

City of Nanaimo
REPORT TO COUNCIL

DATE OF MEETING: 2012-JUL-09

AUTHORED BY: SHEILA HERRERA, PLANNER, PLANNING & DESIGN SECTION

RE: REZONING APPLICATION NO. RA297 – 2350 BARCLAY ROAD

STAFF RECOMMENDATION:

That Council:

1. receive the report pertaining to "ZONING AMENDMENT BYLAW 2012 NO. 4500.027";
and
2. direct Staff to secure the community contribution and a covenant for general building design, prior to adoption of the bylaw, should Council support the bylaw at Third Reading.

PURPOSE:

The purpose of this report is to provide Council with background information regarding a new application to rezone 2350 Barclay Road from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) to facilitate a two-lot subdivision. The associated Zoning Bylaw 4500 amendment is being considered for First and Second Readings this evening.

BACKGROUND:

Subject Property and Surrounding Area

The subject property is located towards the end of Barclay Road on the east side, and is approximately 858m² in area (Location Plan – Attachment A). Currently, a mobile home occupies the site. The majority of lots on Barclay Road are roughly the same size as the subject property, zoned Single Dwelling Residential (R1), and also contain mobile homes. To the east of the site is a large single dwelling lot (R1) that spans south to Rosstown Road. The majority of the surrounding lots are single dwelling lots (R1); however, several multi-dwelling zones are within the vicinity, including R4, R5, and R6. A 35 unit mobile home park off Labieux Road is also within close proximity to the subject site.

Official Community Plan (OCP)

The property falls within the 'Neighbourhood' designation, according to Map '1' of the Official Community Plan (OCP). The relevant policies of the OCP are as follows:

- Development in 'Neighbourhoods' will be characterized by a mix of low density residential uses; densities from 10 to 50 units per hectare; and two to four storey building forms.
- The infill of residential lots is encouraged and will be designed to complement existing neighbourhood character including the ground oriented nature of existing housing.
- Development of a mix of residential options for all demographic categories and levels of affordability across the city.

The proposed rezoning equates to a density of 23 units per hectare, which falls within the 'Neighbourhood' density range, as noted above. Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.

Proposed Development

The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) in order to facilitate a two lot subdivision (Site Plan - Attachment B). Both lots are 428m² in area and meet the lot frontage and depth requirements of subdivision. Two on-site parking spaces will be provided on each lot.

General Building Design

As with any small lot subdivision, the width of the lot frontage is minimized; therefore, an appropriately scaled home needs to be built on an R2 lot. In order to ensure that homes in the R2 zone have a street presence that is not dominated by garage doors, Staff recommends, as a condition of rezoning, that a covenant be secured to restrict the lots to single car garages only.

Roadworks

In anticipation of questions related to road improvements, the following comments are provided for Council's information. A preliminary assessment of the roadworks associated with this development has been conducted; however, only through the Design Stage Acceptance (DSA) process can the final requirements be determined:

Barclay Road

Road works along the Barclay Road frontage include:

- asphalt widening; and
- construction of concrete curb, gutter, and 1.8 m concrete sidewalk;

Community Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. In response to Council's policy, the applicant is proposing a monetary contribution of \$2,000 towards the City of Nanaimo's Affordable Housing Legacy Fund. Staff supports this community contribution proposal and recommends that this item be secured as a condition of rezoning.

Respectfully submitted,



B. Anderson, MCIP
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



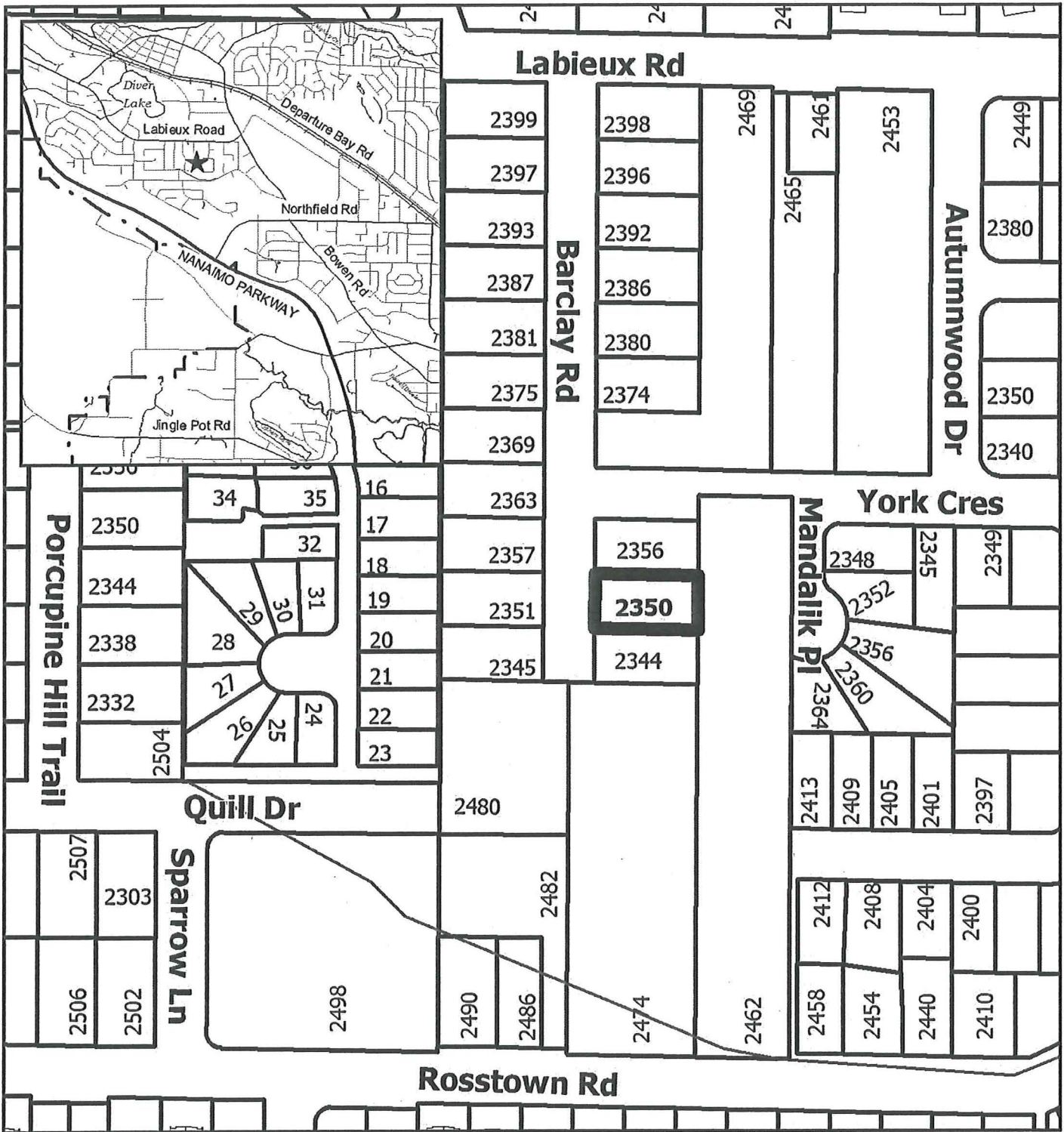
A. Tucker
DIRECTOR
PLANNING



T. Swabey
GENERAL MANAGER
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.



REZONING APPLICATION NO. RA297

LOCATION PLAN

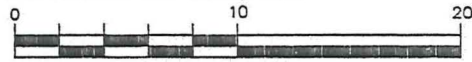
Civic: 2350 Barclay Road



 **Subject Property**

Plan showing proposed subdivision of:
Lot 1, Section 19, Range 6,
Mountain District, Plan 25481.

Civic Address: 2350 Barclay Road



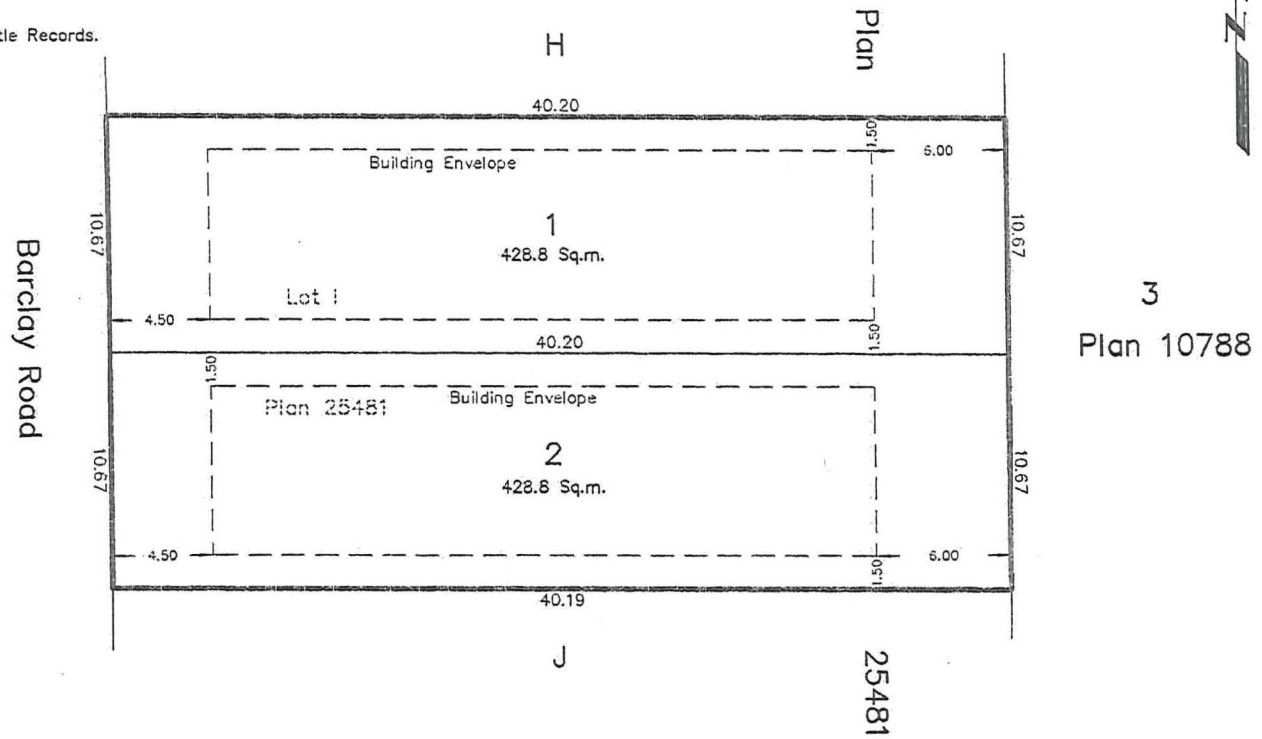
Scale 1:250

Distances shown are in metres.

Lot dimensions are derived from existing Land Title Records.

Dated this 7th day of May, 2012.

RECEIVED
MAY 1 2012
RA297
CITY OF NANAIMO
DEVELOPMENT SERVICES



Turner Land Surveying Inc
605 Comox Road
Nanaimo, B.C.
V9R 3J4
250-753-9778
File: 2012\misc\25481-1

ATTACHMENT B