

CITY OF NANAIMO

MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE HELD ON THURSDAY, 2007-APR-19, AT 4:45 P.M. IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, BC

PRESENT: Brian Anderson - Chair
Bill Forbes
Michael Schellinck
Ralph Meyerhoff (5:02 p.m. arrival)

STAFF: Dale Lindsay, Manager, Planning Division, DSD
Penny Masse, Planning Clerk, Planning Division, DSD

1. CALL TO ORDER

The meeting was called to order at 4:55 p.m.

2. ADOPTION OF MINUTES

MOVED by Mr. Forbes, SECONDED by Mr. Schellinck, that the minutes of the 2007-APR-05 Rezoning Advisory Committee meetings be Adopted.

CARRIED

3. NEW AND PENDING APPLICATIONS

RA186: Maureen Pilcher & Associates, on behalf of Rob Grey and Melanie Donohue, has submitted an application to rezone part of 3772 Departure Bay Road from Single Family Residential Zone (RS-1) to Residential Triplex and Quadraplex Zone (RM-2).

Ms. Pilcher gave a presentation regarding the proposal (attached as Schedule 'A').

Mr. Lindsay gave a brief overview of the proposal:

- Noted that this application is similar to recent applications on Duggan Road and Stewart Avenue; both of those projects fit well within their respective neighbourhoods and have been well-received by the community and are good examples of in-fill projects.

Mr. Meyerhoff asked if there were a specific reason that the community contribution proposal specified the Volunteer In Parks program, adding that the Affordable Housing Fund would be also is an effective contribution.

Ms. Pilcher stated that her client would consider directing the contribution towards the Affordable Housing Fund.

Mr. Schellinck asked for clarification on the surrounding and adjacent properties to the subject property.

Mr. Lindsay stated that the adjacent properties are zoned single-family.

Mr. Schellinck noted that urban sprawl needs to be curtailed and that urban lands need to be densified; asked for clarification on whether or not the trend and direction of the City is to zone most lots to RM-2 in the future.

Mr. Lindsay noted that Plan Nanaimo states that there should be a mix in neighbourhoods, with the target established as 60-40 split for single-family / multi-family in every neighbourhood with a density of 15 units per hectare. Added that Staff anticipate more requests for this type of zoning, however not on all lots.

Mr. Schellinck asked for clarification regarding the higher-density lots on Rock City Road, to the north of this property.

Mr. Lindsay stated that there are large areas on the north end of Rock City Road that were zoned RM-3 over 10 years ago, which are starting to develop out.

Mr. Forbes asked if the neighbouring properties had been contacted for any concerns or opposition.

Ms. Pilcher noted that all neighbouring properties had been surveyed and that she received good responses, adding that she has a listing of all residents contacted, including signed statements of approval.

Mr. Meyerhoff stated that he believes this to be a good form of densification in an appropriate area as traffic issues will not be substantial.

MOVED by Mr. Meyerhoff that the application be approved and that the applicant consider providing the community contribution towards the Affordable Housing Fund.
SECONDED by Mr. Forbes.

CARRIED

RA189: Jerry Ellins, on behalf of Kocana Investment Ltd., has submitted an application for a site-specific rezoning amendment for 4286 Departure Bay Road to permit 'Gasoline Station'.

Mr. Ellins gave a brief overview of the proposal; noting that the community contribution he is considering will improve the landscaping in the area which would aid in improving the neighbourhood.

Mr. Lindsay stated that the property was previously zoned C-4 which does not allow for gas stations, so they have therefore existed in a legal, non-conforming status since 1994.

MOVED by Mr. Forbes that the application be approved as presented. SECONDED by Mr. Meyerhoff.

CARRIED

4. **NEW BUSINESS**

5. **ADJOURNMENT**

Mr. Schellinck MOVED that the meeting be adjourned at 5:23 p.m. SECONDED by Mr. Brown.

CARRIED

APPROVED:



Chair

JUN 7 2007.

Date

SCHEDULE A

Mr. Chairman, Members of the Rezoning Advisory Committee, Members of Staff, Ladies and Gentlemen,

Good Evening,

My name is Maureen Pilcher, and I am a Planning Consultant in the Central Vancouver Island area. I am representing, Mr. Rob Grey, of Stonehouse Developments and I am speaking in support of the rezoning application to permit a duplex and a single family dwelling at 3772 Departure Bay Road.

This property is presently included in the Neighbourhood designation of the Official Community Plan, and is zoned Single Family Residential – RS-1. This application is to rezone the property to Residential Triplex and Quadraplex Zone (RM-2).

The subject rezoning involves the development of a newly created lot in the Departure Bay Area of the City. As Jason has indicated, this property has recently received a Preliminary Layout Approval in order to create two lots – each lot will be more than 66 feet wide and more than 200 feet deep – for a total of approximately 13,500 square feet each lot. The existing home on Lot 1 has undergone extensive interior renovations, and Mr. Grey is presently co-ordinating enhanced landscaping and fencing of the property.

The subject property is located across the road from Rock City Elementary School and within walking distance to Wellington Secondary School. Departure Bay Road is considered a 'major' road, and is a transit corridor. The property is also in close proximity to many commercial services, including Country Club Mall.

Each unit will contain three bedrooms and will maintain a high degree of design and function, while remaining affordable. These homes will appeal to young families wanting to locate close to amenities and the schools in the area. Each dwelling unit will be approximately 1700 square feet – a good size for a small family. Each unit will also have its own garage and we have also provided useable private space for each dwelling unit by locating a landscaped area at both the front and back of each home – basically each unit will have its own yard.

When redeveloping within an existing neighbourhood it is always important to maintain the "flavour" of the community by recognizing the site organization and building forms of the adjacent properties. Both the single family dwelling and the duplex will reflect the neighbourhood character and the context of the more mature homes in the area, by incorporating porch and gable elements. Finishes will be appropriate to the building form and will be durable in nature, including bold wood trims, laminated shingles, vinyl siding and wood columns with decorative rock accents. You will note that we have tried to maintain a less intrusive street profile by locating the single family dwelling at the front of the lot,

facing Departure Bay Road, and constructing the duplex towards the rear of the property.

Please note that a single driveway to this small multi-family development will **service all three** dwelling units. The garage for the single family dwelling has **been located** at the rear of the house, in order to provide a more pleasing streetscape along Departure Bay Road, and to provide an automobile turn around area which will allow for safe egress on to Departure Bay Road.

The landscaping planned for this site has again taken into account that this is infill development, and we will be providing extensive privacy landscaping along the edges of the property, including the installation of a 6 foot privacy fence along the side and rear boundaries. We understand that people who have lived adjacent to this large lot will be concerned about a loss of privacy, so we have stepped up the required landscaping buffer areas with mature plantings and shrubbery as well as the fence.

We have petitioned all of the surrounding property owners, including the Principal of Rock City School, and have received positive feedback from the majority contacted. Many neighbours indicated that they are pleased to see infill development in their community and welcome lower density multiple family dwellings on the larger lots on Departure Bay Road. We will be submitting a list of those contacted and completed feedback sheets to the Planning Department.

As per Section 6.2 of the City of Nanaimo Official Community Plan, the Community Contribution Policy, Stonehouse Developments intends on providing a Community Contribution in the amount of \$3,000.00 to be contributed to the Volunteer in Parks Program.

This application meets the requirements of the Official Community Plan Neighbourhood designation, meets all the regulations of the RM-2 zone (no variances are required) and has been designed to compliment the existing neighbourhood character. This small scale multiple family project will provide varied living options for the community, and improve the streetscape of Departure Bay Road.

Thank you for your consideration of this application - We welcome any questions you may have.