

City of Nanaimo
REPORT TO COUNCIL

COPY

DATE OF MEETING: 2014-JAN-13

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

RE: REZONING APPLICATION NO. RA324 – 4015 AND PART OF 4001 CORUNNA AVENUE

STAFF RECOMMENDATION:

That Council:

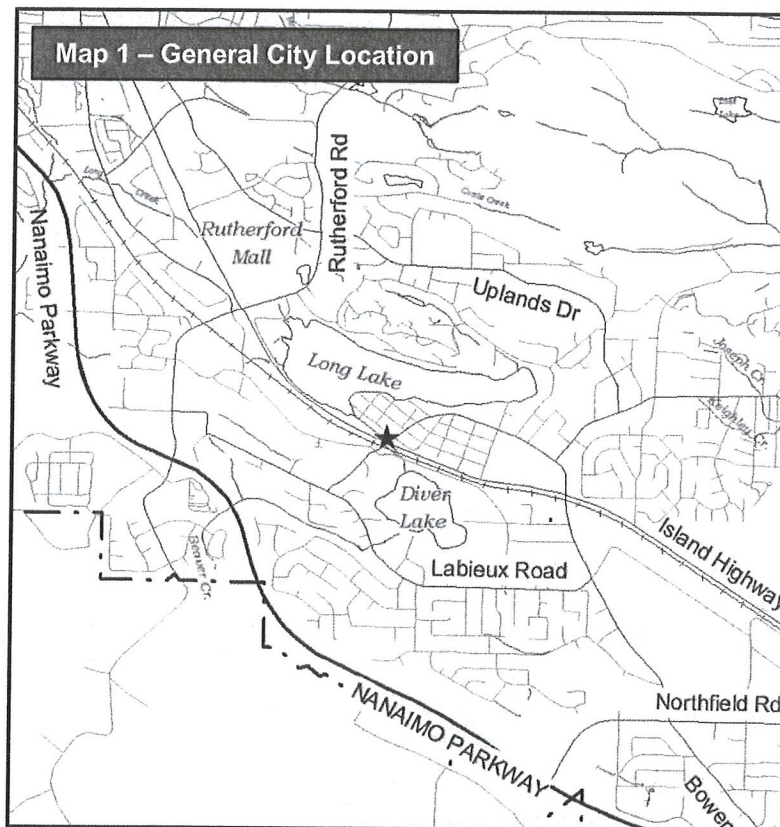
1. receive the report pertaining to “ZONING AMENDMENT BYLAW 2014 NO. 4500.055”; and
2. direct Staff to secure the lot boundary adjustment and community contribution prior to the adoption of the bylaw, should Council support the bylaw at Third Reading.

PURPOSE:

The purpose of this report is to present a rezoning application for property located at 4015 Corunna Avenue and part of 4001 Corunna Avenue to rezone the subject properties from Single Dwelling Residential (R1) and Neighbourhood Centre (CC2) to Residential Corridor (COR1) in order to construct an office building.

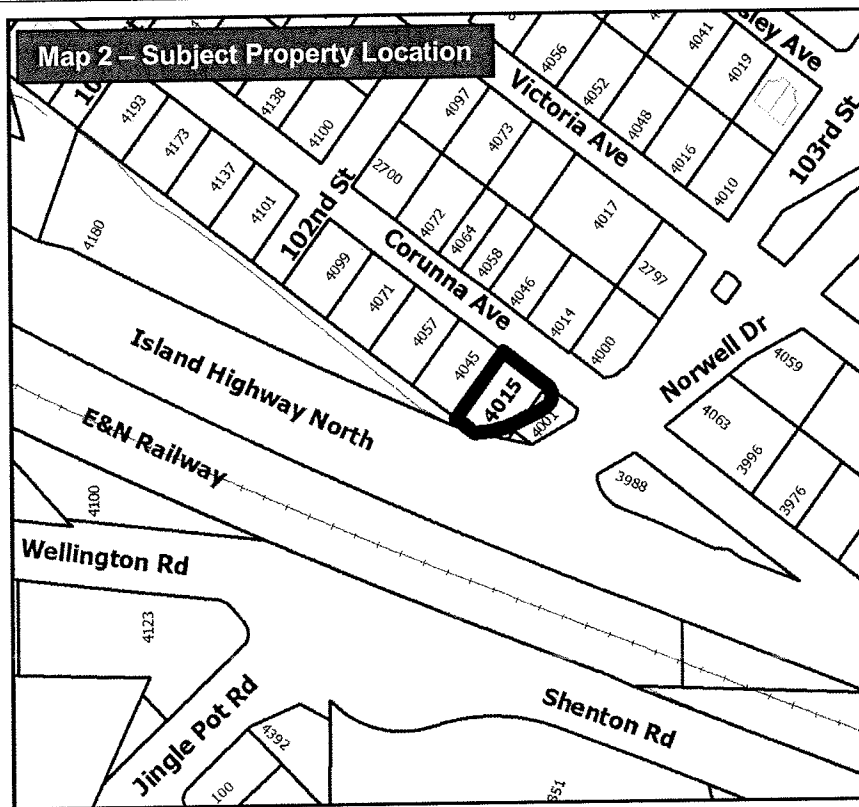
BACKGROUND:

The City has received a rezoning application from Keith Brown Associates Ltd., on behalf of Mr. Gurdeep Singh Minhas, to rezone the properties from Single Dwelling Residential (R1) and Neighbourhood Centre (CC2) to Residential Corridor (COR1) in order to construct an office building.



Subject Property

Current Zones:	Single Dwelling Residential (R1) Neighbourhood Centre (CC2)
OCP Designation:	Corridor
Proposed Zone:	Residential Corridor (COR1)
Purpose:	To construct an office building
Location:	15m from the Corunna Avenue and Norwell Drive intersection on the south side of Corunna Avenue (see Map 1 and Map 2)
Lot Size / Total Area:	652 m ² (0.16 acres)



DISCUSSION:

The subject property currently contains a single family dwelling. The area to the north of the site is a single dwelling neighbourhood; and the abutting vacant lot to the south is owned by the Ministry of Transportation and Infrastructure (MoTI). Directly across the street from the subject property is a single family dwelling, as well as a commercial property that abuts Norwell Drive. The Island Highway is located west of the subject property. A neighbourhood commercial centre is located south across Norwell Drive.

Official Community Plan (OCP)

The subject property is located within the Corridor designation of the Official Community Plan (OCP). Development in Corridors will be characterized by a mix of residential, commercial, professional, and services uses. In addition, development in Corridor designation areas will address the interface between Corridors and Neighbourhoods. Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.

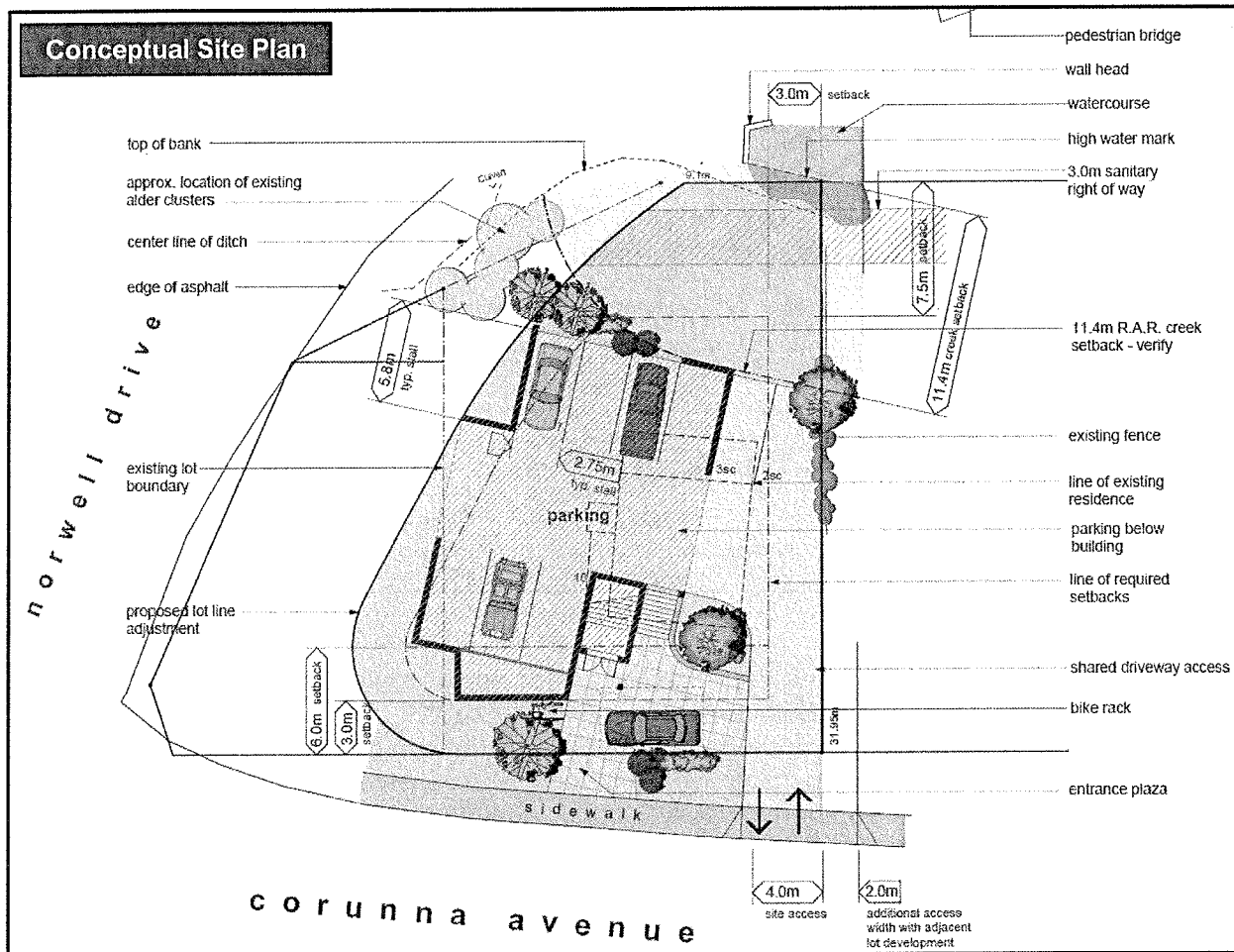
Proposed Development

The applicant proposes to rezone the subject properties from Single Dwelling Residential (R1) and Neighbourhood Centre (CC2) to Residential Corridor (COR1) in order to construct an office building. The concept plan includes the following data:

- 2 storey office building;
- Gross Floor Area (GFA) of 290m² (3,122 ft²);
- 10 on-site parking spaces provided under the building (not underground); and
- 36% lot coverage.

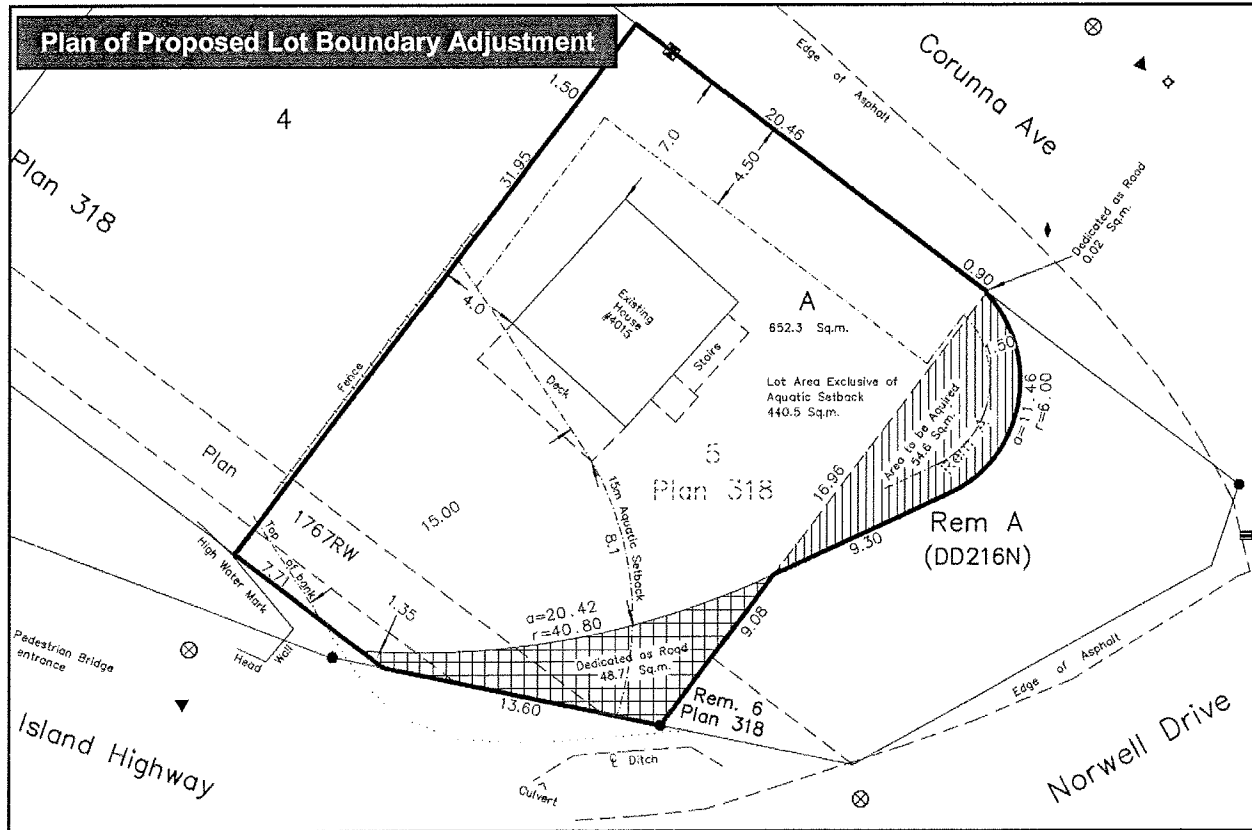
Please note, the concept plan, as shown, would require some variances through the development permit process, including front yard and side yard setbacks, a reduction of one parking space, and a watercourse setback reduction. A preliminary RAR report was provided that supports the watercourse reduction; however, all these items will be further reviewed at the development permit stage.

The concept plan is shown below.



Lot Boundary Adjustment

The applicant is currently undergoing a lot boundary adjustment with the property at 4001 Corunna Avenue, owned by MoTI. Ultimately, the property at 4001 Corunna Avenue will be used for road / laning improvements at the Norwell Drive and Island Highway intersection. The lot boundary adjustment is essentially a land swap, where the subject property is giving a portion of the site to the Ministry for future road / laning improvements and obtaining the surplus portion of the neighbouring MoTI lot (the areas being swapped are essentially equal). The proposed lot boundary adjustment plan is shown below. Staff recommends, as a condition of rezoning, that the lot boundary adjustment be completed prior to final adoption of the bylaw.



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 \$34 per square metre of floor area, to be payable at the building permit stage. Based on the plans submitted, the community contribution would be approximately \$9,860. Staff is supportive of the proposal and suggests that the community contribution be secured as a condition of rezoning and that it go towards Loudon Park, which has an improvement plan in place.

NANAIMO ADVISORY PLANNING COMMITTEE (APC)

At its meeting of 2013-SEP-17, the APC recommended that Council approve the application.

Respectfully submitted,



B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT



I. Howat
GENERAL MANAGER
CORPORATE SERVICES

CITY MANAGER COMMENT:

I concur with the staff recommendation.

