

DATE OF MEETING April 3, 2017

AUTHORED BY JILL COLLINSON, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT REZONING APPLICATION NO. RA375 – 5264 SHERBOURNE DRIVE

## OVERVIEW

### **Purpose of Report**

To present Council with a rezoning application to rezone a portion of 5264 Sherbourne Drive from Single Dwelling Residential (R1) to Duplex Residential (R4) to permit the construction of a duplex.

### **Recommendation**

1. That “Zoning Amendment Bylaw 2017 No. 4500.107” (RA375 – To rezone 5264 Sherbourne Drive from Single Dwelling Residential [R1] to Duplex Residential [R4]) pass first reading;
2. That “Zoning Amendment Bylaw 2017 No. 4500.107” pass second reading; and,
3. That Council direct Staff to secure the community contribution prior to adoption of the bylaw, should Council support the bylaw at third reading.

## BACKGROUND

The City has received a rezoning application, RA375, for 5264 Sherbourne Drive from the property owner, Mr. Jason Burrows, to rezone a portion of the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4). The purpose of the rezoning application is to construct a duplex on a proposed new lot.

A previous rezoning application (RA368) to rezone the entirety of the lot to allow for two duplexes was denied at third reading.

### **Subject Property**

Location:	The subject property is located north of Dunster Road (midpoint of Sherbourne Drive) backing onto the railway
Total Lot Size:	1,419m <sup>2</sup>
Subject Area Size:	707.6 m <sup>2</sup>
Current Zones:	Single Dwelling Residential (R1)
Proposed Zone:	Duplex Residential (R4)
Official Community Plan Designation:	Neighbourhood

## **DISCUSSION**

### **Proposed Development**

The application is to rezone a portion of the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4) to allow construction of a duplex on a proposed new lot. As part of the concurrent subdivision application (SUB01189), road upgrades and sidewalk construction will occur. The rezoning is not required to permit subdivision, but is required to permit the construction of a duplex on proposed Lot A.

The surrounding area is predominately Single Dwelling Residential (R1) with some Duplex Residential (R4) and Three and Four Unit Residential (R5) within a 400m radius. The subject property backs on to the railroad tracks, and is located at the midpoint of Sherbourne Drive. The subject property is 200m from a connection to both the Parkway Trail and the E&N Trail (Dunster Road).

The 1,419m<sup>2</sup> subject property has an existing single family dwelling (mobile home) which is being relocated to proposed Lot B. Proposed Lot A (707.6 m<sup>2</sup>) is the subject of this rezoning application. All accessory buildings on the property have been removed.

### **Staff Review**

#### *Official Community Plan*

The Official Community Plan (OCP) designates 5264 Sherbourne Drive as 'Neighbourhood'. The Neighbourhood land use designation encourages a mix of low density residential uses (10 to 50 units per hectare) in two to four-storey building forms. The proposed development equates to a density of 28 units per hectare, which falls within the 'Neighbourhood' density range. The 'Neighbourhood' designation encourages design to complement existing neighbourhood character, including the ground oriented nature of the existing housing. Staff is of the opinion the proposed infill development complies with the intent of the OCP.

#### *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 \$2,000 towards Park, Recreation & Culture youth programming. Staff is supportive of the community contribution proposal.

## **SUMMARY POINTS**

- The application is to rezone a portion of the property to Duplex Residential (R4) in order to facilitate construction of a duplex on proposed Lot A.
- The proposed development infill development meets policy objectives of the OCP and would complement the existing surrounding residential uses.

**ATTACHMENTS**

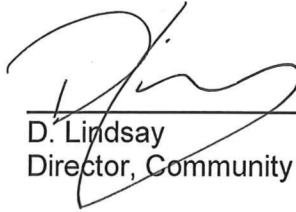
- ATTACHMENT A: Location Plan
- ATTACHMENT B: Site Plan
- ATTACHMENT C: Aerial Photo
- ATTACHMENT D: "Zoning Amendment Bylaw 2017 No. 4500.107"

**Submitted by:**



L. Rowett  
Manager, Current Planning and Subdivision

**Concurrence by:**



D. Lindsay  
Director, Community Development

ATTACHMENT A  
LOCATION PLAN



REZONING APPLICATION NO. RA000375

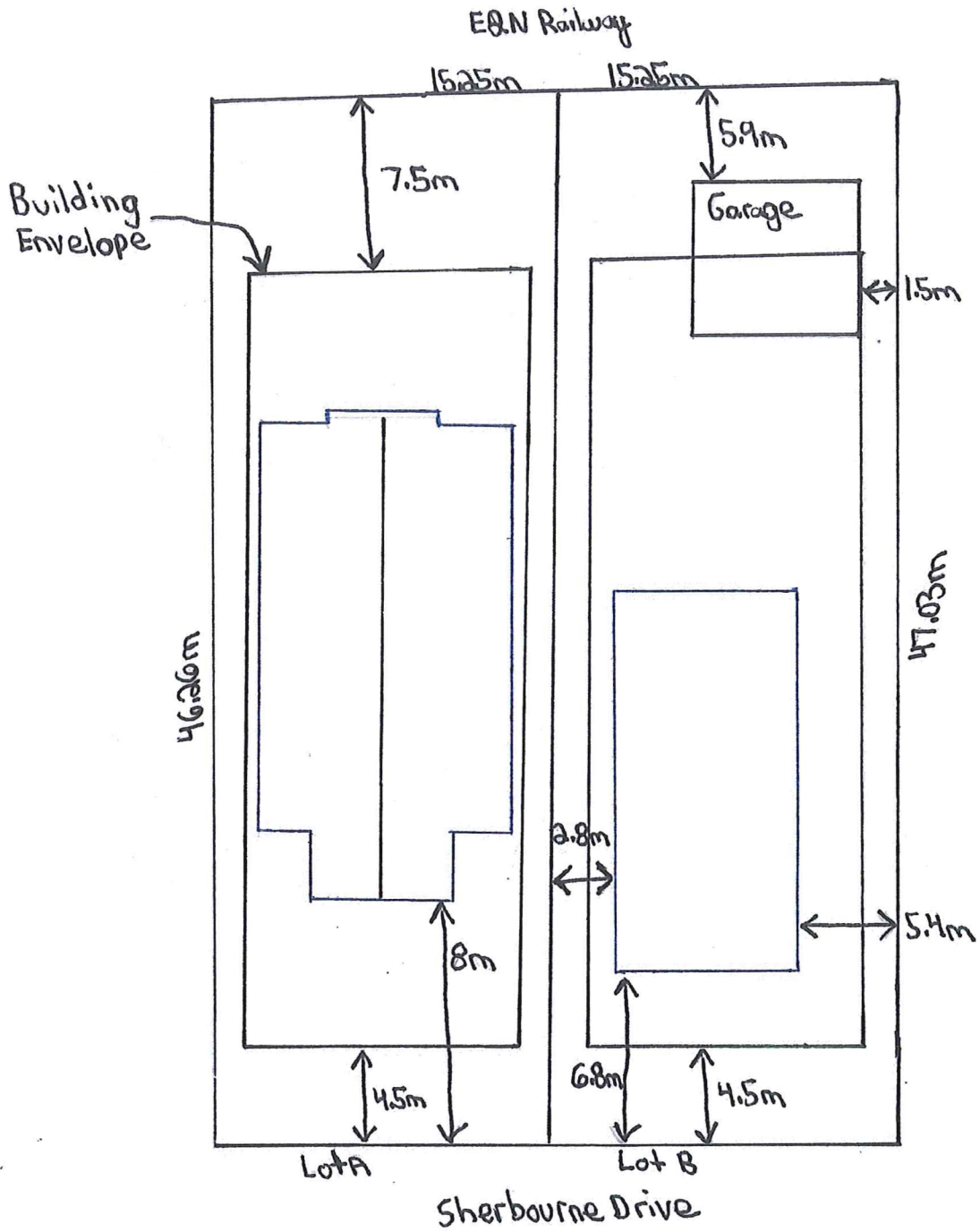
**LOCATION PLAN**

Civic: 5264 Sherbourne Drive  
Lot 6, Section 4, Range 4,  
Wellington District, Plan 21691



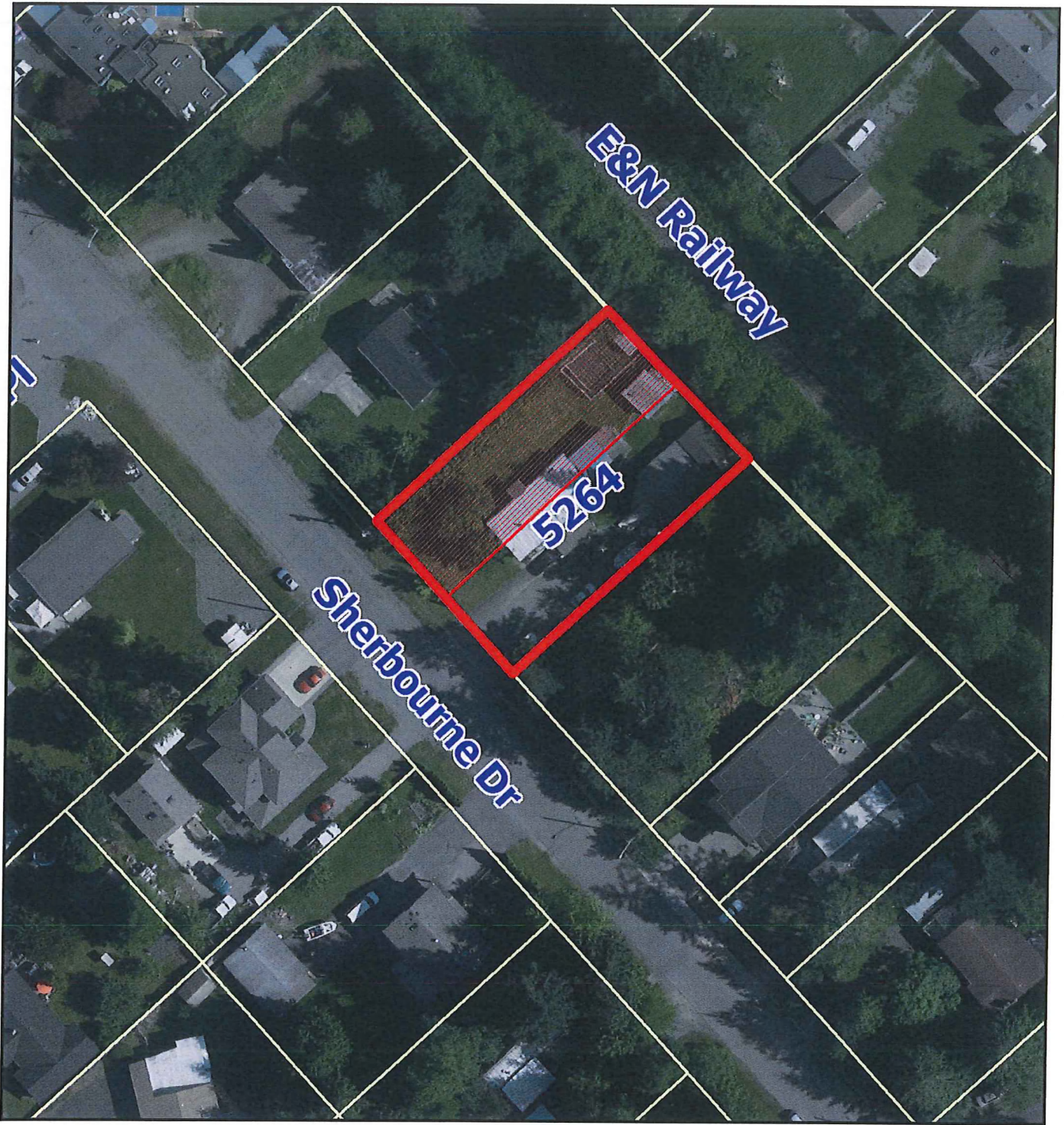
-  Subject Property
-  Portion to be rezoned

ATTACHMENT B  
SITE PLAN





RECEIVED  
RA000375  
2017-FEB-21  
Current Planning & Subdivision

ATTACHMENT C  
AERIAL PHOTO



REZONING APPLICATION NO. RA000375



-  Subject Property
-  Portion to be rezoned

CITY OF NANAIMO

BYLAW NO. 4500.107

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

---

WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 477, 480, 548, 469, 479, 481 and 482 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 2017 NO. 4500.107".
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 6, SECTION 4, RANGE 4, WELLINGTON DISTRICT, PLAN 21691 (5264 Sherbourne Drive) from Single Dwelling Residential (R1) to Duplex Residential (R4) 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: RA000368  
Address: 5264 Sherbourne Drive

Council Meeting  
2017-APR-03

Schedule A





REZONING APPLICATION NO. RA000375

### LOCATION PLAN



Civic: 5264 Sherbourne Drive  
Lot 6, Section 4, Range 4,  
Wellington District, Plan 21691

-  Subject Property
-  Portion to be rezoned