

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2014-JUN-23

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

RE: REZONING APPLICATION NO. RA336 – 74 LENWOOD ROAD AND 1601 EXTENSION ROAD

STAFF RECOMMENDATION:

That Council:

1. receive the report pertaining to “ZONING AMENDMENT BYLAW 2014 NO. 4500.066”; and
2. direct Staff to secure the community contribution prior to the adoption of the bylaw should Council support the bylaw at Third Reading.

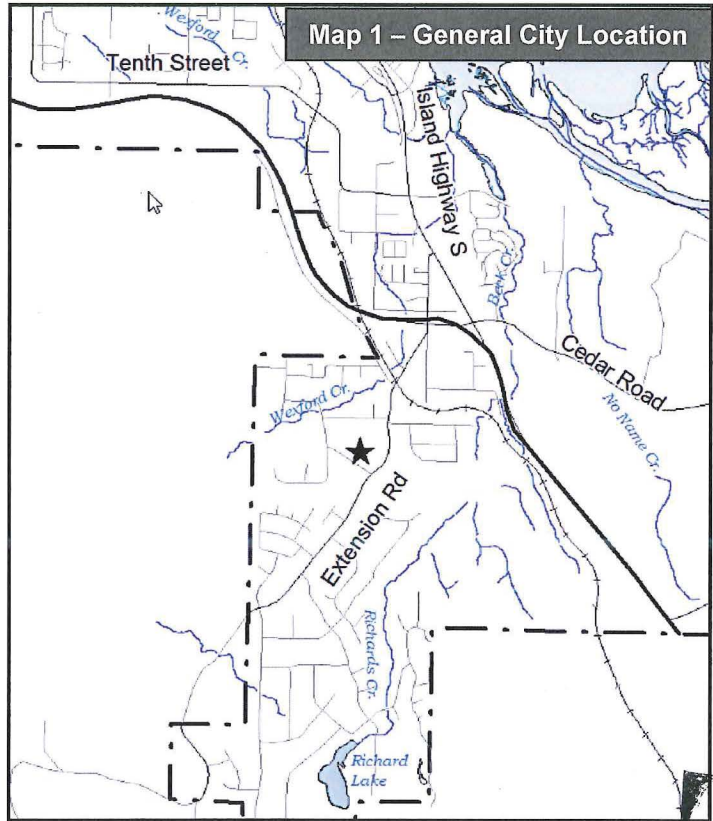
PURPOSE:

The purpose of this report is to present a rezoning application for the properties located at 74 Lenwood Road and 1601 Extension Road to permit a subdivision which will include a mixture of small lots (R2) and conventional (R1) lots.

BACKGROUND:

The City has received a rezoning application from Tim Wait on behalf of Kyra-May, Kade and Kenora-Ann Van Shaik to rezone a portion the subject properties to Small Lot (R2) in order to permit a subdivision which will include fourteen small lots and five R1 zoned lots.

Subject Property:



Current Zoning:	Single Dwelling Residential (R1)
Proposed Zoning:	Single Dwelling Residential – Small Lot (R2)
OCP Designation:	Neighbourhood
Purpose:	To a permit a partial, small lot subdivision
Location:	74 Lenwood Road and 1601 Extension Road
Lot Size / Area:	Total for both lots: 16,380m ²

Council
 Committee
 Open Meeting
 In-Camera Meeting
 Meeting Date: 2014 Jun 23

The rezoning application includes a portion of the lands on 74 Lenwood Road and 1601 Extension Road. 1601 Extension Road has a lot area of 5,951m²; there is an existing single residential dwelling on the southern portion of the property and a significant wetland to the north. The applicant has submitted a subdivision application to subdivide the existing dwelling from the remainder of the property and then merge the remainder with 74 Lenwood Road. 74 Lenwood is a 10,429m² forested, vacant lot.



The portion of the subject properties to be rezoned to Small Lot (R2) is identified on Map 2, above.

DISCUSSION:

Official Community Plan (OCP) / Neighbourhood Plan

The subject property is located within the Neighbourhood designation of the Official Community Plan (OCP). The relevant policies of the OCP are as follows:

- Development in Neighbourhoods will be characterized by a mix of low density residential uses; densities from 10 to 50 units per hectare; and two to four-storey building forms.

- The infill of residential lots is encouraged and will be designed to complement existing neighbourhood character, including the ground-oriented nature of existing housing.
- Development of a mix of residential options for all demographic categories and levels of affordability across the city.

The proposed rezoning results in a density of 12 units per hectare and, as such, the proposed density is consistent with the direction provided by the OCP.

The subject property is also included in the Neighbourhood designation of the Chase River Neighbourhood Plan. The Neighbourhood Plan encourages 'cluster subdivisions' in order to protect sensitive areas on the site.

Staff is of the opinion that the proposed rezoning complies with the intent of the OCP and the Chase River Neighbourhood Plan.

Proposed Development

The applicant proposes to rezone a portion of the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential – Small Lot (R2) in order to develop a subdivision which will include a mixture of lot sizes. Fourteen of the proposed 19 lots are to be rezoned to Small Lot (R2), while the remaining 5 lots will retain the R1 zoning. The proposed mixture of lot sizes will allow for a greater diversity of lot sizes and housing types, and levels of affordability, within the proposed development. Overall, individual lot sizes within the proposed subdivision range from 325m² to 758m².

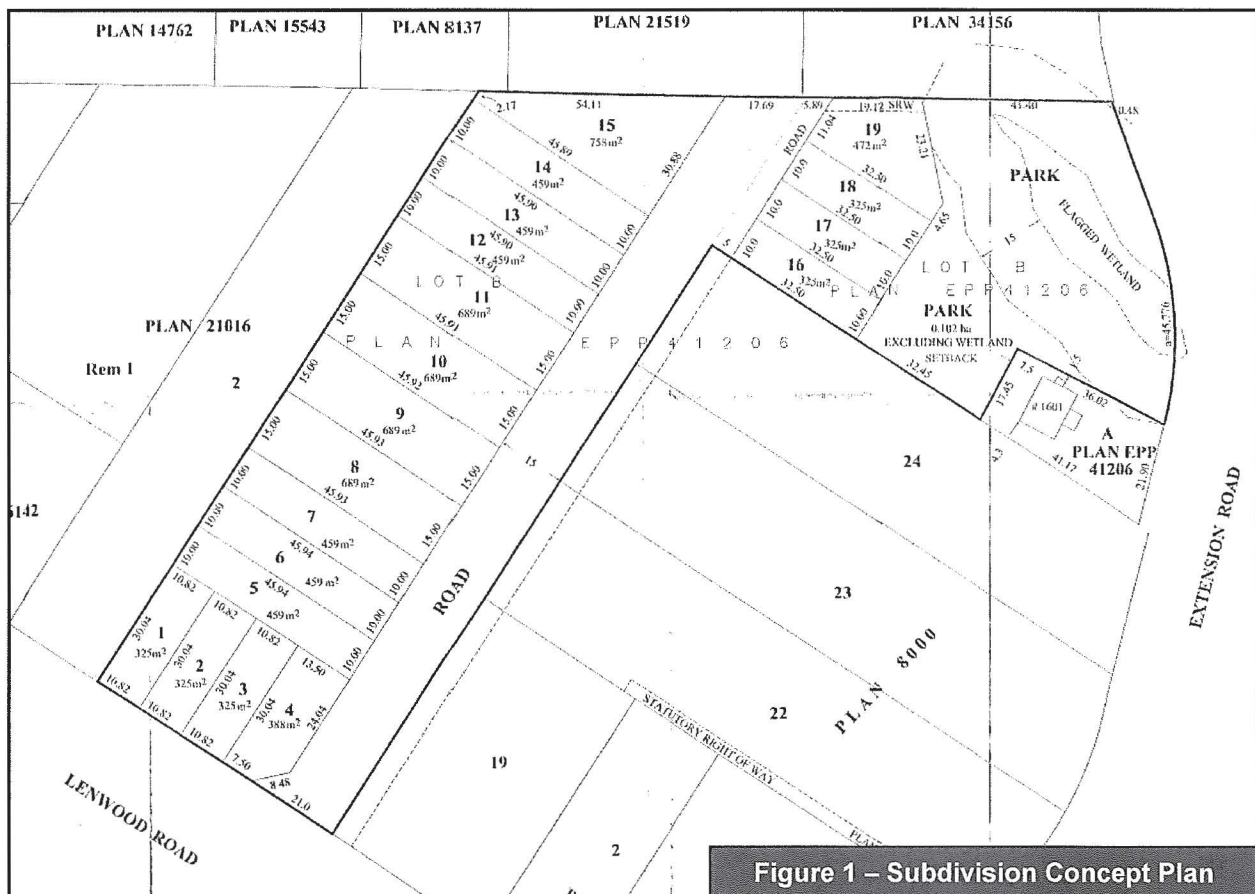


Figure 1 – Subdivision Concept Plan

Of the 14 small lots, 4 (Lots 1-4) will front on Lenwood Road, but will be accessed from a common driveway in the rear of the properties. All remaining lots will be accessed from a road to be constructed as part of the development, which will run from south to north, as accessed from Lenwood Road, and will include a turnaround along the northern property line of the subject property. The proposed road is intended to provide access to the large, vacant property to the north.

An additional 4 small lots (Lots 16 -19) border the wetland on the property. By clustering these small lots along the proposed road to the east, the applicant is able to protect the wetland area adjacent to Extension Road, including the 15m buffer area. The wetland and required leave strip area will be dedicated and protected as a nature park. An additional 1,020 m² of park area, exclusive of the wetland setback area, will also be provided between the proposed small lots and the existing home on Extension Road. This represents 200m² more park area than the 5% park dedication required through subdivision.

The remaining 6 small lots (Lots 5-7, 12-14) are each 459m² in lot area, which exceeds the small lot minimum size of 325m² by 134m². These lots are long and narrow and are being rezoned to Small Lot in order to permit a reduced 10m² frontage.

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 \$14,000 towards park improvements in Chase River Neighbourhood Park.

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.

CITY OF NANAIMO

BYLAW NO. 4500.066

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. 4500.066".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning a portion the lands legally described as LOT 18, SECTION 17, RANGE 4, CRANBERRY DISTRICT, PLAN 8000 (74 Lenwood Road) and LOT 25, SECTION 17, RANGE 4, CRANBERRY DISTRICT, PLAN 8000 (1601 Extension Road) from Single Dwelling Residential (R1) to Single Dwelling Residential- Small Lot (R2) as shown on Schedule A.

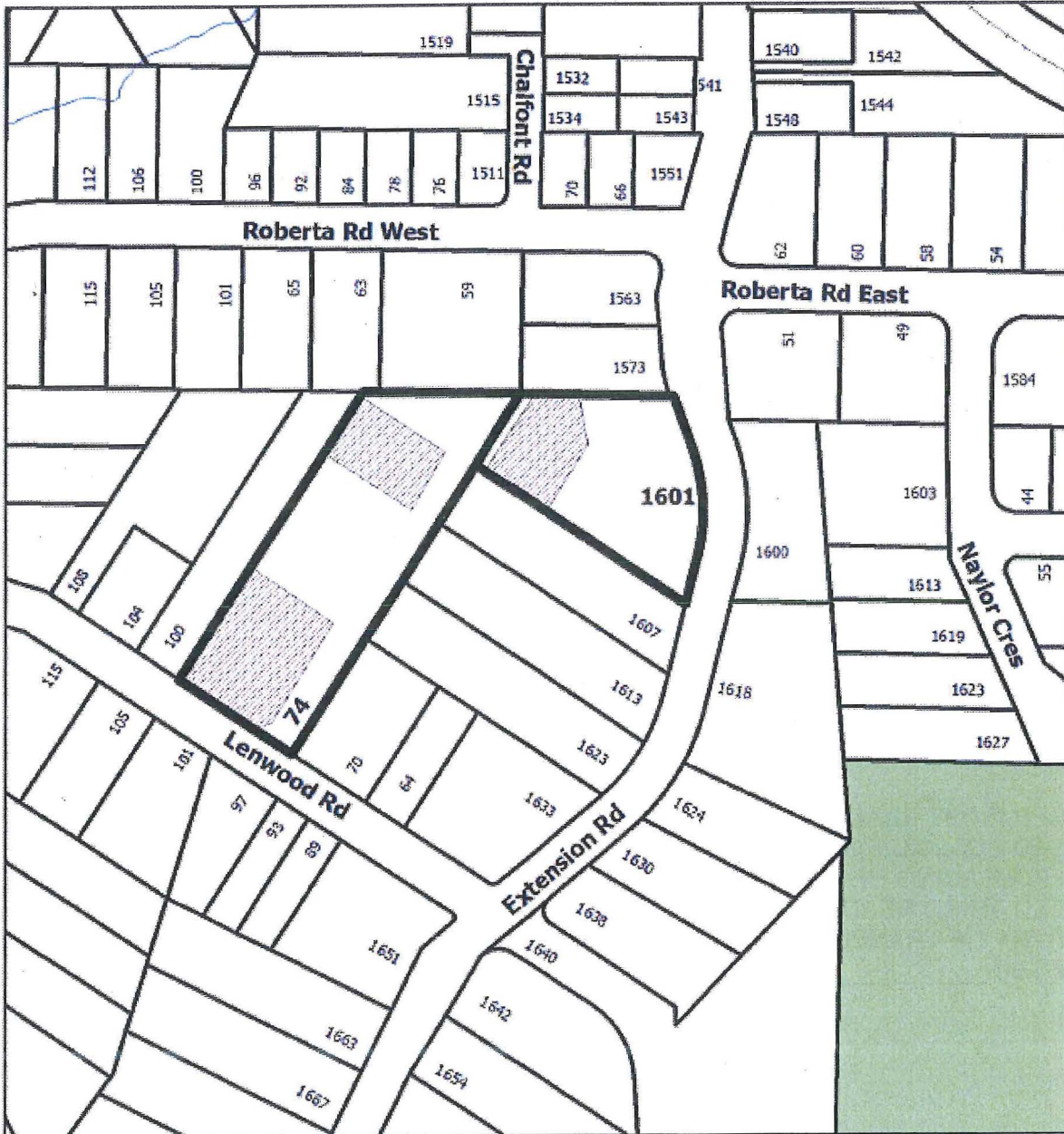
PASSED FIRST READING _____
 PASSED SECOND READING _____
 PUBLIC HEARING HELD _____
 PASSED THIRD READING _____
 MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL _____
 ADOPTED _____

MAYOR

CORPORATE OFFICER

File: RA000336
Address: 74 Lenwood Road and 1601 Extension Road

Schedule A






REZONING APPLICATION NO. RA000336

LOCATION PLAN

Civic: 74 Lenwood and
1601 Extension Road



-  Subject Properties
-  Portions to be Rezoned
-  Parks