

City of Nanaimo
REPORT TO COUNCIL

DATE OF MEETING: 2013-NOV-04

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 direct staff to proceed with the required Statutory Notification for Development Variance Permit No. DVP222 at 6010 and 6016 TWEEDSMUIR CRESCENT.

PURPOSE:

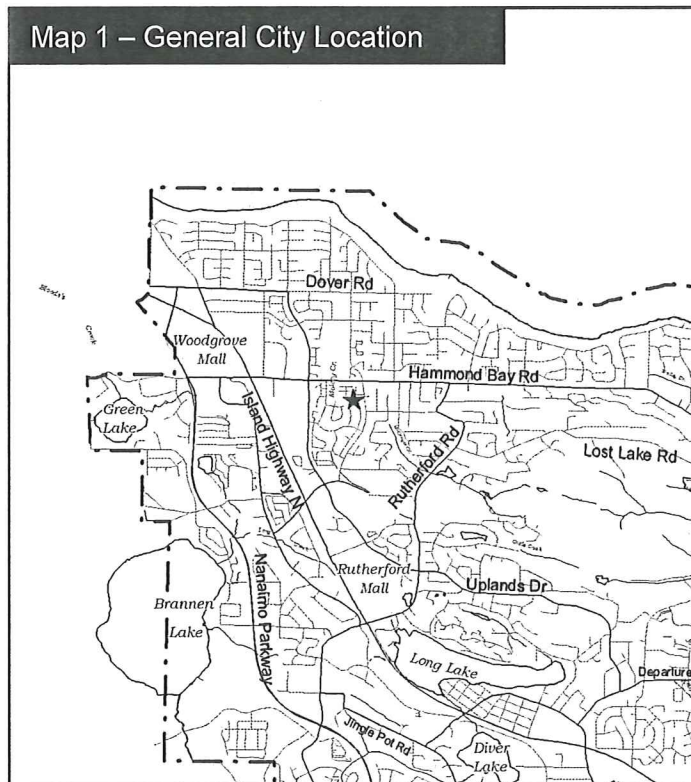
The purpose of this report is to seek Council authorization to vary the lot depth provisions of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500", in order to permit a 4 lot subdivision.

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 28 m. 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.

A Statutory Notification must take place prior to Council's consideration of the approval of the variance.



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 715.1 m², 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:

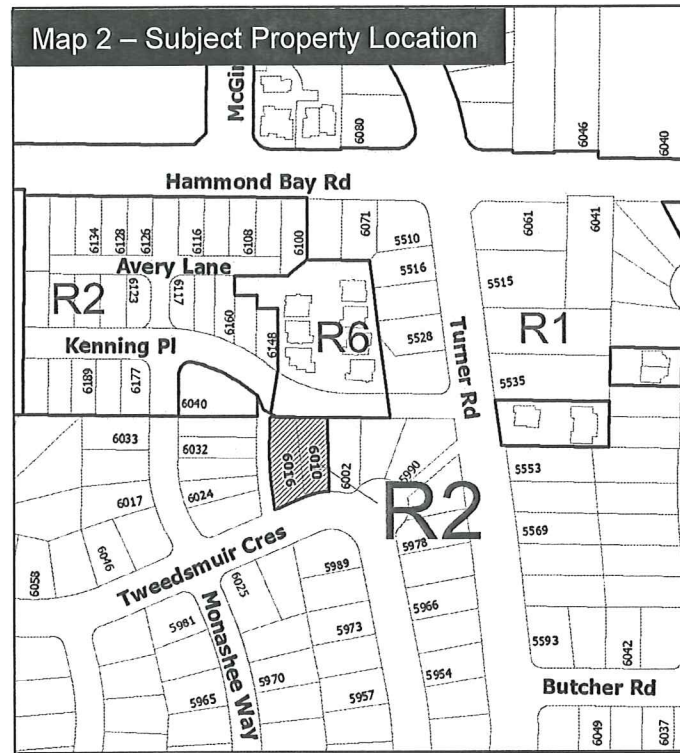
Proposed Lot No.	Required Lot Area
1	331 m ²
2	327 m ²
3	327 m ²
4	327 m ²

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	28 m	21.1 m	6.9 m
2	24 m	22.0 m	2.0 m
3	24 m	24.4 m	0 m
4	28 m	19.4 m	8.6 m

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 28 m for lots without a lane and requires a minimum lot depth of 24 m 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 21.1 m, a proposed variance of 6.9 m.
- The proposed lot depth of Lot 4 is 19.4 m, a proposed variance of 8.6 m.

Proposed Lot 2 with a lane

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

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

Respectfully submitted,

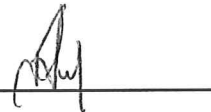


B. Anderson, MCIP
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



A. Tucker, MCIP
DIRECTOR
PLANNING



T. Seward
ACTING GENERAL MANAGER
COMMUNITY SAFETY & DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the Staff recommendation.

DS/lb

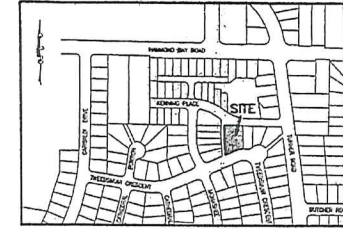
Drafted: 2013-OCT-25
Prospero attachment: DVP00222
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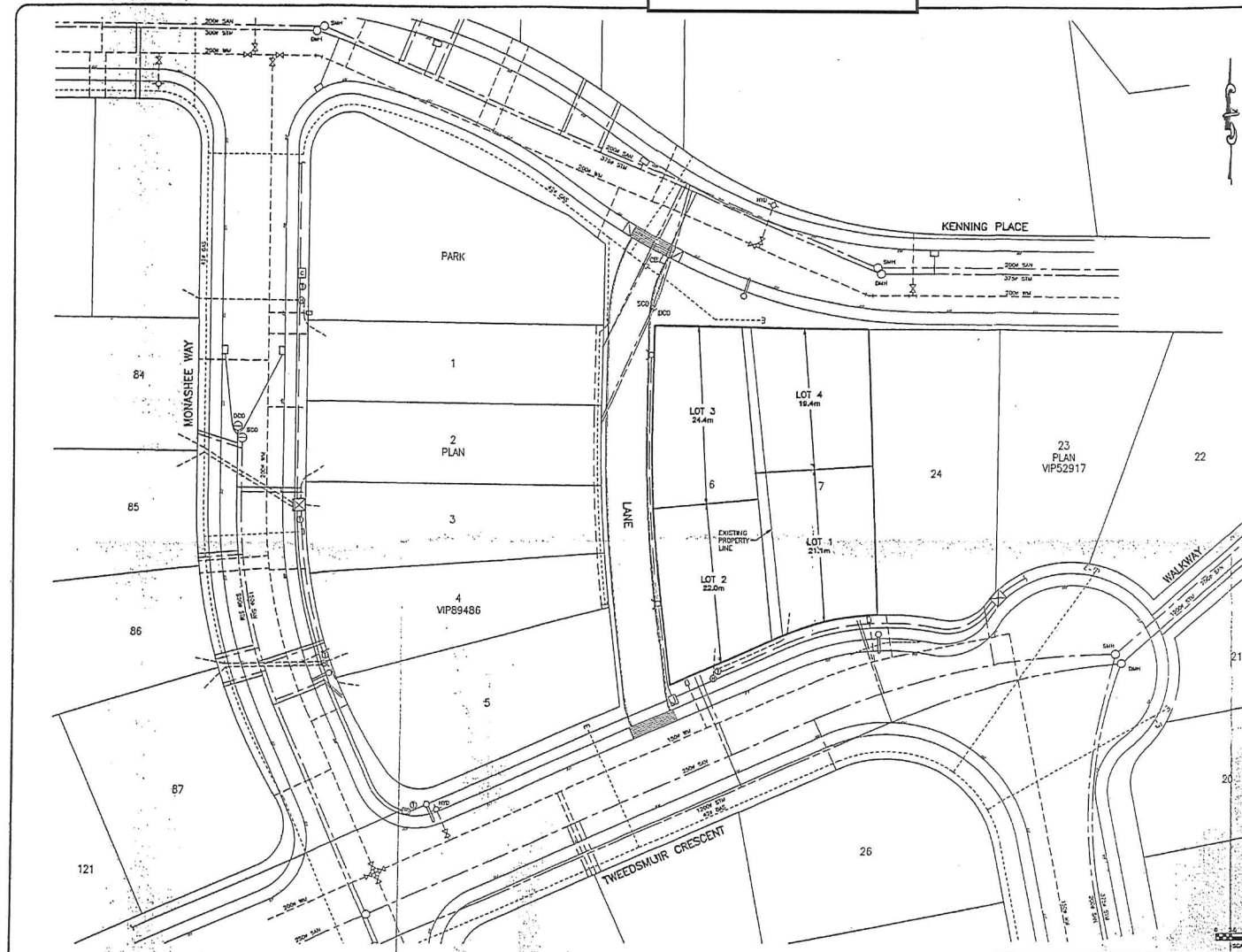
**VARIANCE RATIONALE
6010 & 6016 TWEEDSMUIR CRESCENT**

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



LOCATION PLAN
N.T.S.



VARIANCE SUMMARY TABLE			
LOT No.	LOT DEPTH REQUIRED	ACTUAL LOT DEPTH	REQUIRED VARIANCE
1	26m	21.1m	5.9m
2	24m	22.0m	2.0m
3	24m	24.4m	0m
4	26m	16.4m	9.6m

PLAN No.	SHEET	EDITION DESCRIPTION	DATE	LEGEND	SITE LEGAL DESCRIPTION	ENGINEER'S SEAL	CLIENT NAME	DRAWING TITLE																																								
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SCALE: 1:250

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