

DATE OF MEETING August 26, 2019

AUTHORED BY DAVE STEWART, PLANNER, CURRENT PLANNER

SUBJECT REZONING APPLICATION NO. RA372 – 2379 BROWNS LANE

OVERVIEW

Purpose of Report

To present Council with an application to rezone the subject property at 2379 Browns Lane from Single Dwelling Residential (R1) to Residential Corridor (COR1) in order to permit a 27-unit multiple-family development.

Recommendation

That:

1. “Zoning Amendment Bylaw 2019 No. 4500.157” (To rezone 2379 Browns Lane from Single Dwelling Residential [R1] to Residential Corridor [COR1]) pass first reading;
2. “Zoning Amendment Bylaw 2019 No. 4500.157” pass second reading; and,
3. Council direct Staff to secure the road dedication, community amenity contribution, and reciprocal access agreement prior to the adoption of the bylaw, should Council support the bylaw at third reading.

BACKGROUND

A rezoning application, RA372, was received from GreenPlan, on behalf of Roland Brown. The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) in order to permit a 27-unit multiple-family residential development in three separate buildings.

Subject Property and Site Context

<i>Location</i>	The subject property is located near the intersection of Labieux Road and Bowen Road, adjacent to Browns Lane.
<i>Total Lot Area</i>	4,013m ²
<i>Current Zone</i>	R1- Single Dwelling Residential
<i>Proposed Zone</i>	COR1- Residential Corridor
<i>Official Community Plan Designation (OCP)</i>	Corridor
<i>Neighbourhood Plan Designation</i>	N/A

The subject property is accessed from Labieux Road via Browns Lane. A small portion of the property also borders Brackenwood Place to the southwest.

Beban Park is located less than 100m east of the property. The Bowen Road Gas Bar (Mid-Island Co-op) and commercial plaza is located to the north, across Labieux Road. All other surrounding uses are predominately residential, including a recently constructed townhouse development at 3 Leam Road on the opposite side of Browns Lane, and single and duplex lots on Brackenwood Place.

DISCUSSION

Proposed Development

The applicant proposes to rezone the subject property to allow the development of three, 3-storey multiple-family residential buildings, with a total of 27 units, and onsite amenities, including a common greenspace and children's play area.

The proposed Floor Area Ratio (FAR) of 0.51 is comparable to lower-density forms of development than a condominium or apartment form of housing would typically require.

All units will be accessed from the section of Browns Lane to the north, close to where the lane intersects with Labieux Road. The section of lane adjacent to the east lot line will remain as pedestrian/cycling path only. Access to the property from Brackenwood Place will be limited to emergency vehicles only. The applicant has proposed to provide shared access through the subject property to properties to the west to help facilitate future development.

Official Community Plan

The Official Community Plan (OCP) designates the subject property as "Corridor". The Corridor land-use designation encourages higher-intensity land uses, such as medium- to higher-density residential. It also encourages developments with a pedestrian-oriented form that address the transition between Corridors and Neighbourhoods through design elements sensitive to Neighbourhood scale. The proposed 3-storey housing form offers a transitional scale from the larger building height permitted within the Corridor designation to the low-density neighbourhood to the west.

Specifically, the Corridor designation sets a residential density target of 50 to 150 units per hectare, in a 2- to 6-storey building form. The proposed development would achieve a residential density of 67 units per hectare. Staff is of the opinion that the proposed development complies with the intent of the OCP.

Transportation Master Plan

The subject property is located within the 600m buffer area of the Country Club Mobility Hub within the Transportation Master Plan. The master plan notes "due to its central location within the city, and access to transit, residents of Country Club already tend to drive less than in other parts of the city". The subject property is located approximately 35m from the nearest bus stop on Bowen Road. Bowen Road is well serviced by a number of transit routes, including the #40 - VIU Express, which provides a high-frequency connection between Woodgrove Centre, Vancouver Island University, and Downtown Nanaimo.

As part of the required works and services for the development application, Browns Lane will be improved as a pedestrian and cycling route, providing a north/south pedestrian connection between Labieux Road and Rosstown Road.

Community Consultation

The subject property is located within the area of the Wellington Community Association and was referred to the group for comment. A letter from the community association was received in support of increased residential density on the site. The community association also noted that the COR1 zone permits office use, but the preference of the neighbourhood would be for exclusively residential use. No office use is proposed as part of this development.

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 \$27,000 to be directed towards a pedestrian connection and park improvements to the park at 2350 Brackenwood Place.

Staff support the proposed Community Contribution.

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2019 No. 4500.157”, Staff recommend the following items be secured prior to final adoption of the bylaw:

1. Road Dedication

Road dedication is required along the Browns Lane frontage to the north in order to accommodate future Browns Lane road alignment and multi-use trail with a minimum combined width of 10.15m, to be determined through detailed design review.

2. Community Contribution

A monetary contribution of \$27,000 is to be directed towards a pedestrian connection and improvements within the existing park at 2350 Brackenwood Place.

3. Reciprocal Access Agreement

A reciprocal access agreement is to be secured on the subject property to provide future access to 2333 and 2343 Labieux Road to the west.

SUMMARY POINTS

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor (COR1) to permit a 27-unit multiple-family development.
- The proposed development is within the density target of the OCP and complies with the intent of the Corridor designation.
- A \$27,000 community contribution is proposed to be directed towards a pedestrian connection and park improvements to park within 2350 Brackenwood Place.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plans
ATTACHMENT C: Conceptual Building Renderings
ATTACHMENT D: Aerial Photo
“Zoning Amendment Bylaw 2019 No. 4500.157”

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