

REGIONAL DISTRICT OF NANAIMO
SPECIAL ELECTORAL AREA PLANNING COMMITTEE
TUESDAY, NOVEMBER 23, 2010

A D D E N D U M

PAGES

PLANNING

AMENDMENT APPLICATIONS

2 - 18

Bylaw No. 500.366 to Support Zoning Amendment Application No. 2010 - 084
& Development Permit Application No. 2010-214 – BC Housing – 280 Lions
Way – Area ‘H’.



S. E.P.	NOV 23 '10
CITY	
R.D.	
BOARD	

MEMORANDUM

TO: Dale Lindsay
Manager, Current Planning

DATE: November 22, 2010

FROM: Lainya Rowett
Planner

FILES: PL2010-084
PL2010-214

SUBJECT: Zoning Amendment Application No. PL2010-084 &
Development Permit Application No. PL2010-214 – BC Housing
Lot 1, District Lot 32, Newcastle District, Plan 47847
280 Lions Way - Electoral Area 'H'

PURPOSE

To consider a development permit and zoning amendment application to rezone a portion of the subject property from Public 1 Zone, PU1(M), to Comprehensive Development Zone, CD41 (F), in order to permit the development of ten additional seniors housing units within the existing Qualicum Bay Seniors development.

BACKGROUND

The subject property is approximately 2.2 ha in size and is zoned Public 1 within Subdivision District 'M' (PU1M) as per the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987" (*see Attachment No. 1 for location of subject property*). The subject property currently contains ten existing seniors housing duplex units, an office, and accessory structures. Surrounding land uses include the Lighthouse Community Centre and Agricultural Land Reserve to the north, railway corridor and resource use lands to the south and west, and rural residential parcels to the east across Lions Way.

The subject property was initially located entirely within the Agricultural Land Reserve (ALR); however, the applicant requested an exclusion of land from the ALR. On August 11, 2010, the Agricultural Land Commission approved that the eastern portion of the subject property, approximately 1.5 ha, be excluded from the ALR to accommodate the proposed development (*see Attachment No. 2 ALR Exclusion Map*). The westerly portion remains within the ALR.

Proposed Development

The applicant is requesting to rezone the easterly portion of the property (approximately 1.5 ha) in order to allow the addition of ten seniors housing units and to recognize the ten existing units within the Qualicum Bay Seniors development. The proposed construction includes two buildings: a four-plex and a six-plex, containing ten one-bedroom modular units (*see Schedule No. 3 for Existing and Proposed Development Site Plan*).

The units are proposed to be serviced by a new septic disposal system (tanks, treatment plants, and dispersal fields) and an extension of the existing potable water and storm water management systems. The existing units will continue to be serviced by an existing septic system. Access to and from the subject property will continue to be from Lions Way. One parking space will be provided for each unit, and three additional visitor parking spaces, along the south side of the internal access road. The proposed parking is in addition to the one parking space per unit and three visitor spaces currently provided on site. It is noted that the Subdivision District is proposed to be changed from 'M' to 'F' to reflect the proposed development.

ALTERNATIVES

1. To approve the proposed development permit and zoning amendment application to rezone a portion of the subject property from Public 1 (PU1) to Comprehensive Development (CD41) for first and second reading and proceed to public hearing subject to the conditions outlined in Schedule No. 1.
2. To deny the development permit and zoning amendment application as submitted.

LAND USE IMPLICATIONS

Official Community Plan

The subject property is designated as “Village Centres” in the “Regional District of Nanaimo Electoral Area ‘H’ Official Community Plan No. 1335, 2003.” The relevant policies of the OCP support the proposal for seniors housing use in this location. Staff are of the opinion that the proposed development complies with the intent of the OCP.

Development Permit Implications

With respect to the Development Permit Guidelines, the subject property is located within the designated Village Centres Development Permit Area (DPA) and Environmentally Sensitive Features (Aquifer Protection) Development Permit Area, which regulate form and character and the protection of the natural environment.

To address the form and character objectives the applicant has submitted detailed plans showing that the new units will be placed on concrete slabs and designed with quality materials including cementitious and wood siding, trim and shingles, vertical board and batten details, fiberglass laminated roof shingles, vinyl windows, and a neutral paint color scheme. The applicant has also confirmed that the proposed garbage and recycling area will be screened with cedar hedging (*see Schedule No.3 for the Site Plan and Building Elevations*).

To address the DPA objectives for aquifer protection the applicant’s Engineer (Lewkowich Engineering Associates Ltd.) has provided a report verifying that the proposed development will not adversely affect the underlying Aquifer (No. 0665).

The proposed development permit will be brought back to the RDN Board of Directors upon consideration of final adoption of the associated amendment bylaw.

Public Consultation Implications

A public information meeting was held on November 18, 2010 at the Lighthouse Community Centre. Notification of the meeting was advertised in the Parkville/Qualicum newspaper and on the RDN website along with a direct mail out to all property owners within 200 metres of the subject property. Three persons from the public attended this meeting. Their questions and comments are summarized in *Attachment No. 3 - ‘Summary of the Public Information Meeting’*. If the proposed application receives first and second reading the proposal will then proceed to public hearing.

Sustainability Implications

In keeping with Regional District of Nanaimo Board policy, the applicant has completed the “Sustainable Community Builder Checklist”. The following sustainability implications were identified through the review of this application:

- this project is being built to house low income seniors within the Qualicum Area;
- BC Housing will offset GHG Emissions from the project with the purchase of carbon credits;
- the proposed units will be clustered and built on an existing developed site;
- the proposed buildings represent quality construction expected to last sixty years;
- local labour and some local materials will be used including pine beetle products;
- the proposed buildings will achieve an energy performance standard of EnerGuide 80
- Energy Star rated products and Green Building standards will also be included in the design;
- the subject property is within walking distance of a community hall; and
- the site provides a community garden for residents.

SUMMARY

The applicant is proposing to amend Bylaw No. 500, 1987 in order to permit additional multiple residential units in an existing seniors housing development. A public information meeting was held on November 18, 2010 and the summary of the meeting is attached (*Attachment No.3*).

Given that the proposed development permit and zoning amendment is in compliance with the current OCP, staff support the application, subject to the conditions set out in Schedules No. 1 and No. 2 and recommend that the associated zoning amendment bylaw receive first and second reading and proceed to public hearing.

A copy of the proposed amendment bylaw is attached to this report (*Attachment No. 4*).

RECOMMENDATIONS

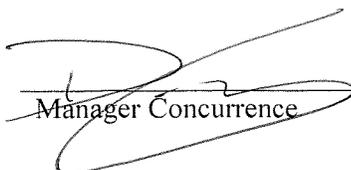
1. That the Summary of the public information meeting held on November 18, 2010 be received.
2. That Application No. PL2010-084 to rezone a portion of the subject property from Public 1(PU1) to Comprehensive Development (CD41) be approved subject to the conditions in Schedule No. 1.
3. That Application No. PL2010-214 for a development permit in relation to the proposed rezoning for the subject property be approved subject to the conditions included in Schedule No. 2.
4. That “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.366, 2010” be introduced and read two times.
5. That the public hearing on “Regional District of Nanaimo Land Use and Subdivision Amendment Bylaw No. 500.366, 2010” be delegated to Director Bartram or his alternate.



Report Writer



General Manager Concurrence



Manager Concurrence



CAO Concurrence

**Schedule No. 1
Conditions of Approval
Zoning Amendment Application No. PL2010-084**

The following documentation is required prior to the amendment application being considered for fourth reading:

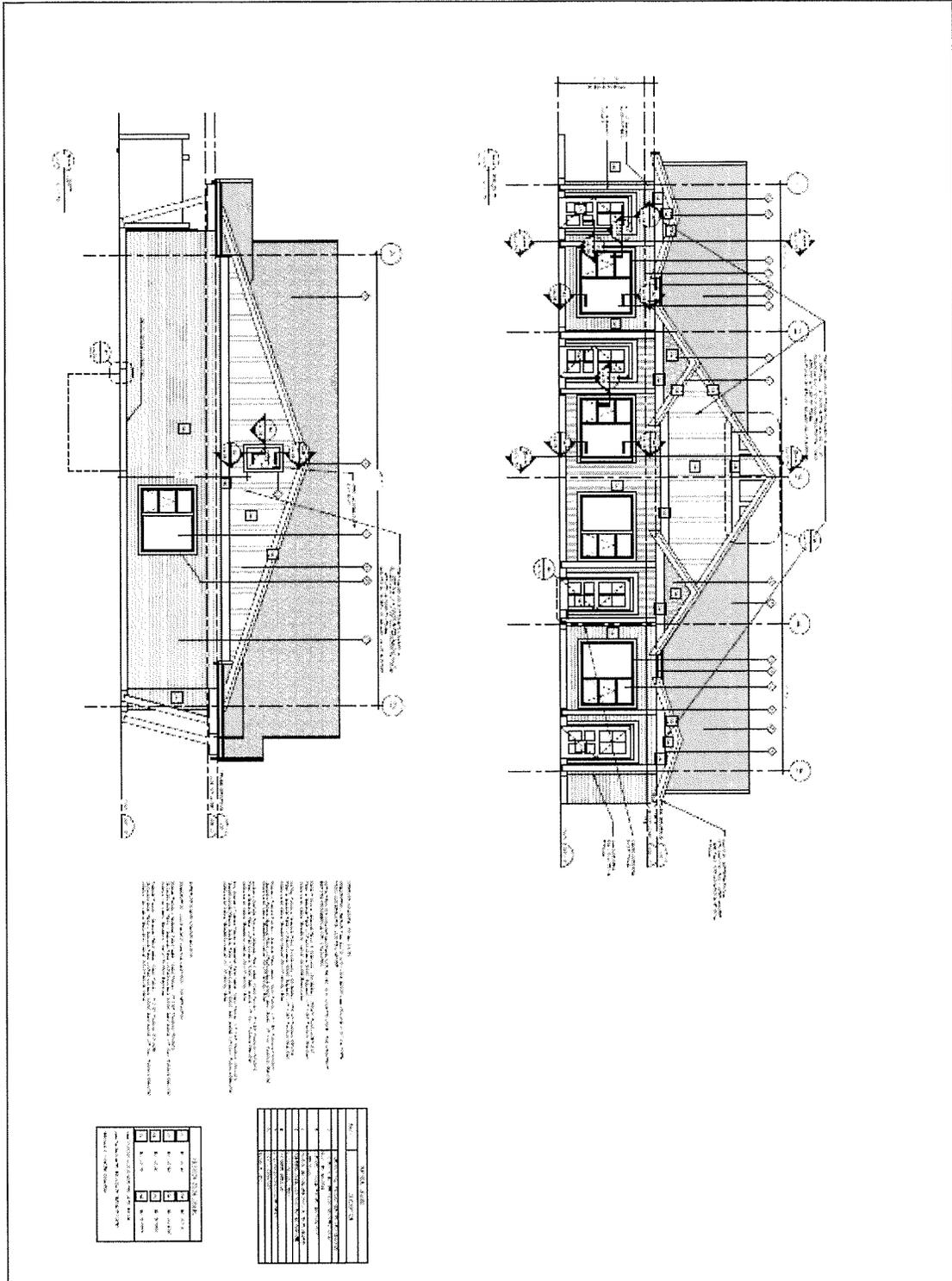
1. Written confirmation from the area water utility is to be provided to the Regional District of Nanaimo verifying that there is a sustainable quantity and quality of water supply available for the proposed development.

**Schedule No. 2
Conditions of Approval
Development Permit Application No. PL2010-214**

Proposed Construction:

1. The proposed development shall be sited in accordance with the Site Plan prepared by Site Lines Architecture Inc. and dated November 12, 2010, attached in *Schedule No.3*.
2. The proposed development shall be constructed in accordance with the building elevations prepared by Site Lines Architecture Inc. and dated October 14, 2010 and attached in *Schedule No. 3*.

Part Schedule 3
Proposed Building Elevations (1 of 4)



4-PLEX MODULAR HOUSING

NO. 1000

DATE: 11/22/10

PROJECT: 0908-4

NO. 1000

DATE: 11/22/10

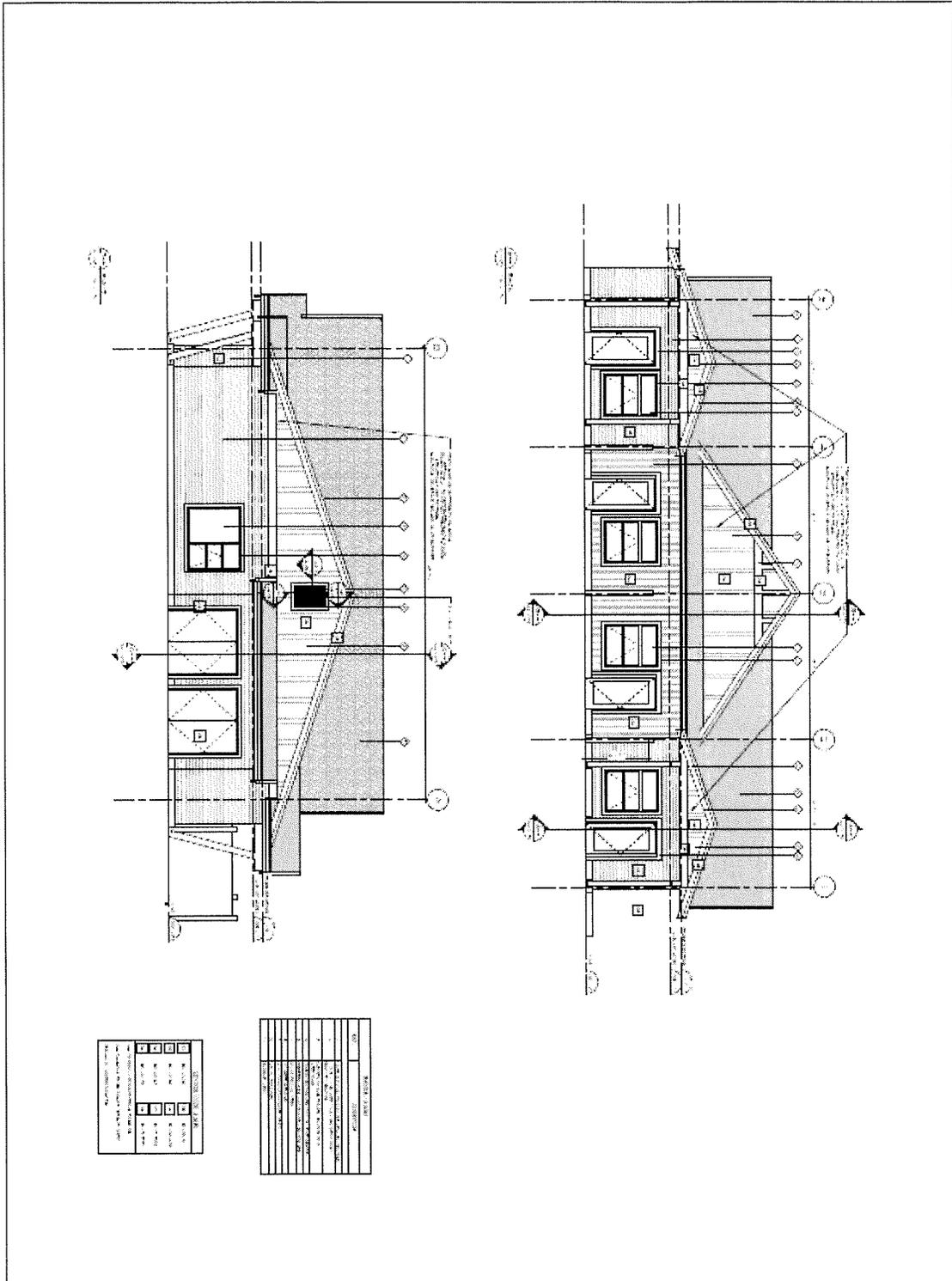
PROJECT: 0908-4

NO. 1000

DATE: 11/22/10

PROJECT: 0908-4

Part Schedule 3
Proposed Building Elevations (2 of 4)



REVISIONS	
NO.	DESCRIPTION
1	AS SHOWN

NO.	REVISIONS
1	AS SHOWN

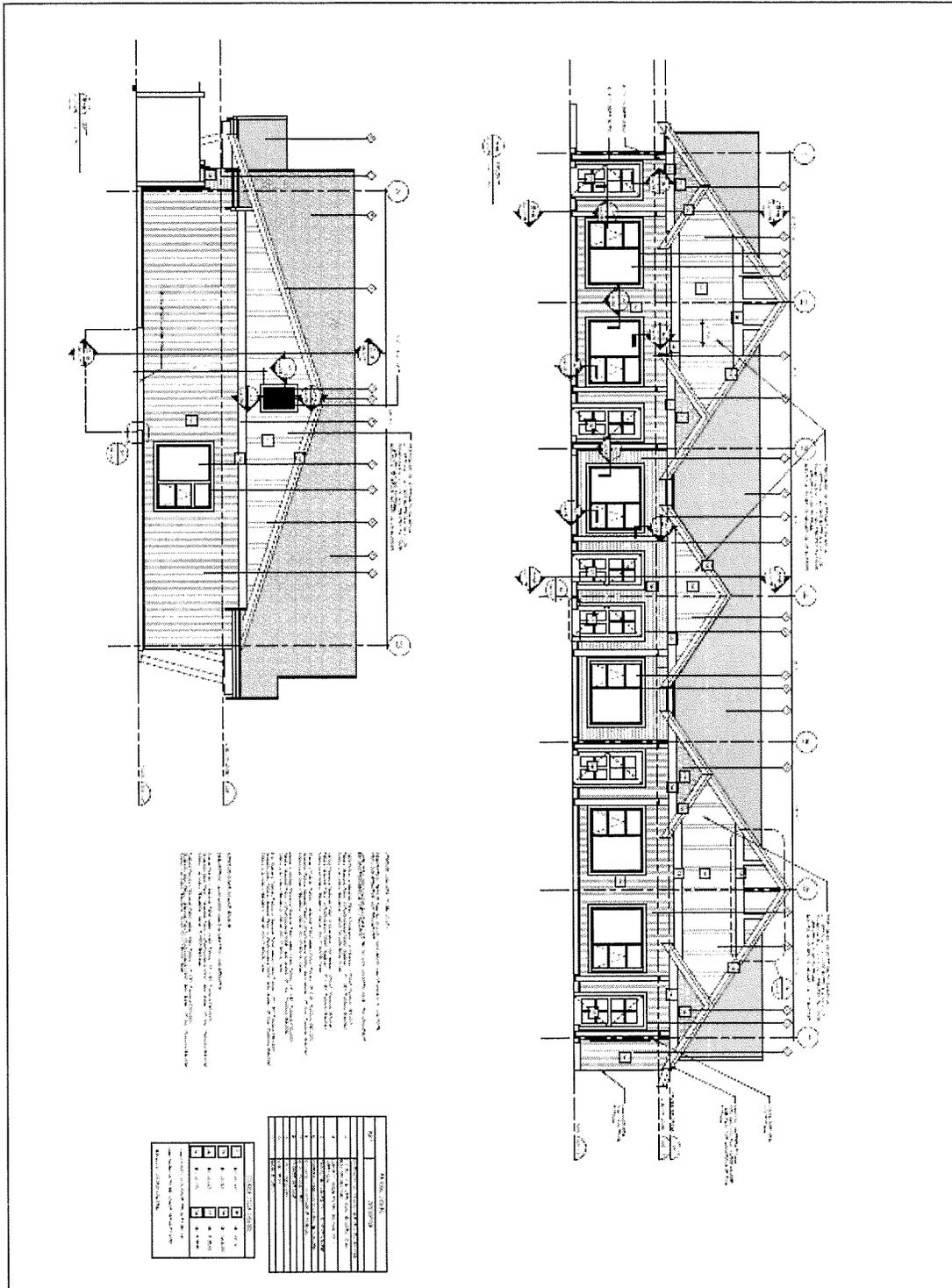
Approved for Construction:
 [Signature]
 Date: 11/22/10

PROJECT: 4-PLEX MODULAR HOUSING
 DRAWING NO: 0908-4
 SHEET NO: A3.02.4

4-PLEX MODULAR HOUSING

NO.	REVISIONS
1	AS SHOWN

Part Schedule 3
Proposed Building Elevations (3 of 4)



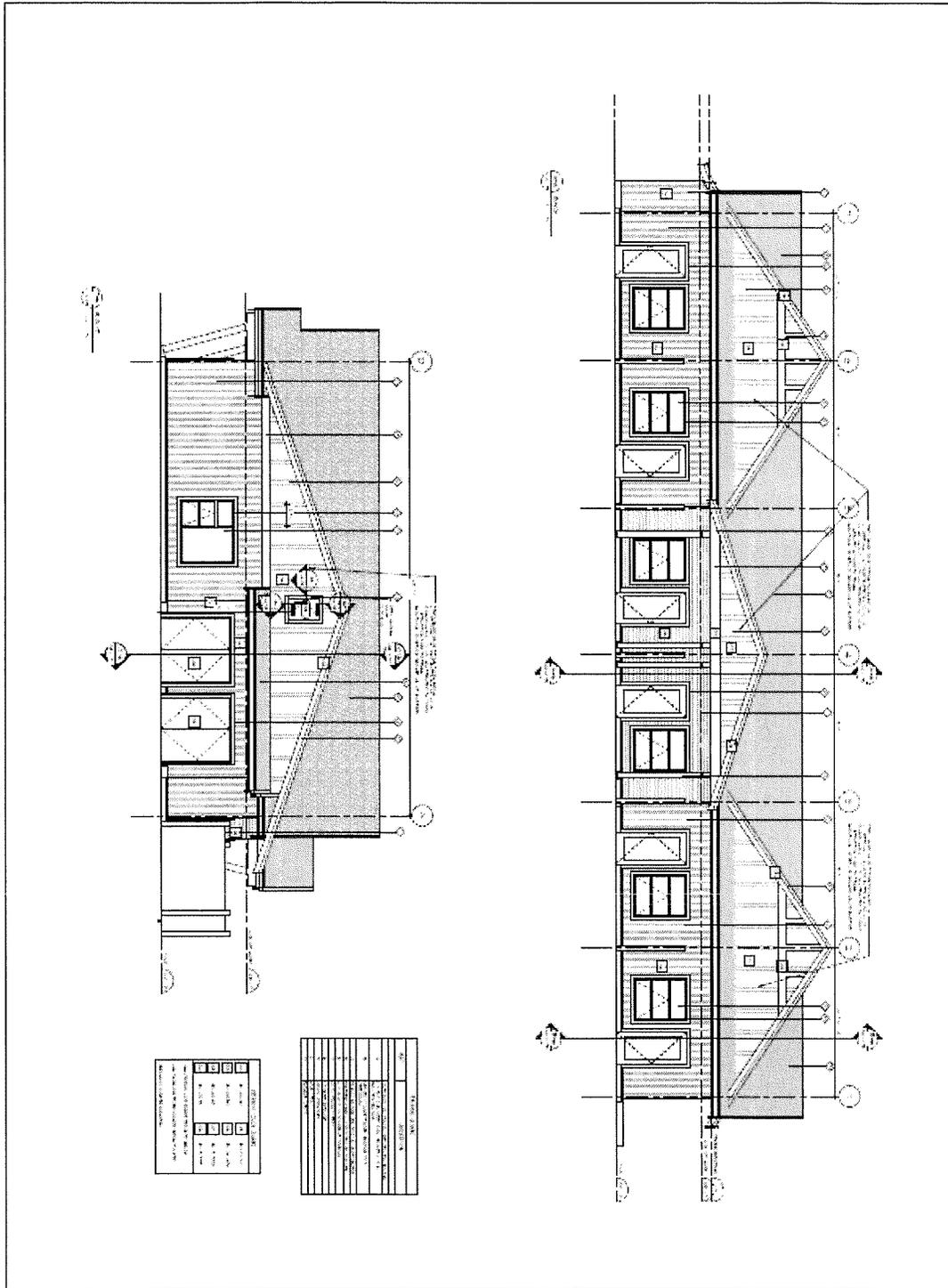
6-PLEX MODULAR HOUSING

DATE: 11/22/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 0938-6
 SHEET NO: A3-01-6

OWNER: [Name]
 ARCHITECT: [Name]

NOTES:
 1. SEE SCHEDULE 1 FOR MATERIALS AND FINISHES.
 2. SEE SCHEDULE 2 FOR MECHANICAL AND ELECTRICAL.
 3. SEE SCHEDULE 3 FOR STRUCTURAL AND FOUNDATION.
 4. SEE SCHEDULE 4 FOR INTERIORS AND PARTITIONING.
 5. SEE SCHEDULE 5 FOR EXTERIORS AND LANDSCAPE.
 6. SEE SCHEDULE 6 FOR SPECIALTY AND EQUIPMENT.
 7. SEE SCHEDULE 7 FOR SIGNAGE AND IDENTIFICATION.
 8. SEE SCHEDULE 8 FOR UTILITIES AND INFRASTRUCTURE.
 9. SEE SCHEDULE 9 FOR SAFETY AND SECURITY.
 10. SEE SCHEDULE 10 FOR ACCESSIBILITY AND COMPLIANCE.

Part Schedule 3
Proposed Building Elevations (4 of 4)



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/22/10
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/22/10
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

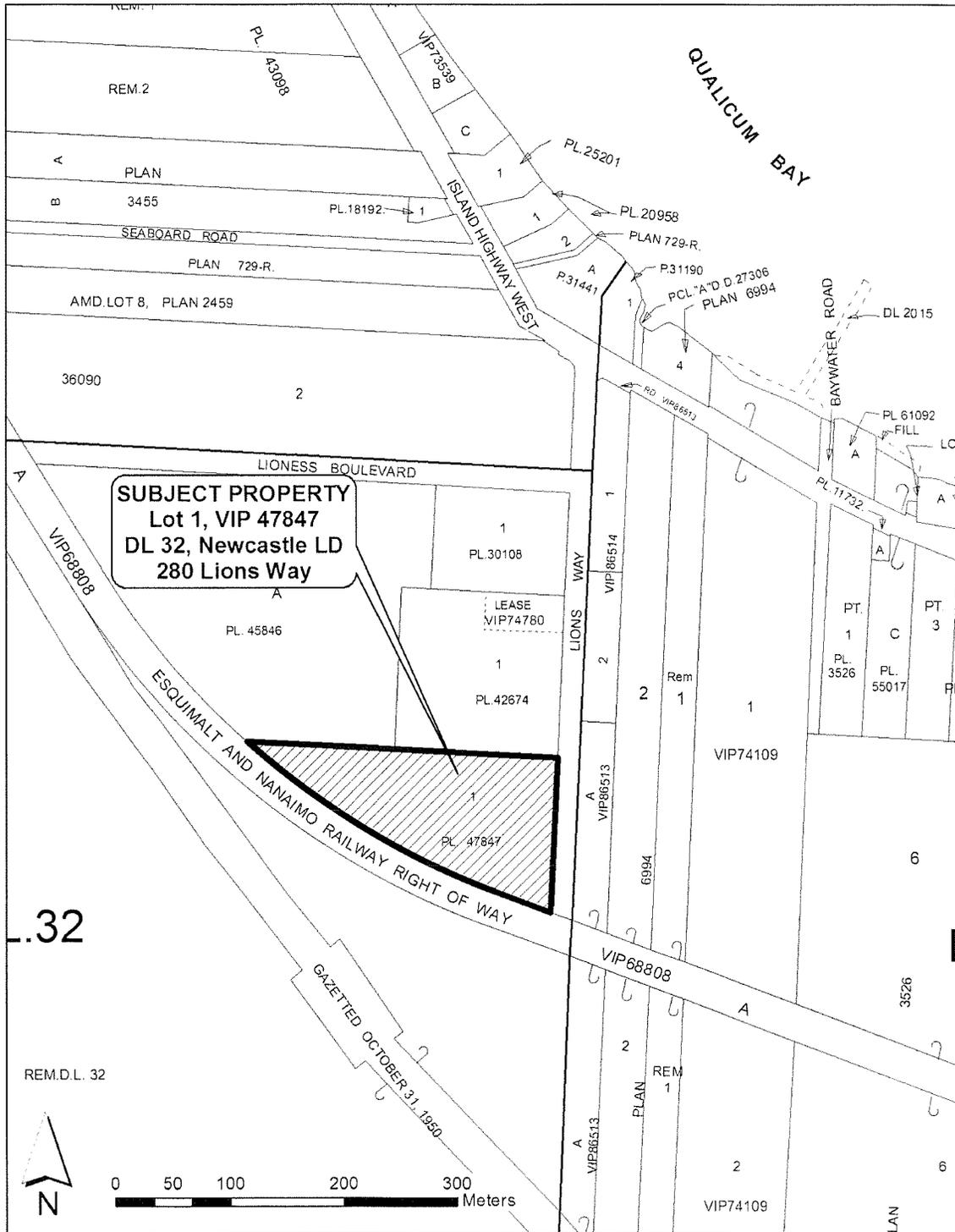
Building Information System
 11/22/10
 11/22/10
 11/22/10

DATE: 11/22/10
 PROJECT: 0918-6
 SHEET NO: A3-02-6

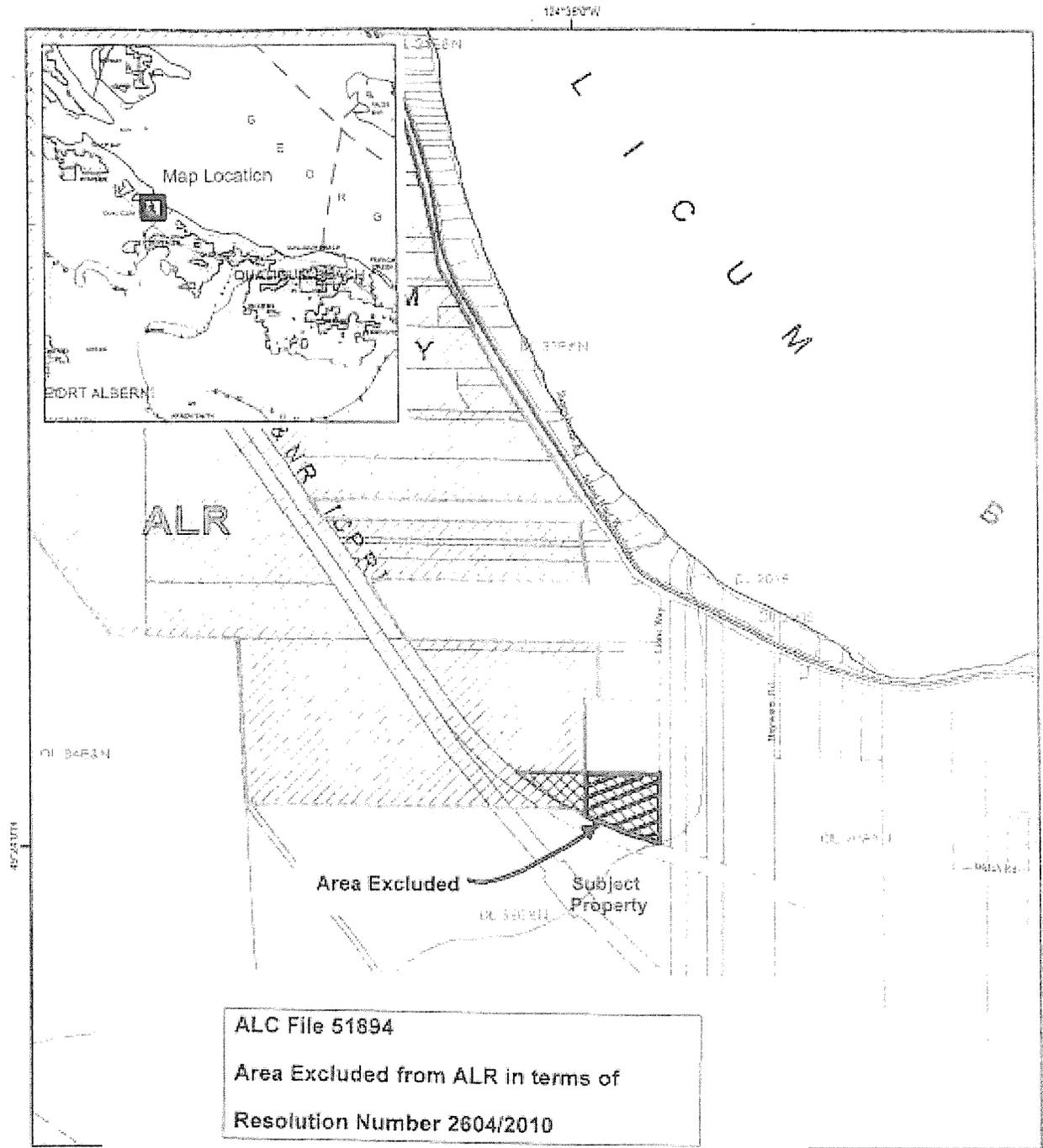
6-PLEX MODULAR HOUSING
 SHEET NO: A3-02-6

DATE: 11/22/10
 PROJECT: 0918-6
 SHEET NO: A3-02-6

Attachment No. 1
Location of Subject Property



Attachment No. 2 ALR Exclusion Map



ALC Context Map

Adjusted Boundary

Map Scale: 1:10,000



ALC File #:	51894 51894
Mapsheet #:	92F.037 & 92F.047
Map Produced:	Aug 17, 2010
Regional District:	Nanaimo

Attachment No. 3

**Summary of the Public Information Meeting
Held at the Lighthouse Community Centre, 240 Lions Way, Qualicum Beach
November 18, 2010 at 6:00 pm**

Note: This summary of the meeting is not verbatim recording of the proceedings, but is intended to summarize the comments of those in attendance at the Public Information Meeting.

There were three persons from the public in attendance.

Present for the Regional District:

Dave Bartram, Chairperson

Lainya Rowett, Planner

Present for the Applicant:

Justin Filuk, BC Housing

The Chairperson opened the meeting at 6:00 pm and outlined the agenda for the evening's meeting. The Chairperson then stated the purpose of the Public Information Meeting and requested the Planner to provide background information concerning the Official Community Plan (OCP) and the zoning amendment process.

The Planner gave a brief outline of the application process.

The Chairperson then invited Justin Filuk from BC Housing to give a presentation of the proposed development.

Following Mr. Filuk's presentation, the Chairperson invited questions and comments from the attendees.

Halmut asked for clarification of the proposed number of parking spaces. He mentioned concerns about people parking in the fire lane. He also asked if each of the proposed units would have individual electrical and water connections, and how they will be billed for these services (existing units are billed on one collective hydro).

Justin Filuk explained that the new development would provide one parking space per unit with three additional spaces for visitor parking. He also said he would look into the billing arrangements for the proposed units.

Halmut expressed frustration with the length of time it has taken for completion of this application.

Justin Filuk explained the project milestones that must be completed in order to obtain funding for this project. A key milestone for 'final project commitment' is March 2011.

George asked if the RDN or BC Housing have received any objections to the proposed development, in particular from First Nations groups?

Director Bartram confirmed he had not received any objections.

Lainya Rowett confirmed that RDN staff had not received any objections, and advised that this type of application was not required to be referred to the local First Nations so no comment has been received from this group.

George asked about the timeline for construction and selection of contractors.

Justin Filuk explained the estimated timeline is six months, but it may be completed sooner.

George asked if the proposed units would be furnished by the developer, and if any storage space would be provided within the units or on the property?

Justin Filuk confirmed that the new units would be equipped with kitchen appliances only. He also explained that the units would each contain some storage space, and that additional storage was not included in the proposal but he would explore opportunities for this provision in the funding.

This prompted comments about the need to ensure that the proposed zoning bylaw would allow for accessory buildings.

George further asked about the timeline for completion of the rezoning application.

Lainya Rowett explained the estimated timeline for completion in early 2011.

Halmut asked about the proposed unit size.

Lainya Rowett confirmed the proposed units would be approximately 600 square feet.

This prompted some discussion about the selling price of the proposed units and the sources of funding supporting this project.

The Chairperson asked if there were any other questions or comments.

The Chairperson asked a second time if there were any other questions or comments.

The Chairperson asked a final time if there were any other questions or comments.

Being none, the Chairperson thanked those in attendance and announced that the public information meeting was closed.

The meeting concluded at 6:30 pm.

Lainya Rowett
Recording Secretary

Section 3.4.141.3 Minimum Setback Requirements

Front lot line - 8.0 m
Other lot lines - 5.0 m

Except where any part of a parcel is adjacent to or contains a watercourse then the regulations in Section 3.3.8 shall apply.

Section 3.4.141.4 Other Regulations

Notwithstanding Schedule '3B', Off-Street Parking & Loading Spaces, Table 1 the number of required parking spaces is as follows:

1 space per dwelling unit plus 6 visitor spaces.

Passed First Reading: _____

Passed Second Reading: _____

Public Hearing Held: _____

Passed Third Reading: _____

Adopted: _____

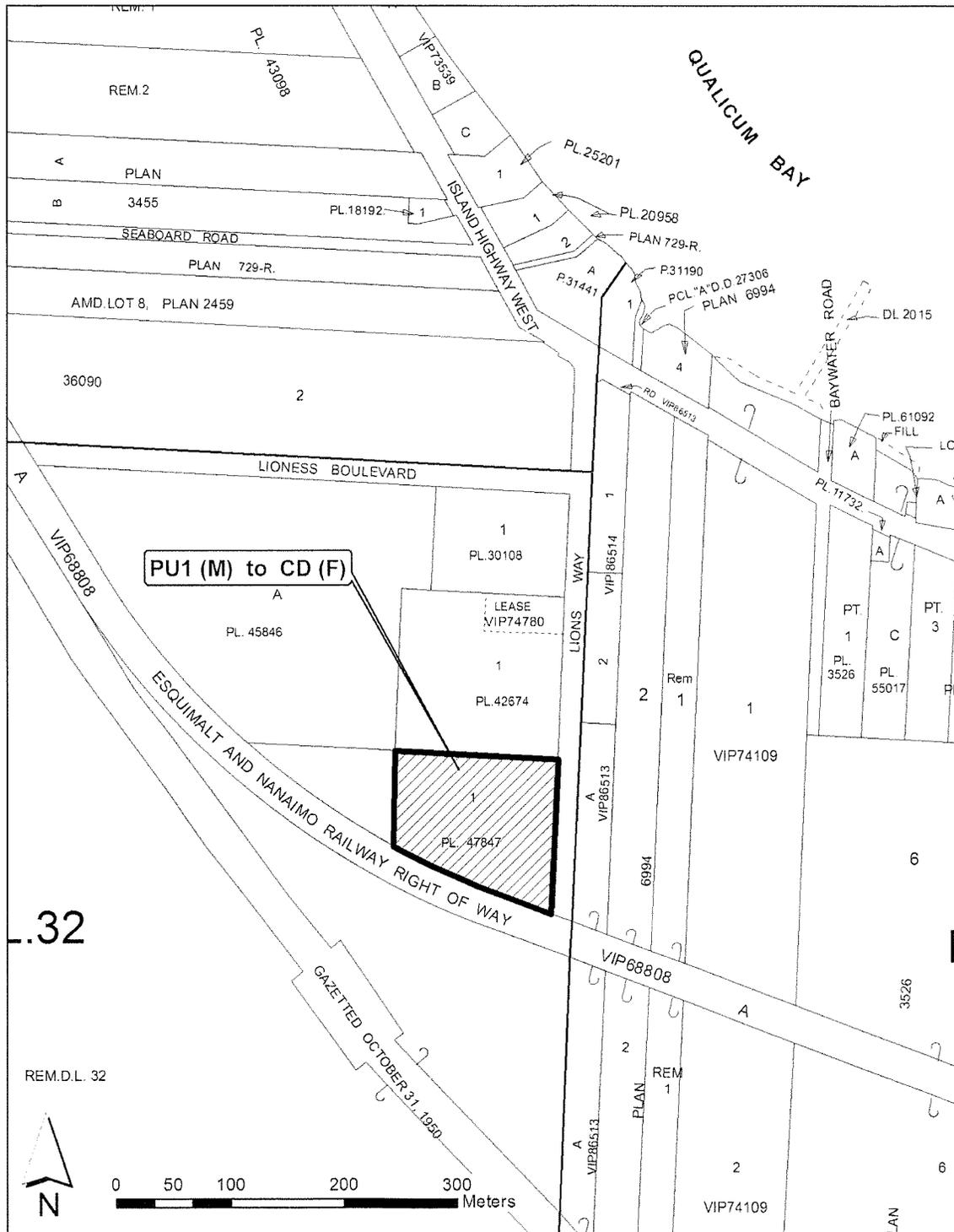
Chairperson

Sr. Mgr., Corporate Administration

Schedule No. '1' to accompany "Regional District of Nanaimo Land Use and Subdivision Bylaw Amendment Bylaw No. 500.366. 2010."

Chairperson

Sr. Mgr., Corporate Administration



BCGS MAPSHEET: 92F.047.2.2