

DATE OF MEETING | March 19, 2018 |

AUTHORED BY | TAMERA ROGERS, PLANNER, CURRENT PLANNING & SUBDIVISION |

**SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP338 – 2454 ROSSTOWN ROAD |**

## OVERVIEW

### **Purpose of Report**

To present for Council's consideration a development variance permit application to allow the construction of an accessory building with secondary suite at 2454 Rosstown Road. |

### **Recommendation**

That Council issue Development Variance Permit No. DVP338 at 2454 Rosstown Road with the following variance:

- reduce the required minimum lot size from 800m<sup>2</sup> to 780m<sup>2</sup> to allow a secondary suite in an accessory building on an existing lot.

## BACKGROUND

A development variance permit application, DVP338, was received from Mr. Richard Wilmer to vary the provisions of City of Nanaimo "Zoning Bylaw 2011 No. 4500" to allow a secondary suite in an accessory building (carriage house) at 2454 Rosstown Road.

### **Subject Property**

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located on the north side of Rosstown Road, midblock between Sparrow Lane to the west and Briarwood Place to the east.
<i>Total Area</i>	780.7m <sup>2</sup>
<i>Official Community Plan</i>	Map 1 - Future Land Use Designation – Neighbourhood

The subject property is located in a predominantly residential area with a mix of lot sizes. The properties on the south side of the road are mostly duplex lots. There is an existing house located on the east side of the property.

Statutory notification has taken place prior to the consideration of the variance. |

## DISCUSSION

### **Proposed Development**

The applicant is requesting a variance to reduce the minimum lot size required to allow a secondary suite within an accessory building (carriage house). The applicant is proposing to

build a two-storey, 132m<sup>2</sup> carriage house on the west side of the property within the principal building setbacks. The carriage house is proposed to have a double garage on the first floor and a secondary suite located above. Due to the size of the existing house, it is not possible for the owner to include the secondary suite within the house.

The City of Nanaimo “Zoning Bylaw 2011 No. 4500” would allow a 132m<sup>2</sup> accessory building on the subject property (90m<sup>2</sup> plus an additional 42m<sup>2</sup> to be used exclusively for parking purposes); however, the Zoning Bylaw would not allow a secondary suite within an accessory building because the subject property is not a corner lot, does not have lane access, nor is the lot size 800m<sup>2</sup> or greater.

The purpose of the 800m<sup>2</sup> minimum lot size requirement for interior lots is to ensure the lot is large enough to allow access to the carriage house for emergency vehicles and residents. The existing house is located to the east side of the property and the driveway currently runs up the west side of the lot. The carriage house is proposed to be located at the end of this driveway, providing direct access to the secondary suite.

The proposed carriage house meets all other height, size and siting requirements of the Zoning Bylaw.

For more information, see the Attachments.

## **Proposed Variances**

### *Minimum Lot Size for a Secondary Suite in an Accessory Building*

The minimum lot size required to allow a secondary suite in an accessory building is 800m<sup>2</sup>. The applicant proposes to reduce the minimum required lot size to reflect the size of the existing lot (780m<sup>2</sup>) and to allow the construction of a carriage house.

The lot size and location of the existing house will allow optimal siting of the proposed carriage house to provide access for residents and emergency vehicles. The siting also maintains the privacy of the neighbours as the proposed location of the carriage house is within the same building setbacks as the house. As the property slopes down from north to south, there will be no loss of views for the properties to the north.

If approved, the variance would create an infill opportunity that would allow another rental unit type in the neighbourhood. Additionally, as the property is facing duplex lots on the other side of the street, the proposal is in line with the character, scale and density of the immediate neighbourhood. Staff support the proposed variance.

### **SUMMARY POINTS**

- Development Variance Permit No. DVP338 proposes to vary the minimum lot size required to allow a secondary suite in an accessory building.
- The proposed carriage house would have direct driveway access.
- The proposed variance to allow a carriage house on the subject property 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: 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**

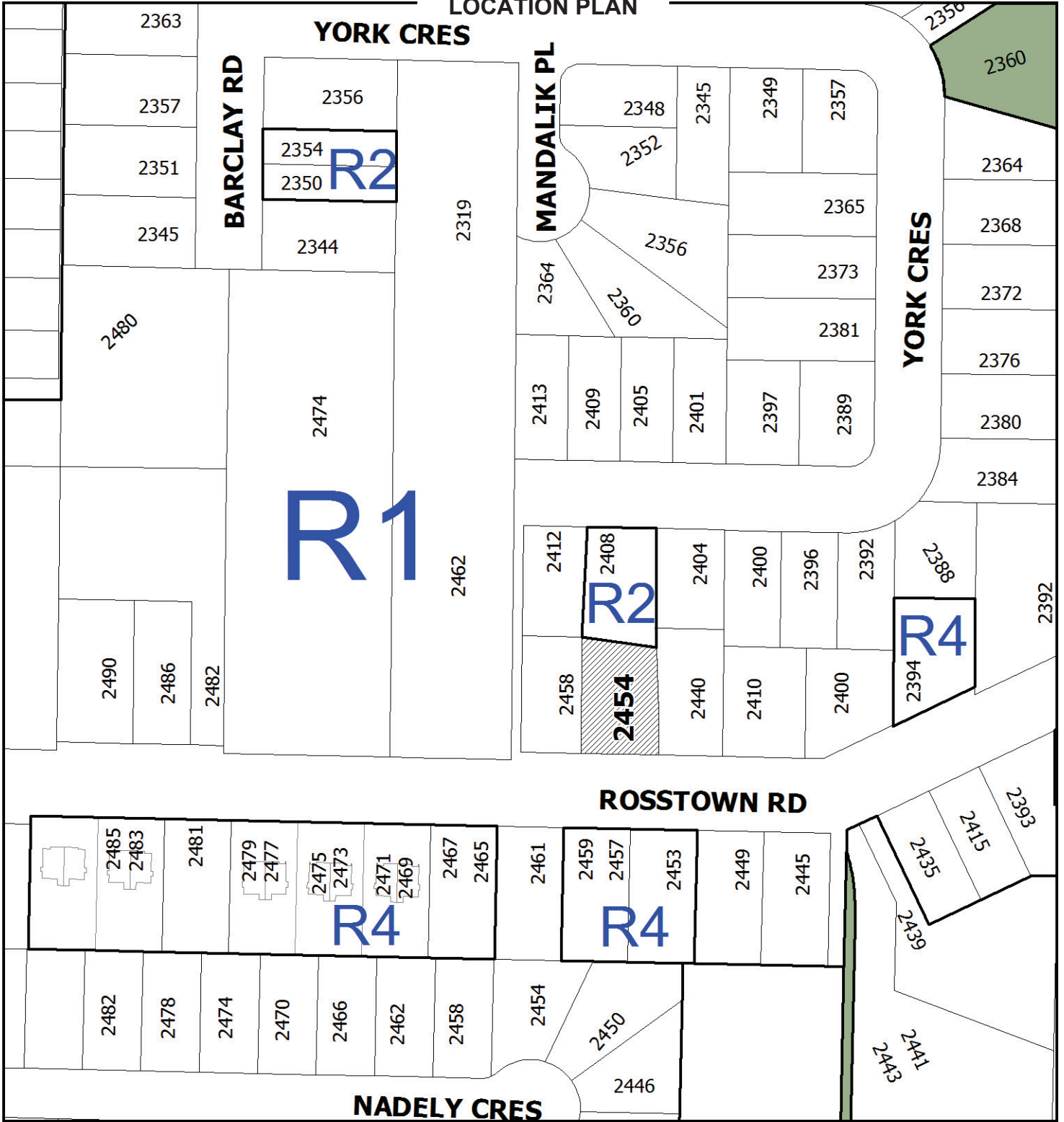
The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 6.15.3.1 Secondary Suites* – to reduce the minimum lot size requirement for a secondary suite in an accessory building from 800m<sup>2</sup> to 780m<sup>2</sup>.

### **CONDITIONS OF PERMIT**

1. The subject property shall be developed in general accordance with the Site Plan prepared by Krastel Design Group Inc., received 2018-FEB-08 as shown on Attachment C.

ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00338

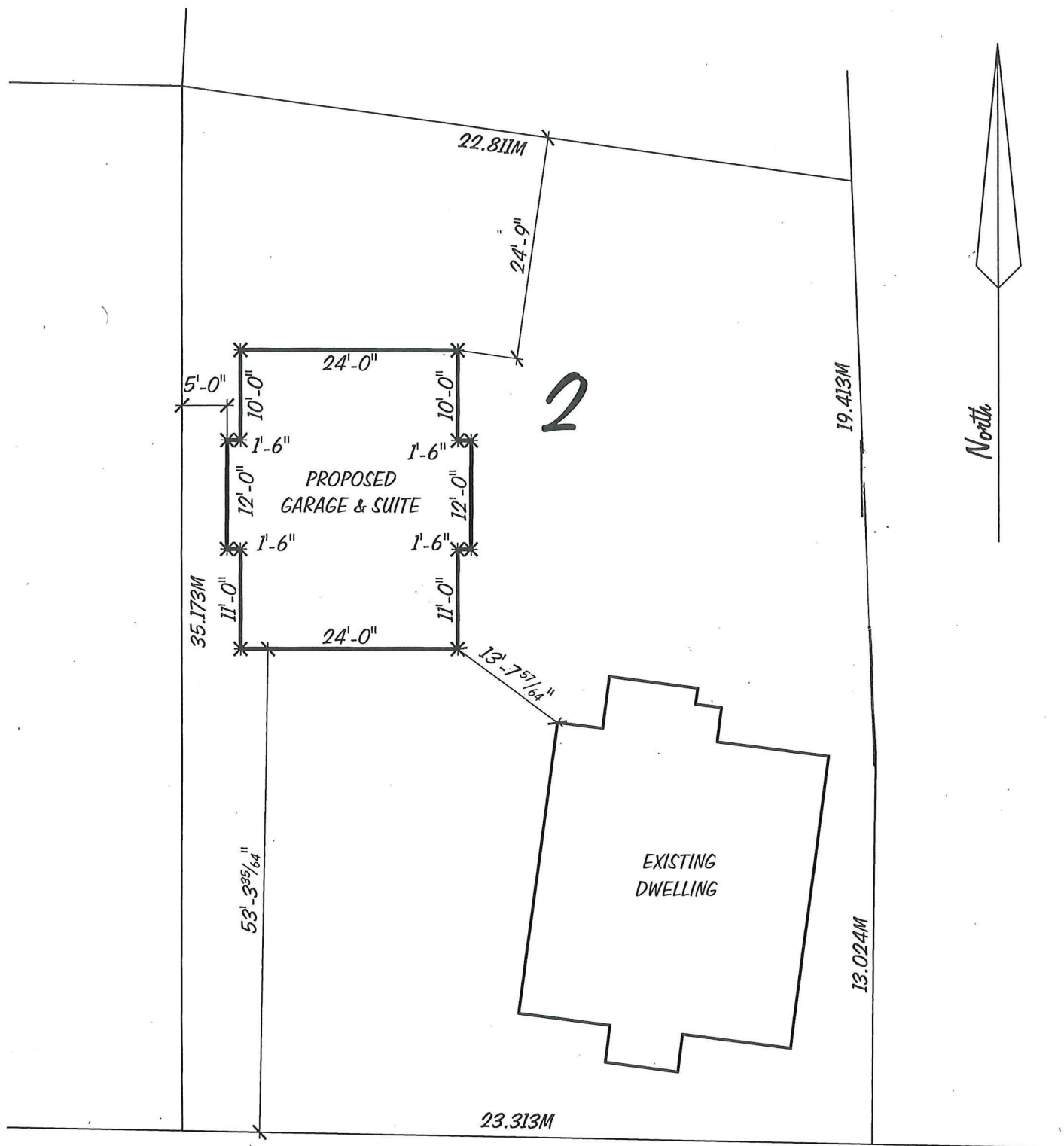


**LOCATION PLAN**

Civic: 2454 Rosstown Road  
Lot 2, Section 19, Range 6, Mountain District,  
Plan VIP86765

 **Subject Property**

ATTACHMENT C  
SITE PLAN



ROSSTOWN ROAD

**SITE PLAN**

SCALE : 1/16" = 1'-0"

RECEIVED  
**DVP338**  
2018-FEB-08  
Current Planning & Subdivision

**KRASTEL**  
DESIGN GROUP INC.

# 204-B - 2520 BOWEN RD  
NANAIMO, BC V9T 3L3  
PHONE / FAX : 250-756-1110

ATTACHMENT D  
AERIAL PHOTO



DEVELOPMENT VARIANCE PERMIT NO. DVP00338

