

DATE OF MEETING May 7, 2018

AUTHORED BY DAVE PADY, SUBDIVISION PLANNER, CURRENT PLANNING & SUBDIVISION

SUBJECT **DEVELOPMENT VARIANCE PERMIT NO. DVP00341 –
5901 HAMMOND BAY ROAD.**

OVERVIEW

Purpose of Report

To present, for Council's consideration, a development variance permit application to reduce the minimum lot frontage and rear yard setback requirements to facilitate a subdivision of the subject property located at 5901 Hammond Bay Road.

Recommendation

That Council issue Development Variance Permit No. DVP341 for a proposed subdivision at 5901 Hammond Bay Road with the following variances:

- Reduce the minimum lot frontage for proposed Lots 4 and 6 from 15m to 14m; and,
- Reduce the minimum rear yard setback for an existing single dwelling on proposed Lot 2 from 7.5m to 5.7m.

BACKGROUND

A development variance permit application was received from KSG Consulting Ltd to vary the provisions of City of Nanaimo "Zoning Bylaw 2011 No. 4500" to reduce the minimum lot frontage and rear yard setback requirements within a proposed six-lot subdivision at 5901 Hammond Bay Road. The property is the easternmost of a block of three undeveloped lots. It is a corner parcel with frontage on Hammond Bay Road and Emil Place and has an existing single dwelling in good condition sited near the north end of the lot.

Emil Place abuts the entire eastern property line, providing opportunity for subdivision as well as road access to the properties to the west, both of which have development potential.

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

Subject Property

<i>Zoning</i>	R1-Single Dwelling Residential
<i>Location</i>	The property is located in a residential area on the corner of Hammond Bay Road and Emil Place
<i>Total Area</i>	3,719m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood

DISCUSSION

Proposed Development

The applicant proposes to subdivide the subject property into six fee-simple lots. Based on the existing road alignment and curb, there is 110m² of excess road dedication on Emil Place. This excess dedication is proposed to be closed and consolidated with the subdivision and would enable proposed Lot 1 to accommodate construction of a duplex or two single dwellings. Proposed Road A will provide future access to adjacent properties to the west when they re-develop.

The existing house will receive a complete renovation and reorientation toward Emil Place, and will be retained on proposed Lot 2. This lot will be an internal lot; therefore, the existing west property line will change from a side to a rear lot line. While this lot line was originally considered a side yard, the proposed configuration positions this to be the rear yard, which does not meet the minimum 7.5m rear yard setback requirement and will require a variance.

Proposed Lots 3-6 will have access only from proposed Road A. Based on lot averaging, each of the lots meet area requirements and can easily accommodate single dwellings; however, the proposed lot frontages are slightly less than the 15m requirement and a variance is required.

Proposed Variances

Minimum required lot frontage

The minimum lot frontage is 15m. The proposed lot frontage for Lots 4 and 6 is 14m, a variance of 1m.

The lots will have adequate building envelopes and will be consistent with the surrounding residential neighbourhood.

Minimum required rear yard setback

The minimum rear yard setback is 7.5m. The proposed setback is 5.7m, a variance of 1.8m.

The variance will enable the retention of the existing dwelling.

This infill subdivision will result in the creation of six average-sized residential lots and subsequent construction of single dwellings consistent with the form of residential development in the surrounding neighbourhood.

SUMMARY POINTS

- The proposed development variance permit will facilitate a six-lot subdivision consistent with residential development of the surrounding neighbourhood.
- Lot areas meet requirements based on lot averaging and can accommodate functional building envelopes for the intended use.
- The existing dwelling is to be renovated and retained.
- The proposed development will include a proposed road to facilitate future development of adjacent parcels.

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