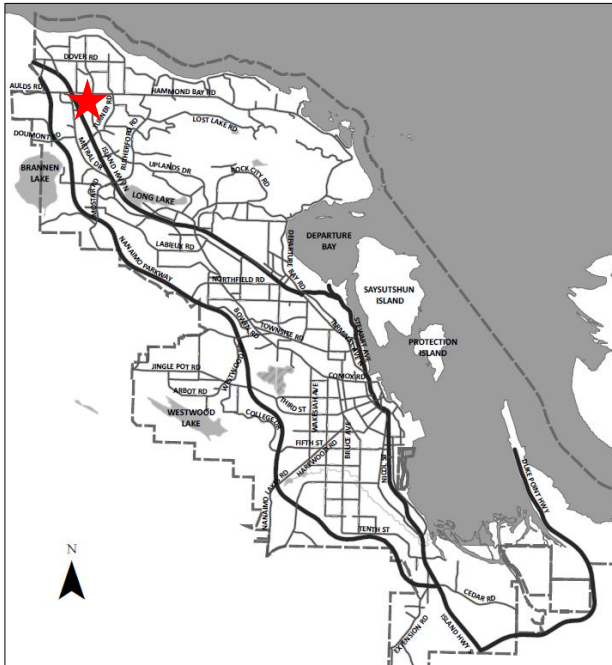


DATE OF MEETING February 5, 2024

AUTHORED BY KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT REZONING APPLICATION NO. RA497 – 6450 ISLAND HIGHWAY NORTH



Proposal:

To allow the expansion of an existing non-conforming commercial use



Zoning:

CC4 – Woodgrove Urban Centre

Proposed Zoning:

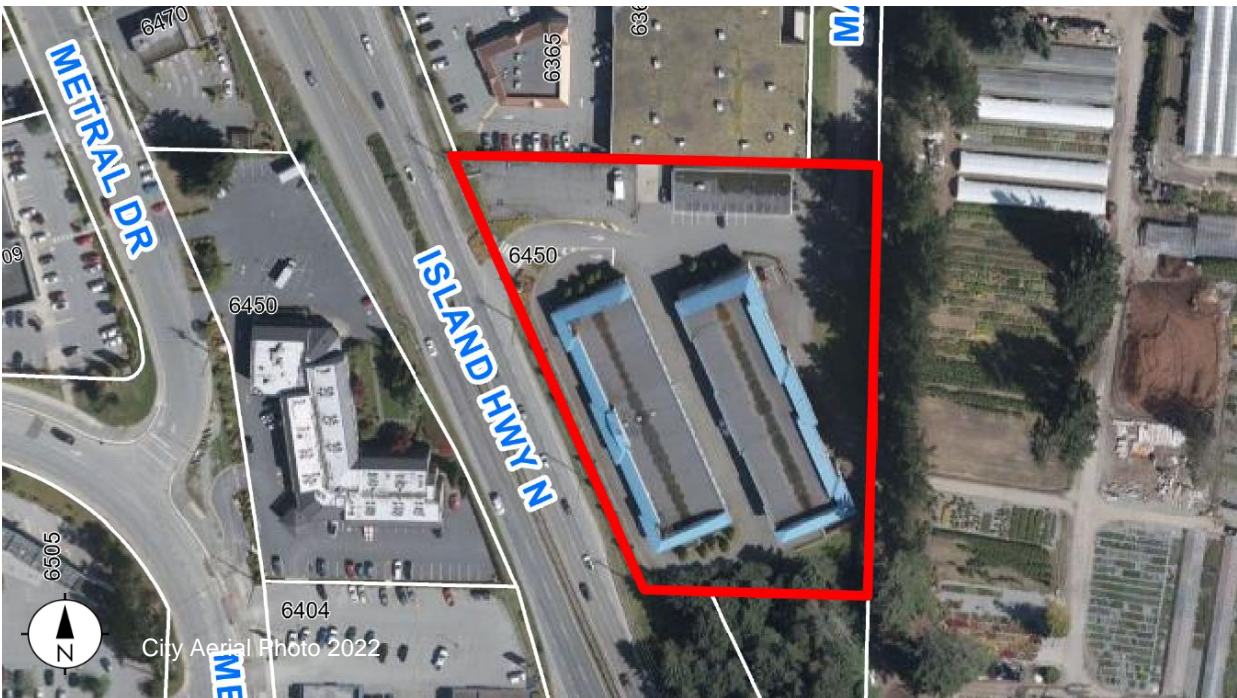
CC4 – Woodgrove Urban Centre with a *Site-Specific Amendment Mini Storage Use*

City Plan Land Use Designation:

Woodgrove Secondary Urban Centre

Lot Area:

1.16 ha



OVERVIEW

Purpose of Report

To present Council with an application to rezone 6450 Island Highway North from Woodgrove Urban Centre (CC4) to Woodgrove Urban Centre (CC4) with a site-specific mini storage use to allow the expansion of a non-conforming commercial use.

Recommendation

1. “Zoning Amendment Bylaw 2024 No. 4500.220” (to rezone 6450 Island Highway North from Woodgrove Urban Centre [CC4] to Woodgrove Urban Centre [CC4] with a site-specific mini storage use) pass first reading;
2. “Zoning Amendment Bylaw 2024 No. 4500.220” pass second reading;
3. Council direct Staff to hold a Public Hearing for “Zoning Amendment Bylaw 2024 No. 4500.220”; and,
4. Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2024 No. 4500.220” as outlined in the “Conditions of Rezoning” section of the Staff Report dated 2024-FEB-05 should Council support the bylaw at third reading.

BACKGROUND

A rezoning application, RA497, was received from RW (Bob) Wall Ltd., on behalf of BGR Holdings Inc., to amend the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to rezone the subject property at 6450 Island Highway North from Woodgrove Urban Centre (CC4) to Woodgrove Urban Centre (CC4) with a site-specific mini storage use to allow the expansion of a non-conforming mini storage use.

‘Mini storage’ ceased to be a permitted use on the subject property following the adoption of “City of Nanaimo Zoning Bylaw 2011 No. 4500” on 2011-AUG-08 to encourage more intensive mixed use in this area. The property owner would like to add another storage building to the site, however, an amendment to the Zoning Bylaw is required to address the non-conforming use and allow the expansion of the existing storage facility.

Subject Property and Site Context

The subject property is a large commercial lot located in north Nanaimo, east of Island Highway North, and south of the terminus of Marlin Way. The grade change of the property is approximately 6m and slopes down to the northeast. Established commercial developments and multi-family dwellings predominantly characterize the surrounding area, with an adjacent commercial centre to the north, and Green Thumb Garden Centre (future Bowers District development site) to the east. The subject property currently contains two existing mini storage buildings that will remain, and a multi-tenant commercial building proposed to be removed to facilitate the proposed development.

Site characteristics include proximity to transportation corridors, high visibility from the Island Highway, and proximity to the Woodgrove Secondary Urban Centre.

DISCUSSION

Proposed Zoning

The applicant proposes to amend the existing Woodgrove Urban Centre (CC4) zone to add 'mini storage' as a site-specific use to allow the expansion of the existing Budget mini storage facility. The CC4 zone allows for a regional commercial centre with a wide range of retail and service uses (i.e. auto repair, office, restaurants, retail, wholesale, etc.) and medium to high density residential.

The conceptual plans submitted with the rezoning application illustrate a proposed mixed-use mini storage and office building facing the Island Highway frontage. The development concept demonstrates that the required parking can be provided onsite and that the CC4 zoning requirements can be met. A setback variance from 3.0m to 1.5m for the north side lot line is anticipated. Any additional variances would be confirmed through the design review at the Development Permit stage.

Policy Context

City Plan – Future Land Use

City Plan identifies the subject property within the Secondary Urban Centre land use designation, which support hubs that serve the city, typically anchored by public institutions and employment centres with proximity to transit and pedestrian routes. The Secondary Urban Centre designation supports a mix of building forms including low- to limited high-rise buildings (two to twelve storeys) and mixed-use or residential developments.

A condition of use to require another commercial or residential use is recommended to be incorporated into the proposed site-specific zoning to ensure the development achieves the intent of the Secondary Urban Centre designation, by supporting commercial intensification in the area. The CC4 zone will continue to allow other complementary uses as the surrounding area evolves.

City Plan – Mobility Network

The subject property is located along the Island Highway corridor which connects to the Woodgrove and Nanaimo North Secondary Urban Centres as identified in Figure 36 of City Plan, with the Woodgrove Secondary Urban Centre located approximately 250m to the northwest. The subject property is located adjacent to the Island Highway, a rapid bus transit corridor.

Vehicle access to the site will be from the existing access off the Island Highway or via Marlin Way. The Island Highway is designated a Highway and Marlin Way is designated a Mobility Local in Schedule 4 ("Road Network") of City Plan. The existing road dedication for Marlin Way, which requires a 20m road dedication, terminates at the side lot line of the subject property and has been identified as a road which will service the future Bowers District development (RA505). As such, a 10m x 10m road dedication at the northeast corner of the subject property is required to facilitate the Bowers District Master Plan. Additionally, the design and construction of pedestrian facilities between the road edge of the Island Highway and the property line complete with lighting to City standard, to be determined at time of Design Stage Acceptance, has also been discussed with the Ministry of Transportation and Infrastructure (MoTI) and secured as a condition of rezoning which will extend the existing pedestrian facilities adjacent to the property to the north.

Community Consultation

The subject property is not within the area of an active community association. The applicant hosted a Public Information Meeting on 2023-NOV-27 at the subject property which did not have any attendees. Following the meeting, the applicant received correspondence with concerns regarding the conceptual plans and proximity of the proposed building to the north property line and impacts on sight lines. The applicant has responded to the correspondence.

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 commercial development is \$34 per m² of gross floor area. The applicant is proposing a monetary contribution at this rate, with 100% to be directed towards the City's Housing Legacy Reserve Fund. Based on the conceptual plans provided, a monetary contribution of approximately \$162,913 is anticipated. The CAC contribution will be secured as a condition of rezoning. Staff support the proposed CAC.

Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2024 No. 4500.220", 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 proposed commercial gross floor area, to be paid prior to Building Permit issuance, with 100% to be directed towards the Housing Legacy Reserve Fund.
2. *Road Dedication* – road dedication with a length and width of approximately 10.0m at the south terminus of Marlin Way to allow for a future 'Mobility Local' cross-section of 20.0m to facilitate the future road network on the adjacent property.
3. *On-site & Off-site Improvements* – registration of a Section 219 covenant to secure the following prior to building permit issuance:
 - works and services (construction of Marlin Way to the applicable engineering standard) at time of Building Permit;
 - the design and construction of pedestrian facilities between the road edge of the Island Highway and the property line complete with lighting to City standard, to be determined at time of Design Stage Acceptance; and,
 - a review of the existing onsite stormwater management system to confirm that the existing system adequately addresses the current stormwater requirements of the MoESS and that and upgrades, if applicable, be completed at time of Building Permit.
4. *Covenant on Title* - discharge and replace Covenant EH29869 requiring the owner to design and construct a connection to the offsite sanitary sewer and decommission the onsite septic system in conjunction with the development of the adjacent property at 6261 Hammond Bay Road.]

SUMMARY POINTS

- This application is to rezone the subject property from Woodgrove Urban Centre (CC4) to Woodgrove Urban Centre (CC4) with a site-specific mini storage use to allow the expansion of a non-conforming mini storage use to facilitate a commercial development.
- The conceptual plans illustrate a mixed-use mini storage and office building.
- The applicant is proposing a monetary Community Amenity Contribution toward the City’s Housing Legacy Reserve Fund.
- The proposed development is generally consistent with City Plan policies for the Secondary Urban Centre.
- 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 2024 No. 4500.220”

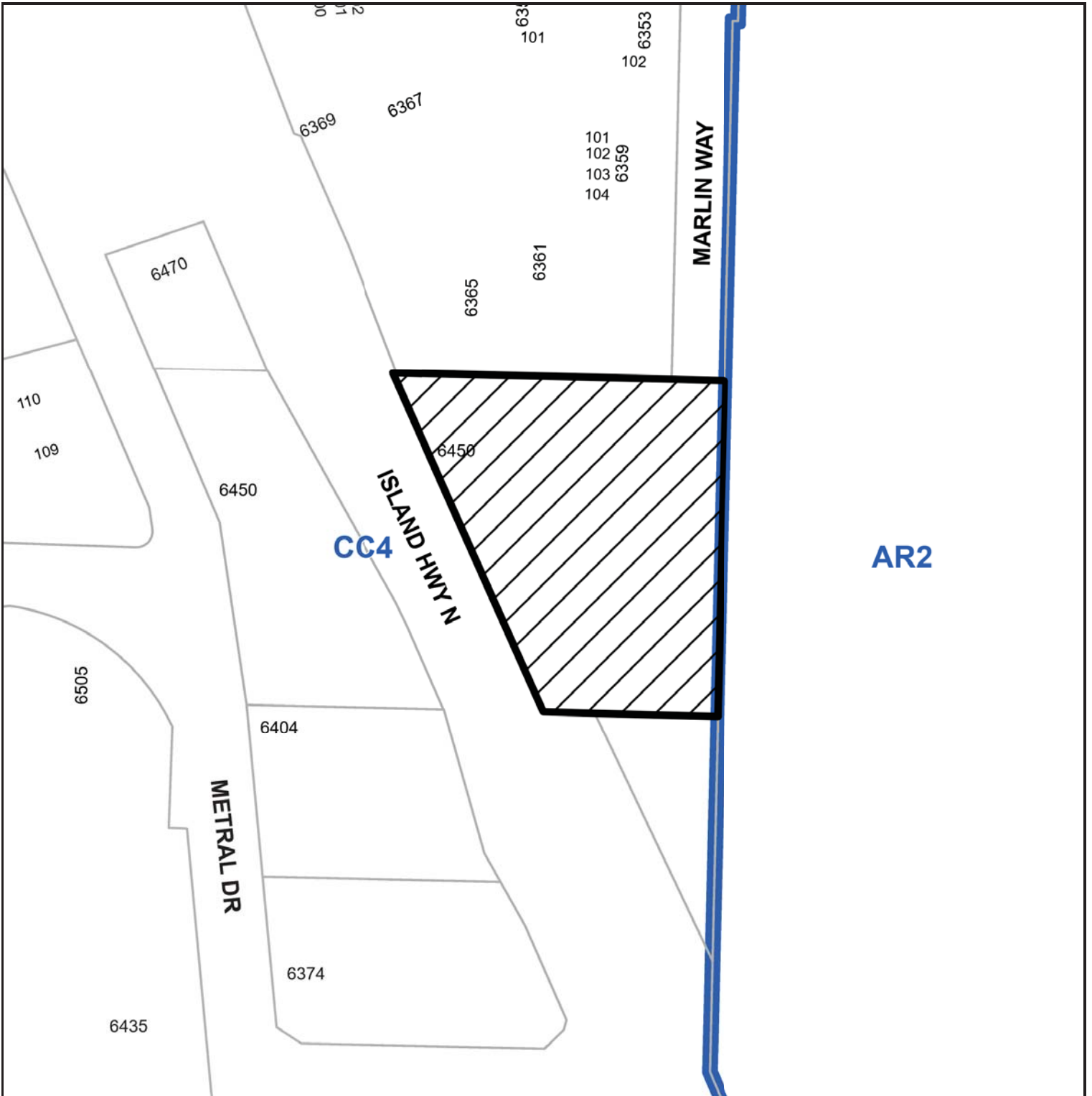
Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

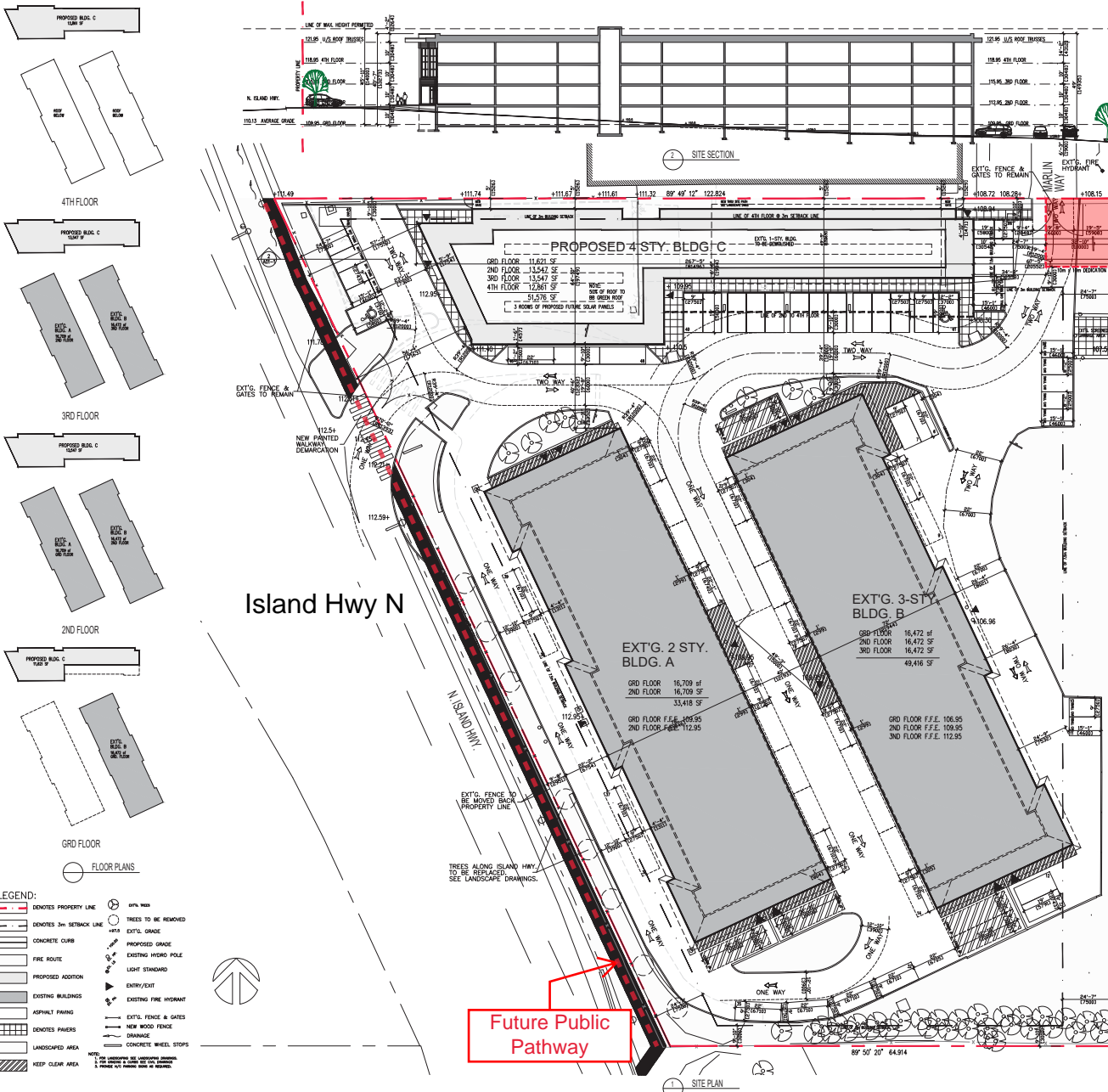
Jeremy Holm
Director, Planning & Development

ATTACHMENT A SUBJECT PROPERTY MAP



 6450 Island Highway

ATTACHMENT B CONCEPTUAL SITE PLAN



SITE DATA:

ZONING: C04 NORTH NANAIMO URBAN CENTRE
 CIVIL ADDRESS: 6450 N ISLAND HWY.
 LEGAL ADDRESS: LOT 1, SEC. 12, WELLINGTON DISTRICT, PLAN 12124, EXCEPT PART IN PLAN 33807
 SITE AREA: 125,166 sf (11,628.29sqm)
 1076 sf (100sqm) DEDICATION
 124,090 sf (11,528.29sqm)

BUILDING AREA:
 BUILDING A 16,709 sf
 BUILDING B 16,472 sf
 BUILDING C 12,475 sf
 43,656 sf

COVERAGE:

Proposed: 50% (5 x 100%)
 EXT'G. BLDG. A 16,709 sf
 EXT'G. BLDG. B 16,472 sf
 PROPOSED BLDG. C 13,547 sf
 46,728 sf / 124,090 sf x 100 = 38% Proposed

DENSITY:

Permitted: 1.25 (1.25 x 124,090 sf = 155,112.5 sf ALLOWED)
 Proposed: 134,410 sf = 1.08 Proposed
 124,090 sf

G.F.A.:

EXT'G. BUILDING A	GRD FLOOR 16,709 sf	
	2ND FLOOR 16,709 sf	33,418 sf/3,105 sm
EXT'G. BUILDING B	GRD FLOOR 16,472 sf	
	2ND FLOOR 16,472 sf	49,416 sf/4,591 sm
	3RD FLOOR 16,472 sf	
	4TH FLOOR 12,861 sf	
PROPOSED BUILDING C	GRD FLOOR 11,621 sf	
	2ND FLOOR 13,547 sf	51,576 sf/4,791 sm
	3RD FLOOR 13,547 sf	134,410 sf/12,487 sm
	4TH FLOOR 12,861 sf	
	51,576 sf	

REQUIRED PARKING:

MINI STORAGE:
 1 SPACE PER 200sm (2152sf) OF GROSS FLOOR AREA
 3 LOADING SPACES FOR 4,650sm + 1 PER ADDITIONAL 4,650sm
 OFFICE:
 1 SPACE PER 22sm (236.8sf) OF GROSS FLOOR AREA

PARKING CALCS.:

EXT'G. BUILDING A 33,418 sf/2152 sf = 16 SPACES
 EXT'G. BUILDING B 49,416 sf/2152 sf = 23 SPACES
 PROPOSED BUILDING C 49,914 sf/2152 sf = 24 SPACES
 MINI STORAGE 4,650 sf/236.8 sf = 7 SPACES
 OFFICE 70 SPACES

PARKING:

Provided: 30 regular car spaces
 14 small spaces (14/44-32x)
 2 h/c spaces
 20 spaces in front of OHD @ Bldg. A & B
 66 spaces provided

LOADING CALCS.:

Required: 12,487sm - 4,650sm = 3 + (7,837sm/4,650 = 1.6) = 5 LOADING SPACES
 Provided: 5 LOADING SPACES REQUIRED.

BUILDING HEIGHT:

Permitted: 14m
 Average Grade: 111.87 + 111.40 + 108.3 + 108.94 = 440.51/4 = 110.13
 Proposed: 13.27m (NOT INCL. ROOF TOP MECHANICAL)

BUILDING CLASSIFICATION

3.2.2.7.7. GROUP F, DIV 2. UP TO 4 STOREYS, SPRINKLERED
 MAX. BLDG. AREA = 3,200 S.M.(34,444 SF) IF 3 STY.
 MAX. BLDG. AREA = 2,400 S.M.(25,833 SF) IF 4 STY.
 COMBUSTIBLE OR NONCOMBUSTIBLE CONSTRUCTION

F.R.R.:

FLOORS: 3/4 HR.
 I.B. WALLS, COLNS. ETC.: 3/4 HR. OR NON-COMBUSTIBLE
 ROOF: 0 min.

GROUP D: UNDER 10% OF FLOOR AREA = NOT A MAJOR OCCUPANCY

SETBACKS:

FRONT YARD - ISLAND HWY.	REQ'D.	PROPOSED	VARIANCE
REAR YARD - MARLIN WAY	7.5m	7.5m	NONE
SIDE YARD (SOUTH):	7.5m	7.5m	NONE
SIDE YARD (NORTH):	3.0m	15.2m	NONE
	3.0m	1.5m	1.5m

Marlin Way Road Dedication

Future Public Pathway



O.C.A. ARCHITECTURE INC.
 2724 W. 1st AVENUE, VANCOUVER BC V6K 1H3
 Tel: 604-408-8970 Email: info@oca-arch.com

CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. ALL OCCUPANCIES, SPACES OF OCCUPANCY TO BE REPORTED TO THE CITY. THE PROJECT CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ALL RELATED PERMITS, AND THE COPYRIGHT PROPERTY OF THE ARCHITECT. REVISIONS OF THE DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS SHALL BE IN PART BE PROVIDED BY THE ARCHITECTS WRITTEN CONSENT.

1	10m x 10m DEDICATION AT MARLIN WAY	12/7/23
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3	REVISION & LP	7/7/23
2	PLANNING PRE APP	4/18/23
1	REVIEW	4/10/22

BUDGET SELF STORAGE
 6450 N ISLAND HWY.
 NANAIMO, B.C.

SITE PLAN



Scale: 1/32"=1'-0"
 Drawn By:
 Checked By:
 Project Number: 2115
 Date: JUNE 2021

A01.1

RECEIVED
RA97
 2023-DEC-11
 Current Planning

ATTACHMENT C

RENDERINGS AND SHADOW STUDY

BUDGET SELF STORAGE

6450 N. ISLAND HWY, NANAIMO, B.C.



O.C.A. ARCHITECTURE INC.
 2724 W. 1st AVENUE, VANCOUVER BC V6K 1H3
 Tel: 604-408-8970 Email: in@oca-arch.com

CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCING ANY WORK. ALL DISCREPANCIES, OMISSIONS OR OMISSIONS TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECTS IS STRICTLY PROHIBITED.

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Revisions:

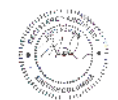
2	PLANNING PRE APP	7/7/23
1	REVIEW	4/9/22

Issued for:

Project:
BUDGET SELF STORAGE
 6450 N ISLAND HWY.
 NANAIMO, B.C. RECEIVED
 RA497
 2023-JUL-20

Drawing Title:

RENDERINGS & SHADING STUDIES



Scale: 1/8"=1'-0"
 Drawn By:
 Checked By:
 Project Number: 2115
 Date: JUNE 2021
 Drawing Number:

A0



1 VIEW FROM SOUTH-WEST View from Island Hwy N



2 VIEW FROM SOUTH-EAST View from Marlin Way



3 VIEW FROM NORTH-WEST



4 VIEW FROM NORTH-EAST



5 SEPTEMBER 21 @ 2pm



6 SEPTEMBER 21 @ 12pm



7 SEPTIMBER 21 @ 10am

CITY OF NANAIMO

BYLAW NO. 4500.220

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 2024 NO. 4500.220".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
 - 1) By amending the table in section 10.2.1 by adding the following row after the row labeled 'Micro Brewery':

Use	Zones						Conditions of Use
	CC1	CC2	CC3	CC4	CC5	CC6	
Mini Storage	--	--	--	SS	--	--	Within the CC4 zone, mini storage shall only be permitted where another commercial or residential use exists on the same lot

- 2) By rezoning the lands legally described as LOT 1, SECTION 12, WELLINGTON DISTRICT, PLAN 12124, EXCEPT PART IN PLAN 33807 (6450 Island Highway North) to allow Mini Storage as a site-specific use within the Woodgrove Urban Centre (CC4) Zone, 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

SCHEDULE A



REZONING APPLICATION NO. RA000497

N



CIVIC: 6450 Island Highway N
LEGAL: LOT 1, SECTION 12, WELLINGTON DISTRICT, PLAN 12124,
EXCEPT PART IN PLAN 33807



Subject Property