

# City of Nanaimo

## REPORT TO COUNCIL

DATE OF MEETING: 2015-MAY-04

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

RE: REZONING APPLICATION NO. RA000347 – 5030 HAMMOND BAY ROAD

**STAFF RECOMMENDATION:**

That Council:

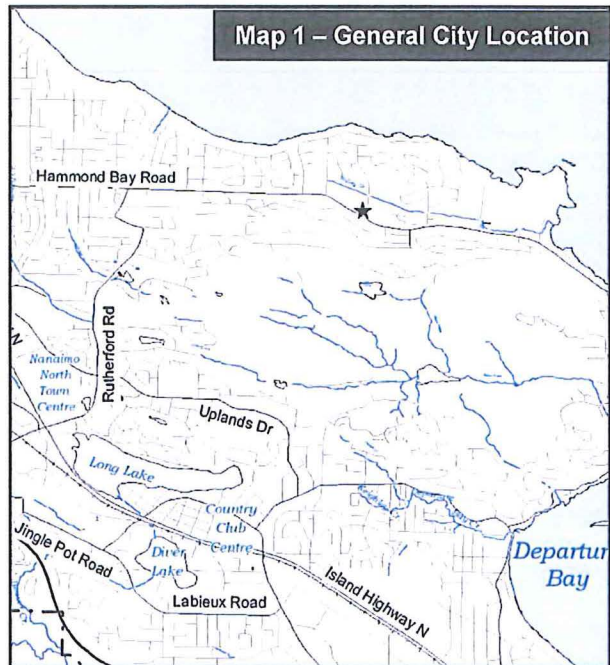
1. receive the report pertaining to “ZONING AMENDMENT BYLAW 2015 NO. 4500.077”; and
2. direct Staff to secure the community contribution prior to the adoption of the bylaw, should Council support the bylaw at Third Reading.

**PURPOSE:**

The purpose of this report is to present a rezoning application for property located at 5030 Hammond Bay Road to rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential-Small Lot (R2) in order to facilitate subdivision of the property.

**BACKGROUND:**

The City has received a rezoning application from Keith Brown & Associates Ltd., on behalf of Mr. Gur Minhas to rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential-Small Lot (R2) in order to facilitate a five-lot subdivision of the property.



**Subject Property**

Current Zone:	Single Dwelling Residential (R1)
OCP Designation:	Neighbourhood
Proposed Zone:	Single Dwelling Residential-Small Lot (R2)
Purpose:	To subdivide into five residential lots.
Location:	Corner of Hammond Bay Road and Williamson Road, immediately south of Harry Wipper Park.
Lot Size / Total Area:	2,045 m <sup>2</sup> (0.5 acres)

Council  
 Committee.....  
 Open Meeting  
 In-Camera Meeting  
 Meeting Date: 2015-MAY-04

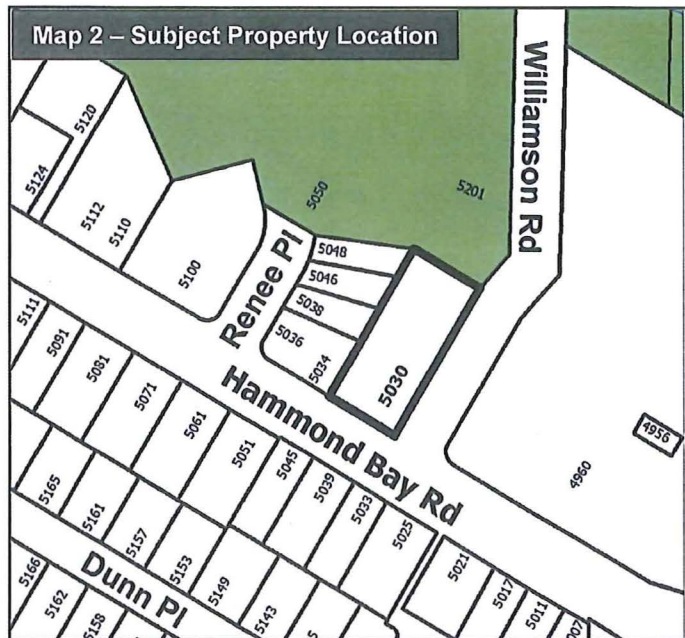
**DISCUSSION:**

**Site and Surrounding Area**

The subject property is a large rectangular shaped property located on the corner of Hammond Bay and Williamson Roads. A single residential dwelling is located on the centre of the property.

The subject property borders Harry Wipper Park to the north and a recently completed small-lot subdivision fronting on Renee Place to the west.

The surrounding area is primarily comprised of single dwelling residential properties with a church located to the east of the property on the opposite side of Williamson Road.



**Small Lot Policy**

Council adopted the following Small Lot Policy on 2015-FEB-05, which now forms part of the Neighbourhood designation of the Official Community Plan (OCP):

- Small lot, single family housing lots will be encouraged within neighbourhoods where:
  - an adjacent lane exists, or will be provided through site development, or the proposed small lot development is an infill development and all lots will be accessed from an existing city street;
  - the site is within walking distance or accessible by transit to a local service centre or commercial services and neighbourhood amenities exist, such as a park, school, or cultural facility; and
  - the proposed development contributes to a mix of housing types within the existing neighbourhood or within the proposed development, including a range of lot sizes; and the proposed development encourages attractive, pedestrian-oriented, housing.

The proposed rezoning is to allow subdivision of the property into five small lots. Given the limited scale (four new lots) and site context (flanked by two streets and a park), the proposal can be considered an infill development. While no lane is provided, all proposed lots will be accessed from Williamson Road, an existing street. An existing bus stop is located directly in front of the subject property. The property is bordered by a 2.6ha park (Harry Wipper Park) to the north. The property is approximately 110m south of the Wally Creek trail corridor, and 240m south of Frank J. Ney Elementary school. The closest commercial use (Pipers Pub) is approximately 700m from the subject property; no other commercial uses exist within 2km of the property.

The existing area consists of a wide range of residential and institutional lot sizes. The proposed small lots will further contribute to a mix of lot sizes in this area. The applicant's conceptual housing drawings, showing the streetscape is included below as 'Figure 1 - Conceptual Streetscape'.



While the front entry way features will help promote a pedestrian oriented scale, Staff note the prominence of garage doors on the proposed streetscape may somewhat reduce the pedestrian oriented character of the homes.

**Official Community Plan (OCP)**

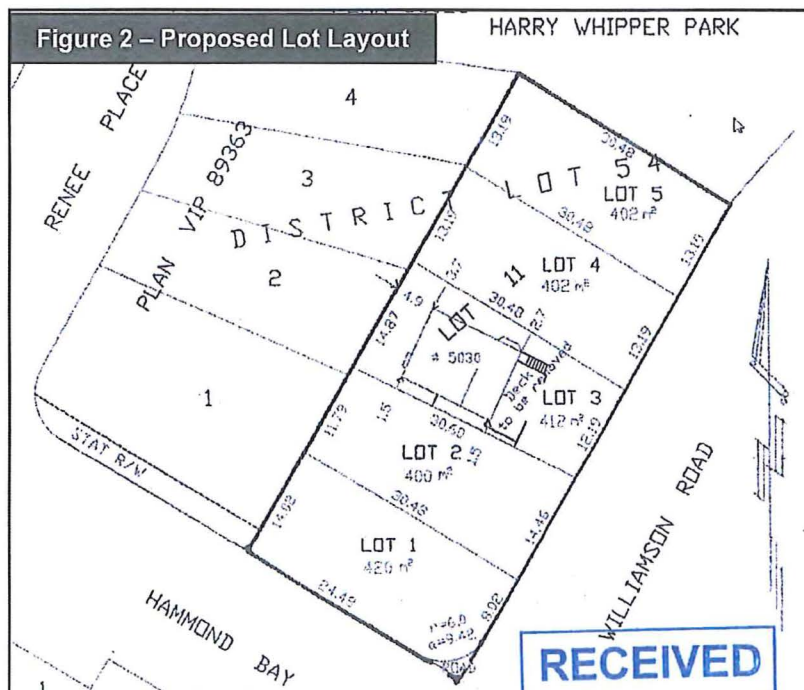
The subject property is located within the Neighbourhood designation of the Official Community Plan (OCP). The Neighbourhood designation provides for lower density residential areas. Development in neighbourhoods will be characterized by a mix of low density residential uses and may include detached and semi-detached dwelling units, secondary suites, special needs housing, mobile homes, duplexes, triplexes, quadruplexes and townhouses. Residential densities from 10 to 50 units per hectare, in two to four storey building forms, will be supported in neighbourhoods. The proposed concept equates to a density of 25 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.

**Nanaimo Transportation Master Plan Considerations**

The subject property is located in a neighbourhood area, outside of a mobility hub. However, the property is located within close proximity to a bus stop and bike route (Hammond Bay Road) as well as the Wally Creek Trail. The applicant's community contribution will be directed towards improvements to the Wally Creek Trail.

**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 subdivision. The lot is proposed to be split into five small lots, as shown in Figure 2 - Proposed Lot Layout. The proposed lot sizes range from 400m<sup>2</sup> to 420m<sup>2</sup>. All lots exceed the minimum requirements for lot area, lot frontage and lot depth within the R2 zone. Each lot would be permitted to have one principal dwelling and a secondary suite.



The existing dwelling will be retained and located on proposed Lot 3. A development variance permit will be required for the rear yard setback of the existing house as a condition of subdivision.

**Community Contribution**

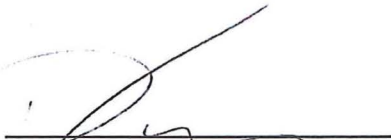
As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. In response to Council's policy, the applicant is proposing a monetary contribution of \$5000 towards trail improvements along the Walley Creek Trail Corridor. Staff is supportive of the community contribution proposal.

Respectfully submitted,

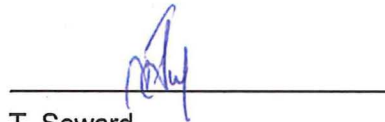


B. Anderson  
MANAGER  
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay  
DIRECTOR  
COMMUNITY DEVELOPMENT



T. Seward  
ACTING GENERAL MANAGER  
PROTECTIVE SERVICES &  
COMMUNITY DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

DS/pm  
Drafted: 2015-APR-20  
Prospero: RA000347

CITY OF NANAIMO

BYLAW NO. 4500.077

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

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WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 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 the "ZONING AMENDMENT BYLAW 2015 NO. 4500.077".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 11, DISTRICT LOT 54, WELLINGTON DISTRICT, PLAN 17543 (5030 Hammond Bay Road) from Single Dwelling Residential (R1) to Single Dwelling Residential-Small Lot (R2) as shown on Schedule A.

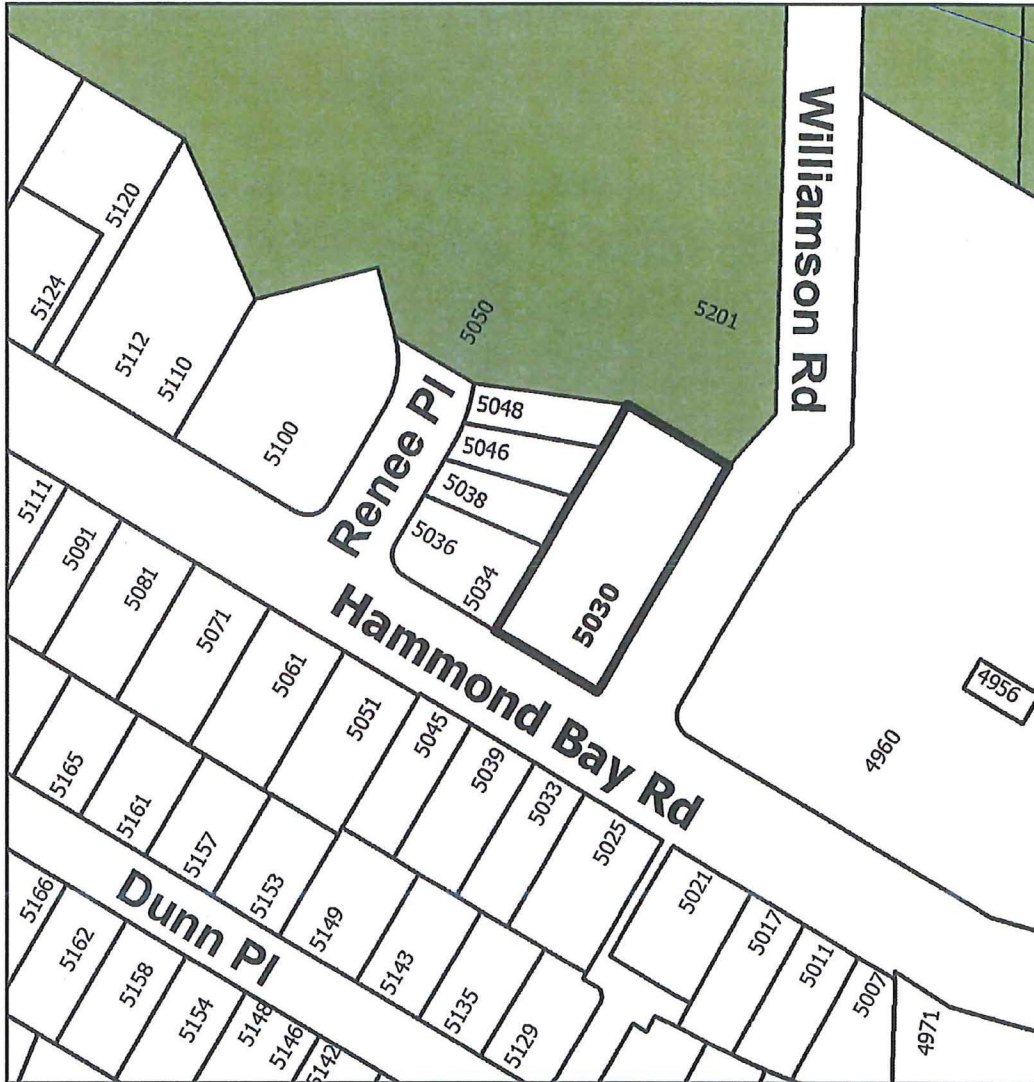
PASSED FIRST READING \_\_\_\_\_  
PASSED SECOND READING \_\_\_\_\_  
PUBLIC HEARING HELD \_\_\_\_\_  
PASSED THIRD READING \_\_\_\_\_  
ADOPTED \_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

File: RA000347  
Address: 5030 Hammond Bay Road

Schedule A



REZONING APPLICATION NO. RA000347

**LOCATION PLAN**

5030 Hammond Bay Road



-  Subject Properties to be Rezoned
-  Parks & Open Spaces