

DATE OF MEETING July 22, 2019

AUTHORED BY DAVE STEWART, PLANNER, CURRENT PLANNING

SUBJECT REZONING APPLICATION NO. RA399 – 1534 EXTENSION ROAD

OVERVIEW

Purpose of Report

To present Council with an application to rezone the property at 1534 Extension Road to allow an 11-unit multiple-family development.

Recommendation

1. That “Zoning Amendment Bylaw 2019 No. 4500.134” (To rezone 1534 Extension Road from Single Dwelling Residential [R1] to Townhouse Residential [R6] with site-specific provisions to increase the maximum permitted floor area ratio) pass first reading;
2. That “Zoning Amendment Bylaw 2019 No. 4500.134” pass second reading; and
3. That Council direct Staff to secure the community contribution, works and services covenant, and road dedication prior to the adoption of the bylaw, should Council support the bylaw at third reading.

BACKGROUND

A rezoning application, RA399, was received from Chris Cathers on behalf of Clifford Cathers and Sherry Anne Cathers. The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) with a site provision to increase the maximum permitted floor area ratio (FAR) in order to allow an 11-unit multiple-family development.

Subject Property & Site Context

<i>Location</i>	The subject property is a triangular shaped lot that borders the E&N rail corridor to the northeast.
<i>Total Lot Area</i>	3,115m ²
<i>Current Zone</i>	R1- Single Dwelling Residential
<i>Proposed Zone</i>	R6- Townhouse Residential with a site-specific provision for floor area ratio.
<i>Official Community Plan Designation (OCP)</i>	Neighbourhood
<i>Neighbourhood Plan Designation - Chase River</i>	Neighbourhoods

The subject property is located within the Chase River neighbourhood. Land use in the surrounding area is predominantly low-density residential with a mixture of lot sizes.

The large triangular lot is bordered by Extension Road to the west, the E&N rail corridor to the north and east, and two large single residential dwelling lots to the south.

Chase River Elementary School (1503 Cranberry Avenue) is located on the opposite side of the railway tracks approximately 78m to the north of the subject property. In between the railway tracks and the school is a significant Chase River historical site – the old Stark Barn at 1526 Extension Road.

DISCUSSION

Proposed Development

The applicant proposes to rezone the subject property with a site-specific provision for building FAR to allow an 11-unit townhouse development with units accessed from an internal driveway off Extension Road. The applicant is seeking to increase the FAR from 0.45 to 0.65. The townhouse units range in height from one- to three-storey units, depending on the grade of the land and size of the townhouse units. Road dedication along Extension Road is required and ranges from 2.0m to 3.5m in width. The proposed FAR after road dedication taken is 0.65. The “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) does not include a zone with sufficient FAR to allow a three-storey townhouse building form on properties in the Neighbourhood designation of the Official Community Plan (OCP). The Townhouse Residential (R6) zone allows up to two storeys (7m building height for a flat roof) with a base density of 0.45 FAR and the Medium Density Residential (R8) zone allows up to four storeys (14m building height for a flat roof) with a base density of 1.25 FAR.

Official Community Plan (OCP)

The Neighbourhood land-use designation encourages a mix of low-density residential uses (10 to 50 units per hectare) in two- to four-storey building forms. The proposed development fits within the building form and density envisioned in the OCP at approximately 35 units/ha. The Neighbourhood designation also encourages building design that complements existing neighbourhood character, including the ground-oriented form of the existing housing. The proposed townhouses will be ground-oriented and designed to complement the existing single and duplex residential dwellings in the area. In addition, the three-storey townhouse form will add diversity to the existing housing stock and offer a new type of housing not currently available within Chase River.

A gap in the Zoning Bylaw has been identified for larger townhouse projects, such as the proposed development, that fall between the permitted density of the Townhouse Residential (R6) and Medium Density Residential (R8) zones. The R6 permitted FAR of 0.45 generally does not permit a development to reach the upper end of the OCP Neighbourhood target density. The R8 zone FAR of 1.25 often exceeds the OCP Neighbourhood density target and is intended to permit a larger four-storey building form. It is anticipated a bylaw amendment to address this gap will be brought forward by Staff in the future for Council’s consideration.

Neighbourhood Plan

The subject property is designated as Neighbourhoods within the Chase River Neighbourhood Plan. Residential density is as set out within the OCP. The neighbourhood plan encourages cluster housing in order to achieve additional onsite open space and/or protect the environment. The conceptual site plan envisions spaces for outdoor amenities onsite. Boulevard trees will be required adjacent to the property frontages as per the requirements of the neighbourhood plan.

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. The applicant proposes a monetary contribution of \$11,000 to be directed towards the Housing Legacy Reserve Fund.

Transportation Master Plan

The subject property is not located within a designated mobility hub as identified within the Transportation Master Plan; however, transit stops exist adjacent to the school (75m from the property) and approximately 120m south of the subject property and provide connections to the downtown bus exchanges.

Community Planning and Development Committee

The Community Planning and Development Committee, at its meeting held on 2018-OCT-16, recommended that Council approve the rezoning application.

Conditions of Rezoning

Should Council support this application and pass third reading of Bylaw No. 4500.134, Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Road Dedication*

The required road dedication from the property is 2m at the south property line and approximately 3.25m at north property line and transition from one to other at approximately 40m from the north property line, as shown on the site plan.

2. *Community Contribution*

Monetary contribution of \$11,000 is to be directed towards the Housing Legacy Reserve Fund.

SUMMARY POINTS

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) with a site-specific provision to increase the maximum allowable floor area ratio to 0.65.
- The proposed development meets the density targets of the OCP and Chase River Neighbourhood Plan, and adds a new housing form not currently available within the neighbourhood.
- An \$11,000 community contribution is proposed to be directed towards the Housing Legacy Fund.

ATTACHMENTS

ATTACHMENT A: Location Plan

ATTACHMENT B: Conceptual Site Plan

ATTACHMENT C: Conceptual Renderings

ATTACHMENT D: Aerial Photo

“Zoning Amendment Bylaw 2018 No. 4500.134”

Submitted by:

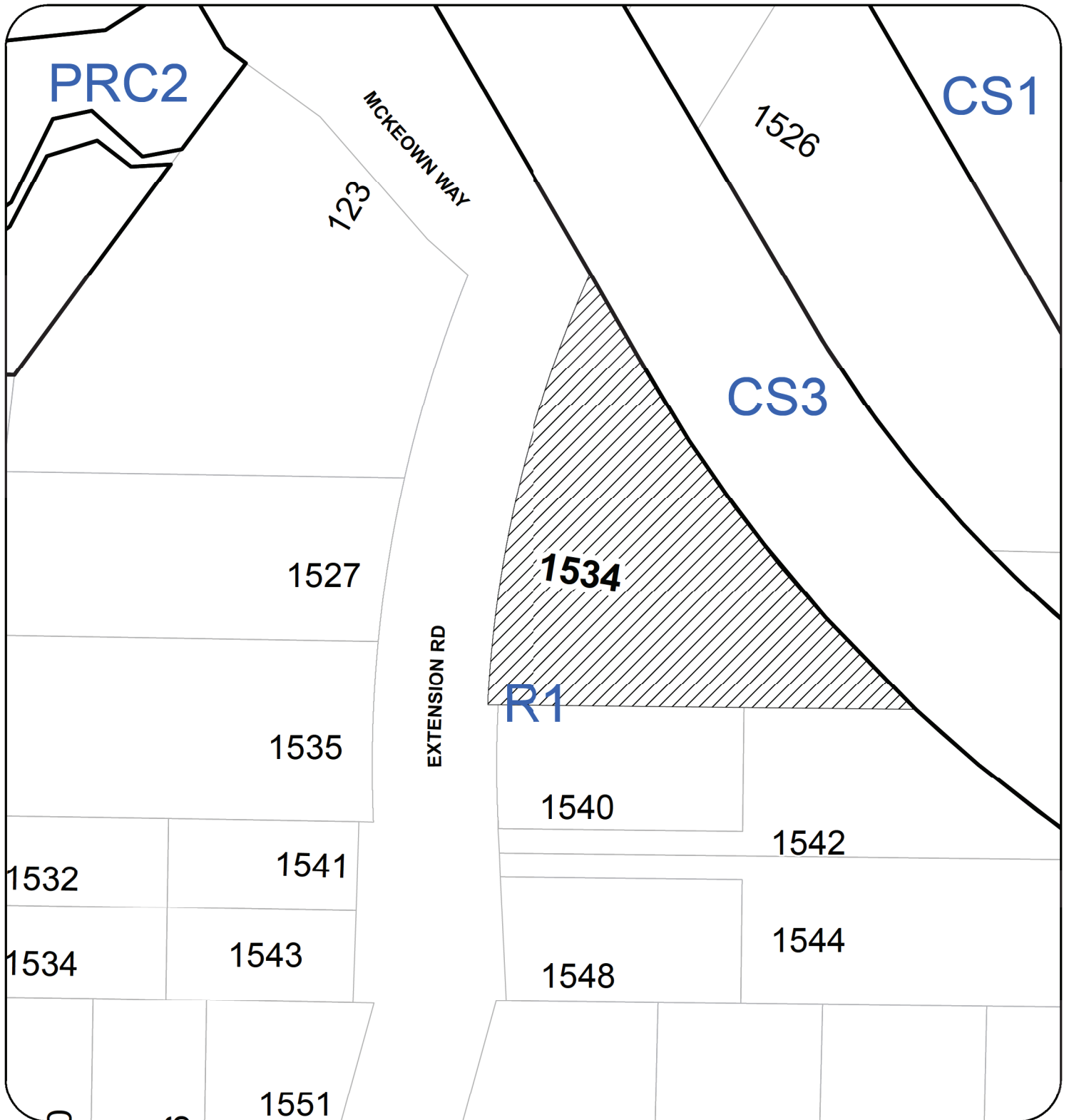
Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director of Development Approvals

Dale Lindsay
General Manager of Development Services


ATTACHMENT A
LOCATION PLAN



REZONING APPLICATION NO. RA000399

LOCATION PLAN



 Subject Property

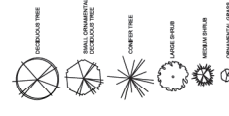
Civic: 1534 Extension Road
Legal: LOT 1, SECTION 18, RANGE 4,
CRANBERRY DISTRICT, PLAN 15503

ATTACHMENT B CONCEPTUAL SITE PLAN



RECEIVED
RA 399
2019-FEB-25
COURTESY PLANNING

	ARCHITECT: JESSICA MCMILLAN ARCHITECTS 225 S. CLAYTON DRIVE, B.C. V5Y 1B9 250.714.8187 - jessica@jessicamcmillan.com
	PROJECT NAME: 1534 EXTENSION RD
ADDRESS: 1534 EXTENSION ROAD NANAIMO, BC	CLIENT: CHRIS CATHERS
THE ARCHITECTS ASSOCIATION OF BC 1000 WEST BROADWAY, SUITE 1000 VANCOUVER, BC V6H 4B1 TEL: 604.681.1111 FAX: 604.681.1112 WWW.ASABCA.BC.CA	
DATE ISSUED: 2018/08/16 (REVISION PACKAGE)	
DATE: DECEMBER 26, 2018	
DRAWN BY: JOYCE TROOST	
SCALE: 1/8" = 1'-0"	
DRAWN BY: PROPOSED SITE PLAN CONCEPT UNIT PLANS	
SHEET: A2	



ATTACHMENT C CONCEPTUAL RENDERINGS

Jarch
JOYCE TRUST ARCHITECT ABC
2017 JUL 26 11:59 AM
1534 EXTENSION RD
NANAIMO, BC

PROJECT NAME:
**1534
EXTENSION RD**

ADDRESS:
1534 EXTENSION ROAD
NANAIMO, BC

CLIENT:
CHRIS CATHERS

ISSUE DATE:
28 NOV 2017 PRELIMINARY PACKAGE

DATE:
JULY 30, 2018

DRAWN BY:
JOYCE TRUST

SCALE:
RENDERING

DRAWING TITLE:
PERSPECTIVES

SHEET:
A3



LOOKING SOUTH ALONG EXTENSION ROAD



LOOKING SOUTH ALONG EXTENSION ROAD



LOOKING EAST ALONG EXTENSION ROAD



LOOKING NORTHEAST ALONG EXTENSION ROAD

RECEIVED
RA 3399
2018-FEB-26
CITY OF NANAIMO



PROJECT NAME:
**1534
 EXTENSION RD**

ADDRESS:
 1534 EXTENSION ROAD
 NANAIMO, BC

CLIENT:
 CHRIS GATHEIS

ISSUE DATE:
 2018-07-30 (PROVISION PACKAGE)

DATE:
 JULY 30, 2018

DRAWN BY:
 JOYCE HO

SCALE:
 1/8" = 1'-0"

OWNER/TITLE:
 PROSPECTIVES

SHEET:
A4



6 FRONT ELEVATION OF TOWNHOME A (ALONG ACCESS LANE)



8 VIEW FACING NORTHEAST (ACCESS LANE)



5 FRONT ELEVATION OF TOWNHOME B (ALONG EXTENSION ROAD)



7 FRONT ELEVATION OF TOWNHOME A (ALONG EXTENSION ROAD)

RECEIVED
 RA 399
 2018-FEB-25
 CIVIL ENGINEERING

**ATTACHMENT D
AERIAL PHOTO**



REZONING APPLICATION NO. RA000399

CITY OF NANAIMO

BYLAW NO. 4500.134

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

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 477, 479, 480, 481, 482, and 548 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 2018 No. 4500.134".
- 2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
 - (A) By rezoning the lands legally described as LOT 1, SECTION 18, RANGE 4, CRANBERRY DISTRICT, PLAN 15503 (1534 Extension Road) from Single Dwelling Residential (R1) to Townhouse Residential (R6) as shown on Schedule A.

(B) By adding the following after Subsection 7.3.7:

7.3.8 Notwithstanding 7.3.1, the maximum Floor Area Ratio shall not exceed 0.65 on the land legally described as LOT 1, SECTION 18, RANGE 4, CRANBERRY DISTRICT, PLAN 15503 (1534 Extension Road)

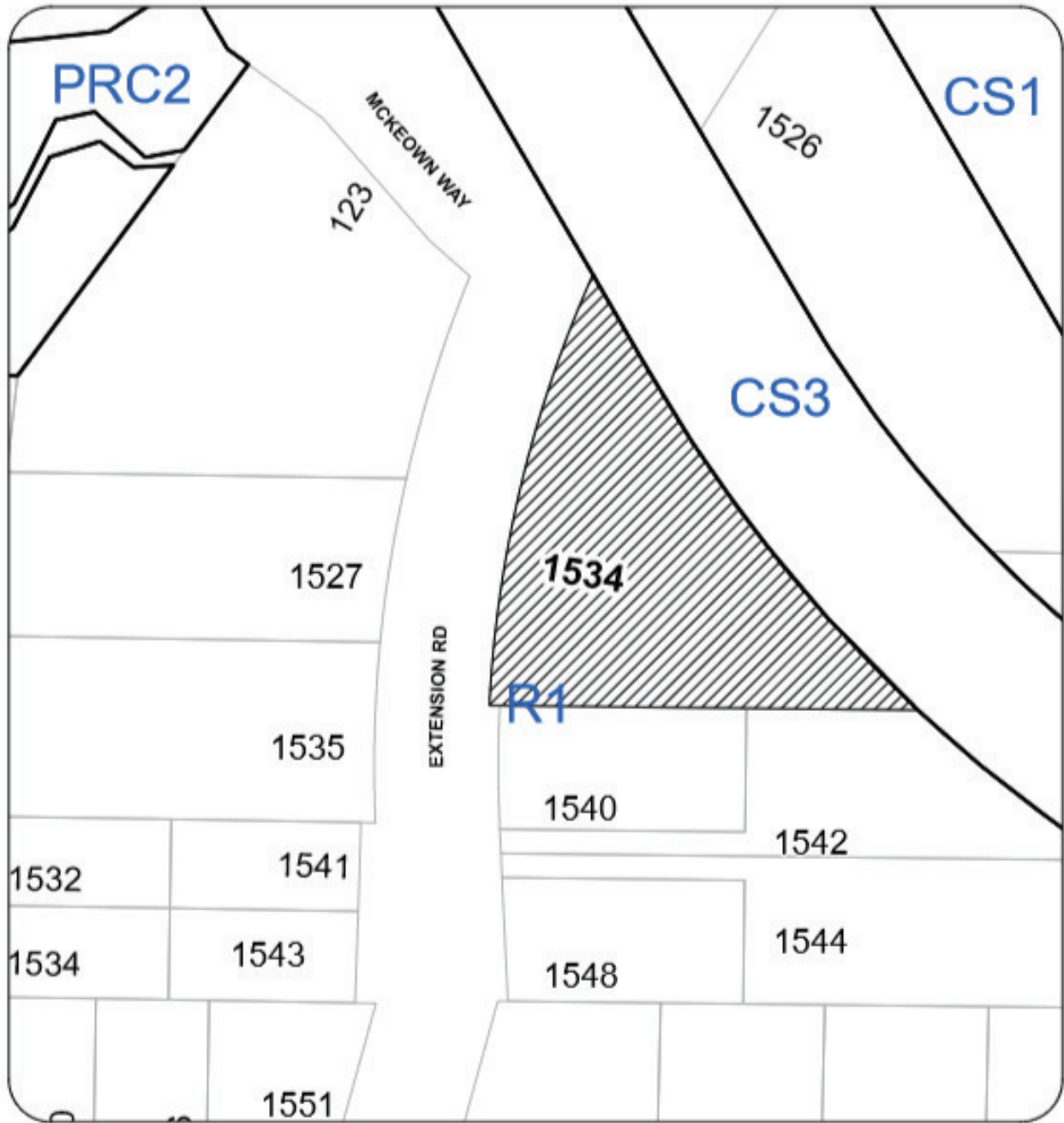
PASSED FIRST READING: _____
 PASSED SECOND READING: _____
 PUBLIC HEARING HELD: _____
 PASSED THIRD READING: _____
 MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: _____
 ADOPTED: _____

MAYOR

CORPORATE OFFICER

File: RA000399
Address: 1534 Extension Road

**SCHEDULE A
LOCATION PLAN**



REZONING APPLICATION NO. RA000399

LOCATION PLAN



Civic: 1534 Extension Road
Legal: LOT 1, SECTION 18, RANGE 4,
CRANBERRY DISTRICT, PLAN 15503