

DATE OF MEETING | August 30, 2021 |

AUTHORED BY | LAINY STEVENSON, PLANNER, CURRENT PLANNING |

SUBJECT | **REZONING APPLICATION NO. RA464 – 608 SANDY COURT** |

OVERVIEW

Purpose of Report

To present Council with an application to rezone the subject property at 608 Sandy Court from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5) to allow for a multi-family residential development. |

Recommendation

That:

1. “Zoning Amendment Bylaw 2021 No. 4500.190” (To rezone 608 Sandy Court from Single Dwelling Residential [R1] to Three and Four Unit Residential [R5] pass first reading;
2. “Zoning Amendment Bylaw 2021 No. 4500.190” pass second reading; and
3. Council direct Staff to secure street trees, stormwater management upgrades, a community amenity contribution, and road dedication, should Council support the bylaw at third reading. |

BACKGROUND

A rezoning application (RA464) was received from Noor Construction Inc., to rezone the property at 608 Sandy Court from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5) to allow for a multi-family residential development.

Subject Property and Site Context

<i>Location</i>	The subject property is located on the north side of Sandy Court, a cul-de-sac in between Vancouver Island University and University Village Mall.
<i>Total Lot Area</i>	753m ²
<i>Current Zoning</i>	R1 - Single Dwelling Residential
<i>Proposed Zoning</i>	R5 - Three and Four Unit Residential
<i>Official Community Plan (OCP) Future Land Use Designation</i>	Corridor

The subject property currently contains a single family dwelling that would be removed. The property is primarily surrounded by single residential dwellings and duplexes in a low-density residential neighbourhood. Nearby properties include the Old Harewood School Sports Field, Georgia Avenue Elementary School, Vancouver Island University (VIU), and University Village Mall. |

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject property to Three and Four Unit Residential (R5) to allow a ground-oriented multi-family townhouse development. The conceptual plan for the site is to remove the existing single family dwelling and build three townhouse units. The R5 zone permits a maximum of three dwelling units on the subject property, with a total Floor Area Ratio (FAR) of no greater than 0.55.

Policy Context

Official Community Plan

The subject property is located within the Corridor future land use 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 multi-family residential building, with a density of approximately 40 units per hectare (uph). The Corridor designation policies support a density range of 50 to 150 uph, and the proposed building form is supported by the OCP. Although the proposed development is not within the target uph, it provides a sensitive infill development in an established neighbourhood near a major transportation route, schools, commercial services, and parks.

Harewood Neighbourhood Plan

The Harewood Neighbourhood (HNP) identifies the subject property as Mixed Use Corridor in its land use designation. Stand-alone multi-family residential developments are supported within the Mixed Use Corridor at residential densities of 50 to 150 uph in a two- to six-storey building form. The HNP generally supports infill projects such as the proposed development, and the proposed rezoning meets the intent of the HNP land use designation.

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 inside the focal area of the VIU Mobility Node, which supports higher density residential housing that meets a mix of demographic needs and income levels. 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 July 2021, and the applicant consulted the neighbours within 10m of the property line by delivering flyers to inform them of the proposed development. No comments were received from the neighbours, and a response from the Harewood Neighbourhood Association voiced general support of the application.

Community Amenity Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on the lands through a rezoning, applicants are encouraged to provide a Community Amenity Contribution (CAC) as part of their proposal. General practice for residential development is to secure a CAC with a minimum value of \$1,000 per dwelling unit. As the intent of the rezoning application is to develop three units, the applicant has proposed a CAC of \$3,000 towards local park improvements. Staff support the proposed CAC.

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2021 No.4500.190”, Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Street Trees* - Registration of a Section 219 Covenant that requires the planting of street trees in accordance with the Harewood Neighbourhood Plan at the time of development of the site.
2. *Stormwater Management* - Update to charge 230496G to ensure the stormwater management requirements of the City MoESS Section 7 for retention and detention are met at time of development.
3. *Community Amenity Contribution* - A monetary contribution of \$3,000 (\$1,000 per unit) towards local park improvements.
4. *Road Dedication* - Road dedication of approximately 1.7m from the front property line on Sandy Court to provide for a future 20m-wide Urban Local street cross-section.

SUMMARY POINTS

- The application is to rezone the subject property at 608 Sandy Court from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5) to allow for a multi-family residential development.
- The proposed rezoning will facilitate a three-unit infill development on the site.
- The proposed rezoning meets the intent of the land use designations of the Official Community Plan and the Harewood Neighbourhood Plan.
- A Community Amenity Contribution of \$3,000 is proposed to be directed towards local park improvements.

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 2021 No. 4500.190” |

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services