

DATE OF MEETING | February 3, 2020

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING

**SUBJECT REZONING APPLICATION NO. RA441 – 405 ROSEHILL STREET**

## **OVERVIEW**

### **Purpose of Report**

To present Council with an application to rezone the subject property at 405 Rosehill Street from Single Dwelling Residential (R1) to Low Density Residential (R6) to allow a multi-family development.

### **Recommendation**

That:

1. “Zoning Amendment Bylaw 2020 No. 4500.171” (To rezone 405 Rosehill Street from Single Dwelling Residential [R1] to Low Density Residential [R6]) pass first reading;
2. “Zoning Amendment Bylaw 2020 No. 4500.171” pass second reading; and
3. Council direct Staff to secure the road dedication and community amenity contribution prior to the adoption of the bylaw, should Council support the bylaw at third reading.

## **BACKGROUND**

A rezoning application (RA441) was received from Seward Developments Inc., on behalf of Christopher and Janeane Coutu, 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**

<i>Location</i>	The subject property is located by the Newcastle neighbourhood, near Caledonia Park, and is adjacent to the Island Corridor Foundation multi-use route.
<i>Total lot area</i>	0.9ha
<i>Current zone</i>	Single Dwelling Residential (R1)
<i>Proposed zone</i>	Low Density Residential (R6) with site-specific provisions for building height and floor area ratio.
<i>Official Community Plan designation</i>	Neighbourhood

The subject property is surrounded by Medium Density Residential (R8)-zoned properties with apartment buildings to the north and west; and Single Dwelling Residential (R1)-zoned properties with single family homes to the south. Commercial uses exist one block to the east on Terminal Avenue.

**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 anticipates a Floor Area Ratio (FAR) of 0.79, and a building height of 10.7m (three storeys with a gable-pitch roof). Since the development concept for the property proposes a building height and FAR greater than permitted in the R6 zone, it is recommended site-specific provisions be included in the amending bylaw to allow for the proposed three-storey townhouse building form. This approach is recommended rather than applying the ‘Medium Density Residential’ (R8) zone, which would allow a greater density than is supported by the Official Community Plan (OCP). The following table provides a comparison of the R6 zone in relation to the proposed site-specific amendments for 405 Rosehill Street.

<b>Zone</b>	<b>Building Height</b>	<b>Density</b>
R6	7m (4:12 pitch or less) 9m (4:12 pitch or greater)	0.45 FAR base density 0.55 FAR with Tier One amenities 0.7 FAR with Tier Two amenities
Proposed R6 zone with site-specific provisions	10.7m	0.79 FAR

Staff are recommending that road dedication – 0.75m along the Rosehill Street property frontage – be provided as a condition of the rezoning to ensure Rosehill Street meets future transportation needs. At the time of building permit application, street frontage improvements would be required to be constructed to meet the City’s engineering standards.

*Official Community Plan (OCP)*

The OCP designates the subject property as ‘Neighbourhood’, which supports residential infill and a mix of housing types, including ground-oriented multiple-family units, two to four storeys in height, with a maximum density of 10-50 dwelling units per hectare (uph). The development concept proposes a density of approximately 50 uph in a ground-oriented housing form, which is consistent with the Neighbourhood designation policies.

*Transportation Master Plan*

The subject property is located between Townsite Road, which is a major collector road, and Terminal Avenue and Bowen Road, which are arterial roads. This area falls within 600m of the downtown mobility hub, thus mobility options (including transit, sidewalks, and bike lanes) will continue to improve. The subject property is adjacent to Island Corridor Foundation land, and future development at 405 Rosehill Street will be reviewed to ensure the railway use and the railway crossing are respected.

## Community Consultation

The rezoning application was referred to the 'Caring about Townsite Society' residents' association for comment; however, no comments have been received. A rezoning sign was posted on the property in December 2019, and the applicant hosted a neighbourhood information meeting on 2020-JAN-08. The application will proceed to public hearing if the proposed amendment bylaw receives first and second reading.

## 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 an amenity contribution of \$5,000 towards the 'Great Trail'. The 'Great Trail' is the name of the public pedestrian route near the subject property (formally known as the Trans Canada Trail).

## Conditions of Rezoning

Should Council support this application and pass third reading of "Zoning Amendment Bylaw 2020 No. 4500.171", Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Road Dedication*  
A 0.75m road dedication from the Rosehill Street frontage through an application to deposit a plan of road dedication.
2. *Community Amenity Contribution*  
A monetary contribution of \$5,000 to be directed towards the 'Great Trail' (Trans Canada Trail).

### **SUMMARY POINTS**

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Low Density Residential (R6) with site-specific provisions to increase the maximum permitted building height to 10.7m (sloped roof) and increase the maximum allowable floor area ratio to 0.79.
- The proposed development meets the policy objectives of the OCP and offers an infill development in a neighbourhood near parks and transit.
- A \$5,000 community contribution is proposed to be directed towards the 'Great Trail' (Trans Canada Trail).

**ATTACHMENTS:**

ATTACHMENT A: Location Plan  
ATTACHMENT B: Conceptual Site Plan  
ATTACHMENT C: Conceptual Renderings  
ATTACHMENT D: Aerial Photo  
“Zoning Amendment Bylaw 2020 No. 4500.171” |

**Submitted by:**

Lainya Rowett  
Manager, Current Planning |

**Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services |



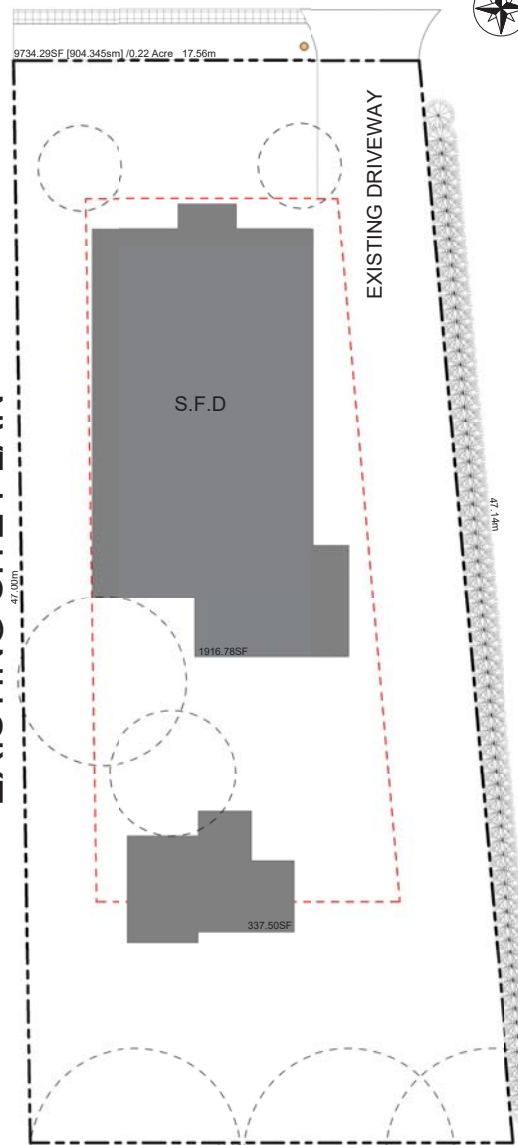
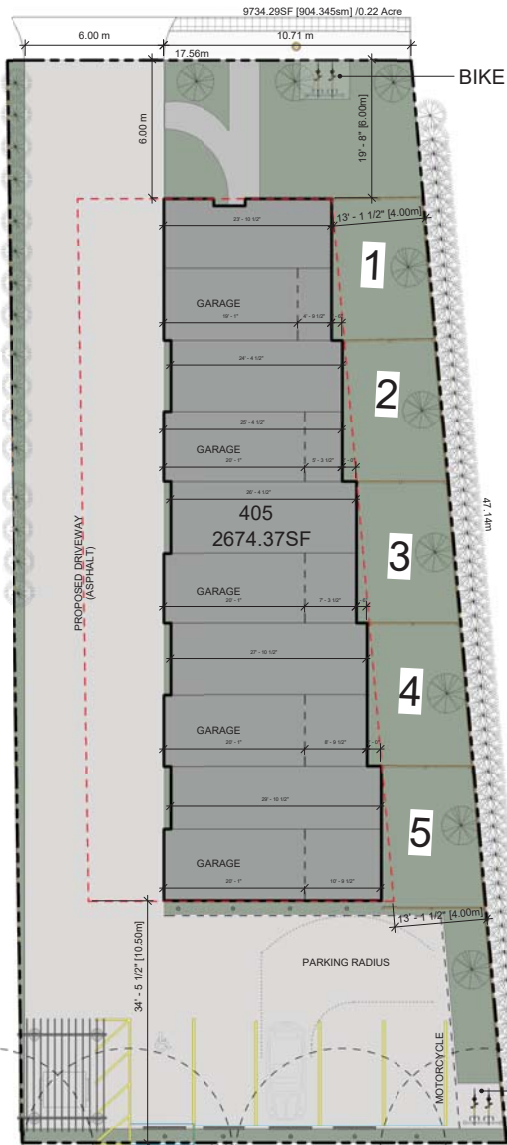
# ATTACHMENT B CONCEPTUAL SITE PLAN

ROSEHILL STREET

ROSEHILL STREET

**NOTES**

1. Plant material, insulation and maintenance to conform to BCCLA/BCLNA standard (current edition).
2. All growing medium to comply to BCCLA/BCLNA standard designation "1 P - Level-1 Well Groomed Areas."
3. All Planting areas to be covered with well aged bark mulch application of 75mm (minimum).
4. Underground irrigation system to be installed. Irrigation materials and installation to conform, as a minimum, to BCCLA/BCLNA Standard (current edition) and IIABC Standards. All irrigation piping under hardsurfaces to be sleeved. Install heads to reduce sprinkler coverage on sidewalks, parking and adjacent properties and roads. Adjust irrigation seasonally. Irrigation to be designed to water different areas of the landscape based on watering needs. Irrigation design to be sensitive to slope factors of site.
5. Landscape Designer to supervise placement of the growing media.
6. Fence where replaced or rebuilt not to exceed 1.8m height.



1 Site Plan Proposed  
1 : 100

2 Site Plan Existing  
1 : 100

**General Notes**

Dimensions provided shall take precedence over scale. Contractor to verify all dimensions of Building Designer and Consultant drawings prior to work commencement. Any discrepancies are to be resolved immediately. Any site dimensions on the plans that exceed the requirements stated in the general notes shall prevail.

Plan to any alterations or modifications of plans or tables on site. Contractor's responsibility, or independence must consult the Building Designer to verify Building Code requirements and to maintain accuracy and completeness of the plans.

All references to the "British Columbia Building Code" (B.C.B.C.) are to current editions or published revision thereto, as approved by ministerial order by the Province of British Columbia. Any reference to a table section or article to be determined by the Building Department of the local government to which the project is submitted.

Surveyor and/or Contractor to confirm all aspects of siting and placement of structure on lot. Designer not responsible for preparation of the survey that is prepared used in creating structure. Structure does not conform to the requirements of the B.C. Building Code an engineer's note be necessary and such notes are to be the contractor's record.

All materials to be of best quality, complying with the applicable sections of the current C.S.A., C.S.A.-C, S.S. and C.S.A. standards. All hardware shall be used strictly according to manufacturer printed directions, where not inconsistent with this specification. No substitutions permitted unless specifically approved in writing.

B.C.B.C. 2012, 2015 and 2018 in compliance with structural engineer's notes shall prevail. Structural Engineering and construction drawings to take precedence over structure design sheets unless otherwise stated.

RECEIVED  
R4441  
2019-SEP-10  
CONSTRUCTION



**Premium Urban Design**  
2840 Nanaimo Street  
Victoria, BC V8T 4W9  
(250) 383-9990  
(250) 384-2144 Fax  
admin@premiumdesign.ca

Revision Number	Revision Description	Revision Date

Proposed Residence for:  
**Seward Dev. Inc. c/o C. Coutu**  
**405 Rosehill Street, Nanaimo, BC**

DATE: APR 2019  
DRAWN BY: JMS  
JOB #: A26-\*\*\*  
SHEET:  
**A2**  
SHEET A2 OF 2

PROJECT: 405 ROSEHILL STREET PROPERTY LEGEND

**ATTACHMENT C  
CONCEPTUAL RENDERINGS**

**PROPOSED TOWNHOME 5 UNIT COMPLEX:  
405 ROSEHILL STREET TOWNHOMES**



**NORTH EAST ELEVATION**



**NORTH ELEVATION**



**NORTH ELEVATION**



**NORTH WEST ELEVATION**



**SOUTH EAST ELEVATION**



**Premium  
Urban Design**  
2840 Nanaimo Street  
Victoria, BC, V8T 4W9  
(250) 363-9990  
(250) 364-2144 Fax  
admin@premiumdesign.ca

Revision Number	Revision Description	Revision Date

**RECEIVED**  
**RA441**  
**2019-SEP-10**  
COURT HOUSE

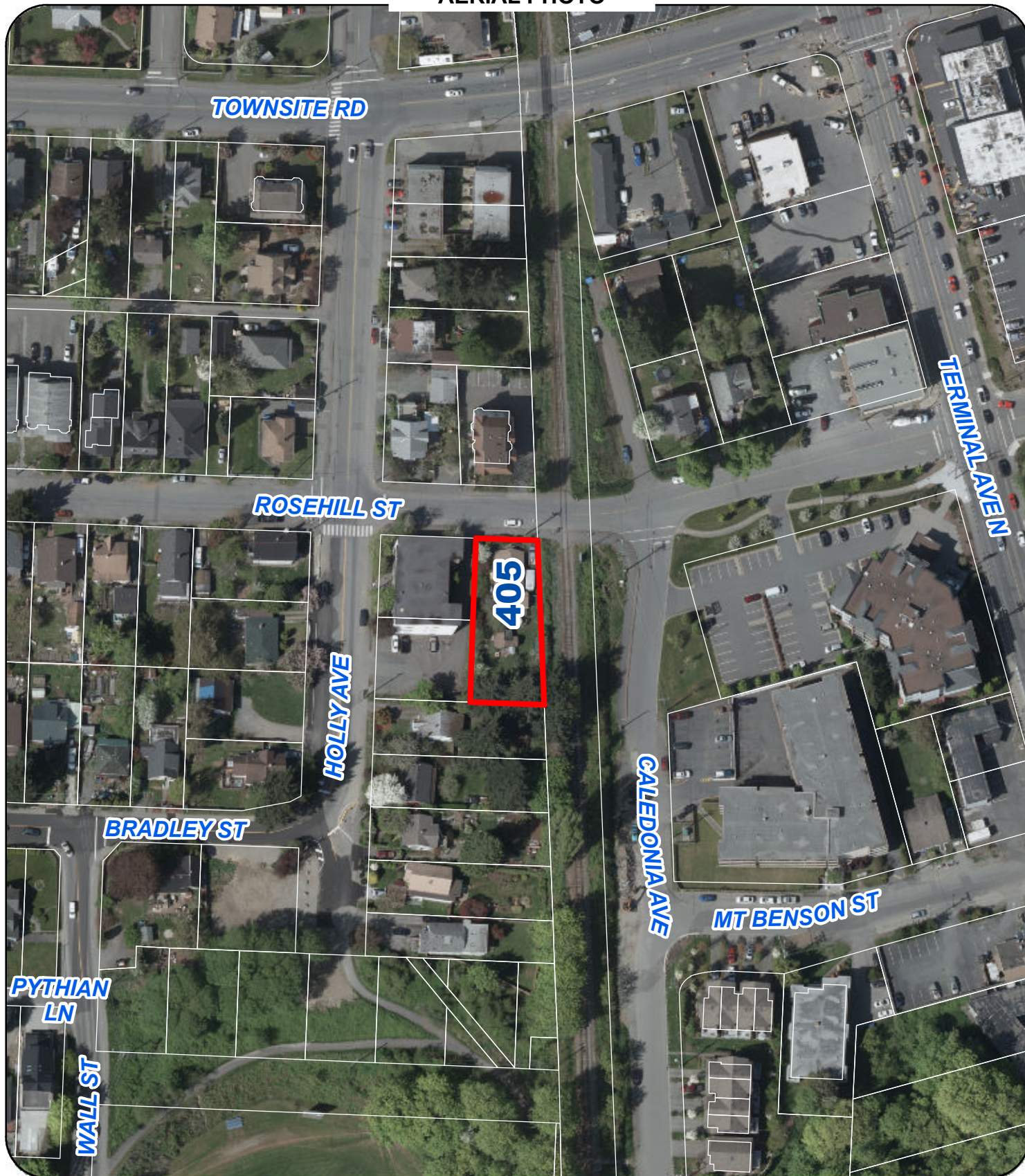
Proposed Residence for:  
**Seward Dev. Inc. c/o C. Coutu**  
**405 Rosehill Street, Nanaimo, BC**

DATE: APR 2019  
DRAWN BY: JMS  
JOB #: AS6-\*\*\*  
SHEET:

**A4**  
SHEET A4 OF 04

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ATTACHMENT D  
AERIAL PHOTO



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LEGEND



SUBJECT PROPERTY

REZONING APPLICATION NO. RA000441



CITY OF NANAIMO

BYLAW NO. 4500.171

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 2020 No. 4500.171".
- 2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:
  - (A) By rezoning the land legally described as LOT B, SUBURBAN LOT 26, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 21869 (405 Rosehill Street) from Single Dwelling Residential (R1) to Low Density Residential (R6) as shown on Schedule A.
  - (B) By adding the following after Subsection 7.3.8:  
7.3.9 Notwithstanding 7.3.1, the total maximum Floor Area Ratio shall not exceed 0.79, on the land legally described as LOT B, SUBURBAN LOT 26, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 21869 (405 Rosehill Street).
  - (C) By adding the following after Subsection 7.6.1:  
7.6.8 Notwithstanding 7.6.1, the height of a principal building shall not exceed 10.7 metres on the land legally described as LOT B, SUBURBAN LOT 26, NEWCASTLE RESERVE, SECTION 1, NANAIMO DISTRICT, PLAN 21869 (405 Rosehill Street).

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

\_\_\_\_\_  
MAYOR

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

File: RA000441  
Address: 405 Rosehill Street

