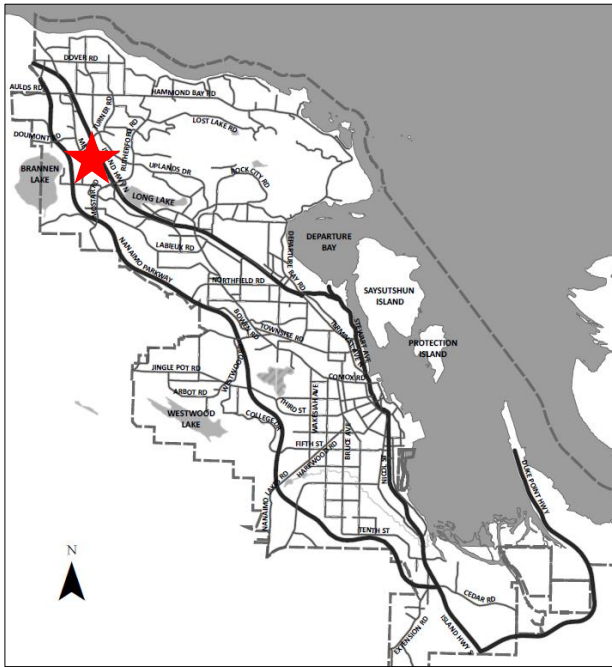


DATE OF MEETING | March 20, 2023 |

AUTHORED BY | GEORGE FUJII, PLANNER, CURRENT PLANNING |

SUBJECT | REZONING APPLICATION NO. RA490 – 6030 PINE RIDGE CRESCENT |



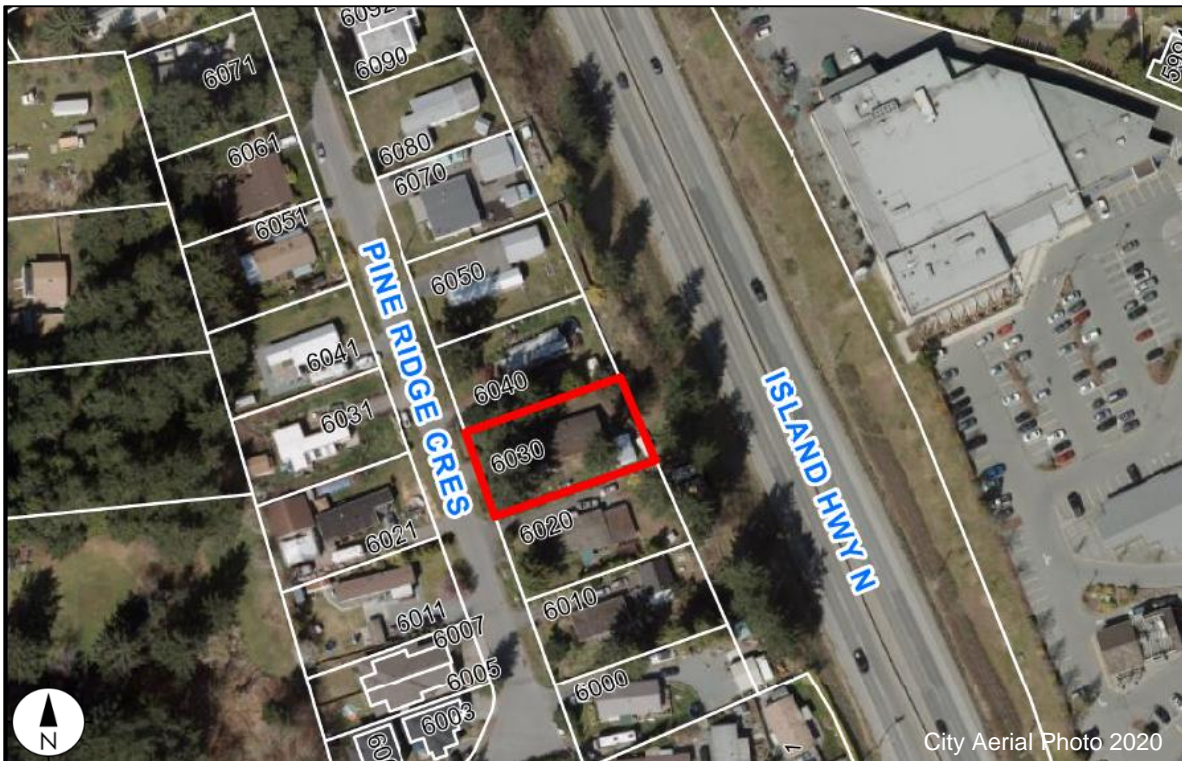
Proposal:
To facilitate a multi-family residential development.

Current Zoning:
R1 - Single Dwelling Residential

Proposed Zoning:
R5 - Three and Four Unit Residential

City Plan Land Use Designation:
Suburban Neighbourhood

Lot Area:
970 m²



OVERVIEW

Purpose of Report

To present Council with an application to rezone 6030 Pine Ridge Crescent from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5) to facilitate a multi-family residential development. |

Recommendation

That:

1. "Zoning Amendment Bylaw 2023 No. 4500.208" (to rezone 6030 Pine Ridge Crescent from Single Dwelling Residential [R1] to Three and Four Unit Residential [R5]) pass first reading;
2. "Zoning Amendment Bylaw 2023 No.4500.208" pass second reading; and,
3. Council direct Staff to secure the conditions related to "Zoning Amendment Bylaw 2023 No. 4500.208" as outlined in the "Conditions of Rezoning" section of the Staff Report dated 2023-MARCH-20 should Council support the bylaw at third reading. |

BACKGROUND

A rezoning application, RA490, was received from Raymond De Beeld Architect, on behalf of Winskill Development Corporation, to amend the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to rezone the subject property at 6030 Pine Ridge Crescent from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5) to facilitate a multi-family development.

Subject Property and Site Context

The subject property is located in the Pleasant Valley neighbourhood on the south side of Spartan Road between the Island Highway and Metral Drive. The neighbourhood is predominantly single family with a mix of single family dwellings and mobile homes on individual lots. The subject property is relatively flat and is characterized by a number of large coniferous trees. |

DISCUSSION

Proposed Development

The applicant proposes to rezone the subject property from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5) to facilitate a multi-family development. The R5 Zone provides for the development of small-scale multiple family residential dwellings, of up to four units, that are compatible with the scale or enhance the architectural style of single family residential development in the area.

Proposed Zoning

The conceptual plan submitted in support of the rezoning application illustrates how the site could be developed in a 3-unit townhouse form under the R5 Zone. The proposed Floor Area Ratio (FAR) is 0.45 which is below the 0.55 FAR permissible in the R5 Zone. The conceptual plan contemplates three attached 2-storey units accessed from a shared driveway. The allowable

building height in the R5 Zone of 9m is comparable to the 9m allowable building height in the R1 Zone.

The conceptual plan submitted in support of the application illustrates how the site could develop with a building form which complements the surrounding single family houses and allows for some tree retention.

Staff note that the City's Zoning Bylaw was recently amended to not require a Form and Character development permit (DPA8) where construction is limited to no more than four dwelling units on one lot, provided the development is not located within the Old City Neighbourhood and provided a variance is not required. Staff's review of the conceptual plans indicates that no variances are requested and as such, the proposed development may be exempt from a development permit. However, Staff have worked with the applicant to see that the proof of concept could address City's design guidelines should a development permit be required.

Policy Context

City Plan – Future Land Use

The Future Land use Designation of the subject property in City Plan is Suburban Neighbourhood. The Suburban Neighbourhood designation is intended for primarily low density ground-oriented residences on various lot sizes. The proposed rezoning of the subject property to the R5 Zone is consistent with and meets the policy objectives of the Suburban Neighbourhood land use designation to allow residential infill that offers a mix of housing forms.

City Plan – Mobility Network

The subject property is located approximately 800m from the intersection of Metral Drive and Spartan Road. Metral Drive is a primary active mobility route which provides access between the Nanaimo North and Woodgrove urban centres. The site is located near existing services and transit routes serve both Metral Drive and the Island Highway.

Pine Ridge Crescent is designated as an Urban Local in Schedule 4 ("Road Network") of City Plan which requires a 20m road dedication. The existing dedicated width of Pine Ridge Crescent is 15.24m. As such, road dedication of approximately 2.38m will be secured as a condition of rezoning. Also, a Section 219 covenant will be secured through the rezoning for the design and construction of a 2.0m wide sidewalk as a condition of the future building permit application.

Community Consultation

The applicant distributed 44 notification letters in December 2022 advising of the proposed rezoning to the residents of the 6000 and 6100 blocks of Pine Ridge Crescent. The applicant did not receive any community feedback based on the notification letter. The subject property is not part of an active neighbourhood association.

Community Amenity Contribution

The applicant has proposed a community amenity contribution (CAC) of \$2,500 per unit for a total of \$7,500 with 100% of the contribution to be directed towards the Housing Legacy Reserve Fund.

Staff support the proposed CAC contribution.

The CAC contribution will be secured prior to the consideration of final adoption of the amendment bylaw.

BC Energy Step Code

As per Council's BC Energy Step Code Rezoning Policy, a Section 219 Covenant will be registered on the subject property as a condition of rezoning to secure a commitment to either (a) exceed the required BC Energy Step Code by one step or (b) provide a low-carbon energy system, to be determined at Building Permit issuance. The applicant has indicated that it is their intention for Option (a).

Conditions of Rezoning

Should Council support this application and pass Third Reading of "Zoning Amendment Bylaw 2023 No.4500.208, Staff recommend the following items be secured prior to the final adoption of the bylaw:

1. *Road Dedication* – Road dedication of approximately 2.38m along the Pine Ridge Crescent frontage of the subject property to allow for a future Urban Local cross-section of 20m.
2. *Community Amenity Contribution* – A Section 219 covenant to secure a commitment in accordance with Council's Community Amenity Contribution Policy.
3. *BC Energy Step Code Commitment* – A Section 219 covenant to secure a commitment in accordance with the City's BC Energy Step Code Rezoning Policy.
4. *Site layout and building design* – A Section 219 covenant to ensure that the subsequent building permit application drawings are in substantial compliance with the conceptual site layout, building and landscape design, as shown in Attachments B, C and D.
5. *Works and Services* – A Section 219 covenant to secure the design and construction of a 2.0m wide sidewalk offset 0.6m from the front property line as a condition of the future building permit application.

SUMMARY POINTS

- This application is to rezone the subject property from Single Dwelling Residential (R1) to Three and Four Unit Residential (R5) to facilitate a multi-family development.
- The conceptual plans illustrate three attached two-storey townhouse units.
- The proposed ground-oriented multi-family development complies with City Plan policies for the Suburban Neighbourhood designation and provides infill housing near existing services and transit.

ATTACHMENTS

ATTACHMENT A: Subject Property Map
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Conceptual Building Perspectives
“Zoning Amendment Bylaw 2023 No. 4500.208”

Submitted by:

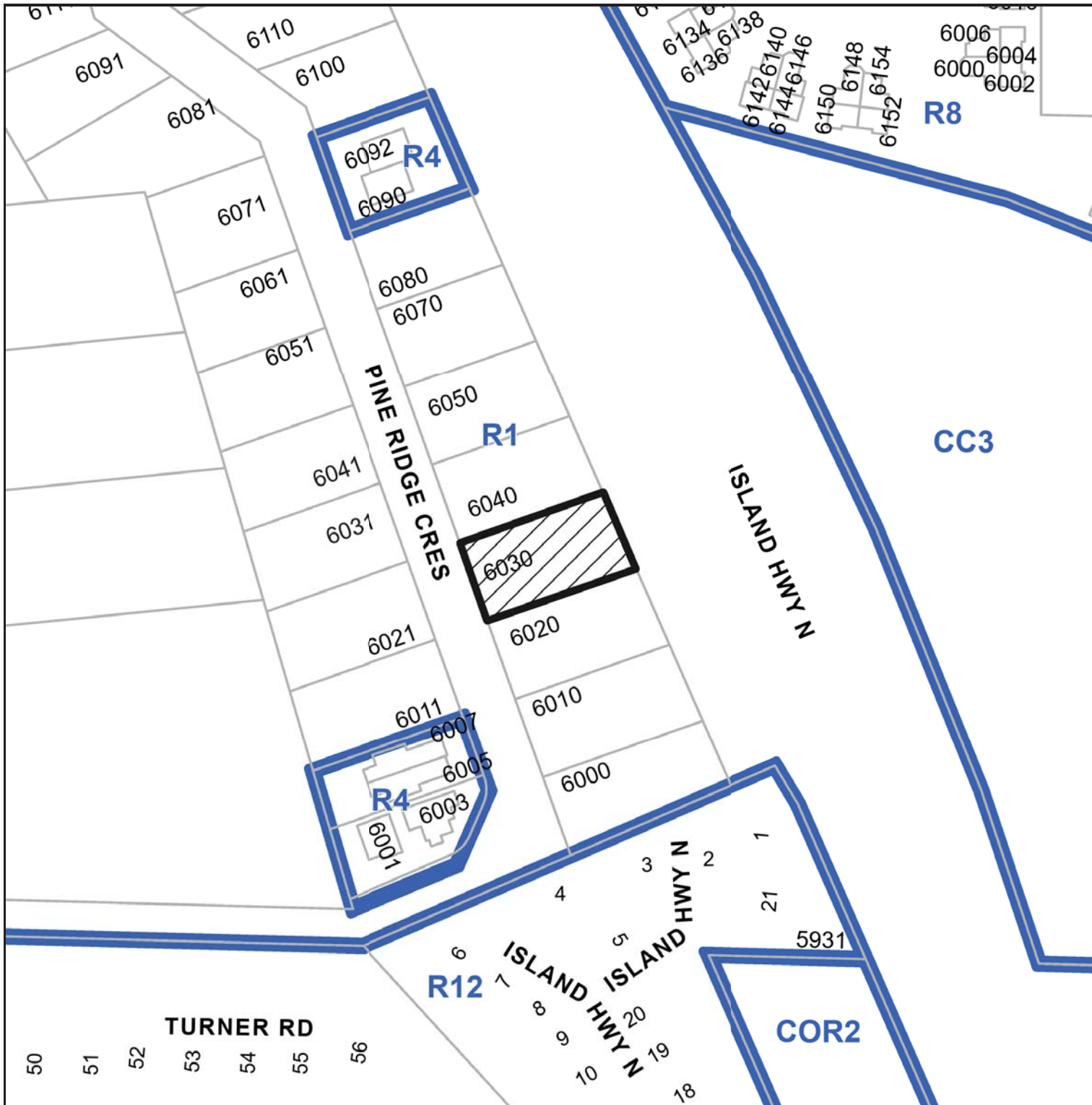
Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

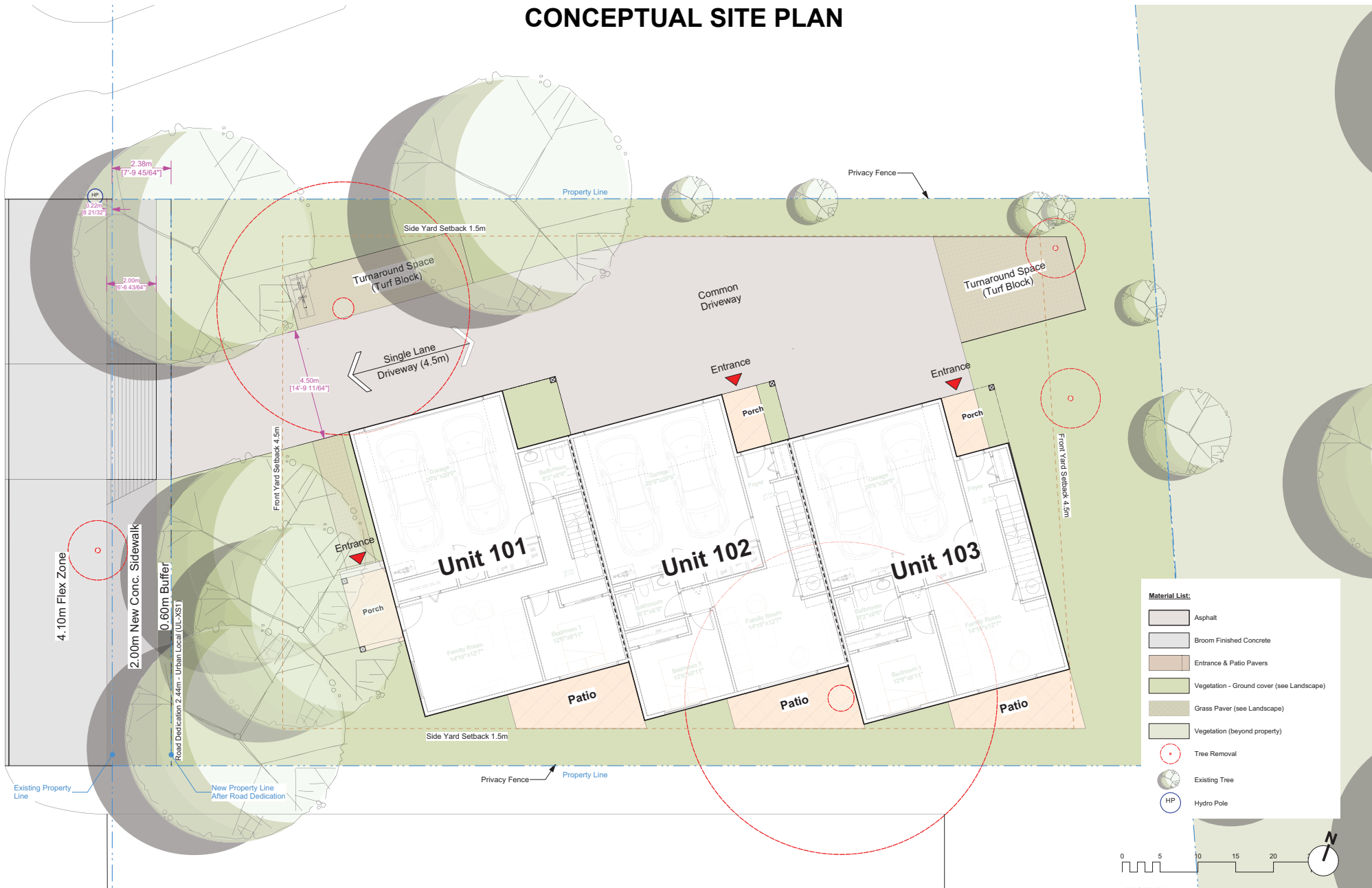
Dale Lindsay
General Manager, Development Services /
Deputy CAO

ATTACHMENT A SUBJECT PROPERTY MAP



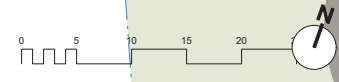
6030 PINE RIDGE CRESCENT

ATTACHMENT B CONCEPTUAL SITE PLAN



Material List:

- Asphalt
- Broom Finished Concrete
- Entrance & Patio Pavers
- Vegetation - Ground cover (see Landscape)
- Grass Paver (see Landscape)
- Vegetation (beyond property)
- Tree Removal
- Existing Tree
- Hydro Pole



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ATTACHMENT C CONCEPTUAL BUILDING PERSPECTIVES



1 Air View From Pine Ridge Cres .



2 Air View From Island Hwy N .



3 View From Common Driveway .



4 View From Pine Ridge Cres.

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