

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2014-AUG-11

AUTHORED BY: ZUREK BRIAN, SUBDIVISION PLANNER, SUBDIVISION SECTION

RE: DEVELOPMENT VARIANCE PERMIT NO. DVP237 - 529 DEERING STREET

STAFF RECOMMENDATION:

That Council issue Development Variance Permit No. DVP237 at 529 DEERING STREET, to reduce the minimum lot frontage requirements to 12.86m, within the Single Dwelling Residential Zone (R1).

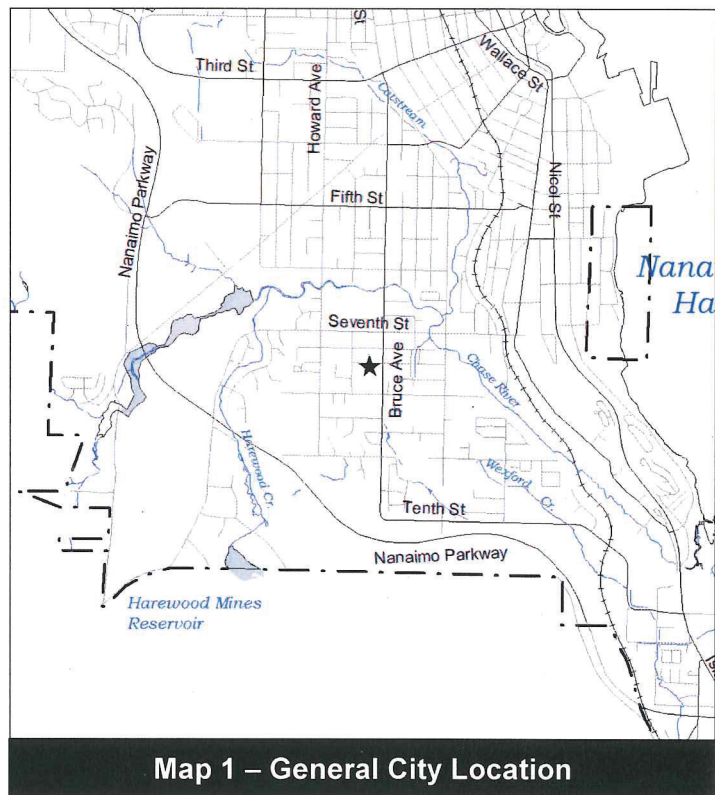
PURPOSE:

The purpose of this report is to seek Council authorization to permit lot frontage variances in order to facilitate the subdivision of 1 residential lot into 3 parcels.

BACKGROUND:

A Development Variance Permit application was received from SUTTON WEST REALTY (Mr. Peter Wolff), on behalf of EDWARD AND ALPHA BARR, to vary the provisions of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" to reduce the minimum lot frontage to 12.86m from 15.0m, a proposed variance of 2.14m for each lot.

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



☒ Council
☐ Committee.....
☒ Open Meeting
☐ In-Camera Meeting
Meeting Date: 2014-AUG-11

Subject Property

Zoning	R1 – Single Dwelling Residential
OCP	The subject property is designated Corridor
Neighbourhood Plan	The subject property is included within the Harewood Neighbourhood Plan and is designated as Village Corridor
Location	The subject property is located on a street comprised of single dwelling and duplex residential lots primarily. A medical office is located along Bruce Avenue.
Total Area	1,574m ²

The subject property is located within the Harewood Neighbourhood Plan area, and is adjacent to a Neighbourhood Commercial Centre.

The Village Corridor designation of the Harewood Neighbourhood Plan suggests the future development of parcels within the area be characterized by a mix of uses and residential densities of 50 to 150 units per hectare.

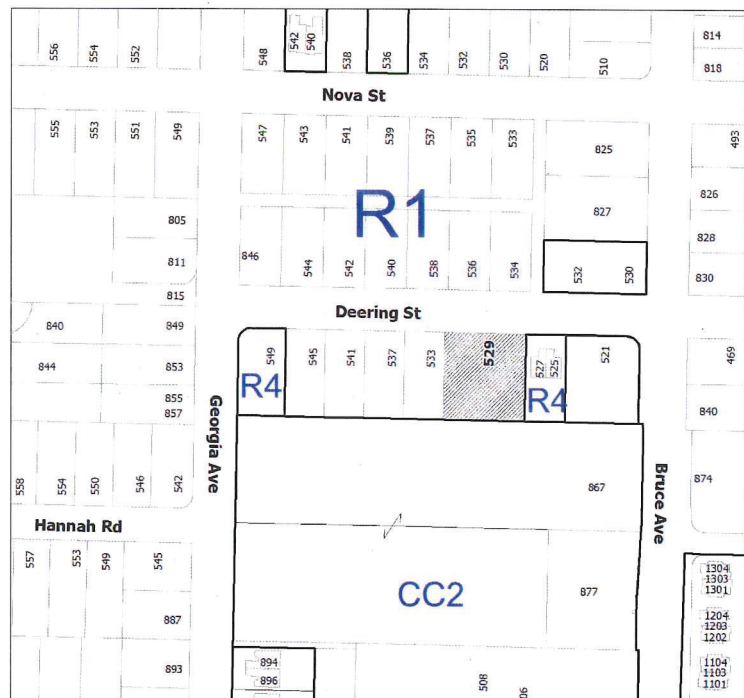
DISCUSSION:

Proposed Development

The applicant requests to vary the minimum lot frontage requirement of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" to 12.86m from 15.0m, a proposed variance of 2.14m.

One residential dwelling unit is located on the subject property currently. The applicant proposes to remove the dwelling, and subdivide the existing parcel into three single dwelling residential lots. The lot area and depth meet the minimum requirements to support subdivision.

The existing parcel meets all zoning requirements to facilitate a 2-lot split of the existing property.



Map 2 – Subject Property Location

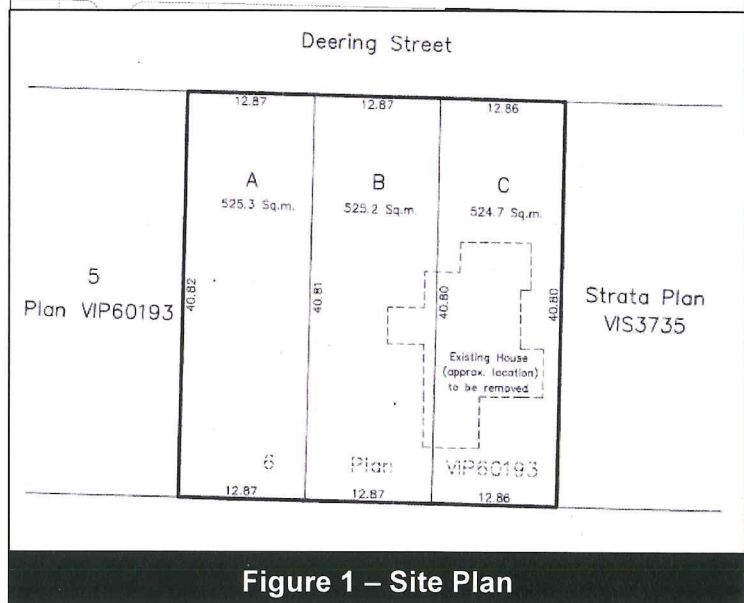


Figure 1 – Site Plan

A copy of the applicant's Letter of Rationale is included (Schedule A).

Required Variances

Section 7.4.1 of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires Single Dwelling Residential (R1) lots to have a minimum frontage of 15.0m. The applicant is requesting to vary the minimum (R1) lot frontage to 12.86m, a proposed variance of 2.14m.


Staff Comment:

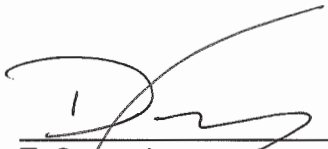
Staff supports the requested variance and recommends that Council consider this application.

Respectfully submitted,


K. Sillem
MANAGER
SUBDIVISION APPROVALS

Concurrence by:


D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT


T. Seward
ACTING GENERAL MANAGER
PROTECTIVE SERVICES AND
COMMUNITY DEVELOPMENT

CITY MANAGER COMMENT:

I concur with the staff recommendation.

Drafted: 2014-JUL-30
Prospero attachment: DVP00237
BZ/lb

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Letter of Rationale

VARIANCE RATIONAL for THREE LOT SUBDIVISION:

529 Deering Street, Nanaimo, BC,

July 18, 2014

To: Nanaimo City Council,

Please consider a variance for minimum lot frontage relaxation to 12.86 metres in light of the following:

LOT FRONTAGE – Street Appeal:

The current lot frontages on Deering Street range from approximately 18.2 metres to 19.3 metres excluding the corner lots.

The property immediately to the east is a duplex lot with a frontage of 19.37 metres. Should it be considered that each dwelling unit of the duplex enjoys a frontage that is effectively half of the lot frontage then each unit has only 9.68 metres frontage.

From a visual point of view the transition from a commercial corner to a duplex with a frontage per unit at 9.68 metres toward the three proposed lots with frontage of 12.86 further toward the existing lot frontages just over 18 metres makes for a graceful transition from a slightly higher density to the lower.

In further comment of a visual point of view to what is considered for lot frontage, City protocol is to entertain a 10% relaxation in frontage minimums if all other factors are adequate to support the subdivision. The R1 minimum lot frontage of 15 metres would typically be considered for relaxation to 13.5 metres which is only .64 metres shorter than the proposed 12.86 metres. The street elevation of the new housing widths as per the proposed 12.86 metres compared to the acceptable relaxed frontage of 13.5 metres would be negligible in relation to the existing homes on the street.

COMMERCIAL PROXIMITY:

The corner lot to the east at Bruce Avenue is commercial zoned and facilitates a Dentist Office, and the rear boundaries of the proposed subdivision border a large commercial zoned property with a plan for development of a proposed local supermarket and additional commercial amenities. At the corner of Bruce and Eighth is currently the Harewood Pub and a gas station.

DENSITY:

The current zoning of R1 allows for a minimum 15 metre frontage which would permit two lots on the subject property and thus allow two houses with suites and thus a provision of four new dwelling units to serve the community. A rezoning to R2 duplex would also provide four new units but would be redundant for the additional cost of process as in its facility to provide homes it is effectively the same as two houses.

In light of the Official Community Plan supporting higher density in the commercial corridor along with the vision of a village aesthetic it appears prudent to increase density to the best ability of the property

to fulfil that plan but also for the existing community to integrate it. Note the townhouses around the corner on Bruce Avenue facing the proposed supermarket development site sustains the village image both in density and street appeal, yet is not excessive or overbearing.

The three lots proposed on the subject property would facilitate three houses which would blend in well in the single family zone and potentially with suites could support six dwelling units and though not generating the density of townhouse units would help form a supportive foundation around the commercial centre and contribute to a growing community.

PARKING:

As houses on individual lots they would have driveways and garages providing ample parking for the residents on site at each home. Currently the subject property conforms to the zoning such that two driveways would be let in to Deering Street. The addition of a third driveway would remove one street parking spot, but by providing perhaps three or more onsite spots easily compensates for the loss. Please also note that the shopping centre behind the property will have a substantial parking lot to facilitate its customers fully, and that the Dentist Office down the street has ample parking in its lot.

Given that the commercial centre is next door, it is possible that new residents coming to the community may choose to walk to nearby services or commute on the nearby public transit thus reducing parking concerns.

AFFORDABILITY:

There is an average price point for land and per built foot on all new homes. The target here is to provide the best ratio of usable space and function to cost. The lots will be a little narrower than the average in the neighbourhood and thus the homes built will be a bit smaller which should make them more affordable than the average new house in the area. The suite potential sustains easier access to the market for some and combined with the shopping and public transport could make it easier yet.

SUMMARY:

Given the commercial activity in the area and the expected growth supported by Council and in maintaining the continuity of the existing neighbourhood as an R1 Zone I believe the subdivision of the subject property into three lots is the most effective use of the land at this time.

Thank you for your attention and consideration.

Peter Wolff