

City of Nanaimo
REPORT TO COUNCIL

FILE COPY

DATE OF MEETING: 2012-SEP-10

AUTHORED BY: DAVE STEWART, PLANNER, PLANNING & DESIGN SECTION

RE: REZONING APPLICATION NO. RA302- 2609 ROSSTOWN ROAD

STAFF RECOMMENDATION:

That Council receive the report pertaining to "ZONING AMENDMENT BYLAW 2012 NO. 4500.030".

PURPOSE:

The purpose of this report is to provide Council with background information regarding a new application to rezone a portion of 2609 Rosstown Road from Duplex Residential (R4) to Single Dwelling Residential (R1), in order to facilitate the creation of two single dwelling lots. The existing duplex will remain and that portion of the lot will retain the Duplex Residential (R4) zoning. The associated Zoning Bylaw 4500 amendment is being considered for First and Second Readings this evening.

BACKGROUND:

The City has received a rezoning application from Mr. Blair Dueck in order to rezone a portion of the subject property from Duplex Residential (R4) to Single Dwelling Residential (R1) to facilitate a three-lot residential subdivision.

Subject Property and Surrounding Area

The subject property is a corner lot fronting on Rosstown Road to the north and Master Road to the east (Location Plan – Attachment A). The property is approximately 2,282m² in area and is located approximately 77m from the Nanaimo Parkway. Currently, a duplex occupies the northerly portion of the site which the applicant intends to retain. The property is bordered by a large vacant property owned by the BC Transportation Financing Authority to the south, which acts as a buffer between the subject property and the Nanaimo Parkway. The surrounding lots to the north, east and west are roughly the same size as the subject property and are currently zoned Single Dwelling Residential (R1).

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 9 units per hectare. While this density falls one unit short of the 'Neighbourhood' density range, the rezoning will actually result in no change in density from what is currently permitted on the property. The property is currently zoned duplex and has sufficient lot area to subdivide in order to create one additional duplex lot. The applicant instead wishes to create two smaller single family lots rather than building an additional duplex. Given the low density residential character of the surrounding neighbourhood, Staff is supportive of the application and is of the opinion that the proposed rezoning complies with the intent of the OCP.

DISCUSSION:

Proposed Development

The applicant proposes to rezone the southerly portion of the subject property from Duplex Residential (R4) to Single Dwelling Residential (R1) in order to facilitate a three-lot subdivision (Site Plan - Attachment B). The proposed R1 lots would be 602m² and 618m² in site area, respectively, and will front on Master Road. Given that the minimum lot size in the R4 zone is 700m², a rezoning to R1 is necessary. Both lots exceed the 500m² minimum lot area requirement within the R1 zone. The remaining lot containing the existing duplex which is fronting on Rosstown Road will be 1067m² in site area and will remain zoned Duplex Residential (R4). The proposed new lot lines will be 1.5m from the deck at the rear of the existing duplex. In order to facilitate subdivision, a development variance permit will be required for the rear yard setback of the existing duplex.

Community Contribution

As the proposed rezoning application if adopted will not increase the density of the subject property no community contribution was requested.

Respectfully submitted,

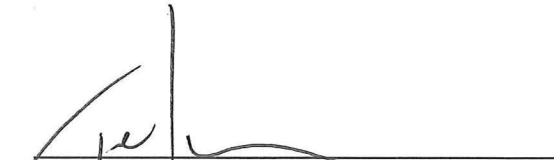


B. Anderson, MCIP
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



A. Tucker
DIRECTOR
PLANNING

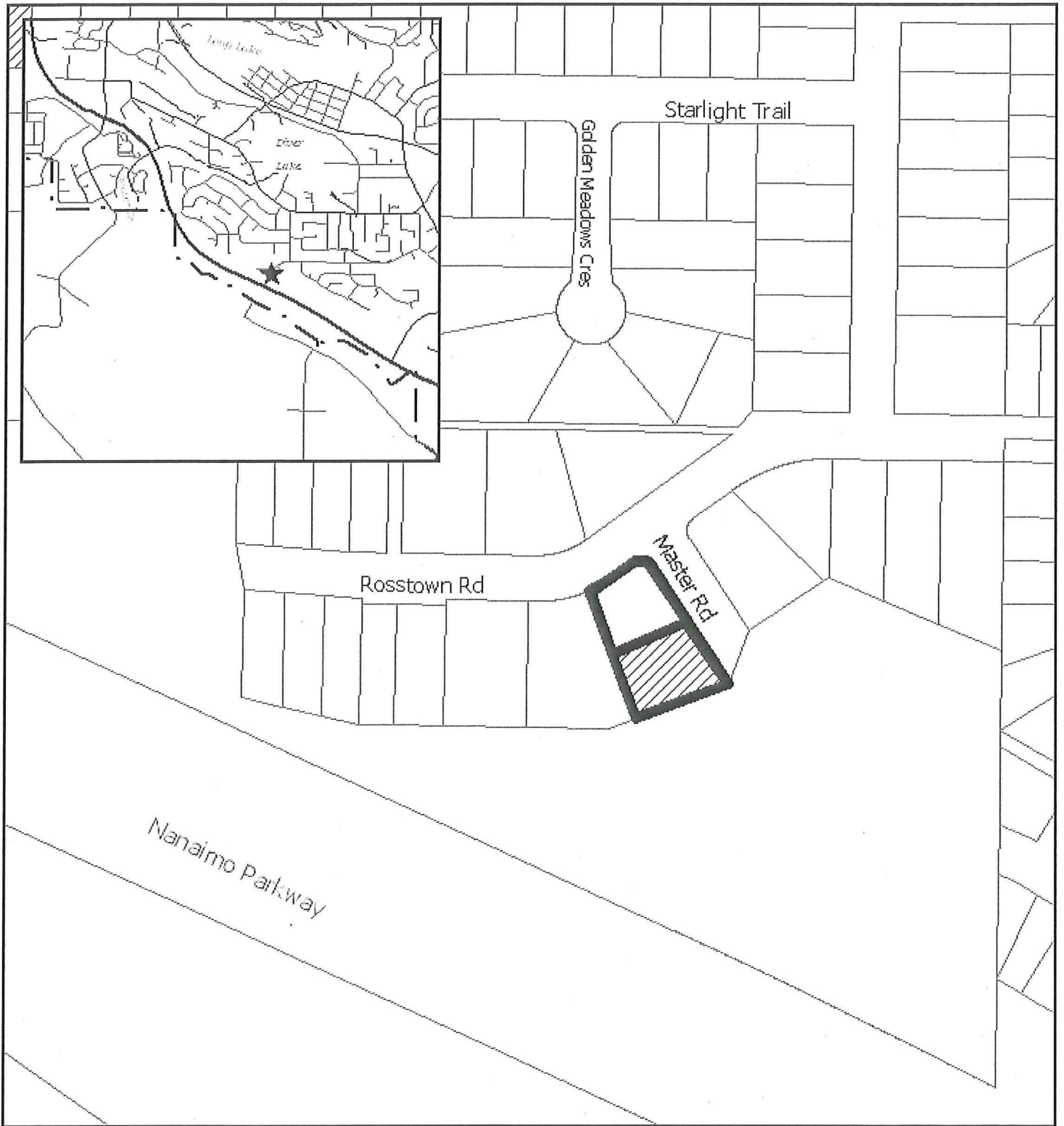


T. Swabey
GENERAL MANAGER
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

Attachment A



LOCATION PLAN

Civic: 2609 Rosstown Road



Area to be rezoned from R4 to R1



Subject Property



ATTACHMENT B



**J.E. ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS

SKETCH PLAN OF
PROPOSED SUBDIVISION

TEL: 250-758-4631 FAX: 250-758-4660
NANAIMO - VICTORIA - PARKSVILLE

File: 87589

Civic: 2609 Rosstown Road, Nanaimo, B.C.

Legal: Lot 12, Section 18, Range 5, Mountain District, Plan 27807.

Dimensions are in metres and are derived from Plan 27807.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This sketch plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 17th day of August, 2012.

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA2643048 (P.I.D. 002-208-474)

Scale 1:500



Current zoning of Lot 12, Plan 27807 is R4.

Rem. 12 to remain R4.

Rem. 12 to front on Master Road.

Variance required to reduce rearward setback for Rem. 12 from 7.5m to 6.18m (1.32m reduction).

Lots 1 and 2 to be rezoned to R1a.

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DEVELOPMENT SERVICES

