

**City of Nanaimo  
REPORT TO COUNCIL**

DATE OF MEETING: 2013-DEC-16

AUTHORED BY: D.STEWART, PLANNER, PLANNING & DESIGN SECTION

RE: REZONING APPLICATION NO. RA326 – 5393, 5397 & 5401 JACOB’S LANE

**STAFF RECOMMENDATION:**

That Council:

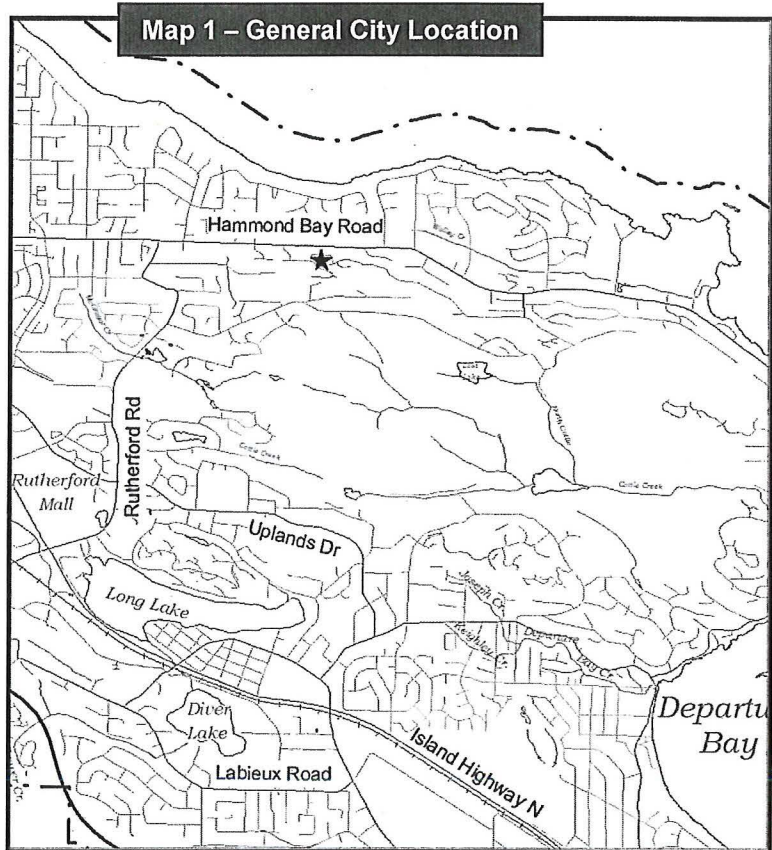
1. receive the report pertaining to “ZONING AMENDMENT BYLAW 2013 NO. 4500.056”; and
2. direct Staff to secure the community contribution prior to the adoption of the bylaw should Council support the bylaw at Third Reading.

**PURPOSE:**

The purpose of this report is to present a rezoning application for properties located at 5393, 5397 & 5401 Jacob’s Lane to rezone the subject properties from Single Dwelling Residential (R1) to Duplex Residential (R4).

**BACKGROUND:**

The City has received a rezoning application from KEITH BROWN ASSOCIATES LTD., on behalf Siaana Developments Inc., to rezone the subject properties from Single Dwelling Residential (R1) to Duplex Residential (R4) to permit three separate duplexes on three separate lots.



***Subject Property***

Current Zoning:	Single Dwelling Residential (R1)
Proposed Zoning:	Duplex Residential (R4)
Purpose:	To permit three separate duplexes on three separate lots
Location:	Between Jacob’s Lane and Hammond Bay Road (the lots significantly slope down towards Hammond Bay Road).

Lot Size / Area:	Combined area of 2,241m <sup>2</sup> : <ul style="list-style-type: none"> <li>• 5393 Jacob's Lane – 751m<sup>2</sup></li> <li>• 5397 Jacob's Lane – 747m<sup>2</sup></li> <li>• 5401 Jacob's Lane – 743m<sup>2</sup></li> </ul>
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**DISCUSSION:**

The surrounding land uses within the immediate area are low to medium density residential, with predominately single residential dwellings. The proposed rezoning involves three separate legal properties located at 5393, 5397 and 5401 Jacob's Lane.

**Official Community Plan (OCP)**

The subject properties are located within the Neighbourhood designation of the 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 six-unit development represents a density of 27 units per hectare.

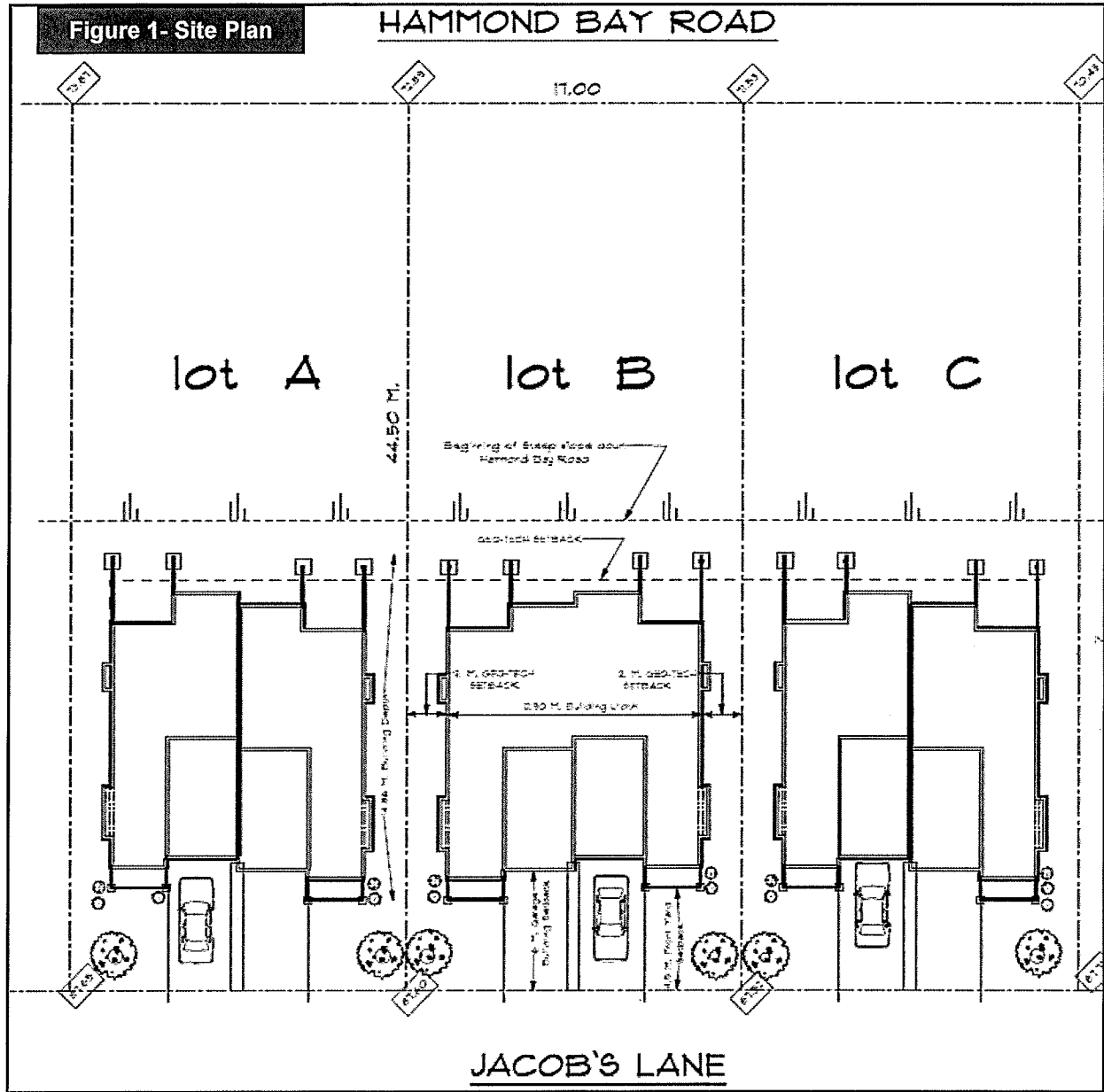
Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.



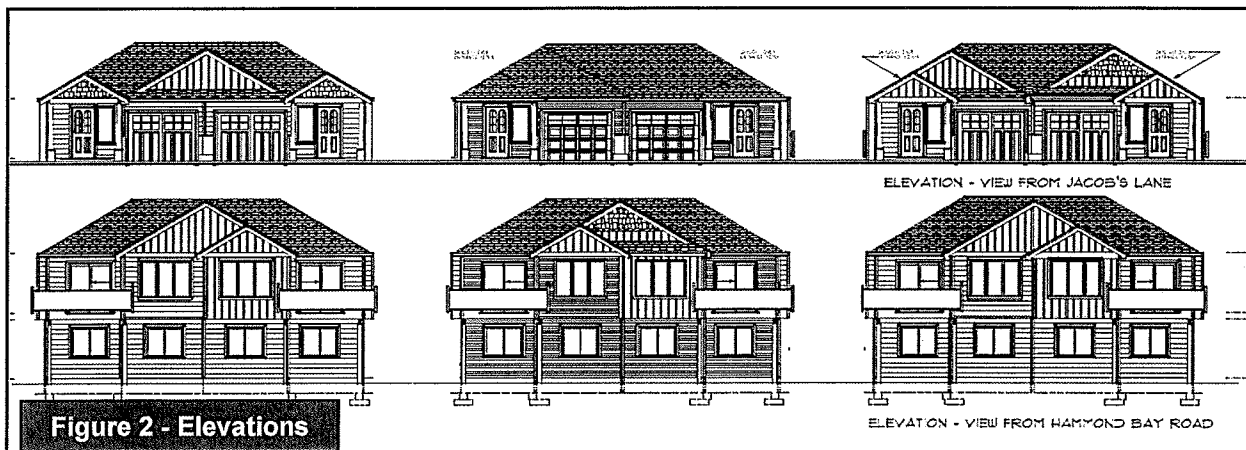
**Proposed Development**

The three subject properties were part of a five-lot subdivision (SUB00801) completed in April 2013. The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4) to permit three separate duplexes on three separate lots. A site plan showing the location of the proposed duplex units is shown below as 'Figure 1- Site Plan'.

Access to all three lots would be provided off of Jacob's Lane. Site grade (and a covenant restricting access) prevents access from Hammond Bay Road. Parking is not permitted on Jacob's Lane. As such, two parking spaces would be provided on the property for each dwelling unit. The front door to the duplex units will also be off of Jacob's Lane. Given the unique site conditions, a large portion of the building frontage would be garage. In order to mitigate this focus on the vehicle, the proposed design includes front porches for each unit and recessed garage doors so they are set back further from the lane than the front door. Like the majority of existing homes in the area, the proposed duplexes appear as single storey from the front elevation on the high side (Jacob's Lane) and drop down with the slope to a two-storey building on the lower rear side (Hammond Bay Road).



Concept elevation drawings for the front and rear are shown as 'Figure 2 - Elevations'.



**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 community contribution of \$6000 towards development plans for the adjacent neighbourhood park (Ocean View Park). Staff, including Parks Staff, support the proposed contribution.

Respectfully submitted,



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B. Anderson, MCIP, RPP  
MANAGER  
PLANNING & DESIGN SECTION

Concurrence by:



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D. Lindsay, MCIP, RPP  
DIRECTOR  
COMMUNITY DEVELOPMENT



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I. Howat  
GENERAL MANAGER  
CORPORATE SERVICES

**CITY MANAGER COMMENT:**

I concur with the staff recommendation.