

**City of Nanaimo**  
**REPORT TO COUNCIL**

DATE OF MEETING: 2012-JUL-09

AUTHORED BY: SHEILA HERRERA, PLANNER, PLANNING & DESIGN SECTION

RE: REZONING APPLICATION NO. RA295 – 2021 NORTHFIELD ROAD

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STAFF'S RECOMMENDATION:

That Council:

1. receive the report pertaining to "ZONING AMENDMENT BYLAW 2012 NO. 4500.026"; which is presented under the Bylaws section of the agenda; and
2. direct Staff to secure the community contribution and road dedication, prior to adoption of the bylaw, should Council support the bylaw at Third Reading.

PURPOSE:

The purpose of this report is to provide Council with background information regarding a new rezoning application for 2012 Northfield Road to facilitate development of three row house dwellings. The associated Zoning Bylaw 4500 amendment is being considered for First and Second Readings this evening.

NANAIMO ADVISORY PLANNING COMMITTEE (APC):

At its meeting of 2012-MAY-15, APC recommended that Council approve the application.

BACKGROUND:

***Subject Property and Surrounding Area***

The subject property is located on the south side of Northfield Road approximately 300m east of Bowen Road (Location Plan – Attachment A). Beban Park is located directly across the street from the site. The site is occupied by a boarded up, vacant, single dwelling. The area is characterized by a mix of uses including residential, commercial, industrial, park and school district lands. The properties abutting the site to the east and west, as well as those located across the rear laneway to the south, are single dwelling lots.

***Official Community Plan (OCP)***

According to Map '1' of the OCP, the subject property is located within the 'Corridor' designation. Development within 'Corridors' shall be characterized by residential development at medium to high level densities; as well as mixed use developments, with buildings up to six storeys in height. Additionally, development in 'Corridors' will address the interface between 'Corridors' and 'Neighbourhoods'. Design elements of building siting, height and massing will be used to ensure a transition from the 'Corridor' to the adjacent 'Neighbourhood' scale. Primary parking areas between the front face of the buildings and 'Corridor' streets is not permitted.

The proposed rezoning equates to a density of 37 units per hectare, which falls just under the desired 'Corridor' density range of 50-150 units per hectare; however, the proposed infill development increases density on a relatively small lot in the city and provides an innovative form of housing well-suited to the existing area. 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 Row House Residential (R7) in order to allow for the construction of three row houses (Site Plan - Attachment B). Row houses are dwelling units that have zero side yard setbacks and are registered as individual fee simple lots (there is no common property or strata management involved). Row house lots are typically long and narrow in shape.

The proposed development consists of three row houses fronting Northfield Road. The dwellings are two storeys in height and approximately 108m<sup>2</sup> (1,162ft<sup>2</sup>) in size (Elevations - Attachment C). Vehicle access is from the rear laneway and 2-3 parking spaces can be accommodated per lot. All lots meet the minimum R7 zone requirements.

### ***Roadworks***

In anticipation of questions related to road improvements, the following comments are provided for Council's information. A preliminary assessment of the roadworks associated with this development has been conducted; however, only through the Design Stage Acceptance (DSA) process can the final requirements be determined:

#### *Northfield Road*

Road works along the Northfield Road frontage include:

- increase of road right-of-way (road dedication) by approximately 4.35m; and
- asphalt widening to accommodate some on-street parking.

#### *Rear Laneway*

Road works along the lane frontage include:

- increase of lane right-of-way (road dedication) by approximately 0.75m; and
- asphalt widening up to the centreline.

### ***Road Dedication***

As noted above, dedication is required from both the Northfield Road and laneway frontages. In order to secure the dedication, Staff recommends as a condition of rezoning that road and lane dedication be provided prior to Final Adoption.

### ***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 contribution of \$3,000 towards the City of Nanaimo's Affordable Housing Legacy Fund.

Staff supports this community contribution proposal and recommends that this item be secured as a condition of rezoning.

Respectfully submitted,



B. Anderson, MCIP  
MANAGER  
PLANNING & DESIGN SECTION

Concurrence by:



A. Tucker  
DIRECTOR  
PLANNING

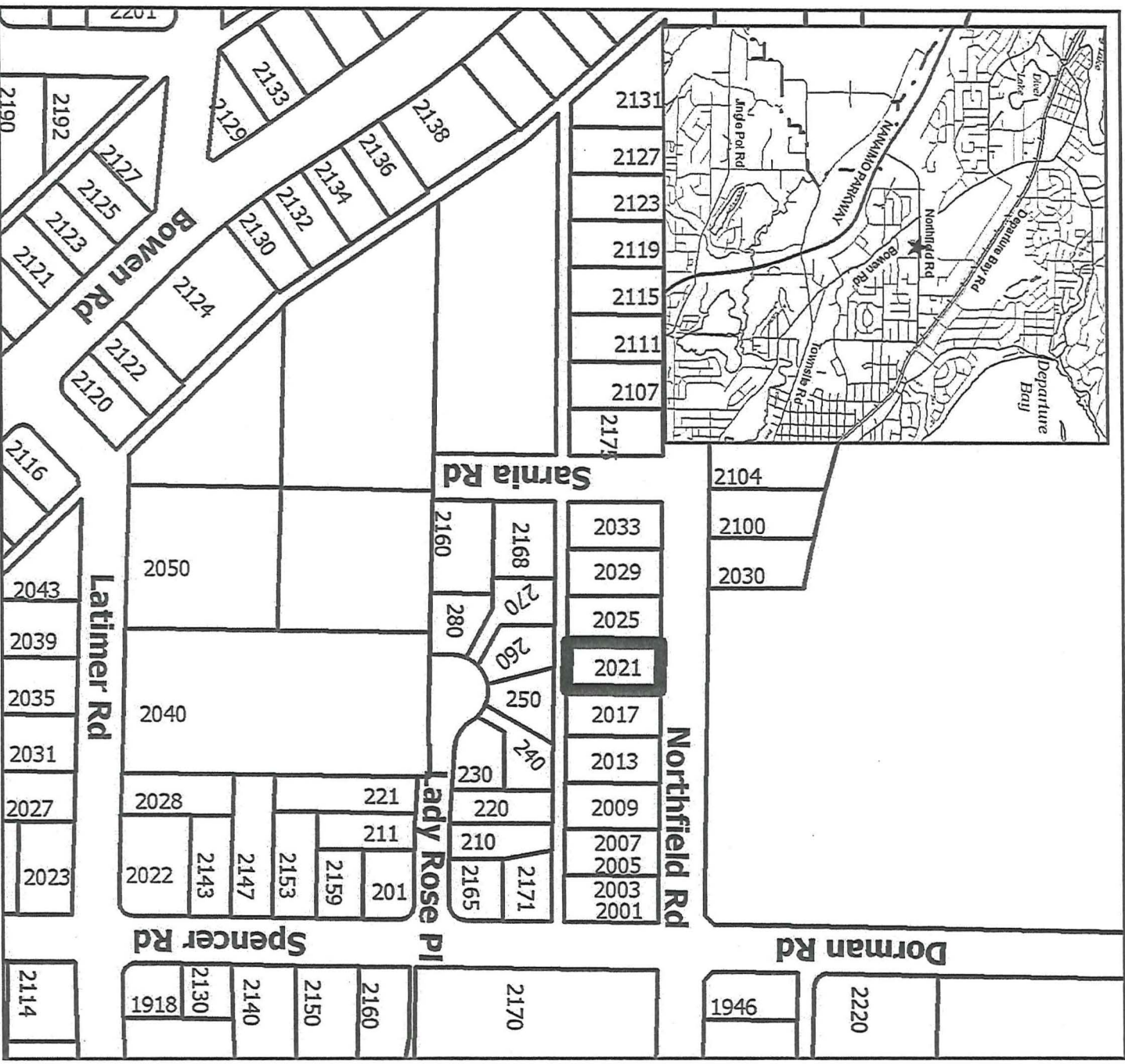


T. Swabey  
GENERAL MANAGER  
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

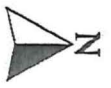
Drafted: 2012-JUN-28  
Prospero attachment: RA295  
SH/pm

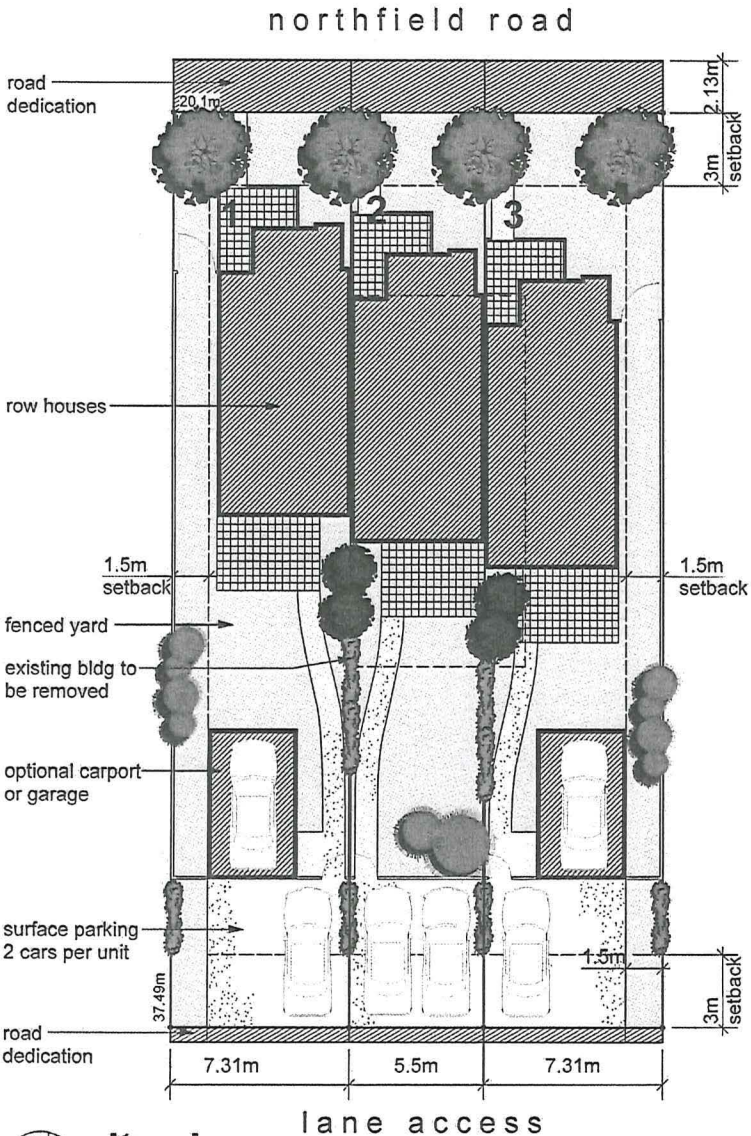


REZONING APPLICATION NO. RA295  
**LOCATION PLAN**

Civic: 2021 Northfield Road

 Subject Property





**site plan**

scale: 1/16"=1'-0"

**PROJECT DATA:**

**LEGAL DESCRIPTION:**

LOT 12, BLOCK 3, RANGE 7, MOUNTAIN DISTRICT, PLAN 526

**CIVIC ADDRESS:**

2021 NORTHFIELD ROAD

**LOT AREA:**

LOT 1 +/-274 SQ.M.  
 LOT 2 +/-206 SQ.M.  
 LOT 3 +/-274 SQ.M.  
 TOTAL +/-754 SQ.M.

**EXISTING LAND USE:**

SINGLE FAMILY RESIDENTIAL

**EXISTING ZONING:**

R1 - SINGLE DWELLING RESIDENTIAL

**PROPOSED ZONING:**

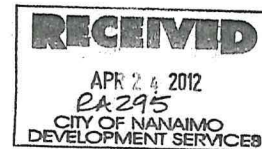
R7 - ROW HOUSE RESIDENTIAL

**LOT COVERAGE (MAX 70%)**

LOT 1 23%  
 LOT 2 31%  
 LOT 3 23%

**F.A.R. (MAX 1 DWELLING UNIT)**

LOT 1 .39  
 LOT 2 .52  
 LOT 3 .39



proposed rezoning  
 2021 northfield road  
 nanaimo b.c.

client:

DRAWING TITLE:

site plan

SCALE:  
 as noted

DRAWN BY:  
 B.M.

NUMBER:  
 #1251.06.12

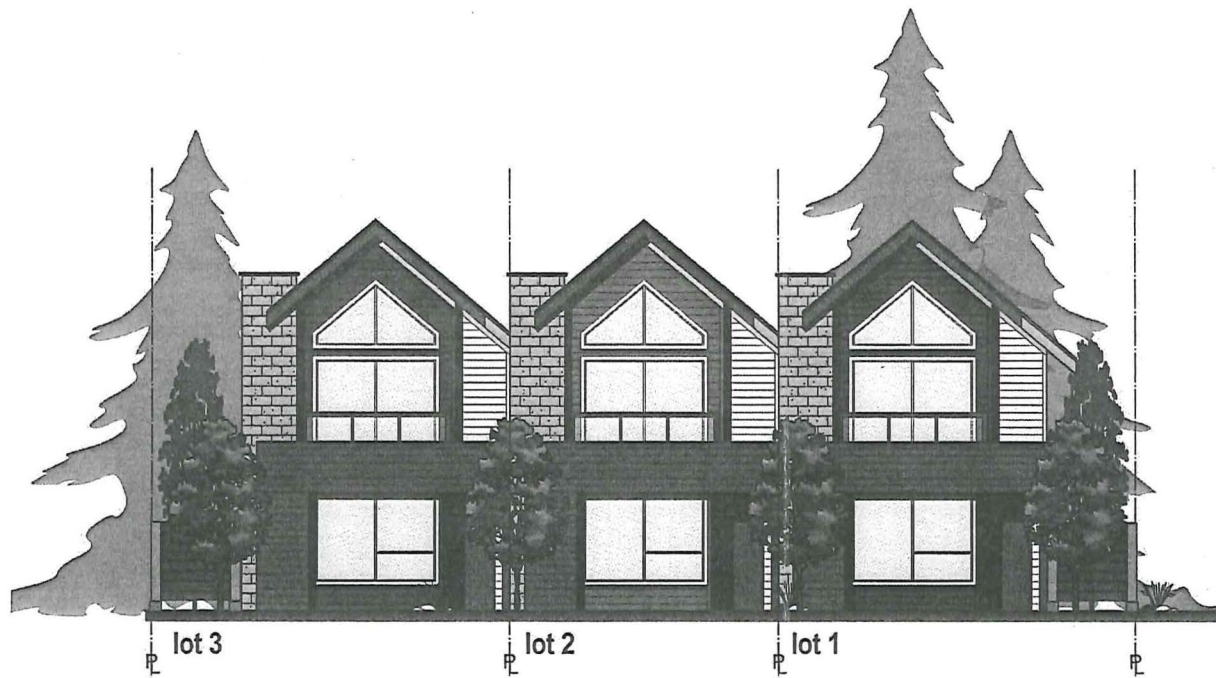
ISSUED:  
 for rezoning 13 APR 2012

APPROVED TO VERIFY ALL LEGAL, OFFICIAL, SURVEY, ENGINEERING, ENVIRONMENTAL, AND OTHER REGULATORY REQUIREMENTS HAVE BEEN MET AND ALL NECESSARY PERMITS AND APPROVALS OBTAINED. THE CITY OF NANAIMO DOES NOT WARRANT THE ACCURACY OF THIS INFORMATION. THE CITY OF NANAIMO IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

PAGE NO.

PR1

ATTACHMENT B



**northfield road elevation**  
scale: 1/8" = 1'-0"

**RECEIVED**  
APR 2 2012  
RAZAS  
CITY OF NANAIMO  
DEVELOPMENT SERVICES

proposed row housing  
2021 Northfield Road  
Nanaimo, B.C.

client:

DRAWING TITLE:

proposed  
elevation

SCALE:  
as noted

DRAWN BY:

D.M.

NUMBER:  
d1251.16.12

ISSUED:

client review 22 MARCH 12  
for recording 13 APRIL 12

OPERATIONS TO VERIFY ALL APPLICABLE STANDARDS, SPECIFICATIONS AND REGULATIONS. THE DRAWING IS NOT TO BE USED FOR CONSTRUCTION AND NO LIABILITY IS ASSUMED BY THE ARCHITECT FOR ANY DAMAGE TO PERSONS OR PROPERTY. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED.

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ATTACHMENT C