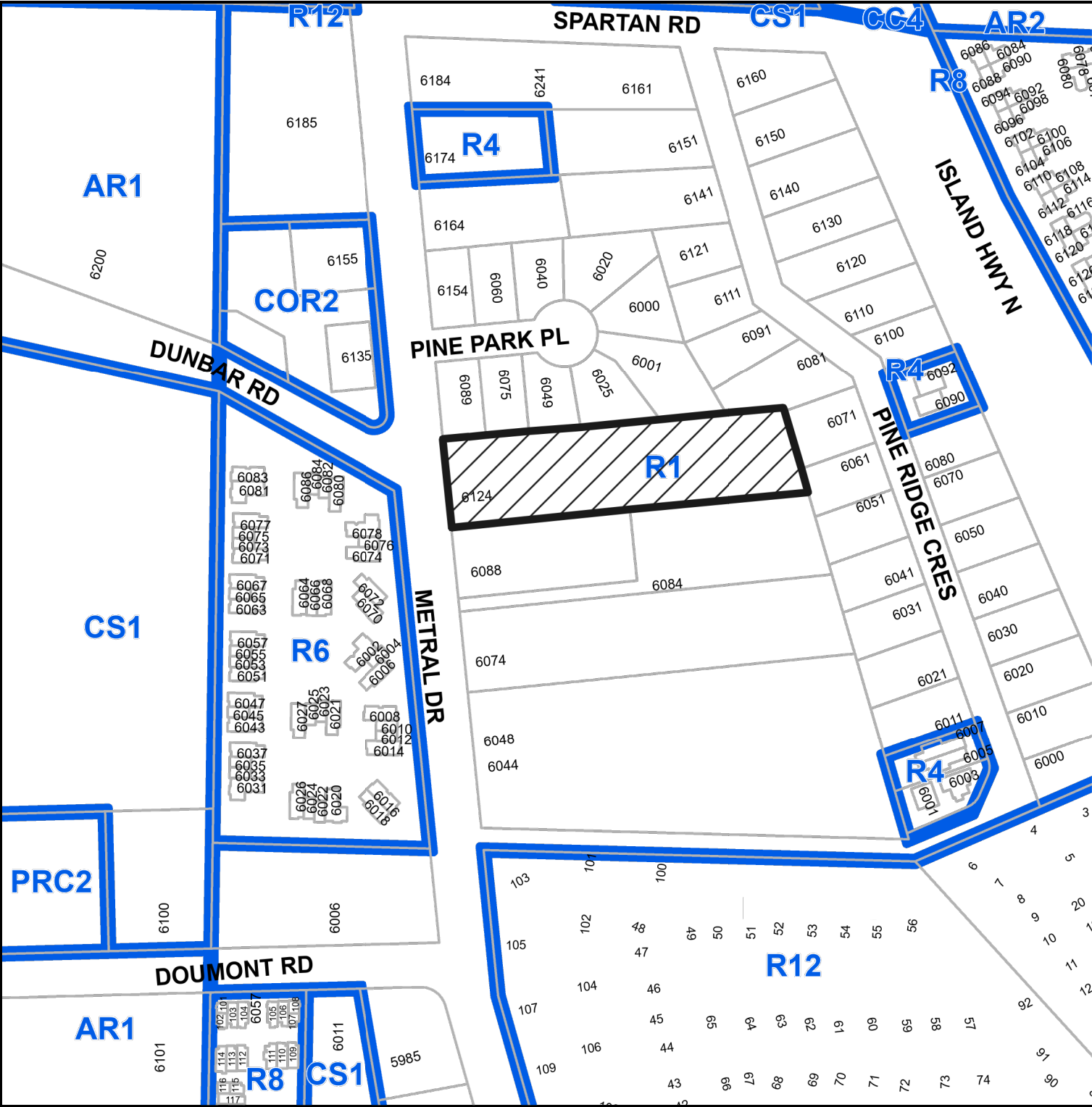
Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

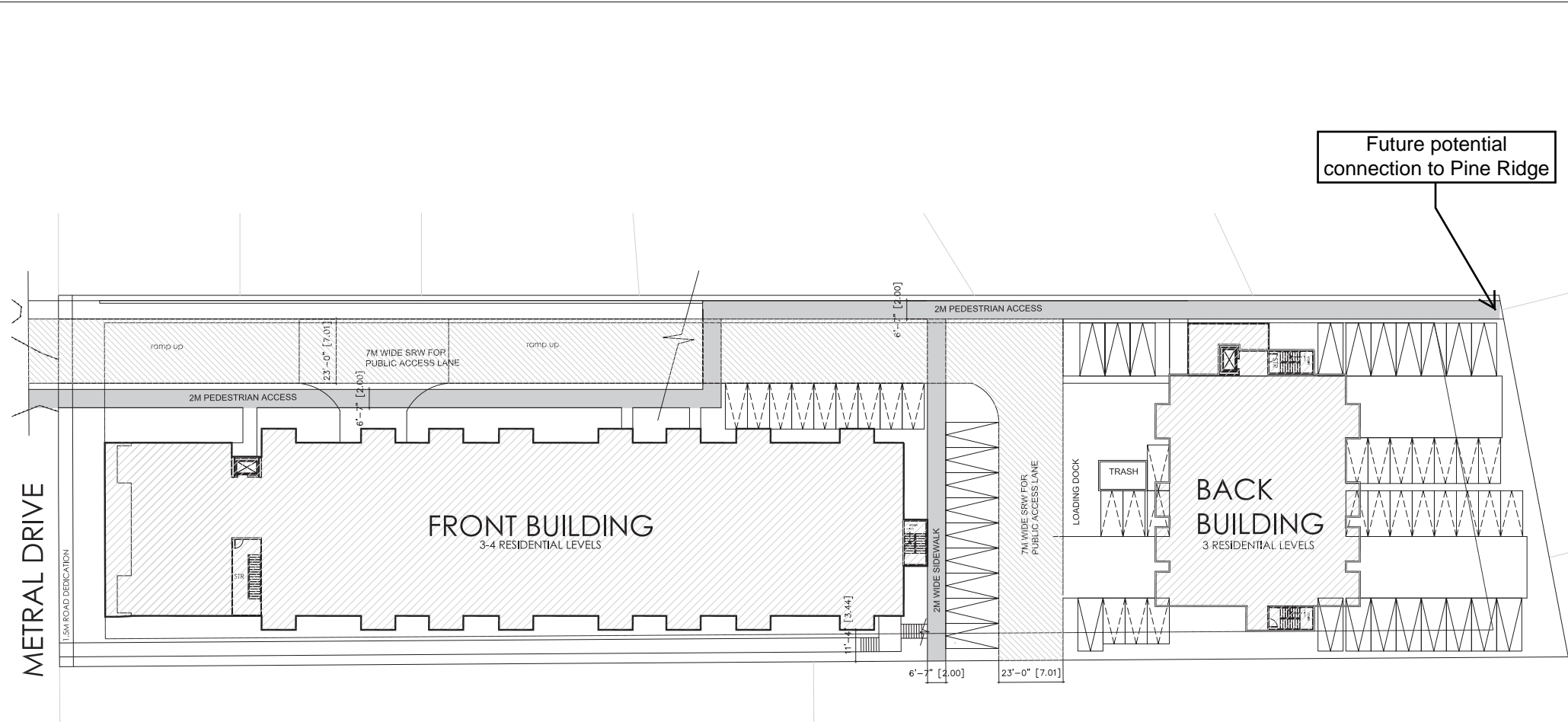
Dale Lindsay
General Manager, Development Services
/ Deputy CAO

ATTACHMENT A SUBJECT PROPERTY MAP



6124 Metral Drive

ATTACHMENT B CONCEPTUAL SITE PLAN



SITE PLAN (SRW)

	JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com	ARCH. STAMP 	6124 METRAL DRIVE NANAIMO, BC	CLIENT CASTERA PROPERTIES, INC.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>MAY 19, 2023</td> <td>1</td> <td>REZONE REV 01</td> </tr> <tr> <td>FEB 13, 2023</td> <td>2</td> <td>REZONE REV 02</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION	MAY 19, 2023	1	REZONE REV 01	FEB 13, 2023	2	REZONE REV 02																DATE JAN 14, 2022 SCALE AS SHOWN RECEIVED RA485 2023-JUN-07 DRAWN BY JRT	SITE PLAN - SRW DIAGRAM <h2 style="font-size: 2em;">A100a</h2>
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THE DRAWING, DESIGN, REVISIONS AND DIMENSIONS OF THIS DRAWING ARE THE SOLE PROPERTY OF JOYCE REID TROOST ARCHITECTURE. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JOYCE REID TROOST ARCHITECTURE. IN THE EVENT OF ANY UNAUTHORIZED USE OF THIS DRAWING, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND THE USER SHALL BE RESPONSIBLE.																															

ATTACHMENT C CONCEPTUAL BUILDING PERSPECTIVES



FRONT BUILDING | NORTH WEST VIEW | FROM METRAL DRIVE




FRONT BUILDING | NORTH VIEW | FROM DRIVE LANE

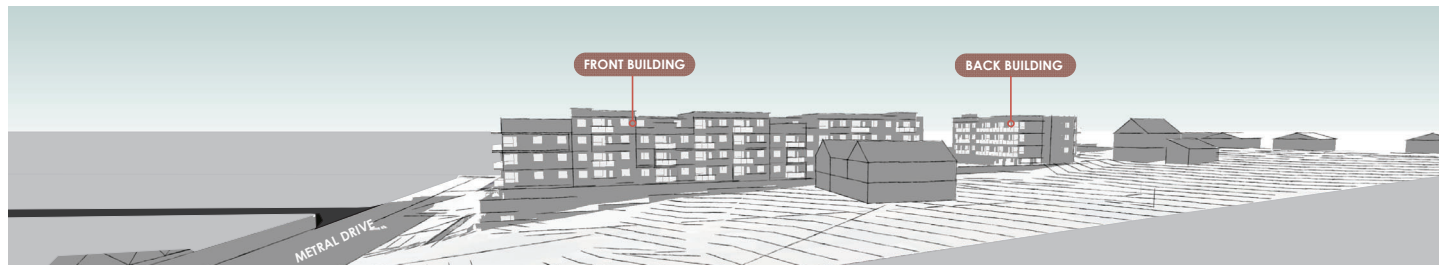


FRONT BUILDING | SOUTH WEST VIEW | FROM METRAL DRIVE




AMENITY SPACE | FRONT BUILDING

 <p>JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com</p>	<p>THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION SPECIFIED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMERCIAL COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF JOYCE REID TROOST ARCHITECT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.</p>	<p>ARCH. STAMP</p>	<p>METRAL APTS. 6124 METRAL DRIVE, NANAIMO, BC</p>	<p>CLIENT CASTERA PROPERTIES, INC.</p>	<table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION																												<p>DATE: MAY 05, 2022 SCALE: SEE DRAWING</p>	<p>RECEIVED RA485 2022-MAY-26 COSTA CONSULTANTS</p>
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COURTESY OF METRAL

 <p>JOYCE REID TROOST ARCHITECTURE 2515 GLENAYR DRIVE NANAIMO, BC V9S 3R9 joyce@jrtarchitecture.com 250.714.8749 jrtarchitecture.com</p>	<p>THE DRAWINGS, DESIGN IDEAS AND FEATURES OF CONSTRUCTION INDICATED HEREIN ARE THE EXCLUSIVE PROPERTY OF JOYCE REID TROOST ARCHITECT. ALL COMMERCIAL COPY AND PROPERTY RIGHTS ARE EXPRESSLY RESERVED. THEY ARE NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR USED FOR ANY PURPOSES NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT EXPRESS WRITTEN CONSENT. IN THE EVENT OF ANY UNAUTHORIZED USE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD JOYCE REID TROOST ARCHITECT RESPONSIBLE.</p>	<p>ARCH. STAMP</p>	<p>METRAL APTS. 6124 METRAL DRIVE, NANAIMO, BC</p>	<p>CLIENT CASTERA PROPERTIES, INC.</p>	<table border="1"> <thead> <tr> <th>REV. DATE</th> <th>NUMBER</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REV. DATE	NUMBER	DESCRIPTION																															<p>DATE: MAY 05, 2022 SCALE: SEE DRAWING</p>	<p>PERSPECTIVES</p>
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CITY OF NANAIMO

BYLAW NO. 4500.214

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 "Zoning Amendment Bylaw 2023 No. 4500.214".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 6, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN 15012 (6124 Metral Drive) from Single Dwelling Residential (R1) to Residential Corridor (COR1) as shown on Schedule A of this bylaw.

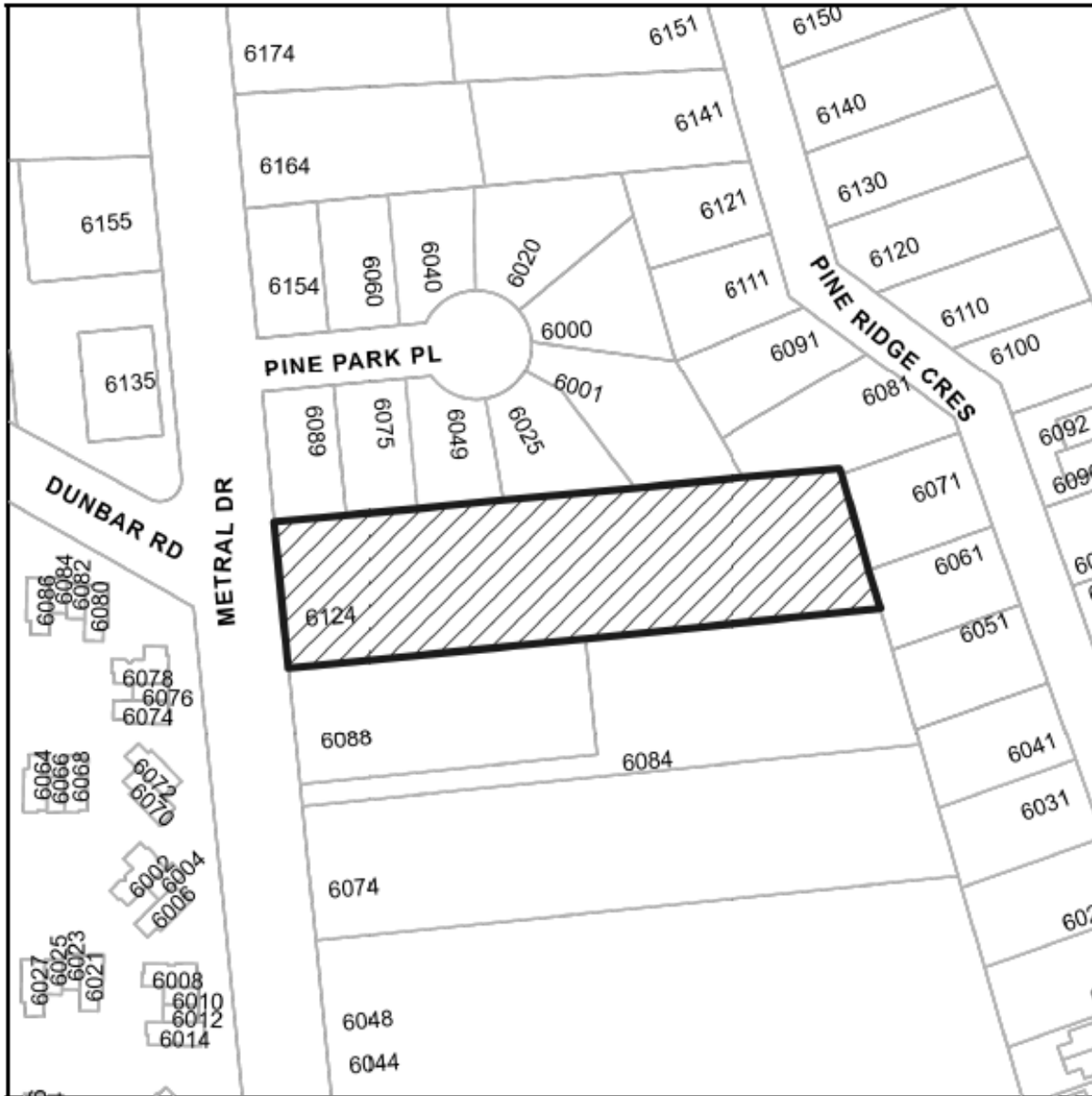
PASSED FIRST READING: _____
 PASSED SECOND READING: _____
 PUBLIC HEARING HELD: _____
 PASSED THIRD READING: _____
 MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____
 ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA000485
Address: 6124 Metral Drive

SCHEDULE A



Subject Property

REZONING APPLICATION NO. RA000485

CIVIC: 6124 METRAL DRIVE

LEGAL: LOT 6, DISTRICT LOT 30, WELLINGTON DISTRICT, PLAN 15012