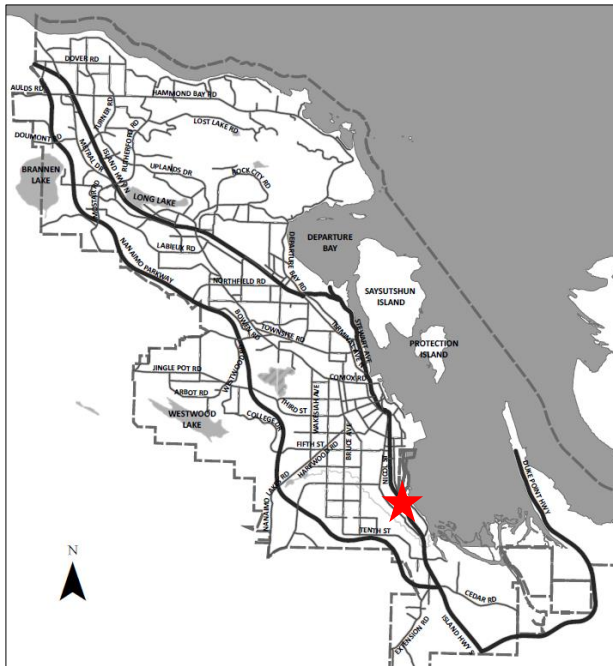


DATE OF MEETING July 24, 2023

AUTHORED BY KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT REZONING APPLICATION NO. RA486 – 1044 & 1048 OLD VICTORIA ROAD



Proposal:

To allow a light industrial development

Current Zoning:

R1 – Single Dwelling Residential

Proposed Zoning:

I3 – High Tech Industrial

City Plan Land Use Designation:

Light Industrial

Lot Area:

8,923m² – 1044 Old Victoria Road
1,235m² – 1048 Old Victoria Road
1.02 ha (total lot areas)



OVERVIEW

Purpose of Report

To present Council with an application to rezone 1044 and 1048 Old Victoria Road from Single Dwelling Residential (R1) to High Tech Industrial (I3) to facilitate a light industrial development.

Recommendation

That:

1. “Zoning Amendment Bylaw 2023 No. 4500.212” (to rezone 1044 and 1048 Old Victoria Road from Single Dwelling Residential [R1] to High Tech Industrial [I3]) pass first reading;
2. “Zoning Amendment Bylaw 2023 No. 4500.212” pass second reading; and,
3. Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2023 No. 4500.212” as outlined in the “Conditions of Rezoning” section of the Staff Report dated 2023-JUL-24 should Council support the bylaw at third reading.

BACKGROUND

A rezoning application, RA486, was received from Westmark Construction Ltd., on behalf of Old Vic Holdings Ltd., to amend the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to rezone the subject properties at 1044 and 1048 Old Victoria Road from Single Dwelling Residential (R1) to High Tech Industrial (I3) to facilitate a light industrial development.

Subject Property & Site Context

The subject properties are located in the Chase River Neighbourhood, northwest of Melideo Road between Old Victoria Road and the Island Highway. The grade change of the properties is approximately 8m and slopes downward from the north to south. Established single residential dwellings, industrial developments, and a place of worship predominantly characterize the surrounding area. Both properties are currently vacant (1048 Old Victoria Road previously contained a dwelling which was demolished in 2022).

Site characteristics of note include proximity to transportation corridors (a southbound transit stop is located on Old Victoria Road), high visibility from the Island Highway and Old Victoria Road, and proximity to the South Gate Secondary Urban Centre.

DISCUSSION

Proposed Development

The applicant proposes to rezone the subject properties from Single Dwelling Residential (R1) to High Tech Industrial (I3) zone to facilitate a mini-storage development. The I3 zone allows a range of light industrial uses and supporting commercial uses (such as clean high tech indoor production, storage, and food processing) with complementary accessory uses. The I3 zone permits a maximum building height of 14m and a base lot coverage of 50%, with the opportunity to tier up an additional 15% where amenities are provided, as outlined in Schedule D of the Zoning Bylaw.

The conceptual plans submitted in support of the rezoning application illustrate how the site could be developed. The proposed lot coverage is 42.4% with three single storey (4.8m high) storage buildings (approximately 300 storage units) and a 7.5m high office/caretaker building. The development concept demonstrates that the required parking can be provided onsite and that the I3 zoning requirements can be met. No variances are anticipated; however, this would be confirmed through the design review at the Development Permit stage.

Staff note that while the concept plan shows a one-storey building form, the proposed rezoning, if approved, could facilitate development under the maximum building height (14m) of the I3 zone.

Policy Context

City Plan – Future Land Use

City Plan identifies the subject properties within the Light Industrial land use designation, which supports less land intensive industries with high numbers of employee/customer and goods and services that are accessed regularly, generating more activity. Typical uses supported include processing, manufacturing, assembly operations, warehousing, distribution, equipment sales and repair, wholesale, etc. These areas are intended to be compatible with the urban environment, while providing for infrastructure and transportation connections needed to support business and industry. The Light Industrial designation supports industrial buildings and structures up to three-storeys with greater building height considered where built forms transition to adjacent land uses. Further intensification and efficient use of building space, including multi-storey buildings, is supported in order to maximize the use of light industrial lands within the City.

Development under the proposed I3 zone is consistent with the Light Industrial designation and would allow the full range of uses permitted in the I3 zone. The conceptual plans include a mini-storage facility with accessory office and dwelling which are permitted uses within the I3 zone. The proposal is generally consistent with applicable City Plan policies (clean, [i.e. no hazardous goods], primarily indoor uses with access to major roads), notwithstanding, further intensification of the site and incorporation of multi-storey buildings and other permitted industrial uses has been encouraged respective of City Plan policies D4.6.1, D4.6.4, D4.6.17 and D4.6.27.

City Plan – Mobility Network

The subject properties are located outside of an urban centre as identified in Figure 36 of the City Plan, with the nearest centres being the South Gate Secondary Urban Centre (located approximately 700m to the southeast). The subject properties are located adjacent to the Island Highway, a rapid bus transit corridor.

Old Victoria Road is designated an Industrial Collector in Schedule 4 (“Road Network”) of City Plan, which requires a 25.0m road dedication. The existing road dedication varies from approximately 19.15m to 32.08m. As such additional road dedication is required and surplus road dedication can be closed which will be secured as condition of rezoning. A 1.141m dedication and 3.0m statutory right-of-way for future widening along Melideo Road (designated ‘Urban Local’) – in line with what was secured as part of the development at 1064 Old Victoria Road which was completed in 2011; a 6.0m radius for corner rounding at the intersection of Old Victoria Road and Melideo Road; as well as a road dedication or statutory right-of-way to accommodate a hammerhead turnaround on Melideo Road, will also be secured as conditions of rezoning. Access will be limited to Melideo Road with offsite improvements including construction of the full

intersection at Old Victoria and Melideo Roads as well as consolidation of the lots also secured as conditions of rezoning.

Community Consultation

The subject property lies within the Chase River Community Association area and was referred for their comment. A response has not been received (a follow up email was sent 2023-JUN-27); however, the applicant advised they reached out to the association as well as the South End Neighbourhood Association prior to submission of the application. The applicant hosted a Public Information Meeting on 2023-MAR-22 at the Loyal Order of Moose Hall, where approximately fifteen neighbours attended the meeting. The applicant has noted that while the conceptual design was generally supported, questions were raised regarding the potential industrial uses, intensification of the development, hours of operation, and security. The applicant has noted the proposal intends to satisfy a local need for storage and include approximately 10 spaces for outdoor storage of vehicles.

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) as per Council's Community Amenity Contribution Policy. The rate for industrial development is \$34 per m² of gross floor area. The applicant is proposing a monetary contribution at this rate, 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 \$129,710 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 titles of the subject properties 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. Staff note industrial buildings are not presently subject to step code requirements however, portions of the development may be (i.e. dwelling or accessory office).

Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2023 No. 4500.212", Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – a monetary contribution equal to \$34 per m² for industrial gross floor area, to be paid prior to Building Permit, with 40% to be directed towards the 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 Commitment* – registration of a Section 219 covenant to secure a commitment in accordance with the City's *BC Energy Step Code Rezoning Policy*.
3. *Road Dedication* – dedication of the following:

- Road dedication and road closure along Old Victoria Road to allow for a future 'Industrial Collector' cross-section of 25m;
 - Road dedication with a width of approximately 1.141m and the registration of a statutory right-of-way with an additional width of approximately 3m (a total 4.141m width) along Melideo Road to allow for a future 'Urban Local' cross-section of 20m;
 - Road dedication for the corner rounding at the intersection of Old Victoria Road and Melideo Road with a radius of 6m.
4. *Access Covenant* – registration of a Section 219 covenant to restrict access to the subject property to Melideo Road.
5. *Off-Site Improvements* – registration of a Section 219 covenant to secure the following prior to building permit issuance:
- Future road dedication or registration of a statutory right-of-way for the hammerhead turnaround to be finalized at design stage acceptance;
 - Works and services (construction of Old Victoria Road and Melideo Road to the applicable engineering standard) at time of Building Permit;
 - Construction of the full intersection of Old Victoria Road and Melideo Road; and,
 - Construction of the hammerhead turn at the terminus of Melideo Road.
6. *Lot Consolidation* – consolidation of the subject properties.

SUMMARY POINTS

- This application is to rezone the subject properties from Single Dwelling Residential (R1) High Tech Industrial (I3) to facilitate a proposed light industrial development.
- The conceptual plans illustrate a mini-storage development with accessory dwelling unit.
- 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 rezoning complies with of City Plan policies by zoning the subject properties to a light industrial zone.

ATTACHMENTS

ATTACHMENT A: Subject Property Map
 ATTACHMENT B: Conceptual Site Plan
 ATTACHMENT C: Conceptual Building Rendering
 "Zoning Amendment Bylaw 2023 No. 4500.212"

Submitted by:

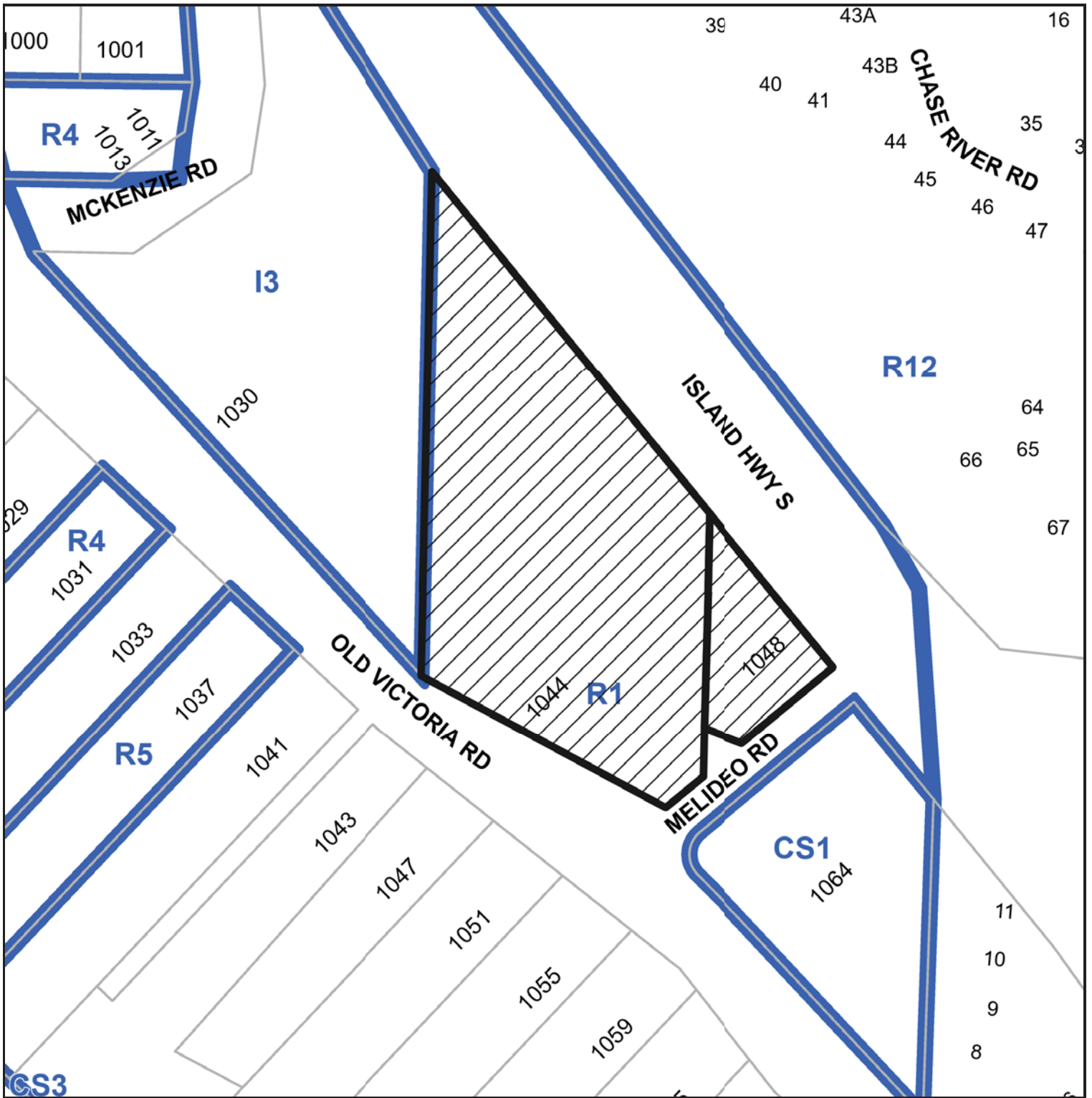
Lainya Rowett
 Manager, Current Planning

Concurrence by:

Jeremy Holm
 Director, Development Approvals

Dale Lindsay
 General Manager, Development Services
 / Deputy CAO

ATTACHMENT A
SUBJECT PROPERTY MAP

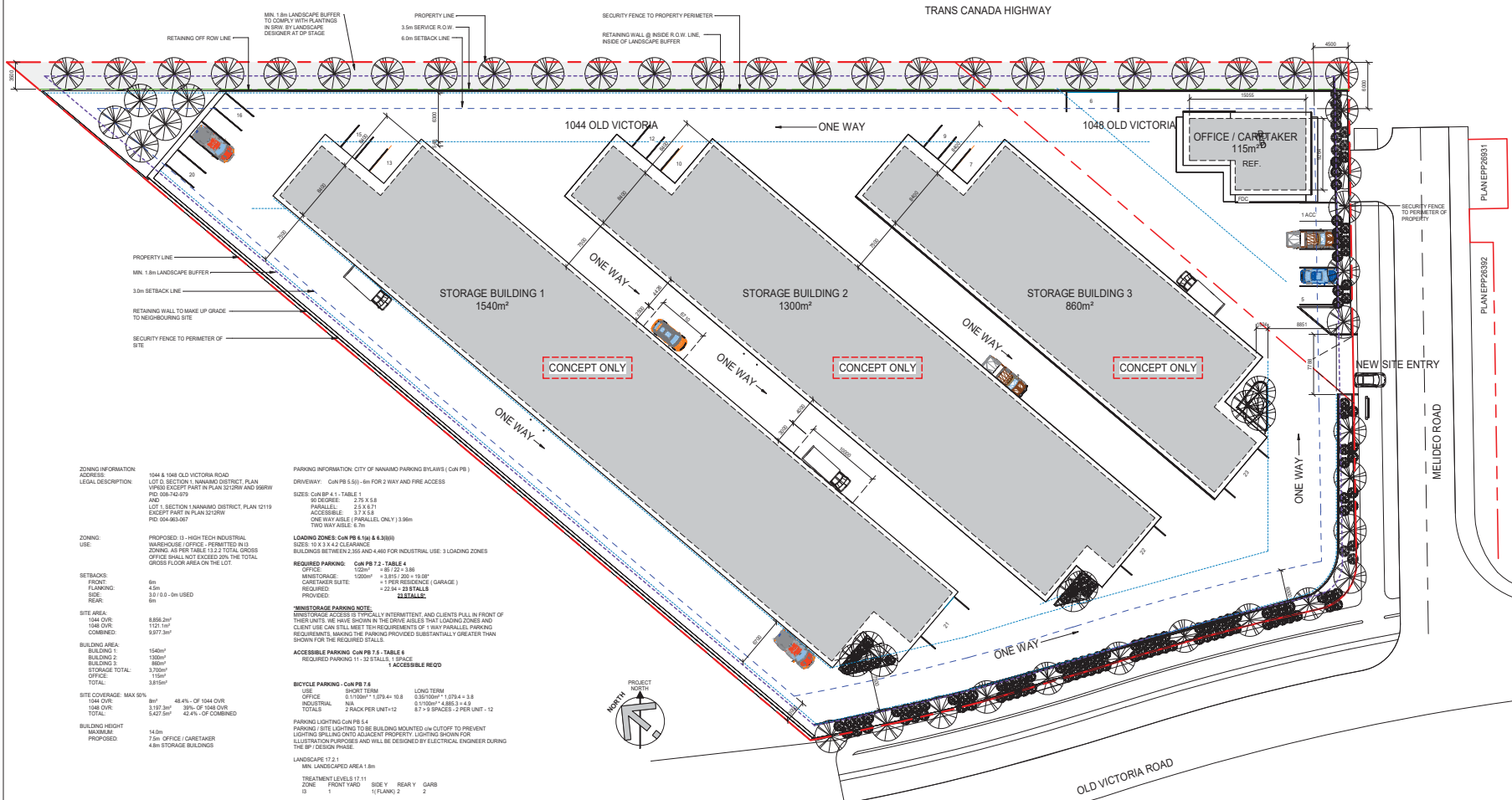


1044 & 1048 Old Victoria Road

ATTACHMENT B CONCEPTUAL SITE PLAN

ISSUES		
No.	DATE	ISSUED FOR
1	2023.03.27	REVISED RECORDING

SUB CONSULTANT



ZONING INFORMATION:
ADDRESS: 1044 & 1048 OLD VICTORIA ROAD
LEGAL DESCRIPTION: LOT 03, SECTION 1, NANAIMO DISTRICT, PLAN VINDO EXCEPT PART IN PLAN S212RW AND S69RW P.D. 09-14-199 AND LOT 1, SECTION 1 NANAIMO DISTRICT, PLAN S2119 EXCEPT PART IN PLAN S212RW P.D. 09-14-199

ZONING:
PROPOSED: I1 - HIGH TECH INDUSTRIAL WAREHOUSE / OFFICE. PERMITTED IN I3 ZONING AS PER TABLE 13.3.2 TOTAL GROSS OFFICE SHALL NOT EXCEED 20% THE TOTAL GROSS FLOOR AREA ON THE LOT.

SETBACKS:
FRONT: 6m
PLANNING: 4.5m
SIDE: 3.0 / 0.0 - 0m USED
REAR: 8m

SITE AREA:
1044 OVR: 8,882.2m²
1048 OVR: 1,021.1m²
COMBINED: 9,977.3m²

BUILDING AREA:
BUILDING 1: 1540m²
BUILDING 2: 1300m²
BUILDING 3: 860m²
STORAGE TOTAL: 3,700m²
OFFICE: 115m²
TOTAL: 3,815m²

SITE COVERAGE: MAX 50%
1044 OVR: 80% - 48.4% - OF 1044 OVR
1048 OVR: 31.923m² - 30% - OF 1048 OVR
TOTAL: 5,427.5m² - 42.4% - OF COMBINED

BUILDING HEIGHT:
MAXIMUM: 14.0m
PROPOSED: 7.5m OFFICE / CARETAKER
4.8m STORAGE BUILDINGS

PARKING INFORMATION: CITY OF NANAIMO PARKING BYLAWS (C.M.P.B.)
DRIVEWAY: C.M.P.B. 5.5(5) - 6m FOR 2 WAY AND FIRE ACCESS

SIZES: C.M.P.B. 4.1, TABLE 1
90 DEGREE: 2.5 X 5.8
PARALLEL: 2.5 X 7.1
ACCESSIBLE: 3.7 X 5.8
ONE WAY ASBLE (PARALLEL ONLY) 13.96m
TWO WAY ASBLE 1.9m

LOADING ZONES: C.M.P.B. 4.1(8) & 4.3(10)
SIZES: 10 X 3 X 4.2 CLEARANCE
BUILDINGS BETWEEN 3.05M AND 4.40M FOR INDUSTRIAL USE. 3 LOADING ZONES

REQUIRED PARKING: C.M.P.B. 7.2, TABLE 4
OFFICE: 102m² = 4.65 / 27 - 3.86
WAREHOUSE: 1000m² = 3.81% / 204 - 19.38"
CARETAKER SUITE: = 1 PER RESIDENCE (GARAGE)
REQUIRED: = 23.24 - 23 STALLS
PROVIDED: = 23 STALLS

MINI-STORAGE PARKING NOTE:
MINI-STORAGE ACCESS IS TYPICALLY INTERMITTENT, AND CLIENTS PULL IN FRONT OF THEIR UNITS. WE HAVE SHOWN IN THE DRIVE AISLES THAT LOADING ZONES AND CLIENT USE CAN STILL MEET THE REQUIREMENTS OF 1 WAY PARALLEL PARKING REQUIREMENTS, AMONG THE PARKING PROVIDED SUBSTANTIALLY GREATER THAN SHOWN FOR THE REQUIRED STALLS.

ACCESSIBLE PARKING: C.M.P.B. 7.5, TABLE 6
REQUIRED PARKING 11 - 32 STALLS, 1 SPACE
1 ACCESSIBLE NEED

BICYCLE PARKING: C.M.P.B. 7.4
USE: SHORT TERM LONG TERM
OFFICE: 0.1700m² = 1.078 4+ 0.8 0.3000m² = 1.078 4 + 3.8
INDUSTRIAL: N/A 0.1700m² = 4.883 3 + 4.9
TOTALS: 2.300 PER UNIT = 12 8.7 + 9 SPACES = 4 PER UNIT - 12

PARKING LIGHTING: C.M.P.B. 5.4
PARKING / SITE LIGHTING TO BE BUILDING MOUNTED ON CLIFFTOP TO PREVENT LIGHTING SPILLING ONTO ADJACENT PROPERTY. LIGHTING SHOWN FOR ILLUSTRATION PURPOSES AND WILL BE DESIGNED BY ELECTRICAL ENGINEER DURING THE 3P DESIGN PHASE.

LANDSCAPE: 17.2.1
MIN. LANDSCAPED AREA 1.8m
TREATMENT LEVELS 17.11
ZONE FRONT YARD SIDE Y REAR Y GARB
13 1 (FLANK) 2 2

1044 & 1048 OLD VICTORIA MINISTORAGE

1044 & 1048 OLD VICTORIA ROAD, NANAIMO, BC
WESTMARK CONSTRUCTION LTD.
1 - REVISED RECORDING

HEROLD ENGINEERING
3701 Shelton Rd. Nanaimo, BC V9T 2H1
T: 250 751 8556 F: 250 751 8559
E: mh@heroldengineering.com

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SITE PLAN AND ZONING INFO

DESIGNED LHY / KAR	SEAL
DESIGN REVIEW	
DRAFTED LHY / KAR	
DRAFTING REVIEW	
PROJECT No: 0896-019	CLIENT DRAWING No:
SCALE 1 : 250	PERMIT No:
REL DRAWING No: A1.1	OF 1

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

ATTACHMENT C CONCEPTUAL BUILDING RENDERINGS



3D VIEW - LOOKING FROM OLD VICTORIA ROAD / MELIDO ROAD NORTHWARDS



3D VIEW - LOOKING FROM HIGHWAY 1 / MELIDO ROAD WESTWARD



3D VIEW - LOOKING FROM HIGHWAY 1 SOUTHWARD

ISSUES		
No.	DATE	ISSUED FOR
1	2023.03.27	REVISED RENDERING

SUB CONSULTANT

1044 & 1048 OLD VICTORIA MINISTORAGE

1044 & 1048 OLD VICTORIA ROAD, NANAIMO, BC
WESTMARK CONSTRUCTION LTD.
1 - WESTMARK

HEROLD ENGINEERING
 3701 Shannon Rd. Nanaimo, BC V9T 2H1
 T: 250 751 8558 F: 250 751 8559
 E: mail@heroldengineering.com

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3D VIEWS	
DESIGNED LHY / KAR	SEAL
DESIGN REVIEW	RECEIVED
DRAFTED LYH / KAR	RA489
DRAFTING REVIEW	2023-JUN-28
PROJECT No. 0696-019	CLIENT DRAWING No.
SCALE 1 : 1	PERMIT No.
REL DRAWING No. A1.2	OF 1

DESTROY ALL DRAWINGS SHOWING PREVIOUS REVISION

CITY OF NANAIMO

BYLAW NO. 4500.212

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 2023 NO. 4500.212".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT D, SECTION 1, NANAIMO DISTRICT, PLAN 630 EXCEPT PART IN PLAN 3212 RW AND 956 RW (1044 Old Victoria Road) & LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 12119 EXCEPT PART IN PLAN 3212 RW (1048 Old Victoria Road) from Single Dwelling Residential (R1) to High Tech Industrial (I3) as shown on Schedule A.

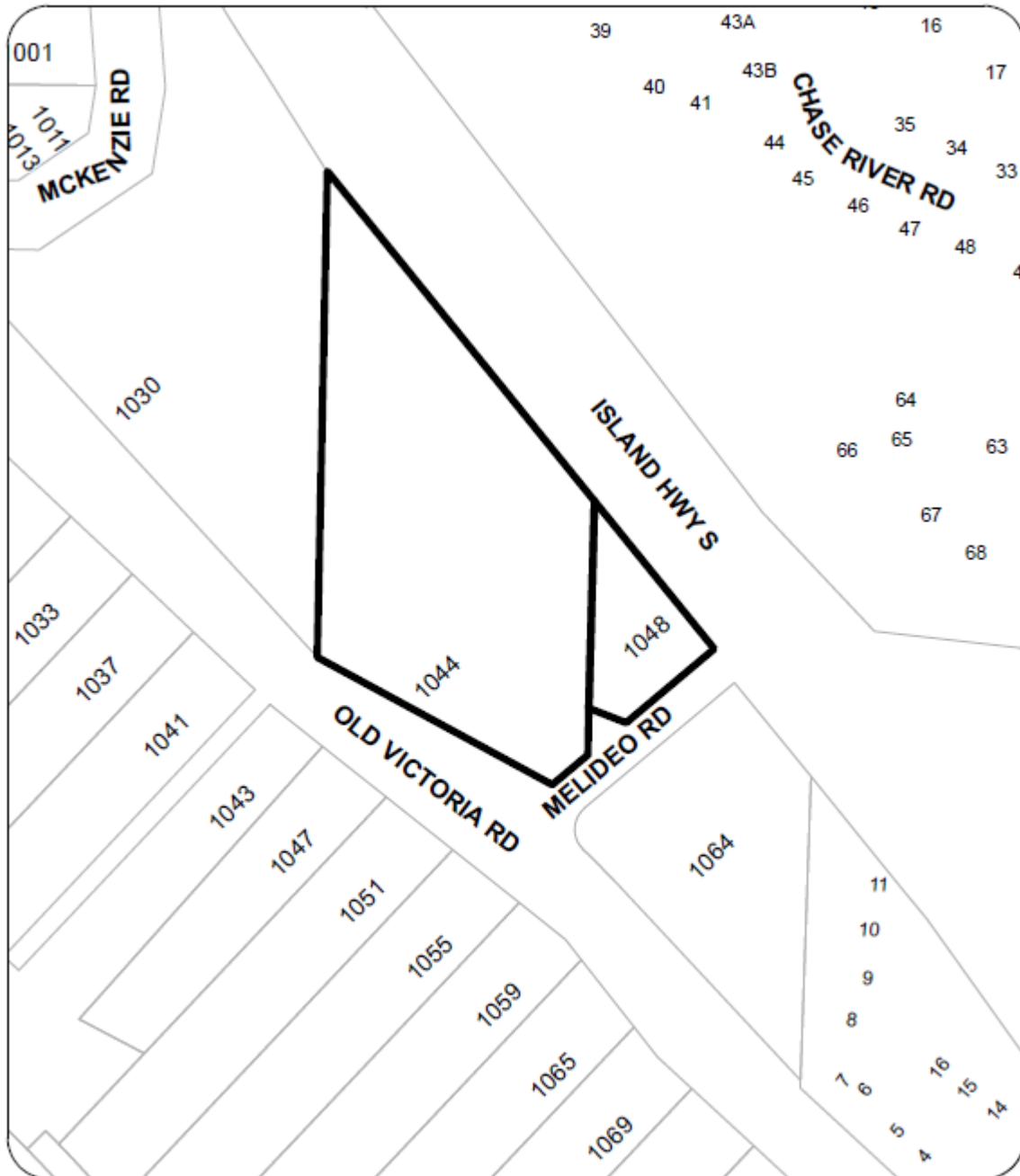
PASSED FIRST READING: _____
 PASSED SECOND READING: _____
 PUBLIC HEARING HELD: _____
 PASSED THIRD READING: _____
 MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____
 ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA000486
Address: 1044 & 1048 Old Victoria Road

SCHEDULE A



REZONING APPLICATION NO. RA000486



CIVIC: 1044/1048 OLD VICTORIA ROAD
LEGAL: LOT D, SECTION 1, NANAIMO DISTRICT,
PLAN 830 EXCEPT PART IN PLAN 3212 RW AND 956 RW,
LOT 1, SECTION 1, NANAIMO DISTRICT, PLAN 12119 EXCEPT PART IN PLAN 3212 RW