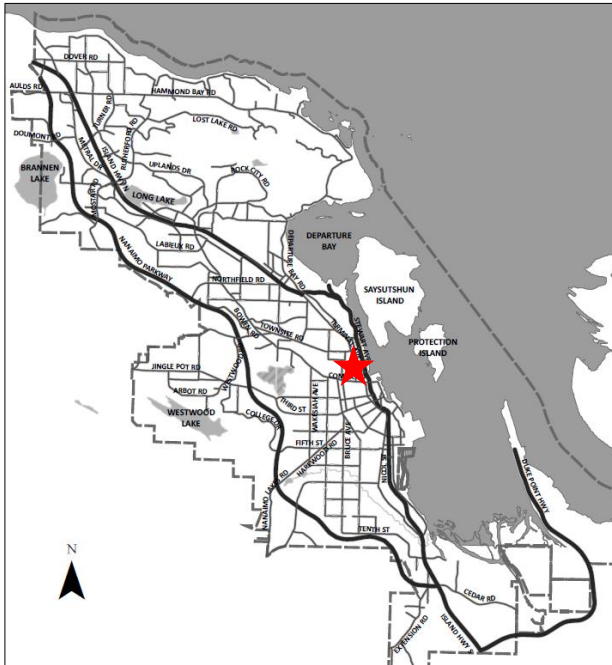


DATE OF MEETING February 24, 2025

AUTHORED BY SETIA LINDSAY, SUBDIVISION TECHNICIAN, SUBDIVISION

SUBJECT DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP470 – 290 VANCOUVER AVENUE



Proposal:

To reduce the minimum lot depth requirements for a two-lot boundary adjustment subdivision

Zoning:

R8 – Medium Density Residential

City Plan Land Use Designation:

Neighbourhood

Lot Area:

1,078.5m²



OVERVIEW

Purpose of Report

To present, for Council's consideration, a development variance permit application to reduce the minimum lot depth requirements to facilitate a boundary adjustment subdivision at 290 Vancouver Avenue.

Recommendation

That Council issue Development Variance Permit No. DVP470 which would permit a 3.19m variance to the required lot depths from 30.0m to 26.81m for Proposed Lots A and B, in order to facilitate a boundary adjustment subdivision (SUB01516) at 290 Vancouver Avenue.

BACKGROUND

A development variance permit application, DVP470, was submitted to vary the provisions of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to reduce the minimum lot depth requirements. This variance is required to facilitate a boundary adjustment subdivision, which reconfigures the interior boundary perpendicularly to create more useable parcels.

Subject Properties and Site Context

The subject properties are located at the corner of Vancouver Avenue and Mt. Benson Street. There is an existing single-residential dwelling located at 290 Vancouver Avenue (Lot 71). The adjacent vacant lot to the south (N 22' of Lot 72) is 6.7m wide and is 269.6m² in area, which is undevelopable due to its narrow dimensions.

The surrounding neighbourhood is primarily a mixture of single-residential and multi-residential dwellings.

DISCUSSION

Proposed Development

The applicant proposes to reconfigure the boundary between the two lots perpendicularly in order to create proposed Lot A and proposed Lot B. This proposal would allow for infill on proposed Lot B and for the existing home to remain on proposed Lot A.

The R8 zone requires a minimum lot size of 1,800m² when creating new lots through subdivision. However, Section 6.22.5 (b) of the Zoning Bylaw states that, in the case of a boundary adjustment subdivision, where the requirement for water and sewage disposal are met, the minimum parcel size requirements shall not apply provided that the boundary change does not result in the reduction of either parcel by more than 10% of its original parcel size.

The applicant proposes to reduce proposed Lot A from 808.9m² to 727.9m², which is a reduction of 10%, thereby meeting the provision in Section 6.22.5.(b) of the Zoning Bylaw. Proposed Lot B would increase from 269.6m² to 350.6m², making it more viable for future development.

This boundary adjustment requires variances for minimum lot depth, as both proposed lots will be unable to meet the R8 zone minimum lot depth requirement after reconfiguration.

Proposed Variances

Minimum Lot Depth Requirement

The minimum lot depth required in the R8 zone is 30m.

| Proposed Lot | Required Lot Depth | Proposed Lot Depth | Variance |
|--------------|--------------------|--------------------|----------|
| Lot A | 30.0m | 26.81m | 3.19m |
| Lot B | 30.0m | 26.81m | 3.19m |

Both proposed lots meet all other zoning requirements, with the exception of an existing non-conforming building setback for the house on proposed Lot A.

City Plan designates the subject properties as ‘Neighbourhood’; which encourages residential infill that offers a broad mix of housing forms and types to meet varied housing needs. The parcels are within the Newcastle and Brechin Neighbourhood Plan, which encourages sensitive infill development that complements the existing character of the neighbourhood.

The proposed boundary adjustment and variances align with these policy objectives to facilitate modest infill housing and create greater housing options to promote a healthier community. The proposed lot depth variances will not negatively impact the intended residential use of the parcels and are not anticipated to negatively impact neighbouring properties.

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

Staff support the proposed variance. |

SUMMARY POINTS

- Development Variance Permit No. DVP470 proposes a variance to reduce the minimum lot depths for a proposed boundary adjustment subdivision of the subject properties.
- The proposed lot depth variances will facilitate a boundary adjustment subdivision while retaining an existing single residential dwelling on one of the lots.
- Despite the reduced lot depths, the proposed lots will provide adequate building envelopes for the intended residential use. |

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Survey Plan |

Submitted by:

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Concurrence by:

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