

City of Nanaimo
REPORT TO COUNCIL

DATE OF MEETING: 2013-AUG-12

AUTHORED BY: DAVE STEWART, PLANNER, PLANNING & DESIGN SECTION

RE: REZONING APPLICATION NO. RA321 - 5620 HAMMOND BAY ROAD & 5709 OCEANVIEW TERRACE

STAFF RECOMMENDATION:

That Council:

1. receive the report pertaining to "ZONING AMENDMENT BYLAW 2013 NO. 4500.047"; 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 an application to rezone the property located at 5709 Oceanview Terrace, and a portion of the property located at 5620 Hammond Bay Road, from Single Dwelling Residential (R1) to Row House Residential (R7) in order to permit a four-unit multiple family row house development on two lots.

BACKGROUND:

The City has received a rezoning application from Mr. Ivan Plavetic, in order to rezone the subject property from Single Dwelling Residential (R1) to Row House Residential (R7) in order to permit a four-unit multiple family row house development on two lots

Subject Property and Surrounding Area

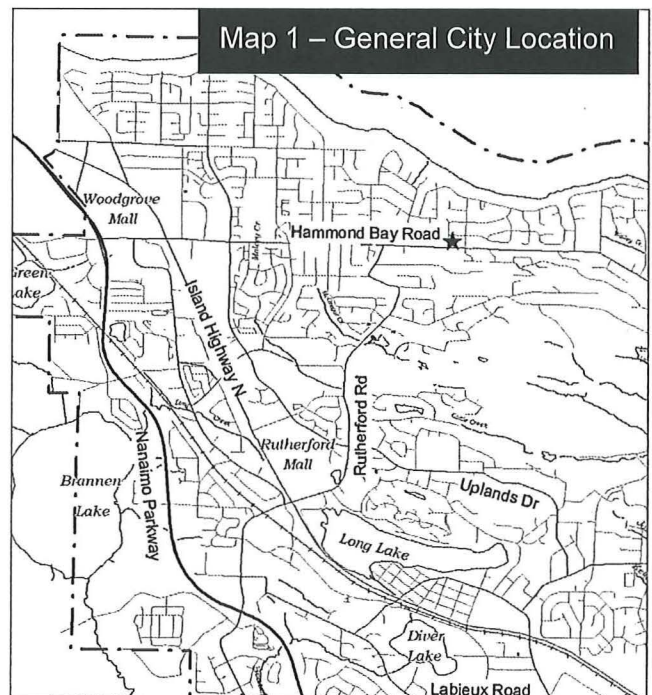
The subject properties are located on the corner of Hammond Bay Road and Ocean View Terrace and both abut a lane. The general location of the property within the City is indicated with a star on 'Map 1 - General City Location'.

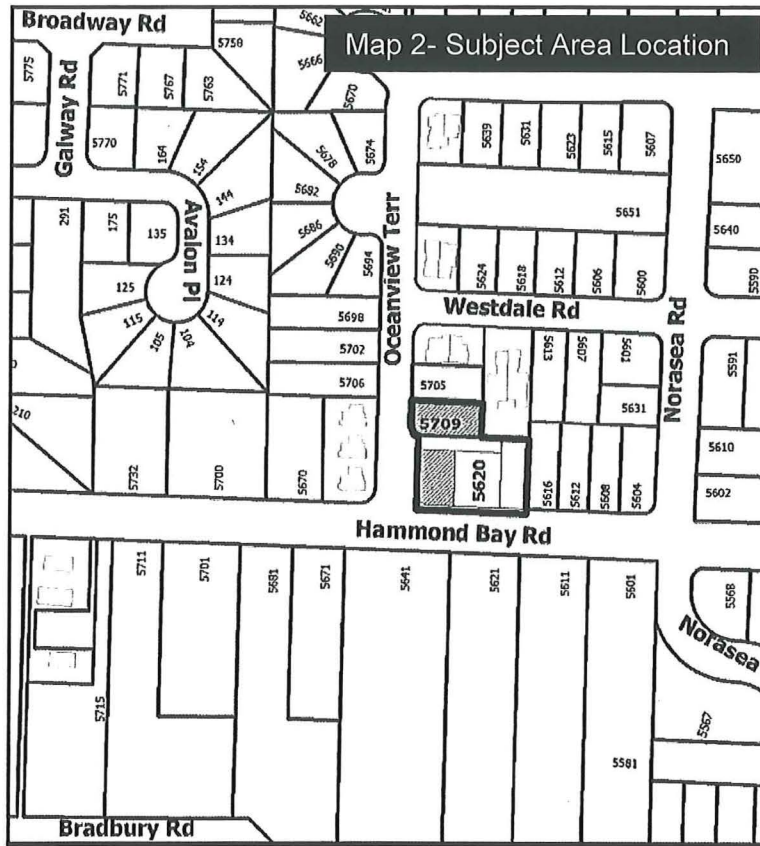
The surrounding land uses within the immediate area are predominately low to medium density residential, comprising of a mixture of single family, duplex and three-unit housing types.

The applicant is proposing to rezone both the entire lot known as 5709 Oceanview Terrace and a portion of 5620 Hammond Bay Road (Lot 1).

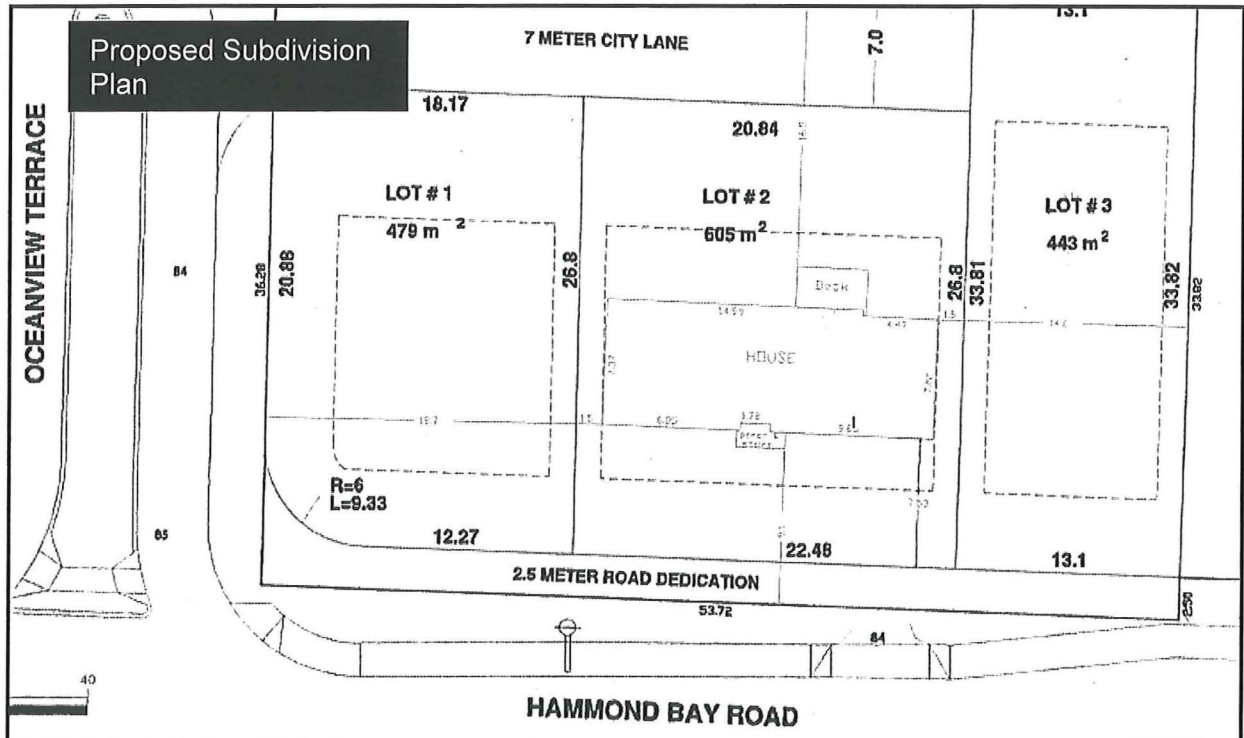
The property located at 5709 Oceanview Terrace has a lot area of 600m².

The applicant has an active application to subdivide the property located at 5620 Hammond Bay Road into three lots.





The applicant is proposing to rezone the corner lot (Lot 1) of the proposed subdivision from Single Dwelling Residential (R1) zone to Row House Residential (R7) zone in order to support a two unit, multiple family row house development. The proposed lot area of the subject lot is 479m². The proposed subdivision plan is shown below:



The total site area of all land (both parcels) to be rezoned to Row House Residential (R7) is 1,079m².

Official Community Plan (OCP)

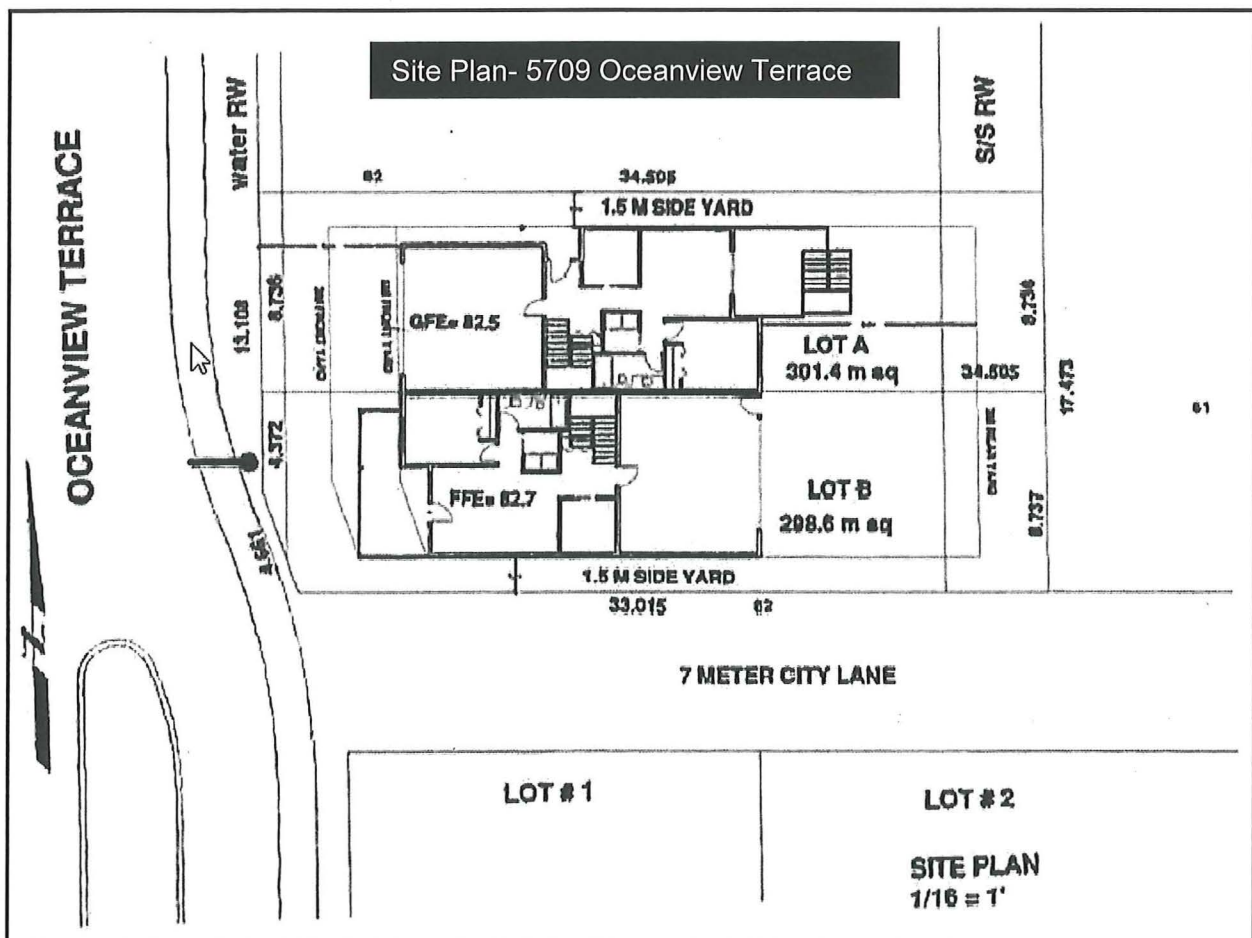
The subject property is included within the Neighbourhood designation of the City's Official Community Plan (OCP). The Neighbourhood designation supports a residential density of 10 to 50 units per hectare, in two to four storey building forms. The proposed four-unit development will have a density of 37 units per hectare in total. The density for the individual properties is 33 units per hectare (5709 Oceanview Terrace) and 42 units per hectare (Lot 1 of 5620 Hammond Bay Road), respectively.

DISCUSSION:

Proposed Development

The applicant proposes to rezone the subject lands from Single Dwelling Residential (R1) to Row House Residential (R7) in order to construct a four-unit row house development on two lots. The applicant plans to stratify each two-unit development.

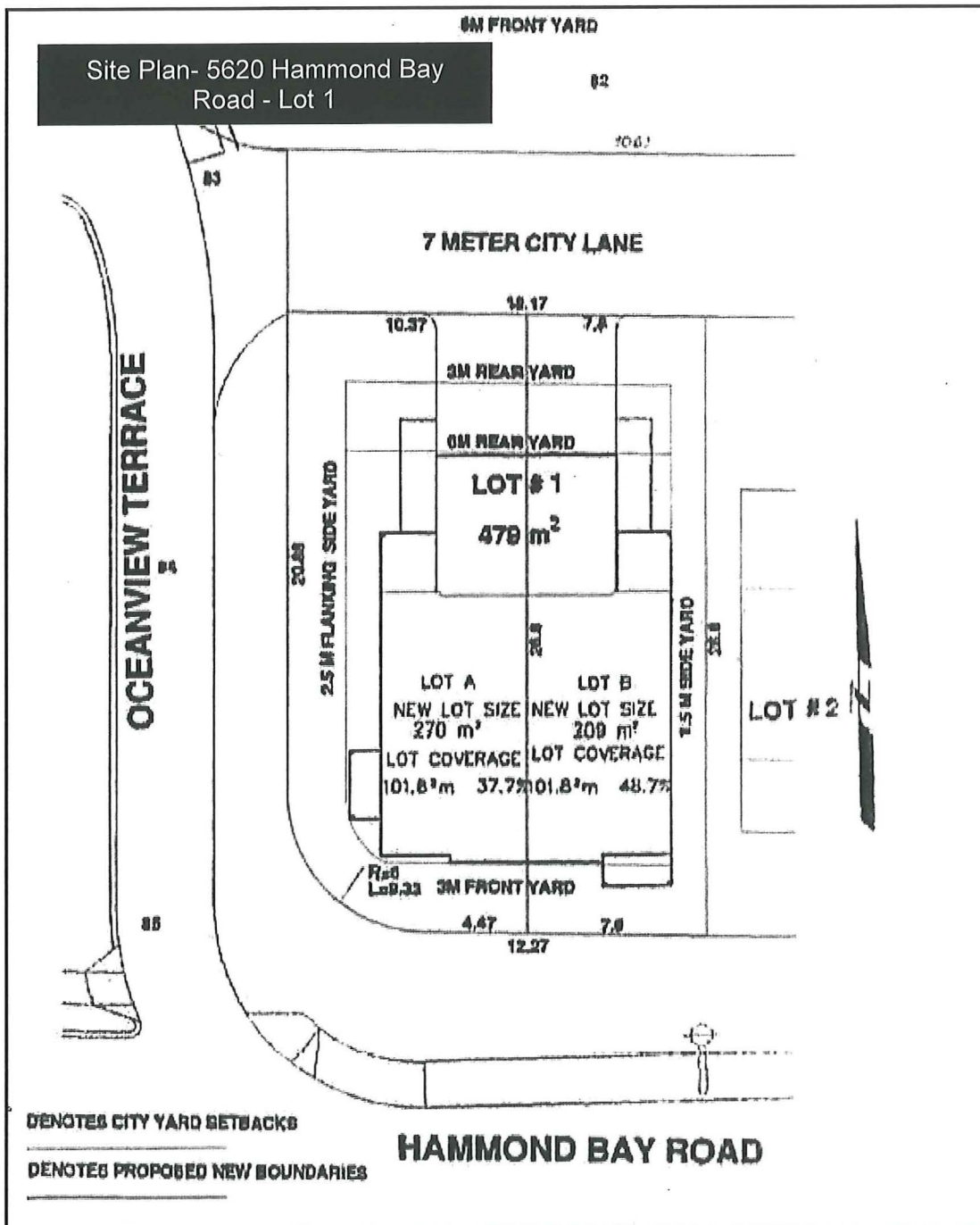
One of the two-unit developments is proposed for the property located at 5709 Oceanview Terrace. The development will be divided into strata Lots A (301.4m²) and B (298.5m²). Strata Lot B abuts a laneway to the south, access to Lot A will also be provided from the laneway through an easement on Lot B. The front doorway of both units will face the street. A site plan of the proposed development is shown below:



The other two-unit development is to be located on Lot 1, which will be created through the subdivision of the property located at 5620 Hammond Bay Road. Lot 1 will be located on the corner of Hammond Bay Road and Oceanview Terrace with a lane to the rear. Lot 1 is 479m² in total which will be divided into two strata lots; A (270m²) and B (209m²).

Both units will be accessed from the rear lane, with the principal pedestrian entrance fronting on Hammond Bay Road.

A site plan of the proposed two-unit development on Lot 1 of 5620 Hammond Bay Road is included below.



While the applicant plans to construct two attached strata units on both lots; the proposed rezoning is to the Row House Residential (R7) rather than Duplex Residential (R4). Neither of the subject properties meets the minimum lot size (647.5m²) for the R4 zone. The proposed building form, lot size and density meet the principal and intent of the R7 Row House zone.

Based on concerns raised during the Advisory Planning Committee (APC) meeting that the proposed units are essentially duplexes within a row house zone, the applicant has agreed to revise his concept evaluation drawings to ensure a building form which resembles that of a row house and not a duplex. Staff has been working with the applicant to ensure the architecture of the proposed units reads as a two-unit row house development. Prominent entrance features for each unit will be provided along the Hammond Bay Road and Oceanview Terrace frontages, respectively. Elevations for 5709 Oceanview Terrace are shown below.



Front Elevation – 5709 Oceanview Terrace



Rear Elevation – 5709 Oceanview Terrace

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 towards park improvements for nearby Norsea Park.

Staff supports this proposal and recommends that Council direct Staff to secure the community contribution.

NANAIMO ADVISORY PLANNING COMMITTEE (APC)

At its meeting of 2013-JUL-16, the APC recommended that Council approve the application.

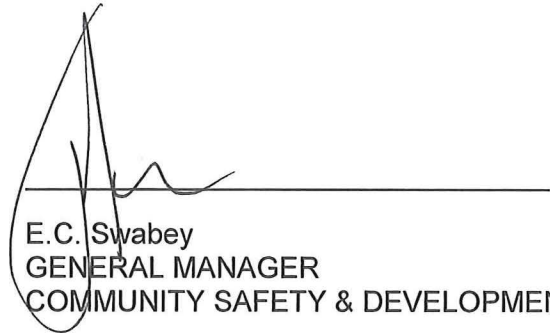
Respectfully submitted,

B. Anderson, MCIP
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



A. Tucker, MCIP
DIRECTOR
PLANNING



E.C. Swabey
GENERAL MANAGER
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

DS/pm
Drafted: 2013-JUL-31
Prospero: RA000321