

DATE OF MEETING | October 16, 2018 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING AND
SUBDIVISION |

SUBJECT | REZONING APPLICATION NO. RA399 – 1534 EXTENSION ROAD |

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with an application to rezone the subject property at 1534 Extension Road from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site-specific provisions to increase the maximum permitted building height and floor area ratio to allow an 11-unit multiple family development.

Recommendation

That the Committee receive the report and recommend that Council approve the rezoning application.

BACKGROUND

A rezoning application (RA399) for 1534 Extension Road was received from Chris Cathers on behalf of Clifford and Sherry Anne Cathers. The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site-specific provisions to increase the maximum permitted building height and floor area ratio to allow an 11-unit multiple family development.

Subject Property & Site Context

<i>Location</i>	The subject property is located on Extension Road to the South of the Nanaimo Parkway within Chase River.
<i>Total Lot Area</i>	3,115m ²
<i>Current Zone</i>	R1 – Single Dwelling Residential
<i>Proposed Zone</i>	R6 – Townhouse Residential with site-specific provisions for building height and floor area ratio
<i>Official Community Plan Designation</i>	Neighbourhood
<i>Neighbourhood Plan-Chase River</i>	Neighbourhoods

The subject property is located on a large triangular shaped lot within the Chase River neighbourhood. Surrounding land uses are predominately low density residential. The property borders the railway line to east. The Chase River Elementary School grounds are approximately 75m north of the subject property.

DISCUSSION

Proposed Development

The applicant proposes to rezone the subject property with site-specific provisions for building Floor Area Ratio (FAR) to allow an eleven-unit townhouse development with units accessed from an internal driveway off Extension Road. The townhouse units range in height from one- to three-storey units, depending on the grade of the land and size of the townhouse units.

Road dedication of 2.5m along Extension Road is required. The proposed FAR after road dedication being taken is 0.67. The Zoning Bylaw does not include a zone with sufficient FAR and building height to allow a three-storey townhouse building form on properties in the Neighbourhood designation of the Official Community Plan. The Townhouse Residential (R6) zone allows up to two-storeys (7m building height for a flat roof) with a base density of 0.45 FAR and the Medium Density Residential (R8) zone allows up to four-storeys (14m building height for a flat roof) with a base density of 1.25 FAR.

On 2018-JUL-09 Council adopted a rezoning application for a property at 2202 Meredith Road to allow a site-specific increase in height and density to allow a similar building form within the R6 zone as the applicant is proposing.

Official Community Plan (OCP)

The Neighbourhood land use designation encourages a mix of low density residential uses (10 to 50 units per hectare) in two to four-storey building forms. The proposed development fits within the building form and density envisioned in the OCP at approximately 35 units per hectare.

The Neighbourhood designation also encourages building design that complements existing neighbourhood character, including the ground-oriented form of the existing housing. The proposed townhouses will be ground-oriented and designed to complement the existing single and duplex residential dwellings in the area. In addition, the three-storey townhouse form will add diversity to the existing housing stock and offer a new type of housing not currently available within Chase River.

Neighbourhood Plan

The subject property is designated as Neighbourhoods within the Chase River Neighbourhood Plan. Residential density is as set out within the OCP. The neighbourhood plan encourages cluster housing in order to achieve additional onsite open space and/or protect the environment. The application includes onsite open space amenities such as a children's play space and community garden. Boulevard trees will be required adjacent to the property frontages as per the requirements of the neighbourhood plan.

Transportation Master Plan

The subject property is not located within a designated mobility hub as identified within the Transportation Master Plan; however, transit stops exist adjacent to the school (75m from the property) and approximately 120m south of the subject property and provide connections to the downtown bus exchange.

Community Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. The applicant proposes a monetary contribution of \$11,000 to be directed towards the Housing Legacy Reserve Fund.

Staff Comment

The proposed density is consistent with the OCP designation and the subject property is on a major road and is within walking distance to an elementary school. The proposed development meets the intent of the policies in the Official Community Plan and will complement the existing uses in the neighbourhood.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan and Project Data
ATTACHMENT C: Conceptual Renderings
ATTACHMENT D: Aerial Photo

Submitted by:

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Concurrence by:

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