

DATE OF MEETING | July 9, 2018 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | REZONING APPLICATION NO. RA390 – 215 SABISTON STREET |

## OVERVIEW

### **Purpose of Report**

To present Council with an application to rezone the property located at 215 Sabiston Street from Single Dwelling Residential (R1) to Townhouse Residential (R6) in order to allow a five-unit multiple-family townhouse development. |

### **Recommendation**

1. That “Zoning Amendment Bylaw 2018 No. 4500.125” [To rezone 215 Sabiston Street from Single Dwelling Residential (R1) to Townhouse Residential (R6) pass first reading];
2. That “Zoning Amendment Bylaw 2018 No. 4500.125” pass second reading; and
3. That Council direct Staff to secure the community contribution prior to the adoption of the bylaw, should Council support the bylaw at third reading.]

## BACKGROUND

A rezoning application (RA390) for 215 Sabiston Street was received from Ellins Architect Inc. on behalf of the property owner, Gurdial Singh Parmar. The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) to allow a five-unit multiple family development.

### **Subject Property and Site Context**

<i>Location</i>	The subject property is located on the south side of Sabiston Street between Haliburton Street and Irwin Street.
<i>Total Area</i>	888.76m <sup>2</sup>
<i>Current Zone</i>	R1 – Single Dwelling Residential
<i>Proposed Zone</i>	R6 – Townhouse Residential
<i>Official Community Plan Designation</i>	Neighbourhood
<i>Neighbourhood Plan Designation</i>	South End Neighbourhood Plan - Neighbourhood

The subject property is located within Nanaimo’s South End Neighbourhood on Sabiston Street; a narrow road that runs approximately 150m between Haliburton Street to the west and the Snuneymuxw First Nation reserve lands to the east. Surrounding land use includes a mixture of light industrial and low-density residential uses.

The subject property contains a five-unit multiple-family bunkhouse building that was constructed in the early 1900s as affordable group housing. The building is non-conforming with respect to the number of dwellings and was recently damaged by fire, so is no longer occupied and will be removed.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing the re-development of an existing serviced lot to build a five-unit rental townhouse development in a three-storey building form. In order to increase the maximum allowable Floor Area Ratio (FAR) from 0.45 to 0.55, the applicant proposes to achieve Tier 1 within Schedule D of the Zoning Bylaw.

The proposed development is an infill development that will replace a recently damaged five-unit building with a five-unit townhouse development. As the previous building was non-conforming as to the number of dwelling units on the property, a rezoning is required to permit the new development; however, the proposed unit density will not exceed what was previously on the property.

### **Official Community Plan**

The subject property is located within the Neighbourhood designation (Section 2.3) of the Official Community Plan (OCP), which encourages a mix of housing types, including single residential dwellings and townhouses. Residential densities between 10 to 50 units per hectare are encouraged. The proposed infill development would achieve a density of 56 units per hectare (uph), which is comparable to the density range envisioned within the OCP. In addition, the scale and ground-oriented form of the proposed development is in keeping with the intent of the Neighbourhood designation.

### **Neighbourhood Plan**

The subject property is included within the South End Neighbourhood Plan (the Plan) and is designated as Neighbourhood within the Plan. The Neighbourhood designation supports residential densities from 10 to 50 uph in two- to four-storey building forms. The Plan also supports the infill of residential lots designed to complement the character and ground-oriented nature of existing housing. The Plan requires a sidewalk on one side of Sabiston Street which will be required through works and services.

The proposed use and density meets the intent of the Neighbourhood policies in the Official Community Plan and Neighbourhood Plan and will complement the existing uses in the neighbourhood.

A referral was sent to the South End Community Association on 2018-APR-17; no response was received.

## Transportation Master Plan

The subject property is located within the 600m buffer of the Downtown Mobility Hub. The #7 bus route is approximately 54m from the subject property, and the downtown bus terminal is an approximate twenty-minute walk. Haliburton Street has been identified as an on-street bicycle route. As such, the proposed development would be located near transit and commercial services and amenities.

## Community Contribution

As outlined in Section 7.3 of the OCP, the applicant should provide a community contribution in exchange for value conferred on land through a rezoning. The applicant proposes a monetary contribution of \$5,000 to be directed towards local park improvements.

## Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2018 No. 4500.125”, Staff recommend the following item be secured prior to adoption of the bylaw:

- Community Contribution – Monetary contribution of \$5,000 is to be directed towards improvements in Deverill Square neighbourhood park.

## Community Planning and Development Committee

The Community Planning and Development Committee, at its meeting held on 2018-MAY-15, recommended that Council approve the rezoning application.

### **SUMMARY POINTS**

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) to support a five-unit townhouse development.
- The development will replace a non-conforming five-unit rental building that was destroyed by fire with a new five-unit rental townhouse development.
- The proposed use and density meets the intent of the Neighbourhood policies in the Official Community Plan and Neighbourhood Plan and will complement the existing uses in the neighbourhood.

## **ATTACHMENTS**

ATTACHMENT A: Location Plan  
ATTACHMENT B: Conceptual Site Plan  
ATTACHMENT C: Conceptual Building Elevations  
ATTACHMENT D: Context Photos  
ATTACHMENT E: Aerial Photo  
Zoning Amendment Bylaw 2018 No. 4500.125

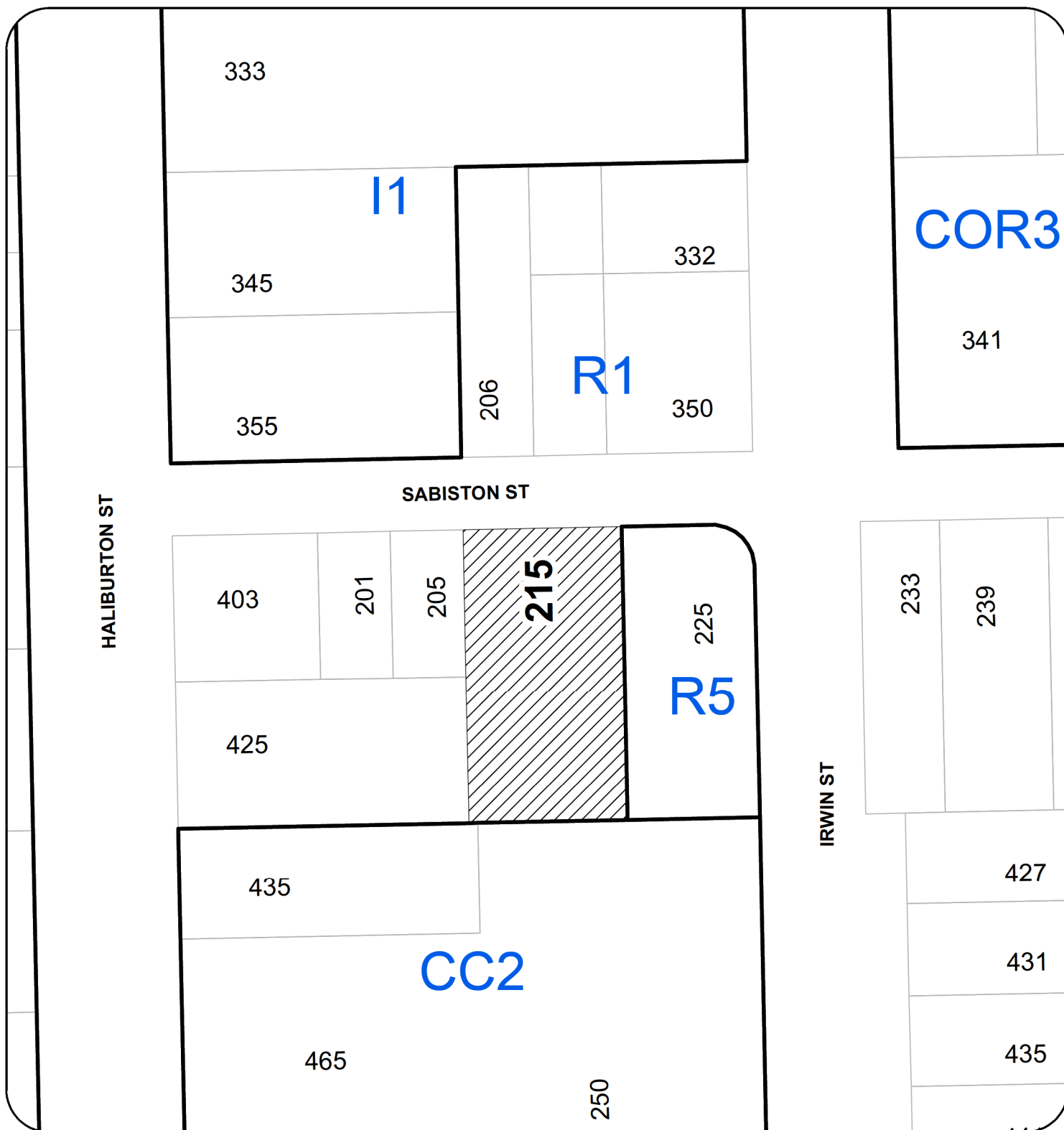
**Submitted by:**

L. Rowett,  
Manager, Current Planning and Subdivision

**Concurrence by:**

D. Lindsay,  
Director, Community Development

ATTACHMENT A  
LOCATION PLAN



REZONING APPLICATION NO. RA000390



LOCATION PLAN

Civic: 215 Sabiston Street



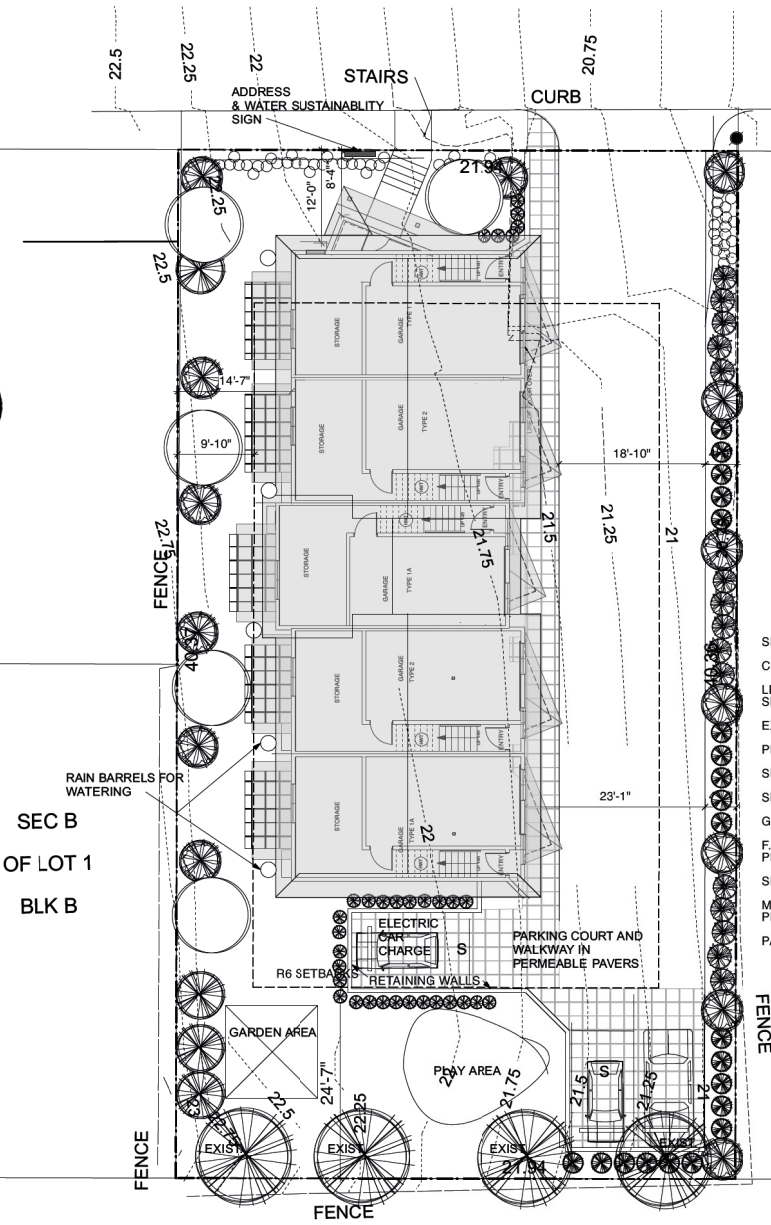
Subject Property

ATTACHMENT B  
CONCEPTUAL SITE PLAN

SABISTON STREET



IRWIN ST



REM SEC D  
OF LOT 1  
BLK B

SITE INFORMATION

CIVIC ADDRESS: 215 SABISTON ST. NANAIMO  
LEGAL DESCRIPTION: SECTION C OF LOT 1, BLOCK B,  
SECTION 1 NANAIMO DISTRICT, PLAN 584  
EXISTING ZONE: R1  
PROPOSED ZONE: R6 TOWNHOUSE RESIDENTIAL  
SITE AREA: 885.6 SQ. METERS (9632 SQ. FEET)  
SET BACKS: FRONT 6M (VARIANCE REQ.) SIDE YARDS 3 M, REAR 7.5 M  
GROSS FLOOR AREA: 5,246 SQ. FT.  
F.A.R.: MAXIMUM 0.45 0.55 WITH TIER ONE AMENITY BONUSES  
PROVIDED 0.55 (EXCLUDING GARAGE AND LOWER STORAGE)  
SITE COVERAGE: ALLOWED 40% = 3,813 SQ. FT. PROVIDED = 2,442 SQ. FT.  
MAX HEIGHT SLOPED ROOF: 9.0M = 29.52 FEET  
PROPOSED HEIGHT 9.38 M - VARIANCE REQUIRED  
PARKING: 5 UNITS X 1.62 = 8 PROVIDED

SITE PLAN  
SCALE 1/8"=1'-0"

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NO: / DATE: /  
REVISION: /

NO.	DATE	DESCRIPTION

FEB 23 2018P ZONING APP

**RESIDENTIAL DEVELOPMENT  
215 SABISTON STREET  
NANAIMO, B. C.**

50 Haig Road  
Gibsons, B.C. V0R 1X1  
Business (250) 247-8585  
michael@ellinsarchitect.com

**ellins architect inc.**  
architecture • planning • interior design

DRAWING:  
SITE PLAN

DRAWN BY:  
DATE: NOVEMBER 2017  
SCALE: NOTED

PROJECT NO. 2017-15 DRAWING NO. A1

RECEIVED  
RA 390  
2018-JUN-12

1/2  
37



SEC B  
OF LOT 1  
BLK B

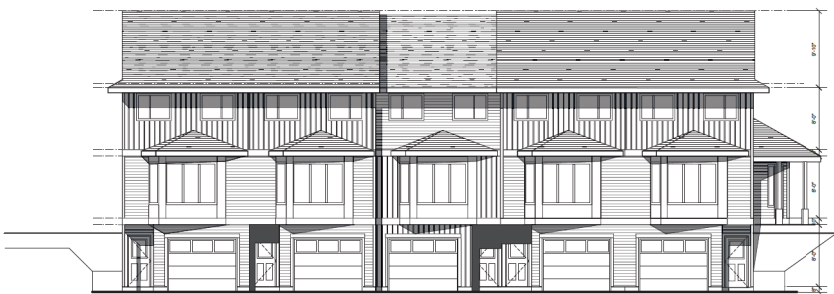
PCL A  
OF LOT 2

LOT 1

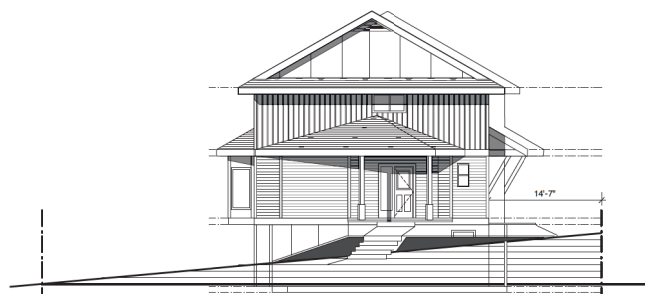
# ATTACHMENT C CONCEPTUAL BUILDING ELEVATIONS

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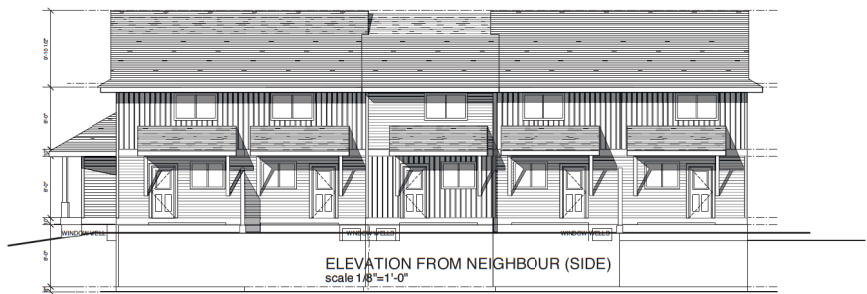
NO: _____ DATE: _____	
REVISION: _____	
FEB 23 2018P REZONING APP	



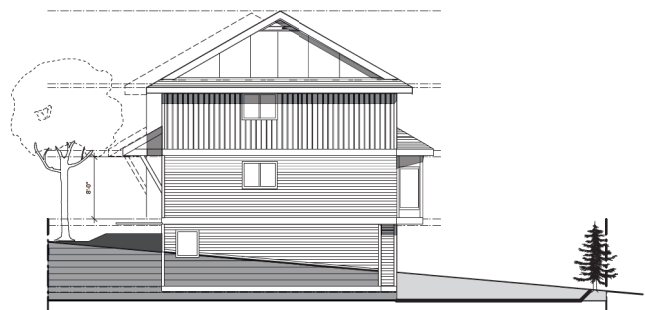
ELEVATION FROM DRIVEWAY (SIDE)  
scale 1/8"=1'-0"



FRONT ELEVATION FROM SABISTON STREET  
scale 1/8"=1'-0"



ELEVATION FROM NEIGHBOUR (SIDE)  
scale 1/8"=1'-0"



REAR ELEVATION  
scale 1/8"=1'-0"

## RESIDENTIAL DEVELOPMENT 215 SABISTON STREET NANAIMO, B. C.

5-0 Haig road  
 Gabriola, B.C. V0R 1X1  
 business: (250) 247-8585  
 a@ellinarchitects.com

**ellins architect inc.**

architecture • planning • interior design

DRAWING: \_\_\_\_\_

RECEIVED

RA 390

2018-FEB-23

(Stamp Expires 24 November 2018)

DRAWN BY: \_\_\_\_\_

DATE: NOVEMBER 2017

SCALE: NOTED

PROJECT NO. 2017-15	DRAWING NO.
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# ATTACHMENT D CONTEXT PHOTOS



EXISTING SITE VIEWS



STREET VIEWS

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NO:     DATE:       
REVISION:

FEB 23 2018P REZONING APP

**RESIDENTIAL DEVELOPMENT  
215 SABISTON STREET  
NANAIMO, B. C.**

50 Haig Road  
Gabriola, B.C. V0R 1X1  
Business: (250) 247-8585  
a@ellinsarchitect.com

**ellins architect inc.**  
architecture • planning • interior design

DRAWING:       
  
**RECEIVED  
R A 3 9 0  
2018 FEB 23**  
LOCAL GOVERNMENT

DRAWN BY:       
DATE:     NOVEMBER 2017  
SCALE:     NOTED  
PROJECT NO.     DRAWING NO.       
2017-15



ATTACHMENT E  
AERIAL PHOTO



REZONING APPLICATION NO. RA000390



CITY OF NANAIMO

BYLAW NO. 4500.125

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

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WHEREAS the Council may zone land, by bylaw, pursuant to Sections 464, 465, 469, 477, 479, 480, 481, 482, and 548 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 2018 No. 4500.125".
2. The City of Nanaimo "Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as SECTION C, OF LOT 1, BLOCK B, SECTION 1, NANAIMO DISTRICT, PLAN 584 (215 Sabiston Street) from Single Dwelling Residential (R1) to Townhouse Residential (R6) 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: RA000390  
Address: 215 Sabiston Street

### SCHEDULE A



REZONING APPLICATION NO. RA000390

### LOCATION PLAN

Civic : 215 Sabiston Street



 Subject Property