

DATE OF MEETING | May 25, 2020 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

SUBJECT | **REZONING APPLICATION NO. RA444 – 30 LORNE PLACE** |

OVERVIEW

Purpose of Report

To present Council with an application to rezone the subject property at 30 Lorne Place from Duplex Residential (R4) to Low Density Residential (R6) to allow a multi-family residential development.

Recommendation

That:

1. “Zoning Amendment Bylaw 2020 No. 4500.177” (To rezone 30 Lorne Place from Duplex Residential [R4] to Low Density Residential [R6]) pass first reading;
2. “Zoning Amendment Bylaw 2020 No. 4500.177” pass second reading;
3. Council direct Staff to secure the community amenity contribution, road dedication, and access easement should Council support the bylaw at third reading.

BACKGROUND

A rezoning application, RA444, was received from Seward Developments Inc., to amend the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to rezone the subject property at 30 Lorne Place from Duplex Residential (R4) to Low Density Residential (R6). The rezoning will allow a proposed six-unit multi-family residential development to proceed.

Subject Property and Site Context

<i>Location</i>	The subject property is located on the east side of Lorne Place and abuts Beaufort Park.
<i>Lot Area</i>	1,353m ²
<i>Current Zone</i>	R4 – Duplex Residential
<i>Proposed Zone</i>	R6 – Low Density Residential
<i>Official Community Plan Future Land Use Designation</i>	Neighbourhood
<i>Neighbourhood Plan Land Use Designation</i>	Hospital Area Plan - Multi-Family Low Density

The subject property is a panhandle lot that currently contains an older duplex. The two side-by-side units are addressed as 30 Lorne Place and the alias address of 32 Lorne Place. Lorne Place is a dead-end road accessed from Beaufort Drive. Neighbouring properties on Lorne Place contain existing duplexes adjacent to Beaufort Park.

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject property to Low Density Residential (R6) to allow a ground-oriented multi-family townhouse development. The conceptual plan for the site is to retain the existing duplex and construct a new townhouse building with four additional units, resulting in a total of six residential units on the site. The development is envisioned to have a Floor Area Ratio (FAR) of 0.43, which is below the maximum permitted FAR of 0.45 in the R6 zone.

In order to achieve desirable building siting, a rear yard setback variance is anticipated at the development permit stage to allow the new building to be sited closer to Beaufort Park and provide an amenity space between the building and the existing duplex.

Currently, the panhandle access to the site is only 3m wide. As a condition of this rezoning, the applicant will be required to secure an easement across the neighbouring property at 20 Lorne Place to provide a minimum 6m-wide drive aisle to the subject property. The applicant has indicated this is feasible and discussions are underway to secure an easement. Additionally, the applicant will be required to provide road dedication with a width of approximately 0.86m to allow for a future 20m road cross-section on Lorne Place.

Policy Context

Official Community Plan

The Official Community Plan (OCP) identifies the subject property as within the Neighbourhood future land use designation. Development in Neighbourhoods is characterized by a mix of low-density residential uses. Residential densities from 10 to 50 units per hectare (uph) in two- to four-storey building forms are generally supported by the OCP. The proposed infill development will equal approximately 44uph and would complement existing surrounding ground-oriented multi-family residences. The proposed rezoning meets the intent of the OCP future land use designation.

Hospital Area Plan

The Hospital Area Plan (HAP) identifies the subject property as Multi-Family Low Density in its land use designation. A mix of housing types, including ground-oriented multiple-family homes, are encouraged in this designation, and residential densities of 30 to 50uph are supported. The HAP generally supports infill projects such as the proposed development, and the proposed rezoning meets the intent of the HAP land use designation.

Transportation Master Plan

The subject property is located within the 200m buffer of the Nanaimo Regional General Hospital mobility hub, as identified in the Nanaimo Transportation Master Plan (NTMP). The NTMP encourages medium- to high-density residential uses within this mobility hub, and also recognizes the need for strong walking, cycling, and transit connections for residential developments.

Walking routes exist through Beaufort Park to connect with Dufferin Crescent and the focal area of the mobility hub. Boundary Crescent, approximately 200m west of the subject property, is identified as a cycling route in the NTMP's Short Term Cycling Network Plan. The nearest public transit is Bus Route #30, which stops along Dufferin Crescent and Waddington Road, both five-minute walks away from the subject property. The proposed rezoning would support the NTMP objectives to encourage growth in proximity to existing services and employment centres, such as the Nanaimo Regional General Hospital.

Community Consultation

The subject property lies within the area of the Hospital Area Neighbourhood Association and was referred for their comment. The association responded they had no concerns.

The applicant hosted a Neighbourhood Information Meeting on 2020-FEB-25 at the Beban Park Social Centre. A neighbour attended the meeting and expressed concerns with safety regarding the existing narrow vehicle access to the subject property. The applicant proposes to address these concerns by securing an easement across 20 Lorne Place and providing screening, where necessary, at the development permit stage.

Community Amenity Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on the lands through a rezoning, the applicant is encouraged to provide a Community Amenity Contribution (CAC) with a value equal to \$1,000 for each residential unit. The applicant is proposing a CAC at this rate, which, based on the conceptual plans, would amount to \$6,000 towards improvements at Beaufort Park. Staff support the proposed CAC.

Conditions of Rezoning

Should Council support the application and pass third reading of "Zoning Amendment Bylaw 2020 No. 4500.177", Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Community Amenity Contribution* – A monetary contribution at a rate of \$1,000 per proposed dwelling unit towards parks improvements at Beaufort Park.
2. *Road Dedication* – Road dedication with a width of approximately 0.86m to be taken from the Lorne Place frontage to allow for a future 20m road cross-section.
3. *Access Easement* – To secure an easement agreement across neighbouring 20 Lorne Place in order to accommodate a minimum 6m-wide drive aisle access to the subject property.

SUMMARY POINTS

- The application is to rezone the subject property at 30 Lorne Place from Duplex Residential (R4) to Low Density Residential (R6) to allow for a multi-family residential development.
- The proposed rezoning will facilitate an infill development on the site with conceptual plans to retain the existing duplex and develop a new townhouse building with four additional units, resulting in a total of six residential units on the site.
- The proposed rezoning meets the intent of the land use designations of the Official Community Plan and the Hospital Area Neighbourhood Plan.
- A Community Amenity Contribution with a value of approximately \$6,000 towards parks improvements at Beaufort Park is proposed.

ATTACHMENTS

ATTACHMENT A: Location Plan

ATTACHMENT B: Conceptual Site Plan

ATTACHMENT C: Aerial Photo

“Zoning Amendment Bylaw 2020 No. 4500.177”

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services