CITY OF NANAIMO
THE HARBOUR CITY

Staff Report for Decision

File Number: DVP00337

DATE OF MEETING   March 5, 2018

AUTHORED BY   DAVE PADY, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT   **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP337 – 5341 DUNSTER ROAD**

OVERVIEW

Purpose of Report
To present, for Council's consideration, a development variance permit application to reduce the minimum lot depth requirement to facilitate a subdivision of the subject property located at 5341 Dunster Road.

Recommendation
That Council issue Development Variance Permit No. DVP337 at 5341 Dunster Road with the following variances:
- reduce the minimum lot depth requirement for lots within a proposed subdivision as follows:
  - Lot A from 28m to 24.54m; and,
  - Lot B from 28m to 24.29m.

BACKGROUND

A development variance permit application was received from property owner Deanna Knezevich to vary the provisions of City of Nanaimo "Zoning Bylaw 2011 No. 4500" to reduce the minimum lot depth from 28m to 24.54m for proposed Lot A and from 28m to 24.29m for proposed Lot B. The property was succesfully rezoned in 2012 (RA285) from R1 (Single Dwelling Residential) to R2 (Single Dwelling Residential – Small Lot), specifically to facilitate the proposed two-lot subdivision. It was anticipated that a development variance permit would be required for lot depth prior to proceeding with subdivision approval.

Council previously approved Development Variance Permit (DVP189) at their meeting held 2012-APR-16; however, the owner of the property did not proceed with the subdivision at that time and the development variance permit expired. The property owner now intends to proceed with the subdivision. There are no changes proposed within this permit with respect to the previously-approved variance permit.

Subject Property

Zoning	R2-Single Dwelling Residential – Small Lot
Location	The property is located in a residential area at the corner of Dunster and Godfrey Road.
Total Area	934.8m^2
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Neighbourhood

SRPV1

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Statutory Notification has taken place prior to Council's consideration of the variance.

DISCUSSION

Proposed Development

The applicant requests to vary the provisions of the City of Nanaimo Zoning Bylaw in order to facilitate subdivision of a small lot from the rear of the subject property.

The subject property has a total lot area of 937m^2 and is located at the corner of Dunster and Godfrey/Scarsdale Roads. The property is within a neighbourhood between Brannen Lake and Long Lake, a residential area composed primarily of single family dwellings on a variety of lot sizes. Park land is located directly to the west on Godfrey Road.

The proposed variances will meet all other requirements of the Zoning Bylaw and will result in subdivision of one small lot (Lot B) and one larger lot (Lot A), on which an existing single family dwelling is sited. Lot B accommodates an appropriate small-lot building envelope, which contributes to a variety of housing forms within the neighbourhood as supported by the OCP neighbourhood policies. While Lot A will not have further subdivision potential, it will still retain the potential to construct a carriage house within the rear yard setback area or secondary suite within the existing house.

For more information, see the Attachments.

Proposed Variances

The applicant proposes to vary the minimum lot depth requirement for proposed Lot A from 28 m to 24.54m and for proposed Lot B from 28m to 24.29m. This represents a lot depth variance of 3.46m for proposed Lot A, and 3.71m for proposed Lot B.

The proposed subdivision will meet all other requirements of the Zoning Bylaw.

SUMMARY POINTS

- The proposed lot depth variance will facilitate the proposed subdivision, for which rezoning of the property was originally intended.
- The creation of a small lot and single family dwelling will contribute to the residential character of the surrounding neighbourhood.
- The proposed development is consistent with residential policies within the OCP.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Survey
ATTACHMENT D: Aerial Photo

CITY OF NANAIMO
THE HARBOUR CITY

Submitted by: **Concurrence by:**

L. Rowett,   D. Lindsay
Manager, Current Planning and Subdivision   Director, Community Development

ATTACHMENT A
PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

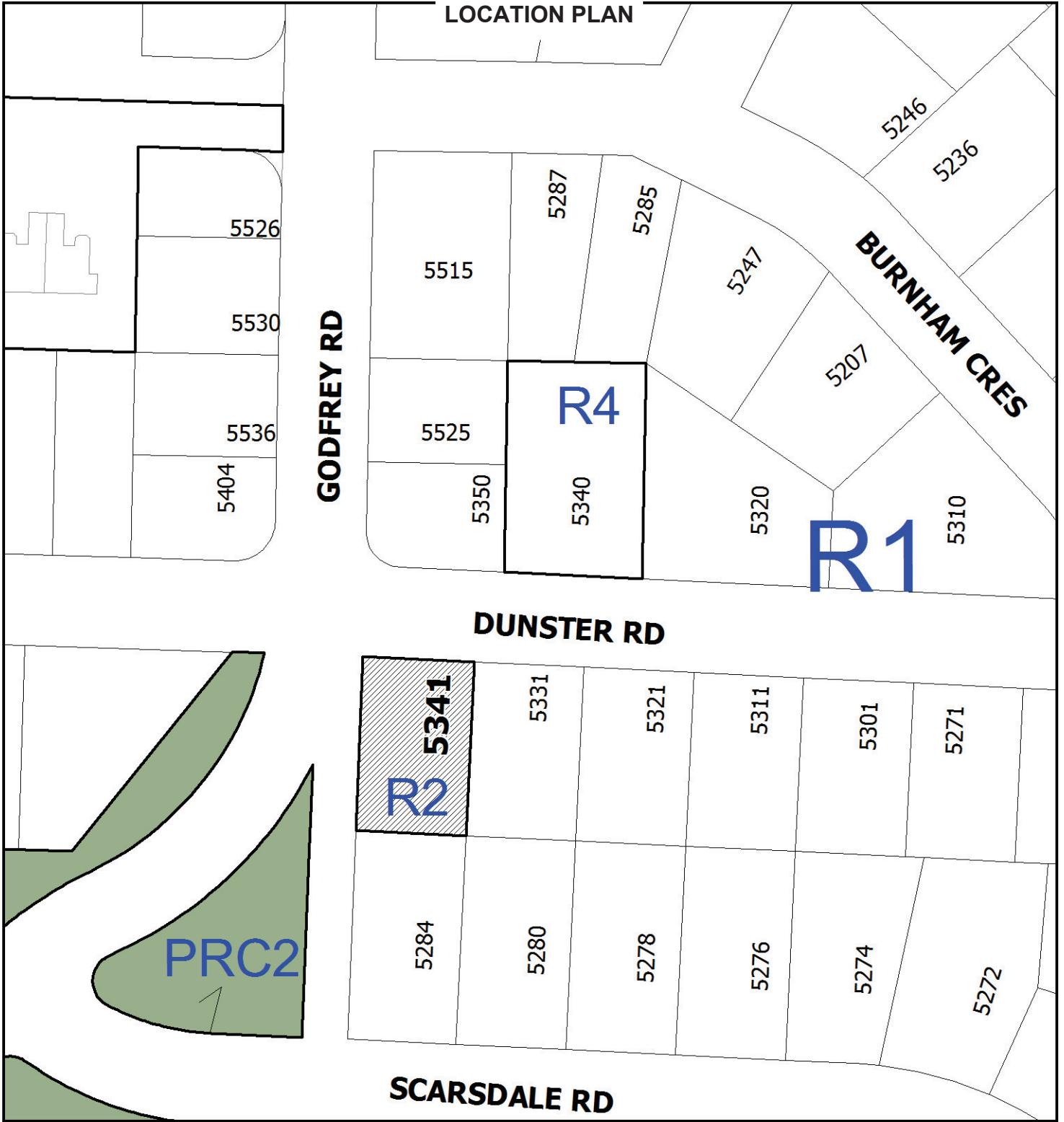The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 7.4.1 – Minimum Lot Depth* to reduce the minimum lot depth requirement from 28m as follows:

Variances Requested		
Lot Number	Proposed Lot Depth	Variance Requested
A	24.54m	3.46m
B	24.29m	3.71m

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey prepared by W. R. Hutchinson Land Surveying Ltd., dated 2011-FEB-03, as shown on Attachment C.

DEVELOPMENT VARIANCE PERMIT NO. DVP00337

LOCATION PLAN

Civic: 5341 Dunster Road
Lot 1, Section 5, Wellington District,
Plan 23180

B.C. Land Surveyor's Building Locatio

Lot 1, Section 5, Welington

District, Plan 23180.

Offsets shown hereon are measured from the exterior of
the main walls.

Lot dimensions are derived from the registered plan.

This document shows the relative location of the surveyed
structures and features with respect to the boundaries of the
parcel described above. This document shall not be used to
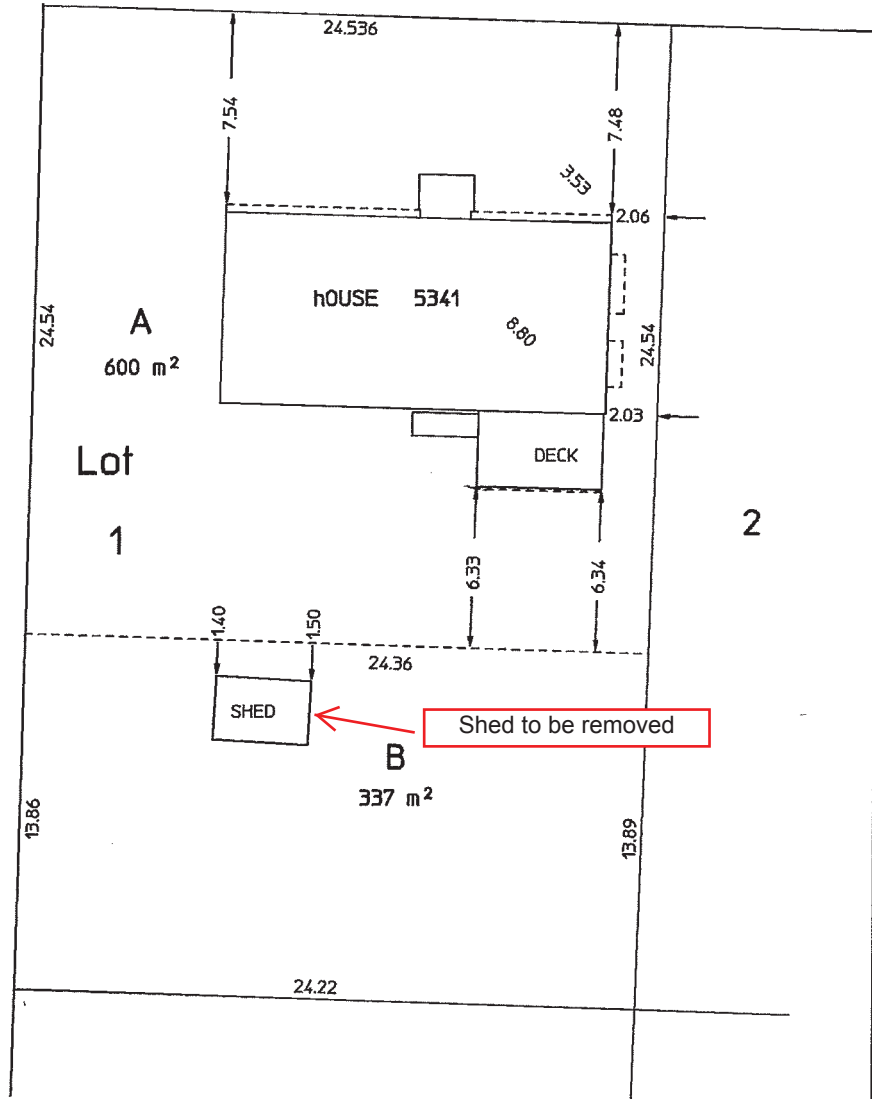define property lines or property corners.

Scale 1 : 250
All distances are in metres.

Dunster   Road

24.536

7.54

7.48

3.53

2.06

hOUSE   5341

8.80

Road

24.54

A

600 m²

24.54

2.03

DECK

Lot

2

1

6.33

6.34

1.40

1.50

24.36

SHED

← Shed to be removed

B

337 m²

13.86

13.89

24.22

W.R.Hutchinson
Land Surveying Ltd.
Box 459, 20 Warren St.,
Ladysmith, B.C.
V9G 1A3
(250) 245-9777
© 2011

Fb.359 P.50

This building location certificate has been
prepared in accordance with the Manual of
Standard Practice and is certified correct
this 3rd day of February, 2011.

B.C.Land Surveyor
This document is not valid unless
originally signed and sealed.

DEVELOPMENT VARIANCE PERMIT NO. DVP00337