

City of Nanaimo
REPORT TO COUNCIL

FILE COPY

DATE OF MEETING: 2013-AUG-12

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

RE: REZONING APPLICATION NO. RA314 – 3690 COUNTRY CLUB DRIVE

STAFF RECOMMENDATION:

That Council:

1. receive the report pertaining to “ZONING AMENDMENT BYLAW 2013 NO. 4500.044”, 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 3690 Country Club Drive to rezone the property from Single Dwelling Residential (R1) to Residential Corridor (COR1) in order to construct a 4 storey multi-family development.

BACKGROUND:

The City has received a rezoning application from Derek Crawford Architect Inc., on behalf of Parker Marketing Systems Inc. and TCT Professional Centre Ltd., to rezone the property from Single Dwelling Residential (R1) to Residential Corridor (COR1) in order to construct a 4 storey multi-family development at 3690 Country Club Drive.

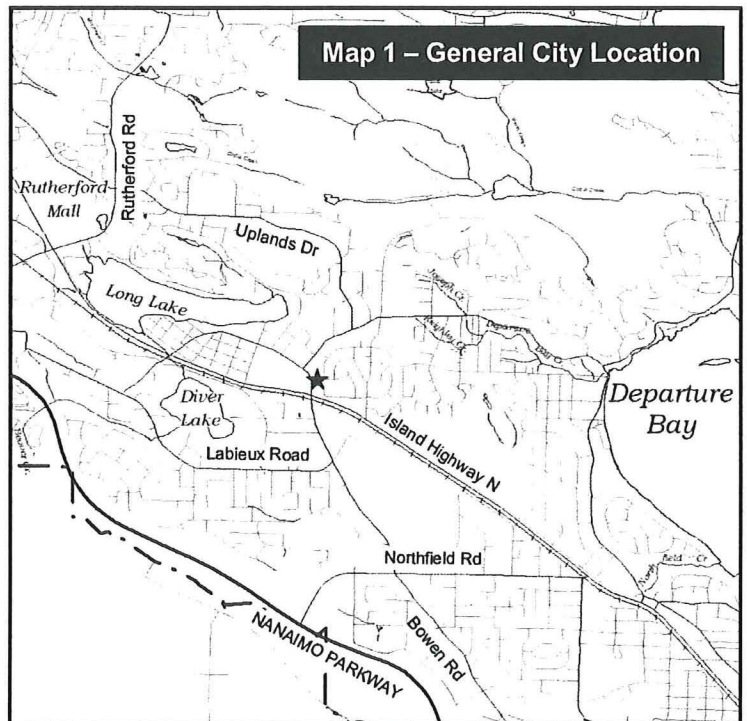
Subject Property

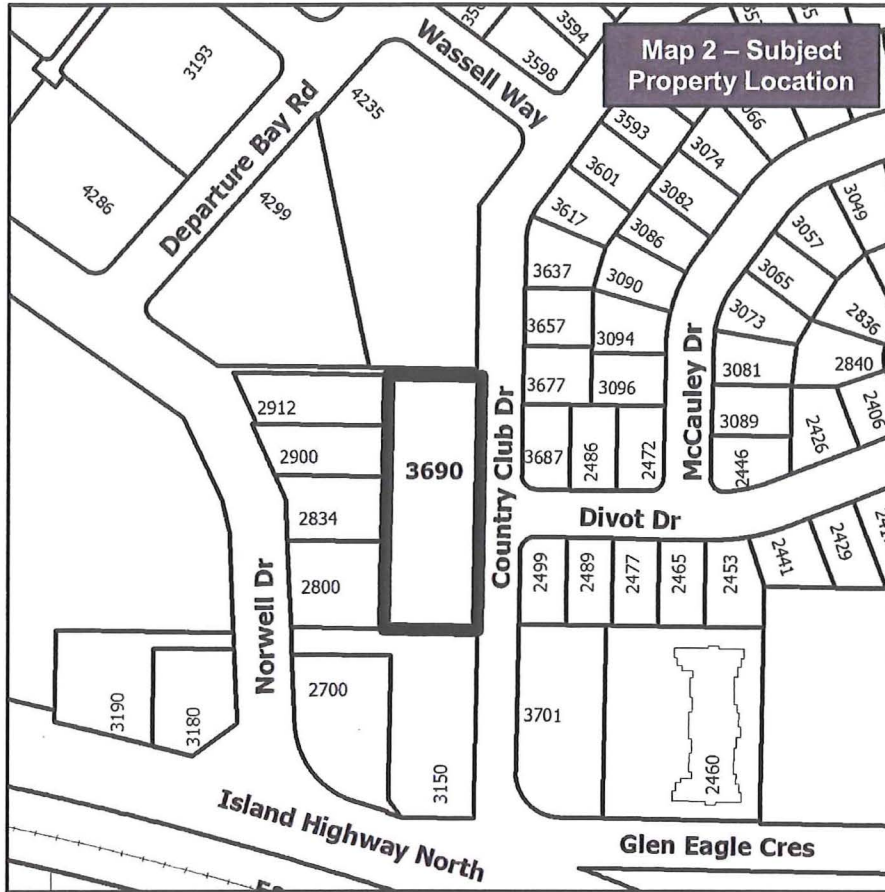
The subject property is located on the west side of Country Club Drive directly in front of the Divot Drive road intersection (see ‘Map 1 - General City Location’ and ‘Map 2 – Subject Property Location’).

The site is approximately 0.4 ha (1.0 acre) in area and is a treed lot.

The surrounding area consists of a variety of commercial, institutional, and residential uses, including single and multi-family development.

An informal (private) laneway abuts the site to the south, at 3150 Island Highway North (connecting Norwell Drive and Country Club Drive); and a non-constructed pedestrian connection abuts the subject property to the north.





Official Community Plan (OCP)

The subject property is located within the Corridor 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 Corridor designation encourages, but is not limited to, the following:

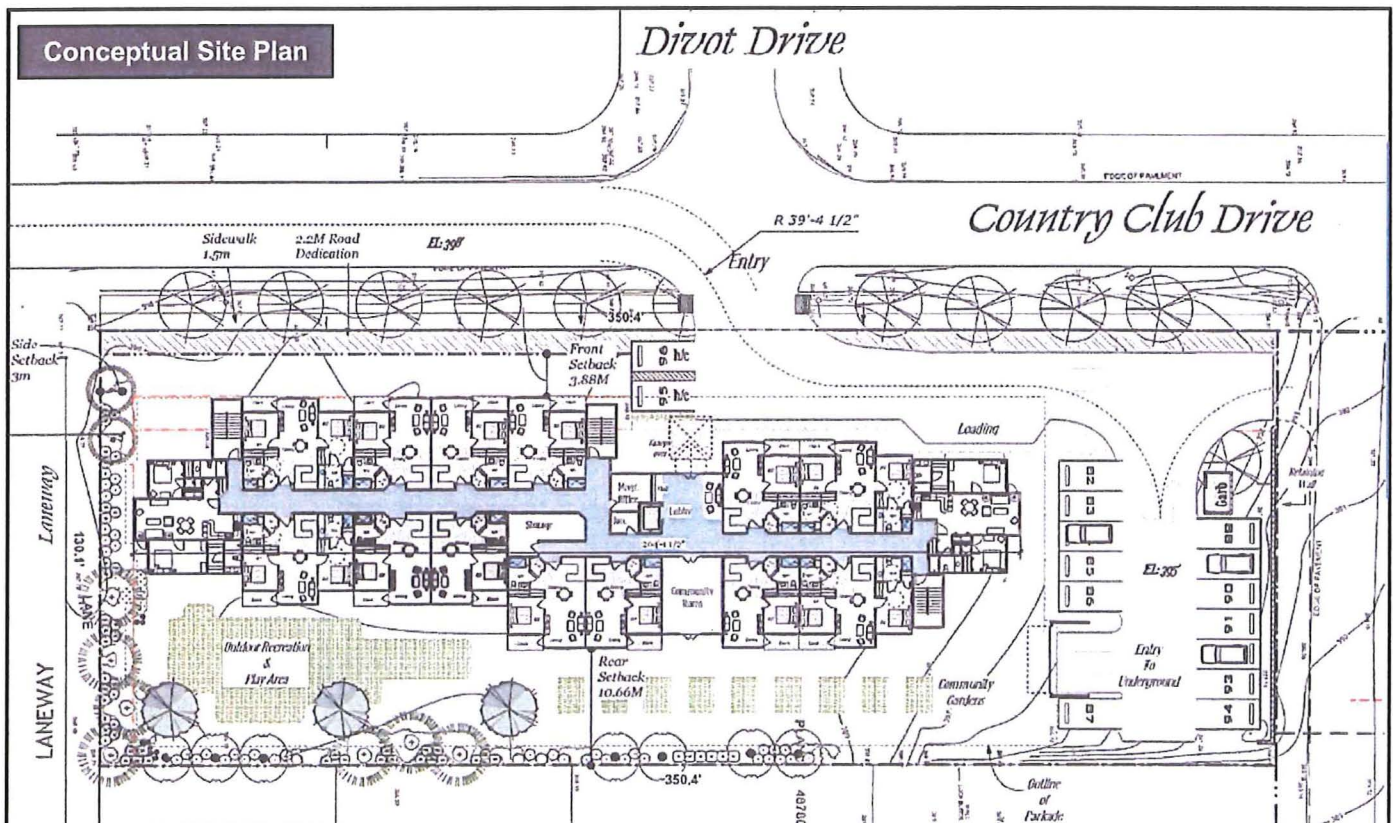
- Higher density residential developments
- Two to six storey building forms
- Residential densities of 50 to 150 units per hectare
- Landscaped boulevards and open spaces

Proposed Development

The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) in order to construct a multi-family development. The proposed development is summarized in the table below.

Proposed Development	
Total Site Area	4,229 m ² (1.0 acre)
Use(s)	Multiple Family Dwelling
Number of Units	58
Unit Types	<ul style="list-style-type: none"> • 36 one bedroom units (62%) • 22 two bedroom units (38%)
Floor Area	<ul style="list-style-type: none"> • 1st, 2nd and 3rd floors each at 1,300 m² (13,994 ft²) • 4th floor at 1,072 m² (11,536 ft²) • Underground area 2,639 m² (28,410 ft²)
Lot Coverage	30.7 %
Density	<ul style="list-style-type: none"> • 1.14 FAR (Floor Area Ratio) • 145 units per hectare
Building Height	14 metres
On-Site Parking	96 spaces

Concept plans provided by the applicant indicate that the development complies with both the Zoning Bylaw and parking requirements.





Road Dedication

Staff recommends as a condition of rezoning that road dedication be secured prior to Final Adoption of the bylaw. Approximately 2.25 metres of road dedication is required from the Country Club Drive frontage.

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 \$58,000. Staff suggest that the contribution be used towards pedestrian and intersection improvements in the area.

NANAIMO ADVISORY PLANNING COMMITTEE (APC)

At its meeting of 2013-MAY-21, the APC recommended that Council approve the application.

Respectfully submitted,

B. Anderson, MCIP
MANAGER
PLANNING & DESIGN

Concurrence by:

A. Tucker, MCIP
DIRECTOR
PLANNING

T. Swabey
GENERAL MANAGER
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.