



**DEVELOPMENT VARIANCE PERMIT NO. DVP00237**

**ALPHA B BARR  
EDWARD J BARR**

**Name of Owner(s) of Land (Permittee)**

**Civic Address: 529 DEERING STREET**

1. This development variance permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.
2. This permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

**LOT 6, SECTION 1, NANAIMO DISTRICT, PLAN VIP60193**

**PID No. 019-047-061**

3. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby varied as follows:

*Section 7.4.1 – Minimum Lot Frontage*

Section 7.4.1 requires a minimum lot frontage of 15.0m. The minimum lot frontage permitted is 12.86m from 15.0m, a variance of 2.14m.

Parcel	Permitted Frontage (m)	Required Frontage (m)	Variance (m)
Lot A	12.86	15.0	2.14
Lot B	12.86	15.0	2.14
Lot C	12.86	15.0	2.14

4. The permittee, as a condition of the issuance of this permit, shall develop the land described herein strictly in accordance with the following terms and conditions and provisions and in accordance with any plans and specifications attached hereto which shall form a part thereof.

**Schedule A Location Plan**

**Schedule B Site Plan**

**Schedule C Variance Rationale**

5. If the permittee does not substantially commence the construction permitted by this permit within two years of the date of this permit, this permit shall lapse.
6. This permit prevails over the provisions of the bylaw in the event of conflict.
7. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL  
THE 11TH DAY OF **AUGUST, 2014.**

  
\_\_\_\_\_  
Corporate Officer

  
\_\_\_\_\_  
Date

BZ/lb

Prospero attachment: DVP00237

Corporate Officer  
Aug 14/14

Corporate Officer

Date \_\_\_\_\_



## LOCATION PLAN

## Subject Property



This is Schedule B referred to in the  
Development Variance Permit.

Corporate Officer

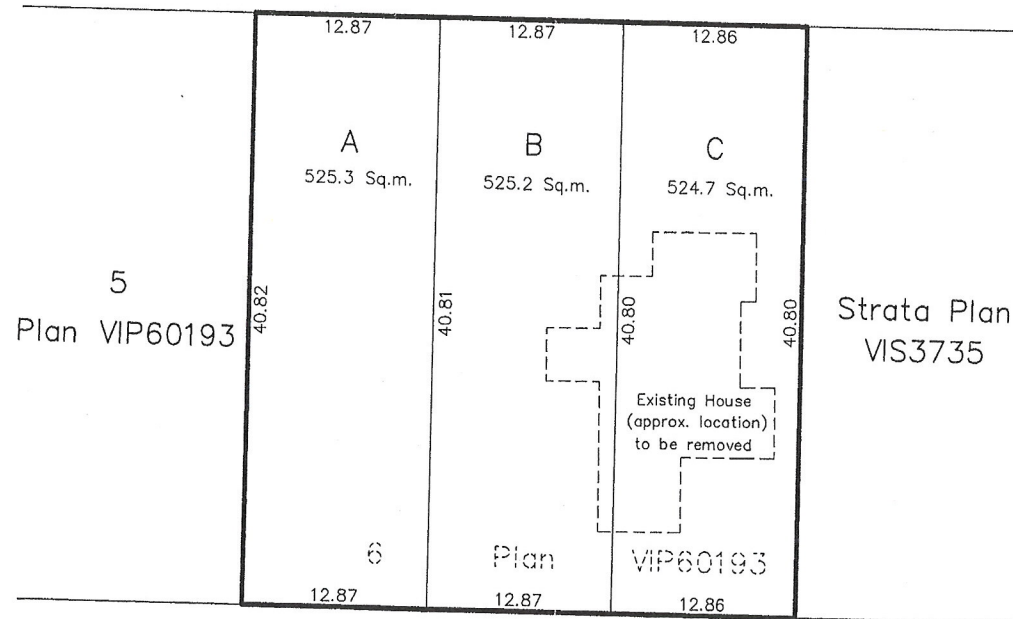
Date

Development Variance Permit DVP00237  
529 Deering Street

Schedule B

Site Plan

Deering Street



Rem. 2 Plan 5937

Distances shown are in metres.

Plan showing proposed subdivision of:  
Lot 6, Section 1,  
Nanaimo District, Plan VIP60193.

Certified correct this 24th day of June, 2014.

Turner & land surveying™

Client: 0988472 B.C. Ltd.

Civic Address: 529 Deering Street

File: 14-065

Scale: 1:400

Date: June 24th, 2014

Drawn by: RJT

B.C.L.S.

(This document is not valid unless originally signed and sealed.)

250.753.9778  
605 Comox Road  
Nanaimo, BC V9R 3J4

**Variance Ration:**

This is Schedule C referred to in the Development Variance Permit.

**529 Deering Street, Nanaimo, BC,**

July 18, 2014

Corporate Officer

Date

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