

TO: Regional District of Nanaimo Board **DATE:** October 16, 2018

FROM: Kristy Marks
Planner **FILE:** PL2015-172 & PL2017-028

**SUBJECT: Zoning Amendment Application No. PL2015-172 and;
Development Permit Application No. PL2017-028
846 Island Highway West - Electoral Area G
Amendment Bylaw No. 500.404, 2017 – Adoption
That Part of District Lot 87, Lying to the West of Pym Road, Except Parcels B
(DD4369N) and C (DD9872N) of Said District Lot and Except That Part in
Plans 14729, 50690, VIP60116 and VIP64801**

RECOMMENDATION

That the Board adopt “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.404, 2017” and approve Development Permit No. PL2017-028 to permit the construction of a 20 unit patio home development subject to the conditions outlined in Attachments 1 to 4.

SUMMARY/CONCLUSIONS

The proposed Amendment Bylaw No. 500.404 would amend the zoning of the subject property to permit the construction of a 20 unit strata patio home development. The applicant has also applied for a development permit concurrently with the amendment application consistent with Official Community Plan Policy and the applicable development permit area guidelines. The applicant has satisfied the conditions of approval for proposed “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.404, 2017” and has met the development permit guidelines.

BACKGROUND

The Regional District of Nanaimo (RDN) has received an application from Fern Road Consulting Ltd. on behalf of Gebhard Investments Ltd. to rezone the subject property from Residential 1 (RS1), Subdivision District ‘Q’ to a Comprehensive Development Zone 51 (CD51) to permit the construction of a 20 unit strata patio home development. Amendment Bylaw No. 500.404 was introduced and given first and second reading on September 12, 2017 (see Attachment 5). A public hearing was held on October 30, 2017 and the bylaw received third reading on December 12, 2017. The Ministry of Transportation and Infrastructure (MOTI) approved the bylaw on August 14, 2018.

Following the close of a public hearing no further submissions or comments from the public or interested persons can be accepted by members of the Board, as established by legal precedent. Having received the minutes of the public hearing eligible Board members may vote on the bylaw.

As a condition of rezoning approval, and prior to the adoption of the bylaw, the applicant was required to complete the following:

- Provide a cash contribution in the amount of \$76,000 to the City of Parksville for future road improvements and design and construct a number of road and pedestrian improvements within the Island Highway 19A, Stanhope Road and Ackerman Road rights-of-way.
- Register a Statutory Right of Way at the intersection of Stanhope Road and the Island Highway 19A.
- Register a S. 219 Covenant to secure onsite stormwater management.
- Register a S. 219 Covenant to restrict removal of vegetation adjacent to the Island Highway 19A.
- Obtain all necessary permits from MOTI for works within the road right-of-way.
- Register a S. 219 Covenant requiring the installation of a three-way stop at the corner of Wembley and Ackerman Roads.

The applicant has satisfied the conditions of approval. As such, the bylaw is presented to the Board for consideration of adoption.

The property is subject to the Multi-Residential, Intensive Residential, Industrial, and Commercial Form and Character Development Permit Area as per the “Regional District of Nanaimo Electoral Area ‘G’ Official Community Plan Bylaw No. 1540, 2008” (OCP), and a development permit is required prior to development of the subject property. The applicant has submitted a development permit application concurrently with the zoning amendment application in accordance with OCP policy.

Land Use Implications

The applicant has provided a site plan, concept building elevation plans and a landscape plan in support of the re-zoning and development permit applications. These plans are consistent with the Multi-Residential, Intensive Residential, Industrial, and Commercial Form and Character DPA guidelines. The proposal also addresses requirements related to general design, landscaping, screening, site illumination, signage, and pedestrian and cycling considerations. The proposed site plan is shown on Attachment 2 and typical building elevation plans and landscape plans are shown in Attachments 3 and 4.

With respect to the proposed site layout, the applicants are proposing approximately 20 detached single storey strata dwelling units that have been designed to provide residents with a private outdoor space as well as a sense of community. The dwellings have been designed to incorporate coastal craftsman and coastal arts and crafts styles which typically include wood or shingle siding, exposed beam ends, exposed rafter tails, and brick or stone piers and skirt elements. The development is proposed to be fenced with a low fence to provide privacy residents with privacy while ensuring the development is integrated and compatible with the surrounding community.

The applicant has submitted a landscaping plan which includes primarily drought tolerant and native plantings throughout the site as well as within a 2.0 metre wide buffer along the south and west property lines adjacent to existing roadways. In addition, a 10.0 metre tree retention covenant will provide additional buffering and privacy from the Island Highway West. The applicant has provided a landscaping security deposit for materials and labour in the amount of \$183,350.00 as a letter of credit (see Attachment 2 – Conditions of Permit). Portions of the landscaping security deposit may be released as phases of the development and landscaping are completed. Off-street visitor parking has been clustered and includes landscaping consistent with the development permit area guidelines. Lighting for the development will include a mix of bollard lighting and street lights including full-cut off/flat lens luminaries. One sign, consistent with the development permit guidelines and “Regional District of Nanaimo Sign Bylaw 993, 1995”, is proposed to be located at the corner of Stanhope and Ackerman Roads. The location of the proposed freestanding sign is shown on Attachment 4.

ALTERNATIVES

1. To adopt “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.404, 2017”.
2. To not adopt “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.404, 2017”.
3. To approve Development Permit No. PL2017-028 subject to the conditions outlined in Attachments 1 to 4.
4. To deny Development Permit No. PL2017-028.



Kristy Marks
kmarks@rdn.bc.ca
October 2, 2018

Reviewed by:

- J. Holm, Manager, Current Planning
- G. Garbutt, General Manager, Strategic & Community Development
- P. Carlyle, Chief Administrative Officer

Attachments:

1. Conditions of Permit
2. Proposed Site Plan
3. Typical Building Elevations
4. Landscape Plan
5. Proposed Amendment Bylaw No. 500.404, 2017

Attachment 1
Conditions of Permit

The following sets out the conditions of Development Permit No. PL2017-028:

Conditions of Approval

1. The site is developed in accordance with the Site Plan prepared by C.A. Design, dated October 16, 2015 and included as Attachment 2.
2. The proposed development is in general compliance with the elevations prepared by C.A. Design, dated October 9, 2015 and included as Attachment 3.
3. The proposed landscaping shall be provided and maintained in accordance with the Landscaping Plan prepared by MacDonald Gray, dated February 27, 2017 and included as Attachment 4.
4. The applicant has provided a landscaping security deposit in the amount of \$183,350.00 to be held until all of the landscaping works required by Attachment 4 have been completed to the satisfaction of the RDN. The security deposit may be reduced as phases of the development and portions of the landscaping are completed. Upon completion, a one-year written guarantee from a landscape contractor shall be required, otherwise 25% of the landscaping cost will be retained to ensure proper maintenance for a one year period.
5. The property owner shall obtain the necessary permits for construction in accordance with Regional District of Nanaimo Building Regulations.

**Attachment 2
 Proposed Site Plan
 (Page 1 of 2)**



Attachment 2
Proposed Site Plan – Detail
(Page 2 of 2)



**Attachment 3
 Typical Building Elevations
 (Page 1 of 2)**



○ Perspective - Sketch 1
 scale: 1/8"

○ Perspective - Sketch 2
 scale: 1/8"

C.A. DESIGN

100-1217 17th Street, Nanaimo, BC V9T 1A7
 Tel: 250-754-1111 Fax: 250-754-1112
 Email: info@cadesign.ca

Project: 18-0001
 Date: 10/16/18
 Scale: 1/8"

Prepared by: [Name]
 Checked by: [Name]
 Date: 10/16/18

Project: 18-0001
 Site: 18-0001
 Address: 18-0001

Prepared by: [Name]
 Checked by: [Name]
 Date: 10/16/18

Project	18-0001
Site	18-0001
Address	18-0001
Date	10/16/18

A-4

**Attachment 3
 Typical Building Elevations
 (Page 2 of 2)**



C.A. DESIGN
 1111 BURNHAMTHORPE STREET, NANAIMO, BC V9A 4K1
 TEL: 250.754.1111 FAX: 250.754.1112
 WWW.CADDESIGNBC.COM

PROJECT INFORMATION
 PROJECT NAME: [REDACTED]
 PROJECT ADDRESS: [REDACTED]

PREPARED BY
 ARCHITECT: [REDACTED]
 DATE: [REDACTED]

CLIENT INFORMATION
 CLIENT NAME: [REDACTED]
 CLIENT ADDRESS: [REDACTED]

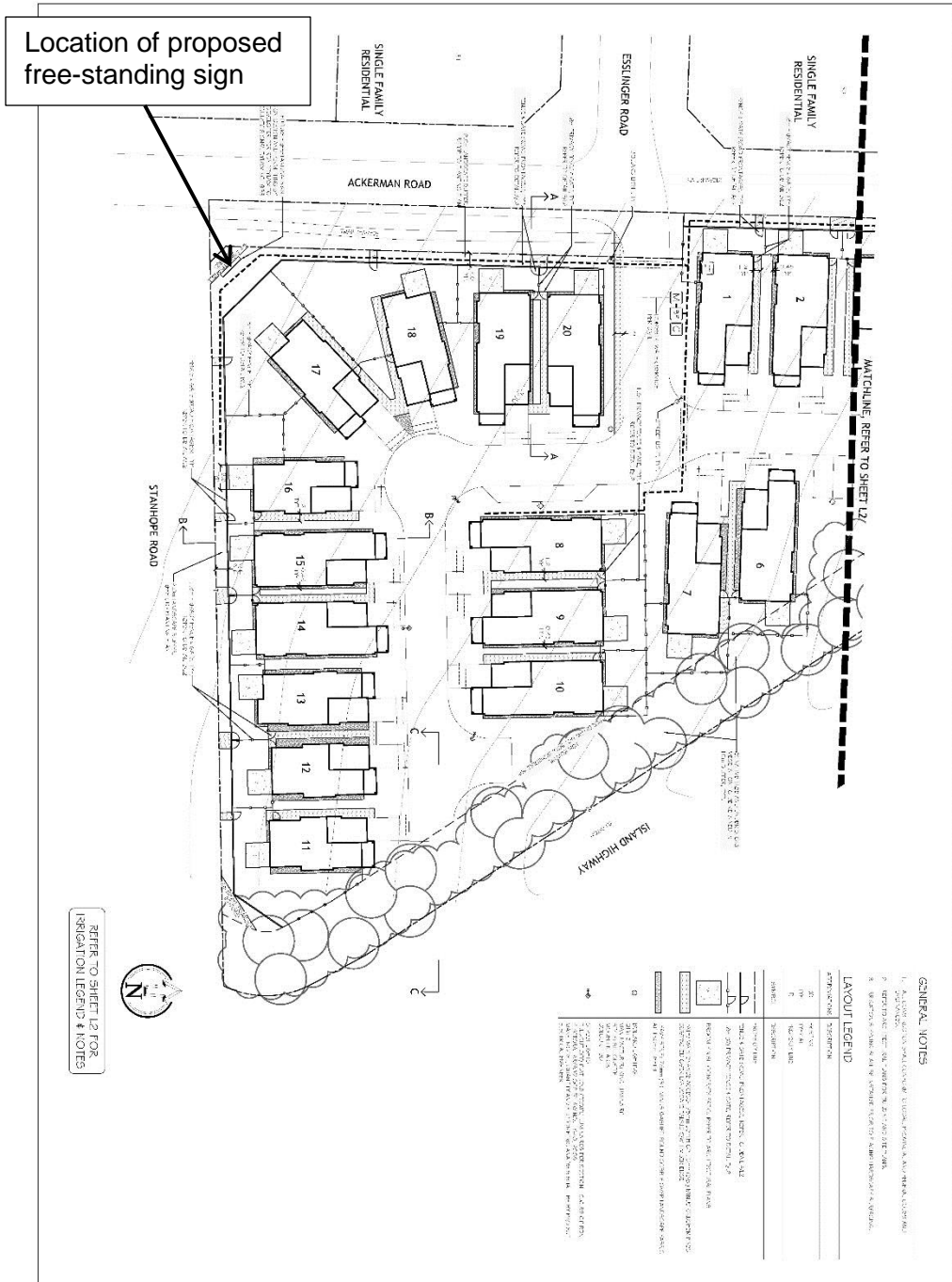
DATE
 DATE: [REDACTED]

PERSPECTIVES

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

A-4

**Attachment 4
 Landscape Plan
 (Page 1 of 5)**



Location of proposed free-standing sign

REFER TO SHEET L2 FOR IRRIGATION LEGEND & NOTES

GENERAL NOTES

1. CONSULT THE SITE PLAN FOR ALL DIMENSIONS AND LOCATIONS.
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

LAYOUT LEGEND

SYMBOL	DESCRIPTION
(Symbol)	PROPANE GAS
(Symbol)	WATER
(Symbol)	SEWER
(Symbol)	ELECTRIC
(Symbol)	TELEPHONE
(Symbol)	TELEVISION
(Symbol)	PLUMBING
(Symbol)	MECHANICAL
(Symbol)	PAINT
(Symbol)	ROOFING
(Symbol)	GLASS
(Symbol)	WOOD
(Symbol)	CONCRETE
(Symbol)	ASPHALT
(Symbol)	GRAVEL
(Symbol)	SOIL
(Symbol)	ROCK
(Symbol)	VEGETATION
(Symbol)	LANDSCAPE

THIS PLAN IS THE PROPERTY OF MACDONALD GRAY AND ASSOCIATES INC. AND IS NOT 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 MACDONALD GRAY AND ASSOCIATES INC. THIS PLAN IS THE PROPERTY OF MACDONALD GRAY AND ASSOCIATES INC. AND IS NOT 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 MACDONALD GRAY AND ASSOCIATES INC.

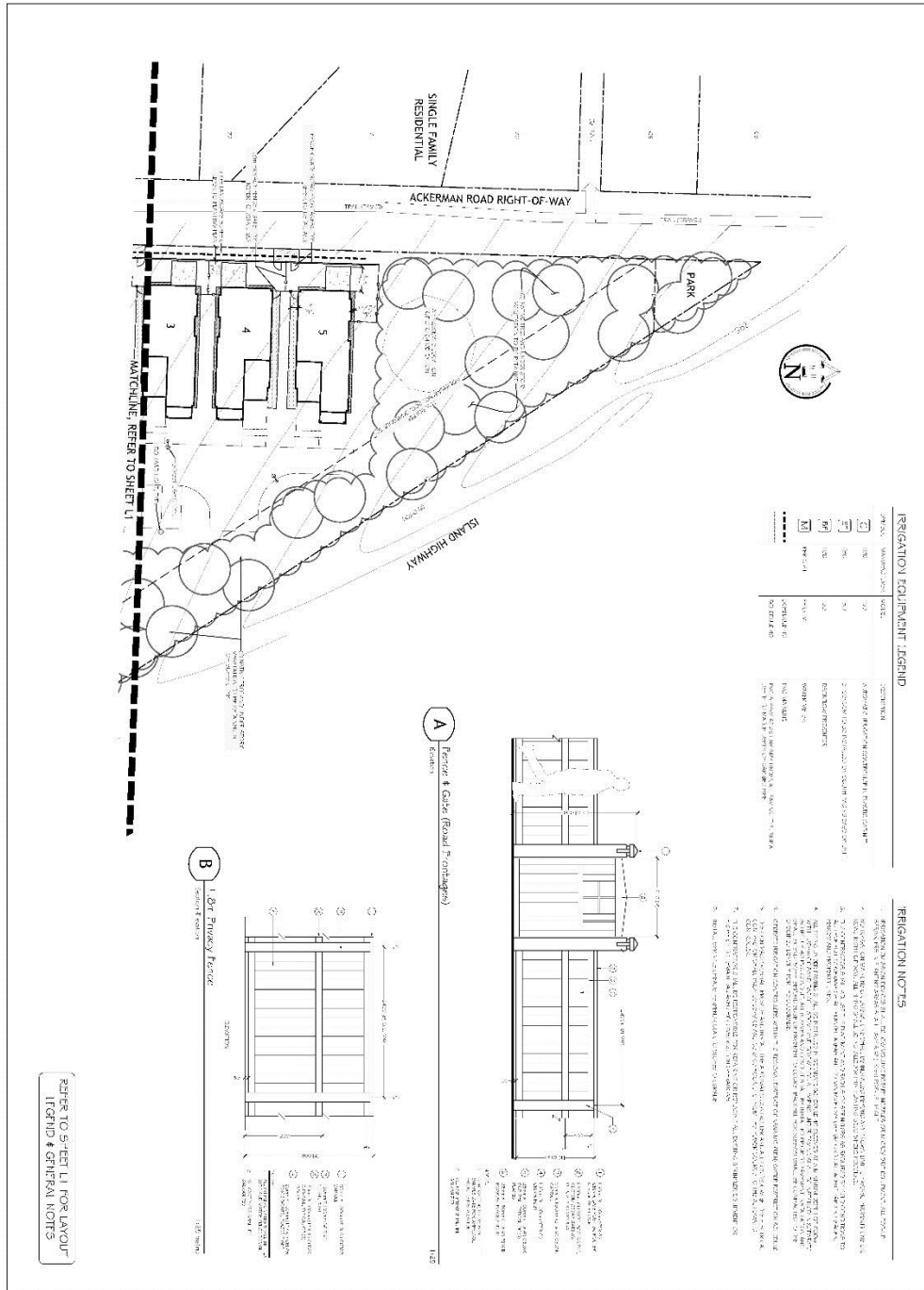
#	DATE	NOTES
0	25 JUL 2016	INITIALS OF DESIGN
1	11 JUL 2016	REVISION # 01 OF APPLICATION
2	26 SEP 2016	REVISION # 02 OF APPLICATION
3	10 OCT 2017	REVISION # 03 OF APPLICATION
4	27 FEB 2017	REVISION # 04 OF APPLICATION

**LANDSCAPE ARCHITECTURE
 SITE PLAN**
 DATE: February 27, 2017
 DRAWN: CM
 CHECKED: NC
 SCALE: 1:250 METRIC
 PROJECT NUMBER: 16-0141
 DRAWING NUMBER: L1 of 5

**846 Island Highway
 Gebhard Investments Ltd.
 Parksville, BC**



**Attachment 4
 Landscape Plan
 (Page 2 of 5)**



#	Date	Notes
0	29.01.2016	Issued to DP - Review
1	11.AUG.2016	Issued to DP - Application
2	16.FE.2016	Issued to DP - Application
3	10.FE.2017	Issued to DP - Application
4	27.APR.2017	Issued to DP - Application

**LANDSCAPE ARCHITECTURE
 SITE PLAN**
 Date: February 27, 2017
 Drawn: CA
 Checked: NG
 Scale: 1:250 metric
 Project Number: 16-0141
 Drawing Number: **L2 of 5**

**846 Island Highway
 Gebhard Investments Ltd.
 Parkville, BC**



**Attachment 4
 Landscape Plan
 (Page 3 of 5)**



REFER TO SHEET L4 FOR
 NOTES AND LEGENDS

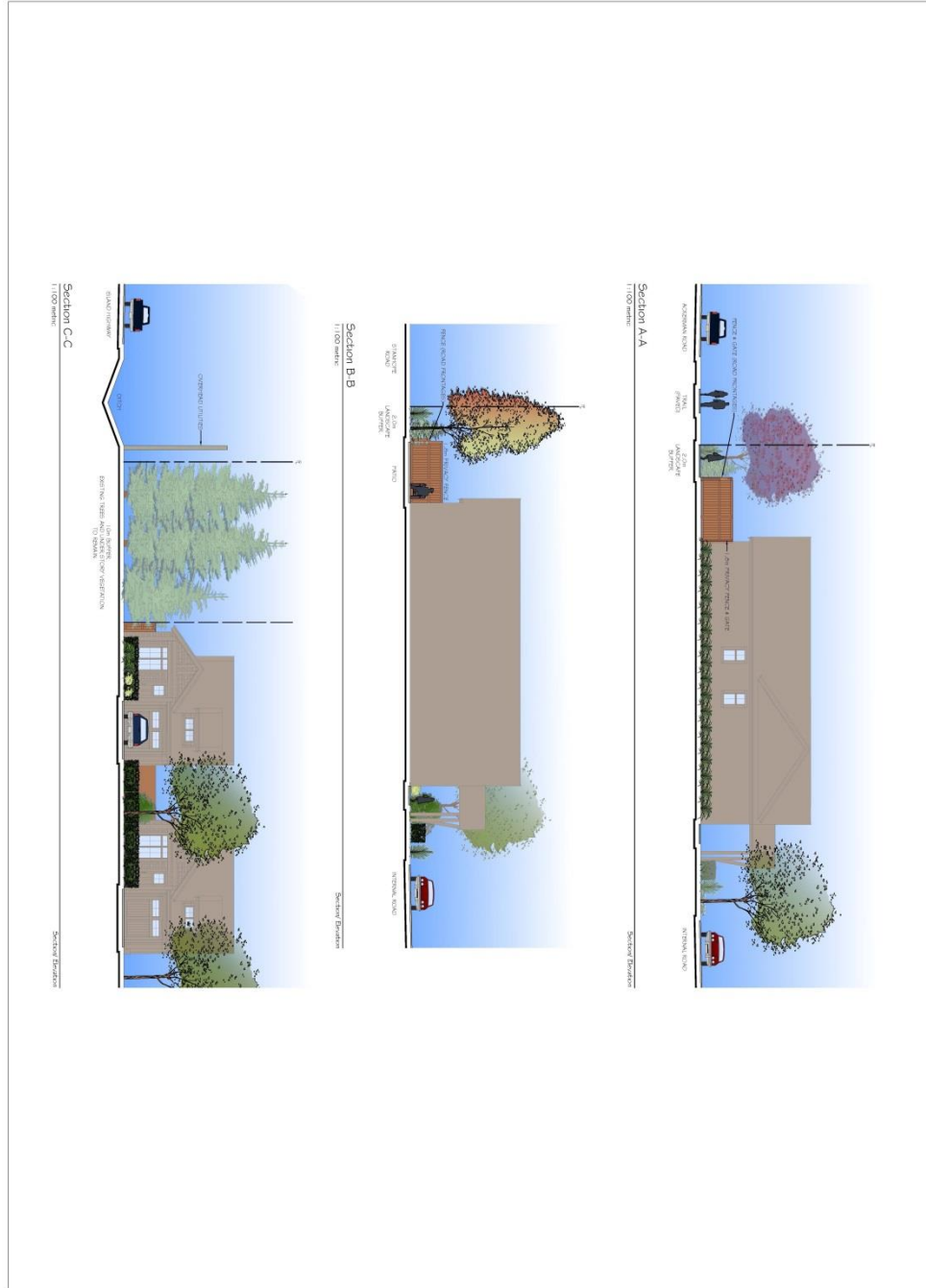
REVISION SCHEDULE	
#	Date
0	2015.2016
1	11AUG2016
2	26SEP2016
3	10FEB2017
4	27FEB2017

PLANTING PLAN	
Date:	February 27, 2017
Drawn:	CA
Checked:	WG
Scale:	1:250 metric
Project Number:	16-0141
DRAWING NUMBER:	L3 of 5

846 Island Highway
 Gebhard Investments Ltd.
 Parksville, BC

macdonald gray
 814 Shorewood Drive, Parksville, BC V9P 1S1
 TEL: 250.335.3395 FAX: 250.335.3396
 www.macdonaldgray.ca

**Attachment 4
 Landscape Plan
 (Page 5 of 5)**



REVISION SCHEDULE		
#	Date	NOTES
0	29AUG2016	Issuance & DP Review
1	11AUG2016	Revisions & DP Application
2	24SEP2016	Revisions & DP Application
3	10FEB2017	Revisions & DP Application
4	27FEB2017	Revisions & DP Application

SECTIONS	
Date:	February 27, 2017
Drawn:	CM
Checked:	HG
Scale:	1:100 metric
Project Number:	16-0141
DRAWING NUMBER:	L5 of 5

**846 Island Highway
 Gebhard Investments Ltd.
 Parkville, BC**



Attachment 5
Proposed Amendment Bylaw No. 500.404, 2017