

DATE OF MEETING January 15, 2018

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP333 – 650 WAKESIAH AVENUE

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to allow an over-height accessory building to be constructed at 650 Wakesiah Avenue.

Recommendation

That Council issue Development Variance Permit No. DVP333 at 650 Wakesiah Avenue with the following variance:

- increase the maximum accessory building height for a roof pitch less than 6:12 from 4.5m to 5.3m.

BACKGROUND

A development variance permit application, DVP333, was received from Mr. Brian King to vary the provisions of City of Nanaimo “Zoning Bylaw 2011 No. 4500” to allow an over-height accessory building at 650 Wakesiah Avenue.

Subject Property

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located at the corner of Wakesiah Avenue and Sixth Street, across from Colliery Dam Park.
<i>Total Lot Area</i>	1,466m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use - Neighbourhood

The subject property is located at the corner of Wakesiah Avenue and Sixth Street, across from Colliery Dam Park. The neighbourhood is primarily single dwelling residential, with a triplex located immediately to the north.

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

DISCUSSION

Proposed Development

The proposed development is a one-storey, 63m² accessory building to be used as a garage. The applicant is proposing to build the garage with a 5:12 roof pitch to match the character of the existing house, and to vary the height from 4.5m to 5.3m. The purpose of the height variance is to allow an adequate ceiling height (3m) to allow safe clearance for vehicle storage and servicing of personal vehicles using a lift. There is no garage on the existing house.

The applicant proposes to locate the accessory building in the southeast corner of the property with the entrance facing north. The owner will access the building from the existing property access on Wakesiah Avenue rather than from the lane.

Proposed Variances

Maximum Accessory Building Height

The maximum accessory building height for a roof pitch less than 6:12 is 4.5m. The proposed accessory building height is 5.3m, a proposed variance of 0.8m.

The Zoning Bylaw allows accessory buildings with an 8:12 roof pitch or greater to be up to 5.5m in height, or if the accessory building is located within the principal building setbacks, up to 7m in height regardless of roof pitch. Because the owner has selected a 5:12 roof pitch to match the pitch of his house, he requires a height variance.

The proposed accessory building will be mostly screened from view of the adjacent streets by the house, existing trees, and an existing fence. The proposed 5.3m accessory building height is not anticipated to negatively impact adjacent properties, nor block views.

See Attachments for more information.

SUMMARY POINTS

- Development Variance Permit Application No. DVP333 proposes a variance to increase the maximum accessory building height from 4.5m to 5.3m for a roof pitch less than 6:12 to allow an over-height accessory building.
- The requested height variance is not anticipated to negatively impact adjacent properties.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Aerial Photo

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

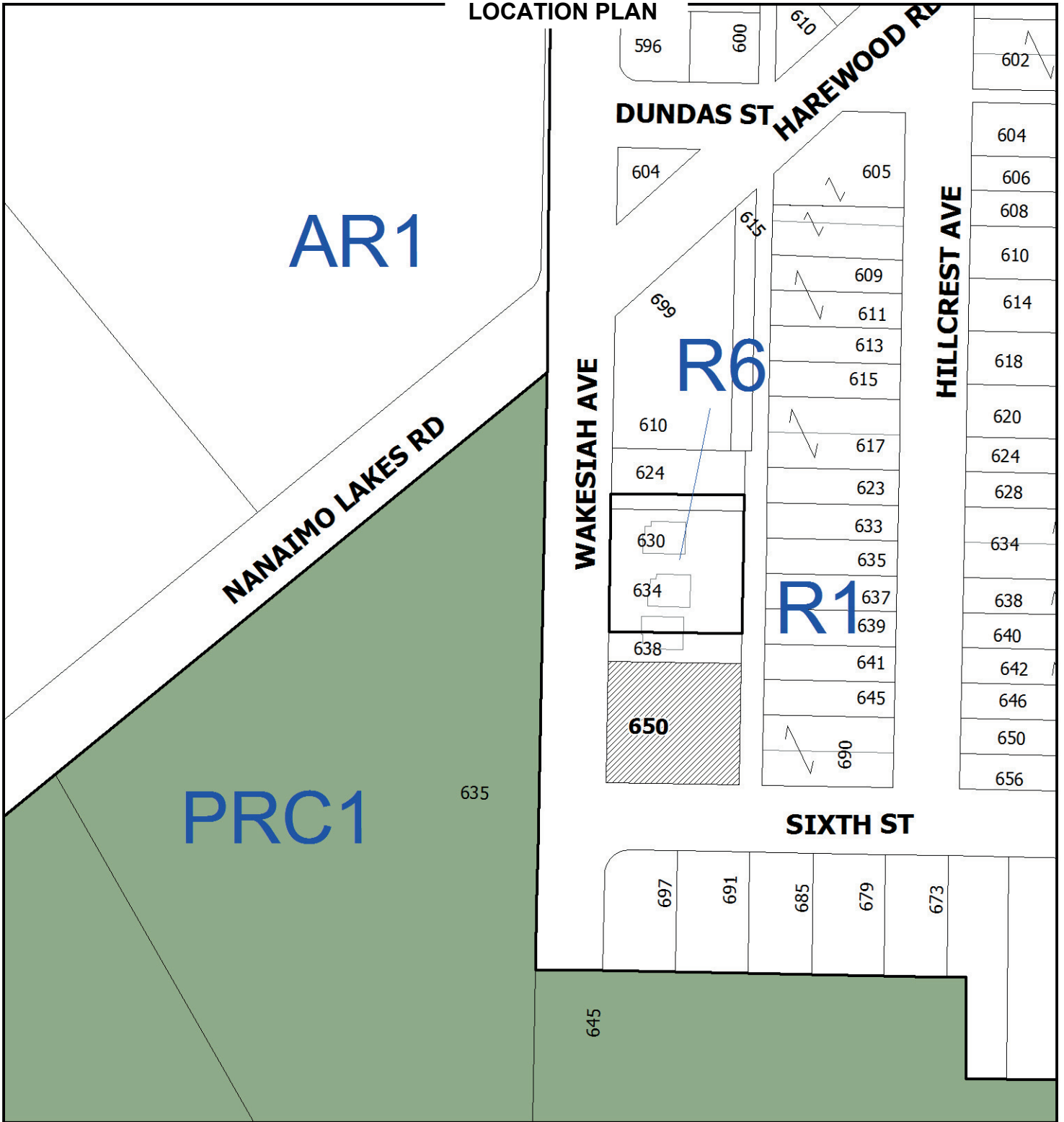
The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 6.6.5 Accessory Building Height* – increase the maximum accessory building height from 4.5m to 5.3m for a roof pitch less than 6:12.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey prepared by J.E. Anderson and Associates dated 2017-NOV-23, as shown on Attachment C.
2. The subject property shall be developed generally in accordance with the elevations prepared by Krastel Design Group dated 2017-NOV-28, as shown on Attachment D.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00333

LOCATION PLAN

 **Subject Property**

Civic: 650 Wakesiah Avenue
The Southerly 120 ft of that part of Section 21, Range 5,
Section 1, Nanaimo District, Plan 630 lying West of the
West Boundary of Plan 1566

ATTACHMENT C SITE PLAN & SKETCH PLAN



**J.E. ANDERSON
& ASSOCIATES**
SURVEYORS - ENGINEERS

TEL: 250-758-4631 FAX: 250-758-4660
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

File: 89034

Civic: 650 Wakesiah Avenue, Nanaimo, B.C.

Legal: The southerly 120 feet of that part of Section 21, Range 5, Section 1, Nanaimo District,
Plan 630 lying west of the west boundary of Plan 1566

Dimensions are in metres and are derived from Plan 630 and Strata Plan VIS5811.

This sketch does not constitute a redefinition of the legal boundaries hereon described and is not to be used in any matter which would assume same.

This sketch plan has been prepared in accordance with the Professional Reference Manual and is certified correct this 23rd day of November, 2017.

Douglas Holme VXC3QR Digitally signed by Douglas Holme VXC3QR
Date: 2017.11.23 15:15:19 -08'00'

This document is not valid unless originally signed and sealed or digitally signed by BCLS

B.C.L.S.

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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decision made, or actions taken based on this document.

Subject to charges, legal notations, and interests shown on: Title No. CA5723412 (P.I.D. 008-742-022)

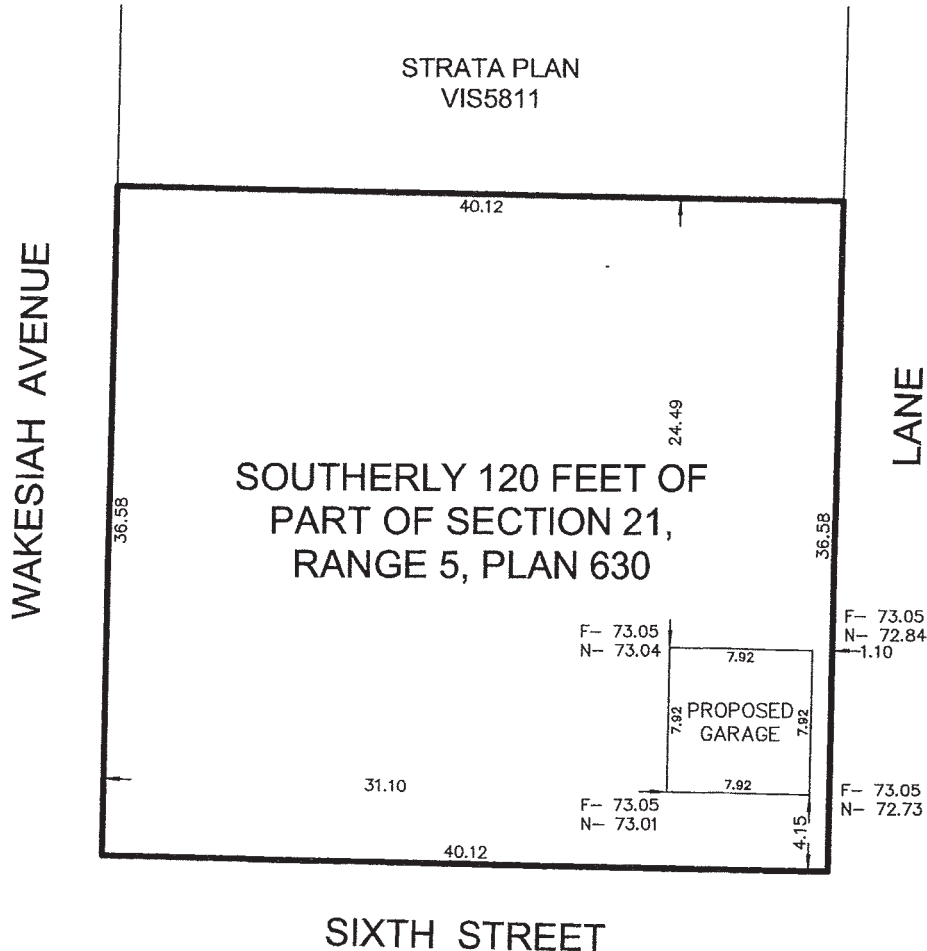
Scale 1:300



Datum for elevations, in metres, is geodetic
F- denotes finished grade as per building plans
N- denotes natural grade

Average natural grade = 72.91
Average finished grade = 73.05
Maximum peak of roof = 77.41

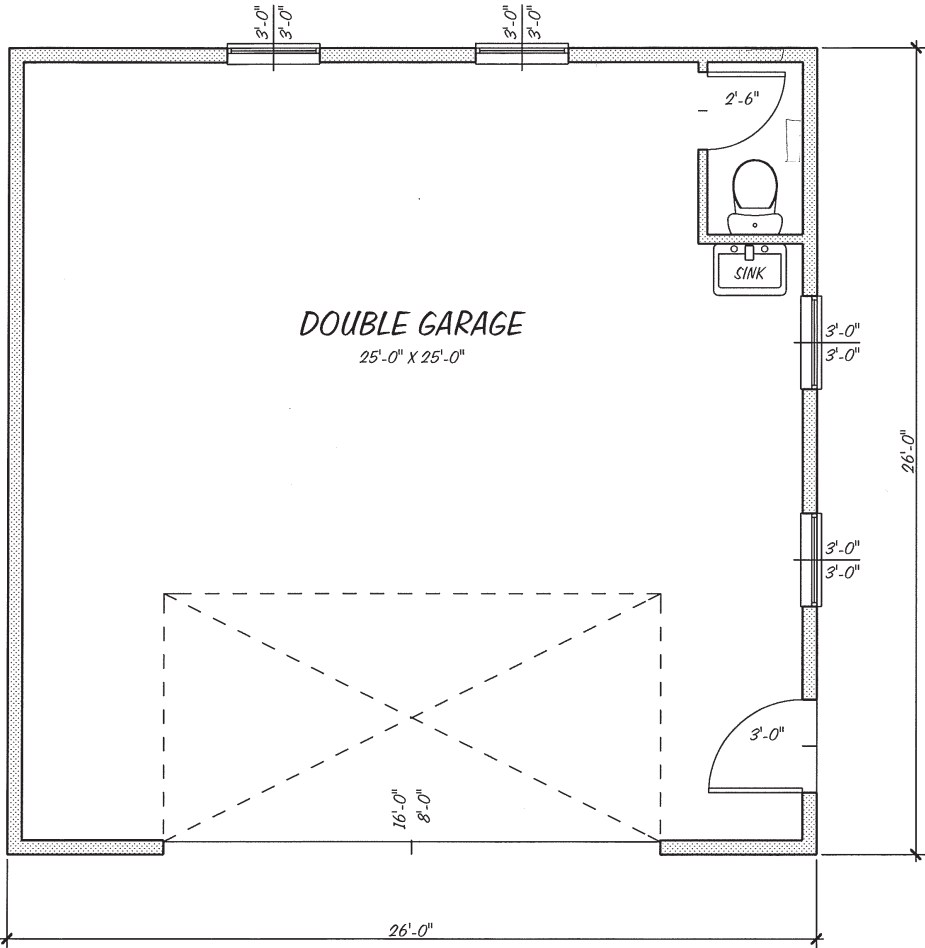
Proposed garage slab = 73.25
Proposed peak of roof = 78.21
Variance request = 0.80



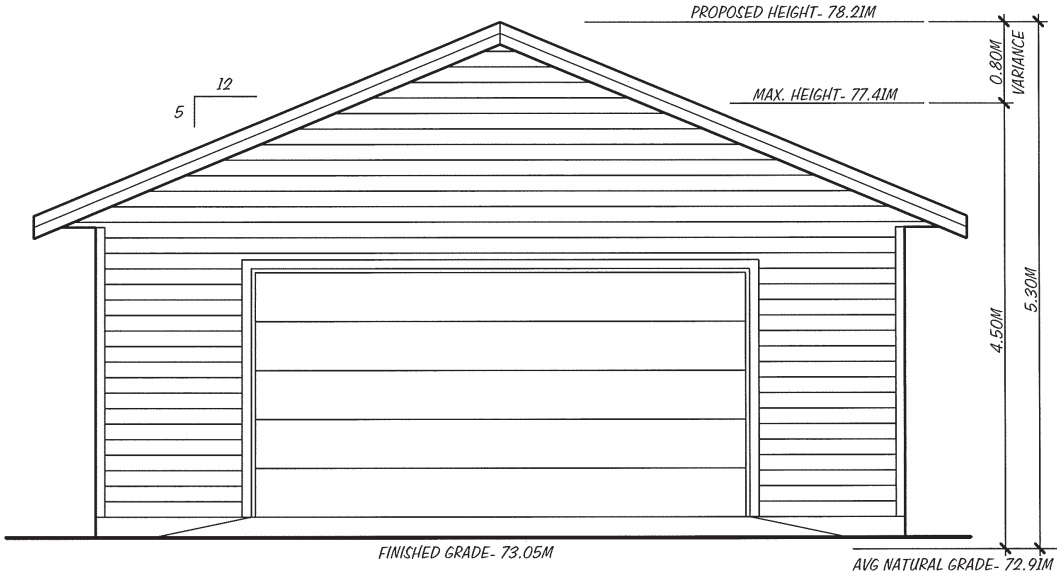
**ATTACHMENT D
BUILDING ELEVATIONS**

**KRASTEL
DESIGN GROUP**

#204b- 2520 Bowen Road
Nanaimo, BC V9T 3L3
250-756-1110



FLOOR- FND. PLAN
676 SQ FT SCALE: 1/4" = 1'-0" 10'-0" CEILING HT



FRONT ELEV.

**RECEIVED
DVP333
2017-NOV-28**
Current Planning & Subdivision

plan #C22-2017
Nov. 2017

ATTACHMENT E
AERIAL PHOTO



DEVELOPMENT VARIANCE PERMIT NO. DVP00333

