

City of Nanaimo
REPORT TO COUNCIL

DATE OF MEETING: 2013-NOV-18

AUTHORED BY: GARY NOBLE, DEVELOPMENT APPROVAL PLANNER,
PLANNING & DESIGN SECTION

RE: DEVELOPMENT VARIANCE PERMIT NO. DVP222 – 6010 and 6016 TWEEDSMUIR
CRESCENT

STAFF RECOMMENDATION:

That Council issue Development Variance Permit No. DVP222 at 6010 and 6016 Tweedsmuir Crescent.

PURPOSE:

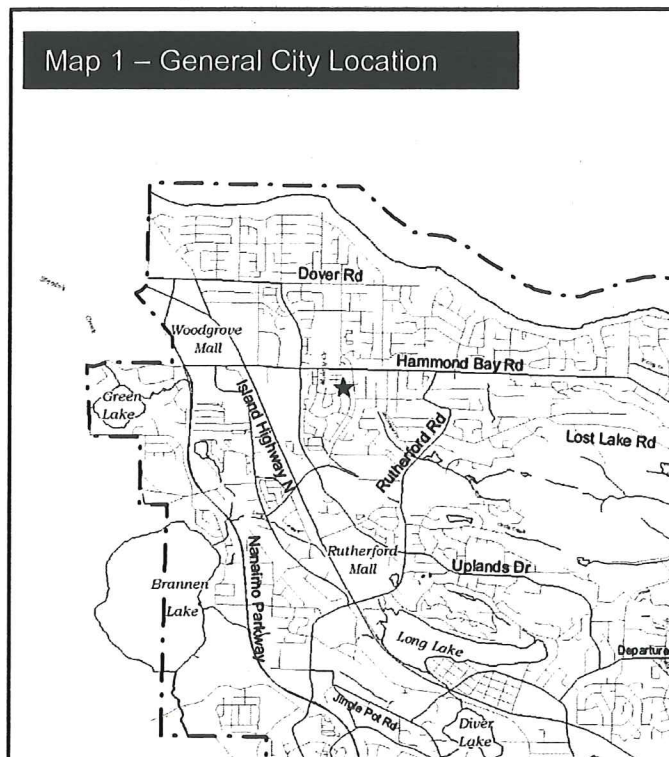
The purpose of this report is to seek Council authorization to vary the lot depth provisions of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500", in order to permit a 4-lot subdivision.

BACKGROUND:

A development variance permit (DVP) application was received from Mr. Jim Routledge on behalf of Routledge Floors Ltd., to vary the provisions of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500", to permit a 4-lot, single dwelling residential, small lot (R2) subdivision.

The lot depth for an R2 zoned lot is 28m. The proposed subdivision will result in the two large lots (both fronting Kenning Place and Tweedsmuir Crescent) being divided into four lots. Three lots will have reduced lot depths, whereas one lot meets the required minimum lot depth.

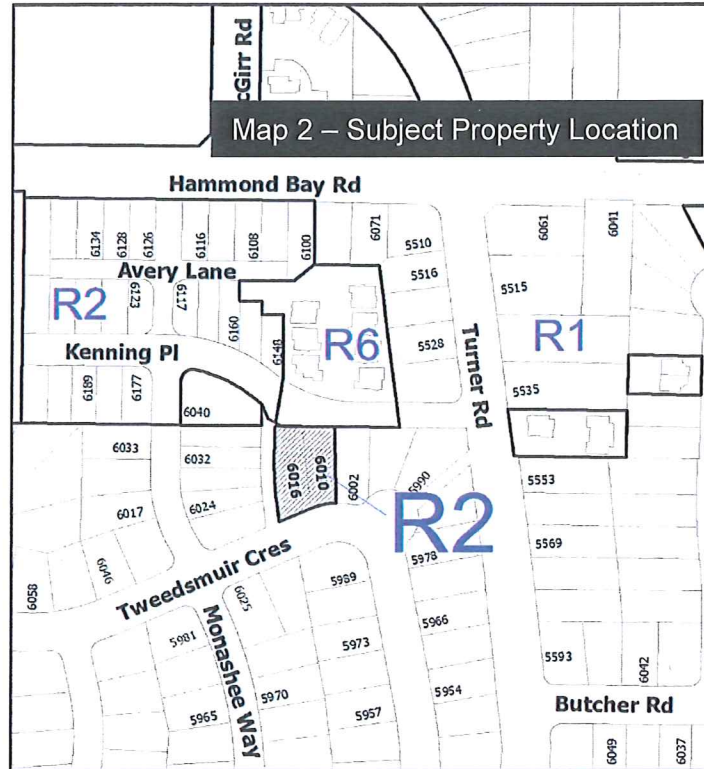
At the Council Meeting (Committee of the Whole) held 2013-NOV-04, Council approved Statutory Notification for DVP222. Statutory Notification must take place prior to Council's consideration for the approval of the variances.



Subject Property

The subject property is located in an established residential neighbourhood. The predominantly single family residential neighbourhood known as Parkwood is bounded by Turner Road to the east, Glacier Way to the south, Hammond Bay Road to the north and Uplands Drive to the west (See 'Map 1 – General City Location' and 'Map 2 – Subject Property Location').

Existing Lot 6 has a lot area of 715.1m², and existing Lot 7 has a lot area of 597.6m².



DISCUSSION:

Proposed Development

The applicant completed the rezoning of Lots 6 and 7 to R2 on 2013-SEP-23. The applicant is now proposing to subdivide the two subject properties into a 4 lot, small lot subdivision. The four proposed lots exceed the minimum lot area of 325 m. The lot areas are as follows:

Proposed Lot No.	Required Lot Area
1	331m ²
2	327m ²
3	327m ²
4	327m ²

Three of the four proposed small lots require the minimum lot depth to be varied. The minimum lot depth for Lots 1 and 4, *without lanes* is 28 m. The minimum lot depth for Lots 2 and 3, *with lanes* is 24 m. The summary of variances is as follows:

Lot No.	Required Lot Depth	Actual Lot Depth	Required Variance
1	28m	21.1m	6.9m
2	24m	22.0m	2.0m
3	24m	24.4m	0m
4	28m	19.4m	8.6m

The proposed subdivision will allow Lots 2 and 3 to have lane access.

The applicant's Letter of Rationale is attached as Attachment A. The proposed subdivision plan is shown as Attachment B.

Required Variances

Lot Depth

- Section 7.4.1 of the City of Nanaimo "ZONING BYLAW 2011, NO. 4500" requires a minimum lot depth of 28m for lots without a lane and requires a minimum lot depth of 24m for lots with a lane. The lot depth variances are as follows:

Proposed Lots 1 and 4, without lanes

- The proposed lot depth of Lot 1 is 21.1m, a proposed variance of 6.9m.
- The proposed lot depth of Lot 4 is 19.4m, a proposed variance of 8.6m.

Proposed Lot 2, with a lane

The minimum lot depth for lots with a lane within an R2 zone is 24m.

- The proposed lot depth of Lot 2 is 22m, a proposed variance of 2m.

STAFF RECOMMENDATION:

Staff supports the requested variances and recommends that Council approve this application.

Respectfully submitted,

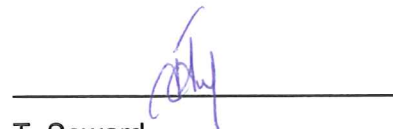


B. Anderson, MCIP
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



A. Tucker, MCIP
DIRECTOR
PLANNING



T. Seward
ACTING GENERAL MANAGER
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the Staff recommendation.

ATTACHMENT A

DUP 222.

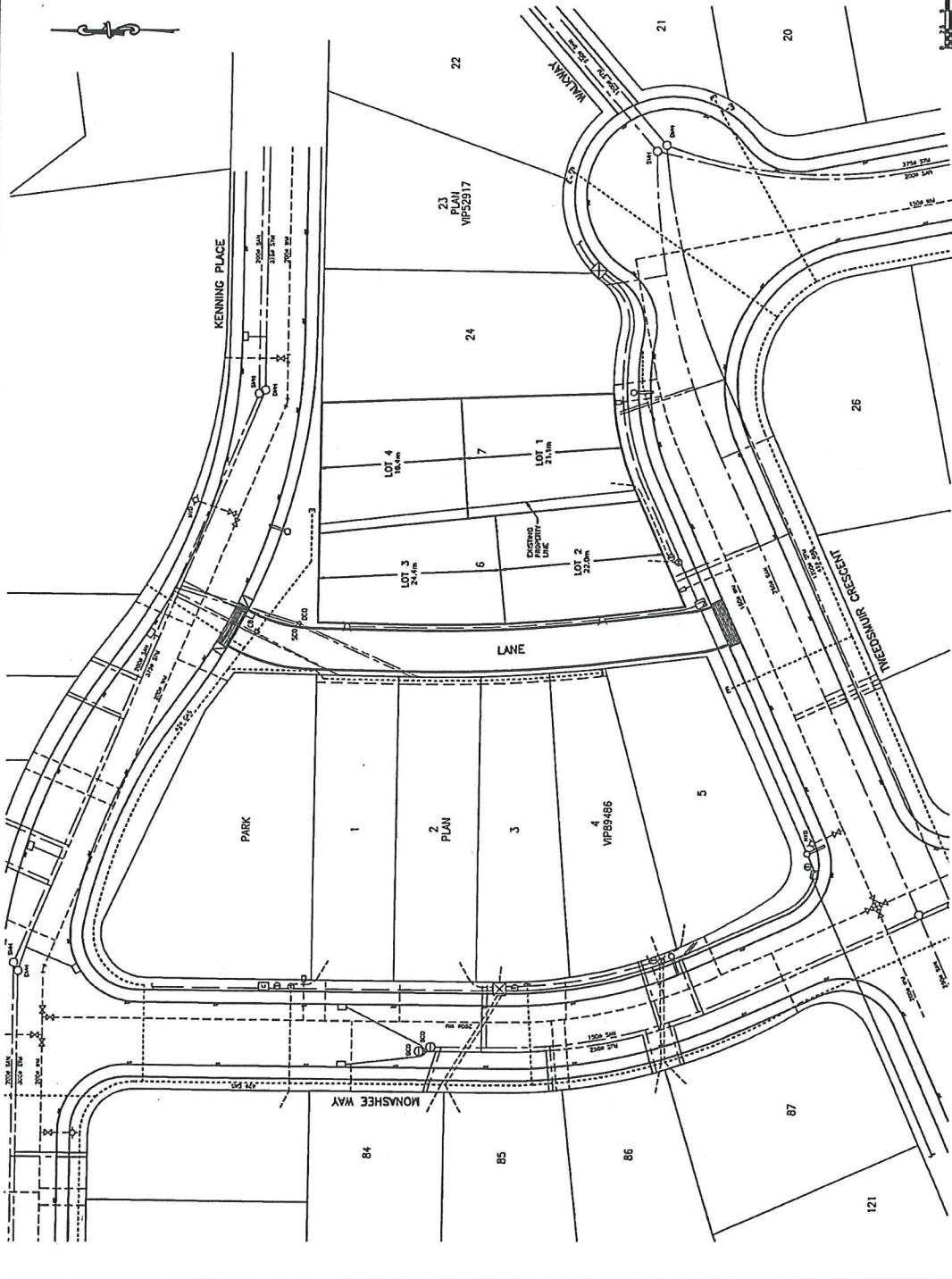
VARIANCE RATIONALE 6010 & 6016 TWEEDSMUIR CRESCENT

A shorter lot depth variance is necessary in this case to facilitate creation of 4 building lots. The lots meet size requirements, variance is only with respect to depth. The development would respond to not meeting the regular requirement by utilizing innovative and interesting home design. Creative and efficient planning will be applied to ensure full functionality and maintain a high standard of form and character.

ATTACHMENT B



LOT	LOT AREA	ACTUAL AREA	ALLOWED AREA
1	28.0m	21.1m	8.9m
2	24.0m	22.0m	2.0m
3	28.0m	28.0m	0.0m
4	28.0m	18.4m	9.6m



<p>ENG01 / SUB00</p> <p>PROPOSED DEVELOPMENT VARIANCE</p> <p>PROJECT NAME: ROUTLEDGE FLOORS LTD. SUBMISSION 6010-6016 TWEEDSMUIR CRESCENT</p> <p>PROJECT TYPE: L 607 05 DVP 00</p>	
<p>DATE: 23.3.2020</p> <p>SCALE: 1:250</p>	<p>ENGINEER'S SEAL</p> <p>NAME: []</p> <p>DESIGNER: []</p> <p>PLAN NO: 05-30-13</p> <p>VERTICAL SCALE: 1:250</p>
<p>LOT 6 & 7, DISTRICT LOT 20, WELLINGTON DISTRICT, PLAN VP89486</p> <p>EXISTING DESCRIPTION: ELEVATIONS ARE CORRECT AND ARE REFERRED TO LANDMOUNT DISSEMINATED AT THE INTERSECTION OF PARKROD DRIVE AND GLACIER WAY, ELEVATION 97.620m</p>	<p>LEGEND</p> <p>--- PROPOSED</p> <p>--- EXISTING</p> <p>--- BOUNDARY</p> <p>--- EASEMENT</p> <p>--- UTILITY</p> <p>--- ROAD</p> <p>--- FENCE</p>

DUP222