



NOTICE OF PUBLIC HEARING

2006-DEC-07 at 7:00 pm

Notice is hereby given that a Public Hearing will be held on Thursday, **2006-DEC-07**, 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 proposed amendments to the City of Nanaimo "ZONING BYLAW 1993 NO. 4000".

1. BYLAW NO. 4000.406:

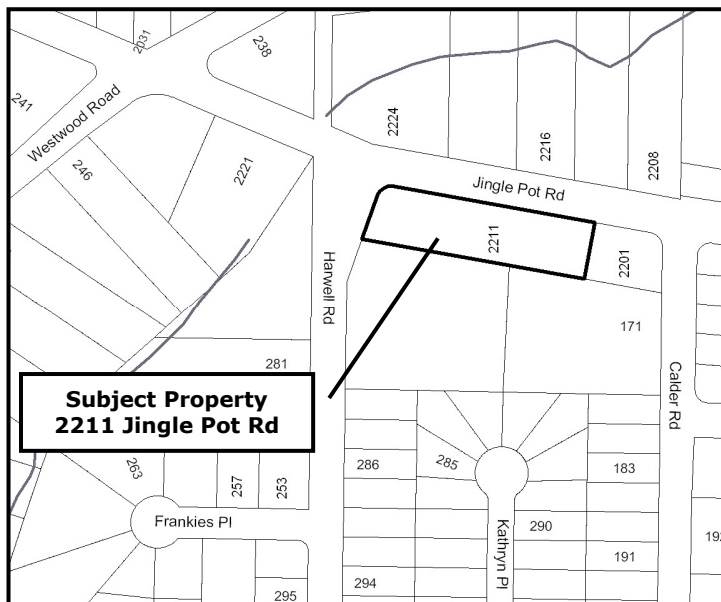
Purpose: To permit use of land for a Teletheatre Outlet.

Location(s): 2211 Jingle Pot Road

File No.: RA179

This bylaw, if adopted, will permit 'Teletheatre Outlet' as a site specific use on land located at 2211 Jingle Pot Road. The Teletheatre Outlet is proposed to have a licensed capacity of thirty seats and will be accommodated within an existing space in the pub.

The subject property is legally described as LOT A, SECTION 11, RANGE 7, MOUNTAIN DISTRICT, PLAN 45118, and is shown on Map 'A'.



Map A

2. BYLAW NO. 4000.407:

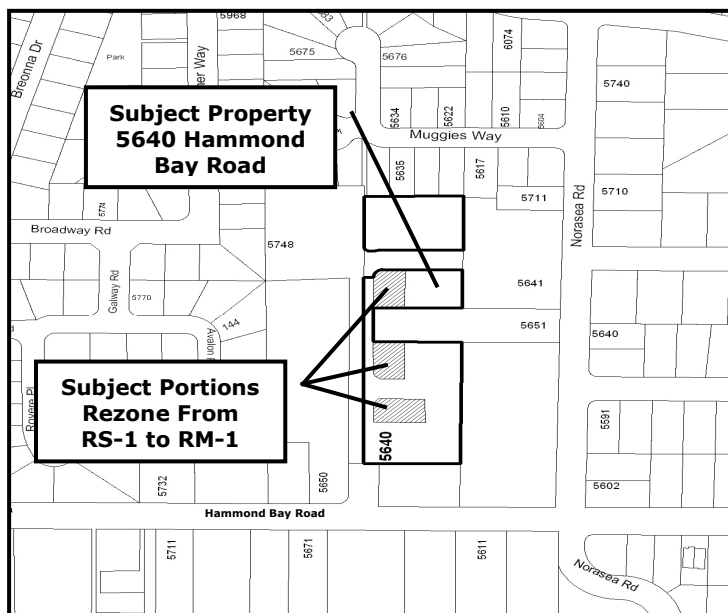
Purpose: To facilitate subdivision and development of three duplexes.

Location(s): 5640 Hammond Bay Road

File No.: RA180

This bylaw, if adopted, will rezone part of the subject property from Single Family Residential Zone (RS-1) to Residential Duplex Zone (RM-1), in order to allow for the development of three duplexes within a proposed fourteen lot subdivision.

The subject property is legally described as part of LOT 3, DISTRICT LOT 40, WELLINGTON DISTRICT, PLAN 7728 EXCEPT PART IN PLAN 26105, VIP76263, VIP76265 AND VIP76305 and is shown on Map 'B'.



Map B

3. BYLAW NO. 4000.408:

Purpose: To permit use of land for a multiple family development.

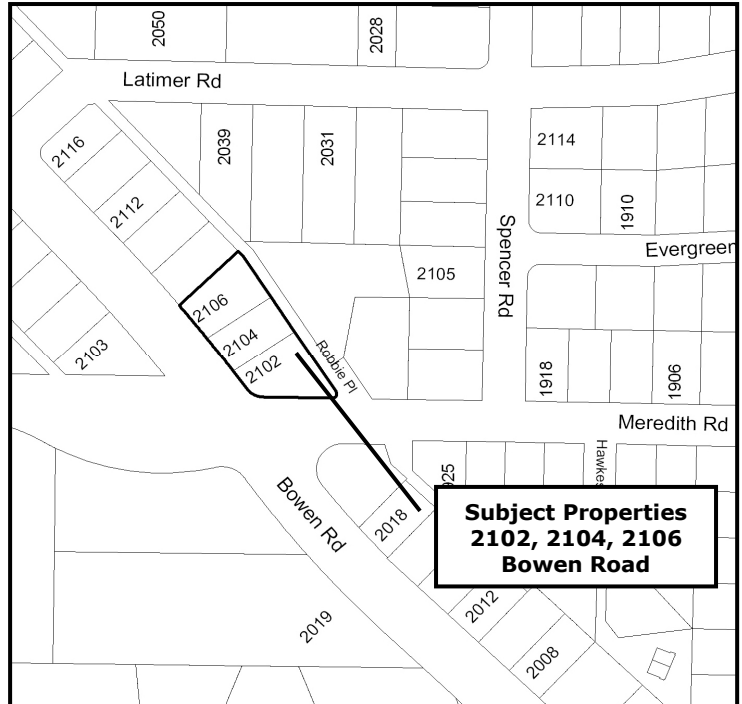
Location(s): 2102, 2104 and 2106 Bowen Road

File No.: RA170

This bylaw, if adopted, will rezone properties from Single Family Residential Zone (RS-1) to Low Density Multiple Family Residential (Townhouse) Zone (RM-3), in order to allow for a 20-unit affordable housing development.

The development as proposed will consist of four two-storey residential buildings with access to the site via a rear laneway.

The subject properties are legally described as LOT 34, BLOCK 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN 526 EXCEPT PART IN PLAN VIP54414 and LOT 33, BLOCK 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN 526, EXCEPT PART IN PLAN VIP54485 and LOT 32, BLOCK 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN 526, EXCEPT PART IN PLAN VIP54603 and are shown on Map 'C'.



Map C

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

The above bylaws, relevant staff reports, and other background information may be inspected from 2006-NOV-24 to 2006-DEC-07, 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 bylaws shall be afforded the opportunity to be heard in person, by a representative or by written submission, on the matters contained within Bylaws No. 4000.406, 4000.407 and 4000.408 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**, or submitted online at **www.nanaimo.ca**. These submissions must be received no later than 4:00 pm, 2006-DEC-07, 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
238 Franklyn Street, Nanaimo, BC V9R 5J6**

CITY OF NANAIMO

BYLAW NO. 4000.406

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

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 2006 NO. 4000.406".

2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended as follows:

(1) By adding the following to section 9.6.1 – PERMITTED USES:

"Teletheatre Outlet, on lands legally described as LOT A, SECTION 11, RANGE 7, MOUNTAIN DISTRICT, PLAN 45118 (2211 Jingle Pot Road)."

(2) By adding the following as Section 9.6.2 and renumbering all subsequent Sections accordingly:

"9.6.2 CONDITIONS OF USE

Teletheatre outlets shall be contained within a hotel pub or neighbourhood pub as licensed by the Province and shall only be accessible to the public from within the hotel or neighbourhood pub."

PASSED FIRST READING 2006-NOV-20.

PASSED SECOND READING 2006-NOV-20.

PUBLIC HEARING HELD _____.

PASSED THIRD READING _____.

APPROVED BY MINISTRY OF TRANSPORTATION _____.

ADOPTED _____.

MAYOR

DIRECTOR,
LEGISLATIVE SERVICES

File: RA000179
Address: 2211 Jingle Pot Road
Applicant: Brian Phillips

CITY OF NANAIMO

BYLAW NO. 4000.407

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

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 2006 NO. 4000.407".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended by rezoning part of land shown on the attached Schedule 'A' and legally described as LOT 3, DISTRICT LOT 40, WELLINGTON DISTRICT, PLAN 7728 EXCEPT PART IN PLAN 26105, VIP76263, VIP76265 AND VIP76305 from Single Family Residential Zone (RS-1) to Residential Duplex Zone (RM-1).

PASSED FIRST READING 2006-NOV-20.

PASSED SECOND READING 2006-NOV-20.

PUBLIC HEARING HELD _____.

PASSED THIRD READING _____.

COVENANT REGISTERED _____.

ADOPTED _____.

MAYOR

DIRECTOR,
LEGISLATIVE SERVICES



File: RA000180
Address: 5640 Hammond Bay Road
Applicant: Ivan Plavetic

SCHEDULE A



File : RA000180
Civic: 5640 Hammond Bay Road



-  Areas of
Proposed Rezoning
-  Subject
Property

CITY OF NANAIMO

BYLAW NO. 4000.408

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

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 2006 NO. 4000.408".
2. The City of Nanaimo "ZONING BYLAW 1993 NO. 4000" is hereby amended by rezoning lands shown on the attached Schedule 'A' and legally described as LOT 34, BLOCK 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN 526 EXCEPT PART IN PLAN VIP54414 and LOT 33, BLOCK 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN 526, EXCEPT PART IN PLAN VIP54485 and LOT 32, BLOCK 1, SECTION 17, RANGE 7, MOUNTAIN DISTRICT, PLAN 526, EXCEPT PART IN PLAN VIP54603 from Single Family Residential Zone (RS-1) to Low Density Multiple Family Residential (Townhouse) Zone (RM-3).

PASSED FIRST READING 2006-NOV-20.

PASSED SECOND READING 2006-NOV-20.

PUBLIC HEARING HELD _____.

PASSED THIRD READING _____.

ADOPTED _____.

MAYOR

DIRECTOR,
LEGISLATIVE SERVICES

File: RA000170
Address: 2102, 2104, 2106 Bowen Road
Applicant: City of Nanaimo

SCHEDULE A



File : RA000170
Civic: 2102, 2104 and 2106 Bowen Road

 **Subject
Property**

2006-NOV-14

STAFF REPORT

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

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

RE: RA170 – 2102, 2104 AND 2106 BOWEN ROAD

STAFF'S RECOMMENDATION:

That Council Consider First and Second Reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.408".

EXECUTIVE SUMMARY:

A City-generated application for rezoning has been initiated to rezone the subject property from Residential Single Family Zone (RS-1) to Residential Townhouse Zone (RM-3) in order to permit the development of an affordable housing, multi-family project. At its meeting 2006-NOV-02, the Rezoning Advisory Committee (RAC) recommended that the application be approved as presented. Staff concur with this recommendation and recommend that Council support the proposed rezoning.

BACKGROUND:

Subject Property

The subject site is comprised of three vacant lots that are currently zoned Residential Single Family (RS-1). This site is approximately 2,541 m² (27,352 ft²) in area and is situated on the northeast corner of Bowen and Meredith Roads. Access to this site is via a lane which runs from Meredith Road to Latimer Road. The majority of the surrounding properties are presently zoned Residential Single Family (RS-1) with the exception of the property opposite the site on the southwest corner of the Meredith and Bowen Roads intersection, which is zoned Commercial and is presently occupied by a bakery.

The site is on a major bus route and is within walking distance of recreational, commercial and personal services.

Official Community Plan (OCP)

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

- ☐ Predominant use in 'Neighbourhood' will be low-density, residential land uses;
- ☐ A target mix of 60% single family and 40% multi-family should be used as a guide to 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 and ground orientated townhouses;

- ☐ In detached housing areas in-fill development will be designed to compliment existing 'Neighbourhood' character and will maintain the ground-orientated character of existing houses; and
- ☐ Rezoning for triplex, quadraplex, townhouses and apartments to a maximum density of up to 0.45 Floor Area Ratio (FAR) may be considered on those lands designated 'Neighbourhood' on Schedule 'A' and fronting on Bowen Road between Meredith Road and Labieux Road.

In addition to the general policies with respect to land use, the OCP also includes the following policies with respect to housing affordability:

- ☐ Leasing of City-owned residential land to non-profit housing societies will be used as a strategy to obtain affordable housing; and
- ☐ Non-profit and special needs housing opportunities are to be dispersed throughout the city.

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

Proposed Development

The site is being considered for a 20-unit affordable housing development (see Schedule 'B' and 'C'). The plan is for four two-storey buildings with separate units on the first and second floor. The buildings are fronting on the adjacent roads with all proposed parking to the rear. Access to the property will be via the lane.

Based on input recently received from Nanaimo Working Group on Homelessness, the target group for this project is low income working singles. As such, the one-bedroom units that are proposed range from 440 ft² to 600 ft².

Given the project is designed for low-income singles; the proposed on-site parking has been reduced from 1.66 stalls per unit (33 stalls) to 1 stall per unit (20). Based on experience with other affordable housing projects and input from operators such as the Nanaimo Affordable Housing Association, Staff support the reduction in on-site parking. A formal variance for parking will be sought at the development permit stage.

The City has been working with the Nanaimo Affordable Housing Association as the potential leasee and operator of the subject property. As with other similar projects, the City will retain ownership of the property and lease the land for an extended term.

Community Input

On 2006-SEP-28, Staff hosted a public open house at Beban Park in order to provide information regarding the proposed development and seek input and comments.

While some property owners did indicate support for the application, there were residents who voiced concern at the meeting and in the days following. The comments are summarized as follows:

- ☐ Single-family homes are more suitable for area; the proposed density is unsuitable;
- ☐ The residents of the complex or their guests may park in the lane or on adjacent private properties and obstruct access;
- ☐ The future residents will be, by definition, low income and this population may damage the social fabric of the area;

- ☐ The private rental homes in the area have not been well-managed and the proposed rental accommodation may contribute to this; and
- ☐ That the project will adversely affect property values in the area.

In addition to this input, Staff also received a number of comments and concerns regarding the speed and volume of traffic on the lane. Based on input received, Staff reviewed the lane, the role it plays in the local road network, and possible improvements. Given the limited right-in / right-out access from Latimer Road to Bowen Road, the lane is used by drivers in the area to access Meredith Road in order to head southbound on Bowen Road. The peak periods for traffic volume appear to be around pick-up and drop-off times at Forest Park School on Latimer Road.

Following the review, Staff met with neighbourhood residents on-site on 2006-NOV-06 to discuss options for traffic calming in the lane. While no consensus was reached, it was agreed that Staff would continue to work with residents on this issue if the rezoning and development of the subject property is approved.

Nanaimo Home Builders Association

As Council is aware, the local chapter of the Home Builders Association has come forward with an offer to construct the first four units of the project. To date, the project design and building elevations have been completed in kind by Will Melville of Delinia Designs through the Association.

Provincial Funding

Staff has had preliminary discussions with the Province (B.C. Housing) regarding a contribution to permit the construction of the remaining 16 units. Staff has recently submitted a formal funding request to the Province and is optimistic that a Provincial / City / private-sector partnership can be established and will permit the development of the entire property.

Rezoning Advisory Committee (RAC)

The Rezoning Advisory Committee, at its meeting of 2006-NOV-02, recommended that the application be approved as presented and that Council waive DCC's for this project.

Staff concur with RAC's recommendation to approve the application. As Council is aware, current Council policy is to reduce DCC's by 50% for non-profit, affordable housing projects. If Council approves the subject rezoning, further direction regarding DCC's, as they pertain to this specific project, will be required. If Council is supportive of relaxing DCC's by 50% as per the existing policy, a Housing Agreement will be required to ensure rental rates remain at a affordable level.

SUMMARY:

The need for affordable housing options in the community is well documented. Vacancy rates remain very low while the development of new affordable rental units has been limited in recent years. Based on past experience, City ownership combined with an experienced operator such as the Nanaimo Affordable Housing Association will ensure the development is completed to a high standard and managed in a manner which will mitigate the concerns raised by immediate neighbours. The proposal meets with Council's objectives for affordable housing, as outlined in the OCP. Staff support this application and recommend Council consider First and Second Reading of the associated zoning amendment bylaw.

Respectfully submitted,

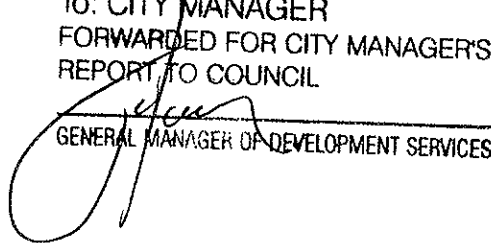


D. Lindsay
Manager, Planning Division
DEVELOPMENT SERVICES DEPARTMENT

A. Tucker
Acting Director, Planning & Development
DEVELOPMENT SERVICES DEPARTMENT

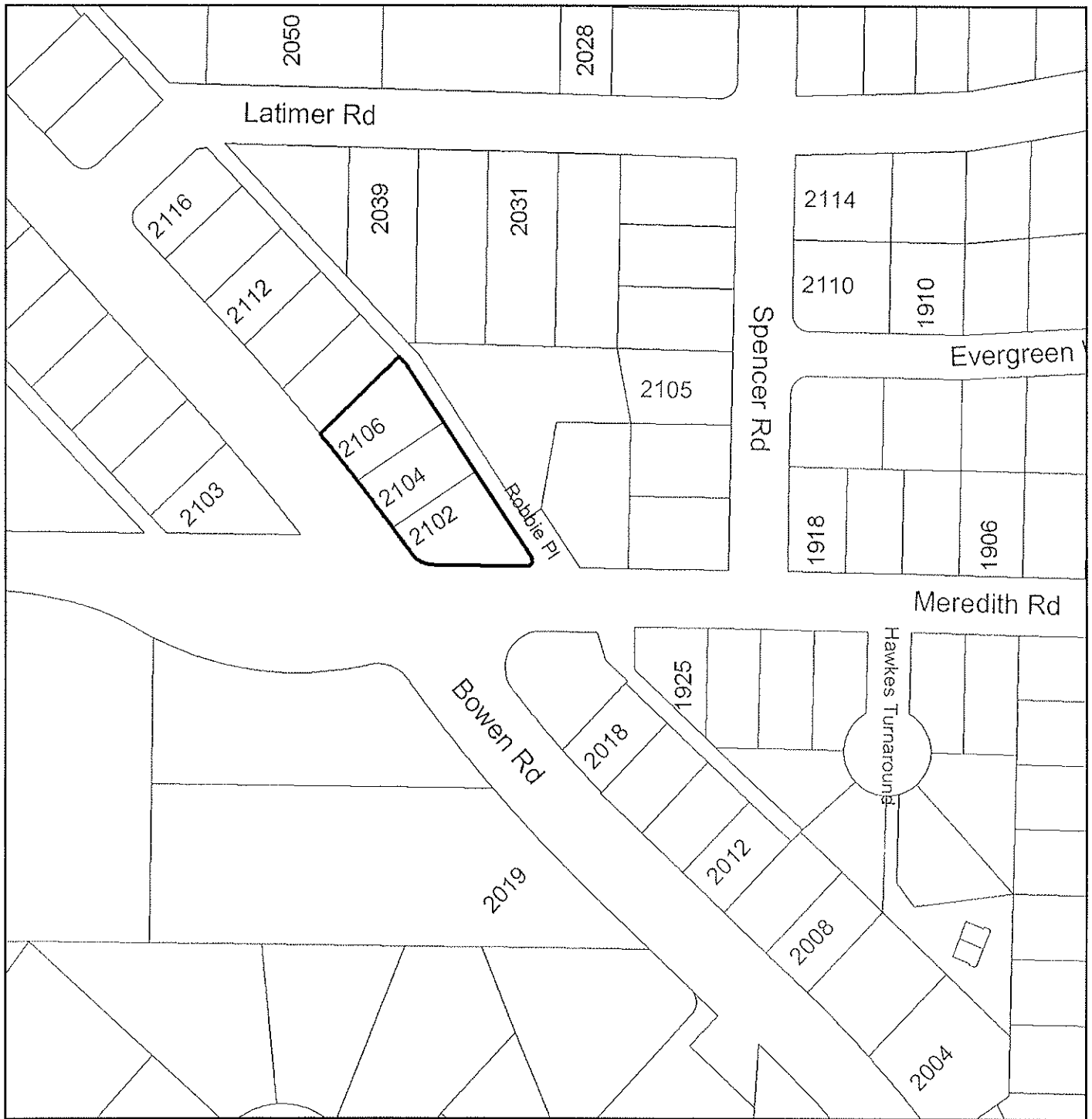
JC/pm
Council: 2006-NOV-20
Prospero Attachment: RA170

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




GENERAL MANAGER OF DEVELOPMENT SERVICES

SCHEDULE A



File : RA000170
 Civic: 2102, 2104 and 2106 Bowen Road
 Lot 32, 33 and 34, Block 1, Section 17, Range 7, Mountain District,
 Plan 526, Except parts in Plan VIP54414, VIP54485 and VIP54603
 For Road Purposes

 Subject Property

PROJECT DATA:

IN PLANS VIP54603, VIP54485 & VIP54414

ADDRESS: 2102,2104,2106 BOWEN ROAD

G: RS-1 - SINGLE FAMILY RESIDENTIAL

REAS: 2428 SQ.M./ 26137 SQ.F

OVERAGE: 5647 S.Q.F / 26137 S.Q.F. = 21.6%

3 FLOOR AREAS: UNIT A (440 SQ.F.) x 14 = 6160 SQ.F.

UNIT C (510 SQ.F.) x 3 = 1530 SQ.F.

TOTAL = 9490 SQ.F.

AREA RATIO: 9490 SQ.F. / 26137 SQ.F. = 0.36

NO. UNITS: 20

design consultants ltd

Will Melville phone@a
neo 245 220

REVISIONS:

29.May. 200

01.Sep. 200

SEP 01 2006

Housing Project

K.100, L.104, L.106 POWELL IV.

1. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

4077 35 NS

SCALE

as noted

ORAMON BV.

T.F.S.S.A.V.

DRAWING TITLE

Site plan

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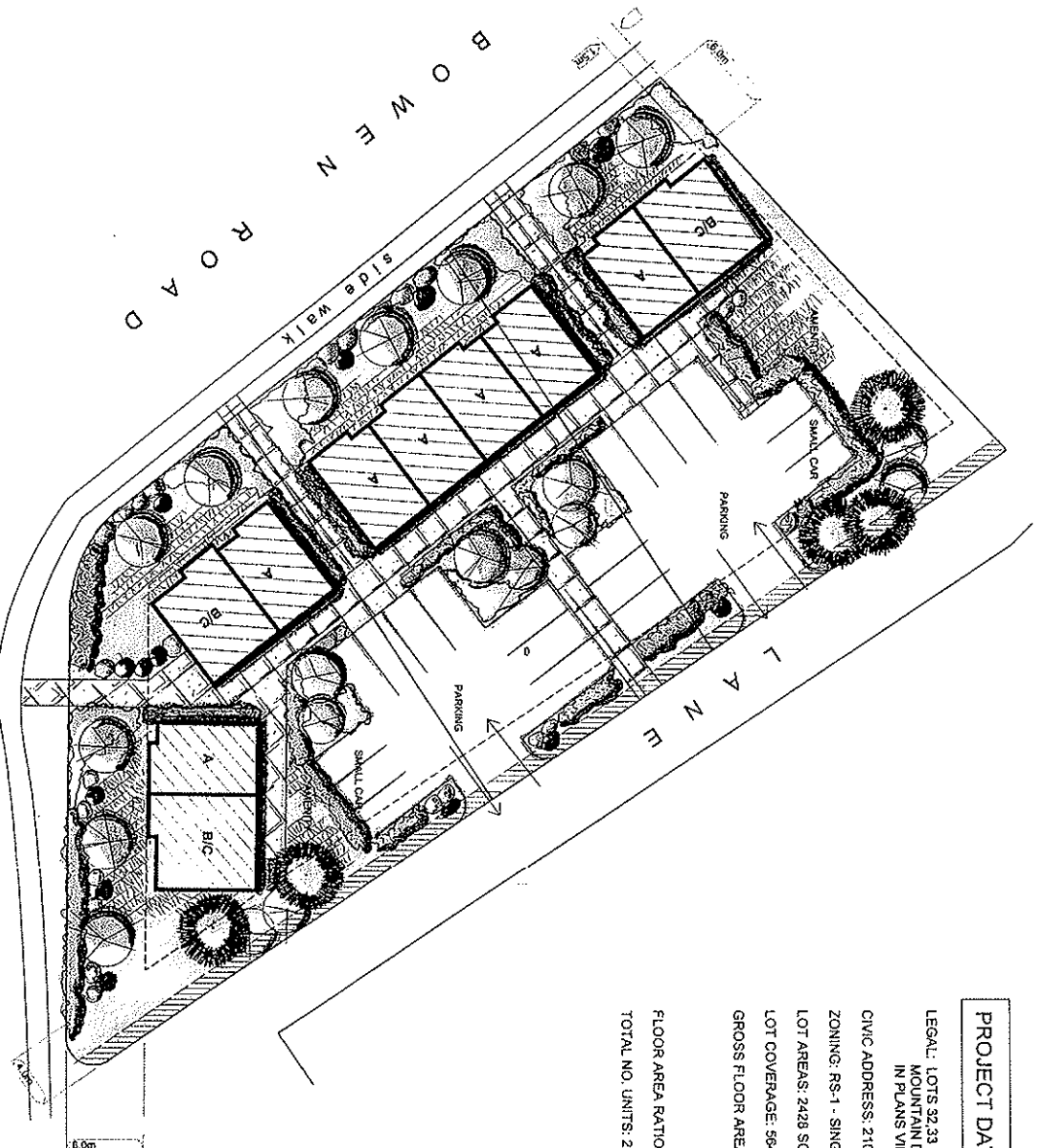
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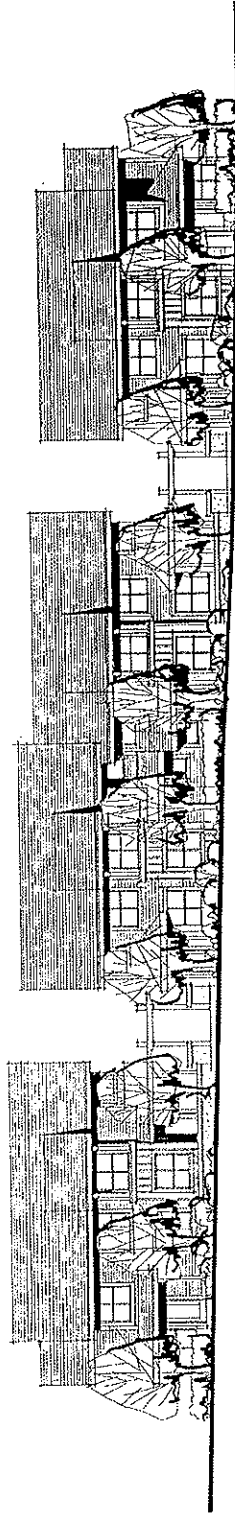
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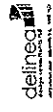
ME READ - T H
R O A D





west elevation – bowen road

BOWEN ROAD AFFORDABLE HOUSING PROJECT
BOWEN ROAD @ MERIDETH ROAD, NANAIMO, BRITISH COLUMBIA



SEP 01 2014

RECEIVED
SEP 01 2014

STAFF REPORT

FILE COPY

2006-NOV-14

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

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

RE: RA179 – 2211 JINGLE POT ROAD

STAFF'S RECOMMENDATION:

That Council:

1. Consider First and Second Reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.406"; and
2. Direct Staff to secure the proposed community contribution as a condition of rezoning.

EXECUTIVE SUMMARY:

The City of Nanaimo has received a rezoning application from Brian Phillips, on behalf of the Jingle Pot Pub, for a site-specific amendment to the Tourist and Public House Commercial Zone (C-6) in order to permit the use of a Teletheatre Outlet (off-track betting facility). At its meeting 2006-NOV-02, the Rezoning Advisory Committee (RAC) recommended that the application be approved as presented. Staff concur with this recommendation and recommend that Council support the proposed rezoning.

BACKGROUND:

Subject Property

The subject property is approximately 0.42 hectares (1.04 acre) in area and is the existing site of the Jingle Pot Pub and Liquor Store (Schedule 'A'). The property is bounded by large single-family residentially zoned properties to the north and west across Jingle Pot Road and Harwell Road, by a multi-family development complex to the south, and by a gas bar and convenience store to the east.

Official Community Plan (OCP)

The subject property is designated as 'Suburban Neighbourhood' and is located within the Jingle Pot Local Service Centre, according to Schedule 'A' of the Official Community Plan (OCP). Local Service Centres are intended to provide amenities that are compatible with and service the local neighbourhood, and includes such uses as retail stores, community halls, clubs or lodges, restaurants, and pubs.

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

Proposed Development

The applicants are proposing to relocate the existing teletheatre outlet from its current operating location at the Commercial Hotel (121 Bastion Street) to the subject property. Teletheatre outlets are defined in the City's Zoning Bylaw as a "public entertainment and wagering facility authorized by the B.C. Racing Commission having such amenities as television monitors (displaying the system of odds, pools and payout prices) with areas for viewing, seating, wagering and food and beverage service".

The teletheatre outlet is proposed to be accommodated within an existing area of the pub previously occupied by the Jingle Pot Liquor Store and is proposed to have a licensed capacity of 30 seats. The hours of operation for the facility will be the same as for the existing pub, and therefore, the teletheatre will not operate without the pub being open.

The applicant has submitted an application for a permanent change to the liquor primary license for the Jingle Pot Pub, to increase the licensed capacity from 118 to 150 persons. The additional capacity is proposed to be utilized by the teletheatre outlet; this item appears as a separate report on this evening's agenda.

As the Teletheatre Outlet will be located within a separate area of the building and will only be accessible to the public from within the pub (a condition Council previously established in 1998), there will not be a significant increase in public exposure or access to gaming.

Provincial Approval

Pending Council's resolution of the associated amendment bylaw, formal approval for the proposed relocation will be required from the B.C. Gaming Policy and Enforcement Branch.

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 applicants are proposing a monetary contribution of \$5000 towards gambling abuse prevention programs in the community.

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

Rezoning Advisory Committee (RAC)

The Rezoning Advisory Committee, at its meeting of 2006-NOV-02, recommended that the application be approved as presented.

Respectfully submitted,


D. Lindsay
Manager, Planning Division
DEVELOPMENT SERVICES DEPARTMENT


A. Tucker
Acting Director, Planning & Development
DEVELOPMENT SERVICES DEPARTMENT

JC/pm
Council: 2006-NOV-20
Prospero Attachment: RA179


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


GENERAL MANAGER OF DEVELOPMENT SERVICES

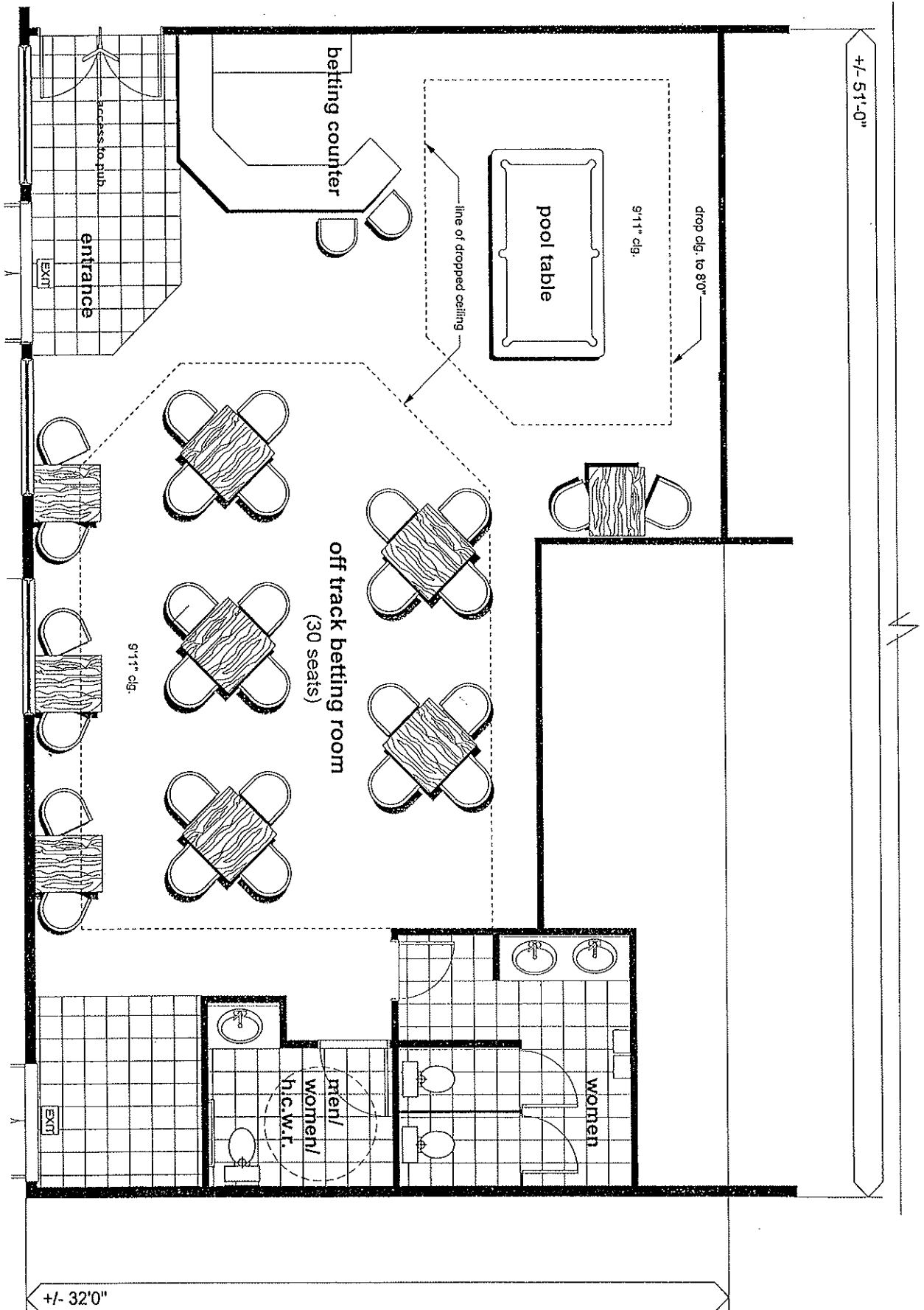
SCHEDULE A



File : RA000179
Civic: 2211 Jingle Pot Road

 Subject
Property

SCHEDULE B



2006-NOV-14

STAFF REPORT

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

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

RE: RA180 – 5640 HAMMOND BAY ROAD

STAFF'S RECOMMENDATION:

That Council:

1. Consider First and Second Reading to "ZONING BYLAW AMENDMENT BYLAW 2006 NO. 4000.407";
2. Direct Staff to secure design criteria, subdivision completion and the proposed community contribution as a condition of rezoning; and
3. Approve the required variances to lot area.

EXECUTIVE SUMMARY:

The City of Nanaimo has received an application from Ivan Plavetic to rezone parts of the subject property from Single Family Residential Zone (RS-1) to Residential Duplex Zone (RM-1) in order to construct three duplexes. At its meeting 2006-NOV-02, the Rezoning Advisory Committee (RAC) recommended that the application be approved as presented. Staff concur with this recommendation and recommend that Council support the proposed rezoning.

BACKGROUND:

Subject Property

The subject property is approximately 1.18 hectares (2.91 acres) in area (Schedule 'A'). An application for subdivision at this site is presently active and has received Preliminary Layout Approval (PLA) for 14 single-family residential lots, three of which, subject to approval of the rezoning, are proposed to be rezoned to accommodate duplexes.

The subject site is bordered by a recently developed single-family subdivision to the north, single family dwellings to the south and west, and by a large, vacant residential zoned property to the east, a PLA for which has been accepted by the City for a 17-lot single-family subdivision.

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 rezone three lots, within a preliminarily approved 14-lot subdivision, in order to develop three duplexes. The balance of the lots are proposed to retain their existing single-family zoning.

Proposed Variances

The RM-1 Zone requires a minimum lot area of 750 m² (8,073 ft²). The three proposed duplex lots (24, 27 and 28 (Schedule 'B')), are approximately 667 m² (7,179 ft²), 661 m² (7,115 ft²) and 671 m² (7,223 ft²), respectively. This represents lot area variances of 83 m² (893 ft²), 89 m² (958 ft²), and 79 m² (850 ft²).

As each of the proposed duplexes will be accommodated on corner lots, and given that design criteria (below) have been established to ensure that the buildings form and scale will be proportionate to size of the lots, Staff recommend that Council approve the proposed lot area variances.

Design Criteria

Given the proposed variances to lot area noted above Staff recommend that design criteria be established and registered on each of the duplex lots as follows:

- ☐ Duplexes on corner lots shall be designed to face both streets;
- ☐ One entrance shall face each of the principal and flanking streets;
- ☐ One driveway will access / egress from both the principal and flanking streets; and
- ☐ Limit duplexes to a maximum gross floor area of 158 m² (1,700 ft²) per individual unit.

Staff recommend that the above design criteria be secured via covenant as a condition of rezoning.

Development Cost Charges (DCC's)

As Council is aware, DCC's will be payable at the current bylaw rate of \$13,410.79 for the creation of the additional lots upon completion of the subdivision. As residential multi-family lots are exempt from DCC's, and the construction of a duplex would not trigger DCC's at building permit stage, Staff recommends that completion of the subdivision be secured as a condition of rezoning.

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 \$3,750 monetary contribution towards the local Volunteers in Parks (VIP) program.

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

Rezoning Advisory Committee (RAC)

The Rezoning Advisory Committee, at its meeting of 2006-NOV-02, RAC recommended that the application be approved as presented.

Respectfully submitted,



for: D. Lindsay
Manager, Planning Division
DEVELOPMENT SERVICES DEPARTMENT



A. Tucker
Acting Director, Planning & Development
DEVELOPMENT SERVICES DEPARTMENT

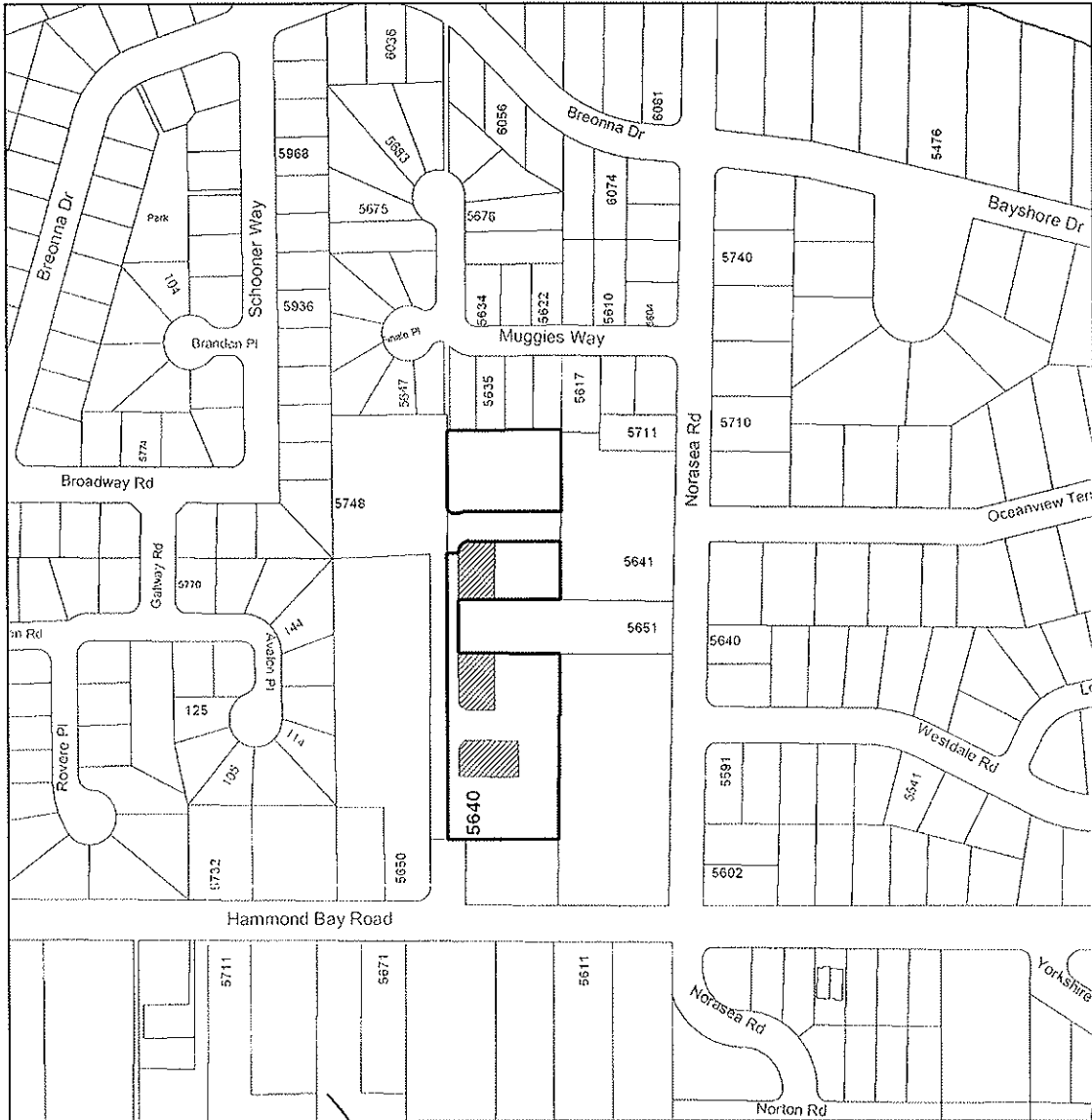
JC/pm/cjh
Council: 2006-NOV-20
Prospero Attachment: RA180

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





GENERAL MANAGER OF DEVELOPMENT SERVICES

SCHEDULE A



File : RA000180
Civic: 5640 Hammond Bay Road



-  Areas of Proposed Rezoning
-  Subject Property

[illegible]

LOTS

HAMMOND BAY ROAD