

DATE OF MEETING | April 19, 2021 |

AUTHORED BY | MATTHEW REMPEL, PLANNING ASSISTANT, CURRENT PLANNING |

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP412 – 5100 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 in order to facilitate a four-lot subdivision at 5100 Hammond Bay Road.

Recommendation

That Council issue Development Variance Permit No. DVP412 at 5100 Hammond Bay Road with a variance to reduce the minimum lot frontage requirement as follows:

- from 15m to 13.5m for proposed Lot B;
- from 15m to 12.06m for proposed Lot C; and
- from 15m to 12.04m for proposed Lot D.

BACKGROUND

A development variance permit application, DVP412, was received from Williamson & Associates Professional Surveyors on behalf of Callaco Holdings Inc., to vary the provisions of “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to reduce the minimum lot frontage requirement in order to facilitate a four-lot subdivision. This variance will allow the applicant to subdivide the existing property and retain the existing single residential dwelling.

Subject Property

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located on the corner of Renee Place and Hammond Bay Road and abuts Harry Whipper Park.
<i>Total Lot Area</i>	2,264m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use - 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 four fee-simple lots while retaining the existing single residential dwelling. In order to facilitate the subdivision, a development variance permit is required to reduce the minimum lot frontage requirement for three of the proposed four lots. The requested variance will allow the applicant to create three new lots, while maintaining the existing dwelling and maximizing the density permitted in the R1 zone with a corner lot (Lot A) that meets the minimum lot size to permit two dwellings or one duplex.

Proposed Variance

Minimum Lot Frontage Requirement

The minimum lot frontage required in the R1 zone is 15m. The applicant is requesting to reduce the minimum lot frontage requirement for three of the four proposed lots as follows:

Parcel	Proposed Frontage (m)	Required Frontage (m)	Variance (m)
Lot A	15.54	15.0	0.0
Lot B	13.50	15.0	1.50
Lot C	12.06	15.0	2.94
Lot D	12.04	15.0	2.96

The proposed lots meet or exceed all other zoning requirements, including minimum lot depth and lot size. The average depth for proposed Lots B, C and D is 39.97m, approximately 10m longer than the required 30m in the R1 zone. The proposed lot frontage variances will not negatively impact the functionality of the parcels. Despite the reduced frontage, the lots will have adequate building envelopes to construct new dwellings in accordance with the R1 zone and consistent with other residential development in the neighbourhood.

A variance to facilitate subdivision of the subject property will allow a modest infill in an existing neighbourhood. The Neighbourhood designation within the Official Community Plan (OCP) supports a mix of low-density residential uses, including infill development of this nature. The proposed subdivision is consistent with Neighbourhood policies in the OCP, which support a residential density of 10 – 50 units per hectare (uph), approximately 2 to 11 units on a parcel of this size. The proposed four-lot subdivision would achieve a unit density of 18uph.

The proposed variance is not anticipated to negatively impact neighbouring properties. Staff support the proposed variance.

SUMMARY POINTS

- Development Variance Permit No. DVP412 proposes a variance to reduce the minimum lot frontage requirement for three lots within a proposed subdivision of the subject property.
- The proposed lot frontage variance will facilitate a four-lot subdivision while retaining an existing single residential dwelling and maximizing the permitted density in the R1 zone.
- Despite the reduced lot frontage, the proposed lots will exceed other requirements of the R1 zone and provide adequate building envelopes for the intended residential use.

ATTACHMENTS

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

Submitted by:

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