

DATE OF MEETING August 14, 2017

AUTHORED BY DAVE PADY, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP319 – 5670 HAMMOND BAY ROAD**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development variance permit application to reduce the minimum lot frontage requirement to facilitate a subdivision of the subject property at 5670 Hammond Bay Road.

Recommendation

That Council issue Development Variance Permit No. DVP319 at 5670 Hammond Bay Road with the following variance:

- reduce the minimum lot frontage of proposed Lots A and B from 15m to 13.87m.

BACKGROUND

A development variance permit application, DVP319, was received from Turner Land Surveying Inc. (Mr. Matt Schnurch), on behalf of Mr. and Mrs. Wright, to vary the provisions of the City of Nanaimo "Zoning Bylaw 2011 No. 4500", to reduce the minimum lot frontage from 15m to 13.87m for proposed Lots A and B to facilitate a subdivision of the subject property located at 5670 Hammond Bay Road.

Subject Property

| | |
|--------------------------------|---|
| <i>Zoning</i> | R1 – Single Dwelling Residential |
| <i>Location</i> | The subject property is located on the north side of Hammond Bay Road near the Oceanview Terrace entrance |
| <i>Total Lot Area</i> | 1,436m ² |
| <i>Official Community Plan</i> | Map 1 – Future Land Use Plan - Neighbourhood |

The subject property is located on the north side of Hammond Bay road and is surrounded by existing single residential dwelling lots ranging in size from 600m² to 890m². The lot immediately to the east is zoned Three and Four Unit Residential Zone (R5) and contains three strata-titled single residential dwellings. Other lots zoned for duplexes are located nearby and reflect the nature of infill development that is occurring in this neighbourhood.

Statutory notification has taken place prior to Council's consideration of the variance.

DISCUSSION

Proposed Development

The applicant proposes to subdivide the subject property into two fee-simple lots with frontage on Hammond Bay Road. The minimum lot area within the R1 zone is 500m²; and, the proposed lots are 718m² in area. The R1 zone requires a 15m frontage for each parcel. The existing property has a total frontage of 27.74m resulting in each proposed lot having a proposed frontage of 13.87m. While the proposed frontage is slightly reduced, the lot areas exceed the minimum requirement and the lots will have sufficient site area to accommodate future dwellings with secondary suites.

If Council supports the proposed variance, a subdivision application submission will follow and through this process, frontage improvements such as sidewalks, shared driveway, and servicing infrastructure will be required as a condition of subdivision. In addition, the existing single residential dwelling will be removed as a condition of final approval.

PROPOSED VARIANCE

The minimum lot frontage in the R1 zone is 15m. The applicant proposes to reduce the frontages for proposed Lots A and B from 15m to 13.87m, a variance of 1.13m.

The subject property is designated Neighbourhood in the Official Community Plan (OCP) which allows a density range of 10-50 units per hectare (uph). The proposed subdivision will achieve a density of 14 uph and each of the future dwellings will be permitted to have a secondary suite. The proposed lot areas and lot depth exceed the zoning bylaw requirements and the proposed density complies with OCP policy.

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

SUMMARY POINTS

- Development Variance Permit No. DVP319 proposes a variance to reduce the minimum lot frontage requirement to facilitate a subdivision.
- The proposed infill subdivision is consistent with OCP Neighbourhood policies.
- The requested minimum lot frontage variances are not anticipated to negatively impact adjacent properties.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Survey
ATTACHMENT D: Letter of Rationale
ATTACHMENT E: Aerial Photo

Submitted by:



L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:



For D. Lindsay
Director, Community Development

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

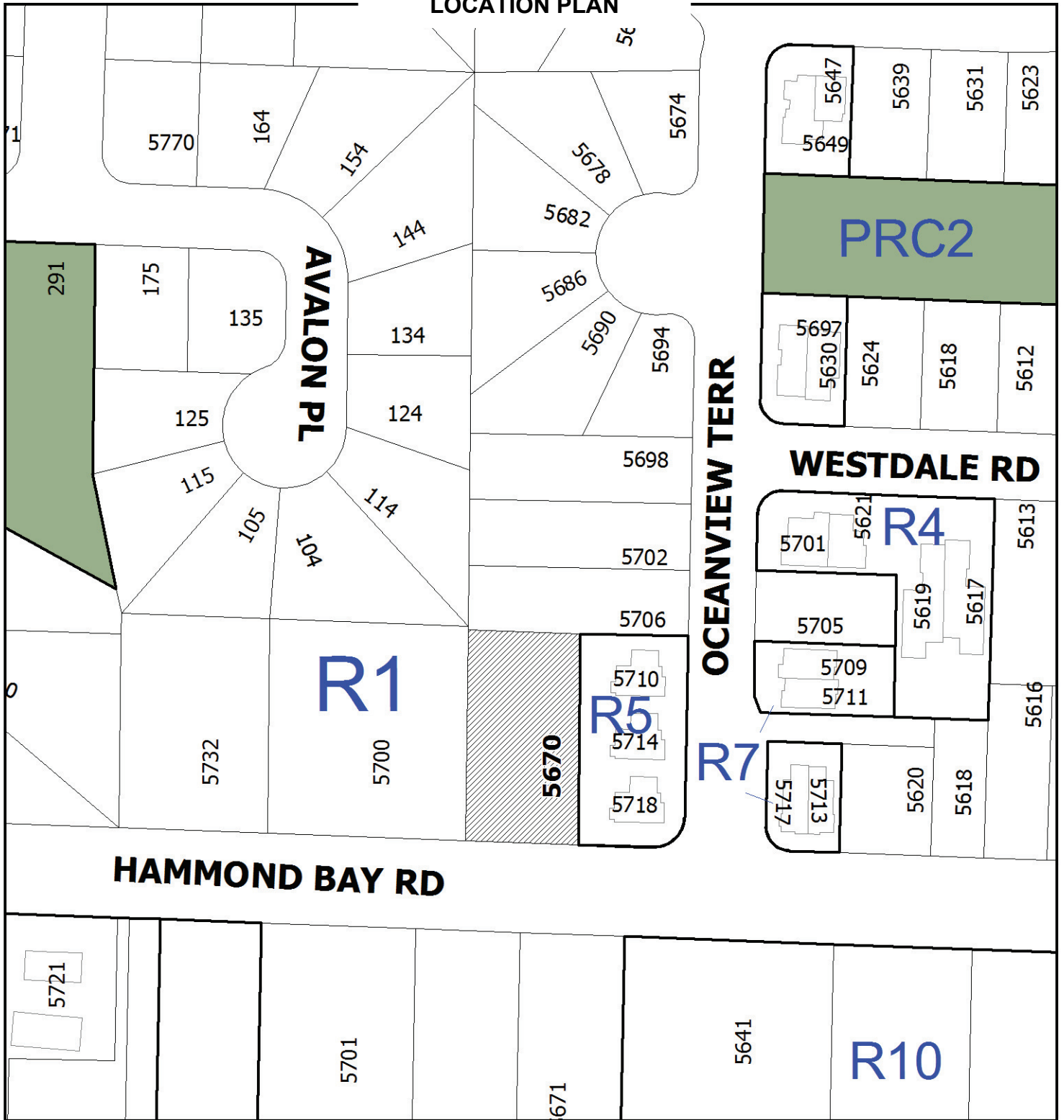
The City of Nanaimo “ZONING BYLAW 2011 NO. 4500” is varied as follows:

1. *Section 7.4.1 – Minimum Lot Frontage* to reduce the minimum lot frontage requirements as follows:
 - a. Lot A - from 15m to 13.87m, and
 - b. Lot B – from 15m to 13.87m.

CONDITIONS OF PERMIT

1. The subject property is developed in accordance with the site plan prepared by Turner Land Surveying Inc., dated 2017-APR-28.
2. The applicant is to obtain the necessary building permits for the demolition to the existing dwelling in order to facilitate the proposed subdivision.

**ATTACHMENT B
LOCATION PLAN**



DEVELOPMENT VARIANCE PERMIT NO. DVP00319

LOCATION PLAN

Civic: 5670 Hammond Bay Road
 Lot 1, District Lot 40, Wellington District,
 Plan 32282



 **Subject
Property**

**ATTACHMENT D
LETTER OF RATIONALE**

Turner  land surveying^{inc.}

605 Comox Road, Nanaimo, BC V9R 3J4

Phone: (250)753-9778 Fax: (250)753-9779

Email: info@turnersurveys.ca

June 21, 2017

Our File: 17-060

Kris Sillem,
Manager, Subdivision Approvals
City of Nanaimo
455 Wallace Street
Nanaimo, BC V9R 5J6

Re: Subdivision and Development Variance Application of 5670 Hammond Bay Road
Lot 1, District Lot 40, Wellington District, Plan 32282

Dear Sir,

Our rationale for the development variance application is as follows:

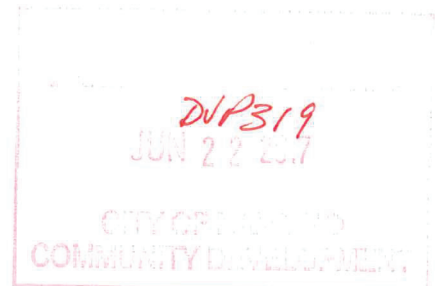
This lot was originally created in 1978 and has an area of 1437 m². Under the current R1 zoning the lot cannot be subdivided without a variance of 1.13m on lot frontage against Hammond Bay Road. We feel this is the best available option to develop the property, as there are no future options for access other than from Hammond Bay Road. The two proposed single-family lots fit the existing form and character of the neighborhood and will be less dense than the adjacent property at 5650 Hammond Bay Road, which has 3 dwellings on a smaller lot.

Please contact me if you require further information to process the application.

Sincerely,



Matthew D. Schnurch, BCLS
Turner Land Surveying Inc.



ATTACHMENT E
AERIAL PHOTO



DEVELOPMENT VARIANCE PERMIT NO. DVP00319

