

DATE OF MEETING July 22, 2019

AUTHORED BY DAVE STEWART, PLANNER, CURRENT PLANNING

SUBJECT REZONING APPLICATION NO. RA399 – 1534 EXTENSION ROAD

## **OVERVIEW**

### **Purpose of Report**

To present Council with an application to rezone the property at 1534 Extension Road to allow an 11-unit multiple-family development.

### **Recommendation**

1. That “Zoning Amendment Bylaw 2019 No. 4500.134” (To rezone 1534 Extension Road from Single Dwelling Residential [R1] to Townhouse Residential [R6] with site-specific provisions to increase the maximum permitted floor area ratio) pass first reading;
2. That “Zoning Amendment Bylaw 2019 No. 4500.134” pass second reading; and
3. That Council direct Staff to secure the community contribution, works and services covenant, and road dedication prior to the adoption of the bylaw, should Council support the bylaw at third reading.

## **BACKGROUND**

A rezoning application, RA399, was received from Chris Cathers on behalf of Clifford Cathers and Sherry Anne Cathers. The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) with a site provision to increase the maximum permitted floor area ratio (FAR) in order to allow an 11-unit multiple-family development.

### **Subject Property & Site Context**

<i>Location</i>	The subject property is a triangular shaped lot that borders the E&N rail corridor to the northeast.
<i>Total Lot Area</i>	3,115m <sup>2</sup>
<i>Current Zone</i>	R1- Single Dwelling Residential
<i>Proposed Zone</i>	R6- Townhouse Residential with a site-specific provision for floor area ratio.
<i>Official Community Plan Designation (OCP)</i>	Neighbourhood
<i>Neighbourhood Plan Designation - Chase River</i>	Neighbourhoods

The subject property is located within the Chase River neighbourhood. Land use in the surrounding area is predominantly low-density residential with a mixture of lot sizes.

The large triangular lot is bordered by Extension Road to the west, the E&N rail corridor to the north and east, and two large single residential dwelling lots to the south.

Chase River Elementary School (1503 Cranberry Avenue) is located on the opposite side of the railway tracks approximately 78m to the north of the subject property. In between the railway tracks and the school is a significant Chase River historical site – the old Stark Barn at 1526 Extension Road.

## **DISCUSSION**

### **Proposed Development**

The applicant proposes to rezone the subject property with a site-specific provision for building FAR to allow an 11-unit townhouse development with units accessed from an internal driveway off Extension Road. The applicant is seeking to increase the FAR from 0.45 to 0.65. 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 along Extension Road is required and ranges from 2.0m to 3.5m in width. The proposed FAR after road dedication taken is 0.65. The “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) does not include a zone with sufficient FAR to allow a three-storey townhouse building form on properties in the Neighbourhood designation of the Official Community Plan (OCP). 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.

### **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/ha. 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.

A gap in the Zoning Bylaw has been identified for larger townhouse projects, such as the proposed development, that fall between the permitted density of the Townhouse Residential (R6) and Medium Density Residential (R8) zones. The R6 permitted FAR of 0.45 generally does not permit a development to reach the upper end of the OCP Neighbourhood target density. The R8 zone FAR of 1.25 often exceeds the OCP Neighbourhood density target and is intended to permit a larger four-storey building form. It is anticipated a bylaw amendment to address this gap will be brought forward by Staff in the future for Council’s consideration.

## **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 conceptual site plan envisions spaces for outdoor amenities onsite. Boulevard trees will be required adjacent to the property frontages as per the requirements of the neighbourhood plan.

## **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.

## **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 exchanges.

## **Community Planning and Development Committee**

The Community Planning and Development Committee, at its meeting held on 2018-OCT-16, recommended that Council approve the rezoning application.

## **Conditions of Rezoning**

Should Council support this application and pass third reading of Bylaw No. 4500.134, Staff recommend the following items be secured prior to final adoption of the bylaw:

### *1. Road Dedication*

The required road dedication from the property is 2m at the south property line and approximately 3.25m at north property line and transition from one to other at approximately 40m from the north property line, as shown on the site plan.

### *2. Community Contribution*

Monetary contribution of \$11,000 is to be directed towards the Housing Legacy Reserve Fund.

### **SUMMARY POINTS**

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) with a site-specific provision to increase the maximum allowable floor area ratio to 0.65.
- The proposed development meets the density targets of the OCP and Chase River Neighbourhood Plan, and adds a new housing form not currently available within the neighbourhood.
- An \$11,000 community contribution is proposed to be directed towards the Housing Legacy Fund.

### **ATTACHMENTS**

ATTACHMENT A: Location Plan

ATTACHMENT B: Conceptual Site Plan

ATTACHMENT C: Conceptual Renderings

ATTACHMENT D: Aerial Photo

“Zoning Amendment Bylaw 2018 No. 4500.134”

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

#### **Concurrence by:**

Jeremy Holm  
Director of Development Approvals

Dale Lindsay  
General Manager of Development Services