

DATE OF MEETING | May 28, 2018 |

AUTHORED BY | DAVE PADY, SUBDIVISION PLANNER, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP347 – 5744 LINYARD 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 subdivision of the subject property located at 5744 Linyard Road. |

Recommendation

That Council issue Development Variance Permit No. DVP347 for a proposed subdivision at 5744 Linyard Road with the following variance:

- reduce the minimum lot frontage for proposed Lot B from 10m to 6.05m. |

BACKGROUND

A development variance permit application was received from Williamson & Associates Professional Surveyors to vary the provisions of City of Nanaimo "Zoning Bylaw 2011 No. 4500" to reduce the minimum lot frontage requirement within a proposed two-lot subdivision at 5744 Linyard Road. The property is at the end of a newly-constructed cul-de-sac, created in Phase 3 of Linley Point development.

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 two fee-simple lots to accommodate one single dwelling on each of the proposed lots. The property currently has 16.24m of frontage and is permitted to have up to five units of density through previous density transfer from dedication of parkland. The applicant wishes only to construct a single dwelling on each of the proposed lots for a total of two of the five units. The proposed subdivision will result in proposed Lot A retaining 10.16m of frontage, while Lot B proposes a reduction from 10m to 6.05m. Despite the reduced frontage, the Lot B will have a total lot area 607m², which provides sufficient area for a suitable building envelope to accommodate a single dwelling.

The frontage works for the subject property were recently completed, including sidewalks and a single driveway access that were designed and constructed for a five-unit building. Rather than reconstruct the new road frontage for two new individual accesses and services, the existing

driveway access will be maintained, and construction of services for the two lots will occur up to the property line in the boulevard behind the sidewalk. As a condition of subdivision, both proposed lots will be required to share a 9m-wide common access driveway and to register a reciprocal access easement.

For more information see Attachments

Proposed Variances

Minimum Lot Frontage

The minimum required lot frontage on a cul-de-sac is 10m. The proposed lot frontage for Lot B is 6.05m, a proposed variance of 3.95m.

The lots will utilize a shared access driveway and the variance will not negatively impact the intended residential use of this lot. The proposed residential lots will be consistent with the form of residential development of the surrounding neighbourhood. |

SUMMARY POINTS

- The proposed development variance permit will facilitate a two-lot subdivision consistent with residential development of the surrounding neighbourhood.
- Existing access and driveway will be shared between both proposed lots.
- Reduced frontage for proposed Lot B will not negatively impact the intended use of the subject property. |

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 |