

DATE OF MEETING | March 19, 2018 |

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

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP340 – 1305 WADDINGTON ROAD |

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to reduce the flanking side yard setback to allow the construction of a single residential dwelling. |

Recommendation

That Council issue Development Variance Permit No. DVP340 for 1305 Waddington Road (Lot 1) with the following variance:

- reduce the minimum required flanking side yard setback from 4m to 2m for a single residential dwelling.

BACKGROUND

A development variance permit application, DVP340, was received from Mr. James Tonsi on behalf of Mr. Brandon Butt to vary the provisions of City of Nanaimo “Zoning Bylaw 2011 No. 4500” to allow a single residential dwelling to be sited 2m from the flanking side yard property line on Lot 1 at 1305 Waddington Road.

Subject Property

Zoning	R1- Single Dwelling Residential
Location	The subject property is a located on the corner of Waddington Road and Oakley Crescent.
Total Area	398m ²
Official Community Plan	Map 1 – Future Land Use – Neighbourhood

The surrounding land uses are predominately low density residential with the exception of a small commercial building located on the opposite side of Waddington Road (1300 Waddington Road) and the former Dufferin School property (1111 Dufferin Crescent) approximately 45m to the west. Oakley Crescent terminates at the former school property.

The subject property is a narrow 12m-wide corner lot with frontage along Waddington Road and Oakley Crescent. In addition to these frontages, a laneway exists to the rear of the property. The subject property currently shares an address, 1305 Waddington Road, with the neighbouring property (Lot 2) to the north, which is owned by the same property owner. Access to Lot 1 is provided from Oakley Crescent; access opportunities for Lot 2 exist from the rear yard laneway.

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

DISCUSSION

Proposed Development

The applicant plans to remove the existing dwelling and accessory structures on Lots 1 and 2, which straddle the property line, and replace them with a single residential dwelling and detached secondary suite on Lot 1. An additional single residential dwelling and secondary suite are permitted on Lot 2. A flanking side yard variance is requested in order to construct a 193m² two-storey single residential dwelling (with a single car garage) on Lot 1. Given the narrow 12m width of the property, the required 4m flanking side yard setback and the 1.5m side yard setback constrict the building envelope to only 6.5m width. In order to allow a more functional building envelope, the applicant is requesting a 2m flanking side yard variance from the property line adjacent to Oakley Crescent. The dwelling includes extended rooftop eaves and a timber reach feature between the first and second storey, both of which will project an additional 1m on the front and flanking side yard from the foundation.

The detached secondary suite will be a single-storey structure (45m² in floor area), located to the rear of the property. No variance is required for the construction of the proposed detached suite.

Proposed Variances

Flanking Side Yard Setback

The minimum required flanking side yard setback for a single residential dwelling in the R1 zone is 4m. The proposed setback is 2m, a proposed variance of 2m.

The proposed variance accommodates a more functional building envelope. The applicant plans to install landscape screens along the street frontage to maximize privacy onsite.

The applicant has provided letters of support from the residences of the surrounding neighbours at:

- 1011 Oakley Crescent
- 1016 Oakley Crescent
- 1311 Waddington Road
- 1295 Waddington Road

SUMMARY POINTS

- Development Variance Permit Application No. DVP340 proposes a flanking side yard setback of 2m for a single residential dwelling on a narrow lot.
- The existing setback requirements restrict the building envelope width to approximately 6.5m.
- The applicant has provided letters of support for the proposed variance from the neighbouring residents.
- Staff support the proposed variance for the principal dwelling. |

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

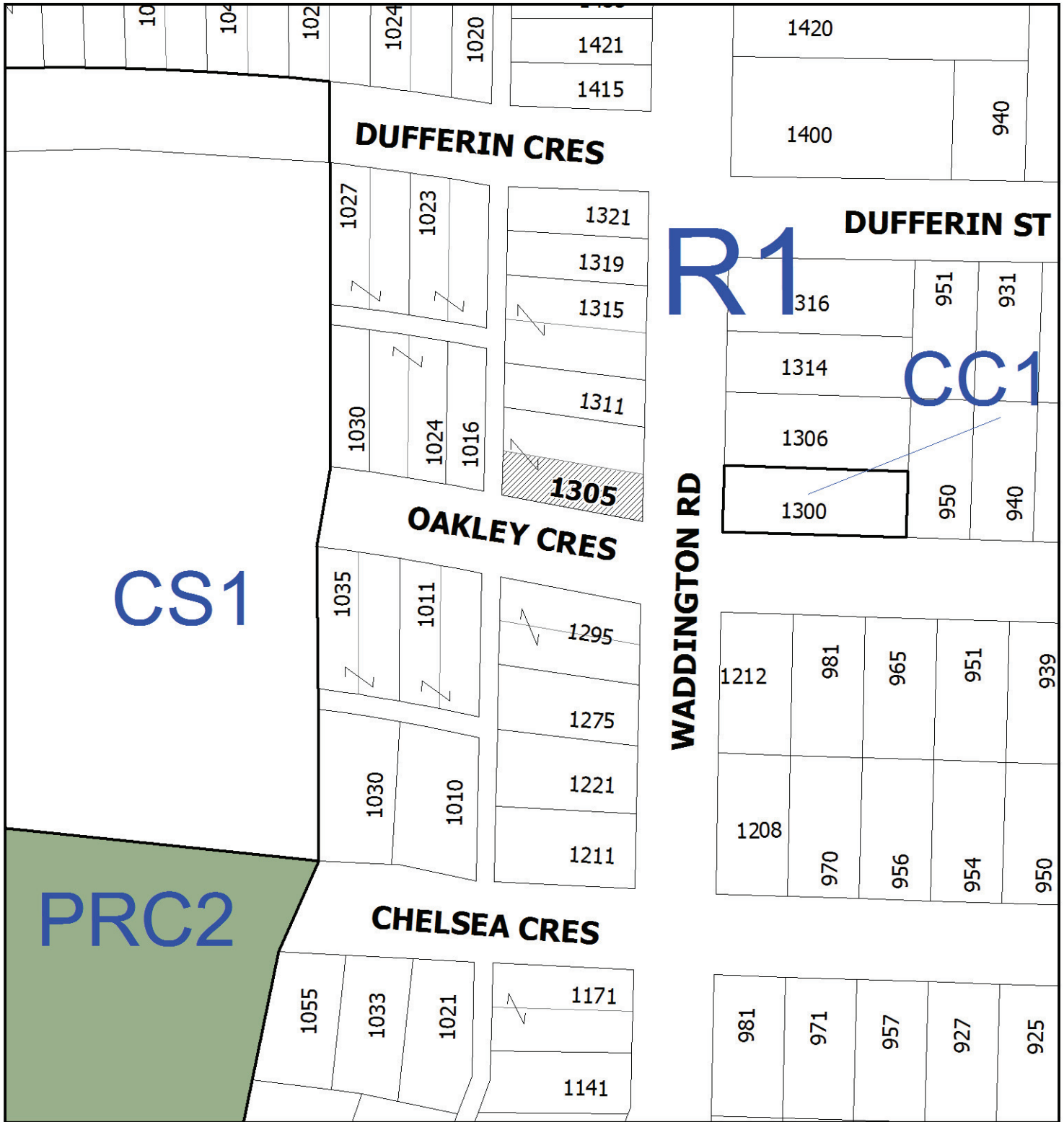
The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 7.5 Siting of Buildings* – to reduce the minimum required flanking side yard setback from 4m to 2m for a single residential dwelling.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan received 2018-FEB-07, as shown on Attachment C.

ATTACHMENT B
LOCATION PLAN



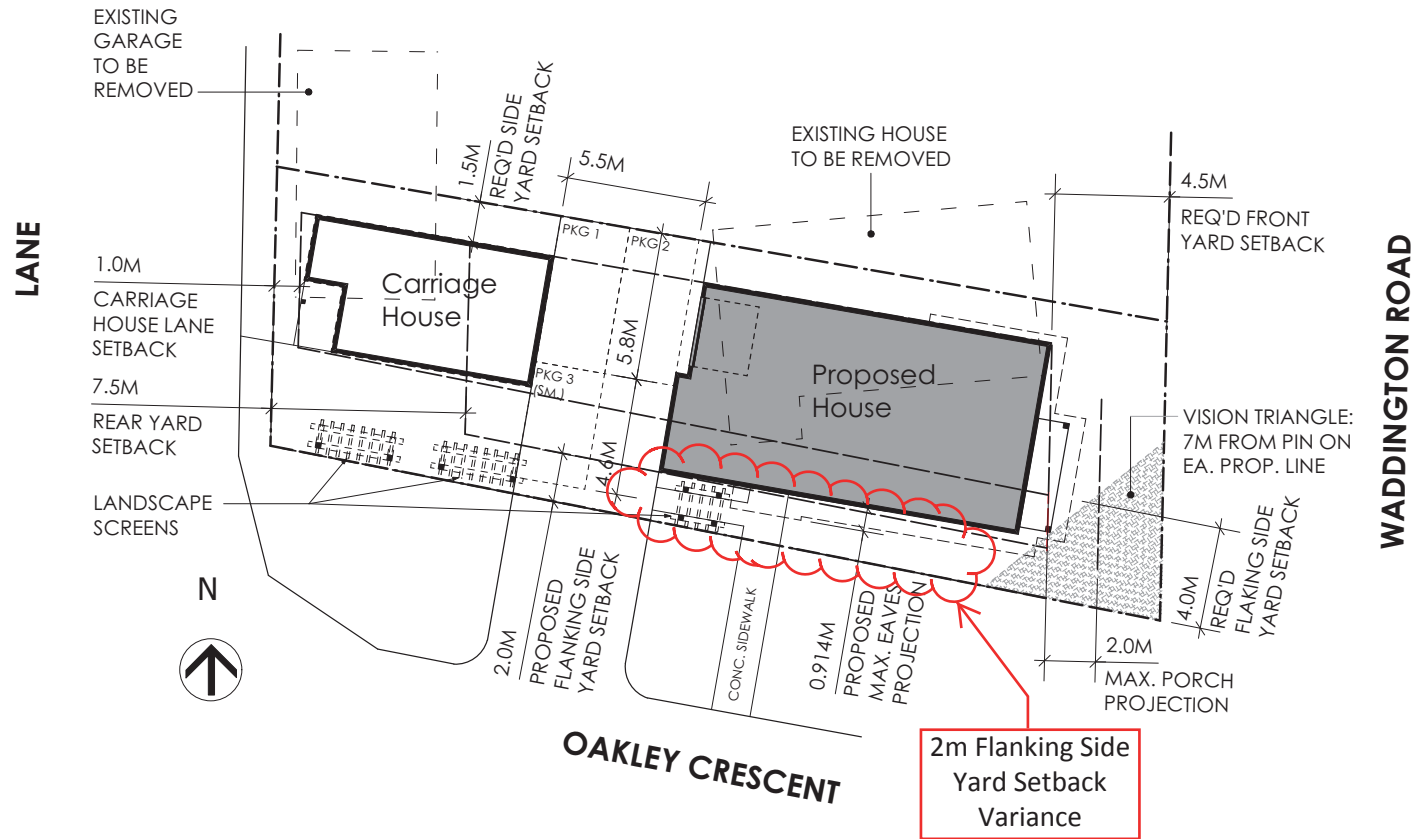
DEVELOPMENT VARIANCE PERMIT NO. DVP00340

LOCATION PLAN

Civic: 1305 Waddington Road
Lot 1, Block 18, District Lot 97G,
Newcastle Reserve, Section 1,
Nanaimo District, Plan 1712

 **Subject Property**

ATTACHMENT C SITE PLAN



2m Flanking Side Yard Setback Variance

PROJECT DATA:

Civic Address: 1305 Waddington Road, Nanaimo
 Legal Address: Lot 1, Block 18, District Lot 97G, Newcastle Reserve, Section 1, Nanaimo District, Plan 1712
 Lot Size: 398.2 sq.m (4286 sq.ft.)
 Proposed House Footprint: 107.5 sq.m (1157 sq.ft.)
 Proposed Carriage House Footprint: 45.06 sq.m (485 sq.ft.)
 Proposed Lot Coverage: 38.3% (40% max.)

ZONING INFO:

Zone: R1 (Single Dwelling Residential)
 Required Setbacks: Front: 4.5m / Side: 1.5m / Flanking Side: 4.0m / Rear: 7.5m
 Proposed Variance: Flanking Side from 4.0m to 2.0m
 Max. Lot Coverage: 40%
 Max. Height: 9.0m

RECEIVED
DVP340
 2018-MAR-05
Current Planning & Subdivision

REVISIONS / ISSUE:
 29 November 2017 For Review
 24 January 2017 For Variance
 04 March 2018 Revised for Variance

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION



PROJECT NAME:
Proposed Residence
 1305 Waddington Road
 Nanaimo, BC

DRAWING NAME:
 Site Plan

DRAWN BY:
 S.W.

SCALE:
 As Noted

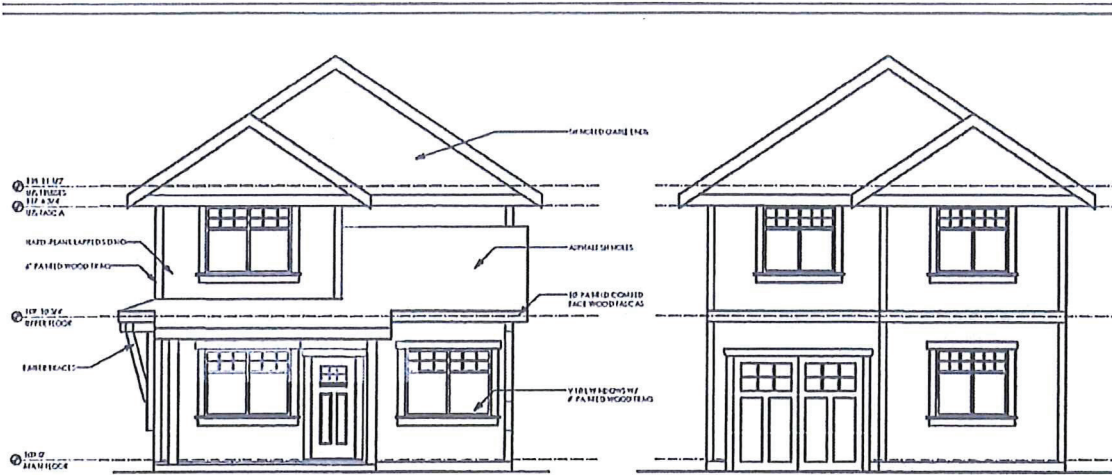
DATE:
 As Noted Above

ISSUED FOR: Review

DRAWING NUMBER:
A1

ATTACHMENT D BUILDING ELEVATIONS

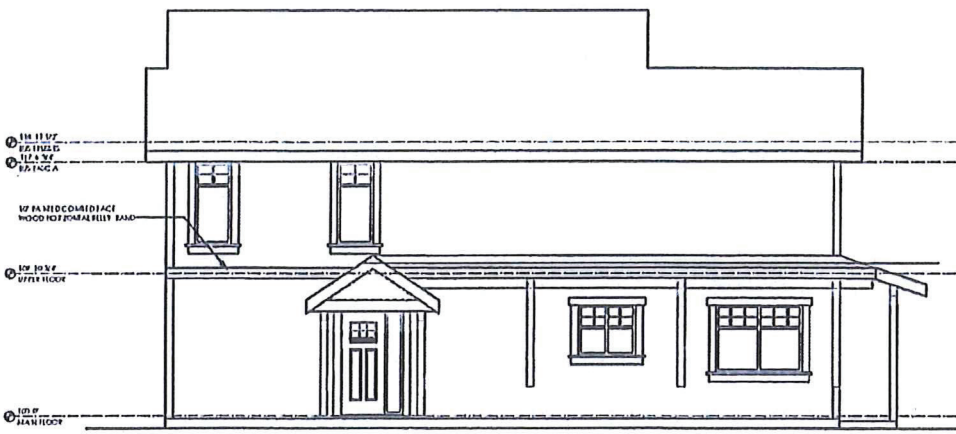
1 of 2
Residence



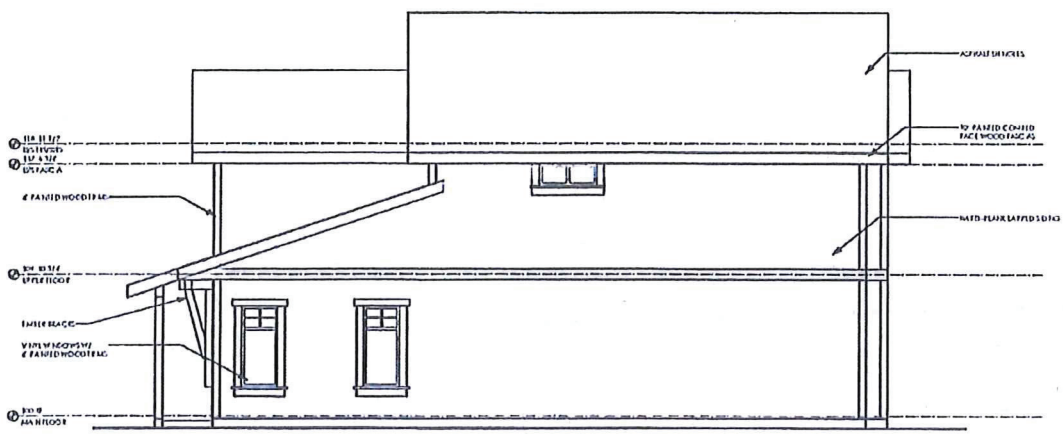
REVISIONS / ISSUE:
 21 November 2017 For Client Review
 29 November 2017 Revised
 24 January 2017 For Variance

3 Front Elevation
3/16" = 1'-0"

4 Rear Elevation
3/16" = 1'-0"



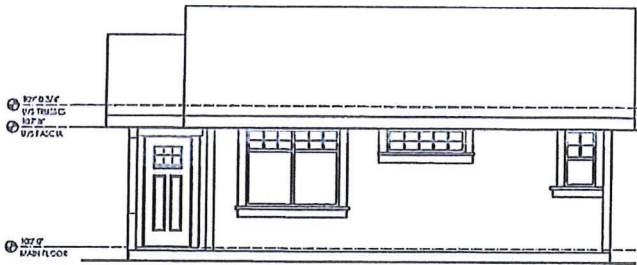
5 South Elevation
3/16" = 1'-0"



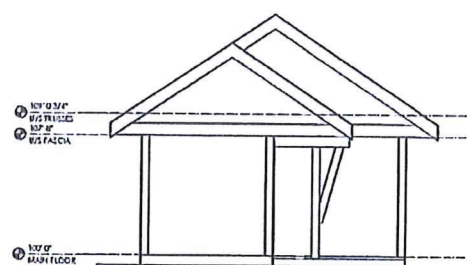
6 North Elevation
3/16" = 1'-0"

PROJECT NAME	
Proposed Residence 1305 Waddington Road Nanaimo, BC	
DRAWING NAME	
Proposed Plans & Elevations	
DRAWN BY	
S.W.	
SCALE	
As Noted	
DATE	
As Noted Above	
ISSUED FOR	DRAWING NUMBER
Review	PR2

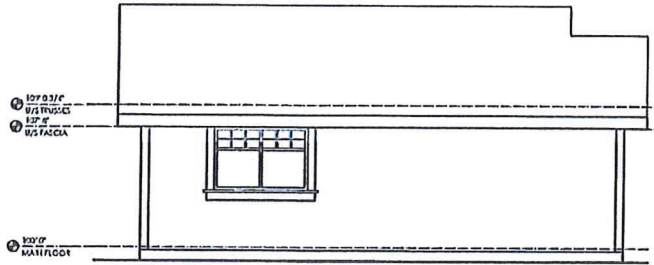
REVISIONS / ISSUE
 21 November 2017 For Client Review
 27 November 2017 Revised
 24 January 2017 For Variance



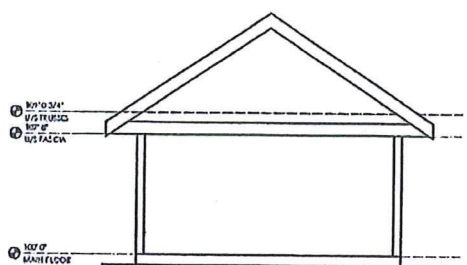
2 Oakley Street Elevation
 PR3 1/4" = 1'-0"



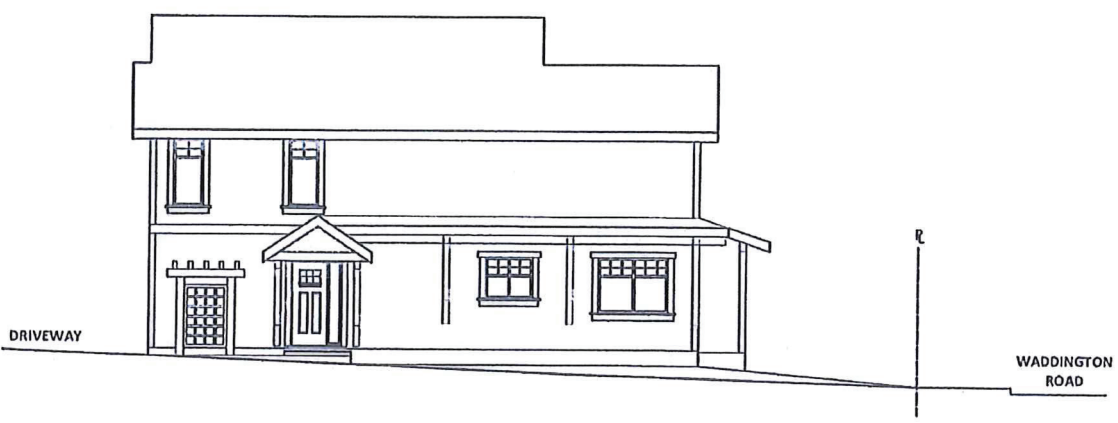
3 Lane Elevation
 PR3 1/4" = 1'-0"



4 North Elevation
 PR3 1/4" = 1'-0"



5 East Elevation
 PR3 1/4" = 1'-0"



PROJECT NAME	
Proposed Residence 1305 Waddington Road Nanaimo, BC	
DRAWING NAME	
Carriage House Plans & Elevs. Oakley Crescent Streetscape	
DRAWN BY	
S.W.	
SCALE	
As Noted	
DATE	
As Noted Above	
ISSUED FOR	DRAWING NUMBER
Review	PR3

ATTACHMENT E
AERIAL PHOTO



DEVELOPMENT VARIANCE PERMIT NO. DVP00340

