

DATE OF MEETING | August 30, 2021 |

AUTHORED BY | LAINY STEVENSON, PLANNER, CURRENT PLANNING |

**SUBJECT** | **REZONING APPLICATION NO. RA466 – 6643 AULDS ROAD** |

## **OVERVIEW**

### **Purpose of Report**

To present Council with an application to rezone the subject property at 6643 Aulds Road from Single Dwelling Residential (R1) to Duplex Residential (R4) to allow for a multi-family residential development.

### **Recommendation**

That:

1. “Zoning Amendment Bylaw 2021 No. 4500.191” (To rezone 6643 Aulds Road from Single Dwelling Residential [R1] to Duplex Residential [R4]) pass first reading;
2. “Zoning Amendment Bylaw 2021 No. 4500.191” pass second reading; and
3. Council direct Staff to secure the road dedication, road reserve covenant, community amenity contribution, and building orientation and driveway access covenant, should Council support the bylaw at third reading.

## **BACKGROUND**

A rezoning application (RA466) was received from Corcon Industries Ltd., to rezone the property at 6643 Aulds Road from Single Dwelling Residential (R1) to Duplex Residential (R4) to allow a multi-family residential development.

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

<i>Location</i>	The subject property is located on the south side of Aulds Road, between Valley View Drive and Rhodo Way.
<i>Total Lot Area</i>	2,398m <sup>2</sup>
<i>Current Zoning</i>	R1 – Single Dwelling Residential
<i>Proposed Zoning</i>	R4 – Duplex Residential
<i>Official Community Plan (OCP) Future Land Use Designation</i>	Neighbourhood

The subject property currently contains a manufactured home and detached accessory buildings. The property is surrounded by single family and duplex dwellings in a residential neighbourhood. The City boundary is on the opposite side of Aulds Road, which is shared with the District of Lantzville. Woodgrove Centre is located northeast of the site across the Nanaimo Parkway, and Green Lake is located southwest of the subject property.

## **DISCUSSION**

### **Proposed Development**

The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4) with the intent of subdividing the property into two lots and developing each one with a detached duplex. There is a concurrent subdivision application (SUB01364) that will be modified to facilitate the proposed duplexes, provided that this rezoning application is approved.

This proposed rezoning was referred to the Ministry of Transportation and Infrastructure due to the proximity of the development to the Nanaimo Parkway. As the surrounding area develops, it is anticipated the intersection at Aulds Road and the Nanaimo Parkway will need to expand. At the time of expansion, access for the properties on Aulds Road between Valley View Drive and Rhodo Way will need to be closed and accommodated from an alternative point of access. As lots on this block develop, the City is working to secure a future lane at the rear of the properties. Staff recommend that a building orientation and driveway access covenant be secured as a condition of this rezoning to ensure that buildings will face Aulds Road and that access can be accommodated from the future lane at the rear.

### **Policy Context**

#### *Official Community Plan*

The subject property is located within the Neighbourhood future land use designation (Section 2.3) of the Official Community Plan (OCP). The Neighbourhood designation supports residential infill and a mix of housing types, including ground-oriented multiple-family units that are two to four storeys in height, with a density range of 10-50 units per hectare (uph). The development concept proposes a density of 16 uph, which falls within the target range. The development also increases the housing choice in the area, and is consistent with the Neighbourhood designation policies. The proposed development meets the objectives of the OCP and offers an infill development in a neighbourhood near a major transportation route, commercial services, and parks.

#### *Transportation Master Plan*

The Nanaimo Transportation Master Plan (NTMP) reinforces the land use and transportation policies in the OCP by designating urban nodes and mobility hubs. The NTMP states that mobility hubs will be the focus of increased walking, cycling, and public transit opportunities. The subject property is inside the 200m buffer of the Woodgrove Mobility Node, which supports medium- to high-density development forms within mobility hubs. The proposed location for this development supports City policies to direct growth where there are existing services and employment nearby.

### **Community Consultation**

A rezoning sign was posted on the property in July 2021, and the applicant consulted the immediate neighbours by going door-to-door to inform them of the proposed development. The subject property is not located within the boundaries of a neighbourhood association. Neighbours expressed general support for the application with a request that a fence be

installed along the full property line. Neighbours also commented they would prefer the development take the form of detached duplexes. The applicant has expressed an intent to build a fence along the perimeter of the property and in developing two detached duplexes to address these concerns.

### **Community Amenity Contribution**

As outlined in Section 7.3 of the OCP, in exchange for value conferred on the lands through a rezoning, applicants are encouraged to provide a Community Amenity Contribution (CAC) as part of their proposal. General practice for residential development is to secure a CAC with a minimum value of \$1,000 per dwelling unit. As the intent of the rezoning and subdivision application is to develop two duplexes (four units total), the applicant has proposed a CAC of \$4,000 towards improvements for local parks and trails. Staff support the proposed CAC.

### **Conditions of Rezoning**

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2021 No.4500.191”, Staff recommend the following items be secured in a Section 219 covenant to be registered on the property title prior to final adoption of the bylaw:

1. *Road Dedication* – Road dedication of approximately 2.44m from the front property line on Aulds Road.
2. *Road Reserve Covenant* – A no-build and road reserve covenant for future road dedication of a 7m-wide lane at the rear of the property.
3. *Community Amenity Contribution* - A monetary contribution of \$4,000 towards improvements for local parks and trails.
4. *Building Orientation and Driveway Access Covenant* – The requirement for future buildings to face Aulds Road, and at the time of the interchange redevelopment, driveway access to the property be relocated to the lane.

### **SUMMARY POINTS**

- A rezoning application has been received to rezone the property 6643 Aulds Road from Single Dwelling Residential (R1) to Duplex Residential (R4) to allow for a multi-family residential development.
- The proposed rezoning will facilitate a subdivision infill development on the site with two duplexes.
- The subject property is designated as Neighbourhood in the OCP. The proposed development complies with the policy objectives of the Neighbourhood designation.
- A Community Amenity Contribution of \$4,000 is proposed to be directed to improvements within local parks and trails.

**ATTACHMENTS**

ATTACHMENT A: Context Map  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Conceptual Site Plan  
ATTACHMENT D: Aerial Photo  
“Zoning Amendment Bylaw 2021 No 4500.191”

**Submitted by:**

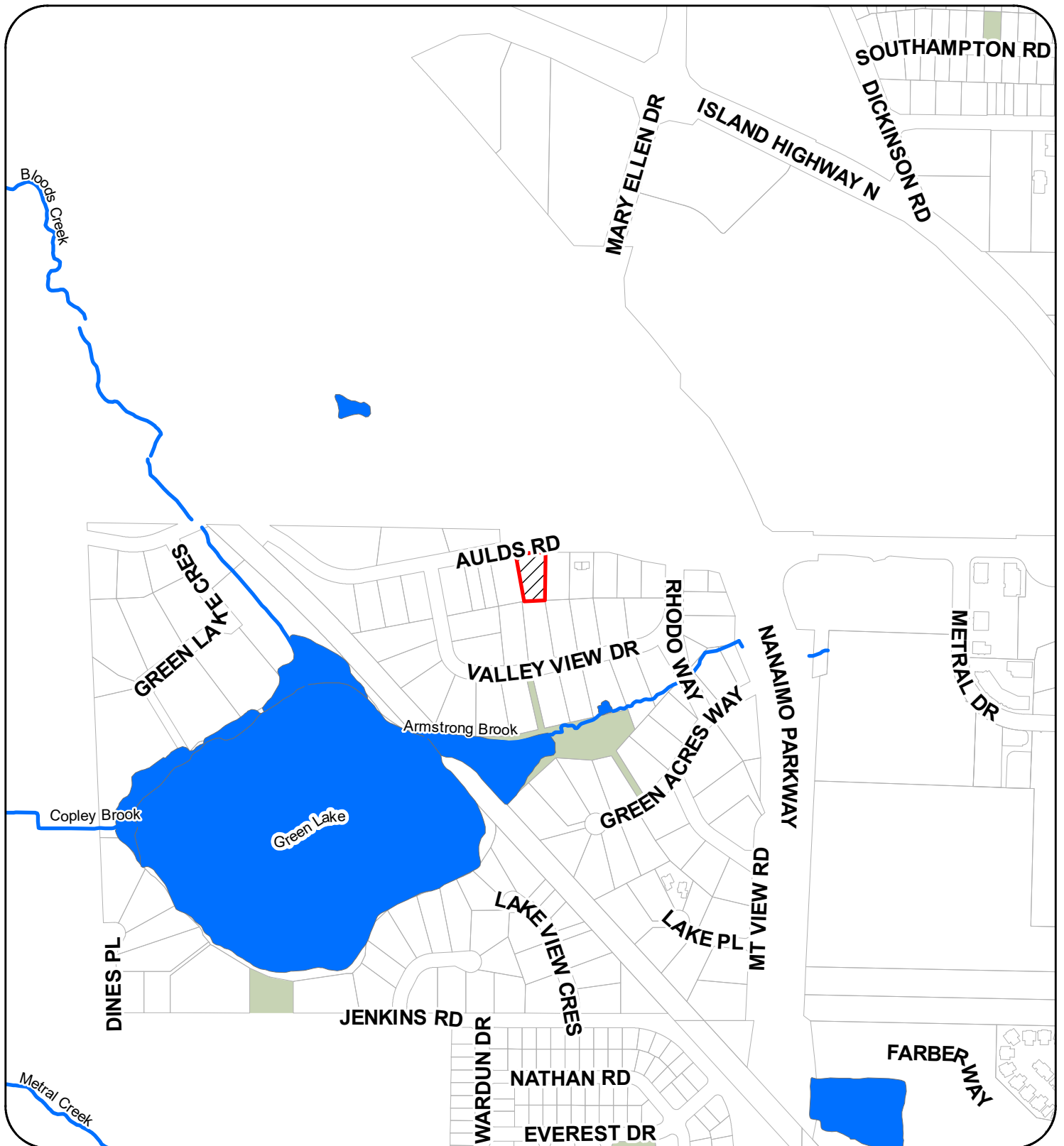
Lainya Rowett  
Manager, Current Planning

**Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services

# ATTACHMENT A CONTEXT MAP



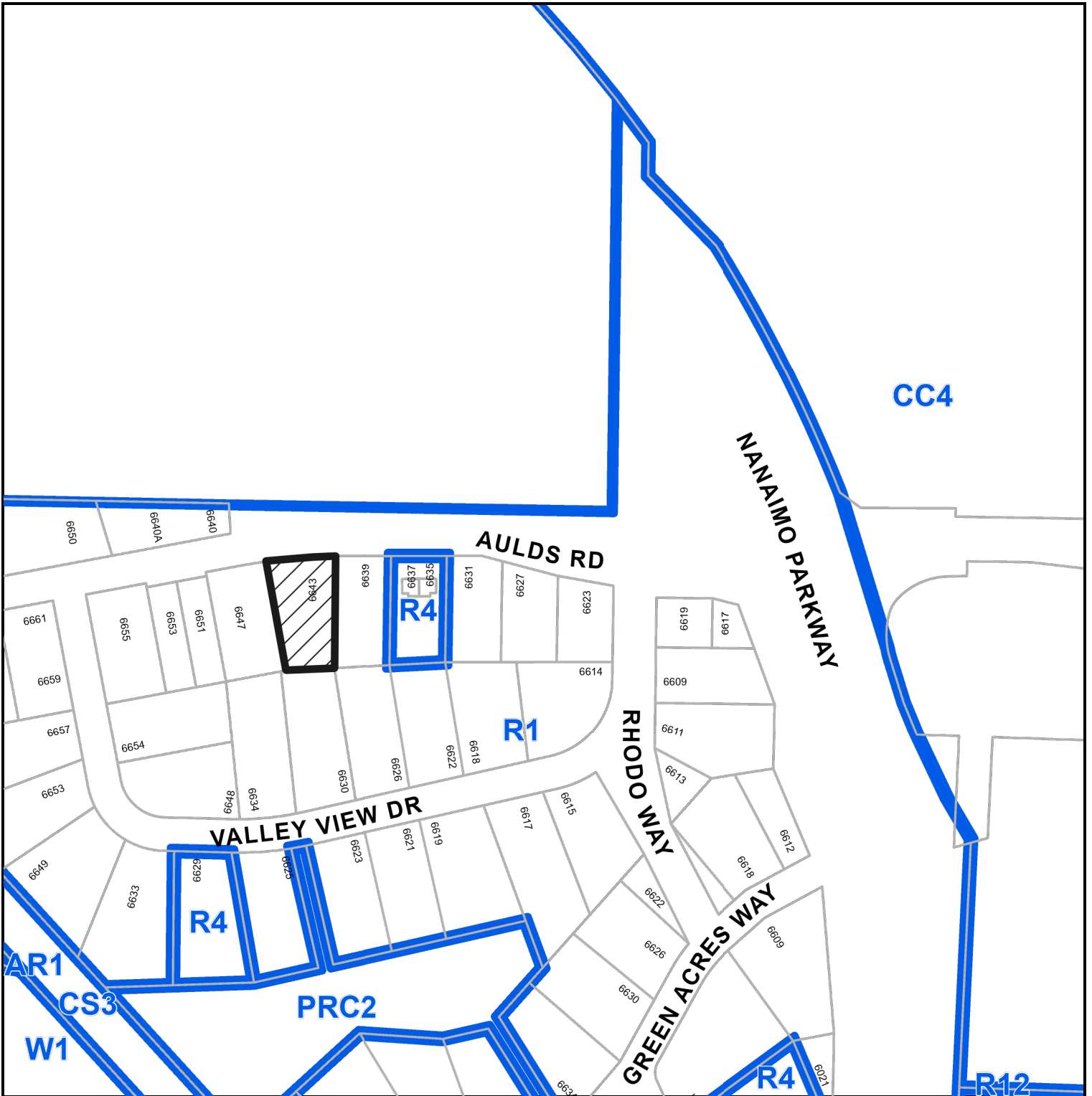
**REZONING APPLICATION NO. RA000466**

N



6643 AULDS ROAD

# ATTACHMENT B LOCATION PLAN



## REZONING APPLICATION NO. RA000466

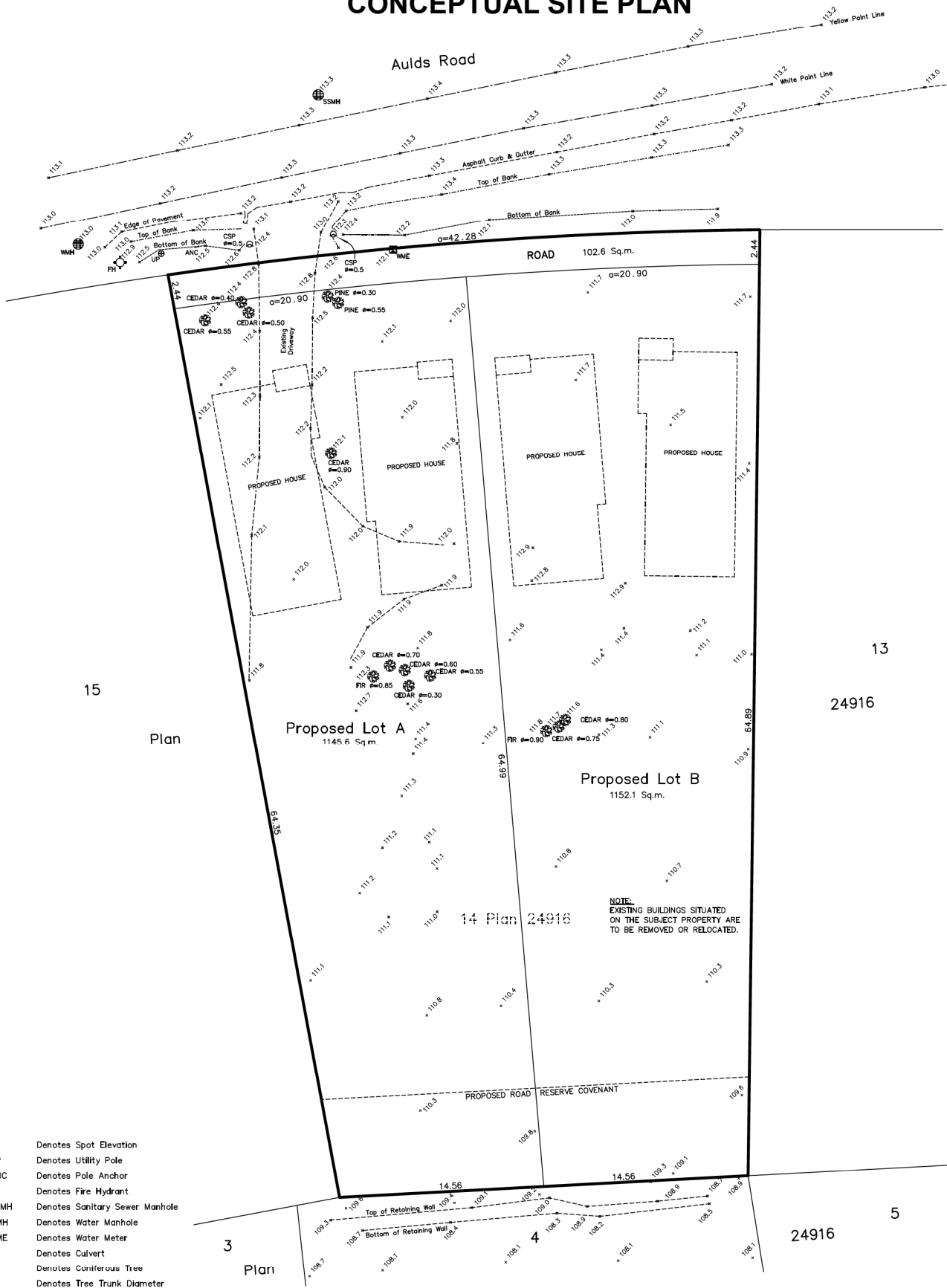
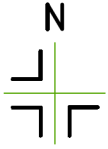


**Subject Property**

CIVIC: 6643 AULDS ROAD

LEGAL: LOT 14, SECTION 8, WELLINGTON DISTRICT, PLAN 24916

# ATTACHMENT C CONCEPTUAL SITE PLAN



**NOTE:**  
EXISTING BUILDINGS SITUATED  
ON THE SUBJECT PROPERTY ARE  
TO BE REMOVED OR RELOCATED.

- Legend**
- x 110.0 Denotes Spot Elevation
  - ⊕ UP Denotes Utility Pole
  - ⊥ ANC Denotes Pole Anchor
  - ⊕ FH Denotes Fire Hydrant
  - ⊕ SSMH Denotes Sanitary Sewer Manhole
  - ⊕ WMH Denotes Water Manhole
  - ⊕ WME Denotes Water Meter
  - ⊕ Denotes Culvert
  - ⊕ Denotes Coniferous Tree
  - ⊕ Denotes Tree Trunk Diameter

**NOTE:**  
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE  
FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS  
AND INTERESTS:  
**BUILDING SCHEME A5763.**  
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE  
ABOVE NOTED DOCUMENTS.

**SITE PLAN SHOWING PROPOSED SUBDIVISION OF:  
LOT 14, SECTION 8,  
WELLINGTON DISTRICT, PLAN 24916.**

Client: CORCON INDUSTRIES LTD.      Civic Address: 6643 AULDS ROAD, NANAIMO

File: 18-213 REV1      Scale: 1:200      Drawn by: DRW      Date: December 21, 2020

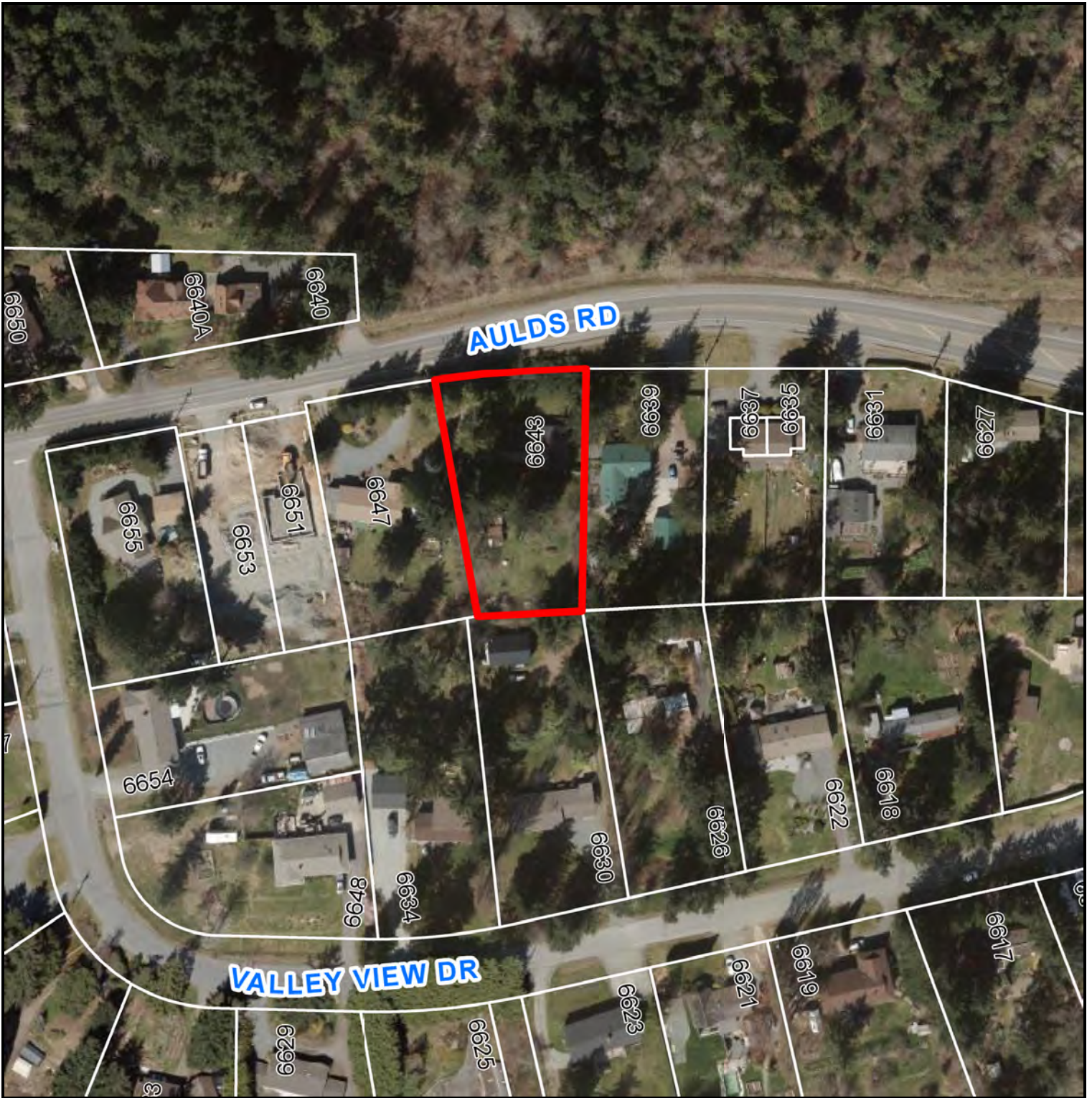


SCALE 1:200  
DISTANCES AND ELEVATIONS ARE IN METRES.  
GEODETIC ELEVATIONS ARE DERIVED FROM  
CONTROL MONUMENT 035G086 (CVD28BC DATUM).


SITE SUMMARY	
CURRENT ZONING	R1
PROPOSED ZONING	R4
TOTAL SITE AREA	0.240 ha

**Turner & Associates**  
land surveying  
250.753.9778  
435 Terminal Avenue North  
Nanaimo, BC V9S 4J8  
www.turnersurveys.ca

**ATTACHMENT D  
AERIAL PHOTO**



**REZONING APPLICATION NO. RA000466**

 6643 AULDS ROAD



CITY OF NANAIMO

BYLAW NO. 4500.191

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, 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 2021 No. 4500.191".
2. The "City of Nanaimo Zoning Bylaw 2011 No. 4500" is hereby amended as follows:

By rezoning the lands legally described as LOT 14, SECTION 8, WELLINGTON DISTRICT, PLAN 24916 (6643 Aulds Road) from Single Dwelling Residential (R1) to Duplex Residential (R4) as shown on Schedule A.

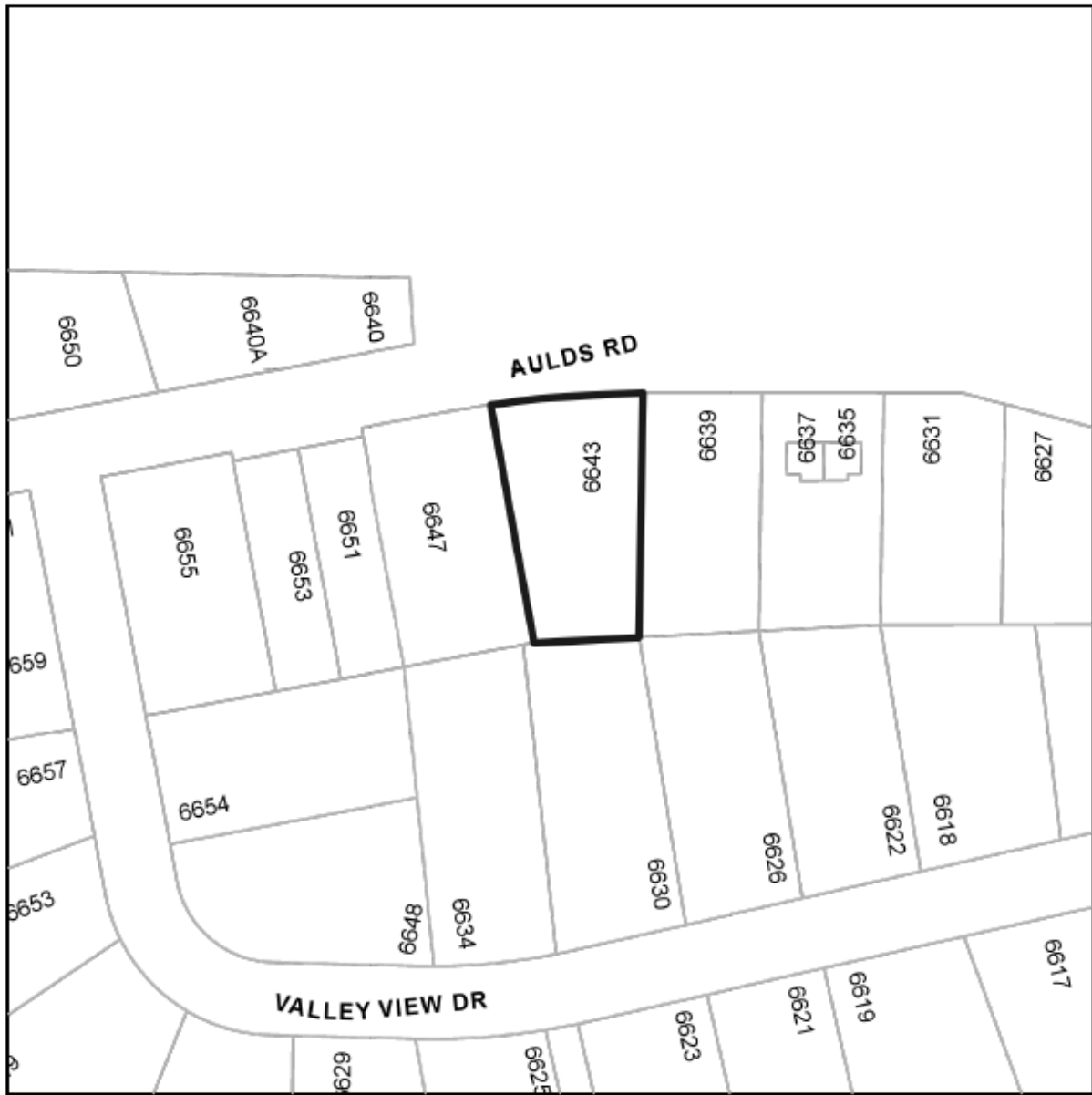
PASSED FIRST READING: \_\_\_\_\_  
PASSED SECOND READING: \_\_\_\_\_  
PUBLIC HEARING HELD: \_\_\_\_\_  
PASSED THIRD READING: \_\_\_\_\_  
MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE: \_\_\_\_\_  
ADOPTED: \_\_\_\_\_

\_\_\_\_\_  
MAYOR


\_\_\_\_\_  
CORPORATE OFFICER

File: RA000466  
Address: 6643 Aulds Road

### SCHEDULE A



### REZONING APPLICATION NO. RA000466

 **Subject Property**

CIVIC: 6643 AULDS ROAD  
LEGAL: LOT 14, SECTION 8, WELLINGTON DISTRICT, PLAN 24916