

City of Nanaimo
REPORT TO COUNCIL

DATE OF MEETING: 2013-AUG-12

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

RE: REZONING APPLICATION NO. RA320 – 6016 & 6010 TWEEDSMUIR CRESCENT

STAFF RECOMMENDATION:

That Council:

1. receive the report pertaining to "ZONING AMENDMENT BYLAW 2013 NO. 4500.049", 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 6016 & 6010 Tweedsmuir Crescent to rezone the properties from Single Dwelling Residential (R1) to Single Dwelling Residential-Small Lot (R2) in order to facilitate a small lot subdivision.

BACKGROUND:

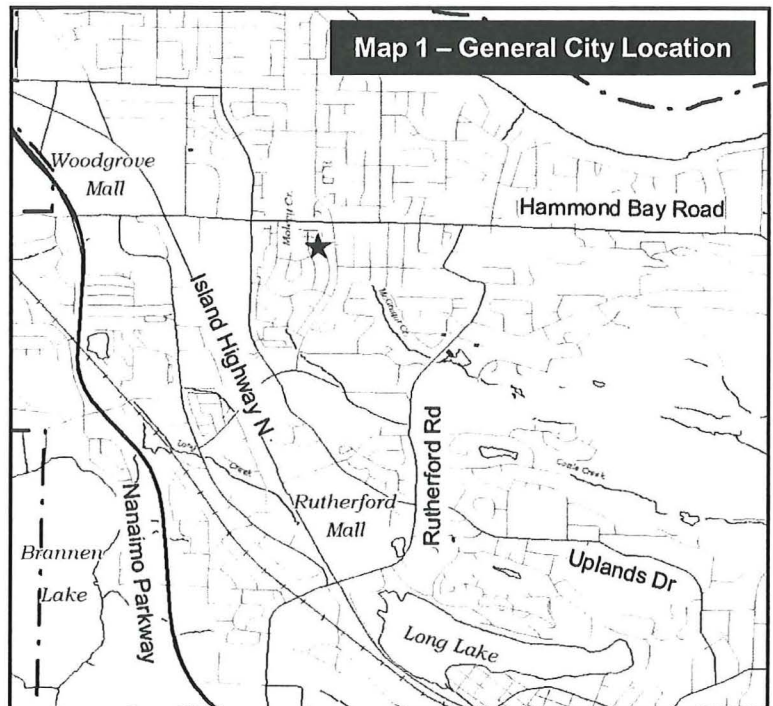
The City has received a rezoning application from Mr. Jim Routledge, on behalf of Routledge Floors Ltd., to rezone the subject properties from Single Dwelling Residential (R1) to Single Dwelling Residential-Small Lot (R2) in order to facilitate a small lot subdivision.

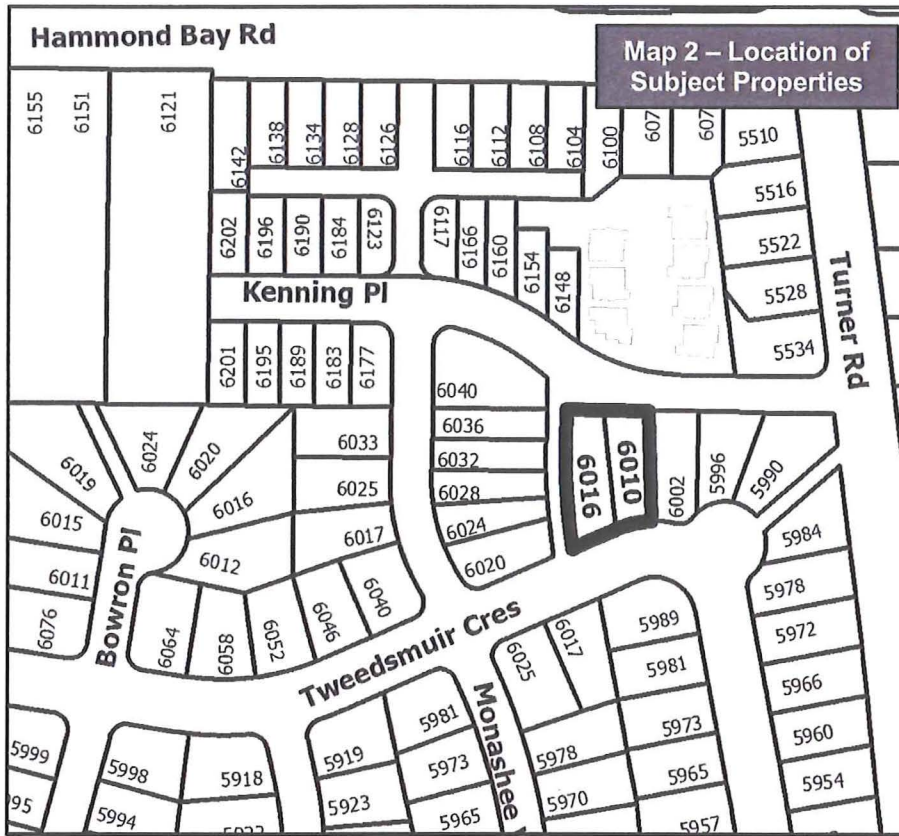
Subject Properties

The subject properties have frontages on both Tweedsmuir Crescent and Kenning Place, and are located approximately 67 metres west of the Turner Road/Kenning Place intersection (see 'Map 1 - General City Location' and 'Map 2 - Subject Properties Location').

The side yard of 6016 Tweedsmuir Cres abuts a public laneway and currently contains a single dwelling. The other subject site, 6010 Tweedsmuir Cres, is a treed lot.

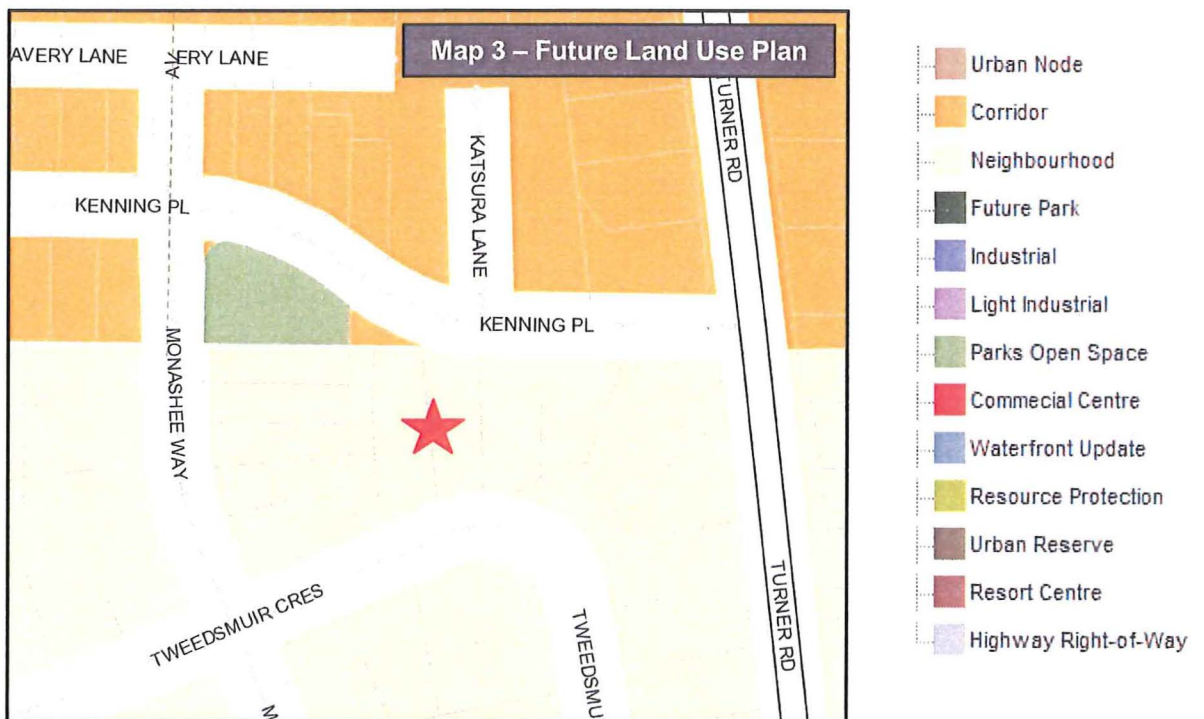
The surrounding area consists of single dwellings, with a multi-family development directly across from the Kenning Place road frontage. A small lot subdivision (bare-land strata) is also located off of Kenning Place within close proximity.





Official Community Plan (OCP)

The subject properties are located within the Neighbourhood designation of the Official Community Plan (OCP). Map 3, shown below, contains the OCP 'Future Land Use Plan' for the subject properties and surrounding area.



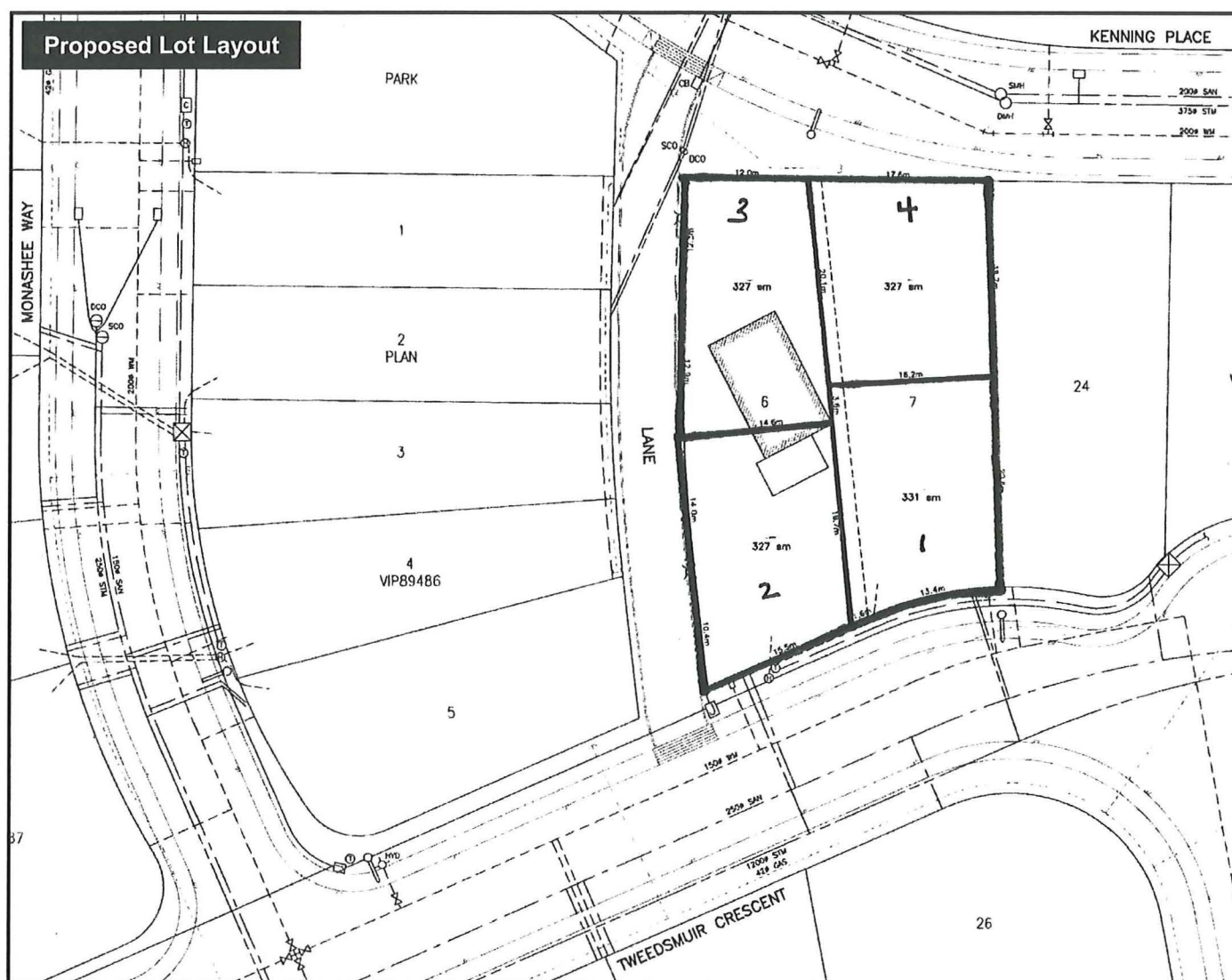
The Neighbourhood designation encourages:

- A mix of low density residential uses
- Densities from 10 to 50 units per hectare
- Two to four storey building forms
- Infill of residential lots, designed to complement existing neighbourhood character
- Residential options for all demographic categories and levels of affordability

The proposed subdivision equates to a density of 30 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 properties from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) in order to facilitate a small lot subdivision. The proposed lot layout plan is shown below:



Generally, the proposed subdivision can meet the lot requirements, such as lot area, lot frontage and yard setbacks. However, a variance for lot depth is required for the proposed lots as the R2 zone minimum lot depth requirement is 28 metres, or 24 metres when on a lane.

The applicant has provided a photo to serve as an example of the type of housing that would be suitable for the subject properties (see below).



Development Variance Permit (DVP) Application

The process for varying the lot depth requirements of the Zoning Bylaw is through a Development Variance Permit (DVP) application. Currently, there is no concurrent process for rezoning and DVP applications. A rezoning application relates to a change in zoning, principally to a change in land use and density; whereas a DVP application is requested when a development is unable to meet the specific regulations contained within the zone.

As noted above, the proposed subdivision requires a variance for lot depth on each of the lots. Staff is supportive of the variances for lot depth as sufficient lot area and frontage is being provided, and therefore an appropriately sized home can be built on the lots. Council should

take note that the DVP application process is a separate process (including separate notification) and further consideration by Council would be required in the future. The following lot depth variances will be required prior to any subdivision approval:

Lot Number	Required Lot Depth	Proposed Lot Depth	Proposed Variance
Lot 1	28 m	21.95 m	6.05 m
Lot 2 (Lane)	24 m	21.55 m	2.45 m
Lot 3 (Lane)	24 m	22.65 m	1.35 m
Lot 4	28 m	19.40 m	8.6 m

Community Contribution

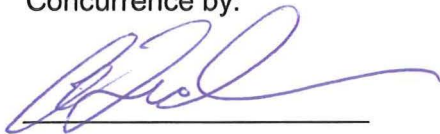
As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. In response to Council's policy, the applicant is proposing a monetary community contribution of \$4,000. Staff suggests that the contribution be used towards improvements at Monashee Park, which is located in the immediate area.

Respectfully submitted,

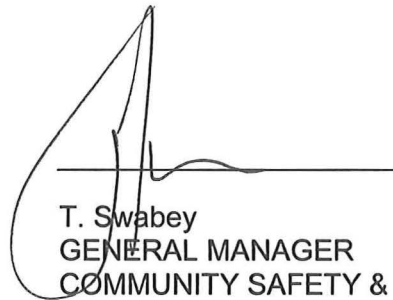


B. Anderson, MCIP
MANAGER
PLANNING & DESIGN

Concurrence by:



A. Tucker, MCIP
DIRECTOR
PLANNING



T. Swabey
GENERAL MANAGER
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.