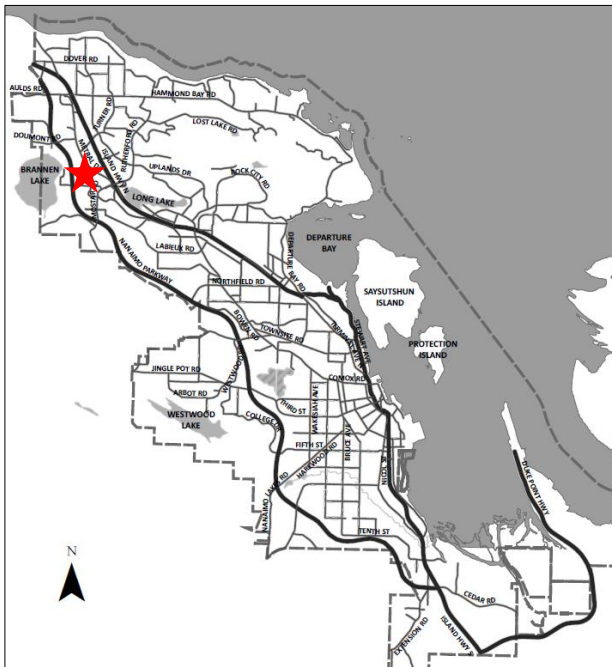


DATE OF MEETING | March 17, 2025 |

AUTHORED BY | SETIA LINDSAY, SUBDIVISION TECHNICIAN, SUBDIVISION |

**SUBJECT**                      **DEVELOPMENT VARIANCE PERMIT APPLICATION NO.**  
**DVP00474 – 5515 GODFREY ROAD**



## Proposal:

To reduce the minimum lot depth for a proposed two-lot subdivision.

## Zoning:

R5 – Three and Four Unit Residential

## City Plan Land Use Designation:

Suburban Neighbourhood

## Lot Area:

1,393.7 m<sup>2</sup>

**DVP**



## **OVERVIEW**

### **Purpose of Report**

To present, for Council's consideration, a development variance permit application to reduce the minimum lot depth requirement to facilitate a two-lot subdivision at 5515 Godfrey Road.

### **Recommendation**

That Council issue Development Variance Permit No. DVP474 which would permit a 2.02m variance to the required lot depth for proposed Lot 1, and a 2.03m variance to the required lot depth for proposed Lot 2 in order to facilitate a proposed 2-lot subdivision (SUB01518) at 5515 Godfrey Road.

## **BACKGROUND**

A development variance permit application, DVP474, 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 will allow the applicant to subdivide the existing property.

### **Subject Property and Site Context**

The subject property is located at the corner of Godfrey Road and Burnham Crescent. There is currently one residential dwelling located on the property, which is accessed from Godfrey Road. The surrounding neighbourhood is predominantly comprised of single-residential dwellings.

## **DISCUSSION**

### **Proposed Development**

The applicant proposes to subdivide the parent parcel into two fee-simple lots, while retaining the existing single residential dwelling on proposed Lot 2. The proposed lots will meet the minimum parcel area requirement of 600m<sup>2</sup> for the R5 zone, however the minimum lot depth requirement of 30m will not be possible after the road dedication required through subdivision is taken.

### **Proposed Variance**

#### *Minimum Lot Depth Requirement*

The minimum lot depth required in the R5 zone is 30m.

Proposed Lot	Required Lot Depth	Proposed Lot Depth	Variance
Lot 1	30.0m	27.98m	2.02m
Lot 2	30.0m	27.97m	2.03m

There is an existing garage on the north side of the residence that will be removed as a condition of Final Approval of the subdivision in order to meet the side yard setback requirement created

by the new lot line. Once that is complete, all other zoning requirements will be met for both proposed lots.

City Plan designates the subject property as 'Suburban Neighbourhood'. The proposed variances to facilitate subdivision will allow for redevelopment of lands with modest infill in an existing neighbourhood, which is consistent with the general Neighbourhood policies in City Plan.

The lot depth variances 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. DVP474 proposes variances to reduce the minimum lot depths for a proposed 2-lot subdivision of the subject property.
- 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:**

Claire Negrin  
Manager, Subdivision D/Approving Officer |

#### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development |