

DATE OF MEETING | December 17, 2018 |

AUTHORED BY | KRIS SILLEM, PLANNER, SUBDIVISION SECTION |

**SUBJECT | REZONING APPLICATION NO. RA000404 – 5400 DEWAR ROAD  
AND 5351 REDMOND ROAD |**

## **OVERVIEW**

### **Purpose of Report**

To present Council with an application to rezone the properties located at 5400 Dewar Road, 5351 Redmond Road, and portions of the Redmond Road right-of-way in order to realign the existing zoning boundaries to correspond with the boundaries of a proposed subdivision and park dedication.

### **Recommendation: That**

1. "Zoning Amendment Bylaw 2018 No. 4500.130" (To rezone portions of the subject properties at 5400 Dewar Road, 5351 Redmond Road and the adjacent Redmond Road right-of-way from:
  - Single Dwelling Residential [R1] to Steep Slope Residential [R10] and Parks, Recreation and Culture One [PRC-1]; and,
  - Steep Slope Residential [R10] to Parks, Recreation and Culture One [PRC-1]) pass first reading.
2. "Zoning Amendment Bylaw 2018 No. 4500.130" pass second reading.

## **BACKGROUND**

A rezoning application, RA404, for 5400 Dewar Road, 5351 Redmond Road and the adjacent Redmond Road right-of-way was received from Williamson and Associates Professional Surveyors Ltd. (Mr. Brian Henning) on behalf of the property owners, Windley Developments Ltd., Howler Developments Ltd., and the City of Nanaimo (with respect to the Redmond Road right-of-way). The purpose of the rezoning application is to rezone the subject properties to align the existing zoning boundaries with the boundaries of a proposed subdivision and park dedication.

Attachment B illustrates the existing zoning and lot configuration, Attachment C illustrates the existing zoning and future lot configuration and Attachment D illustrates the proposed zoning and future lot configuration.

A Steep Slope Development Permit, DP1107, was approved on 2018-OCT-04 to allow for the transfer of three units of additional density to Lot 6 within a proposed subdivision (see Attachment E) in exchange for the dedication of parkland (within 5351 Redmond Road), which is in excess of the 5% statutory requirement.

A concurrent Subdivision application, SUB1278, has been submitted that proposes the subdivision of 5400 Dewar Road and 5351 Redmond Road into five R10 lots in addition to the

dedication of the statutorily required parkland and additional parkland as required by the approved development permit (see Attachment E) .

A Road Closure application, LD3323, proposes the closure of a portion approximately 2,262m<sup>2</sup> of the unconstructed Redmond Road right-of-way, which will be included within proposed Lot 1 of the subdivision (see Attachment F). The road closure application is consistent with both the approved development permit and the proposed subdivision.

### Subject Property

<i>Location:</i>	The subject properties are located at the intersection of Dewar Road and the unconstructed Redmond Road right-of-way.
<i>Lot Sizes:</i>	5400 Dewar Road – 2,780m <sup>2</sup> 5351 Redmond Road – 7,431m <sup>2</sup> Unconstructed Redmond Road right-of-way – 2,693m <sup>2</sup>
<i>Total Area:</i>	12,904m <sup>2</sup>
<i>Current Zoning:</i>	Single Dwelling Residential – (R1) Steep Slope Residential (R10)
<i>Proposed Zoning:</i>	Single Dwelling Residential – Small Lot (R10) Parks Recreation and Culture One (PRC-1)

5400 Dewar Road is adjacent to the unconstructed Redmond Road right-of way and has an existing house that will be removed to accommodate the subdivision as proposed.

5351 Redmond Road is a vacant lot fronting Dewar Road and is bounded by 5400 Dewar Road to the west and the unconstructed Redmond Road right-of-way to the north. The subject properties are located on steeply sloping lots to the west of the Ocean View Terrace residential subdivision located in the Lost Lake area with Dewar Road to the south and Royal Seaview to the north. |

### DISCUSSION

As illustrated in Attachment C, the proposed subdivision of 5400 Dewar and 5351 Redmond Road does not align with the existing zoning boundaries and will create split-zoned lots (Lots 1, 2 and 3). The northerly steeply sloping portion of the properties will be dedicated as parkland and the houses will be located fronting Dewar Road. The five proposed lots have been configured to support duplexes. Rezoning the properties from R1 to R10 will resolve the split zoning and allow development that is consistent with the approved steep slope development permit (DP1107) and the surrounding residential neighbourhood.

### Staff Review

#### *Official Community Plan*

The Official Community Plan (OCP) designates the subject properties as Neighbourhood. 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 rezoning is consistent with the policy objectives of the OCP.

### *Community Contribution*

As outlined in Section 7.3 of the OCP, community contributions are provided in exchange for value conferred on land through rezoning. As this rezoning application is primarily a zoning boundary adjustment and is consistent with the previously-approved steep slope development permit, Staff recommend that no community contribution be secured through this rezoning.

### **SUMMARY POINTS**

- The applicant proposes to rezone the subject properties to realign the existing R1 and R10 zoning boundaries to correspond with the approved Development Permit and the proposed subdivision boundaries.
- The proposed development is consistent with OCP policies and the proposed density is consistent with the approved Development Permit.

### **ATTACHMENTS**

ATTACHMENT A: Location Plan  
ATTACHMENT B: Existing Zoning and Lot Layout  
ATTACHMENT C: Existing Zoning and Proposed Lot Layout  
ATTACHMENT D: Proposed Zoning and Proposed Lot Layout  
ATTACHMENT E: Proposed Plan of Subdivision  
ATTACHMENT F: Proposed Road Closure  
ATTACHMENT G: Letter of Rationale  
ATTACHMENT H: Aerial Photo  
"Zoning Amendment Bylaw 2018 No. 4500.130" |

### **Submitted by:**

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### **Concurrence by:**

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