

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2015-FEB-02

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

RE: REZONING APPLICATION NO. RA000341 – 4295 JINGLE POT ROAD

STAFF RECOMMENDATION:

That Council:

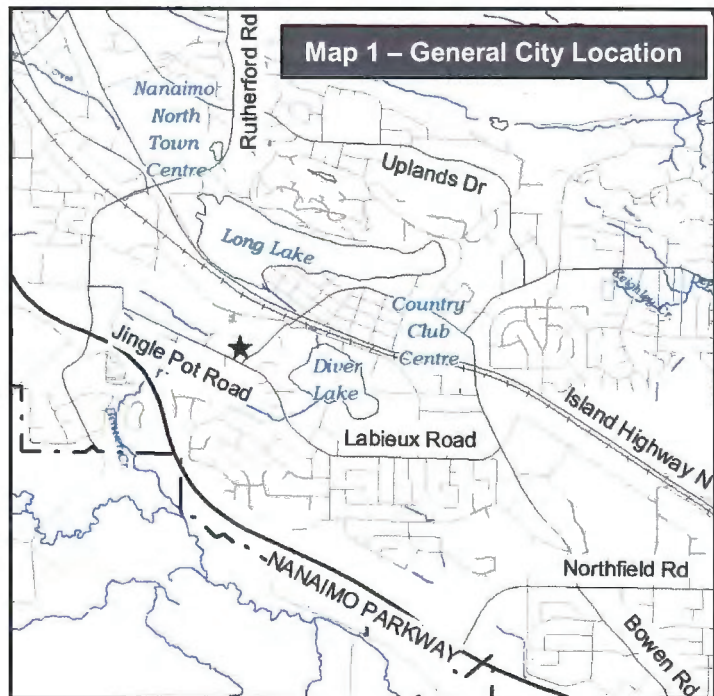
1. receive the report pertaining to "ZONING AMENDMENT BYLAW 2015 NO. 4500.075"; and
2. direct Staff to secure the community contribution prior to Adoption of the bylaw, should Council support the bylaw at Third Reading.

PURPOSE:

The purpose of this report is to present a rezoning application for property located at 4295 Jingle Pot Road to rezone part of the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4) in order to permit two duplex lots.

BACKGROUND:

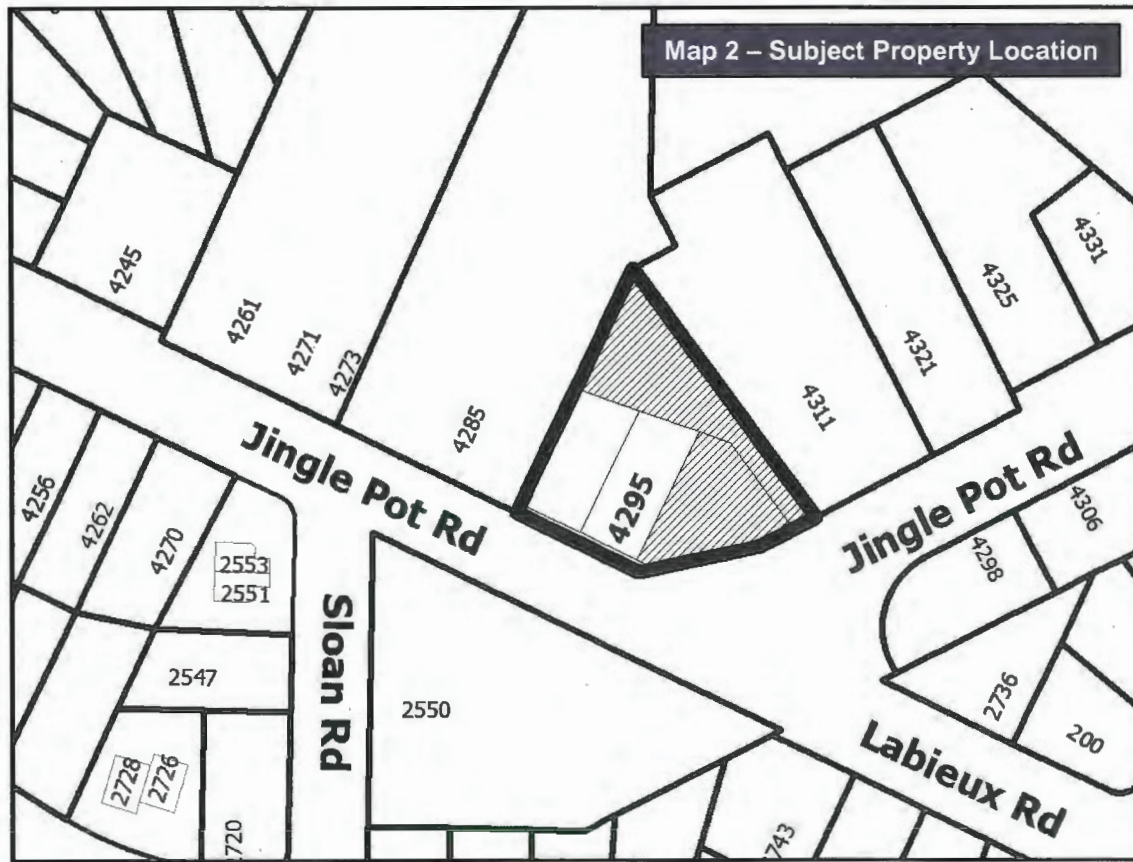
The City has received a rezoning application from Mr. Allan Herle, on behalf of AHLT Holdings Ltd., to rezone part of the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4) in order to permit two duplex lots.



Subject Property

Current Zone:	Single Dwelling Residential (R1)
OCP Designation:	Neighbourhood
Proposed Zone:	Duplex Residential (R4)
Purpose:	To rezone part of the lot to permit two duplex lots.
Location:	The site is located on the northeast corner of the Jingle Pot Road and Labieux Road intersection (see Map 1 and Map 2)
Total Lot Size:	2,846 m ² (0.7 acres)
Total Rezoning Area:	1,577 m ² (0.4 acres)

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☒ Open Meeting
☐ In-Camera Meeting
 Meeting Date: 2015-FEB-02



DISCUSSION:

Site and Surrounding Area

The subject property is located on the northeast corner of the Jingle Pot Road and Labieux Road intersection, approximately 400 metres west of the Island Highway intersection of Jingle Pot Road/Norwell Drive. The area contains a mix of single family homes and duplex lots, with community and commercial uses to the east of the site towards the Island Highway. The site is approximately 400 metres from the E & N trail and within close proximity to Divers Lake. The site currently contains a single family dwelling.

Official Community Plan (OCP)

The subject property is located within the Neighbourhood designation of the Official Community Plan (OCP). The neighbourhood plan encourages a mix of housing types that will provide housing for individuals and families of all age ranges and income levels and which respects the neighbourhood character. Residential densities of 10-50 units per hectare are supported in neighbourhoods. The overall concept of the lot equates to a density of 21 units per hectare, which falls within the Neighbourhood density range. Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.

Nanaimo Transportation Master Plan Considerations

The subject property is located in a neighbourhood area, 400 metres outside of the Country Club mobility hub. Through the subdivision of the lot, sidewalks are required to be installed which improve the pedestrian environment in this location.

The subject property is currently zoned Single Dwelling Residential (R1) and has Preliminary Layout Acceptance (PLA) under the R1 zone, as shown below in *Figure 1 – Subdivision Layout*. As such, the lot is planned to be subdivided into four single family lots. However, the applicant has requested to rezone two lots in order to permit two duplex lots. Lots 1 and 4, shown below, are proposed as duplex lots. Each proposed duplex lot exceeds the minimum R4 lot area requirement. The applicant intends to build detached units on each duplex lot. Full movement vehicle access to all of the future lots will be from a common access easement off of Jingle Pot Road. The existing house will remain in place and is located on future Lot 2. Concept elevations for the duplex lots are shown below in Figures 2 and 3.

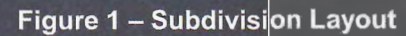


Figure 2 – Conceptual Elevations for Lot 1

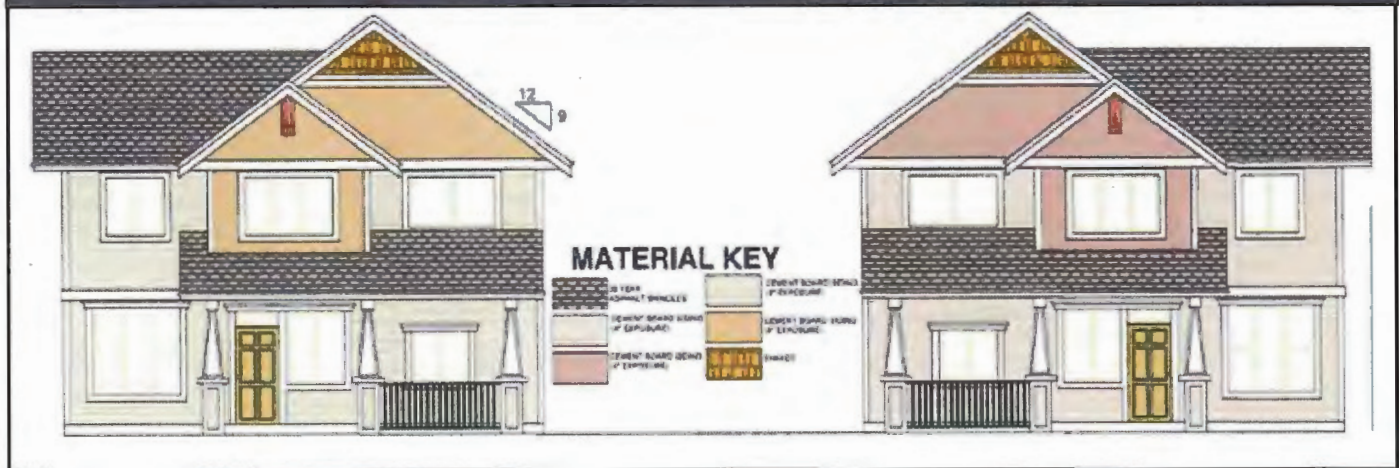
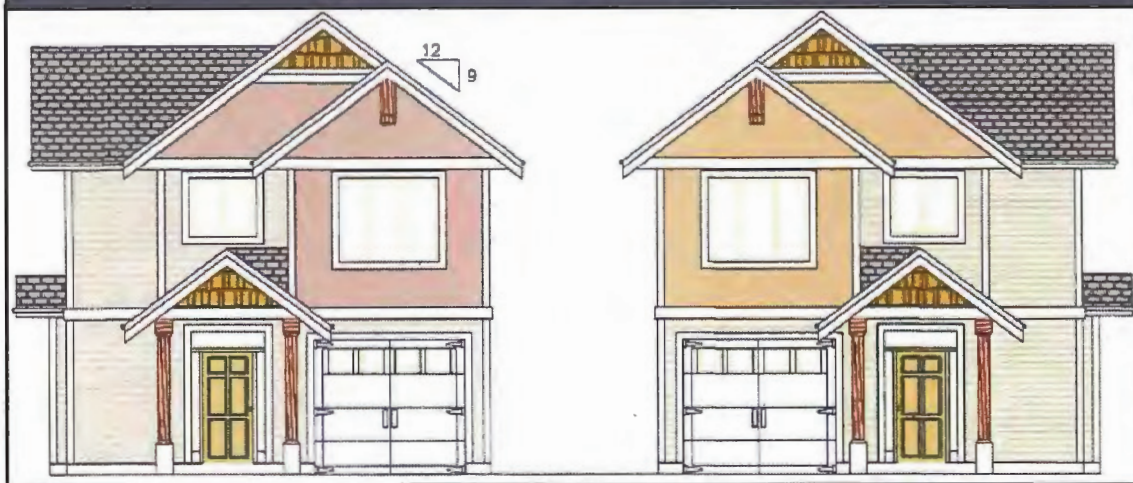


Figure 3 – Conceptual Elevations for Lot 4



Lot 1 Density

As mentioned above, the subject property is currently zoned Single Family Residential (R1) and subdivision is underway (SUB00922) to divide the property into four R1 lots. Proposed Lot 1 is a corner lot and is permitted two principle dwellings under the R1 zone. It is the applicant's preference to rezone proposed Lot 1 to R4 as they felt it provided greater clarity around the permitted density, and they already required rezoning for Lot 4 and could easily include Lot 1 in the application.

Community Contribution

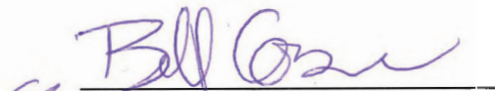
As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. In response to Council's policy, the applicant is proposing a monetary community contribution of \$4,000 towards parks and/or parks signage in the area. Staff is supportive of the community contribution proposal.

Respectfully submitted,



B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT



T. Seward
ACTING GENERAL MANAGER
COMMUNITY DEVELOPMENT &
PROTECTIVE SERVICES

CITY MANAGER COMMENT:

I concur with the staff recommendation.

SH/pm
Drafted: 2015-JAN-26
Prospero: RA000341