

DATE OF MEETING August 31, 2020

AUTHORED BY LISA BRINKMAN, PLANNER, CURRENT PLANNING

SUBJECT REZONING APPLICATION NO. RA454 – 5485 AND 5495 GODFREY ROAD

OVERVIEW

Purpose of Report

To present Council with an application to rezone the property located at 5485 and 5495 Godfrey Road, from Single Dwelling Residential (R1) to Low Density Residential (R6), to allow a multiple-family development.

Recommendation

That:

1. “Zoning Amendment Bylaw 2020 No. 4500.181” (To rezone 5485 and 5495 Godfrey Road from Single Dwelling Residential [R1] to Low Density Residential [R6]) pass first reading;
2. “Zoning Amendment Bylaw 2020 No. 4500.181” pass second reading; and
3. Council direct Staff to secure the road dedication Section 219 covenant with condition of one driveway access and lot consolidation and a community contribution prior to the adoption of the bylaw, should Council support the bylaw at third reading.

BACKGROUND

A rezoning application (RA454) for 5485 and 5495 Godfrey Road was received from Townsite Planning Inc., on behalf of Harry and Tamara Law. The applicant proposes to rezone the subject properties from Single Dwelling Residential (R1) to Low Density Residential (R6) to allow a multiple family-development.

Subject Property and Site Context

<i>Location</i>	The two subject properties are located southeast of the roundabout on Godfrey Road in the Pleasant Valley/Rutherford neighbourhood.
<i>Total Combined Area</i>	0.24ha
<i>Current Zone</i>	R1 – Single Dwelling Residential
<i>Proposed Zone</i>	R6 – Low Density Residential
<i>Official Community Plan Designation</i>	Neighbourhood

The subject properties are located in a residential neighbourhood with single family and duplex dwellings that is bounded by Metral Drive, Mostar Road, and the Nanaimo Parkway. A light industrial area is located approximately 1km to the east on Mostar Road, and the Nanaimo North Town Centre is located approximately 1km to the north. Noye Park is located approximately 250m from the subject properties.

The two existing single family dwellings and accessory buildings on the subject properties shall be removed for the proposed development.

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject properties from Single Dwelling Residential (R1) to Low Density Residential (R6) to allow the development of approximately ten townhouse units. The development concept anticipates a Floor Area Ratio (FAR) of 0.45, which is the allowable base density in the R6 zone. The two parcels are required to be consolidated into one parcel for the townhouse development.

To allow for an upgrade to the existing Godfrey Road roundabout, in keeping with the City's Complete Streets standard, Staff are recommending that up to 2.5m of road dedication be required along the parcel frontage of 5495 Godfrey Road. Furthermore, Godfrey Road is classified as a collector road and access points are to be minimized on this route. Thus, Staff are recommending a Section 219 covenant be required with a condition to restrict access to a single driveway for any multiple-family development on the two parcels.

Official Community Plan

The Official Community Plan (OCP) designates the two subject properties as 'Neighbourhood', which supports residential infill and a mix of housing types, including ground-oriented multiple-family units two to four storeys in height, with a maximum density of 10-50 dwelling units per hectare (uph). The development concept proposes a density of 42 uph in a ground-oriented housing form, envisioned to be two stories in height, which is consistent with the Neighbourhood designation policies. The development also increases housing choice in the area, consistent with the Neighbourhood designation policies. The proposed development meets the policy objectives of the OCP and offers an infill development in a neighbourhood near public transit, commercial services, and Noye Park.

Transportation Master Plan

The subject properties are located in the 600m buffer area of the North Nanaimo mobility hub, with transit, sidewalks and bicycle routes nearby. Two bus stops are located near the corner of Metral Drive and Godfrey Road, 135m from the subject properties. These bus stops are connected to the VIU/Woodgrove bus loop and the NRGH bus loop. The proposed location for this development supports City policies to direct growth where there are existing services and employment nearby.

Community Consultation

A rezoning sign was posted on the property in May 2020, and the applicant held a neighbourhood information meeting on 2020-JUN-25. In general, the comments received at the meeting were the neighbourhood had concerns regarding the proposed density and building design. The design of the development may be addressed at the development permit stage. The neighbourhood also expressed concerns regarding traffic through the roundabout, and that the approach to the roundabout may be improved with the recommended road dedication, limit to one driveway access, and parcel frontage improvements at the time of development.

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 current practice is to secure the rate by covenant - \$1000 per residential unit – with payment at the building permit stage. The applicant is proposing an amenity contribution of \$10,000 towards park improvements in the Pleasant Valley/Rutherford Neighbourhood area.

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2020 No. 4500.181”, Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Road Dedication*
Registration of a road dedication plan for a width of up to 2.5m from the frontage of the parcel at 5495 Godfrey Road.
2. *Section 219 Covenant*
That a Section 219 covenant be registered on the title of the two parcels to restrict access to a single shared driveway for a multiple-family development, and to require lot consolidation of the two parcels prior to issuance of a development permit for a multiple-family development.
3. *Community Contribution*
That a Section 219 covenant be registered on the title of the two parcels to secure a monetary contribution of \$1000 per residential unit to be directed towards park improvements in the Pleasant Valley/Rutherford Neighbourhood area.

SUMMARY POINTS

- The application is to rezone the subject properties from Single Dwelling Residential (R1) to Low Density Residential (R6) to allow for a multiple-family development.
- The proposed development meets the policy objectives of the OCP and offers an infill development in a neighbourhood near public transit, commercial services, and Noye Park.
- A \$10,000 community contribution is proposed to be directed towards park improvements in the Pleasant Valley/Rutherford Neighbourhood.

ATTACHMENTS

ATTACHMENT A: Context Map
ATTACHMENT B: Location Plan
ATTACHMENT C: Conceptual Site Plan
ATTACHMENT D: Conceptual Rendering
ATTACHMENT E: Aerial Photo
“Zoning Amendment Bylaw 2020 No. 4500.181”

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