

DATE OF MEETING October 18, 2021

AUTHORED BY MATTHEW REMPEL, PLANNING ASSISTANT, CURRENT PLANNING

SUBJECT DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP426
– 2230 NEIL DRIVE

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to reduce the minimum lot depth requirement in order to facilitate a two-lot subdivision at 2230 Neil Drive.

Recommendation

That Council issue Development Variance Permit No. DVP426 at 2230 Neil Drive to reduce the minimum lot depth requirement from 30.0m to 27.80m.

BACKGROUND

A development variance permit application, DVP426, was received from Turner and Associates Land Surveying Inc., on behalf of Aaron and Suhki Sekhon, to vary the provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to reduce the minimum lot depth requirement in order to facilitate a two-lot subdivision. This variance will allow the applicant to subdivide the existing property and retain the existing single residential dwelling.

Subject Property and Site Context

<i>Zoning</i>	R1A – Single Dwelling Residential
<i>Location</i>	The subject property is located on the corner of Dawkins Lane and Neil Drive.
<i>Total Lot Area</i>	1,665m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use - Neighbourhood

The subject property is a corner lot in the Westwood Lake Neighbourhood. The lot currently contains a single residential dwelling. Surrounding land uses are single dwelling residential lots.

Statutory Notification has taken place prior to Council’s consideration of the variances.

DISCUSSION

Proposed Development

The applicant proposes to subdivide the subject property into two 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 depth requirement for the proposed lots. The requested variance will allow the applicant to create one new lot, while maximizing the density permitted in the R1A zone with a corner lot (Lot B) that meets the minimum lot size to permit two dwellings or one duplex in the future.

Proposed Variance

Minimum Lot Depth

The minimum lot depth required in the R1A zone is 30m. The applicant is requesting to reduce the minimum lot depth requirement for a proposed two-lot subdivision from 30m to 27.8m; a proposed variance of 2.2m.

The proposed lots meet or exceed all other zoning requirements, including minimum lot frontage and lot size. The proposed lot depth variances will not negatively impact the functionality of the parcels. Despite the reduced depth, the lots will have adequate building envelopes to construct new dwellings in accordance with the R1A zone, and will be 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 to 50 units per hectare (uph), approximately 1 to 8 units on a parcel of this size. The proposed two-lot subdivision would achieve a unit density of 12 uph if the existing home was converted into a duplex or two dwellings in the future. The proposed variance is not anticipated to negatively impact neighbouring properties.

Staff support the proposed variance.

SUMMARY POINTS

- Development Variance Permit No. DVP426 proposes a variance to reduce the minimum lot depth requirement for a proposed two-lot subdivision of the subject property.
- The proposed lot depth variance will facilitate a two-lot subdivision while retaining an existing single residential dwelling and maximizing the permitted density in the R1A zone.
- Despite the reduced lot depth, the proposed lots will meet all other requirements of the R1A 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: Site Survey
ATTACHMENT E: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Dale Lindsay
General Manager, Development Services