

DATE OF MEETING | December 16, 2019 |

AUTHORED BY | LISA BRINKMAN, PLANNER |

SUBJECT | **REZONING APPLICATION NO. RA401 – 4771 HAMMOND BAY ROAD** |

OVERVIEW

Purpose of Report

To present Council with an application to rezone the subject property at 4771 Hammond Bay Road from Single Dwelling Residential (R1) to Low Density Residential (R6) in order to permit a multi-family development. |

Recommendation

That:

1. “Zoning Amendment Bylaw 2019 No. 4500.170” (To rezone 4771 Hammond Bay Road from Single Dwelling Residential [R1] to Low Density Residential [R6]) pass first reading;
2. “Zoning Amendment Bylaw 2019 No. 4500.170” pass second reading; and
3. Council direct Staff to secure the community amenity contribution prior to adoption of the bylaw, should Council support the bylaw at third reading. |

BACKGROUND

A rezoning application, RA401, for 4771 Hammond Bay Road was received from Peter Hair on behalf of Lynda Steblin and Michael Calder to rezone the subject property from Single Dwelling Residential (R1) to Low Density Residential (R6) to allow a multi-family development.

Subject Property and Site Context

Location	The subject property is located in the Hammond Bay Road neighbourhood near Vista View Crescent and Roxanne Park.
Total lot area	0.148ha
Current zone	Single Dwelling Residential (R1)
Proposed zone	Low Density Residential (R6)
Official Community Plan designation	Neighbourhood

The subject property currently contains a single family dwelling that would be removed for a proposed multi-family development. The property slopes up from Hammond Bay Road and is surrounded by Single Family (R1)- and Duplex (R4)-zoned lots to the east, west, south, and north across Hammond Bay Road.

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Low Density Residential (R6), to allow the development of five townhouse units. The development concept includes a duplex and triplex building and anticipates a Floor Area Ratio (FAR) of approximately 0.55, with the provision of amenities for additional density to comply with Tier One of Schedule D of “City of Nanaimo Zoning Bylaw 2011 No. 4500”.

Official Community Plan

The Official Community Plan (OCP) designates the subject property as ‘Neighbourhood’ which supports a mix of housing types, including single family dwellings and ground-oriented multiple-family units, 2-4 storeys in height, with a maximum density of 10-50 dwelling units per hectare (uph). The applicant’s proposed development would be a density of 34 uph in a ground-oriented form of housing, which is consistent with the Neighbourhood designation policies.

Transportation Master Plan

The Transportation Master Plan identifies Hammond Bay Road as the primary transportation corridor for neighbourhoods east of Rutherford Road. A bus route exists along Hammond Bay Road and bus stops are located within 90 metres of the subject property.

Community Consultation

The subject property is not located within a neighbourhood association area. A rezoning sign has been posted on the property since March 2019, and if the proposed amendment bylaw receives first and second reading, the application will proceed to a public hearing.

Community Contribution

As outlined in Section 7.3 of the OCP, applicants are encouraged to provide an amenity contribution as part of their rezoning proposal. The applicant is proposing a community amenity contribution of \$5,000 towards parks and trail improvements in the Hammond Bay neighbourhood area. Staff support this proposal.

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2019 No. 4500.170”, Staff recommend the community contribution of \$5,000 be secured prior to final adoption of the bylaw.

SUMMARY POINTS

- An application has been received to rezone the property at 4771 Hammond Bay Road from Single Dwelling Residential (R1) to Low Density Residential (R6).
- The subject property is designated as 'Neighbourhood' in the OCP. The proposed development complies with the density objectives of the Neighbourhood designation.
- A community amenity contribution of \$5,000 is proposed for parks and trail improvements in the Hammond Bay neighbourhood.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Context Plan
ATTACHMENT C: Conceptual Site Plan
ATTACHMENT D: Conceptual Elevations
ATTACHMENT E: Conceptual Sections Plan
ATTACHMENT F: Aerial Photo
"Zoning Amendment Bylaw 2019 No. 4500.170" |

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