

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2014-JUL-14

AUTHORED BY: BRIAN ZUREK, SUBDIVISION PLANNER,
SUBDIVISION SECTION

RE: DEVELOPMENT VARIANCE PERMIT NO. DVP236 – 3650 COTTLEVIEW DRIVE

STAFF RECOMMENDATION:

That Council issue Development Variance Permit No. DVP236 at 3650 Cottleview Drive to vary the minimum frontage requirement of the Steep Slope Zone (R10) to 11.4m for two residential parcels.

PURPOSE:

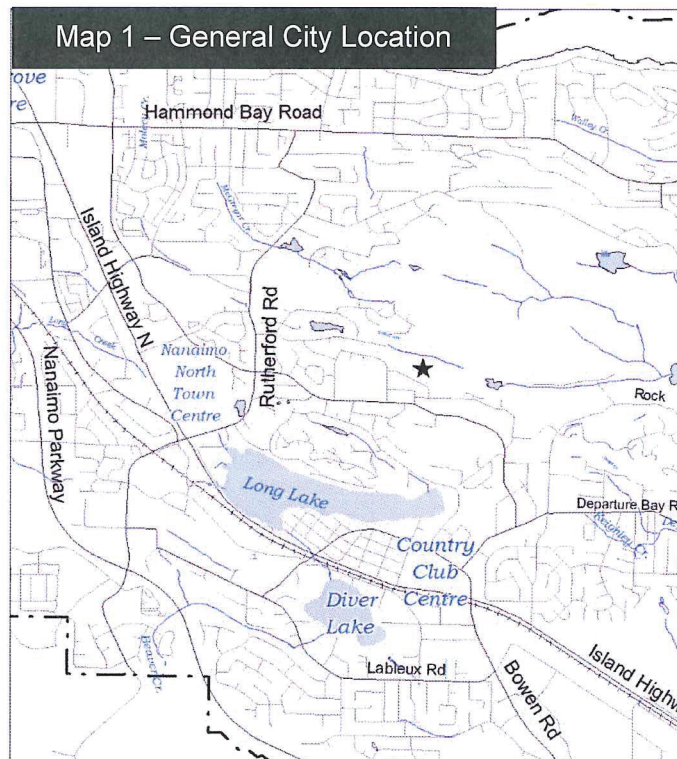
The purpose of this report is to seek Council authorization to permit lot frontage variances in order to facilitate the subdivision of two residential parcels and the creation of 2.3ha of parkland in Linley Valley.

BACKGROUND:

On 2014-MAY-05, the City of Nanaimo entered into a series of Option Agreements to purchase 89ha of land within Linley Valley to be designated as parkland.

The largest of the parcels (47ha) at 3518 Hillside Avenue transferred to the City on 2014-JUN-16. The City is working with the owners of the remaining parcels to complete the land transfers by the end of the year.

The City entered into an Option to Purchase Agreement with the owner of 3650 Cottleview Drive. Approximately 2.3ha would be transferred to the City for \$1. As part of the Agreement, the City will facilitate the subdivision of two lots on Cottleview Drive.



☒ Council
☐ Committee.....
☒ Open Meeting
☐ In-Camera Meeting
Meeting Date: 2014. jul. 14

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires a minimum lot frontage of 15.0m for parcels in the Steep Slope Zone (R10). Each of the residential lots is proposed to have a frontage of 11.4m, a variance of 3.6m (Schedule A). A Development Variance Permit is therefore required in order to complete the subdivision.

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

Subject Property

Zoning	Steep Slope Residential – R10
OCP	The subject property is designated <i>Neighbourhood</i> .
Location	The subject property is located north of Long Lake on Cottleview Drive between Fairview Drive and Hillside Avenue.
Total Area	25,213m ² (2.5ha)

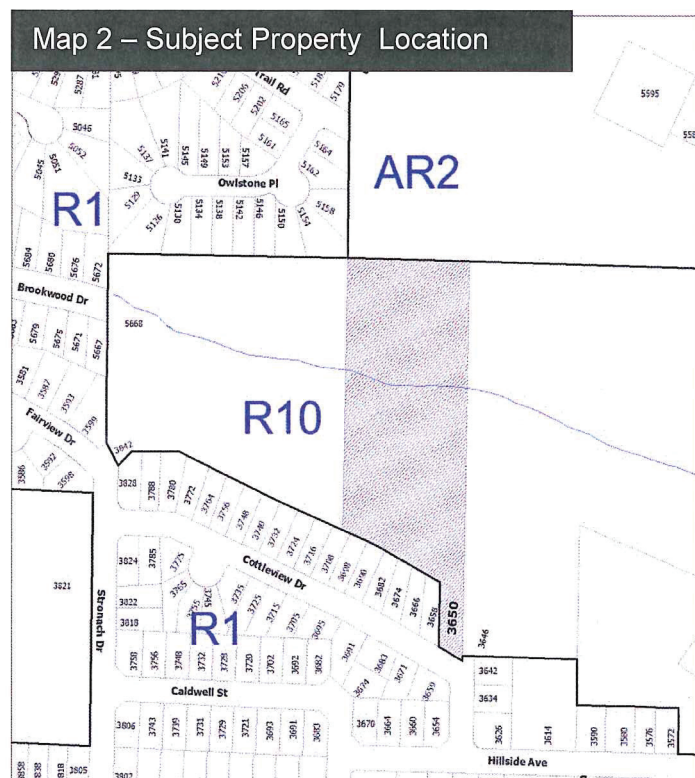
The subject property is located within in a low-density residential neighborhood bordered by large undeveloped parcels on the slopes of the south ridge of Linley Valley.

DISCUSSION:

Proposed Development

The existing 2.5ha parcel is undeveloped. The proposed subdivision would create two residential lots along Cottleview Drive and 2.3ha of parkland. In addition to single dwelling residential lots south and west of the subject property, the parcel to the east is a 6.7ha parcel zoned R10.

The owners of 3650 Cottleview Drive propose to transfer the parkland to the City. The proposed parkland borders parcels (to the west and the north) that the City previously secured for park in the Linley Valley through purchase agreements with current owners.



To facilitate the creation of parkland from 3650 Cottleview Drive, the proposed 2 residential lots require minimum lot frontage variances.

Required Variances

Section 7.4.1 of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires a minimum lot frontage of 15.0m. The applicant is requesting to vary the minimum lot frontage requirement from 15.0m to 11.4m for both Lots A and B, a proposed variance of 3.6m for each lot.

Parcel	Proposed Frontage (m)	Required Frontage (m)	Variance (m)
Lot A	11.4	15	3.6
Lot B	11.4	15	3.6

STAFF COMMENT


Staff support the variances.

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.

Drafted: 2014-JUL-02
Prospero attachment: DVP00236
BZ/lb

Site Plan

SKETCH PLAN OF PROPOSED
SUBDIVISION OF THE WESTERLY
5 CHAINS OF DISTRICT LOT 31,
WELLINGTON DISTRICT, EXCEPT
PART IN PLANS 28995, 31558
AND 31860.

SCALE : 1:750



(ALL DIMENSIONS ARE IN METRES)

NOTE:

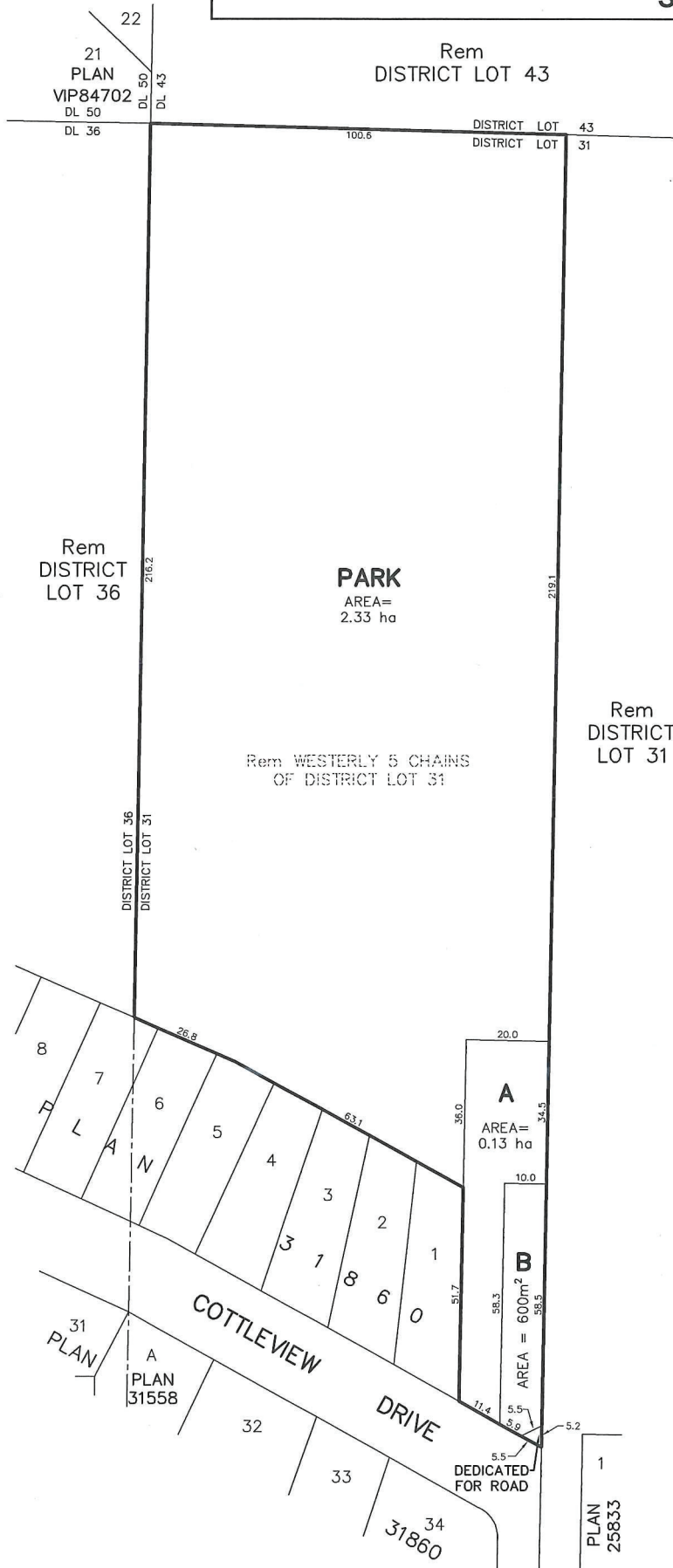
ALL DISTANCES ARE SUBJECT TO CHANGE UPON FINAL SURVEY.

PROPOSED VARIANCES				
PROPOSED LOT	TYPE OF VARIANCE	REQUIRED DIMENSION	PROPOSED DIMENSION	PROPOSED VARIANCE
A	FRONTAGE	15.0	11.4	3.6
B	FRONTAGE	15.0	11.4	3.6

CIVIC ADDRESS: 3650 COTTLEVIEW DRIVE, NANAIMO, BC

PID: 009-432-728

NOTE: TITLE SUBJECT TO:
STATUTORY RIGHT OF WAY EF4B14B



McElhanney

McElhanney Consulting
Services Ltd.

SUITE 1, 1351 ESTEVAN ROAD
NANAIMO, BC V9S 3Y3

PH (250) 716-3336

CITY OF NANAIMO
Client

SKETCH PLAN OF
PROPOSED SUBDIVISION

Date: JULY 3, 2014

MCSL Project No.

Scale: 1:750

2232-71646-1

Drawn:

Drawing No.	
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Drawn:	VS
Checked:	BDW

71646-1-V-PS1