

City of Nanaimo
REPORT TO COUNCIL

DATE OF MEETING: 2013-OCT-07

AUTHORED BY: S. HERRERA, PLANNER, PLANNING & DESIGN SECTION

RE: REZONING APPLICATION NO. RA316 – 5661 CHRISTINA CRESCENT

STAFF RECOMMENDATION:

That Council:

1. receive the report pertaining to "ZONING AMENDMENT BYLAW 2013 NO. 4500.052"; and
2. direct Staff to secure road dedication and 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 5661 Christina Crescent to rezone the property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to subdivide the property and construct several multi-family development sites.

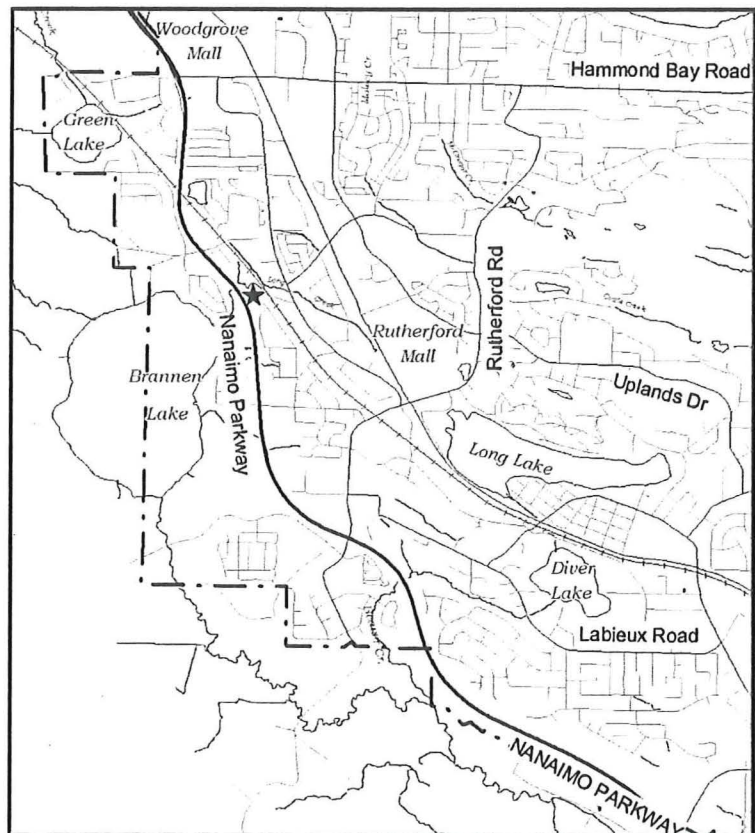
BACKGROUND:

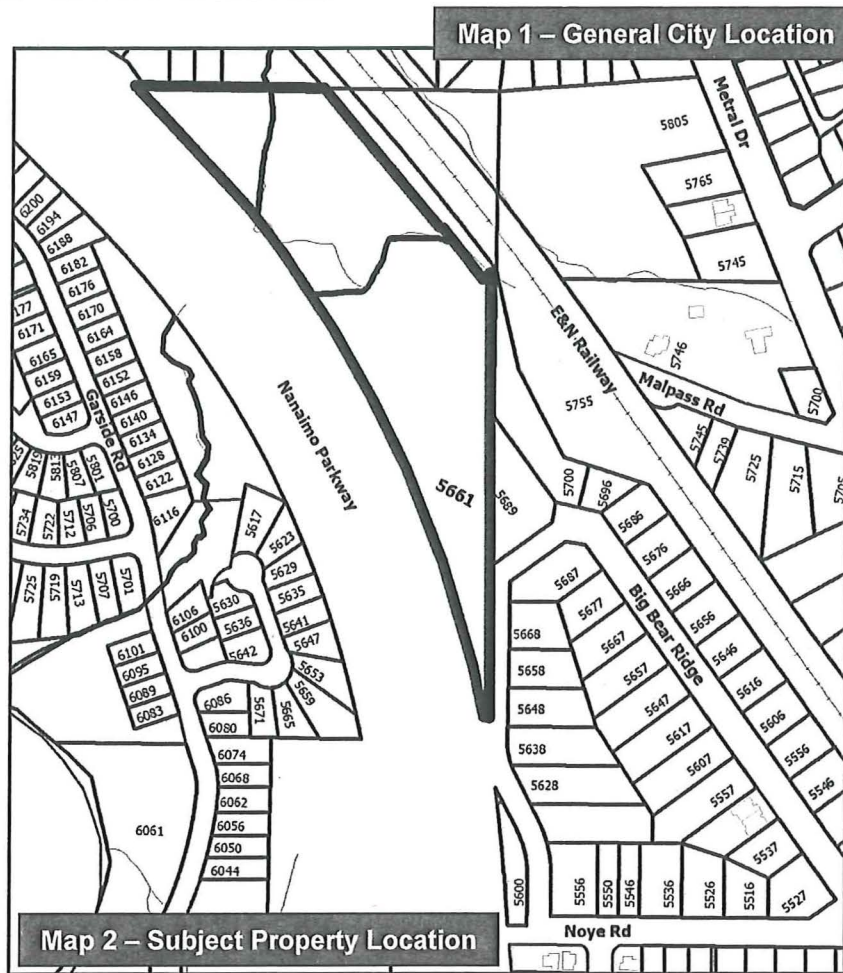
The City has received a rezoning application from Maureen Pilcher & Associates Inc., on behalf of Casa Realty Investments Inc., to rezone the property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to subdivide the property and construct a 46-unit, multi-family development.

Subject Property

The subject property is located along the east side of the Nanaimo Parkway and is accessed off of Christina Crescent (see 'Map 1 – General City Location' and 'Map 2 – Subject Property Location').

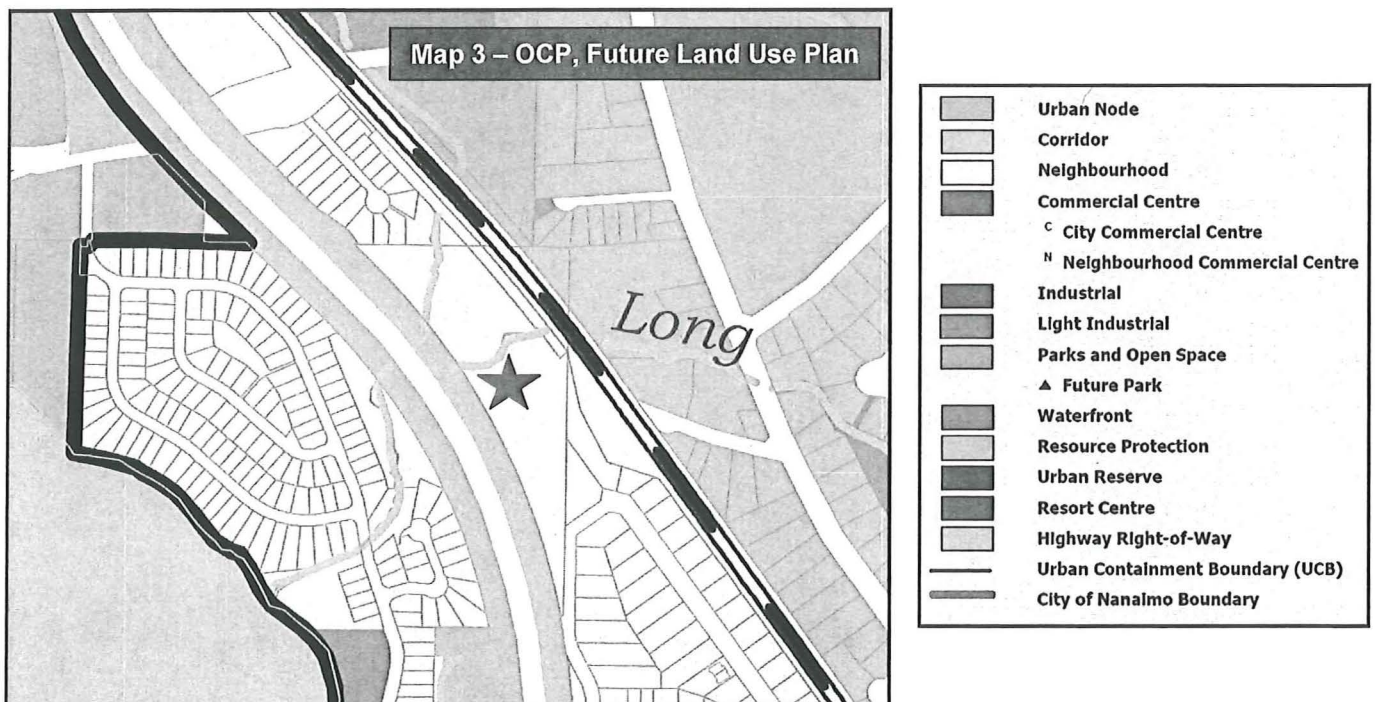
The site is approximately 2.9 ha (7.2 acres) and currently a vacant lot. A newer subdivision is located north of the site (Dennie Lane), railway tracks are located along the eastern property line, and south of the site are single family homes located in the area along Christina Crescent and Big Bear Ridge. The Upper Millstone River and an un-named tributary watercourse both traverse and bisect the site.





Official Community Plan (OCP)

The subject property is located within the Neighbourhood designation of the Official Community Plan (OCP). Map 3, shown below, contains the 'Future Land Use Plan' from the OCP for the subject property and surrounding area.



The Neighbourhood designation encourages, but is not limited to, the following:

- A mix of low density residential uses;
- Densities from 10 to 50 units per hectare;
- Two to four storey building forms;
- Infill of residential lots, designed to complement existing neighbourhood character; and
- Residential options for all demographic categories and levels of affordability.

The proposed concept equates to a density of 15 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.

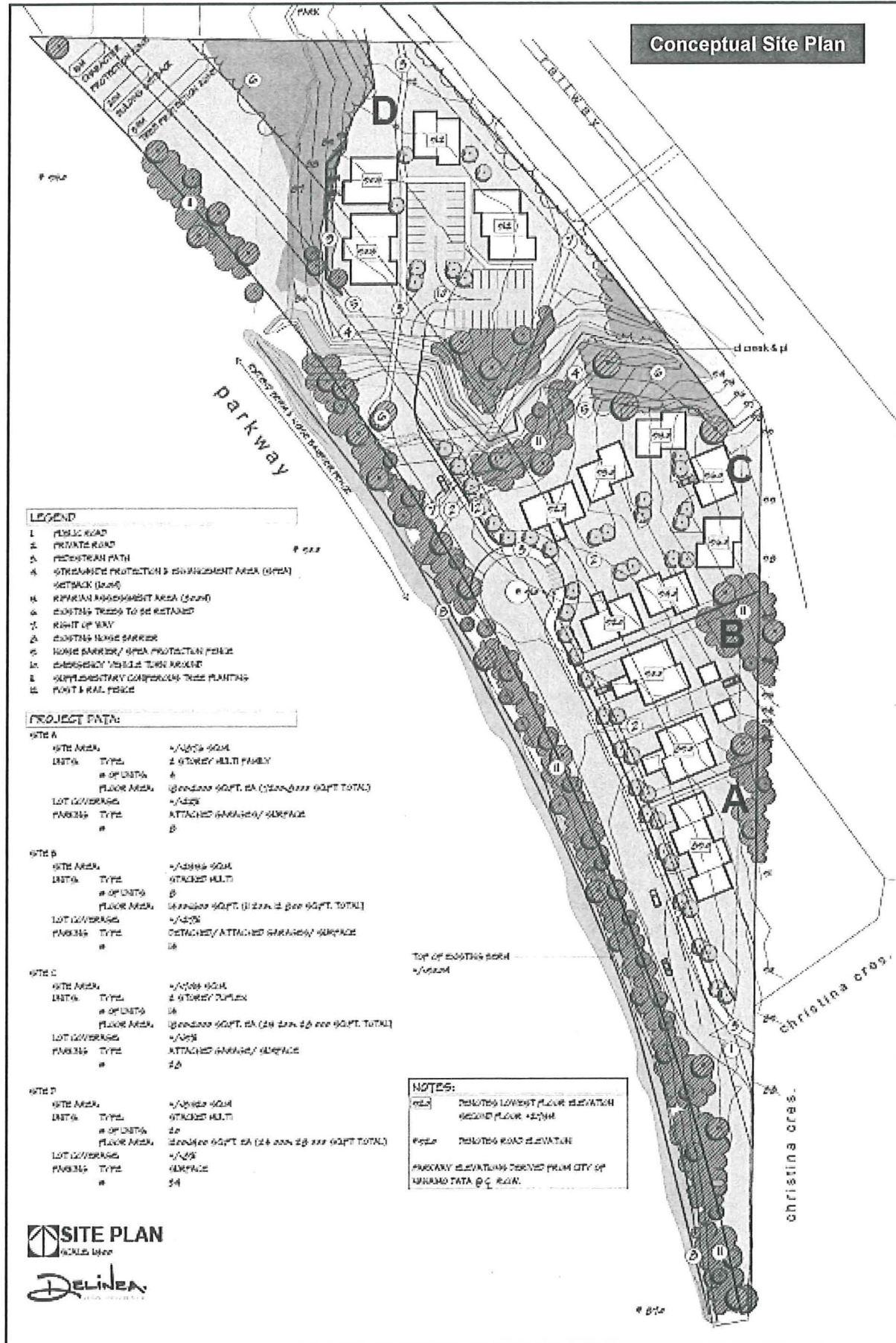
Proposed Development

The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to subdivide the property and construct several multi-family development sites in townhouse and stacked townhouse forms. The proposed 84 parking spaces exceed the bylaw requirement of 76 parking spaces. The concept plans can be summarized as follows:

Proposed Lot A		Proposed Lot B	
Total Site Area	1,876 m ² (0.46 acre)	Total Site Area	2,556 m ² (0.63 acre)
Number of Units	4	Number of Units	8
Unit Size	1800-2000 ft ²	Unit Size	1400-1600 ft ²
Lot Coverage	22 %	Lot Coverage	27 %
On-Site Parking	8 spaces <ul style="list-style-type: none"> • attached garages • surface parking 	On-Site Parking	14 spaces <ul style="list-style-type: none"> • attached garages • detached garages • surface parking

Proposed Lot C		Proposed Lot D	
Total Site Area	7,015 m ² (1.73 acres)	Total Site Area	13,520 m ² (3.34 acres)
Number of Units	14	Number of Units	20
Unit Size	1800-2000 ft ²	Unit Size	1200-1400 ft ²
Lot Coverage	19 %	Lot Coverage	8%
On-Site Parking	28 spaces <ul style="list-style-type: none"> • attached garages • surface parking 	On-Site Parking	34 spaces <ul style="list-style-type: none"> • surface parking

The conceptual site plan is shown on page 4.



Road Dedication

Staff recommends as a condition of rezoning that road dedication be secured prior to Final Adoption of the bylaw. Approximately 2.2 metres of road dedication is required from the Christina Crescent frontage.

Trail Right-of-Way

Staff recommends as a condition of rezoning that a pedestrian trail connection to the existing parks and trail network in the area be required as part of the development of this property. As the location of the trail is yet to be determined, a blanket trail right-of-way should be secured.

Registration of Geotechnical Report

Staff recommends as a condition of rezoning that the geotechnical report be registered on title, as the issues surrounding the fill placed on the property will need to be dealt with during construction of the works and services along with the buildings.

Registration of Acoustic Study

Staff recommends as a condition of rezoning that the acoustic study be registered on title, where the recommendations of the report will be addressed through the Development Permit process.

Nuisance Covenant

As the railway track is adjacent to the subject property, the Island Corridor Foundation (ICF) requested that a nuisance covenant, to highlight noise and vibration, be registered on title to the subject property. Staff recommends as a condition of rezoning that a nuisance covenant be secured.

Watercourses

For Council's information, the Riparian Area Regulation report submitted with the application suggests that the watercourse setback can be reduced from 15 m to 10 m. However, where possible the 15 m setback should be maintained. A comprehensive environmental report, including a riparian restoration plan, will be provided through the development permit process.

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 community contribution of \$46,000. Staff suggests that the contribution be used towards park and/or trail improvements in the area in consultation with the surrounding neighbourhood.

NANAIMO ADVISORY PLANNING COMMITTEE (APC)

At its meeting of 2013-SEP-17, the APC recommended that Council approve the application.

Respectfully submitted,

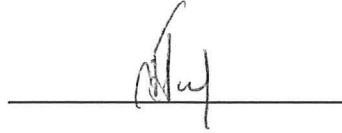


B. Anderson, MCIP
MANAGER
PLANNING & DESIGN

Concurrence by:



A. Tucker, MCIP
DIRECTOR
PLANNING



T. Seward
ACTING GENERAL MANAGER
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

*Drafted: 2013-SEP-25
Prospero: RA000316
SH/pm*