

# **CITY OF NANAIMO**

## **AGENDA FOR THE MEETING OF THE REZONING ADVISORY COMMITTEE TO BE HELD ON THURSDAY, 2005-MAY-5<sup>th</sup>, AT 4:45 P.M. IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, B.C.**

**1. CALL TO ORDER**

**2. ADOPTION OF MINUTES: 2005-Mar-03**

**3. NEW AND PENDING APPLICATIONS**

**RA000144:** Uplands Drive Investments Ltd., have submitted a rezoning application to rezone 6010 Uplands Drive from P-2 to RM-3 in order to construct a 32-unit residential townhouse development.

**RA000145:** David Steingard, has submitted a rezoning application on behalf of 711789 BC Ltd. to rezone portions of 5401 Laguna Dr., 5350 Redmond Rd. & 5302 Dewar Rd. from RM-3 to RS-6 in order develop a small lot single family subdivision.

**4. NEW BUSINESS**

**5. ADJOURNMENT**

***Please contact Penny Masse at 755-4460, Local 331,  
if you are unable to attend the meeting***

# CITY OF NANAIMO

MINUTES OF THE MEETING OF THE REZONING ADVISORY COMMITTEE  
HELD ON THURSDAY, 2005-MAR-03, AT 5:10 P.M.  
IN THE BOARD ROOM, CITY HALL, 455 WALLACE STREET, NANAIMO, BC

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PRESENT: Ron Cantelon – Acting Chair (Council Member in Attendance)  
Bill Forbes  
Ralph Meyerhoff  
Chris Erb

APPLICANT(S): Maureen McLeod  
Dennis McLeod

STAFF: Dale Lindsay, Manager of Planning, Planning Division, DSD  
Jeremy Holm, Planner, Planning Division, DSD

1. **CALL TO ORDER**

The meeting was called to order at 5:12 p.m.

2. **ADOPTION OF MINUTES**

MOVED by Mr. Meyerhoff, SECONDED by Mr. Forbes that the minutes of the 2005-FEB-17 Rezoning Advisory Committee meeting be adopted.

**CARRIED**

3. **NEW AND PENDING APPLICATIONS**

**RA000142:** Dennis and Maureen McLeod, have applied to rezone this property from RS-1 to I-2 in order to operate an electrical contracting business from this location.

Mr. Holm gave a brief presentation on the proposed plan.

The subject property is designated Service Industrial. The proposed zoning is I-2. Uses on the property will be restricted to those supported by the OCP. The applicant proposes an extension of the sanitary sewer within Jingle Pot Road as his community contribution.

Councillor Cantelon questioned whether the future extension of Boban Drive would impact this property.

Mr. Holm indicated that the extension of Boban would be through the property to the north.

Mr. Meyerhoff questioned whether the property to the east of the subject property is in the ALR.

Mr. Holm indicated that he did not believe it was, but would check and report back to RAC.

Mr. McLeod briefly discussed his application and explained that his intent is to relocate his electrical contracting business (DenMar Electric) to this location from its current location at 4201 Jingle Pot Road. He also proposes to establish a future RV storage business on the property.

Mr. Meyerhoff MOVED that the application be accepted as presented.  
Seconded by Mr. Erb.

**CARRIED**

4. **NEW BUSINESS**

5. **ADJOURNMENT**

Mr. Erb MOVED that the meeting be adjourned at 5:25 p.m. SECONDED by Mr. Forbes

**CARRIED**

APPROVED:

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

# REZONING ADVISORY COMMITTEE

2005-MAY-05

**File Number:** RA000144

**Project Address:** 6010 Uplands Drive (Schedule A)

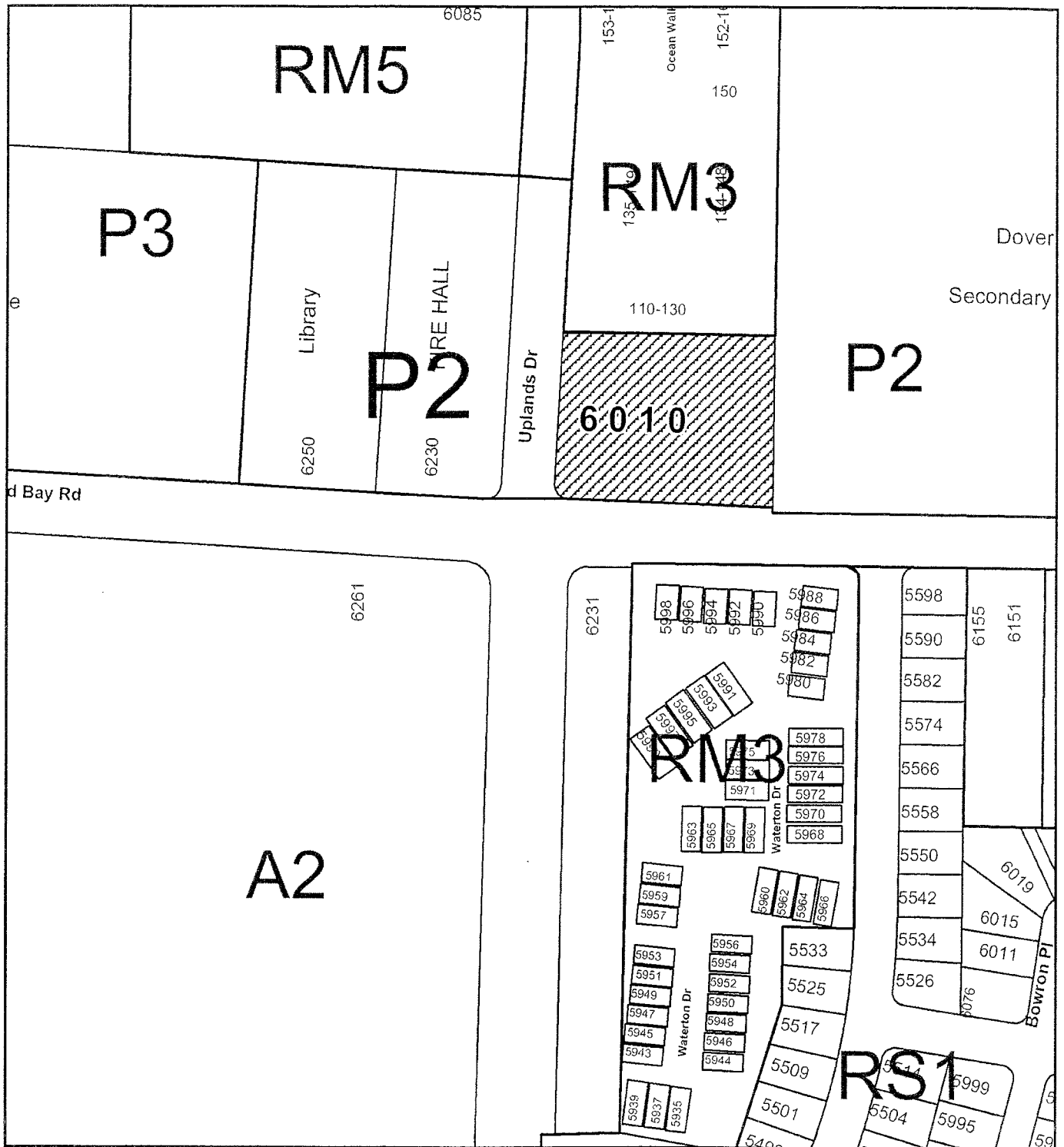
**Proposed Development:** The applicants, Uplands Drive Investments Ltd., have submitted a rezoning application to construct a 32-unit residential townhouse development. The applicants are proposing that the development consist of 8 four-unit dwellings (quadruplexs). A site plan of the proposed development is attached for your reference (Schedule B).

**OCP Designation:** Neighbourhood – (Please Note: Amendment Bylaw No. 6000.061 approved by Council 2005-APR-04 for site specific amendment to the OCP “Neighbourhood” designation to allow a townhouse form of development with a density up to 0.45 floor area ratio.) (Schedule C)

**Current Zoning:** Public Institution Zone (P-2) (Schedule D)

**Proposed Zoning:** Low Density Multiple Family Residential (Townhouse) Zone (RM-3) (Schedule E)

# SCHEDULE A




File No.: RA000144  
Civic: 6010 Uplands Drive

 Subject Property

[illegible]

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


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**PROPOSED  
32 UNIT MULTI-FAMILY DEVELOPMENT  
NANAIMO, B. C.**

DRAWN BY: C.C. JIDE	DRAWING NO. A-1
DATE: MARCH 2005	
SCALE: AS SHOWN	
PROJECT NO. 05-002	

[illegible]



## SCHEDULE C

Section 1.2.2.1 of the "OFFICIAL COMMUNITY PLAN BYLAW 1996 NO. 6000" ("Neighbourhood") is amended by deleting policy 5.2 in its entirety and replacing it with the following:

1.2.2.1 (5.2) Rezoning for triplex, quadruplex, townhouses and apartments to a maximum density of up to 0.45 floor area ratio and which will not be subject to the density limitations of other policies of this section or be considered in target density calculations of section 1.2.2.1 on adjacent Neighbourhood areas, may be considered where it is demonstrated that such development will enhance the appearance of development when viewed by the public from adjacent arterial roadways. Rezoning and development under this policy must:

- be consistent with design guidelines in section 8.2.21(4); and
- have vehicle access to the site without routing traffic through adjacent attached residential dwelling areas.

Rezoning under this policy may be considered on:

- Lands designated "Neighbourhood" on Schedule A and fronting on Northfield Road or fronting on Bowen Road between Meredith and Labieux Road; and
- The property known as 6010 Uplands Drive (Lot A, District Lot 48, Wellington District, Plan VIP53807).



# SCHEDULE D

## 12.2. PUBLIC INSTITUTION ZONE - (P-2)

This zone provides for public-oriented uses which are designed to serve the community and which may be under private or government ownership.

### 12.2.1. PERMITTED USES (4000.178; 1998-Feb-02)

Administrative Offices  
Accessory Dwelling Unit (4000.176; 1997-Mar-03)  
Assembly Halls  
Churches  
Club or Lodge  
Helicopter Landing Pads in association with Public/Private Hospitals  
Libraries  
Museums  
Personal Care Facilities, subject to 7.5.3 Density (4000.303; 2002-Jul-29)  
Provincial and Federal Health Units and Clinics  
Public/Private Hospitals  
Public/Private Schools  
Recreation and Cultural Buildings  
Seniors' Congregate Housing, subject to Part 5 and Subsection: (4000.206; 1997-Nov-03) (4000.218; 2001-Aug-13)

- 7.5.3. Density;

Single Family Dwellings, subject to Subsections: (4000.260; 1999-Nov-08) (4000.275; 2001-Jan-08)

- 6.1.2. Condition of Use;
- 6.1.3. Density;
- 6.1.6. Yard Requirements;
- 6.1.7. Height of Buildings; and
- 6.1.8. Maximum Perimeter Wall Heights

Social Services Centre  
Universities, Colleges, Technical Schools

### 12.2.2. CONDITION OF USE

Only one accessory dwelling unit shall be permitted in conjunction with one of the permitted uses on the same lot.

### 12.2.3. LOT AREA

12.2.3.1. The minimum lot area shall not be less than 1,800 square metres (19,376 square feet), serviced by a community water system, a community sanitary sewer system, and a storm drainage system.

12.2.3.2. Notwithstanding Subsection 12.2.3.1., where a lot contains or abuts a watercourse identified in Schedule G, the required leave strip shall not be included in the calculation of minimum lot area. (4000.126; 1995-Dec-18) (4000.303; 2002-Jul-29)

# SCHEDULE E

## 7.3. LOW DENSITY MULTIPLE FAMILY RESIDENTIAL (TOWNHOUSE) ZONE - (RM-3)

This zone provides for a mixture of low density multiple family development on lots compatible with the residential areas of the community.

### 7.3.1. PERMITTED USES (4000.086; 1994-Nov-28)(4000.075; 1995-Jan-23)(4000.218; 2001-Aug-13)

Bed and Breakfast, subject to Part 5

Boarding or Lodging, Subject to Part 5

Multiple Family Dwellings

Single Family Dwellings, subject to Subsections: (4000.275; 2001-Jan-08)

- 6.1.2. Condition of Use;
- 6.1.3. Density;
- 6.1.6. Yard Requirements;
- 6.1.7. Height of Buildings; and
- 6.1.8. Maximum Perimeter Wall Heights

### 7.3.2. CONDITIONS OF USE

No storage or refuse receptacle area shall be permitted in a front yard setback.

### 7.3.3. DENSITY

The maximum floor area ratio shall not exceed 0.45 except where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than .8 metres above the adjacent finished grade), in which case an amount may be added to the floor area ratio equal to .25 multiplied by the percentage of the total parking spaces which are provided underground. (4000.086; 1994-Nov-28).

### 7.3.4. LOT AREA

7.3.4.1. The minimum lot area shall not be less than 1,800 square metres (19,375.67 square feet), serviced by a community water system, a community sanitary sewer system, and a storm drainage system.

7.3.4.2. Notwithstanding Subsection 7.3.4.1., where a lot contains or abuts a watercourse identified in Schedule G, the required leave strip shall not be included in the calculation of minimum lot area. (4000.126; 1995-Dec-18) (4000.303; 2002-Jul-29)

### 7.3.5. LOT COVERAGE

The maximum lot coverage shall not exceed 40% of the lot area.

# REZONING ADVISORY COMMITTEE

**2005-MAY-05**

**File Number:** RA000145

**Project Address:** 5401 Laguna Dr., 5350 Redmond Rd. & 5302 Dewar Rd.  
(Schedule A)

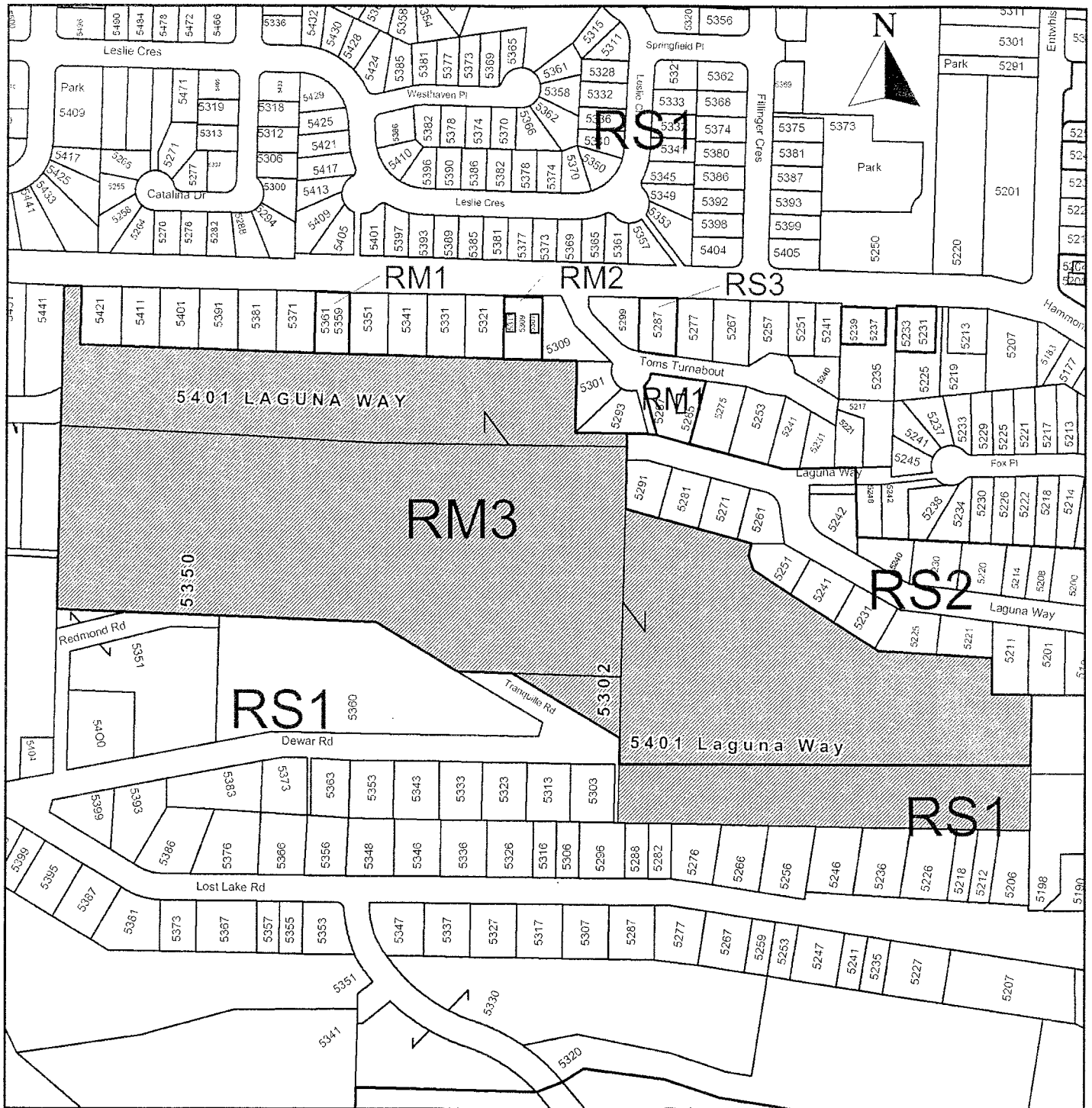
**Proposed Development:** The applicant, David Steingard, has submitted a rezoning application on behalf of 711789 BC Ltd. to rezone portions of the above noted properties in order to permit a small lot single family subdivision (approximately 130 lots). The applicant is proposing to retain the existing multifamily zoning on two portions of the site in order to allow some townhouse development. A site plan of the proposed development is attached for your reference (Schedule B).

**OCP Designation:** Neighbourhood (Schedule C)

**Current Zoning:** Low Density Multiple Family Residential (Townhouse) Zone (RM-3) (Schedule D)

**Proposed Zoning:** Single Family Residential Small Lot Zone (RS-6) (Schedule E)

# SCHEDULE A

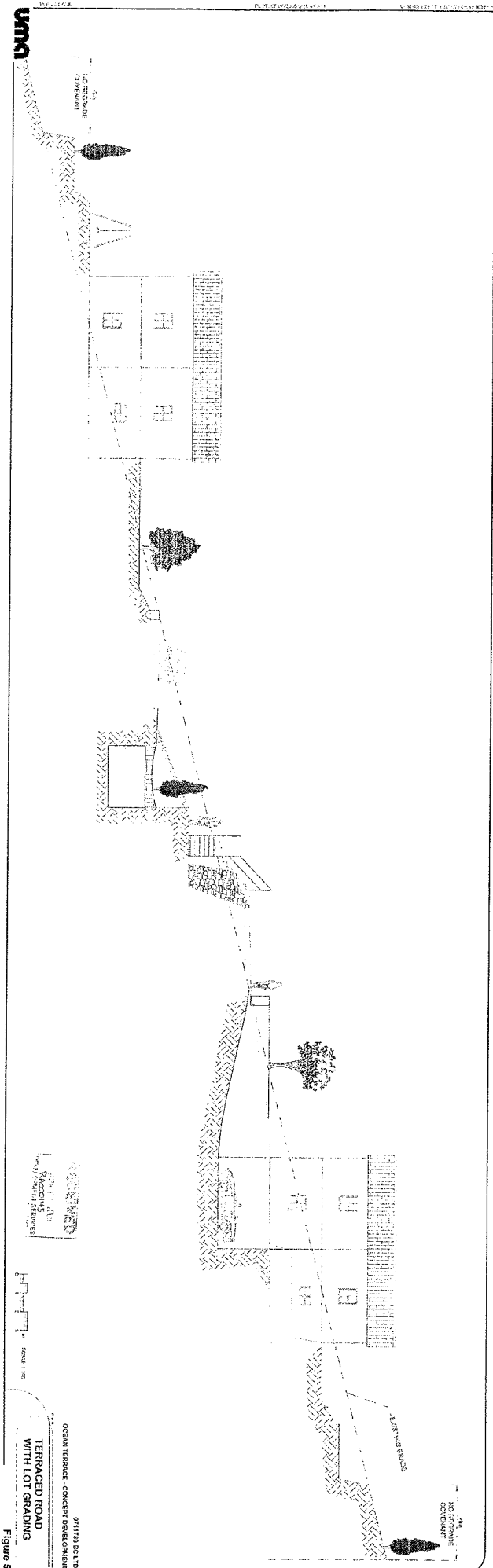


File No. : RA000145  
 Civic : 5401 Laguna Way and  
 5350 Redmond Road  
 and 5302 Dewar Road

 **SUBJECT  
 PROPERTIES**



# TERRACED ROAD



# SCHEDULE C

## 1.2 Neighbourhoods

*"Neighbourhoods" are primarily places of residence, parks and open space and local services. There is sufficient zoned vacant or undeveloped land within the Urban Containment Boundary to accommodate an additional population of 50,000. Most of this developable land lies within existing neighbourhoods.*

*Each City neighbourhood has a unique character - that combination of history, housing style, physical setting and location and people. They are the building blocks of the city and their diversity and identity contribute to the city's vitality. Much of the city's existing stock of affordable housing is found in older neighbourhoods such as Townsite, Harewood and the Southend. In order to maintain the viability, livability and affordability of these neighbourhoods it is critical that the City continue to invest in infrastructure upgrades as required, enhance recreation and park facilities as needed and ensure that new development is in harmony with that which already exists.*

*The intent of this Plan is to support neighbourhoods and neighbourhood character. Neighbourhoods will not be a focus for medium or high density land uses, but will be encouraged to evolve and add to diversity in housing choice and local services. Establishing housing choices and services in existing and new neighbourhoods will help support a sense of community.*

*Some older city neighbourhoods are in transition, particularly those close to central city Growth Centres such as the Downtown, Townsite and Terminal Park. Some aging homes are being replaced by commercial or apartment buildings particularly on Major roads close to Growth Centres. Neighbourhood Planning is important to manage the transition while preserving neighbourhood livability and character.*

*Two types of neighbourhoods are designated in the Plan: "Neighbourhood" and "Suburban Neighbourhood".*

### 1.2.1 Objectives:

- **To maintain the character and livability of existing neighbourhoods:** Ensure that new development and redevelopment maintains and enhances the residential character of existing neighbourhoods.
- **To maintain the viability of existing older neighbourhoods:** Reinvest in older neighbourhoods through infrastructure upgrades, expansion of community and recreational services, and open space.
- **To increase housing choice:** Encourage developments that increase housing choice and complement existing neighbourhood character.
- **To provide access to basic community services:** Build community uses into new developments, and allow these services to develop in existing neighbourhoods.
- **To provide access to local commercial services in neighbourhoods:** Develop local service centres in new neighbourhoods and support development of local service centres and corner stores in existing neighbourhoods.
- **To build community spirit and cohesion:** Provide for neighbourhood planning and encourage community participation in civic activities.

# SCHEDULE D

## 7.3. LOW DENSITY MULTIPLE FAMILY RESIDENTIAL (TOWNHOUSE) ZONE - (RM-3)

This zone provides for a mixture of low density multiple family development on lots compatible with the residential areas of the community.

### 7.3.1. PERMITTED USES (4000.086; 1994-Nov-28)(4000.075; 1995-Jan-23)(4000.218; 2001-Aug-13)

Bed and Breakfast, subject to Part 5

Boarding or Lodging, Subject to Part 5

Multiple Family Dwellings

Single Family Dwellings, subject to Subsections: (4000.275; 2001-Jan-08)

- 6.1.2. Condition of Use;
- 6.1.3. Density;
- 6.1.6. Yard Requirements;
- 6.1.7. Height of Buildings; and
- 6.1.8. Maximum Perimeter Wall Heights

### 7.3.2. CONDITIONS OF USE

No storage or refuse receptacle area shall be permitted in a front yard setback.

### 7.3.3. DENSITY

The maximum floor area ratio shall not exceed 0.45 except where parking spaces are provided beneath a principal building (where the roof of the underground parking is not more than .8 metres above the adjacent finished grade), in which case an amount may be added to the floor area ratio equal to .25 multiplied by the percentage of the total parking spaces which are provided underground. (4000.086; 1994-Nov-28).

### 7.3.4. LOT AREA

7.3.4.1. The minimum lot area shall not be less than 1,800 square metres (19,375.67 square feet), serviced by a community water system, a community sanitary sewer system, and a storm drainage system.

7.3.4.2. Notwithstanding Subsection 7.3.4.1., where a lot contains or abuts a watercourse identified in Schedule G, the required leave strip shall not be included in the calculation of minimum lot area. (4000.126; 1995-Dec-18) (4000.303; 2002-Jul-29)

### 7.3.5. LOT COVERAGE

The maximum lot coverage shall not exceed 40% of the lot area.



# SCHEDULE E

## 6.6. SINGLE FAMILY RESIDENTIAL SMALL LOT ZONE - (RS-6) (4000.271; 2000-Aug-28)

This zone provides for small lot subdivisions intended to contribute to the mix of housing in the City while offering a more affordable form of single dwelling development.

### 6.6.1. PERMITTED USES

Secondary Suite (4000.366; 2005-Feb-07)  
Single Family Dwellings.

### 6.6.2. CONDITIONS OF USE (4000.275; 2001-Jan-08) (4000.362; 2004-Nov-01)

- 6.6.2.1. The gross floor area of a single-family dwelling shall exceed a gross floor area of 87 square metres (936.49 square feet). (4000.303; 2002-Jul-29)
- 6.6.2.2. The floor area ratio of the principal dwelling shall not exceed 0.55, or a gross floor area of 300 square metres (3,229 square feet).

### 6.6.3. DENSITY

Not more than one Single Family Dwelling shall be permitted per lot.

### 6.6.4. LOT AREA

- 6.6.4.1. The minimum lot area shall not be less than 325 square metres (3,498 square feet) serviced by a community water system, a community sanitary sewer system, and a storm drainage system.
- 6.6.4.2. Notwithstanding Subsection 6.6.4.1., where a lot contains or abuts a watercourse identified in Schedule G, the required leave strip shall not be included in the calculation of minimum lot area. (4000.303; 2002-Jul-29)

### 6.6.5. LOT COVERAGE

The maximum lot coverage shall not exceed 35 percent of the lot area.

### 6.6.6. LOT DIMENSIONS

- 6.6.6.1. Notwithstanding Subsection 5.17.2., the minimum lot frontage shall not be less than 10.5 metres (34.45 feet) where lot frontage is on a highway, or 10 metres (32.8 feet) where lot frontage is on a cul-de-sac.
- 6.6.6.2. Notwithstanding Subsections 6.6.6.1. and 5.17.3., the minimum parcel frontage shall not be less than 12 metres (39.37 feet) for a corner lot.
- 6.6.6.3. Notwithstanding Subsection 5.17.4., the minimum lot depth shall not be less than 27.5 metres (90.22 feet).