

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2015-MAR-16

AUTHORED BY: SHEILA HERRERA, PLANNER, PLANNING & DESIGN

RE: REZONING APPLICATION NO. RA342 – 5470 GODFREY ROAD

STAFF RECOMMENDATION:

That Council:

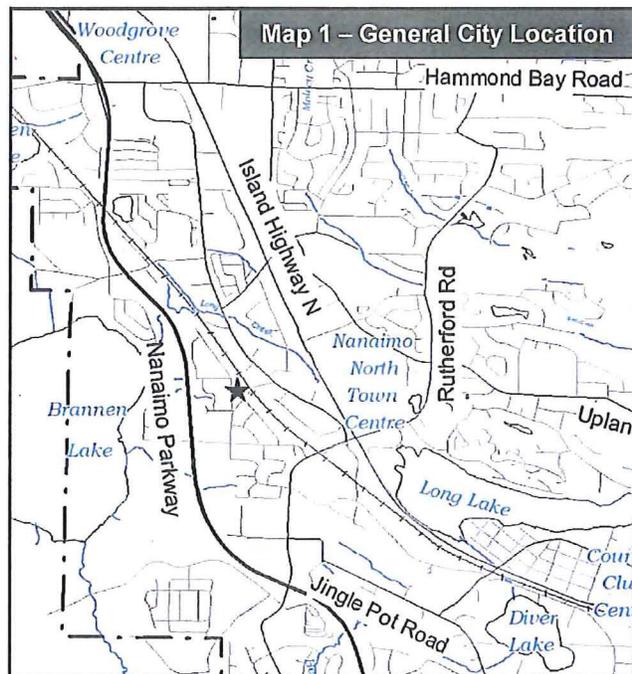
1. receive the report pertaining to “ZONING AMENDMENT BYLAW 2015 NO. 4500.076”; and
2. direct Staff to secure the community contribution prior to the adoption of the bylaw, should Council support the bylaw at Third Reading.

PURPOSE:

The purpose of this report is to present a rezoning application for property located at 5470 Godfrey Road to rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential-Small Lot (R2) in order to facilitate subdivision of the lot.

BACKGROUND:

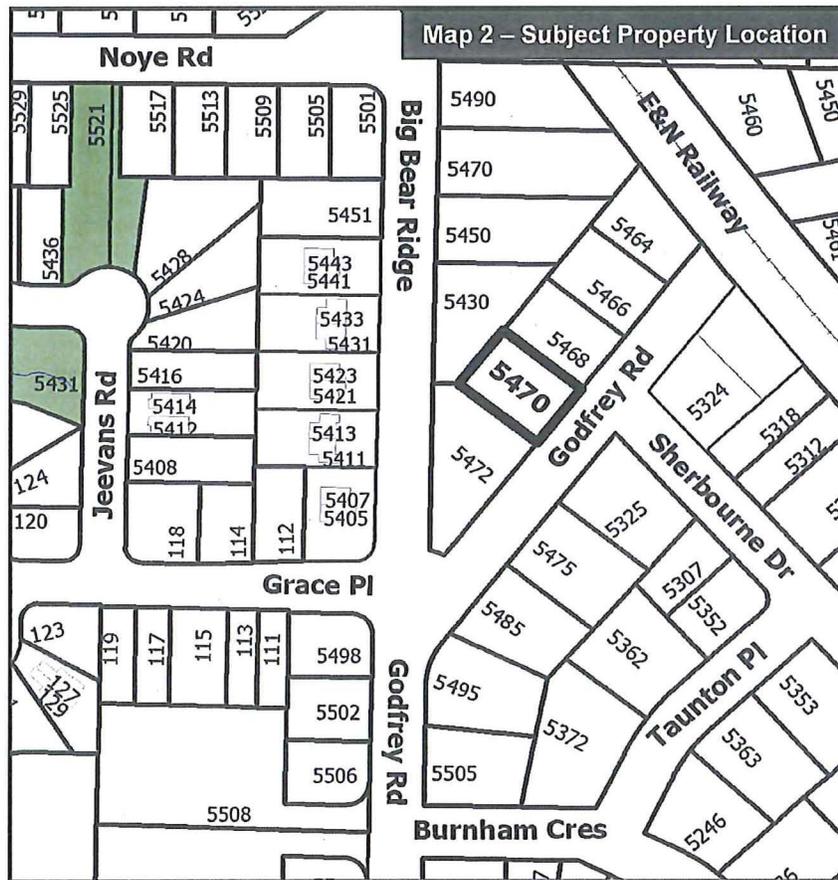
The City has received a rezoning application from Keith Brown, on behalf of Amrik & Piara Khakh to rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential-Small Lot (R2) in order to facilitate subdivision of the lot.



Subject Property

Current Zone:	Single Dwelling Residential (R1)
OCP Designation:	Neighbourhood
Proposed Zone:	Single Dwelling Residential-Small Lot (R2)
Purpose:	To subdivide into 2 residential lots
Location:	Approximately 70 metres south of the E & N Railway crossing on the west side of Godfrey Road (see Map 1 and Map 2)
Lot Size / Total Area:	957 m ² (0.2 acres)

Council
 Committee.....
 Open Meeting
 In-Camera Meeting
 Meeting Date: 2015-MAR-16



DISCUSSION:

Site and Surrounding Area

The subject property is located approximately 70 metres south of the E & N Railway crossing on the west side of Godfrey Road, and is currently a vacant lot. The surrounding area is primarily comprised of single dwelling residential properties with several duplex lots located along Big Bear Ridge to the west.

Official Community Plan (OCP)

The subject property is located within the Neighbourhood designation of the Official Community Plan (OCP). The Neighbourhood designation provides for lower density residential areas. Development in neighbourhoods will be characterized by a mix of low density residential uses and may include detached and semi-detached dwelling units, secondary suites, special needs housing, mobile homes, duplexes, triplexes, quadruplexes and townhouses. Residential densities from 10 to 50 units per hectare, in two to four storey building forms, will be supported in neighbourhoods. The proposed concept 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.

Small Lot Policy

Council adopted the following Small Lot Policy on 2015-FEB-05, which now forms part of the Neighbourhood designation of the Official Community Plan (OCP):

- Small lot, single family, housing lots will be encouraged within neighbourhoods where:
 - an adjacent lane exists, or will be provided through site development, or the proposed small lot development is an infill development and all lots will be accessed from an existing city street;
 - the site is within walking distance or accessible by transit to a local service centre or commercial services and neighbourhood amenities exist, such as a park, school, or cultural facility;
 - the proposed development contributes to a mix of housing types within the existing neighbourhood or within the proposed development, including a range of lot sizes; and
 - the proposed development encourages attractive, pedestrian-oriented, housing.

The proposed development will be accessed directly from Godfrey Road, an existing city street. The property is within 285 metres from a bus stop on Metral Drive, which is about a 3 minute walk. Dunster Park, Jeevans Park and Noye Park are also within a 3 minute walk from the property. North Town Centre is about 1 km from the subject property. Some duplex and small lots exist within the surrounding area, however the majority of single dwelling lots in this neighbourhood are greater than 1000m² in area. The two proposed small lots will further contribute to a mix of lot sizes in this area. As such, the proposed rezoning is considered to be consistent with the Small Lot Policy.

Nanaimo Transportation Master Plan Considerations

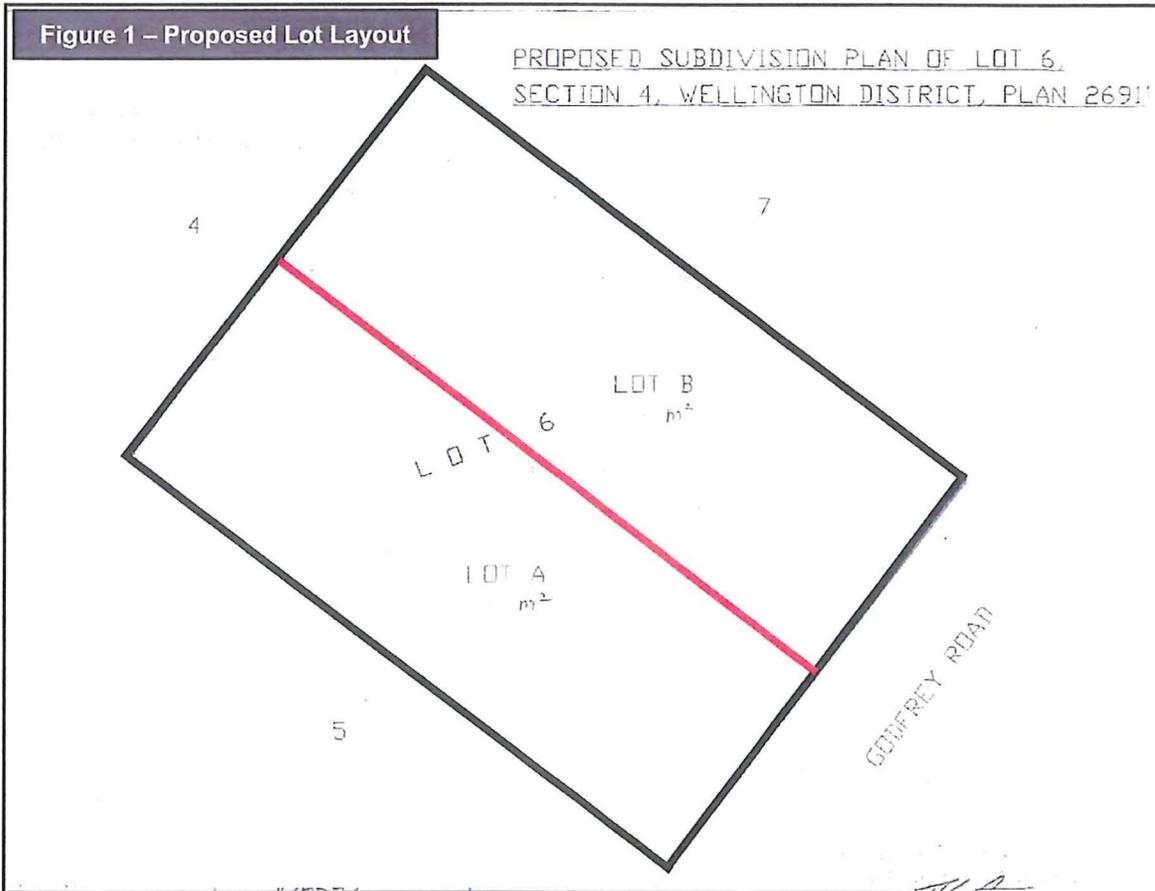
The subject property is located in a neighbourhood area, outside of a mobility hub. However, the property is located within close proximity to a cycle route (Metral Drive) as well as the E & N multi-purpose path. Sidewalks will be installed along the site frontage through the subdivision process.

Proposed Development

The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential-Small Lot (R2) in order to facilitate subdivision. The lot is proposed to be split into two small lots, as shown in *Figure 1-Proposed Lot Layout*. The proposed lots exceed the minimum requirements for lot area, lot frontage and lot depth. Each lot would be permitted to have one principal dwelling and a secondary suite. Building siting and parking requirements will be adhered to at the Building Permit stage.

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 contribution of \$2000 towards parks 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
PROTECTIVE SERVICES &
COMMUNITY DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

SH/pm
Drafted: 2015-MAR-02
Prospero: RA000342

CITY OF NANAIMO

BYLAW NO. 4500.076

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 2015 NO. 4500.076".
2. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 6, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN 26911 (5470 Godfrey 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 _____
ADOPTED _____

MAYOR

CORPORATE OFFICER

File: RA342
Address: 5470 Godfrey Road

Schedule A



REZONING APPLICATION NO. RA000342

LOCATION PLAN

Civic: 5470 Godfrey Road



-  Subject Property
-  Parks & Open Spaces