

DATE OF MEETING | May 25, 2020 |

AUTHORED BY | LISA BRINKMAN, PLANNER, CURRENT PLANNING |

SUBJECT | REZONING APPLICATION NO. RA448 – 2013 NORTHFIELD ROAD |

OVERVIEW

Purpose of Report

To present Council with an application to rezone the subject property at 2013 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow a multi-family development. |

Recommendation

That:

1. "Zoning Amendment Bylaw 2020 No. 4500.176" (To rezone 2013 Northfield Road from Single Dwelling Residential [R1] to Residential Corridor [COR1]) pass first reading;
2. "Zoning Amendment Bylaw 2020 No. 4500.176" pass second reading;
3. Council direct Staff to secure the community amenity contribution, road dedication, and driveway access covenant prior to adoption of the bylaw, should Council support the bylaw at third reading. |

BACKGROUND

A rezoning application (RA448) was received from Cortera Land Development Ltd. to rezone the property at 2013 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow a proposed nine-unit multi-family development.

Subject Property and Site Context

<i>Location</i>	The subject property is located 350m east of the Northfield Road and Bowen Road intersection.
<i>Total lot area</i>	807m ²
<i>Current zone</i>	R1 – Single Dwelling Residential
<i>Proposed zone</i>	COR1 – Residential Corridor
<i>Official Community Plan Designation</i>	Corridor

The subject property currently contains a dwelling that would be removed for a proposed multi-family development. The property is surrounded by single family and townhouse dwellings on the east and west side, and single family dwellings to the south (rear). Beban Park is located to the north, across Northfield Road. The neighbourhood also contains commercial uses on the north side of Northfield Road, including home improvement businesses, a grocery store, and restaurants. |

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Residential Corridor 1 (COR1) to allow a nine+unit rental apartment building. The COR1 zone allows for a floor area ratio of 1.0; however, the concept plan proposes a floor area ratio of 0.64. The parking area and driveway access would be from the lane at the rear. Driveway access from Northfield Road is not supported for new development when there is access available from a rear lane. For this reason, Staff are recommending that a Section 219 covenant be registered on the property to ensure the driveway access is from the lane.

Official Community Plan

The subject property is located within the Corridor designation (Section 2.2) of the Official Community Plan (OCP). The Corridor designation encourages higher-intensity land uses, such as medium- to high-density residential, and mixed-use developments in a two- to six-storey building form. The conceptual development plan proposes a two-storey residential building, with a density of 128 units per hectare. The Corridor designation policies support a density range of 50 to 150 units per hectare, and the proposed building form is supported by the OCP.

Transportation Master Plan

The Nanaimo Transportation Master Plan (NTMP) reinforces the land use and transportation policies in the OCP by designating urban nodes and mobility hubs. The NTMP states that mobility hubs will be the focus of increased walking, cycling, and public transit opportunities. The subject property is located within the 200m buffer area of the Nanaimo Regional General Hospital (NRGH) mobility hub. The property is near the VIU express (Bus #40) and NRGH (Bus #30) public transit bus routes, and is within walking distance of several bus stops.

Community Consultation

The subject property is located within the Hospital Area Neighbourhood Association (HANA), and the proposed rezoning was referred to this association for review and comment. The HANA confirmed they have no concerns regarding the proposal. A sign was also posted on the property to inform the neighbourhood of the proposed rezoning.

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 \$1000 per residential unit to be used for improvements at Beban Park. Staff support this proposal. The COR1 zone also permits commercial uses, thus if commercial uses were proposed, a contribution of \$34 per square meter would be accepted at time of development.

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2020 No. 4500.176”, Staff recommend the following items be secured prior to final adoption of the bylaw:

1. Road Dedication
A road dedication of 4.35m from the front property line (Northfield Road) and 0.75m from the rear property line (lane) as shown on the site plan.
2. Driveway Access Covenant
A Section 219 covenant be required to be registered on title to ensure that driveway access to the property is from the lane, and is not from Northfield Road.
3. Community Contribution
A community contribution of \$1000 per residential unit towards improvements at Beban Park be secured prior to final adoption of the bylaw. Also, if commercial uses were proposed, a contribution of \$34 per square meter would be accepted at time of development.

SUMMARY POINTS

- A rezoning application has been received to rezone the property at 2013 Northfield Road from Single Dwelling Residential (R1) to Residential Corridor (COR1) to allow for a proposed nine-unit multi-family development.
- The subject property is designated as Corridor in the OCP. The proposed development complies with the policy objectives of the Corridor designation.
- A community amenity contribution is proposed to be directed to improvements at Beban Park.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Renderings
ATTACHMENT D: Aerial Photo
“Zoning Amendment Bylaw 2020 No 4500.176”

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