



# NOTICE OF PUBLIC HEARING

2007-JUL-05 at 7:00 pm

Notice is hereby given that a Public Hearing will be held on Thursday, **2007-JUL-05**, commencing at **1900 hours (7:00 pm)** in the **Board Chambers of the Regional District of Nanaimo, 6300 Hammond Bay Road, Nanaimo, BC** to consider a proposed amendment to the City of Nanaimo "ZONING BYLAW 1993 NO. 4000".

## 1. BYLAW NO. 4000.417:

**Purpose:** To permit use of land for a Duplex

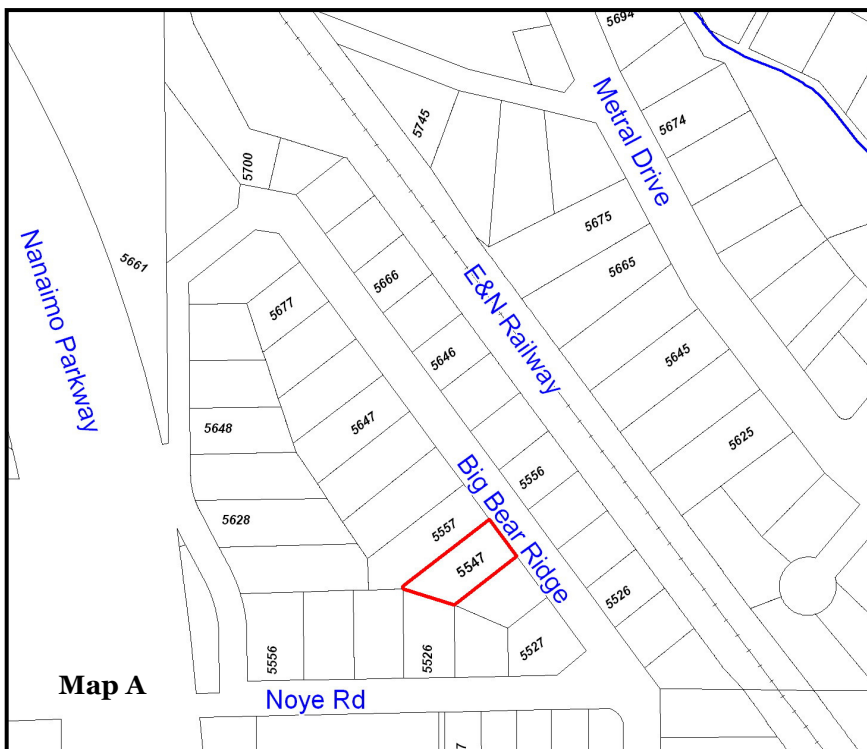
**Location(s):** 5547 Big Bear Ridge

**File No.:** RA191

This bylaw, if adopted, will rezone property from Single Family Mobile Home Residential Zone (RS-3) to Residential Duplex Zone (RM-1), in order to permit the development of a duplex.

The subject property is legally described as LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 22490, and is shown on Map 'A'.

*PLEASE NOTE full details of the above-noted bylaw are available at the City of Nanaimo Development Services Department, located at 238 Franklyn Street.*



**Map A**

The above bylaw, relevant staff report, and other background information may be inspected from 2007-JUN-22 to 2007-JUL-05, between 8:00 am and 4:30 pm, Monday through Friday, excluding statutory holidays, in the offices of the Development Services Department, 238 Franklyn Street, Nanaimo, BC.

All persons who believe their interest in property is affected by the proposed bylaw shall be afforded the opportunity to be heard in person, by a representative or by written submission, on the matters contained within Bylaw No. 4000.417 at the Public Hearing.

### ***Please note the following:***

Written submissions may be sent to the City of Nanaimo, Development Services Department, 455 Wallace Street, Nanaimo, BC V9R 5J6.

Electronic submissions (email) should be sent to [public.hearing@nanaimo.ca](mailto:public.hearing@nanaimo.ca), or submitted online at [www.nanaimo.ca](http://www.nanaimo.ca). These submissions must be received no later than 4:00 pm, 2007-JUL-05, to ensure their availability to Council at the public hearing.

Following the close of a public hearing, no further submissions or comments from the public or interested persons can be accepted by members of City Council, as established by provincial case law. This is necessary to ensure a fair public hearing process and provide a reasonable opportunity for people to respond.

**For more information, please contact the City of Nanaimo Development Services Department**  
**Phone: (250) 755-4429 ♦ Fax: (250) 755-4439 ♦ Website [www.nanaimo.ca](http://www.nanaimo.ca)**  
**238 Franklyn Street, Nanaimo, BC V9R 5J6**

CITY OF NANAIMO

BYLAW NO. 4000.417

A BYLAW TO AMEND THE CITY OF NANAIMO "ZONING BYLAW 1993 NO. 4000"

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WHEREAS the Council may zone land, by bylaw, pursuant to Sections 890, 891, 903 and 904 of the *Local Government Act*;

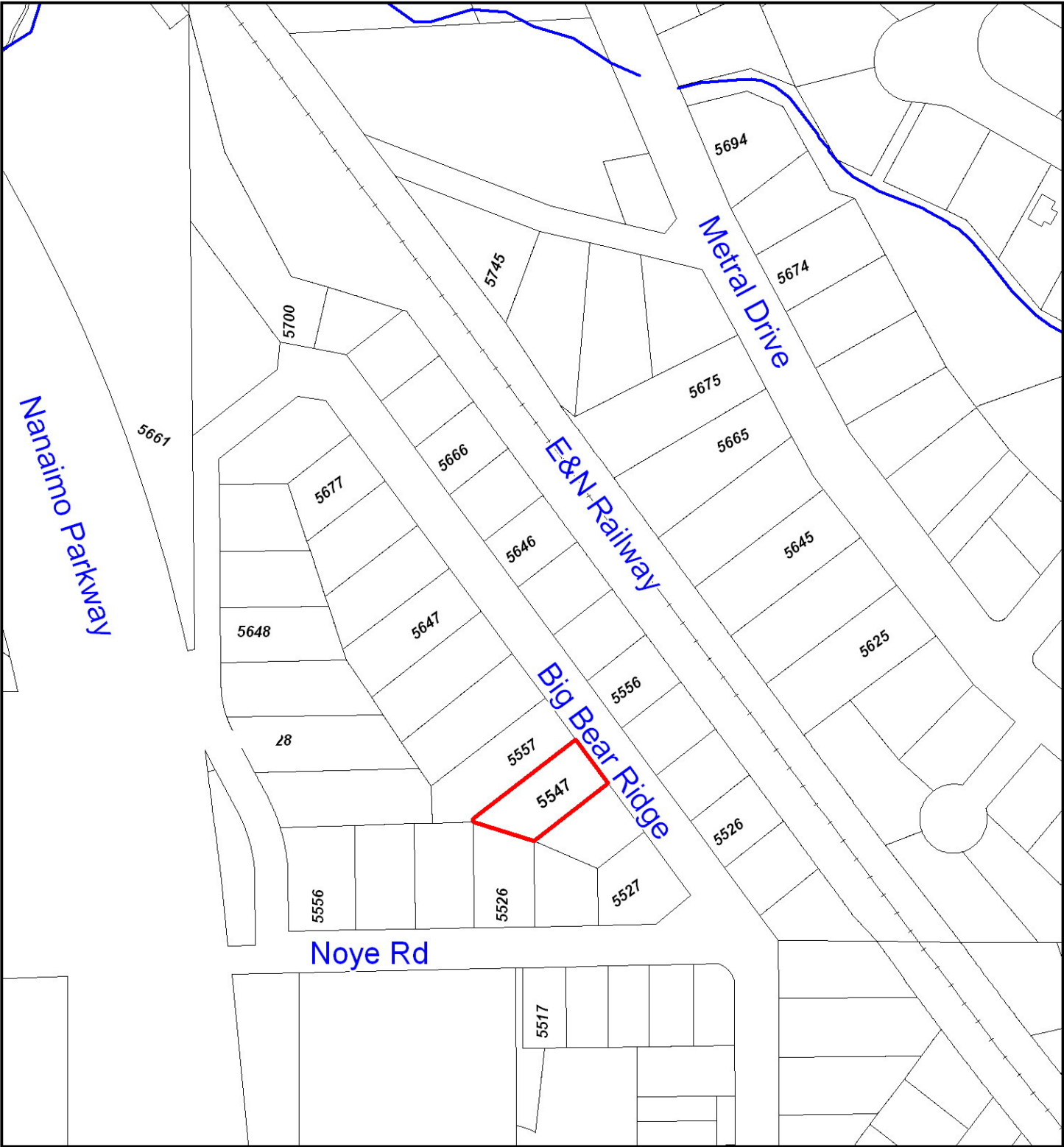
THEREFORE BE IT RESOLVED the Municipal Council of the City of Nanaimo, in open meeting assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited as the "ZONING BYLAW AMENDMENT BYLAW 2007 NO. 4000.417".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended by rezoning land shown on the attached Schedule 'A' and legally described as LOT 3, DISTRICT LOT 23G, WELLINGTON DISTRICT, PLAN 22490 from Single Family Mobile Home Residential Zone (RS-3) to Residential Duplex Zone (RM-1).

PASSED FIRST READING 2007-JUN-11.  
PASSED SECOND READING 2007-JUN-11.  
PUBLIC HEARING HELD \_\_\_\_\_  
PASSED THIRD READING \_\_\_\_\_  
ADOPTED \_\_\_\_\_

File: RA191  
Address: 5547 Big Bear Ridge  
Applicant: Jagats Holdings Ltd.

SCHEDULE A



File : RA000191  
Civic: 5547 Big Bear Ridge

 Subject Property

2007-JUN-04

## STAFF REPORT

TO: A. TUCKER, DIRECTOR, PLANNING AND DEVELOPMENT, DSD

FROM: D. LINDSAY, MANAGER, PLANNING DIVISION, DSD

RE: RA191 – 5547 BIG BEAR RIDGE

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### STAFF'S RECOMMENDATION:

That Council support this application and:

1. consider First and Second Reading to "ZONING BYLAW AMENDMENT BYLAW 2007 NO. 4000.417"; and
2. direct Staff to secure the proposed community contribution as a condition of rezoning.

### EXECUTIVE SUMMARY:

The City has received an application from Jagats Holdings Limited to rezone the subject property from Single Family Mobile Home Residential Zone (RS-3) to Residential Duplex Zone (RM-1) in order to construct a duplex. Staff support the application and recommend that Council approve the proposed rezoning.

### BACKGROUND:

#### ***Subject Property***

The subject property is presently occupied by an existing mobile home and is approximately 1,269 m<sup>2</sup> (13,659 ft<sup>2</sup>) in area (Schedule 'A'). The property is located within an established residential neighbourhood which is comprised of primarily single-family and two-unit dwellings.

#### ***Official Community Plan (OCP)***

The property is designated as Neighbourhood according to Schedule 'A' of the Official Community Plan (OCP). The relevant policies of the OCP are as follows:

- Predominant uses in Neighbourhoods will be low-density residential land uses.
- The target gross unit density for Neighbourhoods is 15 units per hectare (6 units per acre).
- A target mix of 60% single family and 40% multiple family should be used as a guide for achieving Neighbourhood densities of 15 units per hectare.
- Residential uses on Neighbourhood designated lands will include detached and semi-detached dwelling units, secondary suites, mobile homes, duplexes, triplexes, quadraplexes or ground oriented townhomes.
- In detached housing areas, infill development will be designed to compliment existing neighbourhood character and will maintain the ground-oriented character of existing housing.
- Building height will be limited to that generally permitted by zoning for detached dwellings.

Staff is of the opinion that the proposed rezoning complies with the intent of the OCP.

***Proposed Development***

The applicant is proposing to remove the existing mobile home from the site and to construct a two-story duplex of approximately 319 m<sup>2</sup> (3,434 ft<sup>2</sup>) (Schedule 'B'). The proposed development complies with the lot coverage, building height, setbacks, Floor Area Ratio, and parking requirements of the RM-1 Zone.

***Community Contribution***

As outlined in Section 6.2 of the Official Community Plan (OCP), in exchange for value conferred on land through rezoning, the applicant should provide a community contribution. In response to this policy, the applicant is proposing a \$1,000 monetary contribution towards neighbourhood parks.

Staff support this community contribution proposal and recommend that this item be secured as a condition of rezoning.

Respectfully submitted,

  
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D. Lindsay  
Manager, Planning Division  
***Development Services Department***

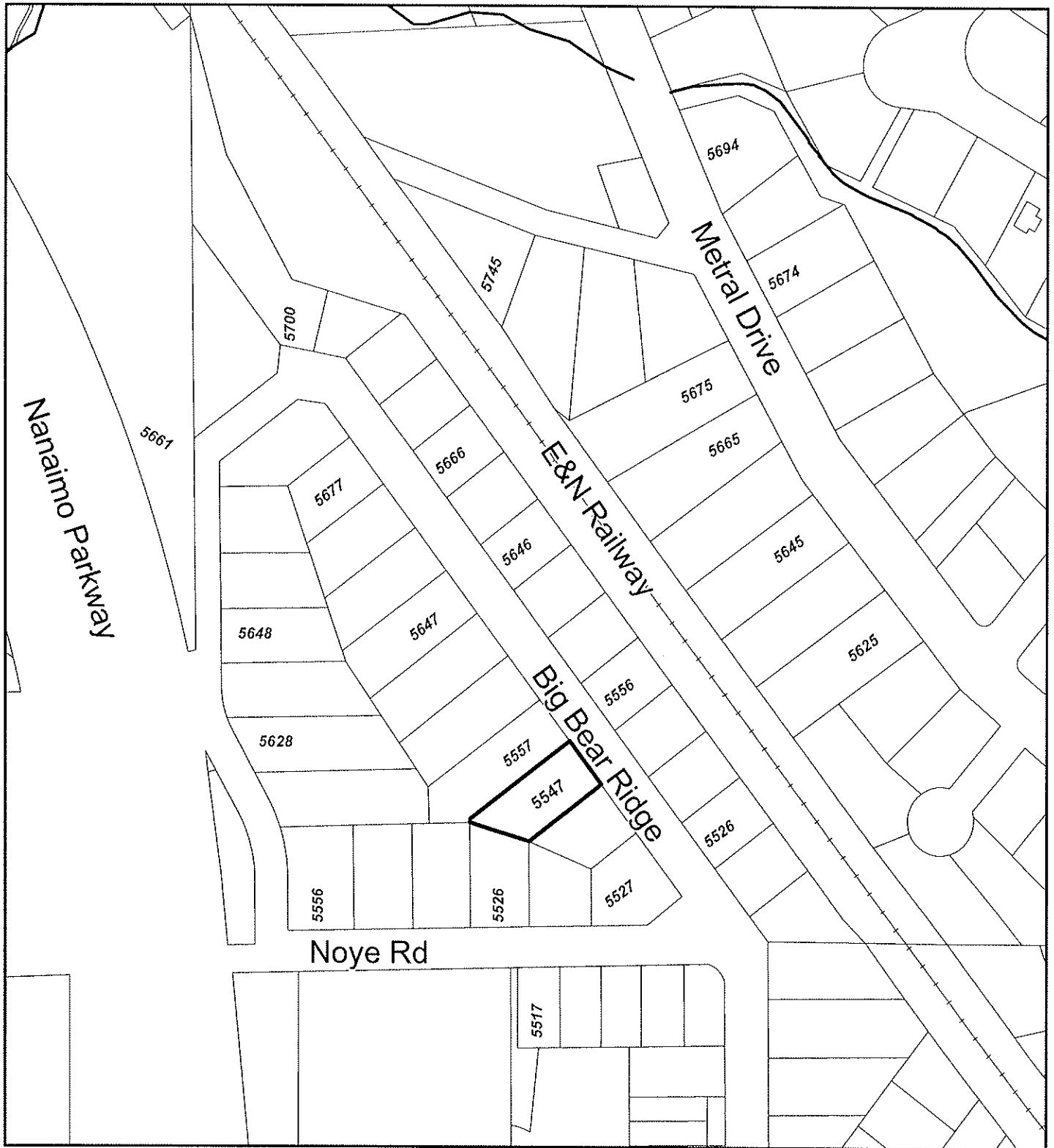
  
\_\_\_\_\_  
A. Tucker  
Director, Planning & Development  
***Development Services Department***

DS/pm  
Council: 2007-JUN-11  
Prospero: RA191

To: CITY MANAGER  
FORWARDED FOR CITY MANAGER'S  
REPORT TO COUNCIL

  
\_\_\_\_\_  
GENERAL MANAGER OF DEVELOPMENT SERVICES

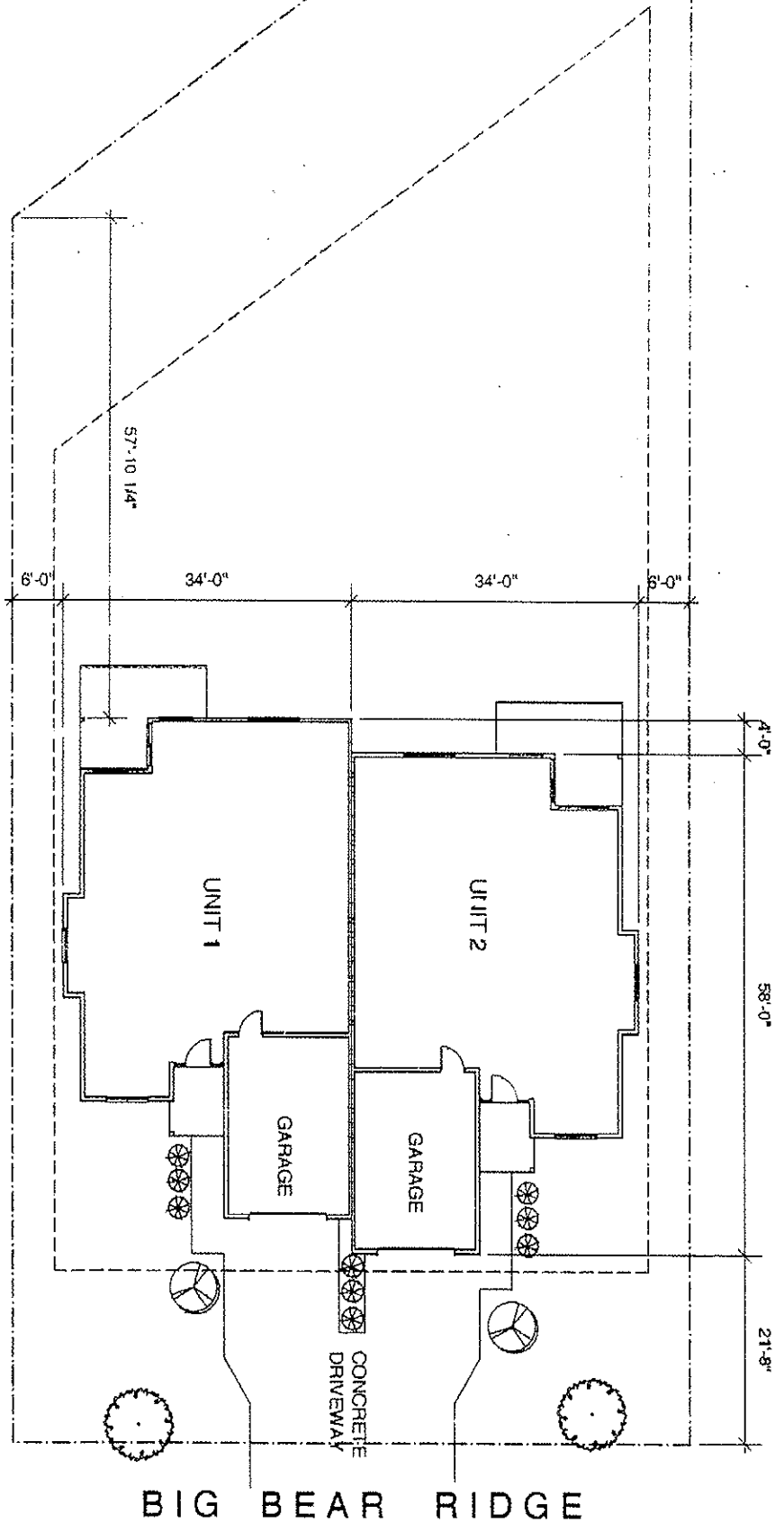
# SCHEDULE A



File : RA000191  
Civic: 5547 Big Bear Ridge

 **Subject  
Property**

# SCHEDULE B



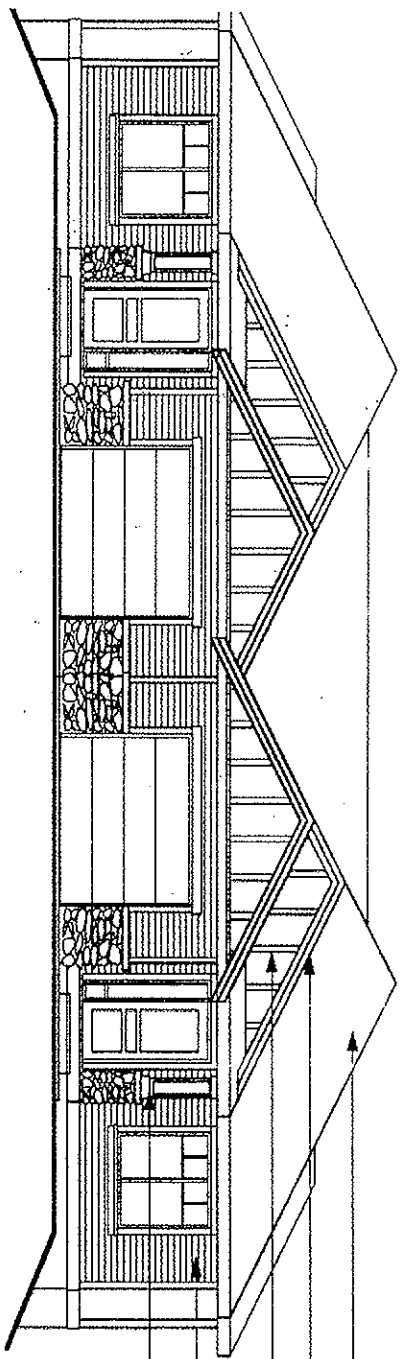
(IMC) 5547 BIG BEAR RIDGE  
 LEGAL LOT 3, PLAN  
 LOT AREA: 13,659 FT<sup>2</sup>  
 LOT COVERAGE: 25%  
 FAR: .31  
 BUILDING AREA: (PER SIDE)  
 LOWER 850 SF  
 MAIN 1256 SF + 322 SF GARAGE  
 TOTAL 2106 SF  
 COVERED DECKS 48 + 48 SF

**SITEPLAN**  
 SCALE 1/16" = 1'-0"





SCHEDULE B



FRONT ELEVATION  
SCALE 1/8" = 1'-0"

- LAMINATED SHINGLES
- 1 X 4 ON 2 X 8 WOOD FASCIA
- HARDIPANEL SIDING
- 4" VINYL SIDING WITH WOOD TRIM
- WOOD COLUMN ON ROCK BASE

**RECEIVED**  
APR 26 2007  
CITY OF NANAIMO  
DEVELOPMENT SERVICES