

DATE OF MEETING | April 23, 2018 |

AUTHORED BY | TAMERA ROGERS, PLANNER, CURRENT PLANNING AND
SUBDIVISION |

SUBJECT | **REZONING APPLICATION NO. RA388 – 2202 MEREDITH ROAD** |

OVERVIEW

Purpose of Report

To present Council with an application to rezone the property located at 2202 Meredith Road from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site-specific provisions to increase the maximum permitted building height and floor area ratio to allow an eight-unit multiple family development.

Recommendation

1. That “Zoning Amendment Bylaw 2018 No. 4500.121” [To rezone 2202 Meredith Road from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site-specific provisions to increase the maximum permitted building height to 9.2m and increase the maximum allowable floor area ratio to 0.7] pass first reading;
2. That “Zoning Amendment Bylaw 2018 No. 4500.121” pass second reading; and,
3. That Council direct Staff to secure the road dedication and community contribution prior to the adoption of the bylaw, should Council support the bylaw at third reading.

BACKGROUND

A rezoning application (RA388) for 2202 Meredith Road was received from Alan Lowe on behalf of Branric Enterprises Ltd. The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site-specific provisions to increase the maximum permitted building height and floor area ratio to allow an eight-unit multiple family development.

Subject Property & Site Context

<i>Location</i>	The subject property is located at the northwest corner of the Tulsa Road/Meredith Road intersection
<i>Total Lot Area</i>	1,578m ²
<i>Current Zone</i>	R1 – Single Dwelling Residential
<i>Proposed Zone</i>	R6 – Townhouse Residential with site-specific provisions for building height and floor area ratio
<i>Official Community Plan Designation</i>	Neighbourhood

The subject property is located in an area characterized by a mix of uses and lot sizes. To the north and west of the subject property is a low-density neighbourhood consisting primarily of single dwelling and duplex lots. The Boxwood Industrial Park and large Single Dwelling Residential (R1) lots with development potential are located to the south. The properties directly across the street to the west are designated Corridor per the Official Community Plan (see Attachment F – Official Community Plan Designation). These lots consist of single residential dwellings, a religious institution, two new four-storey multiple-family developments, and a mixed-use building at the corner of Meredith Road and Bowen Road.

The subject property is located within walking distance of the #30 and #40 bus routes, several commercial centres (including two grocery stores), an elementary school, and Beban Park.

DISCUSSION

Proposed Development

The proposed amendments to building height and Floor Area Ratio (FAR) would allow an eight-unit townhouse development fronting Meredith Road and Tulsa Road with two-storey and three-storey buildings.

The Zoning Bylaw does not include a zone with sufficient FAR and building height to allow a three-storey townhouse building form even if the density complies with the permitted 10-50 units per hectare (uph) in the Neighbourhood designation in the Official Community Plan. The following table illustrates the proposed site-specific R6 zone to the maximum building height and base density in the comparable multiple-family zones – Townhouse Residential (R6) and Medium Density Residential (R8):

<i>Zone</i>	<i>Building Height</i>	<i>Base Density (FAR)</i>
R6	7m (4:12 pitch or less) 9m (4:12 pitch or greater)	0.45
R8	14m	1.25
Proposed Site-Specific R6	9.2m	0.7

The applicant is proposing a development that addresses the density gap between the R6 and R8 zones to provide another housing form (three-storey townhouse) in a neighbourhood located near transit, services, and other amenities such as Beban Park. It also provides a transition between the Corridor-zoned properties (across Tulsa Road), which allow for 1.00 FAR and 14m of building height, and the single dwelling residential and duplex properties to the west, which allow for 7m or 9m building height depending on roof pitch.

The proposed 9.2m building height would apply to the entire property; however, to ensure the infill development provides a sensitive transition, the buildings are proposed to step down from a three-storey form adjacent to the Corridor-designated properties to a two-storey form adjacent to the Neighbourhood-designated property to the west. A more detailed design review will be completed through a future development permit application.

Road dedication (2.5m) is required along the Meredith Road frontage as part of the rezoning application. Full works and services will be required through a future building permit, including offset sidewalks with a treed boulevard and on-street parking on both frontages, and a bike lane on Meredith Road.

See the Attachments for more information.

Official Community Plan

The Neighbourhood land-use designation encourages a mix of low-density residential uses (10 to 50 uph) in two- to four-storey building forms. The proposed development achieves the building form and density envisioned in the OCP at approximately 50 uph. Considering the location of the subject property adjacent to higher-density Corridor-designated properties (50 to 150 uph in two- to six-storey building forms), the proposed building form and density will provide a desirable transition from the Corridor designation to lower density developments within the Neighbourhood designation.

The Neighbourhood designation also encourages building design that complements existing neighbourhood character, including the ground-oriented form of the existing housing. The proposed townhouses will be ground-oriented and designed to transition to adjacent development (duplex) to the west. In addition, the three-storey townhouse form will add diversity to the existing housing stock with a new form of housing.

Given the proximity to the Bowen Corridor, which includes transit services and amenities, and the new three-storey townhouse form to transition between Corridor and Neighbourhood designated properties, Staff considers that the proposed infill development meets the objectives of the OCP.

Community Contribution

As outlined in Section 7.3 of the OCP, in exchange for value conferred on land through a rezoning, the applicant should provide a community contribution. The applicant proposes a monetary contribution of \$8,000 towards improvements to nearby Fern Road Park. Staff are supportive of the community contribution proposal.

Transportation Master Plan

The subject property is located within the Nanaimo Regional General Hospital Mobility Hub, which is characterized as the primary centre for health services in the Nanaimo region and is one of the city's largest employers. Increasing residential densities near a high concentration of employment creates opportunities to shift commuting travel patterns to transit, cycling, and walking to reduce automobile dependence. The proposed rezoning will increase the number of dwelling units in the hub area and add to the bike lane and sidewalk network to support alternative modes of transportation in this mobility hub.

Community Planning and Development Committee

The Community Planning and Development Committee, at its meeting held on 2018-MAR-20, recommended that Council approve the rezoning application.

As a clarification, the proposed development concept received by the Community Planning and Development Committee noted a FAR of 0.6. Staff later determined that the FAR is 0.7 as a result of the required road dedication. As such, the proposed FAR is 0.7, reflecting the change in lot size.

Conditions of Rezoning

Should Council support this application and pass third reading of Bylaw No. 4500.121, Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Road Dedication*
A 2.5m road dedication is required off the Meredith Road frontage through an application to deposit a plan of road dedication.
2. *Community Contribution*
Monetary contribution of \$8,000 to be directed towards improvements to Fern Road Park.

SUMMARY POINTS

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) with site-specific provisions to increase the maximum permitted building height to 9.2m and increase the maximum allowable floor area ratio to 0.7.
- The proposed development meets the policy objectives of the OCP and offers an infill development in a neighbourhood near transit, services, and amenities. The three-storey townhouse form will also offer a new form of housing to the neighbourhood and will provide a transition between the Corridor-designated properties to the west and other Neighbourhood-designated properties to the east.
- An \$8,000 community contribution is proposed to be directed towards improvements to Fern Road Park.

ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Renderings
ATTACHMENT D: Aerial Photo
ATTACHMENT E: Official Community Plan Future Land Use Designation
“Zoning Amendment Bylaw 2018 No. 4500.121”

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Concurrence by:

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