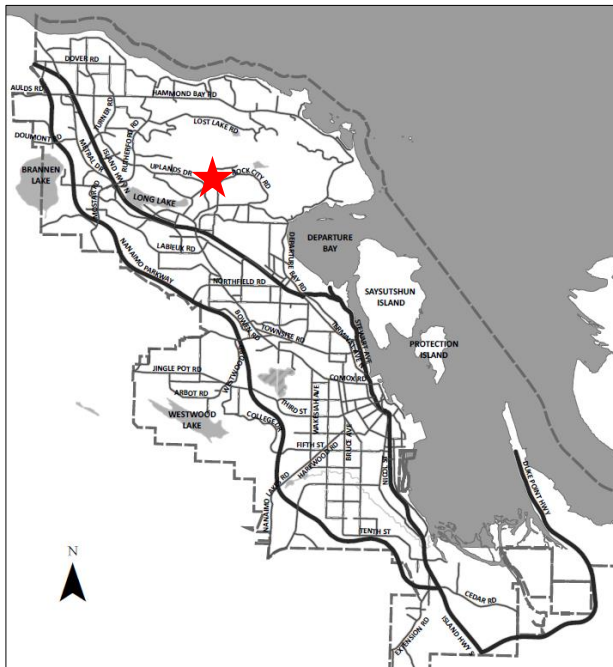


DATE OF MEETING July 7, 2025

AUTHORED BY PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT REZONING APPLICATION NO. RA516 – 3397 TUNNAH ROAD



Proposal:

To allow a multi-family development

Current Zoning:

R1 – Single Dwelling Residential

Proposed Zoning:

R7 – Row House Residential

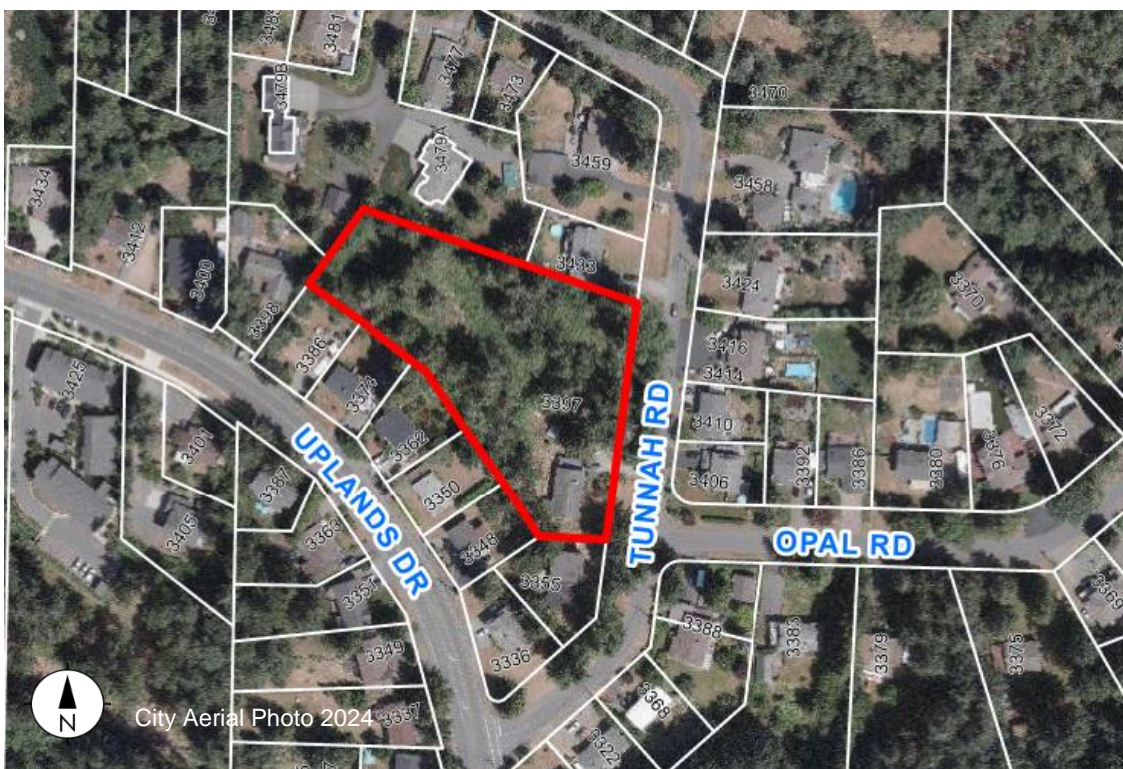
City Plan Land Use Designation:

Suburban Neighbourhood

Lot Area:

6,711m²

RA



OVERVIEW

Purpose of Report

To present for Council with an application to rezone 3397 Tunnah Road from Single Dwelling Residential (R1) to Row House Residential (R7) to facilitate a multi-family development.

Recommendation

That:

1. “Zoning Amendment Bylaw 2025 No. 4500.240” (to rezone 3397 Tunnah Road from Single Dwelling Residential [R1] to Row House Residential [R7]) pass first reading;
2. “Zoning Amendment Bylaw 2025 No. 4500.240” pass second reading;
3. “Zoning Amendment Bylaw 2025 No. 4500.240” pass third reading; and,
4. Council direct Staff to secure the conditions related to “Zoning Amendment Bylaw 2025 No. 4500.240” as outlined in the “Conditions of Rezoning” section of the Staff Report titled "Rezoning Application No. RA516 - 3397 Tunnah Road", dated 2025-JUL-07.

BACKGROUND

A rezoning application was received from P Square Engineering and Construction Ltd., to amend the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to rezone the subject property at 3397 Tunnah Road from Single Dwelling Residential (R1) to Row House Residential (R7) to facilitate a multi-family development.

Subject Property and Site Context

The subject property is located within the Long Lake neighbourhood, northeast of Long Lake and south of Linley Valley Park. The property slopes up, approximately 10m, from east to west and currently contains a single-family dwelling and stands of significant trees. The surrounding neighbourhood is primarily characterized by low-density residential development, as well as agricultural land and City parkland to the north.

Public Notification

Pursuant to Section 464(3) and 467 of the *Local Government Act*, a public hearing is prohibited for the proposed “Zoning Amendment Bylaw 2025 No. 4500.240” as the bylaw is consistent with the Official Community Plan (City Plan) and the purpose of the bylaw is to facilitate a residential development, as outlined in the report.

Statutory notification of first reading occurred on 2025-JUN-26.

DISCUSSION

Proposed Zoning

The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Row House Residential (R7) to facilitate a multi-family development. The R7 zone provides for ground-oriented, multi-family dwelling units with a maximum allowable height of 10.5m and Floor

Area Ratio of 0.70 with an opportunity for additional density (up to 1.05) where the amenity requirements for additional density (Schedule D of the Zoning Bylaw) are achieved.

The conceptual plans submitted with the rezoning application illustrate how the site could be developed with 34 townhouse units accessed from Tunnah Road. The development concept demonstrates that the R7 zoning requirements can be met, and the required parking can be provided onsite. Any 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 Suburban Neighbourhood future land use designation, which supports low-rise residential development within a variety of building forms, including townhouses up to three storeys. Rezoning to R7 is supported by City Plan and meets the policy objectives of the Suburban Neighbourhood designation to support primarily low-rise residential in areas that are further from services and transit hubs.

The applicant submitted a number of technical assessments in support of the proposed rezoning. Preliminary servicing reports have been provided to demonstrate feasible water, sanitary, and stormwater services. A Biophysical Assessment confirmed that there are no nests on the property, however, a preclearing survey will be conducted prior to any tree removal onsite, in accordance with the recommendations. A preliminary tree management plan was provided and will be reviewed through subsequent approvals. Staff have reviewed and accepted the studies.

City Plan – Mobility Network

The subject property abuts Tunnah Road, which is an Urban Local Road. Uplands Drive, an Urban Collector Road, located approximately 80m from the subject property, is a secondary active mobility route connecting to Country Club Centre and provides access to six transit routes. Uplands Drive is also designated as a future bus frequent transit line.

As a condition of rezoning, a 3.0m wide statutory right-of-way will be secured at the rear of the subject property (west property line) to accommodate a future public pedestrian walkway between the neighbourhood and the active mobility route and transit along Uplands Drive.

There is a history of traffic concerns in the area related to vehicle speed, traffic volumes and shortcutting between neighbourhoods, particularly along Opal Road. Vehicle movements to and from the subject property, however, are not anticipated to negatively impact existing traffic patterns (in an east-west direction) along Opal Road. Residents in the future development are anticipated to predominantly travel north-south along Uplands Drive to access nearby services (e.g. Country Club or Nanaimo North urban centres).

Community Consultation

The applicant hosted a Public Information Meeting on 2025-APR-08, where approximately 15 members of the community attended the meeting. The attendees expressed concerns regarding the existing width of Tunnah Road, the increased traffic volumes, on-street parking, proposed density, tree retention/removal and insufficient pedestrian facilities in the neighbourhood.

Additional discussions were had regarding the history of the Opal Road and Rock City Road intersection, where traffic control measures were removed.

Community Amenity Contribution

In exchange for the value conferred on the lands through rezoning, the application was reviewed as per Council's Community Amenity Contribution (CAC) Policy. Based on the 2024 rates at the time of application, the anticipated CAC value would be \$3,800 per dwelling unit (townhouse). The applicant is proposing a monetary contribution at this rate, payable at the time of building permit issuance, with 40% directed towards the City's Housing Legacy Reserve Fund and the remaining 60% to be directed towards local park and trail improvements throughout the City. Based on the proposed concept, this would result in a CAC of approximately \$129,200.

Staff support the proposed CAC.

Conditions of Rezoning

Should Council support the application and pass third reading of "Zoning Amendment Bylaw 2025 No. 4500.240", Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – A monetary contribution equal to \$3,800 per dwelling unit (townhouse) with 40% directed towards the City's Housing Legacy Reserve Fund and the remaining 60% to be directed towards local park and trail improvements throughout the City.
2. *Statutory Right-of-Way* – The registration of a 3.0m wide statutory right-of-way along the rear (west) property line to allow for a future public pedestrian walkway. |

SUMMARY POINTS

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Row House Residential (R7) to facilitate a multi-family development.
- The proposed development is consistent with City Plan policies for the Suburban Neighbourhood future land use designation.
- The conceptual plans illustrate a townhouse development with 34 units.
- A monetary Community Amenity Contribution is proposed to be directed to the City's Housing Legacy Reserve Fund and local park and trail improvements within the City.
- Staff support the proposed Zoning Bylaw amendment. |

ATTACHMENTS

ATTACHMENT A: Subject Property Map
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Building Renderings
ATTACHMENT D: Shadow Study
"Zoning Amendment Bylaw 2025 No. 4500.240 |

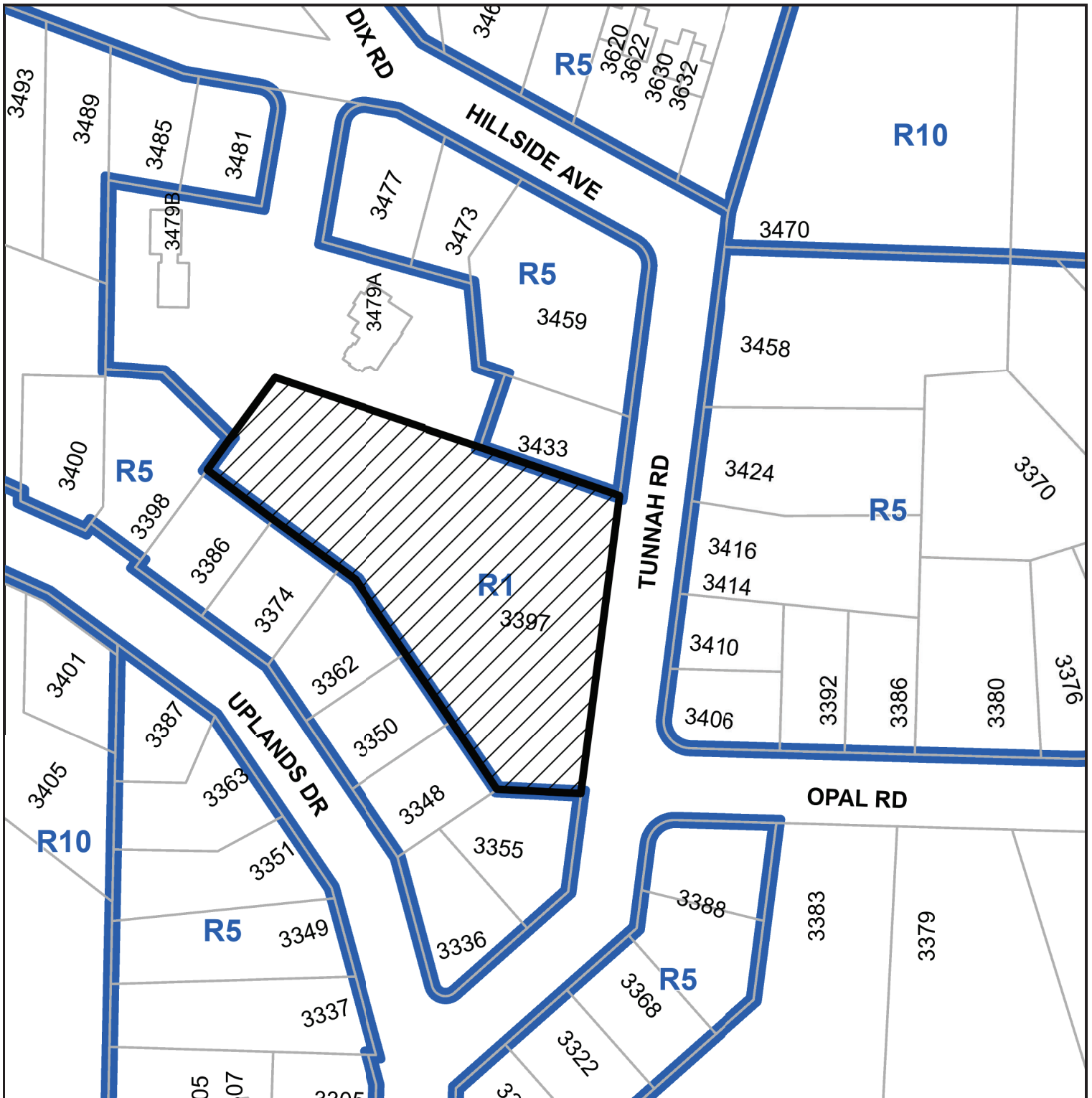
Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development

ATTACHMENT A
SUBJECT PROPERTY MAP



3397 TUNNAH ROAD

ATTACHMENT B CONCEPTUAL SITE PLAN

PROJECT DATA

CIVIC ADDRESS:
- 3397 TUNNAH ROAD, NANAIMO

LEGAL DESCRIPTION:
LOT 23, DISTRICT LOT 18,
WELLINGTON DISTRICT, PLAN VIP13120,
PROPERTY No 113932.

-PID: 004-703-561

ZONING: EXISTING - R1 (Single Dwelling Residential)
PROPOSED - R7 (Row House Lot)

SITE AREA: 6711.43 m²

BUILDING HEIGHT:
ALLOWABLE: 9m (Flat Roof)/ 10.5m (Sloped Roof)

SETBACKS: ALLOWABLE:
FRONT: 3.0m
REAR: 3.0m
SIDE YARD: 1.5m

RESIDENTIAL DENSITY:

Recommended: Suburban Neighbourhood ~25 units per hectare

Proposed: 34 Units:

4 BRM - 5 units

3 BRM - 23 units

2 BRM - 4 units

1 BRM - 2 units

GFA: 50052sqf (4650m²)

FAR: PROPOSED: ALLOWABLE:
0.693 0.7

LOT COVERAGE: PROPOSED: ALLOWABLE:
2421m² (36%) 70%

RESIDENTIAL PARKING (Area 1): 69 stalls (required); 69 stalls (proposed)

3+ BRM 28 x 2.00 = 56

2 BRM 4 x 1.8 = 8

1 BRM 2 x 1.45 = 3

Accessible - 2

Total: 69

EV - 4

Visitor - 3

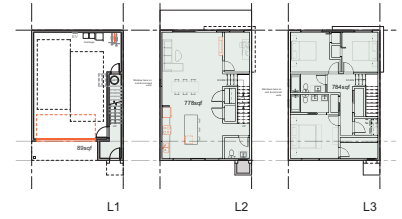
Proposed SRW

Strata Plan VIS6988

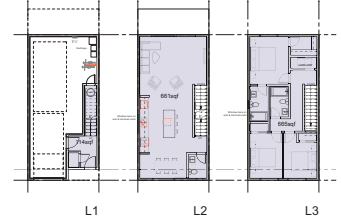


1 Site Plan
A011 Scale: 1/32\"/>

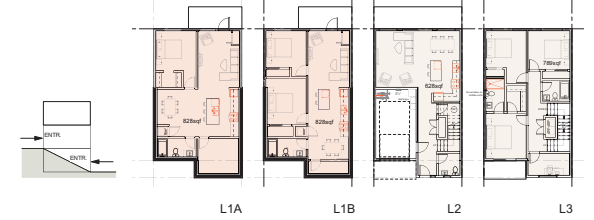
TH TYPE 1 (1651sqf; 153.4m²)



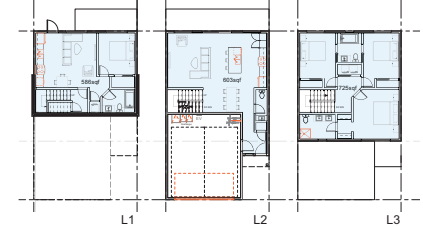
TH TYPE 2 (1440sqf; 133.8m²)



TH TYPE 3 (2245sqf; 208.6m²)



TH TYPE 4 (1914sqf; 177.8m²)



0 10' 0\"/>

3397 Tunnah Road

Nanaimo BC
21 March 2025

Site Plan; Project Data

RECEIVED
R4516
2025-APR-28

dHKarchitects



ATTACHMENT C
BUILDING RENDERINGS



Nanaimo BC
17Sep2024

3397 Tunnah Road

3D View. Looking North West at Tunnah Road

RECEIVED
RAS16
2024-SEP-25
CITY OF NANAIMO





Nanaimo BC
17Sep2024

3397 Tunnah Road

3D View. Looking South West at Tunnah Road

RECEIVED
RA516
2024-SEP-25
CLYDE G. PETERSON





Nanaimo BC
17Sep2024

3397 Tunnah Road

3D View. Looking South at Inner Street

RECEIVED
RA516
2024-SEP-25



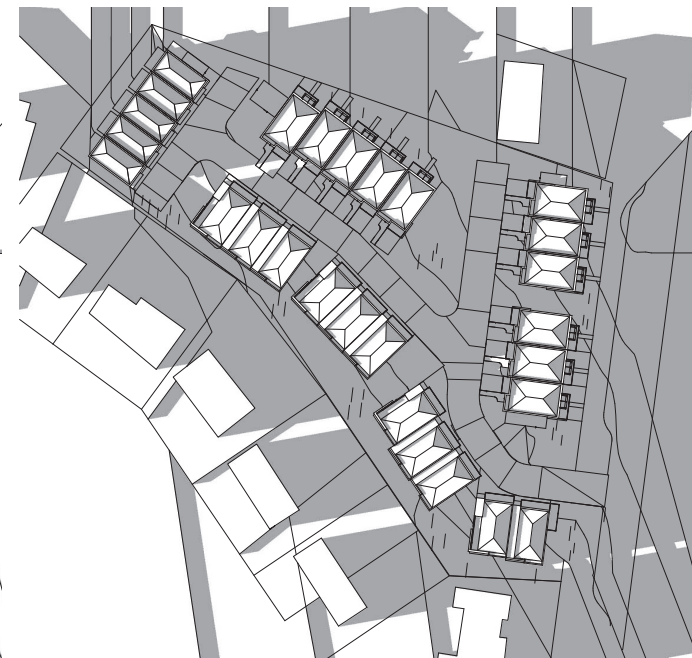
ATTACHMENT D SHADOW STUDY



1 Shadow Study - March 22nd 8AM
A005 Scale: 1/4" = 1'-0"



2 Shadow Study - March 22nd 12PM
A005 Scale: 1/4" = 1'-0"



3 Shadow Study - March 22nd 5PM
A005 Scale: 1/4" = 1'-0"

Nanaimo BC
17Sep2024

3397 Tunnah Road

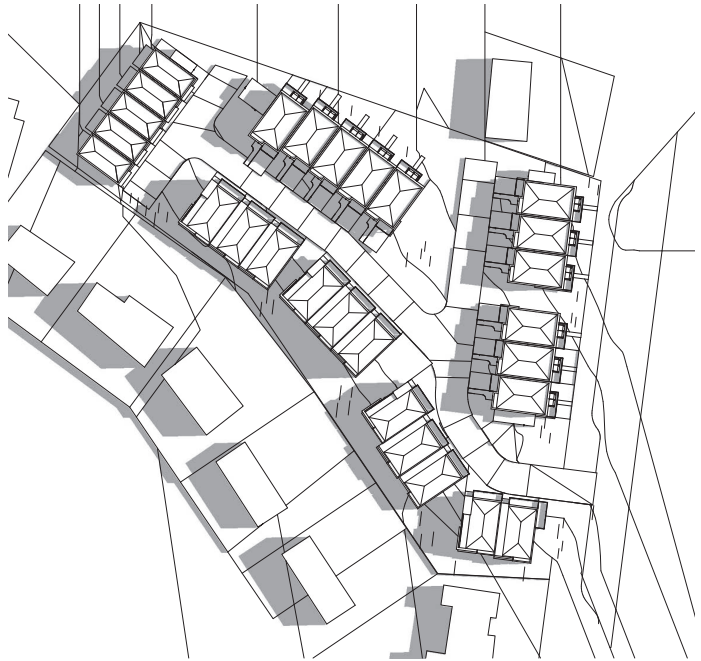
Shadow Study - March

RECEIVED
RA516
2024-SEP-25
C 2024-09-25 14:00



dH Architects

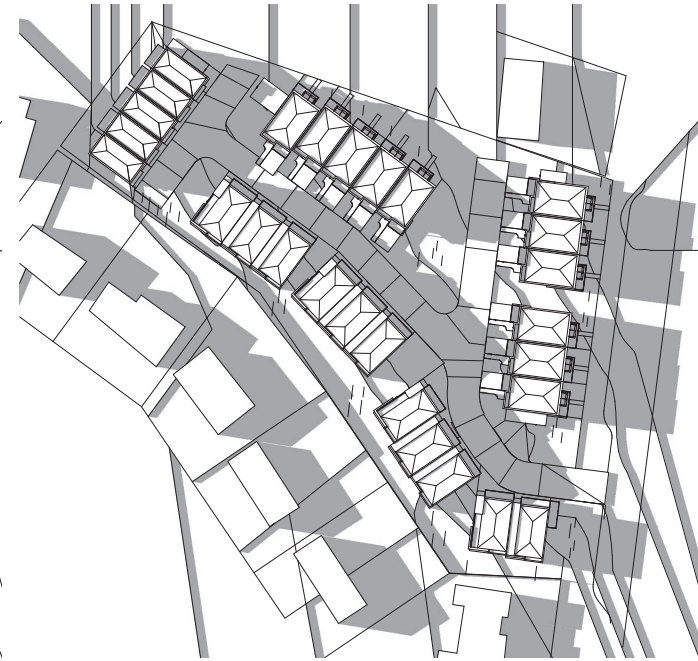




1
A006 Shadow Study - June 22nd 8AM
Scale: 1/4" = 1'-0"



2
A006 Shadow Study - June 22nd 12PM
Scale: 1/4" = 1'-0"



3
A006 Shadow Study - June 22nd 5PM
Scale: 1/4" = 1'-0"

Nanaimo BC
17Sep2024

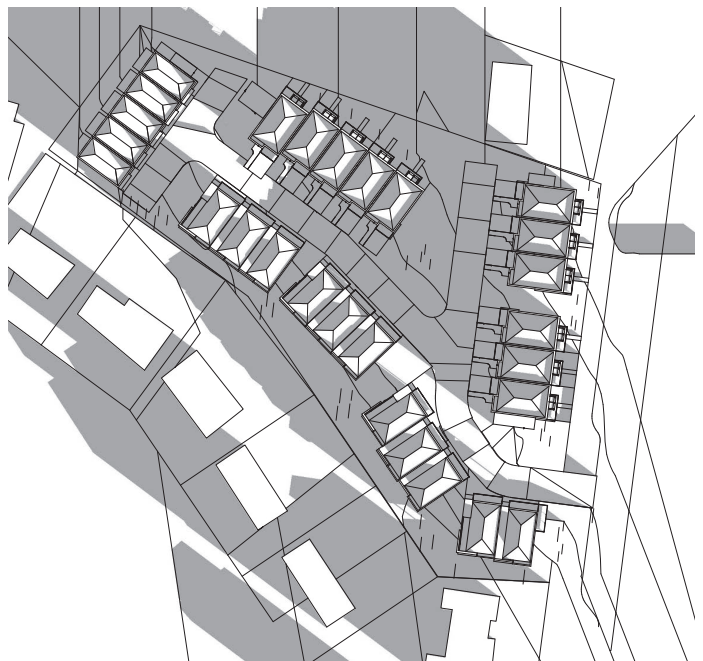
3397 Tunnah Road

Shadow Study - June

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RAS16
2024-SEP-25
CITY OF NANAIMO



dH Architects dH&K



1 Shadow Study - December 22nd 8AM
A007 Scale: 1/4" = 1'-0"



2 Shadow Study - December 22nd 12PM
A007 Scale: 1/4" = 1'-0"



3 Shadow Study - December 22nd 4:30PM
A007 Scale: 1/4" = 1'-0"

Nanaimo BC
17Sep2024

3397 Tunnah Road

Shadow Study - December

RECEIVED
RA18
2024-SEP-25
CITY OF NANAIMO



dH Architects



CITY OF NANAIMO

BYLAW NO. 4500.240

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, 467, 479, 480, and 481 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 2025 NO. 4500.240".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
 - (a) By rezoning the lands legally described as LOT 23, DISTRICT LOT 18, WELLINGTON DISTRICT, PLAN VIP13120 (3397 Tunnah Road) from Single Dwelling Residential (R1) to Row House Residential (R7) as shown on Schedule A.

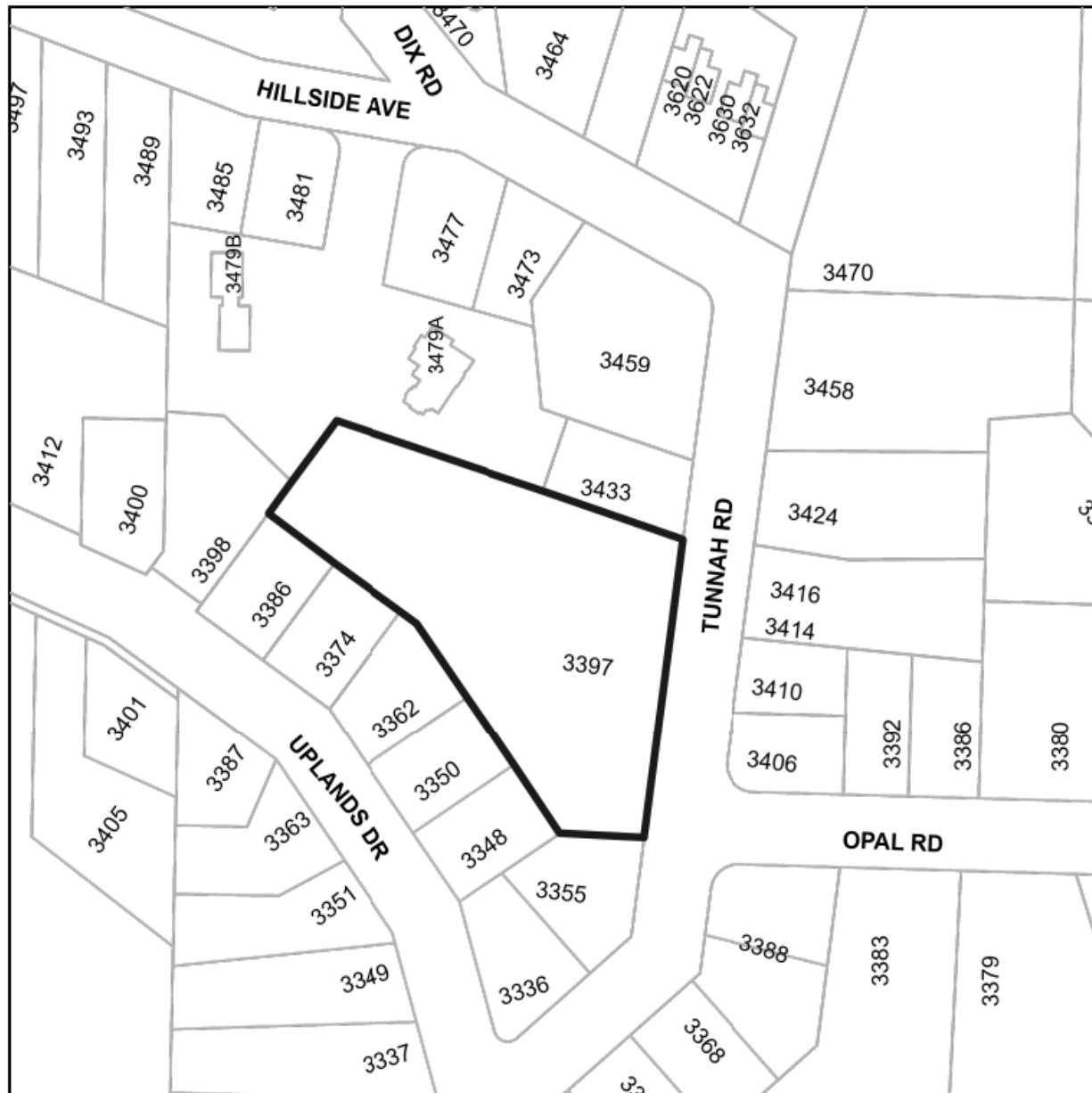
PASSED FIRST READING: _____
PASSED SECOND READING: _____
PASSED THIRD READING: _____
ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA000516
Address: 3397 Tunnah Road

SCHEDULE A



Subject Property

REZONING APPLICATION NO. RA000516

CIVIC: 3397 TUNNAH ROAD

LEGAL: LOT 23 DISTRICT LOT 18 WELLINGTON DISTRICT PLAN 13120