

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2015-AUG-17

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

RE: REZONING APPLICATION NO. RA355 – 2392 BARCLAY ROAD

STAFF RECOMMENDATION:

That Council:

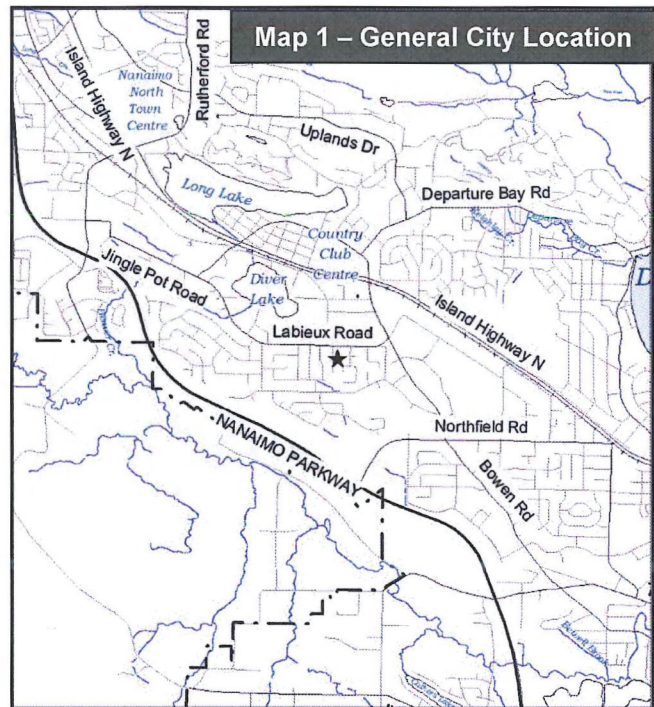
1. receive the report pertaining to “ZONING AMENDMENT BYLAW 2015 NO. 4500.083”; and,
2. direct Staff to secure the community contribution prior to the adoption of the bylaw, should Council support the bylaw at Third Reading.

PURPOSE:

The purpose of this report is to present a rezoning application for property located at 2392 Barclay 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 property.

BACKGROUND:

The City has received a rezoning application from RAWEL PARMAR to rezone the subject property from Single Dwelling Residential (R1) to Single Dwelling Residential-Small Lot (R2) in order to facilitate a two-lot subdivision of the property.



Subject Property

Current Zone:	Single Dwelling Residential (R1)
OCP Designation:	Neighbourhood
Proposed Zone:	Single Dwelling Residential-Small Lot (R2)
Purpose:	To subdivide into two residential lots.
Location:	Barclay Road, off Labieux Road, near the Labieux and Shenton Road intersection.
Lot Size / Total Area:	858m ² (0.21 acres)

Council - Special
 Committee.....
 Open Meeting
 In-Camera Meeting
 Meeting Date: 2015-SEP-14

DISCUSSION:

Site and Surrounding Area

The subject property is an 858m² property located on Barclay Road near the Barclay Road / Labieux Road intersection. A mobile home is located in the centre of the property.

The subject property borders a low to medium density multiple family development to the east and single dwelling residential uses on all other sides.

The surrounding area is primarily comprised of single dwelling residential properties, many of which contain legal non-conforming mobile homes. The nearest commercial use is located on the corner of Labieux and Bowen Road, approximately 325m to the northeast.

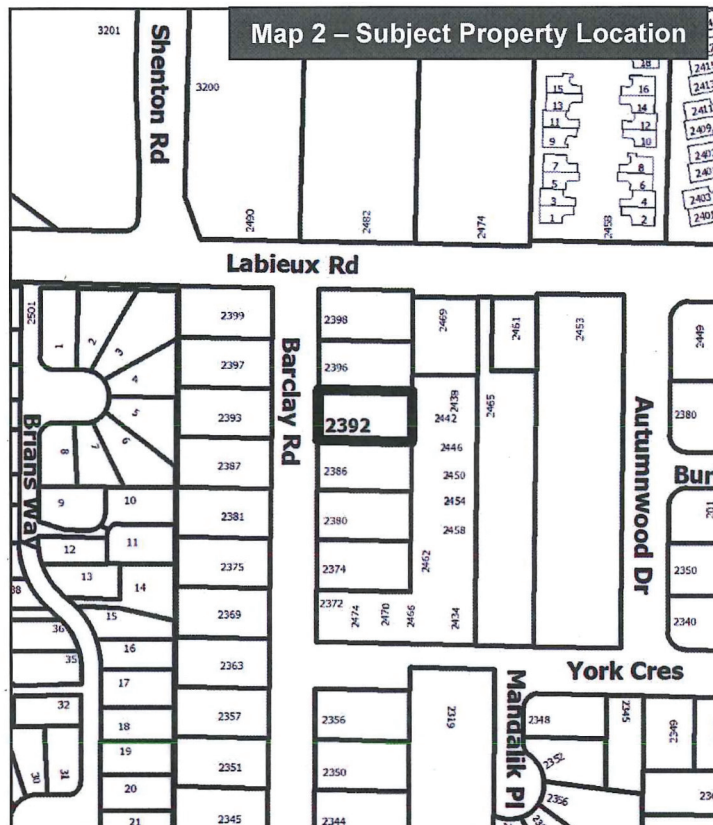
Small Lot Policy

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; and,
 - 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 rezoning is to allow subdivision of the property into two small lots. Given the small scale (one additional lot) and site context (accessed by an existing street and surrounded by developed lots), the proposal can be considered an infill development. While no lane is provided, both proposed lots will be accessed from Barclay Road, an existing street.

The subject property is within walking distance of Divers Lake Nature Park, approximately 150m to the northwest; and Beban Park, approximately 550m to the east. Both Labieux Road to the north, and Bowen Road to the west, are on an active bus route.

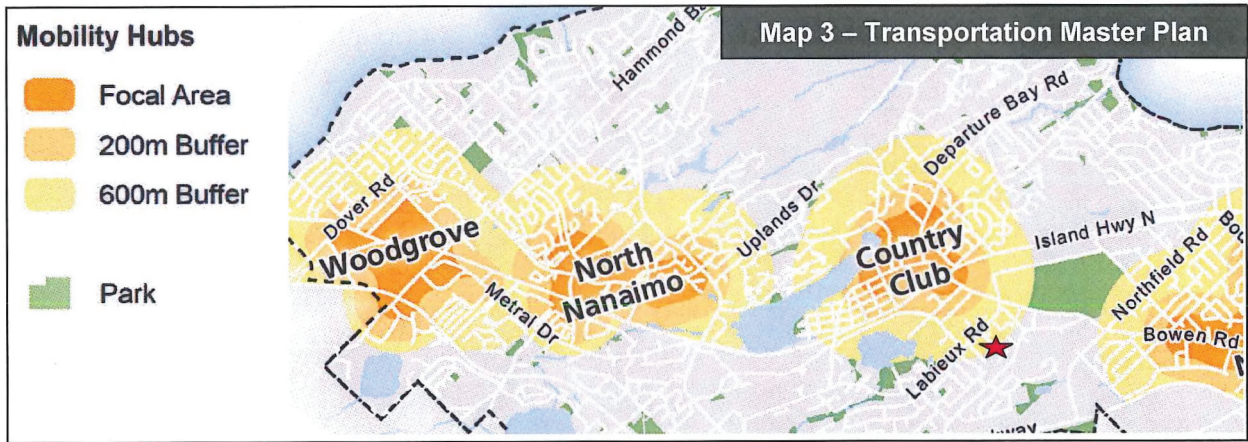


Official Community Plan

The subject property is located within the Neighbourhood designation of the Official 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 24 units per hectare, which falls within the Neighbourhood density range, as noted above. Staff is of the opinion the proposed rezoning complies with the intent of the OCP.

Nanaimo Transportation Master Plan Considerations

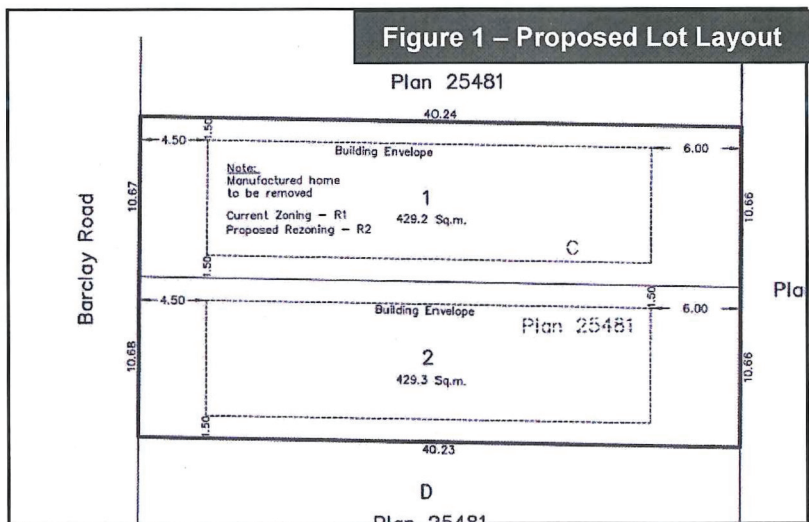
The subject property is located within the 600m buffer area of the Country Club Mobility Hub. Due to its central location within the city, and access to transit, residents near Country Club are more likely to drive less than in other parts of the city.



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 2 - Proposed Lot Layout.

Both lots will be 429m² each with 10.7m of frontage and will exceed the minimum requirements for lot area, lot frontage and lot depth within the R2 zone. Each lot would be permitted to have one principal dwelling and a secondary suite.



The existing legal non-conforming mobile home will be removed as a condition of subdivision. The applicant's letter of rationale is included as Attachment A.

Community Contribution

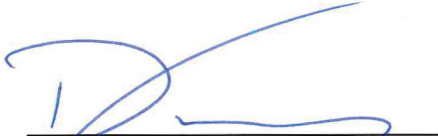
As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. In response to Council's policy, the applicant is proposing a monetary contribution of \$2000 towards affordable housing. Staff is supportive of the 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.