

DATE OF MEETING | August 30, 2021 |

AUTHORED BY | LAINY STEVENSON, PLANNER, CURRENT PLANNING |

SUBJECT | REZONING APPLICATION NO. RA466 – 6643 AULDS ROAD |

OVERVIEW

Purpose of Report

To present Council with an application to rezone the subject property at 6643 Aulds Road from Single Dwelling Residential (R1) to Duplex Residential (R4) to allow for a multi-family residential development.

Recommendation

That:

1. “Zoning Amendment Bylaw 2021 No. 4500.191” (To rezone 6643 Aulds Road from Single Dwelling Residential [R1] to Duplex Residential [R4]) pass first reading;
2. “Zoning Amendment Bylaw 2021 No. 4500.191” pass second reading; and
3. Council direct Staff to secure the road dedication, road reserve covenant, community amenity contribution, and building orientation and driveway access covenant, should Council support the bylaw at third reading.

BACKGROUND

A rezoning application (RA466) was received from Corcon Industries Ltd., to rezone the property at 6643 Aulds Road from Single Dwelling Residential (R1) to Duplex Residential (R4) to allow a multi-family residential development.

Subject Property and Site Context

<i>Location</i>	The subject property is located on the south side of Aulds Road, between Valley View Drive and Rhodo Way.
<i>Total Lot Area</i>	2,398m ²
<i>Current Zoning</i>	R1 – Single Dwelling Residential
<i>Proposed Zoning</i>	R4 – Duplex Residential
<i>Official Community Plan (OCP)</i> <i>Future Land Use Designation</i>	Neighbourhood

The subject property currently contains a manufactured home and detached accessory buildings. The property is surrounded by single family and duplex dwellings in a residential neighbourhood. The City boundary is on the opposite side of Aulds Road, which is shared with the District of Lantzville. Woodgrove Centre is located northeast of the site across the Nanaimo Parkway, and Green Lake is located southwest of the subject property.

DISCUSSION

Proposed Development

The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Duplex Residential (R4) with the intent of subdividing the property into two lots and developing each one with a detached duplex. There is a concurrent subdivision application (SUB01364) that will be modified to facilitate the proposed duplexes, provided that this rezoning application is approved.

This proposed rezoning was referred to the Ministry of Transportation and Infrastructure due to the proximity of the development to the Nanaimo Parkway. As the surrounding area develops, it is anticipated the intersection at Aulds Road and the Nanaimo Parkway will need to expand. At the time of expansion, access for the properties on Aulds Road between Valley View Drive and Rhodo Way will need to be closed and accommodated from an alternative point of access. As lots on this block develop, the City is working to secure a future lane at the rear of the properties. Staff recommend that a building orientation and driveway access covenant be secured as a condition of this rezoning to ensure that buildings will face Aulds Road and that access can be accommodated from the future lane at the rear.

Policy Context

Official Community Plan

The subject property is located within the Neighbourhood future land use designation (Section 2.3) of the Official Community Plan (OCP). The Neighbourhood designation supports residential infill and a mix of housing types, including ground-oriented multiple-family units that are two to four storeys in height, with a density range of 10-50 units per hectare (uph). The development concept proposes a density of 16 uph, which falls within the target range. The development also increases the housing choice in the area, and is consistent with the Neighbourhood designation policies. The proposed development meets the objectives of the OCP and offers an infill development in a neighbourhood near a major transportation route, commercial services, and parks.

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 200m buffer of the Woodgrove Mobility Node, which supports medium- to high-density development forms within mobility hubs. 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 immediate neighbours by going door-to-door to inform them of the proposed development. The subject property is not located within the boundaries of a neighbourhood association. Neighbours expressed general support for the application with a request that a fence be

installed along the full property line. Neighbours also commented they would prefer the development take the form of detached duplexes. The applicant has expressed an intent to build a fence along the perimeter of the property and in developing two detached duplexes to address these concerns.

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 and subdivision application is to develop two duplexes (four units total), the applicant has proposed a CAC of \$4,000 towards improvements for local parks and trails. Staff support the proposed CAC.

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2021 No.4500.191”, Staff recommend the following items be secured in a Section 219 covenant to be registered on the property title prior to final adoption of the bylaw:

1. *Road Dedication* – Road dedication of approximately 2.44m from the front property line on Aulds Road.
2. *Road Reserve Covenant* – A no-build and road reserve covenant for future road dedication of a 7m-wide lane at the rear of the property.
3. *Community Amenity Contribution* - A monetary contribution of \$4,000 towards improvements for local parks and trails.
4. *Building Orientation and Driveway Access Covenant* – The requirement for future buildings to face Aulds Road, and at the time of the interchange redevelopment, driveway access to the property be relocated to the lane.

SUMMARY POINTS

- A rezoning application has been received to rezone the property 6643 Aulds Road from Single Dwelling Residential (R1) to Duplex Residential (R4) to allow for a multi-family residential development.
- The proposed rezoning will facilitate a subdivision infill development on the site with two duplexes.
- The subject property is designated as Neighbourhood in the OCP. The proposed development complies with the policy objectives of the Neighbourhood designation.
- A Community Amenity Contribution of \$4,000 is proposed to be directed to improvements within local parks and trails.

ATTACHMENTS

ATTACHMENT A: Context Map

ATTACHMENT B: Location Plan

ATTACHMENT C: Conceptual Site Plan

ATTACHMENT D: Aerial Photo

“Zoning Amendment Bylaw 2021 No 4500.191” |

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