

City of Nanaimo

REPORT TO COUNCIL

DATE OF MEETING: 2015-FEB-16

AUTHORED BY: BRIAN ZUREK, SUBDIVISION PLANNER, SUBDIVISION SECTION

RE: DEVELOPMENT VARIANCE PERMIT NO. DVP252 - 614 LAMBERT AVENUE

STAFF RECOMMENDATION:

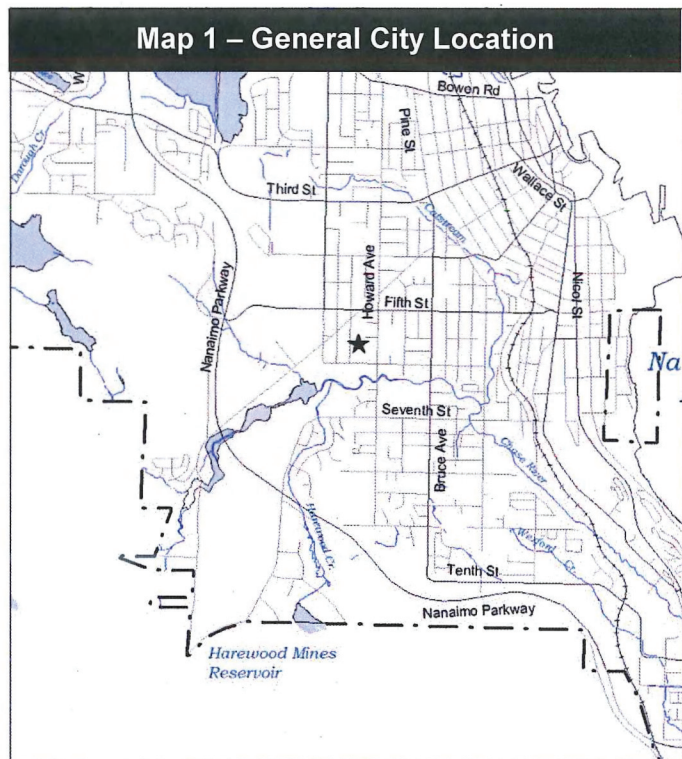
That Council issue Development Variance Permit No. DVP252 at 614 LAMBERT AVENUE, to reduce the minimum lot frontage requirement for 10 lots within the Single Dwelling Residential Zone (R1).

PURPOSE:

The purpose of this report is to seek Council authorization to permit lot frontage variances in order to facilitate the subdivision of one residential lot into 10 parcels within the Harewood Neighbourhood.

BACKGROUND:

A Development Variance Permit (DVP) application was received from KEITH BROWN ASSOCIATES LTD., on behalf of KENCO ENTERPRISES (1982) LTD., to vary the provisions of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" to reduce the minimum lot frontages as follows: Lot 1 to 11.37m; Lot 2 to 13.90m; Lot 3 to 11.64m; and, Lots 4 – 10 to 14.38m.



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

The Neighbourhood designation of the Harewood Neighbourhood Plan suggests the future development of parcels within the area be characterized by a mix of housing forms with residential densities between 10 to 50 units per hectare.

Council
 Committee.....
 Open Meeting
 Camera Meeting
Meeting Date: 2015-FEB-16

Subject Property

Zoning	R1 – Single Dwelling Residential
OCP	The subject property is designated Neighbourhood.
Neighbourhood Plan	The subject property is included within the Harewood Neighbourhood Plan.
Location	The subject property is located centrally in Harewood. The neighbouring residential parcels support single or duplex dwelling units.
Total Area	6,775m ²

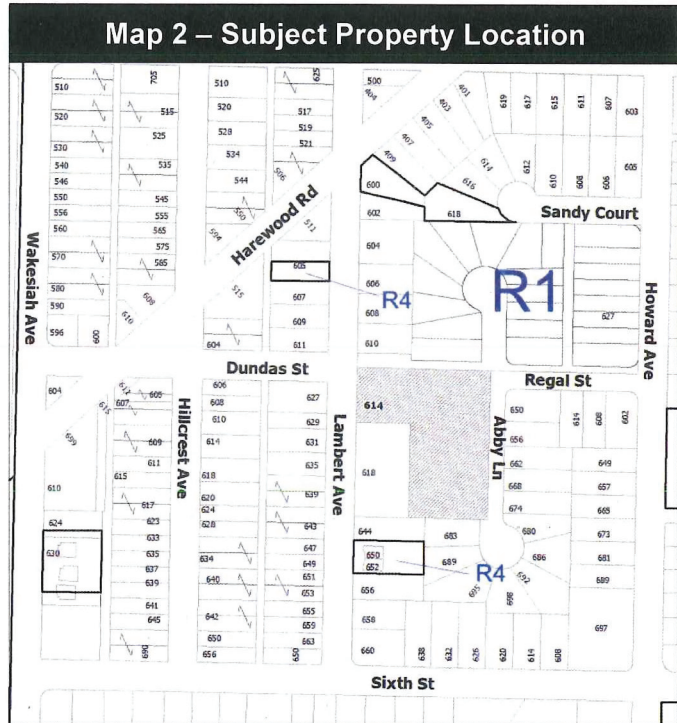
The subject property is located within the Harewood Neighbourhood Plan area. The large, private lot is within walking distance to Georgia View School, University Village and the Fifth Street corridor. The parcel is bound by Lambert Avenue and Abby Lane.

The owner of the parcel at 627 Howard Avenue (adjacent to the north) recently completed an R1 subdivision, comprised of 22 lots.

DISCUSSION:

Proposed Development

The applicant requests to vary the minimum lot frontage requirement of the City of Nanaimo “ZONING BYLAW 2011 NO. 4500” for each of Lots 1 – 10.



Both the Official Community Plan and the Harewood Neighbourhood Plan support and encourage creating varied residential lot sizes. The average size of parcels in the 10-lot subdivision is 626.5m², with lot sizes ranging from 454.8m² to 702.5m². The minimum average lot size for an R1 subdivision is 500.0m².

The proposed lot frontage of parcels along Abby Lane (Lots 4 - 10) is identical at 14.38m, while the lot areas range from 653.1m² to 702.5m². Due to the limited frontage along Lambert Avenue and the location of the existing dwelling (Lot 2), the applicant proposes Lots 1 - 3 with frontages ranging from 11.37m to 13.9m. The areas of Lots 1 - 3 range from 454.8 m² to 556.0m². Each proposed parcel along Abby Lane and Lambert Avenue comprise building envelopes large enough to support single family homes as typically found within the neighbourhood.

The applicant’s subdivision proposal would widen Abby Lane and upgrade Lambert Avenue. Improvements to the street would include the construction of sidewalks and improved street lighting. The upgrades to Abby Lane would complement recent improvements to the local road and pedestrian network completed recently along Regal Street and Howard Avenue through the

subdivision of 627 Howard Avenue. Aside from lot frontage, the existing development proposal meets all zoning requirements to facilitate a 10-lot subdivision of the property (see Schedule A).

A copy of the applicant's Letter of Rationale is included as Schedule B.

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 as follows:

Lot Number(s)	Proposed Lot Frontage	Minimum Lot Frontage Requirement	Proposed Variance
1	11.37m	15.0m	3.63m
2	13.90m	15.0m	1.10m
3	11.64m	15.0m	3.36m
4 through 10	14.38m	15.0m	0.62m

Staff Comment:

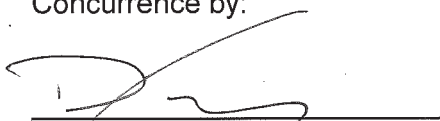
Staff supports the requested variance and recommends that Council consider this application.

Respectfully submitted,

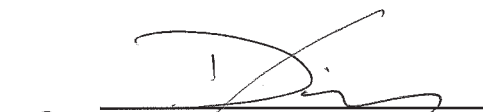


B. Anderson
MANAGER
PLANNING & DESIGN SECTION

Concurrence by:



D. Lindsay
DIRECTOR
COMMUNITY DEVELOPMENT



T. Seward
ACTING GENERAL MANAGER
PROTECTIVE SERVICES AND
COMMUNITY DEVELOPMENT

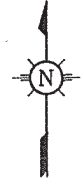
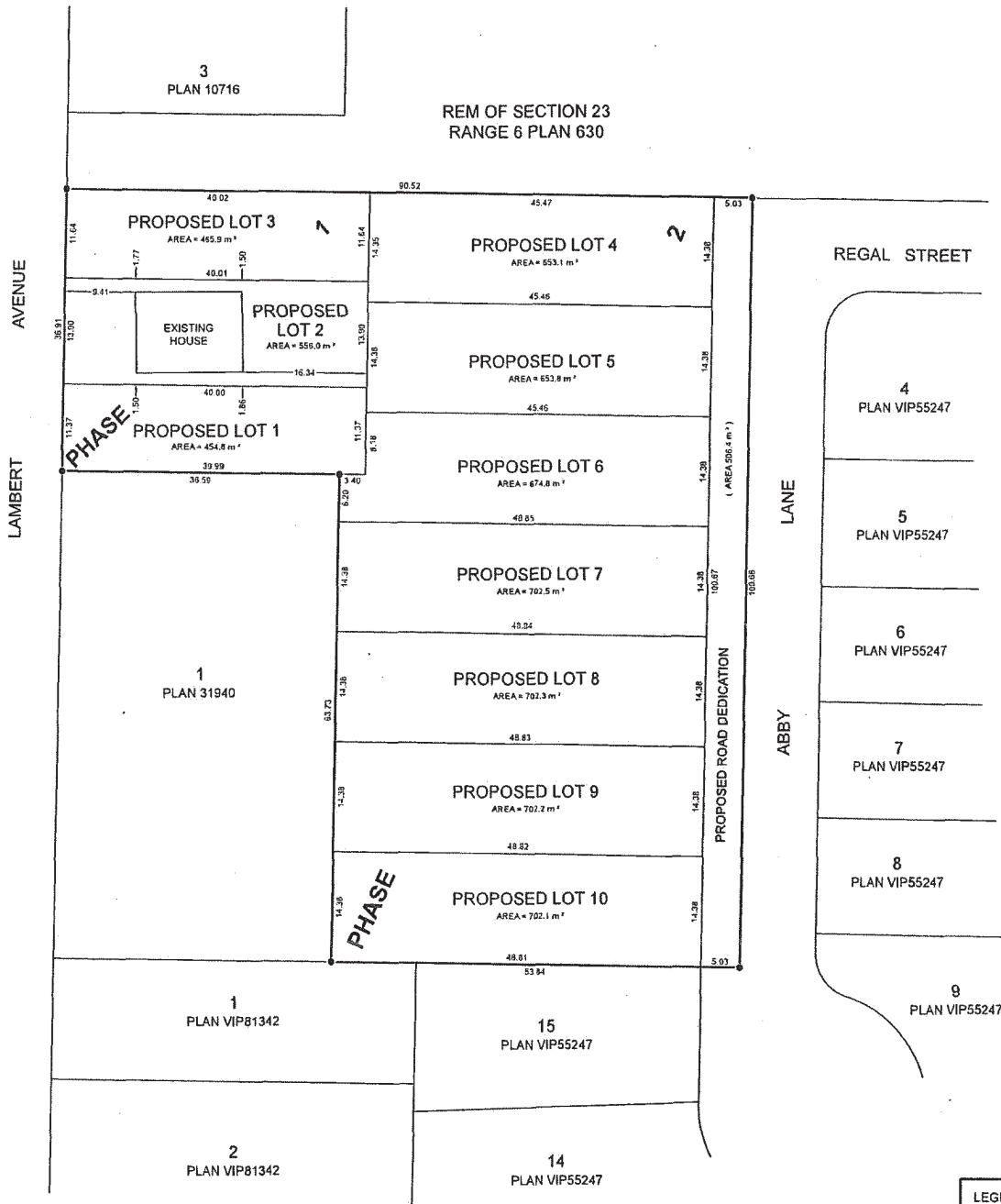
CITY MANAGER COMMENT:

I concur with the staff recommendation.

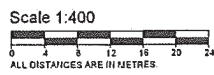
Drafted: 2015-JAN-29
Prospero attachment: DVP00252
BZ/lb

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Proposed Subdivision Plan



SITE STATISTICS		
PARENT PROPERTY	CIVIC ADDRESS	ZONING
WEST 1/4 OF SECTION 22, RANGE 6, SECTION 1, NANAIMO DISTRICT, PLAN 630, EXCEPT PARTS III PLANS 30931 AND 31340.	614 LAMBERT AVENUE	R-1
PHASED FEE SIMPLE SUBDIVISION		
PHASE 1: CREATE LOTS 1 TO 3		
PHASE 2: CREATE LOTS 4 TO 10		
CITY OF NANAIMO FILE NO: _____		



LEGEND:
● DENOTES LEGAL POST FOUND

HARBOUR CITY LAND SURVEYING LTD. 1825 LATIMER ROAD NANAIMO BC V9S 5H2 PHONE: 250-758-4180 FAX: 250-758-4182 EMAIL: HBCLS@SHAW.CA			NOTES: ALL DISTANCES ARE IN METRES LOT ALIGNMENT DIMENSIONS AND AREAS ARE DERIVED FROM A PRE-D SURVEY AND LEGAL PLANS FIELD SURVEY PERFORMED ON AUGUST 31, 2013
PROJECT: 614 LAMBERT AVENUE, NANAIMO			
CLIENT: KEICO ENTERPRISES 1982 LTD.			
SIZE C	DRAWN BY: AM	DWG NO: 13065-PR-SUBDIVISION_REV_4.DWG	
SCALE: 1:400	DATE: JANUARY 19, 2015.	SHEET 1 OF 1	
		REV. 4	

KEITH BROWN ASSOCIATES LTD.
5102 Somerset Drive Nanaimo, BC V9T 2K6
Tel. 250-758-6033 Cel. 250-741-4776
keithbrown@shaw.ca

**SUBJECT: DEVELOPMENT VARIANCE PERMIT (DVP) APPLICATION.
LOCATED AT 614 LAMBERT AVENUE, NANAIMO, BC.**

Design Rationale

The subject land area represents.....6771 m. sq.
Less required road dedication..... 506 m sq.
Net developable lands.....6265 m sq.

The property is zoned Residential 1 under Zoning Bylaw 4500 which requires a minimum lot size of 500 m. sq.

The proposed 10 lots average 626.5 m. sq. in area.

The surrounding areas represent a mix of old and new housing. Much of the older housing is located on larger residential lots. The current residential development in this general area of Harewood and represents a mix of lot sizes providing for a broader range of housing opportunities.

This Development Variance Application supports a mix of housing providing affordability in-keeping with the intent of the Harewood Neighbourhood Plan.