

DATE OF MEETING | August 13, 2018

AUTHORED BY | DAVE PADY, SUBDIVISION PLANNER, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP358 – 4461 WELLINGTON ROAD |

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to vary the minimum lot frontage requirement to facilitate subdivision of the subject property located at 4461 Wellington Road. |

Recommendation

That Council issue Development Variance Permit No. DVP358 at 4461 Wellington Road with the following variance:

- reduce the minimum lot frontage requirement from 15m to 14.3m for proposed Lots 2 to 5. |

BACKGROUND

A development variance permit application was received from Williamson & Associates Professional Surveyors, on behalf of property owner 1086237 BC Ltd., to vary the provisions of City of Nanaimo “Zoning Bylaw 2011 No. 4500” to reduce the minimum lot frontage requirement of 4 proposed lots within a proposed 37-lot subdivision at 4461 Wellington Road (SUB01239). There is a concurrent rezoning application (RA391) for this property, which is proposing to rezone these 4 lots (Lots 2-5) to permit two dwellings on each of the lots.

Subject Property

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located on Wellington Road to the north of Jingle Pot Road.
<i>Total Lot Area – parent lot</i>	1.17ha
<i>Proposed Lot Areas) – Lots 2 to 5</i>	785.7m ² to 935.3m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan - Neighbourhood

The subject property is within a neighbourhood primarily comprised of single residential lots, multi-family dwellings to the east, and a BC Housing care facility to the south. The north side of Wellington Road is identified as Corridor within the OCP and contains a range of commercial and industrial uses.

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

DISCUSSION

Proposed Development

The applicant proposes to consolidate the properties at 4525 Wellington Road with 4461 Wellington Road in order to facilitate a proposed 37-lot subdivision. A newly-proposed road will provide internal access to all the lots from Wellington Road, except proposed Lots 2 to 5 will have shared driveway access from Wellington Road.

Each of the proposed lots have sufficient area and depth exceeding the requirements of the R1 zone. The portion of land allocated for proposed Lots 2 to 5 has a total frontage of 57.2m. While this area could be subdivided into three lots that exceed the minimum frontage, the lot areas would greatly exceed the minimum lot area requirement (500m²) of the R1 zone and underutilize the land. Hence, the variance would facilitate a more efficient infill subdivision.

Proposed Variance

Minimum Lot Frontage

The minimum lot frontage required within the R1 zone is 15m. The proposed frontage for each of Lots 2 to 5 is 14.3m, a proposed variance of 0.7m.

Despite the reduced frontage, the proposed lot areas and depths exceed the requirements of the R1 zone and provide adequate building envelopes for the intended residential use. In addition, Lots 2 to 5 will have shared driveway accesses from Wellington Road to minimize access points and maximize on-street parking.

See Attachments for more information.

SUMMARY POINTS

- Development Variance Permit No. DVP358 proposes a variance to reduce the minimum lot frontage requirement for 4 lots within a proposed subdivision of the subject property.
- Shared accesses for proposed Lots 2 to 5 from Wellington Road will be required to maximize on-street parking.
- Despite the reduced lot frontage, the proposed lot areas and depths will exceed the requirements of the R1 zone and provide adequate building envelopes for the intended residential use.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Proposed Subdivision Plan
ATTACHMENT D: Aerial Photo |

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development