

DATE OF MEETING JUNE 10, 2019

AUTHORED BY LAINY NOWAK, PLANNING ASSISTANT, CURRENT PLANNING

**SUBJECT DEVELOPMENT VARIANCE APPLICATION NO. DVP383 –
917 PARK AVENUE**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to allow a fence height variance at 917 Park Avenue.

Recommendation

That Council issue Development Variance Permit No. DVP383 at 917 Park Avenue with the following variances:

- increase the maximum combined height for a retaining wall and fence within the front yard setback from 1.2m to 3m, and within the side yard setback from 2.4m to 3m.

BACKGROUND

A development variance permit application, DVP383, was received from Tectonica Management Inc., on behalf of Sanguine Developments Inc., to vary the provisions of “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to increase the maximum combined height of a retaining wall and fence at 917 Park Avenue within the front and side yard setbacks.

The subject property is a sloping lot and was created through a ten-lot subdivision of a property formerly addressed as 425 Eighth Street.

To address the grade change between the subject property and the adjacent lot (933 Park Avenue), a 1.5m-high retaining wall was built through the subdivision process extending approximately 17m from Park Avenue along the southern property line of 917 Park Avenue. A fencing solution was proposed on top of the wall to mitigate any fall or trip hazards between the two properties. A height variance is needed to permit the over-height wall and fence.

Subject Property

Zoning	R1 – Single Dwelling Residential
Location	The subject property is located on the west side of Park Avenue, across the street from Park Avenue Elementary School.
Total Area	508m ²
Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Neighbourhood

A similar development variance permit application (DVP376) at 903 Park Avenue has been submitted on the same Council agenda.

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

DISCUSSION

Proposed Development

The Zoning Bylaw considers a retaining wall as a fence for the purposes of regulating height. The development includes one lock block retaining wall that is 1.5m high, with a proposed 1.5m cedar fence on top, for a total of 3m along the southern property line. The front and side yard setbacks within the R1 zone are 4.5m and 1.5m, respectively. A variance is needed as the over-height wall/fence is located within the front and side yard setbacks.

Proposed Variance

Maximum Fence Height (Front and Side Yard)

The maximum permitted fence height within the front yard setback is 1.2m. The combined height of the proposed retaining wall and fence in the front yard is 3m; a proposed variance of 1.8m. The maximum permitted fence height within the side yard setback is 2.4m. The combined height of the proposed retaining wall and fence in the south side yard is 3m; a proposed variance of 0.6m.

The proposed lock block retaining wall was designed by a geotechnical engineer and provides driveway access to 917 Park Avenue. The BC Building Code does not require the fence on top of the retaining wall; however, it will provide a safety barrier between the two properties. Adjacent to the retaining wall is the existing driveway access for 933 Park Avenue. As the proposed wall/fence is located adjacent to the neighbour's driveway and is well separated from the dwelling unit, increasing the height to 3m is not anticipated to negatively impact the adjacent property. Staff support the proposed variances.

SUMMARY POINTS

- Development Variance Permit Application No. DVP383 proposes a variance to increase the maximum retaining wall and fence height in the front yard from 1.2m to 3m, and in the south side yard from 2.4m to 3m.
- The additional height is required in order to accommodate the elevation of the driveway let-down, and respect the grade change between the two neighbours.
- Staff support the proposed variances.

ATTACHMENTS

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

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Dale Lindsay
Director, Community Development

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

“City of Nanaimo ZONING BYLAW 2011 NO. 4500” is varied as follows:

1. *Section 6.10.2 Fence Height* – to increase the maximum allowable combined height for a retaining wall and fence within the front yard setback from 1.2m to 3m, and within the south side yard setback from 2.4m to 3m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan, prepared by Tectonica Management Inc., dated 2019-MAR-11, as shown on Attachment C.

**ATTACHMENT B
LOCATION PLAN**



DEVELOPMENT VARIANCE PERMIT NO. DVP00383

LOCATION PLAN

Civic: 917 PARK AVENUE
 Legal Description: LOT J, SECTION 1
 NANAIMO DISTRICT, PLAN EPP84895

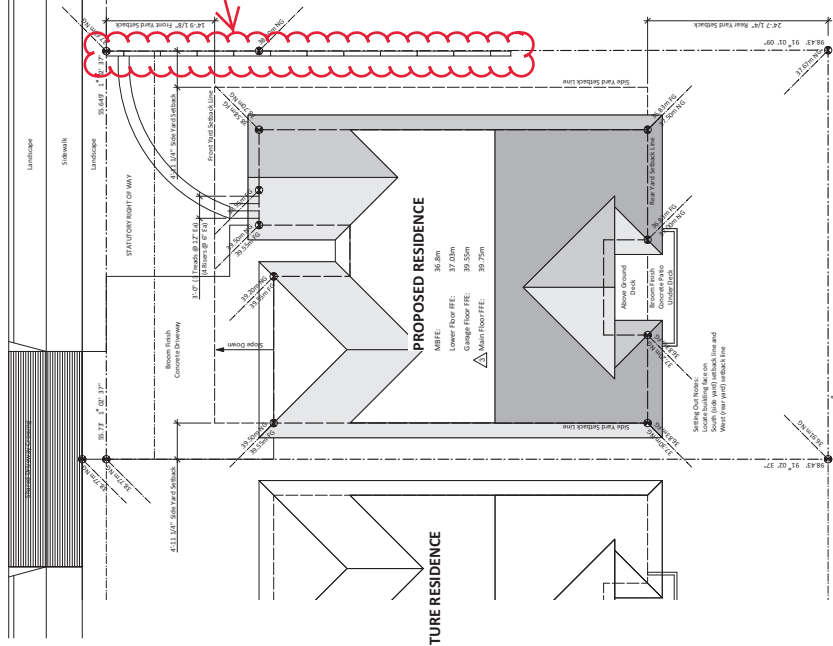


SUBJECT PROPERTY

ATTACHMENT C SITE PLAN

Revision / Issue	Date	By	For
2019.03.08	2019.03.08	For Review	For Review
2019.03.28	2019.03.28	Revised Building Permit	Revised Building Permit
2019.03.08	2019.03.08	Revision 1 - EC	Revision 1 - EC
2019.03.11	2019.03.11	Revision 3 - For City Review	Revision 3 - For City Review

PARK AVENUE



PROJECT DESCRIPTION:
 517 Park Avenue, Nanaimo, BC
 Legal Description: Lot 1, Section 3, Nanaimo District, BPP#885
 Lot Area: 509.80m²
 Lot Coverage: 33%
 Building Area: 432 SF
 Main Floor: 1460 SF
 Lower Floor: 1334 SF
 Gross Building Area: 2794 SF
 Parking: 2 Spaces Per Unit Required
 4 Spaces Provided (2 in Garage, 2 on Driveway)
 Building Height: 9.0m (Permitted) / 10.0m (As of Right)
 Average EASE Grade: 3824 m
 Max Risk from Main Grade: 4724 m
 Average Fin. Grade: 3807 m
 Max Risk from Fin. Grade: 4707 m
 Proposed Lower Floor FFE: 3700m
 Proposed Garage Floor FFE: 3535m
 Proposed Upper Floor FFE: 3773 m
 Proposed Main Elevation: 4175m

ADJACENT FUTURE RESIDENCE

PROPOSED RESIDENCE
 MBFE: 36.8m
 Lower Floor FFE: 37.00m
 Garage Floor FFE: 39.55m
 Main Floor FFE: 39.75m

Proposed Retaining Wall and Fence



TACTONICA
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PARK & EIGHTH
 PROJECT NO. 2019.03.11
 SHEET NO. A1

RECEIVED
DVP 383
 2019-MAY-24
 C.I.T. 001 | P.L.A. 01.0.9

ATTACHMENT D
AERIAL PHOTO

EIGHTH ST



917

URBAINS PL

PARKAVE



DEVELOPMENT VARIANCE PERMIT NO. DVP00383



SUBJECT PROPERTY