

City of Nanaimo
REPORT TO COUNCIL

DATE OF MEETING: 2014-APR-28

AUTHORED BY: BRIAN ZUREK, SUBDIVISION PLANNER,
DEVELOPMENT APPROVALS UNIT

RE: DEVELOPMENT VARIANCE PERMIT NO. DVP229 - 102 DINES PLACE

STAFF RECOMMENDATION:

That Council issue Development Variance Permit No. DVP229 at 102 DINES PLACE in order to permit a 4-lot subdivision by reducing the required lot depths to 28.4m (Lots A & B), and lot frontages to 14.7m (Lots C & D).

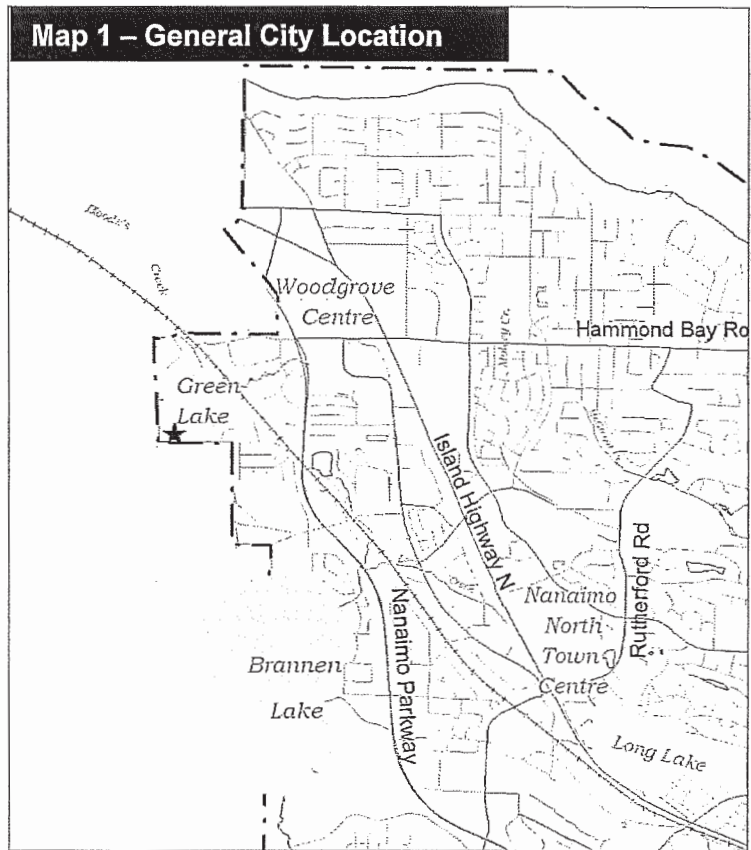
PURPOSE:

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

BACKGROUND:

A Development Variance Permit application was received from J E ANDERSON & ASSOCIATES, on behalf of GARY AND BARBARA DUNBAR, to vary the provisions of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" to reduce the lot frontages and lot depths, to complete a 4-lot subdivision.

At the Council Meeting held 2014-APR-14, Council approved Statutory Notification for Development Variance Permit DVP229.



- Council
- Committee.....
- Open Meeting
- In-Camera Meeting
- Meeting Date: 2014-APR-28

Subject Property

Zoning	Single Family Residential – R1
Location	This lot is located on the corner of Jenkins Road and Dines Place near Green Lake and the municipal boundary with the Regional District of Nanaimo.
Total Area	2,177m ²

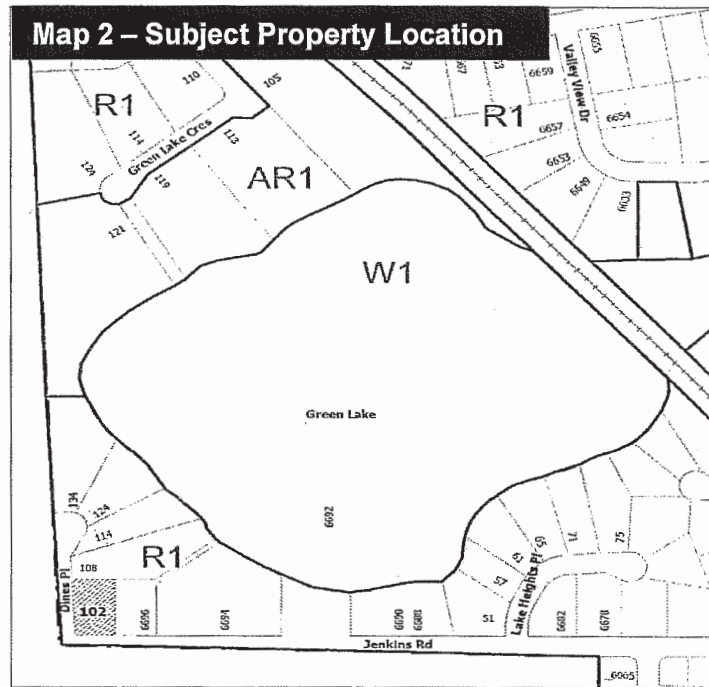
The parcel is typical of the size and character of existing lots throughout the area. The owner of the subject property connected the parcel to the municipal sewer service in 2013.

DISCUSSION:

Proposed Development

The applicant proposes to subdivide the existing property into 4 residential parcels: 2 fronting on Jenkins Road (Lots A & B), and 2 fronting on Dines Place (Lots C & D). The proposed subdivision plan follows as 'Attachment A'. Each proposed parcel meets the Zoning Bylaw requirements for minimum lot area.

The proposed plan of subdivision requires each parcel on Dines Place to have 14.7m frontage. The minimum frontage for R1 lots is 15m. Therefore, the owner requires a variance of 0.3m to create Lots C & D, as proposed.



The proposed lot configuration requires each parcel on Jenkins Road to have a depth of 28.4m. The minimum lot depth requirement for R1 lots is 30m. Therefore, the owner requires a variance of 1.6m to create Lots A & B, as proposed. The following table summarizes the proposed variances:

Proposed Parcel	Variance Type	Bylaw Requirement (m)	Proposed Dimension (m)	Variance Required (m)
Lot A	Lot Depth	30	28.4	1.6
Lot B	Lot Depth	30	28.4	1.6
Lot C	Lot Frontage	15	14.7	0.3
Lot D	Lot Frontage	15	14.7	0.3

The applicant's Letter of Rationale is included as 'Attachment B'.

Required Variances

Lot Depth and Lot Frontage:

Section 7.4.1 of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires a minimum lot depth of 30m, and a minimum lot frontage of 15m. The applicant is requesting the following variances:

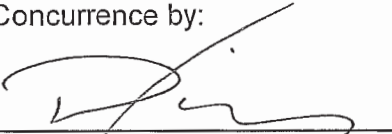
- Lots A & B
The proposed lot depth is 28.4m, a proposed variance of 1.6m.
- Lots C & D
The proposed lot frontage is 14.7m, a proposed variance of 0.3m.

Respectfully submitted,



B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT



I. Howat
GENERAL MANAGER
CORPORATE SERVICES

CITY MANAGER COMMENT:

I concur with the staff recommendation.

BZ/lb

Drafted: 2014-APR-02
Prospero attachment: DVP00229

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ATTACHMENT A

0 2.5 5 10 15 20 25
 The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:250

LEGEND

ALL DIMENSIONS ARE IN METRES

SUBJECT TO CHARGES SHOWN ON TITLE NO. EE87557 (P.I.D. 003-419-991)

DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL

PROPOSED VARIANCES				
PROPOSED LOT	TYPE OF VARIANCE	REQUIRED DIMENSION	PROPOSED DIMENSION	REQUESTED VARIANCE
LOT A	LOT DEPTH	30.0	28.4	1.6
LOT B	LOT DEPTH	30.0	28.4	1.6
LOT C	LOT FRONTAGE	15.0	14.7	0.3
LOT D	LOT FRONTAGE	15.0	14.7	0.3

SKETCH PLAN OF PROPOSED SUBDIVISION

DUNBAR

LOT 5, SECTION 8, WELLINGTON DISTRICT, PLAN 21559

ADDRESS : 102 DINES PLACE, NANAIMO

PROJECT SURVEYOR : D.W. HOLME

DRAWN BY : DWH

DATE : MAR. 11/14

OUR FILE : 87841

REVISION : 1st



J.E. ANDERSON & ASSOCIATES
 SURVEYORS - ENGINEERS

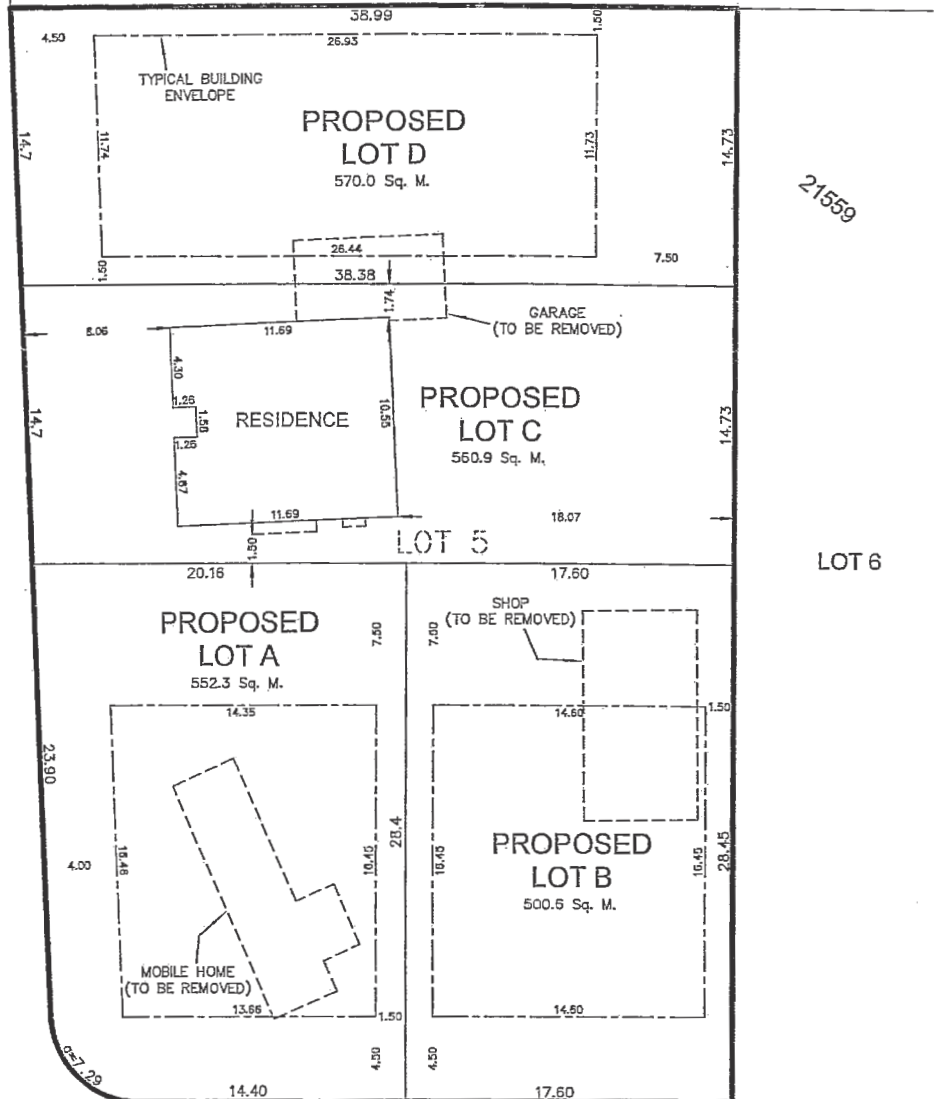
1A - 3411 SHENTON ROAD, NANAIMO, B.C. V8T 2H1
 TEL: 250-758-4631 FAX: 250-758-4660
 EMAIL: nanaimo@jeanderson.com
 NANAIMO - VICTORIA - PARKSVILLE



LOT 4 PLAN

DINES PLACE

PLACE



RECEIVED
 MAR 13 2014
 D.P. 229
 CITY OF NANAIMO
 COMMUNITY DEVELOPMENT
 P.D.

JENKINS ROAD

ROAD

MAR 11 2014
 CITY OF NANAIMO
 DEVELOPMENT SERVICES
 ENGINEERING DIVISION

ATTACHMENT B

LEGAL SURVEYS
MUNICIPAL ENGINEERING
LAND DEVELOPMENT AND MANAGEMENT



J.E. ANDERSON
& ASSOCIATES
SURVEYORS - ENGINEERS

March 11, 2014

File No. 87841-200-01

City of Nanaimo
455 Wallace Street
Nanaimo, B.C.
V9R 5K6

Attention: Planning Department

RE: 102 Dines Place - Subdivision Application (PLA) and DVP Application

Please find enclosed a subdivision application for PLA and a development variance permit application with respect to a proposed subdivision of the above noted property at 102 Dines Place.

As discussed in a pre-application meeting with City of Nanaimo planning department staff on March 6, 2014, a tree management plan is not accompanying this application for PLA. Subject to a review of the road works required in the PLA, any removal of trees can be addressed at Design Stage Acceptance.

This subdivision application requires four variances to relax zoning requirements in Section 7.4 of City of Nanaimo Zoning Bylaw No. 4500. Proposed Lots A and B will require variances for lot depth (from 30.0 metres to 28.4 metres) and proposed Lots B and C will require variances for minimum lot frontage (from 15.0 metres to 14.7 metres). The rationale for requesting these variances is outlined below:

- In order to preserve the residence in its current location, proposed Lots A and B are limited to lot depth due to the minimum side yard setback requirements between the proposed lot lines and the existing residence;
- In order to maximize the lot depth of proposed Lots A and B, the remaining lot frontage of proposed Lots C and D is not large enough to meet the minimum frontage requirements for two lots;
- This proposed subdivision tries to minimize the total amount of variances required by dividing the variances between the four proposed lots proportionately;
- The proposed layout achieves the maximum density allowed under current zoning in order to make the subdivision feasible.

If you have any further questions or concerns, please contact the undersigned.

Yours truly,

J.E. Anderson and Associates

A handwritten signature in black ink, appearing to read 'Douglas W. Holme'.

Douglas W. Holme, BCLS
DWH/ac

1A - 3411 Shenton Road
Nanaimo, BC V9T 2H1
Phone 250-758-4631
Fax 250-758-4660

4212 Glenford Avenue
Victoria, BC V8Z 4B7
Phone 250-727-2214
Fax 250-727-3395

170 Morison Ave, PO Box 247
Parksville, BC V9P 2G4
Phone 250-248-5755
Fax 250-248-6199