

# City of Nanaimo

## REPORT TO COUNCIL

DATE OF MEETING: 2014-MAR-24

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

RE: REZONING APPLICATION NO. RA332 – 3240 FIELDSTONE WAY

**STAFF RECOMMENDATION:**

That Council:

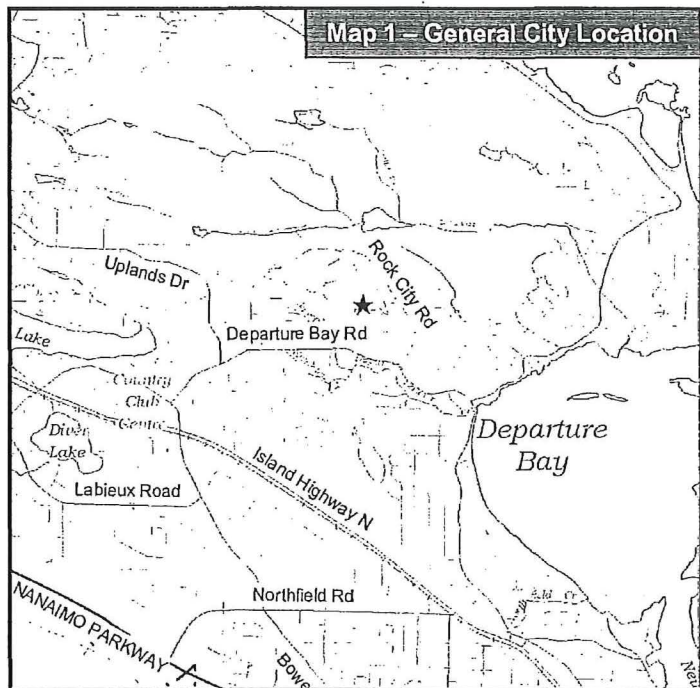
1. receive the report pertaining to “ZONING AMENDMENT BYLAW 2014 NO. 4500.061”; and
2. direct Staff to secure the community contribution prior to the adoption of the bylaw, should Council support the bylaw at Third Reading.

**PURPOSE:**

The purpose of this report is to present a rezoning application for property located at 3240 Fieldstone Way to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to construct 3 dwelling units.

**BACKGROUND:**

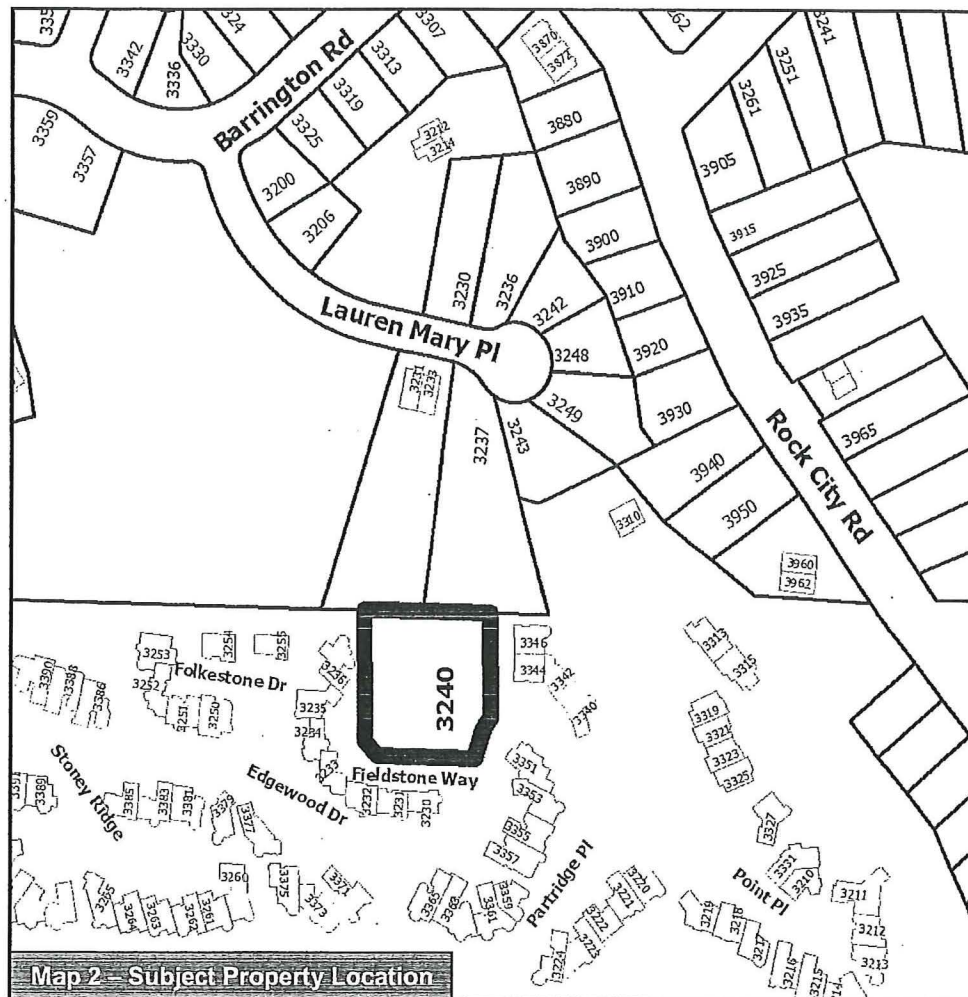
The City has received a rezoning application from Brian Senini, on behalf of 0971051 BC LTD, to rezone the property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to construct 3 dwelling units which will be amalgamated with the existing strata.



***Subject Property***

Current Zone:	Single Dwelling Residential (R1)
OCP Designation:	Neighbourhood
Proposed Zone:	Townhouse Residential (R6)
Purpose:	To construct 3 dwelling units
Location:	Approximately 165 metres west of Rock City Road, accessible via a strata road - Fieldstone Way (see Map 1 and Map 2)
Lot Size / Total Area:	2,728 m <sup>2</sup> (0.7 acres)

Council  
 Committee.....  
 Open Meeting  
 Camera Meeting  
 Date: 2014-MAR-24



**DISCUSSION:**

**Site and Surrounding Area**

The subject property is surrounded by an existing residential strata development (known as Edgewood Estates) to the east, south, and west. The north property line abuts two large single dwelling lots. The general area has a mix of vacant land and low density residential uses including townhomes, duplexes and single family homes. Access to the site is off of Rock City Road, through the strata via Edgewood Drive and Fieldstone Way.

**Official Community Plan (OCP)**

The subject property is located within the Neighbourhood designation of the Official Community Plan (OCP). The Neighbourhood designation encourages, but is not limited to, the following:

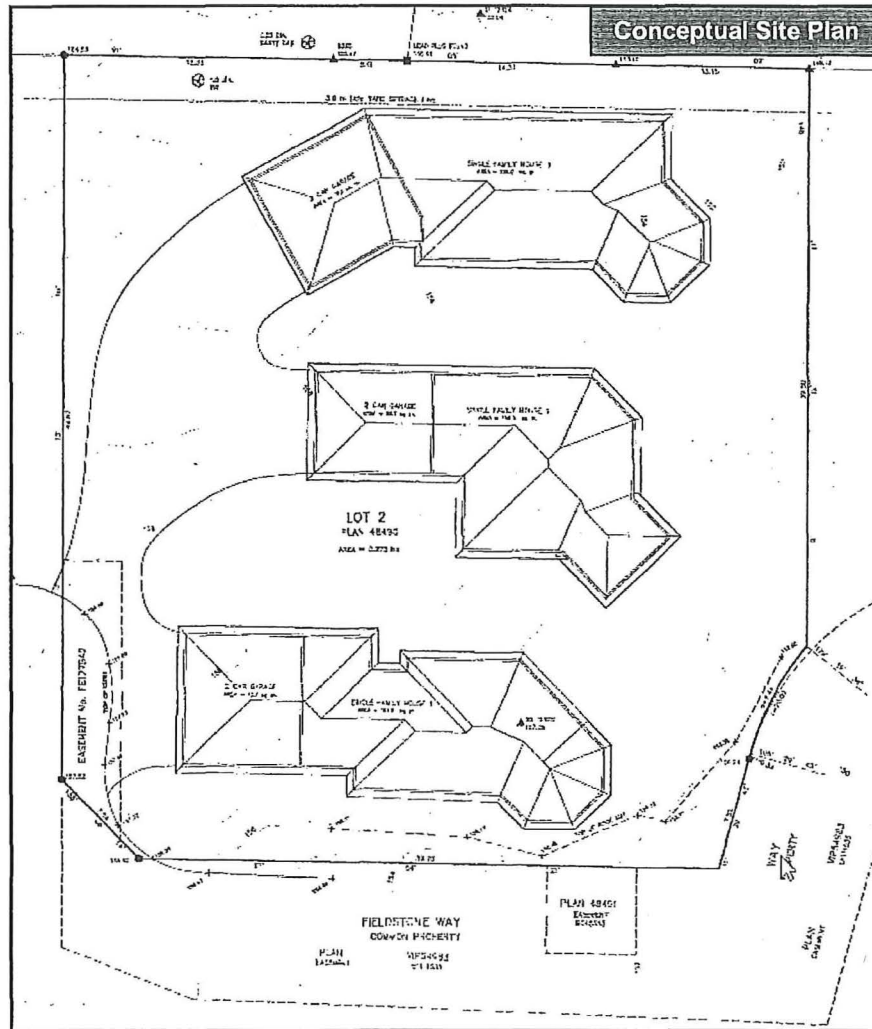
- A mix of low density residential uses;
- Densities from 10 to 50 units per hectare;
- Two to four storey building forms; and
- Infill of residential lots, designed to complement existing neighbourhood character.

The proposed concept equates to a density of 10 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 construct 3 additional units which will be amalgamated with the existing strata. The three new units are proposed as detached units varying in size from 168m<sup>2</sup> to 199m<sup>2</sup> (1808ft<sup>2</sup> to 2142ft<sup>2</sup>). Each proposed dwelling unit will contain a double car garage thus exceeding the parking requirement of 4 spaces for the development. Access through the strata property to the subject property has been secured by easement through past development.

The existing strata (VIS 1887) has provided a letter confirming that the strata council passed a resolution to support the rezoning and development of the property.



**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 \$3000. Staff is supportive of the proposal.

NANAIMO ADVISORY PLANNING COMMITTEE (APC)

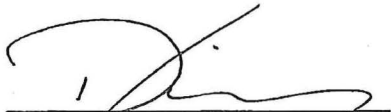
At its meeting of 2014-FEB-18, the APC recommended that Council approve the application.

Respectfully submitted,



*for*  
B. Anderson  
MANAGER  
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay  
DIRECTOR  
COMMUNITY DEVELOPMENT



I. Howat  
GENERAL MANAGER  
CORPORATE SERVICES

CITY MANAGER COMMENT:

I concur with the staff recommendation.

*Drafted: 2014-MAR-12  
Prospero: RA000332*

CITY OF NANAIMO

BYLAW NO. 4500.061

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 2014 NO. 4500.061".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 2, SECTION 15, WELLINGTON DISTRICT, PLAN 48490 (3240 Fieldstone Way) from Single Dwelling Residential (R1) to Townhouse Residential (R6) as shown on Schedule A.

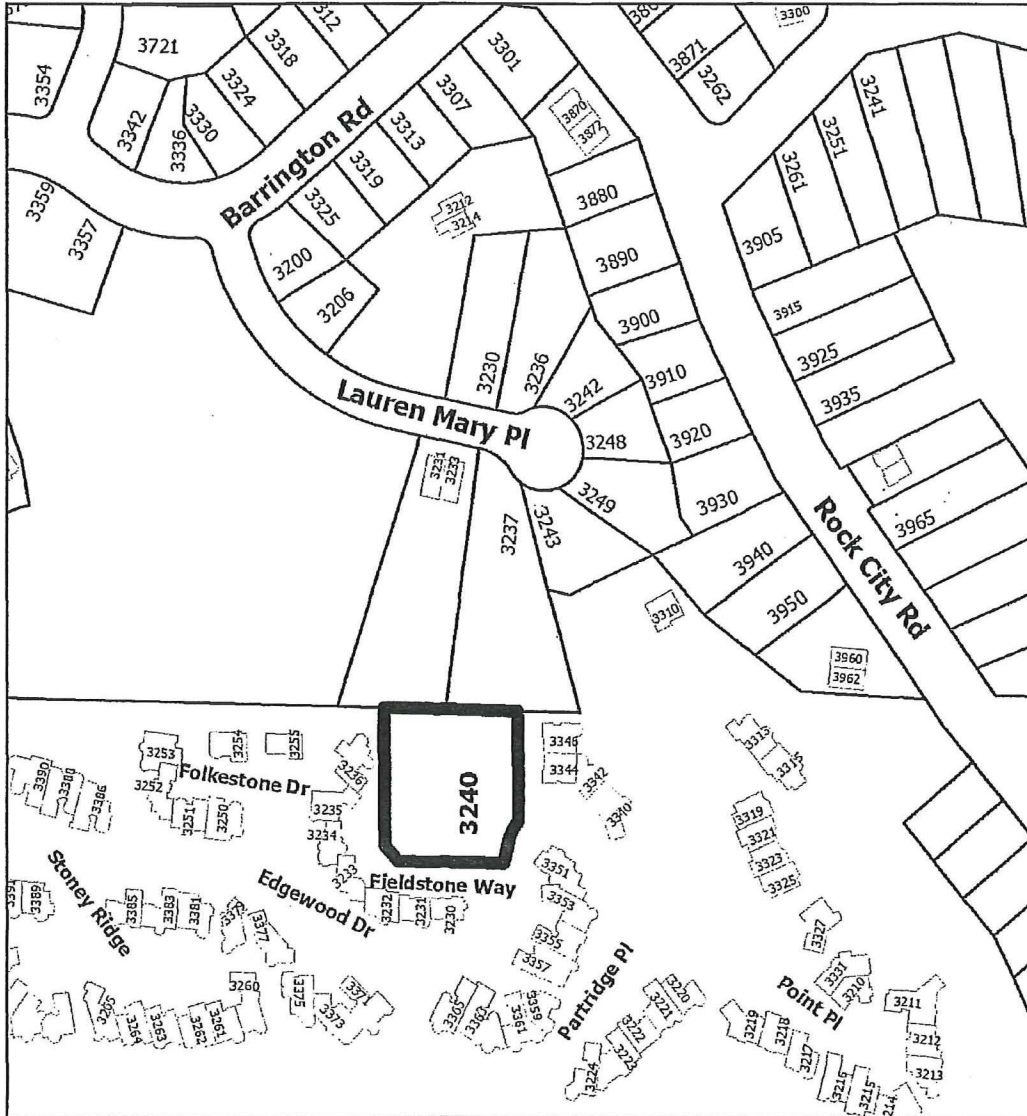
PASSED FIRST READING \_\_\_\_\_  
PASSED SECOND READING \_\_\_\_\_  
PUBLIC HEARING HELD \_\_\_\_\_  
PASSED THIRD READING \_\_\_\_\_  
ADOPTED \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

File: RA000332  
Address: 3240 Fieldstone Way

Schedule A



REZONING APPLICATION NO. RA000332

**LOCATION PLAN**

Civic: 3240 Fieldstone Way



 Subject Property