

DATE OF MEETING [January 17, 2022]

AUTHORED BY [CALEB HORN, PLANNER, CURRENT PLANNING]

SUBJECT [REZONING APPLICATION NO. RA438 – 5707 LOST LAKE ROAD]

OVERVIEW

Purpose of Report

To present Council with an application to rezone 5707 Lost Lake Road from Single Dwelling Residential (R1) to Low Density Residential (R6) to allow a multi-family residential development.

Recommendation

That:

1. “Zoning Amendment Bylaw 2022 No. 4500.198” (to rezone 5707 Lost Lake Road from Single Dwelling Residential [R1] to Low Density Residential [R6] to allow a multi-family residential development) pass first reading;
2. “Zoning Amendment Bylaw 2022 No. 4500.198” pass second reading; and
3. Council direct Staff to secure road dedication and the community amenity contribution should Council support the bylaw at third reading.

BACKGROUND

A rezoning application, RA438, was received from Straight Street Design on behalf of Wu Sheng Jun. The applicant proposes to amend the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) and rezone the subject property to the Low Density Residential (R6) zone for a townhouse development.

Subject Property and Site Context

<i>Location</i>	The subject property is located on the south side of Lost Lake Road at the intersection with Vanderneuk Road.
<i>Total Lot Area</i>	2,930m ²
<i>Current Zoning</i>	Single Dwelling Residential (R1)
<i>Proposed Zoning</i>	Low Density Residential (R6)
<i>Official Community Plan (OCP) Future Land Use Designation</i>	Neighbourhood
<i>Neighbourhood Plan Land Use Designation</i>	n/a

The subject property is relatively flat and currently contains a single residential dwelling and accessory building. The property is triangular in shape, abutting Lost Lake Road to the north and Vanderneuk Road to the south. The surrounding neighbourhood consists of low-density residential properties. Adjacent land uses include single residential dwellings to the west, north,

and east, and a nine-unit multi-family townhouse development to the south at 5705 Vanderneuk Road. There are a number of parks and walking trails in the vicinity, and the nearest commercial services are approximately 750m away on Rutherford Road and Nelson Street.

DISCUSSION

Proposed Development

The applicant proposes to rezone the property to the Low Density Residential (R6) zone to facilitate a ground-oriented residential development. The R6 zone allows for low-density multi-family residential uses with a base maximum permitted Floor Area Ratio (FAR) of 0.45. The maximum height of a building in the R6 zone is 7m for a flat-roof building, and 9m for a pitched-roof building, the same maximum height as permitted under the existing Single Dwelling Residential (R1) zone.

The conceptual plans for the site envision a townhouse development with a total of eight dwelling units and an FAR of 0.35, below the maximum permitted R6 density. All existing structures will be removed through redevelopment. The development plans show two 2-storey triplex buildings facing Lost Lake Road and a 2-storey duplex building facing Vanderneuk Road. The applicant has demonstrated that all required parking can be accommodated on site and no variances are anticipated at the Development Permit stage.

Policy Context

Official Community Plan

The Official Community Plan (OCP) identifies the subject property within the Neighbourhood future land use designation. Development in Neighbourhoods is characterized by a mix of low-density residential uses. Densities from 10 to 50 units per hectare (uph) in two- to four-storey building forms are generally supported by the OCP. The conceptual development plans would equal approximately 27 uph. Under the Neighbourhood designation, the OCP states that the “infill of residential lots is encouraged and will be designed to complement existing neighbourhood character, including the ground-oriented nature of existing housing”.

The proposed zoning would allow for an infill development with ground-oriented multi-family residences, and the rezoning meets the intent of the OCP future land use designation.

Transportation Master Plan

The subject property is not located within a Mobility Hub, as identified by the Nanaimo Transportation Master Plan, and there are no transit routes in the immediate area. There is a sidewalk on the north side of Lost Lake Road that connects to Rutherford Road via Vanderneuk Road and can be accessed from the subject property by a crosswalk across Lost Lake Road. Road dedication will be taken from the frontage of the subject property as a condition of this rezoning application, and a sidewalk will be installed as part of the site’s redevelopment through required frontage works. As the neighbourhood is largely automobile-dependent, all necessary parking will be required at the development permit stage.

Affordable Housing Strategy

The Nanaimo Affordable Housing Strategy supports infill in existing low-density areas and diversifying housing forms in all neighbourhoods. The proposed rezoning aligns with the Strategy objectives by providing the opportunity for a modest increase in density within an existing neighbourhood and allowing a mix of unit types and sizes.

Community Consultation

The subject property lies within the area of the Lost Lake Neighbourhood Association and was referred for their comment. The association responded that there are general concerns among neighbours regarding traffic, pedestrian infrastructure, and services.

The applicant hosted a Neighbourhood Information Meeting on 2021-NOV-05 at the subject property. Comments received from neighbours at the meeting and through correspondence with Staff include concerns regarding traffic, increased density, and noise from construction, with responses from Staff outlined below.

1. *Traffic* – Staff have been actively reviewing traffic along Lost Lake Road and Vanderneuk Road for several years. No capacity issues have been identified; however, concerns with driver behaviour have been identified. To address these concerns, the Lost Lake Road Traffic Calming & Slow Street Pilot Project was implemented in 2021. This pilot project includes speed humps, raised crosswalks, and other measures to reduce vehicle speeds on Lost Lake Road. Staff are continuing to monitor traffic conditions to determine what additional measures may be necessary, but these issues are related to existing conditions and are not related to any proposed increase in density.
2. *Density* – The proposed increase in density is modest and within the range expected in low-density neighbourhoods as measured in proposed units per hectare (27 up) and Floor Area Ratio (0.35). Under the existing Single Dwelling Residential (R1) zone, the subject property would have enough area to subdivide into five lots with a single residential dwelling and secondary suite on each lot; however, the lot geometry is not conducive to subdivision. As such, the proposed rezoning will allow for adequate opportunity to achieve the desired residential low density.
3. *Construction* – Comments from neighbours have included concerns regarding noise and disruption from construction. This is not immediately connected to the proposed rezoning, as construction can occur under any zone including the existing R1 zone. Many of the comments are related to the ongoing construction at 5705 Vanderneuk Road to the south, and it should be noted that the subject property is flat and construction is not expected to require rock chipping as was required at 5705 Vanderneuk Road.

Community Amenity Contribution

In exchange for the increase in permitted density, the applicant is encouraged to provide a Community Amenity Contribution (CAC) with a value equal to \$1,000 for each dwelling unit proposed. For their CAC, the applicant is proposing to install a sidewalk on the south side of Lost Lake Road between the subject property and Altavista Drive, approximately 20m to the

east, to provide better pedestrian connectivity in the neighbourhood. These extraordinary frontage works would be carried out at the same time as the required frontage works during site redevelopment. The value of the extraordinary works is expected to equal or exceed \$8,000, the CAC amount that would typically be anticipated. Should a sidewalk at this location be completed by others prior to building permit issuance, a monetary contribution equal to \$1,000 per proposed dwelling unit will be secured towards active transportation improvements in the neighbourhood. Staff support the proposed CAC.

Conditions of Rezoning

Should Council support this application and pass third reading of “Zoning Amendment Bylaw 2022 No. 4500.198”, Staff recommend the following items be secured prior to final adoption of the bylaw:

1. *Road Dedication* – Road dedication of between 2.602m and 5.519m wide along Lost Lake Road, as shown in registered Plan #3491RW.
2. *Community Amenity Contribution* – The installation of a sidewalk to meet City of Nanaimo engineering standards on the south side of Lost Lake Road between the subject property and Altavista Drive; or, should the works be completed by others prior to building permit issuance, a monetary contribution equal to \$1,000 per proposed dwelling unit to be used towards active transportation improvements in the neighbourhood.

SUMMARY POINTS

- The application is to rezone the subject property from Single Dwelling Residential (R1) to Low Density Residential (R6) to allow a multi-family residential development.
- The conceptual plans for the site envision a townhouse development with a total of eight dwelling units.
- The proposed zoning would allow for an infill development with ground-oriented multi-family residences, and the rezoning meets the intent of the OCP future land use designation.
- Road dedication and a Community Amenity Contribution of a sidewalk connection to Altavista Drive will be secured as a condition of rezoning.

ATTACHMENTS

ATTACHMENT A: Context Map
ATTACHMENT B: Location Plan
ATTACHMENT C: Conceptual Site Plan
ATTACHMENT D: Conceptual Building Renderings
ATTACHMENT E: Aerial Photo
“Zoning Amendment Bylaw 2022 No. 4500.198”

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