

Staff Report

To: Joe Fernandez, Chief Administrative Officer

From: James van Hemert, Consulting Planner

Date: 11/16/2022

Re: Application for amending the **Zoning Bylaw**—163 Neva Road, legal description of Lot 18, Section 6, Renfrew District (situate in Cowichan Lake District), Plan 8069.



Application Request

The Town has received an application to amend the Zoning Bylaw, changing the Schedule A map designation for 163 Neva Road from R-3 Urban Core to R-6 Small House. The property is 1300 square metres in area. A residential dwelling exists on the property at the corner of Neva Road and Oak Lane.

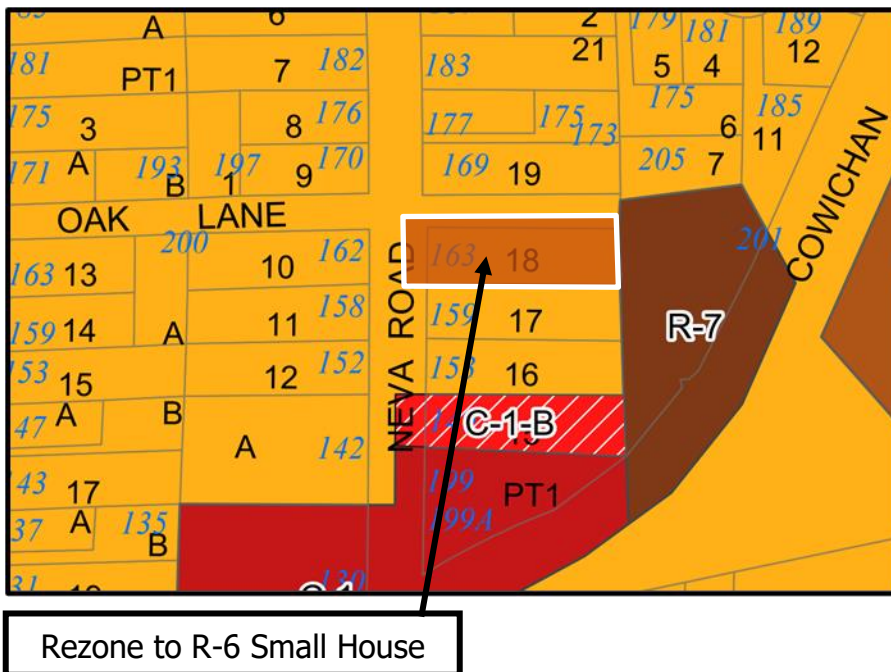


Figure 1 Property location on Zoning Bylaw Schedule A

Development Proposal

The plan of development is to avail of the Town’s new Small House zone and create up to three (3) additional lots for small houses through the Town’s

subdivision review and approval process. These three new lots will have frontage on Oak Lane. The minimum size of the lots is 275 square metres. The existing residence will be retained and occupy the remainder fourth lot.

Site Context



Figure 2 Development Location, View to the East

Adjacent Land Use

Single detached residential dwellings characterize land use to the south, west and north. Land use on the eastern adjacency is the Cowichan Lodge, a motel.

Official Community Plan

The plan's goals and objectives support increasing the range of housing types, particularly smaller units, and supports infill development that avails of existing infrastructure and increases density in appropriate areas.

Specifically, the plan supports R-6 Small House zoning in the Urban Neighbourhood designated area, within which this proposal lies.

Furthermore, the proposed rezoning is consistent with the objectives of the Housing and Urban Neighbourhood goal 5.2 that '*Housing needs are satisfied inclusively for all residents, including families with children, single households, seniors and those with special needs.*'

5.2.1.1 Objectives

- 1) Provide for residential development that is a logical infill or extension of the community while maintaining the character of the Town.*
- 2) Provide for a broad range of household types and tenures suitable for all income and age groups including those with special needs.*
- 3) Accommodate varying densities of residential development while providing, and an appropriate mix of residential forms within neighbourhoods.*

Affordable Housing

Under the density bonus policy provisions of the OCP and in accordance with the Local Government Act, development of the property in question must provide for a minimum 20% of all dwelling units constructed to be **affordable**, which is defined as 'housing which has a market price or rent that does not exceed 30% of median pre-tax household income of residents in the Town of Lake Cowichan.' Staff have determined that the development is too small to avail of this policy, given that each additional unit represents 33%, an amount greater than 20%. Recognition may be given to the fact that smaller homes on smaller lots represent a more affordable option for single detached homes, even though they may not necessarily qualify as 'affordable' according to the Local Government Act.

Fire Safety and Access

Future dwellings will be accessed from Oak Lane, a public right of way with a 10-metre width, which is half the width of the typical 20 metre street right of way width. This street serves as access for the existing dwelling at the corner of Neva and Oak Lane and also access for a dwelling at the eastern end of the street.

Additional right of way dedication will be required through the Subdivision Approval process to ensure appropriate access for fire trucks and emergency vehicles, while ensuring that necessary on-street parking is provided.

A site plan may be required to accompany and support a future subdivision in order to coordinate driveway locations and street parking. Street paving improvements and sidewalk construction adjacent to the lots will be required.

Recommendation

Approval.

A handwritten signature in blue ink, appearing to read 'James van Hemert', with a long horizontal flourish extending to the right.

James van Hemert, MCIP, RPP

Consulting Planner