

DATE OF MEETING | December 16, 2019 |  
 AUTHORED BY | LISA BRINKMAN, PLANNER |  
 SUBJECT | **REZONING APPLICATION NO. RA401 – 4771 HAMMOND BAY ROAD** |

## **OVERVIEW**

### **Purpose of Report**

To present Council with an application to rezone the subject property at 4771 Hammond Bay Road from Single Dwelling Residential (R1) to Low Density Residential (R6) in order to permit a multi-family development.

### **Recommendation**

That:

1. “Zoning Amendment Bylaw 2019 No. 4500.170” (To rezone 4771 Hammond Bay Road from Single Dwelling Residential [R1] to Low Density Residential [R6]) pass first reading;
2. “Zoning Amendment Bylaw 2019 No. 4500.170” pass second reading; and
3. Council direct Staff to secure the community amenity contribution prior to adoption of the bylaw, should Council support the bylaw at third reading.

## **BACKGROUND**

A rezoning application, RA401, for 4771 Hammond Bay Road was received from Peter Hair on behalf of Lynda Steblin and Michael Calder to rezone the subject property from Single Dwelling Residential (R1) to Low Density Residential (R6) to allow a multi-family development.

### **Subject Property and Site Context**

Location	The subject property is located in the Hammond Bay Road neighbourhood near Vista View Crescent and Roxanne Park.
Total lot area	0.148ha
Current zone	Single Dwelling Residential (R1)
Proposed zone	Low Density Residential (R6)
Official Community Plan designation	Neighbourhood

The subject property currently contains a single family dwelling that would be removed for a proposed multi-family development. The property slopes up from Hammond Bay Road and is surrounded by Single Family (R1)- and Duplex (R4)-zoned lots to the east, west, south, and north across Hammond Bay Road.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Low Density Residential (R6), to allow the development of five townhouse units. The development concept includes a duplex and triplex building and anticipates a Floor Area Ratio (FAR) of approximately 0.55, with the provision of amenities for additional density to comply with Tier One of Schedule D of “City of Nanaimo Zoning Bylaw 2011 No. 4500”.

### **Official Community Plan**

The Official Community Plan (OCP) designates the subject property as ‘Neighbourhood’ which supports a mix of housing types, including single family dwellings and ground-oriented multiple-family units, 2-4 storeys in height, with a maximum density of 10-50 dwelling units per hectare (uph). The applicant’s proposed development would be a density of 34 uph in a ground-oriented form of housing, which is consistent with the Neighbourhood designation policies.

### **Transportation Master Plan**

The Transportation Master Plan identifies Hammond Bay Road as the primary transportation corridor for neighbourhoods east of Rutherford Road. A bus route exists along Hammond Bay Road and bus stops are located within 90 metres of the subject property.

### **Community Consultation**

The subject property is not located within a neighbourhood association area. A rezoning sign has been posted on the property since March 2019, and if the proposed amendment bylaw receives first and second reading, the application will proceed to a public hearing.

### **Community Contribution**

As outlined in Section 7.3 of the OCP, applicants are encouraged to provide an amenity contribution as part of their rezoning proposal. The applicant is proposing a community amenity contribution of \$5,000 towards parks and trail improvements in the Hammond Bay neighbourhood area. Staff support this proposal.

### **Conditions of Rezoning**

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2019 No. 4500.170”, Staff recommend the community contribution of \$5,000 be secured prior to final adoption of the bylaw.

### **SUMMARY POINTS**

- An application has been received to rezone the property at 4771 Hammond Bay Road from Single Dwelling Residential (R1) to Low Density Residential (R6).
- The subject property is designated as 'Neighbourhood' in the OCP. The proposed development complies with the density objectives of the Neighbourhood designation.
- A community amenity contribution of \$5,000 is proposed for parks and trail improvements in the Hammond Bay neighbourhood.

### **ATTACHMENTS**

ATTACHMENT A: Location Plan  
ATTACHMENT B: Context Plan  
ATTACHMENT C: Conceptual Site Plan  
ATTACHMENT D: Conceptual Elevations  
ATTACHMENT E: Conceptual Sections Plan  
ATTACHMENT F: Aerial Photo  
"Zoning Amendment Bylaw 2019 No. 4500.170" |

#### **Submitted by:**

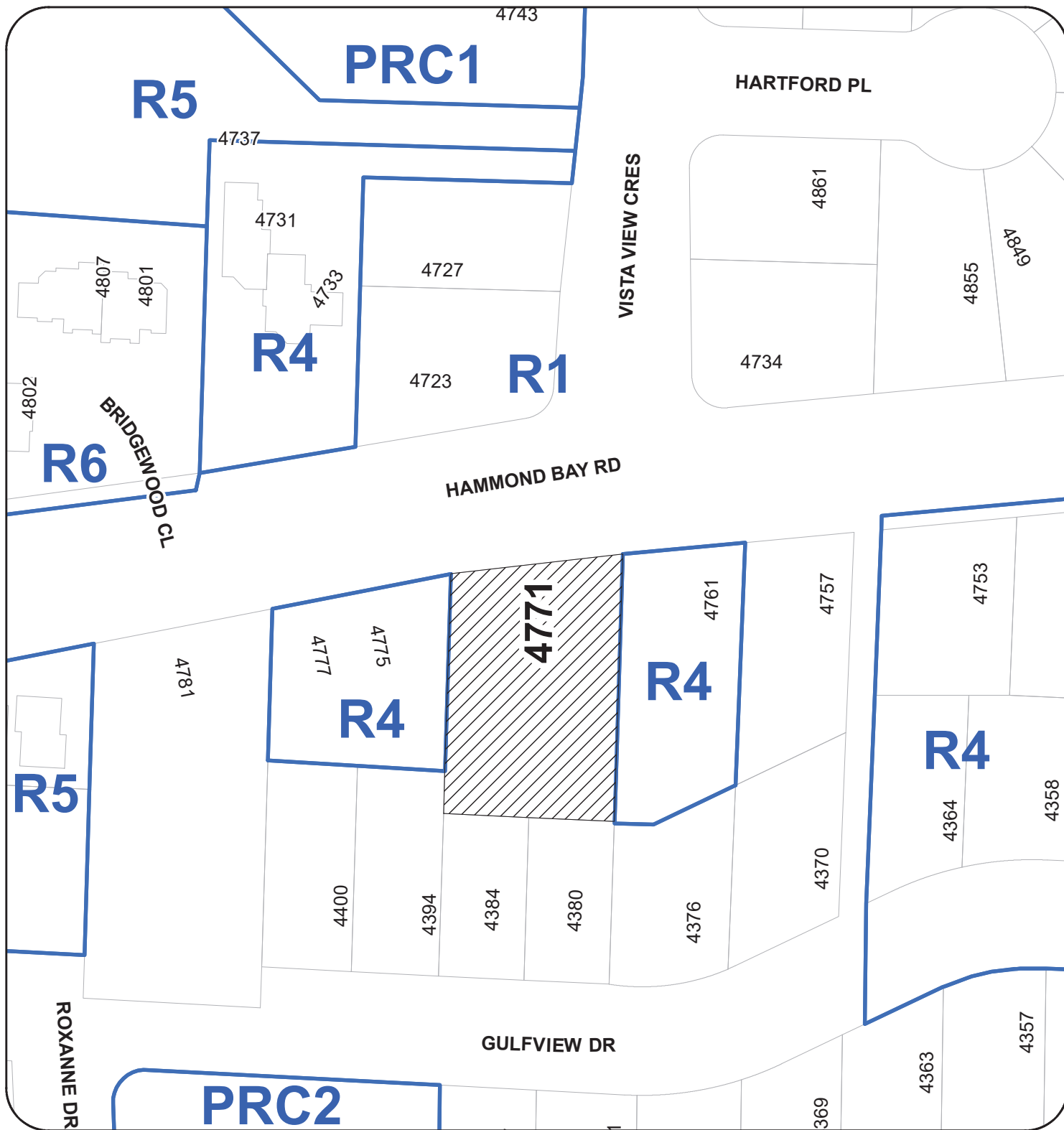
Lainya Rowett  
Manager, Current Planning |

#### **Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services |

**ATTACHMENT A  
LOCATION PLAN**



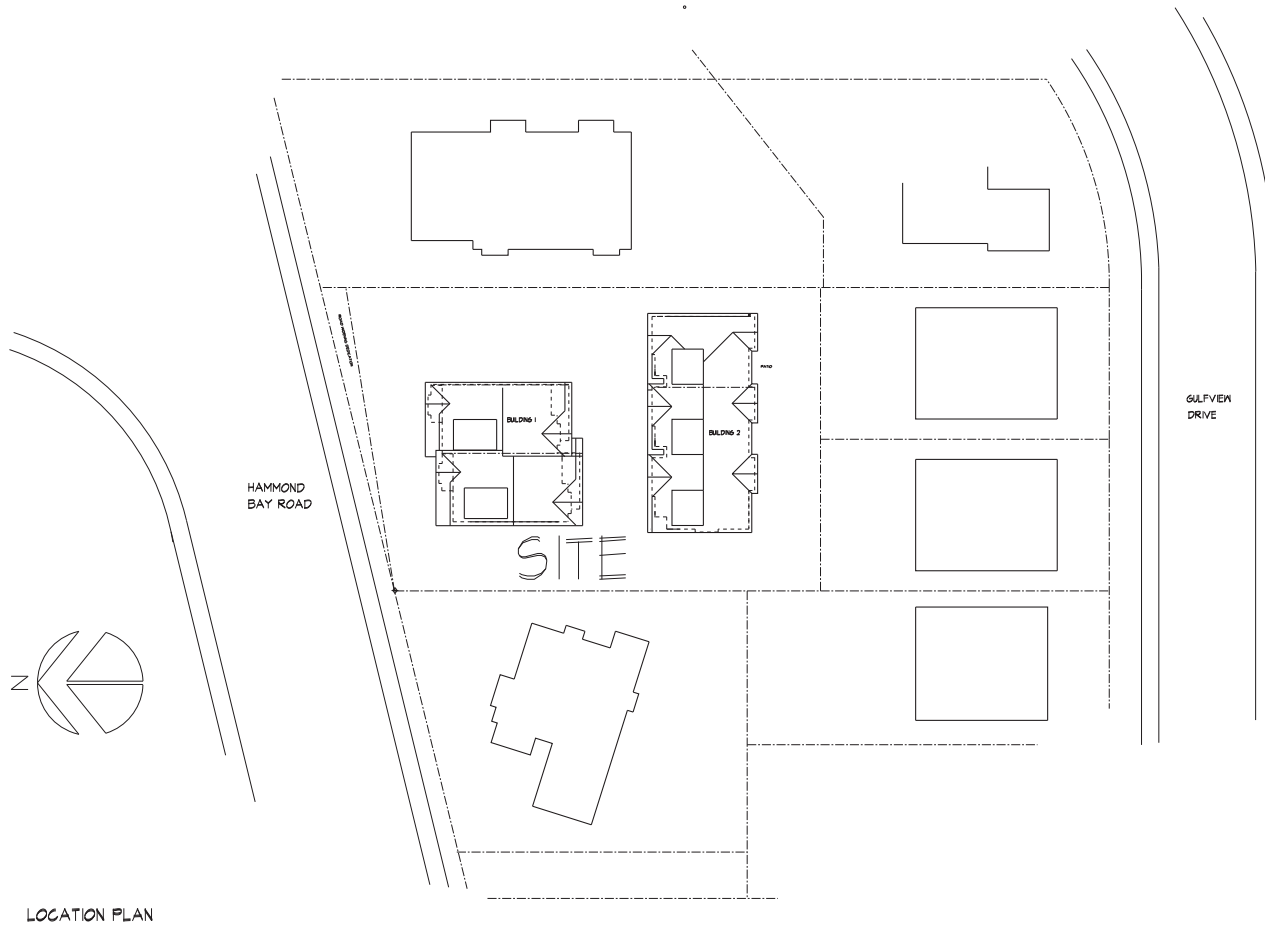
**REZONING APPLICATION NO. RA000401  
LOCATION PLAN**



Subject Property

Civic: 4771 HAMMOND BAY ROAD  
 Legal: LOT C, DISTRICT LOT 51  
 WELLINGTON DISTRICT  
 PLAN EPP33196  
 143

# ATTACHMENT B CONTEXT PLAN



No.	Date	Description	Drawn
5	OCT 1/19	REV FOR PLANNING COMMENTS	
4	SEP 21/19	REV FOR PLANNING COMMENTS	
3	SEP 20/18	REZONING APPLICATION	
2	SEP 2/18	PRELIMINARY REVIEW FOR REZONING	
1	FEB 22/18	PRELIMINARY REVIEW FOR REZONING	

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 Design - Planning - Research



102-1587 West 8th Avenue Vancouver, B.C. V6J 1T5  
 Tel: (604) 261-2347  
 Fax: (604) 261-2349

Consultant

Seal

Project  
**PROPOSED TOWNHOUSES**  
 Location  
 4771 HAMMOND BAY ROAD  
 NANAIMO, B.C.

Drawing Title  
**COVER SHEET - DATA**  
**LOCATION PLAN**

Drawn	Project No.
Chd.	2017-02
Issued Date	Drawing No.
Scale	RA1
Reproduction Scale	

**RECEIVED**  
**RA401**  
**2019-NOV-18**  
 Current Planning

- DRAWINGS**
- RA1 LOCATION PLAN / DATA
  - RA2 SITE PLAN
  - RA3 LANDSCAPE CONCEPT PLAN
  - RA4 ELEVATIONS
  - RA5 SITE SECTION

- CONSULTANTS**
- ARCHITECT HR HATCH ARCHITECT LTD
  - SURVEY TURNER LAND SURVEYING

**DATA**

**ADDRESS**  
 4711 HAMMOND BAY ROAD

**LEGAL DESCRIPTION**  
 LOT 4, DISTRICT LOT 51, HELLINGTON DISTRICT, PLAN 20560

**ZONE**  
 EXISTING: R8  
 PROPOSED: R8

**LOT AREA**  
 DATA: 18500 SQ FT

**FLOOR SPACE RATIO**  
 PROPOSED: SITE AREA x GR = 4356.0 SQ FT.

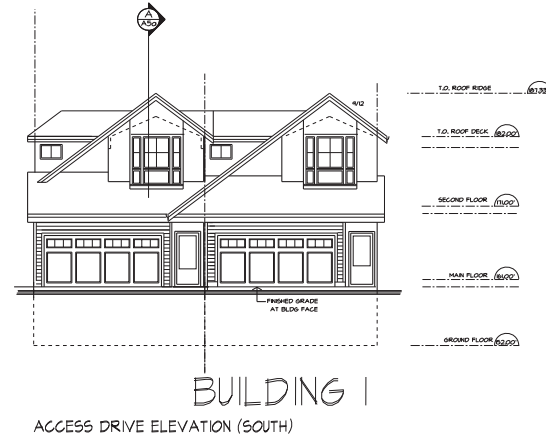
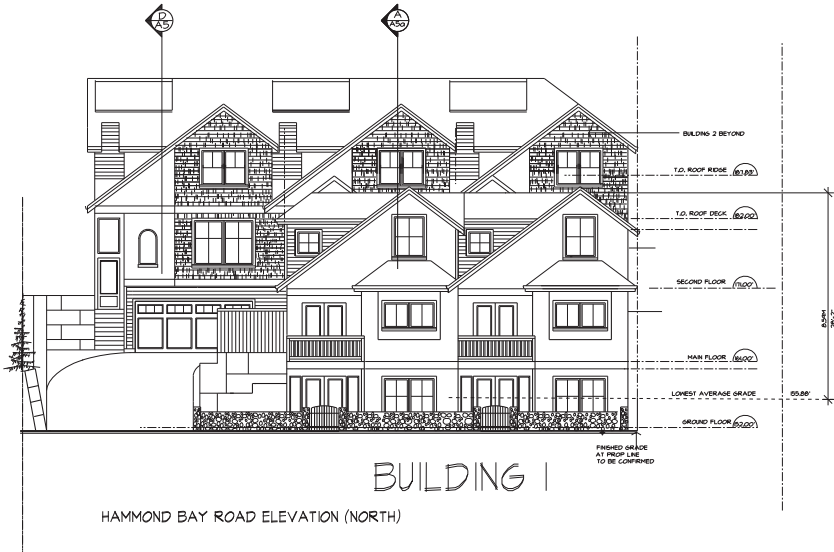
**UNIT COUNT / AREAS**

<b>BUILDING 1</b>	2 UNITS	<b>BUILDING 2</b>	3 UNITS
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SITE AREA 8480 SF x 2.5 FSR = 21200 SF PERMITTED  
 8500.0 SF TOTAL BLDGS 1 AND 2 PROPOSED = 8500.0 SF



# ATTACHMENT D CONCEPTUAL ELEVATIONS



11	OCT 9/19	REV FOR COMMENTS	
10	OCT 1/19	REV FOR PLANNING COMMENTS	
9	SEP 21/19	REV FOR PLANNING COMMENTS	
8	SEP 20/18	SUBMIT FOR REZONING APPLICATION	
7	SEP 2/18	SUBMIT FOR PLANNING REVIEW	
6	FEB 20-18	SUBMIT FOR PLANNING REVIEW	
5	DEC 15-17	PRELIMINARY FOR REVIEW	
4	DEC 12-17	PRELIMINARY FOR REVIEW	
3	NOV 25-17	PRELIMINARY FOR REVIEW	
2	SEPT 15-17	PRELIMINARY FOR REVIEW	
1	JULY 18/17	PRELIMINARY FOR REVIEW	

No.	Date	Description	Dev.
Revisions			

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Consultant

Seal

Project  
**PROPOSED TOWNHOUSES**

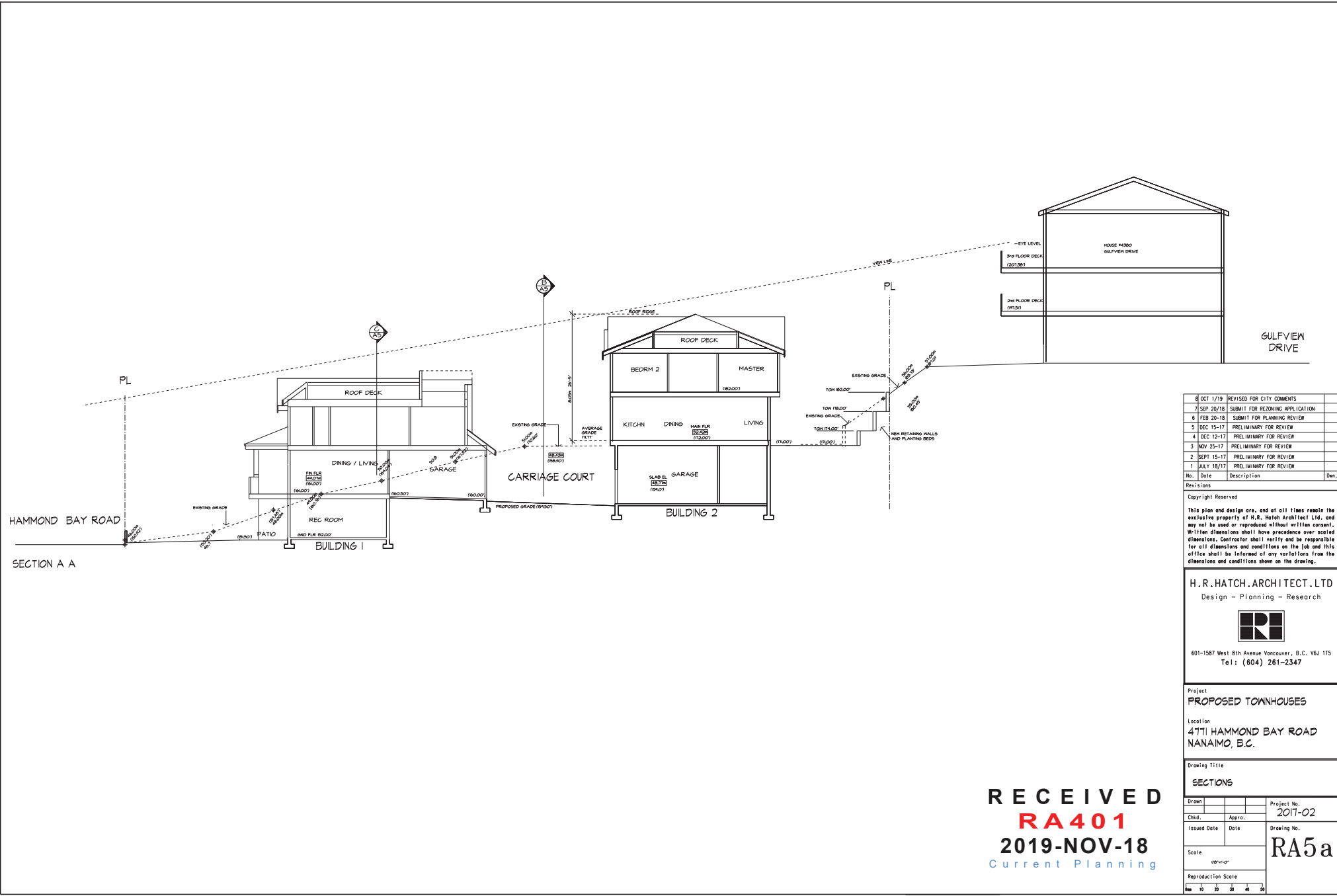
Location  
4771 HAMMOND BAY ROAD  
NANAIMO, B.C.

Drawing Title  
**ELEVATIONS**

Drawn	Project No.
Chd.	2017-02
Issued Date	Date
Scale	Drawing No.
Reproduction Scale	<b>RA4</b>

**RECEIVED**  
**RA401**  
**2019-NOV-18**  
Current Planning

# ATTACHMENT E CONCEPTUAL SECTIONS PLAN



**RECEIVED**  
**RA 401**  
**2019-NOV-18**  
 Current Planning

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 Tel: (604) 261-2347

Project  
**PROPOSED TOWNHOUSES**

Location  
**4771 HAMMOND BAY ROAD  
 NANAIMO, B.C.**

Drawing Title  
**SECTIONS**

Drawn	Project No.
Chkd.	2017-02
Issued Date	Date
Scale	1/8" = 1'-0"
Reproduction Scale	As Shown
Project No.	2017-02
Drawing No.	<b>RA5a</b>



**ATTACHMENT F  
AERIAL PHOTO**



**REZONING APPLICATION NO. RA000401**

CITY OF NANAIMO

BYLAW NO. 4500.170

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 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 2019 No. 4500.170".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

(A) By rezoning the lands legally described as LOT C, DISTRICT LOT 51, WELLINGTON DISTRICT, PLAN EPP33196 (4771 Hammond Bay Road) from Single Dwelling Residential (R1) to Low Density Residential (R6) as shown on Schedule A.

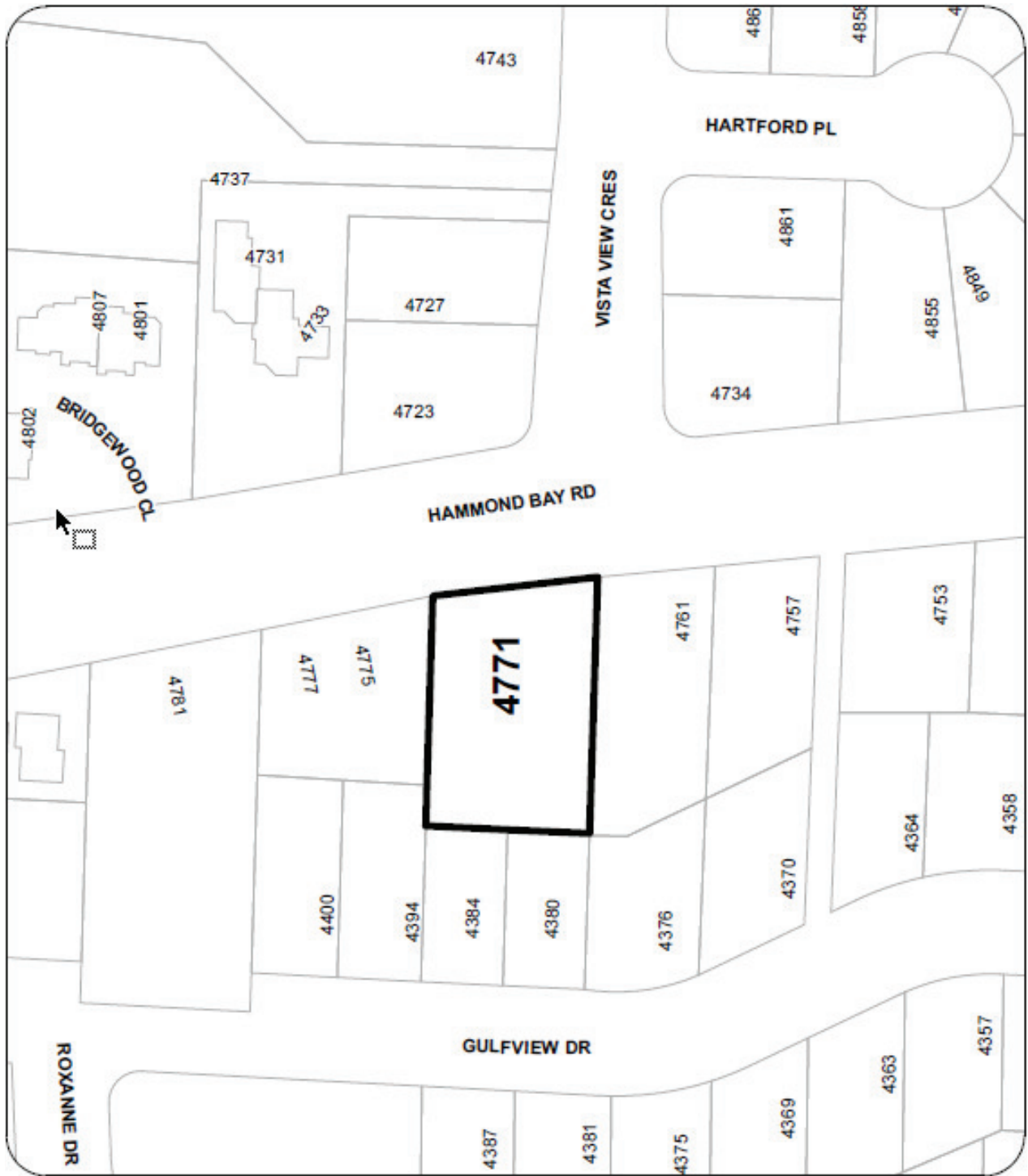
PASSED FIRST READING: \_\_\_\_\_  
PASSED SECOND READING: \_\_\_\_\_  
PUBLIC HEARING HELD: \_\_\_\_\_  
PASSED THIRD READING: \_\_\_\_\_  
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR

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

File: RA000401  
Address: 4771 Hammond Bay Road

### SCHEDULE A



### REZONING APPLICATION NO. RA000401



SUBJECT PROPERTY

Civic: 4771 HAMMOND BAY ROAD  
Legal: LOT C, DISTRICT LOT 51  
WELLINGTON DISTRICT  
PLAN EPP33196