

DATE OF MEETING | August 13, 2018 |

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

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP356 – 4285 JINGLE POT ROAD |

OVERVIEW

Purpose of Report

To present for Council's consideration, a development variance permit application to vary the minimum lot depth requirement to facilitate subdivision of the subject property located at 4285 Jingle Pot Road. |

Recommendation

That Council issue Development Variance Permit No. DVP356 at 4285 Jingle Pot Road with the following variance:

- reduce the minimum lot depth requirement from 30m to 25.69m for proposed Lot 7. |

BACKGROUND

A development variance permit application was received from Departure Bay Construction Ltd. (Rick Easthom) to vary the provisions of City of Nanaimo "Zoning Bylaw 2011 No. 4500", to reduce the minimum lot depth requirement to facilitate creation of proposed Lot 7 within an eight-lot subdivision at 4285 Jingle Pot Road (SUB01256).

Subject Property

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located on Jingle Pot Road to the south of Wellington Road and east of Yon Place.
<i>Total Lot Area</i>	7192.34m ²
<i>Proposed Lot Area – Lot 7</i>	653.17m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan - Neighbourhood

The subject property is surrounded by residential lots of various sizes containing single family dwellings, duplexes, and multi-family dwellings to the north. An elementary school abuts a significant portion of the east property line. The subject property is being developed concurrently with the adjacent property to the west (4271 Jingle Pot Road) with road access shared by the two properties.

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 eight fee-simple lots with frontage on a new road. Proposed Lot 7 has sufficient area of 653.17m² and frontage of 22.14m, which exceeds the requirements of the R1 zone; however, there is insufficient lot depth to meet lot depth requirements.

Proposed Variances

Minimum Lot Depth

The minimum lot depth required within the R1 zone is 30m. The proposed subdivision will result in a lot depth of 25.69m for proposed Lot 7, a proposed variance of 4.31m.

The triangular shape of the northerly portion of the parent lot, combined with the road geometry, results in a shallower lot for proposed Lot 7, which doesn't meet the minimum lot depth requirements.

While the proposed lot has reduced depth, it does not negatively impact the buildable area of the lot (approximately 169m²); which is consistent with other lots within the proposed subdivision. Additionally, the shallower lot will not negatively impact neighbouring properties (the school to the east and other residences to the south) as there will be adequate building separation from adjacent buildings.

See Attachments for more information.

SUMMARY POINTS

- Development Variance Permit No. DVP356 proposes a variance to reduce the minimum lot depth requirement to facilitate subdivision of the subject property.
- The proposed lot area is consistent with other lots within the proposed subdivision.
- The proposed lot depth creates a shallower lot but does not negatively impact the buildable area of the proposed lot.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Proposed Subdivision Plan
ATTACHMENT D: Detail of Proposed Lot 7
ATTACHMENT E: Aerial Photo

Submitted by:

L. Rowett
Manager, Current Planning & Subdivision

Concurrence by:

D. Lindsay
Director, Community Development