

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 Schedule A to rezone three parcels located on Renfrew Avenue from R-7 Multi-unit Residential to P-1 Public Use. Parcels are legally described as:



- Lot B Plan VIP73709 District Lot 12 Land District 17;
- Lot 6 Block 6 Plan VIP1231 District Lot 12 Land District 17 Except Plan PT LYING NE OF A BNDY PAR TO AND PERP DIST 50 FT FROM THE CENTRE LINE OF THE CNPR RW AS SAID CENTRE LINE IS SHOWN ON PL 1197; and
- Lot 6 Block 6 Plan VIP1231 District Lot 12 Land District 17 Portion SHOWN ON PL 1197OS THAT PT LYING NE OF BNDY PARALLEL TO & PERPENDICULARLY DISTANT 50' FROM CENTRE LINE OF CNDN NORTHERN PACIFIC RAILWAY SRW.

Application Request

The Town has received an application from the Cowichan Lake Elder Care Society to amend the Zoning Bylaw, changing the Schedule A map designation from R-7 Multi-unit Residential to P-1 Public Use. The application is joined with two parcels of land owned by the Town, resulting in a joint land use application comprising a total of 1,408 square metres.

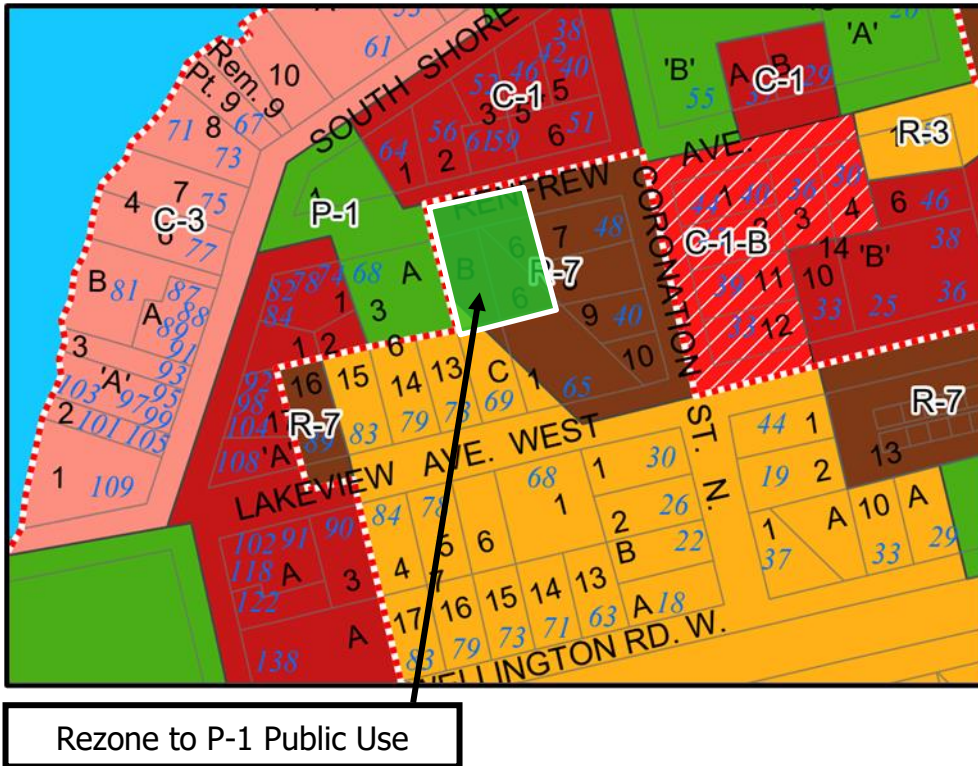


Figure 1 Property location on Zoning Bylaw Schedule A

Development Proposal

Cowichan Lake Elder Care Society proposes an affordable housing project to serve vulnerable residents in a manner that “allows them to remain in their community surrounded by their friends, family, and support services”. The proposed four-storey, wood-framed apartment building will offer 30 one-bedroom and two-bedroom units geared towards seniors. In addition, the society is aiming to provide flexible home care services within the new building to further support their future tenants. The proposed land use is classified by the Zoning Bylaw as ‘senior citizen housing.’

The project is proposed for two parcels of land owned by the Town of Lake Cowichan and a parcel owned by the Society.

The following drawings illustrate the proposed site plan and building elevations. Note that proposed parking for Renfrew Avenue is conceptual only.



Figure 4 East Elevation

The following figure illustrates three typical unit plans.

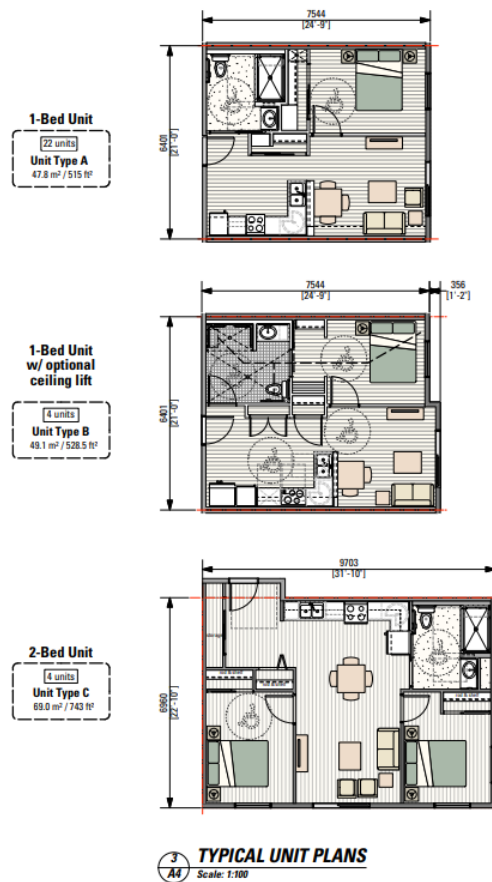


Figure 5 Typical Units

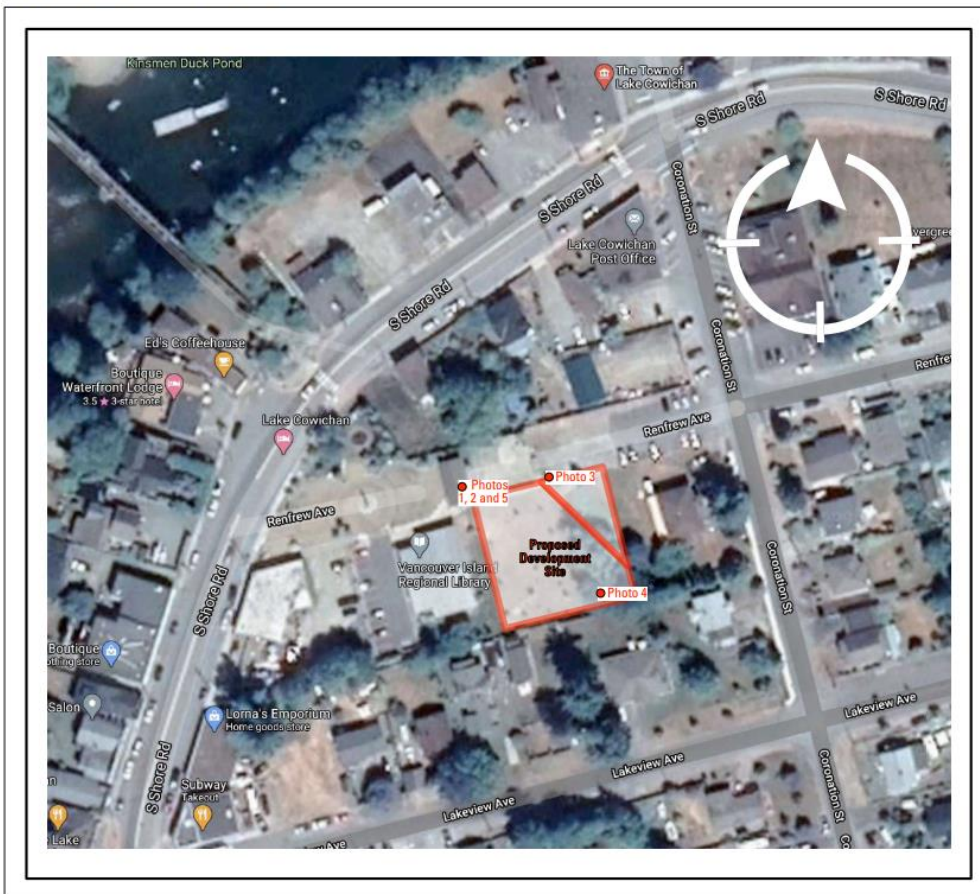
Land Use Context

The parcels under consideration have been considered as an important element of a 'civic centre', comprising the new Town Square and public library, which both lie immediately adjacent to the proposed Lakewood Manor site. Future residents will enjoy access to the town square, which will function as their 'front yard'.

The rezoning is necessary because the current zoning for the parcels is R-7 Multi-unit Residential, does not permit 'senior citizen housing.' The appropriate zone district is P-1 Public Use, which permits 'senior citizen housing' as well as 'senior's care facility.'

The accompanying aerial photo illustrates the location of the site as well as the location of several photos, which follow.

Location: Aerial Photo



Site Photos



Adjacent Land Use

The Lake Cowichan branch of the Vancouver Island Regional Library lies to the west and the newly constructed Town Square lies to the north and northwest. The Mountain Man woodworking enterprise lies to the northeast, across Renfrew Avenue, and single detached residential dwellings lie to the east and south.

Official Community Plan

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.

Access And Fire Safety

Access is afforded from Renfrew Avenue, which is effectively a 'dead end' road extending from Coronation Street. The Fire Department has recommended a requirement for an adequate turning radius extending onto the site, which may necessitate a modification to the concept site plan.

The Fire Department expects that the structure will be fully sprinkled for fire safety.

Additional Requirements

It is the Town's intent to donate the land it owns to the Society upon successful rezoning and upon reaching a satisfactory agreement regarding appropriate covenant language for the consolidated parcels, which will be reviewed and ultimately approved by the Approving Officer.

The project is subject to a 'Form and Character' Development Permit in accordance with the guidelines of the Downtown, Uptown, Neighbourhood Centre, Tourism Areas, and Highway Commercial Development Permit Area (DPA 4).

Recommendation

Approval.



James van Hemert, MCIP, RPP

Consulting Planner