

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2015-MAY-04

AUTHORED BY: DAVE STEWART, PLANNER, PLANNING & DESIGN SECTION

RE: DEVELOPMENT PERMIT NO. DP921 – 3280 CRYSTAL PLACE / 3680 HOWDEN DRIVE

STAFF RECOMMENDATION:

That Council issue Development Permit No. DP921 at 3280 CRYSTAL PLACE and 3680 HOWDEN DRIVE to permit a 19-lot, steep slope subdivision with the following variances:

- to reduce the lot depths for Lot 3 to 29.6m, and Lot 18 to 20.5m;
- to reduce the rear yard setback for Lot 18 to 1.5m; and,
- to reduce the lot frontage for proposed Lot 16 to 12.5m.

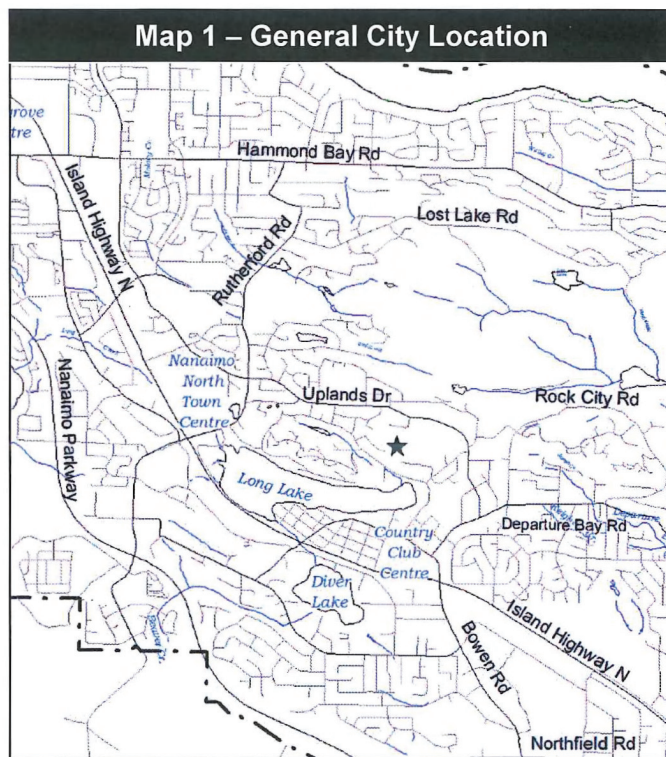
PURPOSE:

The purpose of this report is to seek Council authorization to issue a development permit to permit a 19-lot steep slope subdivision which includes a total of 43 dwelling units.

BACKGROUND:

A development permit application was received from KSG CONSULTING LTD (Mr. K. Grewal) on behalf of FL400 VENTURES LTD. Staff supports the application with the proposed variances.

The Design Advisory Panel did not review the application as a form and character assessment is not a requirement of Development Permit Area DPA No. 5 - Steep Slope Development. A form and character development permit will be required at a later date for the multiple family portion of the development.



Council
 Committee.....
 Open Meeting
 In-Camera Meeting
Meeting Date: 2015-MAY-04

Subject Property

Zoning	R10 – Steep Slope Residential
Location	The subject property is located south of Uplands Drive and north of Ross Road. The property will primarily be accessed from Crystal Place to the south, while some units will be accessed from Howden Drive.
Total Area	4.1 hectares
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area DPA No. 5 - Steep Slope Development; Development Permit Area DPA No. 9 (Form and Character) – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development

The subject area includes two separate properties, currently addressed as 3680 Howden Drive and 3280 Crystal Place. 3680 Howden Drive has a lot area of 3.5ha; the steepest portion of the property is to the west, with the lot gradually flattening out toward the east. 3280 Crystal Place is a 0.6ha property which borders 3680 Howden Drive to the southeast, and is accessed from Crystal Place.

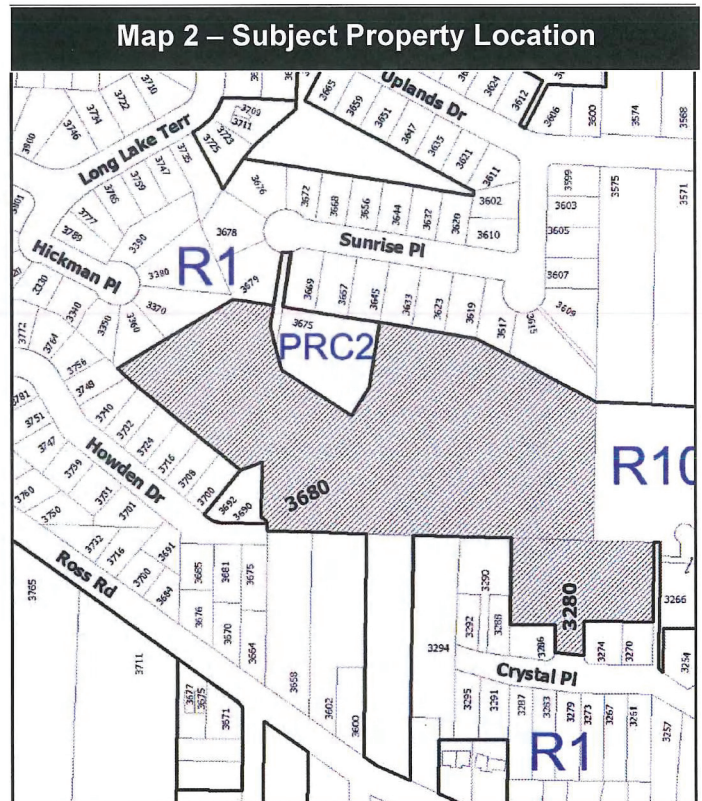
Both properties have limited road frontage. 3680 Howden Drive has approximately 10.0m of frontage from Howden Drive to the southwest; while the Crystal Place property has 20.0m of road frontage.

DISCUSSION

Proposed Development

The proposed development consists of 43 units on 19 fee simple lots. The development includes 15 duplex lots, 3 single residential dwelling lots and 1 multiple family lot (10 units), and 1.14ha of dedicated park area. The applicant is proposing to transfer additional density from the park area as follows:

Lot Density Transfer to:	Park Area Transferred	Number of Units
Lot 4	0.063ha	1
Lot 5	0.063ha	1
Lot 6	0.063ha	1
Lot 7	0.063ha	1
Lot 17	0.063ha	1
Lot 18	0.063ha	1
Lot 19	0.12ha	2



The majority of the steep slope portion of the lot will be dedicated as park or used to support the multiple family development. One of the principal goals of the Steep Slope Development Guidelines is to “concentrate development in less sensitive parts of steeply sloped areas, leaving a significant portion of the land in a relatively undisturbed state”. The proposed development includes over 25% of the site area to be dedicated as park. The park is planned to be located next to an existing 0.37ha (0.9 acre) park, for a total park area of 1.51ha (3.7 acres).

As shown on the applicant’s Schedule A - Site Plan, the eastern portion of the site will include a cul-de-sac with single or two dwelling unit lots. The northwest section of the subject area will be dedicated as park. The multiple-family portion (Lot 19) of the development will be limited to the low ridge on the southwest portion of the site. A cross-section concept drawing of the proposed multiple family development is shown on Schedule A – Site Plan / Subdivision.

The applicants have worked with Staff to concentrate development on the less steep portions of the site, and in developing a grading plan which minimizes the need for cut and fill, including blasting. Given the difficult terrain of the site, some blasting may be required. A plan showing the slope of the site is included as Schedule B - Slope Analysis Plan; the applicant’s grading plan is included as Schedule C - Grading Plan.

Required Variances

- *Lot Depth (Proposed Lots 3 and 18)*

The City of Nanaimo “ZONING BYLAW 2011 NO. 4500” requires lot depths of 30.0m for lots within the R-10 Steep Slope Residential zone. Proposed Lot 3 has a lot depth of 29.6m, and Lot 18 has a lot depth of 20.5m, as measured from the centre line of the front lot line to the centre of the rear lot line.

This represents a lot depth variance of 0.7m for Lot 3 and 9.5m for Lot 18. A rear yard setback variance will also be required for proposed Lot 18 in order to ensure a workable building envelope.

- *Rear Yard Setback (Proposed Lot 18)*

Due to the shape of the subject property and the proposed road alignment, Lot 18 is a long narrow lot. The proposed lot has 39m of frontage and a lot area of 771m² (171m² greater than the minimum require lot area), but has a lot depth of only 20.5m at centre line. Given the 4.5m front yard and 7.5m rear yard setback requirement, only 8.5m of lot depth is available for building area. In order to allow for a more reasonable building envelope, the applicant is requesting that the rear yard and northern side yard setbacks be effectively reversed; as such, the rear yard setback will be reduced to 1.5m and a covenant will be registered on the property at the time of subdivision which will require a 7.5m setback from the northern side property line. This represents a rear yard setback variance of 6.0m.

By reversing the setbacks, a developable building envelope is maintained while providing some yard space for future residents. The rear yard abuts a large undeveloped property and will not affect existing residents.

- *Lot Frontage (Proposed Lot 16)*

Proposed Lot 16 will be accessed from a laneway located between the Lots 16 and 17 to the south. Lot 16 has a lot frontage of 12.5m; a 15.0m lot frontage is required within the Steep Slope Residential (R10) zone. A lot frontage variance of 2.5m is requested.

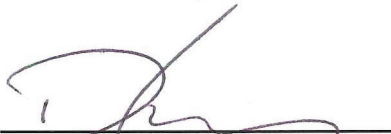
The applicant's rationale for the development variance is included as Schedule D - Letter of Rationale.

Respectfully submitted,



B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT



T. Seward
ACTING GENERAL MANAGER
COMMUNITY DEVELOPMENT &
PROTECTIVE SERVICES

CITY MANAGER COMMENT:

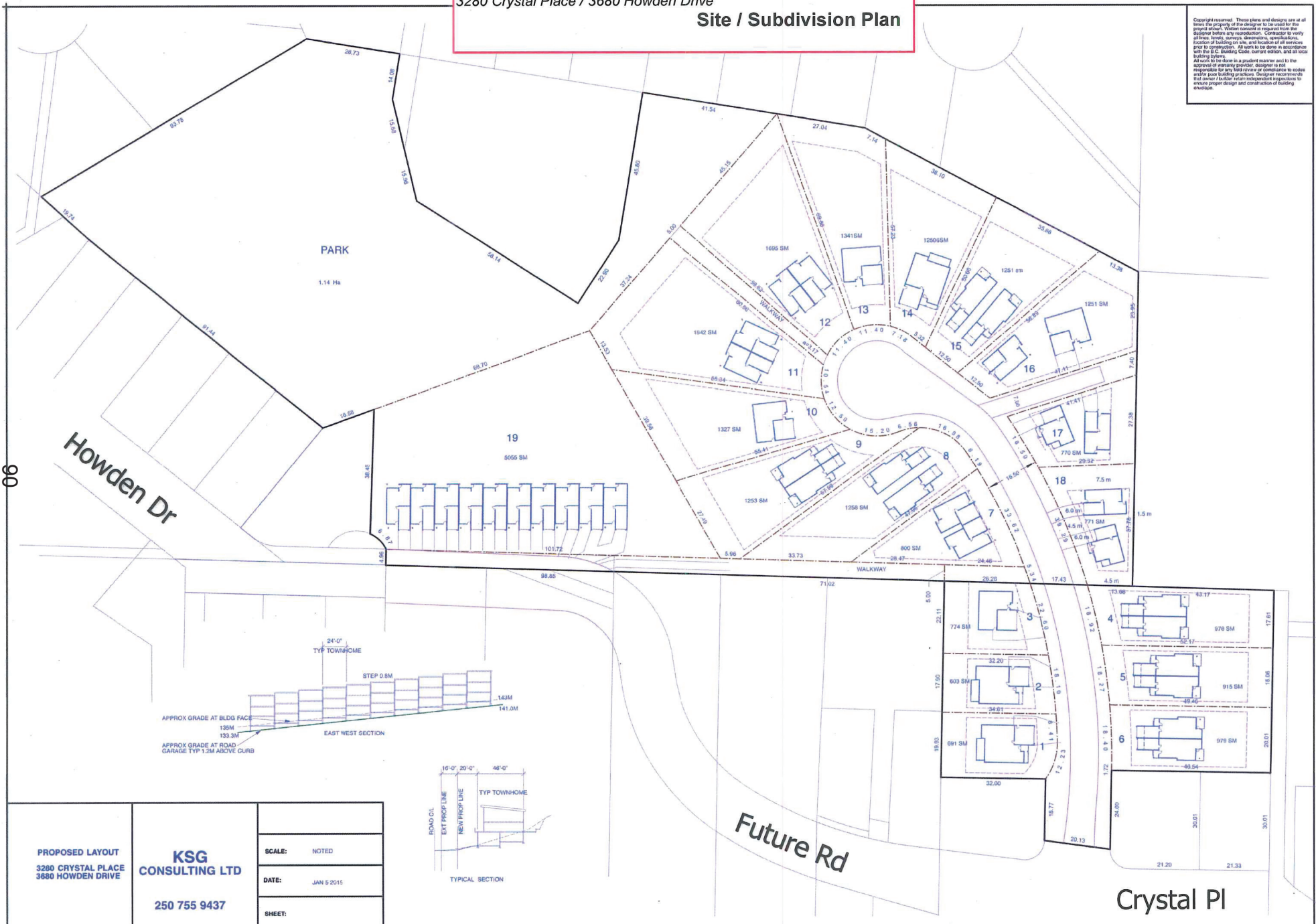
I concur with the staff recommendation.

Development Permit DP000921
 3280 Crystal Place / 3680 Howden Drive

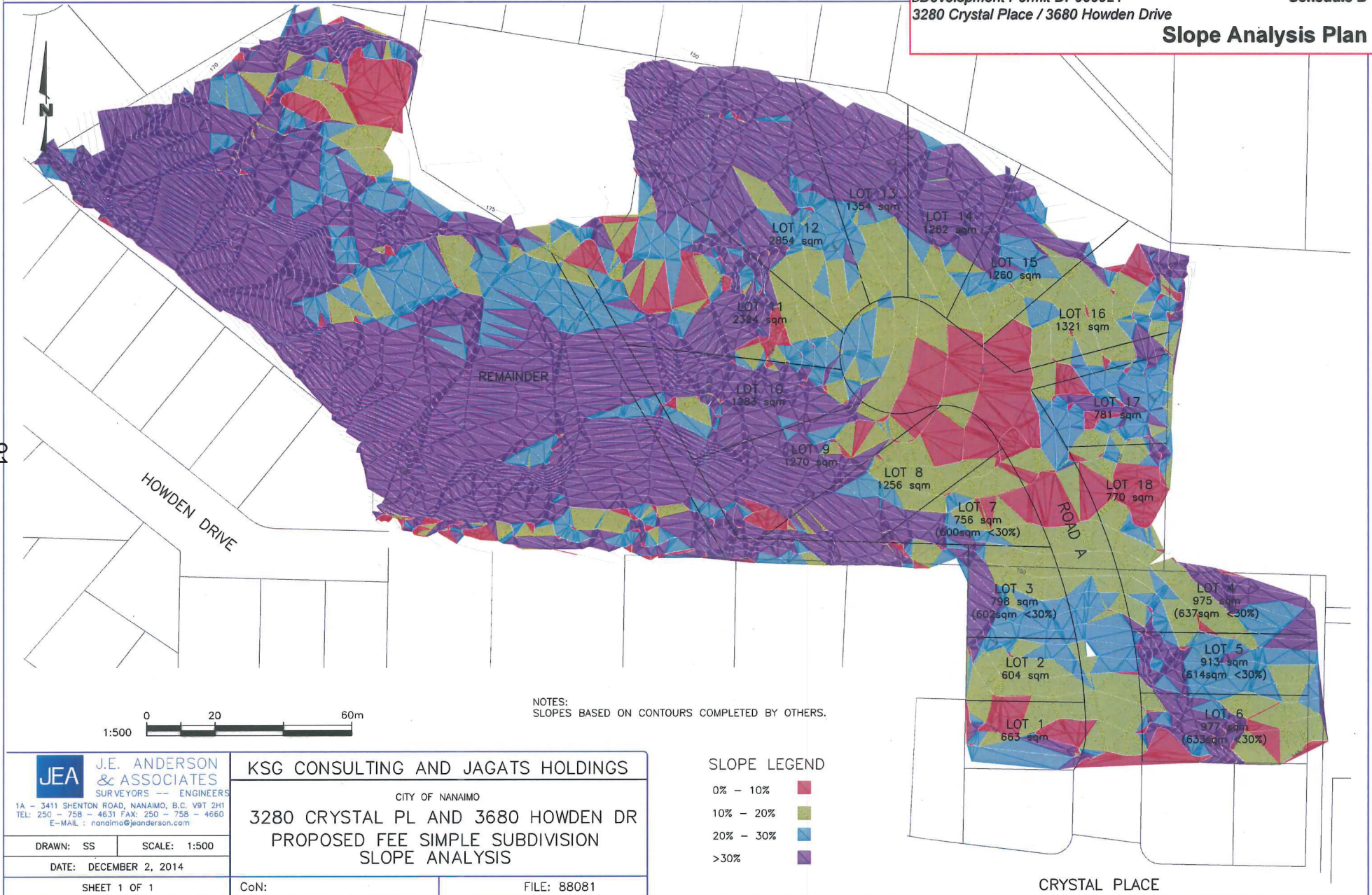
Schedule A

Site / Subdivision Plan

Copyright reserved. These plans and designs are at all times the property of the designer to be used for the project shown. Written consent is required from the designer before any reproduction. Contractor to verify all lines, levels, surveys, dimensions, specifications, location of building on site, and location of all services prior to construction. All work to be done in accordance with the B.C. Building Code, current edition, and all local building bylaws.
 All work to be done in a prudent manner and to the approval of governing authority. Designer is not responsible for any land use or compliance in codes and/or past building practices. Designer recommends that owner's architect independent inspectors to ensure proper design and construction of building envelope.



Slope Analysis Plan



91

JEA J.E. ANDERSON & ASSOCIATES
SURVEYORS -- ENGINEERS
1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1
TEL: 250 - 758 - 4631 FAX: 250 - 758 - 4660
E-MAIL: nanaimo@jeanderson.com

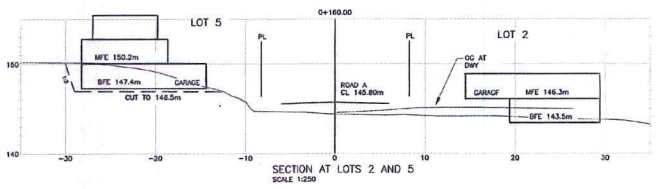
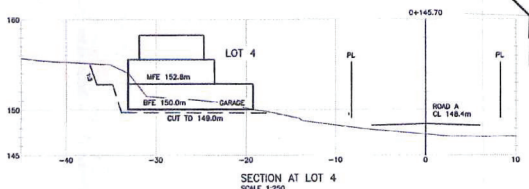
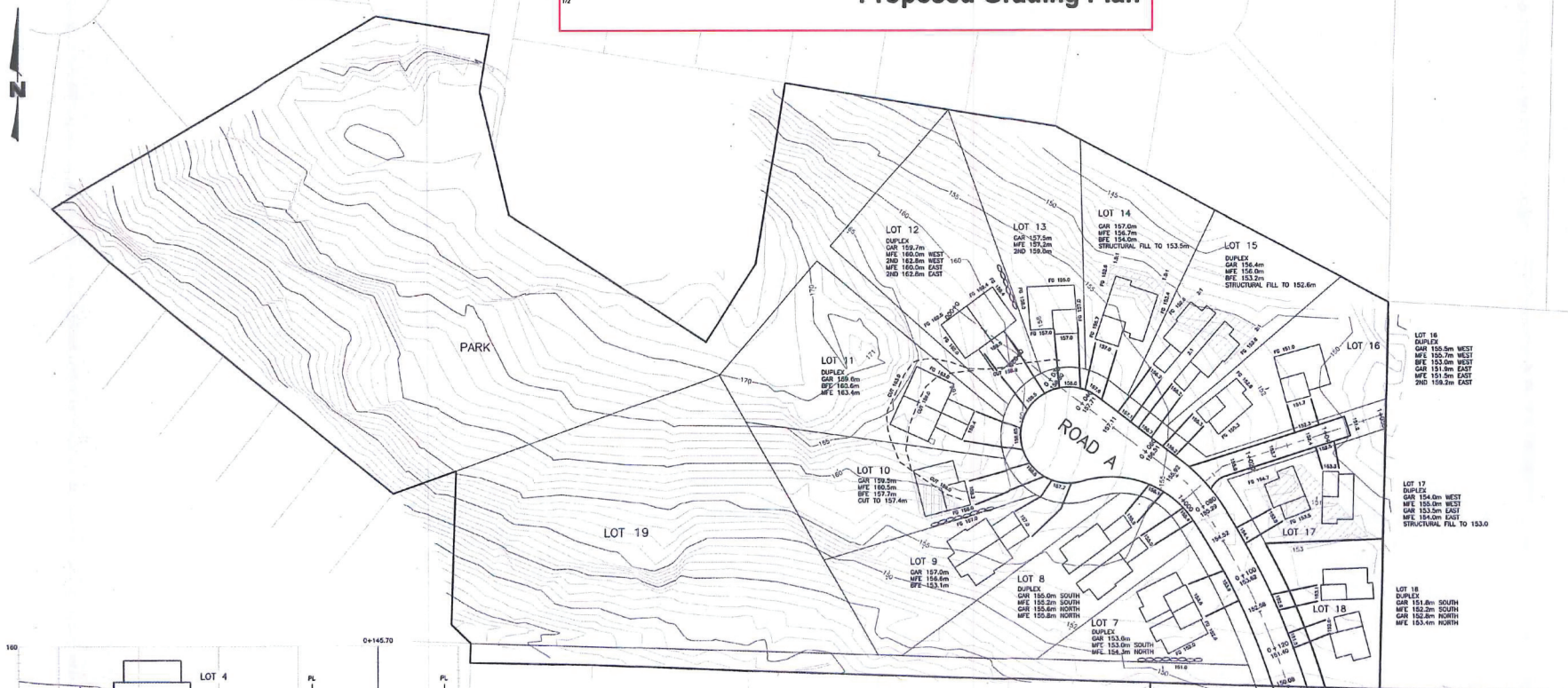
DRAWN: SS SCALE: 1:500
DATE: DECEMBER 2, 2014
SHEET 1 OF 1

KSG CONSULTING AND JAGATS HOLDINGS
CITY OF NANAIMO
3280 CRYSTAL PL AND 3680 HOWDEN DR
PROPOSED FEE SIMPLE SUBDIVISION
SLOPE ANALYSIS

CoN: FILE: 88081

Proposed Grading Plan

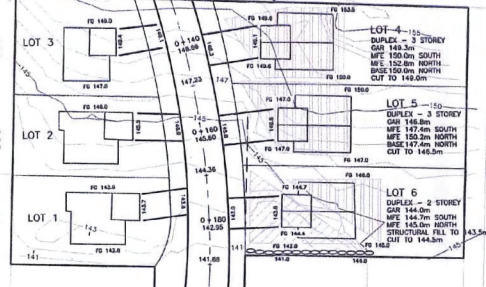
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- NOTES
- ALL PROPOSED GRADING AND ELEVATIONS SUBJECT TO MINOR CHANGES DURING CON AND CONSTRUCTION STAGES.
 - BUILDINGS SHOWN SCHEMATIC ONLY FOR CONCEPTUAL PURPOSES.
 - SEWERLINES NOT SHOWN. DRAINAGE ELEVATIONS ALLOW FOR SIDEWALK.
 - ALL STRUCTURAL FILL TO BE PLACED WITH GEOTECHNICAL REVIEW.
 - CONSTRUCT DRAINWAYS TO SUBGRADE, IE 0.2m BELOW ELEV PROVIDED.

ROCK AT BUILDING SITES AND DRIVEWAYS TO BE BLASTED 0.7m BELOW PROPOSED DRIVEWAY/GARAGE FLOOR ELEVATION AND 0.2m FROM FRESHED AT SERVICE ROUTES. DO NOT REMOVE ADDITIONAL CUT MATERIAL. LEAVE FOR GRADING PURPOSES DURING BUILDING.

- TOE CUT/BLAST AREA
- TOP OF STRUCTURAL FILL PAD
- MAX 1.0m HIGH ROCK STACK WALL
- GENERAL BACKFILL SLOPE
 - ALL STRUCTURAL FILL AT 1:1, SUBJECT TO GEOTECHNICAL REVIEW.
 - ALL ROCK CUT SLOPES AT 1:1.3, SUBJECT TO GEOTECHNICAL REVIEW.



LEGAL DESCRIPTION	LOT 7, SECTION 5, WELLINGTON DISTRICT, PLAN 2760. LOT 1, DISTRICT LOT 17, WELLINGTON DISTRICT, PLAN 14867.	
PROJECT DATUM	ELEVATIONS ARE GEODETIC AND TO NAD83	

NO.	REVISION DESCRIPTION	DATE	CHECK	APPR.
2	RE-ISSUED FOR PLA PER CITY COMMENTS	APR 15/15		
1	ISSUED FOR PLA	MAR 6/15		

LEGEND

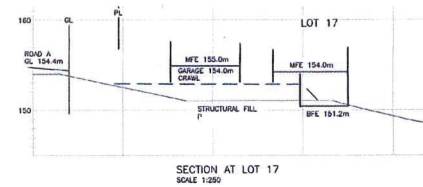
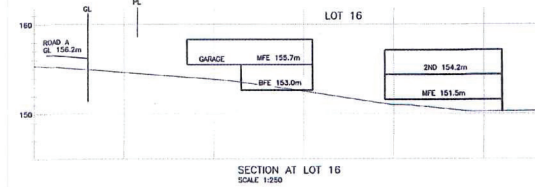
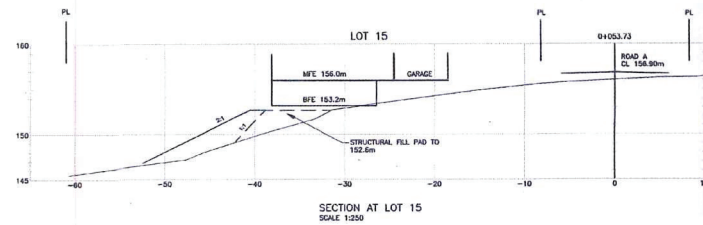
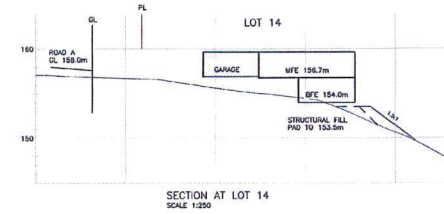
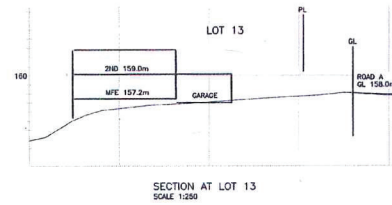
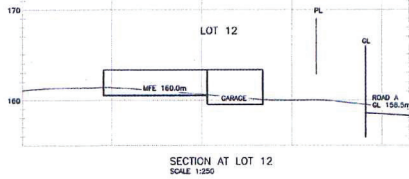
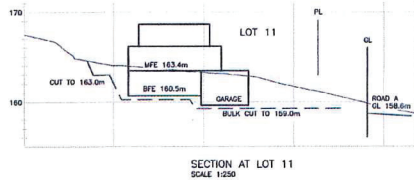
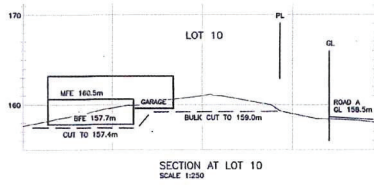
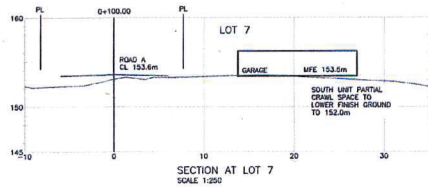
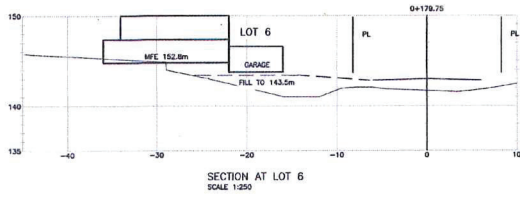
LAMP STANDARD	1/2 1/2	CLEANOUT	○ ○ ○	DITCH	— — —
POLE (Hydro, Tel)	○ ○ ○	CATCHBASIN	□ □ □	METER	⊙ ⊙ ⊙
U/G WIRING	— — —	MANHOLE	○ ○ ○	FLUSH VALVE	⊙ ⊙ ⊙
GAS	— — —	SERVICE RISER	○ ○ ○	VALVE	⊙ ⊙ ⊙
WATER	— — —	MOUNTABLE CURB	— — —	REDUCER	⊙ ⊙ ⊙
SEWER	— — —	NON-MOUNT CURB	— — —	HYDRANT	⊙ ⊙ ⊙
DRAIN	— — —	EDGE ASPHALT	— — —	AIR VALVE	⊙ ⊙ ⊙

JURISDICTION	CITY OF NANAIMO
SCALE:	1:500 HORIZ. N/A VERT.
DESIGN:	SS
DRAWN:	SS

CLIENT	KSG CONSULTING LTD / JAGAT HOLDINGS LTD (JV)	
PROJECT	3280 CRYSTAL PL. AND 3680 HOWDEN DR. PROPOSED GRADING PLAN FOR PLA	
DESIGN NO.	88081	01
DRAWN NO.	D1	
MUN. FILE SUB 01104		SHEET 1 OF 2

JEA J.E. ANDERSON & ASSOCIATES SURVEYORS - ENGINEERS

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NO.	REVISION DESCRIPTION	DATE	CHECK	APPR.	DRAWN
2	RE-ISSUED FOR PLA PER CITY COMMENTS	APR 15/15			
1	ISSUED FOR PLA	MAR 6/15			

LAMP STANDARD	CLEANOUT	DITCH
POLE (Hydro, Tel)	CATCH-BASH	METER
U/G WIRING	MANHOLE	FLUSH VALVE
GAS	SERVICE RISER	VALVE
WATER	MOUNTABLE CURB	REDUCER
SEWER	NON-ROUNT. CURB	HYDRANT
	EDGE ASPHALT	AIR VALVE

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 E-MAIL: nanaimo@jeanderson.com

JURISDICTION	CITY OF NANAIMO
SCALE:	1:250 HORIZ. N/A VERT.
REGION:	SS
DRAWN:	SS

CLIENT	KSG CONSULTING LTD / JAGAT HOLDINGS LTD (JV)
PROJECT	3280 CRYSTAL PL. AND 3680 HOWDEN DR. PROPOSED GRADING PLAN FOR PLA
	88081 01 D2
	MIN. FILE SUB 01104
	SHEET 2 OF 2

Letter of Rationale

To: Setia Lindsay, Subdivision Technician
City of Nanaimo.

January 12, 2015

Re: 3280 Crystal Place/3680 Howden Place

Development Variance Rationale.

The property is zoned R10 with an application for PLA for a proposed 19 lot subdivision.

Proposed variances are as follows:

- Lot 3
 - reduce lot depth from 30 m to 29.61m
 - rationale lot width is approx 27m and lot area is 774 sm allowing for enough building envelope to support single family residence
- Lot 15
 - reduce minimum lot width from 15m to 12.5 m
 - rationale lot width is essentially on the cul de sac and the lot width and area far exceed the minimum required allowing for ample building area
- Lot 16
 - reduce minimum lot width from 15m to 12.5 m
 - rationale lot width is essentially on the cul de sac and the lot width and area far exceed the minimum required allowing for ample building area
- Lot 18
 - reduce lot depth from 30m to 20.52m
 - rationale lot width is approx 39m and lot area is 771 sm allowing for enough building envelope to support proposed development.
 - alter building envelope to 7.5m on left side, 1.5m on rear, 4.5m on right side, front to remain as per bylaw.

Density transfer as follows:

Total site area 4.1218 Ha x 16 units = 65.94 units allowed

Proposed units 15 lots x 2 units = 30 units

3 lots at 1 unit= 3 units

1 lot at 10 units

Lot 4/5/6/7/17/18 all get an additional unit (6 additional)

Lot 19 5055 sm allows 8 units plus transfer additional 2 units for total of 10 units.

Total site will have 43 units considering the topography this an appropriate mix.

The applicant is proposing the dedication of 1.14 Ha of park area

The applicant has had numerous design meetings with staff and is confident that the variances are supportable and will provide the area with a quality development allowing for a variety of housing forms.

Please contact me for any further information.

Ken Grewal
KSG CONSULTING LTD
250 755 9437

