

DATE OF MEETING | May 15, 2018 |

AUTHORED BY | DAVE STEWART, PLANNER, CURRENT PLANNING AND
SUBDIVISION |

SUBJECT | REZONING APPLICATION NO. RA390 – 215 SABISTON STREET |

OVERVIEW

Purpose of Report

To present the Community Planning and Development Committee with an application to rezone 215 Sabiston Street from Single Dwelling Residential (R1) to Townhouse Residential (R6) to allow a 5-unit multiple family townhouse development. |

Recommendation

| That the Committee receive the report and provide a recommendation. |

BACKGROUND

A rezoning application (RA390) for 215 Sabiston Street was received from Ellins Architect Inc. on behalf of the property owner, Gurdial Singh Parmar. The applicant is proposing to rezone the subject property from Single Dwelling Residential (R1) to Townhouse Residential (R6) to allow a five-unit multiple family development.

Subject Property and Site Context

<i>Location</i>	The subject property is located on the south side of Sabiston Street between Haliburton Street and Irwin Street.
<i>Total Area</i>	888.76m ²
<i>Current Zone</i>	R1 – Single Dwelling Residential
<i>Proposed Zone</i>	R6 – Townhouse Residential
<i>Official Community Plan Designation</i>	Neighbourhood
<i>Neighbourhood Plan Designation</i>	South End Neighbourhood Plan - Neighbourhood

The subject property is located within Nanaimo's South End Neighbourhood on Sabiston Street; a narrow road which runs approximately 150m between Haliburton Street to the west and the Snuneymuxw First Nation property to the east. Surrounding land use includes a mixture of light industrial and low density residential uses.

The subject property contains a five-unit multiple family bunkhouse building which was constructed in the early 1900's as affordable group housing. The building is non-conforming with respect to the number of dwellings and was recently damaged by fire, so it no longer occupied and will be removed.

The #7 bus route is approximately 54m from the subject property and the downtown bus terminal is an approximate 20 minute walk. Haliburton Street has been identified as an on-street bicycle route. |

DISCUSSION

The applicant is proposing the re-development of an existing serviced lot to build a five-unit attached townhouse development in a three-storey building form. In order to increase the maximum allowable floor area ratio from 0.45 to 0.55 the applicant proposes to achieve Tier 1 within Schedule D of the Zoning Bylaw.

Official Community Plan

The subject property is located within the Neighbourhood designation (Section 2.3) of the Official Community Plan (OCP). The Neighbourhood designation encourages a mix of housing types including single residential dwellings and townhouses. Residential densities between 10 to 50 units per hectare are encouraged. The proposed infill development would achieve a density of 56 units per hectare (uph) which is comparable to the density range envisioned within the OCP. In addition, the scale and ground-oriented form of the proposed development is in keeping with the intent of the Neighbourhood designation.

Neighbourhood Plan

The subject property is included within the South End Neighbourhood Plan (the Plan) and is designated as Neighbourhood within the Plan. The Neighbourhood designation supports residential densities from 10 to 50 uph in two to four storey building forms. The Plan also supports the infill of residential lots designed to complement the character and ground-oriented nature of existing housing. The Plan requires a sidewalk on one side of Sabiston Street which will be secured through the rezoning.

Community Contribution

As outlined in Section 7.3 of the OCP, the applicant should provide a community contribution in exchange for value conferred on land through a rezoning. The applicant proposes a monetary contribution of \$5,000. The applicant is proposing to direct the community contribution toward local park improvements.

Staff Comment

The proposed development is an infill development that will replace a recently damaged five-unit building with a five-unit townhouse development. As the previous building was non-conforming as to the number of dwelling units on the property, a rezoning is required to permit the new development; however, the rezoning will not increase density from what was previously on the property. The proposed use and density meets the intent of the Neighbourhood policies in the Official Community Plan and Neighbourhood Plan and will complement the existing uses in the neighbourhood.

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ATTACHMENTS

ATTACHMENT A: Location Plan
ATTACHMENT B: Conceptual Site Plan
ATTACHMENT C: Building Elevations
ATTACHMENT D: Context Photos
ATTACHMENT E: Aerial Photo |

Submitted by:

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Concurrence by:

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