

City of Nanaimo
REPORT TO COUNCIL

DATE OF MEETING: 2014-MAY-12

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

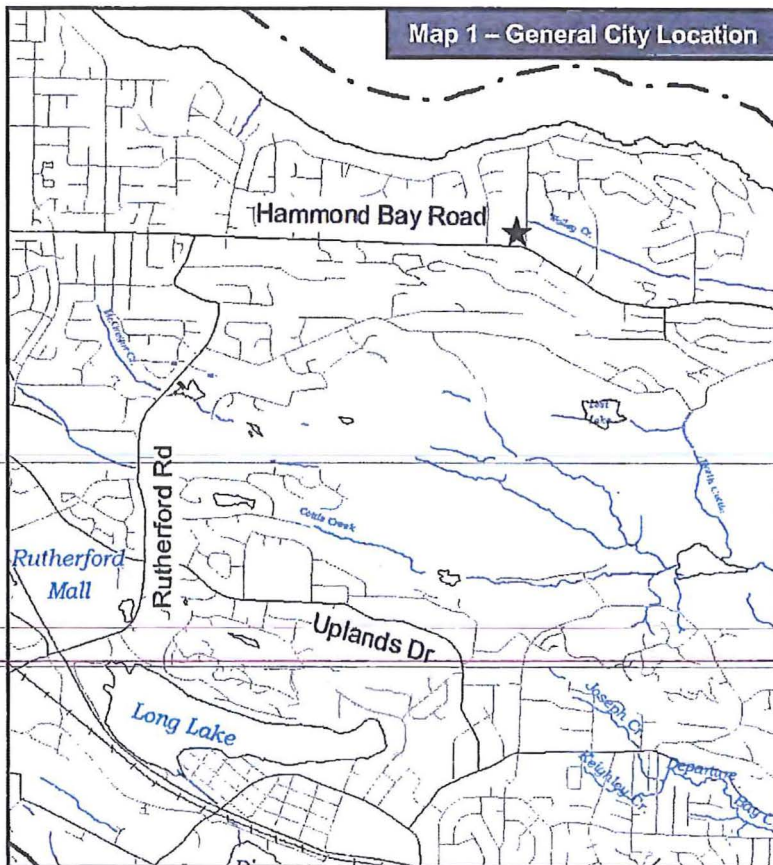
RE: REZONING APPLICATION NO. RA328 – 5220 HAMMOND BAY ROAD

STAFF RECOMMENDATION:

That Council support the application and direct Staff to secure lane dedication and the community contribution prior to the adoption of "ZONING AMENDMENT BYLAW 2014 NO. 4500.065", should Council support the bylaw at Third Reading.

PURPOSE:

The purpose of this report is to present a rezoning application for property located at 5220 Hammond Bay Road to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to facilitate a multiple family residential development.



BACKGROUND:

The City has received a rezoning application from Mr. Daryoush Firouzli, on behalf of D & M Idea Inc., to rezone the property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to facilitate a multiple family residential development.

- Council
 - Committee.....
 - Open Meeting
 - In-Camera Meeting
- Date: 2014-MAY-12

Subject Property:

Current Zone:	Single Dwelling Residential (R1)
OCP Designation:	Neighbourhood
Proposed Zone:	Townhouse Residential (R6)
Purpose:	To facilitate a multiple family residential development of 8 dwelling units.
Location:	North side of Hammond Bay Road, 35 metres west of the Entwhistle Drive intersection (see Map 1 and Map 2).
Lot Size / Total Area:	Existing Lot Area - 0.57 hectares (1.4 acres) Area Proposed as Park – 0.17 hectares (0.4 acres) Remaining Lot Area After Park Dedication – 0.4 hectares (1.0 acre)



DISCUSSION:

Site and Surrounding Area

The subject property is a vacant lot located on the north side of Hammond Bay Road, 35 metres west of the Entwhistle Drive intersection. The lot is long and narrow in shape with a lot area of approximately 0.57 hectares (1.4 acres). The surrounding area consists primarily of single family lots of varying sizes; however, larger parcels abut the subject property on both the east and west sides. Two duplex lots are located on the opposite side of Hammond Bay Road and

another duplex on the northeast corner of the Entwistle Drive intersection, which are all within close proximity to the subject property. Several parks are located within walking distance, including Harry Wipper Park.

Official Community Plan (OCP)

The subject property is located within the Neighbourhood designation of the Official Community Plan (OCP). 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; and
- Residential options for all demographic categories and levels of affordability.

The proposed development equates to a density of 20 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 property from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to facilitate a multiple family residential development. The proposed development can be summarized as follows:

Number of Multiple Family Units	8
Unit Size	195 m ² (2100 ft ²)
Number of Buildings	4
Number of Storeys	2
Number of Parking Spaces per Unit	2

The Conceptual Site Plan and Elevations are shown in Figures 1 and 2, respectively.

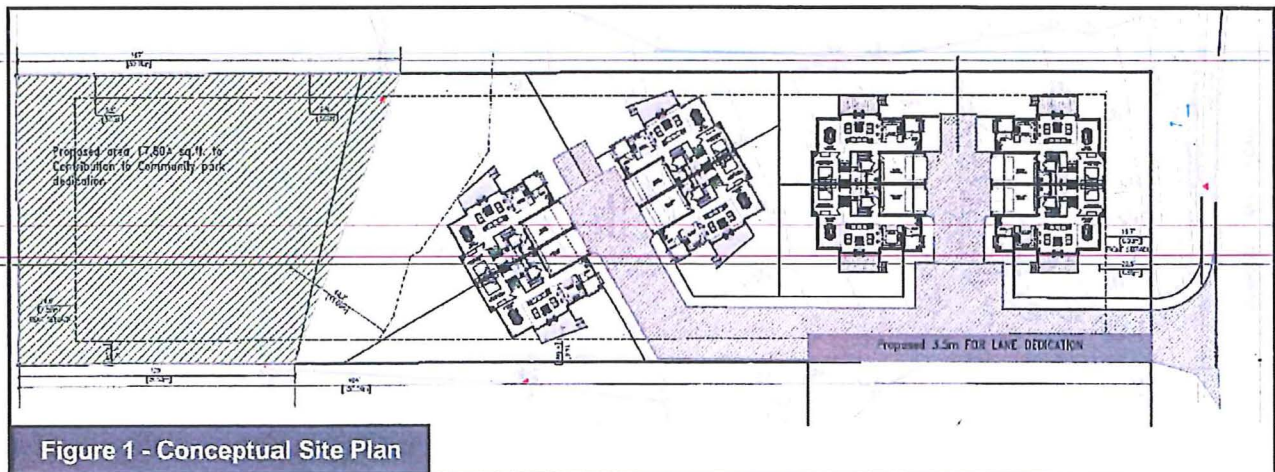
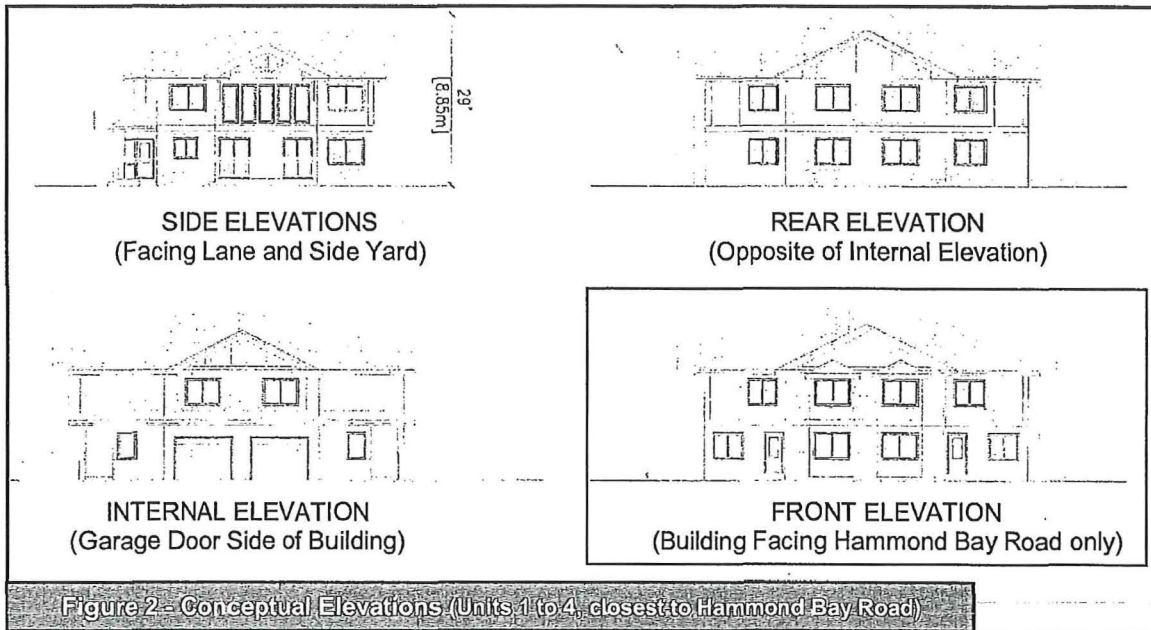


Figure 1 - Conceptual Site Plan



Traffic Study

A traffic study has been completed for the proposed development. A review of potential longer term road network connections for three lots (5250, 5220 and 5201 Hammond Bay Road) was undertaken in order to plan for future connectivity from the side streets and minimize direct connections to Hammond Bay Road. Staff concurs with the recommendation in the report to provide a public lane directly from Hammond Bay Road that could ultimately provide access to a portion of 5250 Hammond Bay Road and the subject property. There are no concerns with sight distance requirements from the proposed access location. Half of the lane dedication, 3.5 metres, is to come from the subject property, which is shown on the Site Plan. Road dedication from Hammond Bay Road is not required.

Staff recommends as a condition of rezoning that the lane dedication be secured 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. Council's direction for community contribution relating to multi-family rezoning is \$1,000 per unit. Based on the proposed 8 units, the contribution should amount to a minimum of \$8,000. In response to Council's policy, the applicant is proposing to dedicate the rear portion of the lot as park, approximately 0.17 hectares (0.4 acres). The area is identified as a wetland, which will be better protected as parkland and it will continue to contribute to the natural amenities in the neighbourhood. The value of the park land is estimated at \$69,000, which exceeds the minimum contribution amount. Staff is supportive of the proposal and recommends that the park dedication be secured as a condition of rezoning.

NANAIMO ADVISORY PLANNING COMMITTEE (APC):

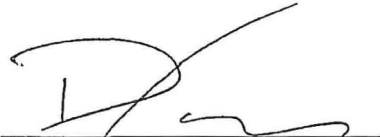
At its meeting of 2013-NOV-19, the APC recommended that Council approve the application.

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.

*Drafted: 2014-MAY-05
Prospero: RA000328
SH/pm*

CITY OF NANAIMO

BYLAW NO. 4500.065

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 2011 NO. 4500"

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING AMENDMENT BYLAW 2014 NO. 4500.065".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 1, DISTRICT LOT 42, WELLINGTON DISTRICT, PLAN 32535 (5220 Hammond Bay Road) from Single Dwelling Residential (R1) to Townhouse Residential (R6) as shown on Schedule A.

PASSED FIRST READING _____
 PASSED SECOND READING _____
 PUBLIC HEARING HELD _____
 PASSED THIRD READING _____
 COVENANT REGISTERED _____
 MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL _____
 ADOPTED _____

MAYOR

CORPORATE OFFICER

File: RA000328
 Address: 5220 Hammond Bay Road

