

DATE OF MEETING | January 13, 2020 |

AUTHORED BY | SADIE ROBINSON, PLANNING ASSISTANT, CURRENT PLANNING |

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP392 – 3358 STEPHENSON POINT ROAD |

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to allow an oversized accessory building at 3358 Stephenson Point Road. |

Recommendation

That Council issue Development Variance Permit No. DVP392 at 3358 Stephenson Point Road with the following variance:

- to increase the total gross floor area for accessory buildings on a lot from 90m² to 171.8m² to allow for the construction of an oversized accessory building at 3358 Stephenson Point Road. |

BACKGROUND

A development variance permit application, DVP392, was received from Barnaby (Blu) Dill to vary the provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” to increase the maximum allowable gross floor area for accessory structures to allow an oversized accessory building at 3358 Stephenson Point Road.

Subject Property

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located on the south side of Stephenson Point Road, approximately 730m east of the Pacific Biological Station.
<i>Total Lot Area</i>	6,314m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use – Neighbourhood

The subject property is a large residential lot located in an area primarily characterized by single dwelling residential uses. The lot slopes downward north to south from Stephenson Point Road toward the ocean. There is an existing house on the property as well as an accessory boathouse.

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

DISCUSSION

Proposed Development

The proposed development is a two-storey accessory building containing a secondary suite on the upper floor (90m² in floor area) and unenclosed storage space on the lower level (81.8m²), with a combined gross floor area of 171.8m². The accessory structure will be within the allowable height of 7m. There is an existing boathouse on the property to be removed prior to the framing inspection of the proposed accessory building.

Proposed Variance

Maximum Gross Floor Area for Accessory Buildings

The maximum gross floor area of all accessory buildings permitted on an R1-zoned lot is not to exceed 13% of the lot size (in this case 820 m²), or a gross floor area of 90m², whichever is lesser. The proposed gross floor area of all accessory buildings on the subject property will be 171.8m²; a proposed variance of 81.8m². The proposed 171.8m² accessory building is approximately 3% of the subject property's lot size.

The gross floor area of the secondary suite within the proposed accessory building will not exceed the allowable floor area (90m²), and will be located above an unenclosed storage area. The unenclosed storage area is designed to maximize storage needs and ease of access. Since the proposed accessory structure has a total gross floor area of greater than 90m², a variance is required. The secondary suite will not have internal access to the storage area, and the footprint of the building will not exceed 90m². The proposal will not exceed the allowable lot coverage or height for accessory structures, and all setbacks will be met. Despite the increase in allowable total gross floor area, the proposed building would still function as accessory to the existing principal dwelling. The proposed accessory building is downhill from the road and separated from neighbours. No negative impact on adjacent properties is anticipated.

Staff support the proposed variance.

SUMMARY POINTS

- Development Variance Permit No. DVP392 proposes a variance to increase the maximum gross floor area of accessory structures within the subject property to permit an over-sized accessory building.
- The requested variance is not anticipated to negatively impact adjacent properties.
- Staff support the proposed variance.

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:

Lainya. Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

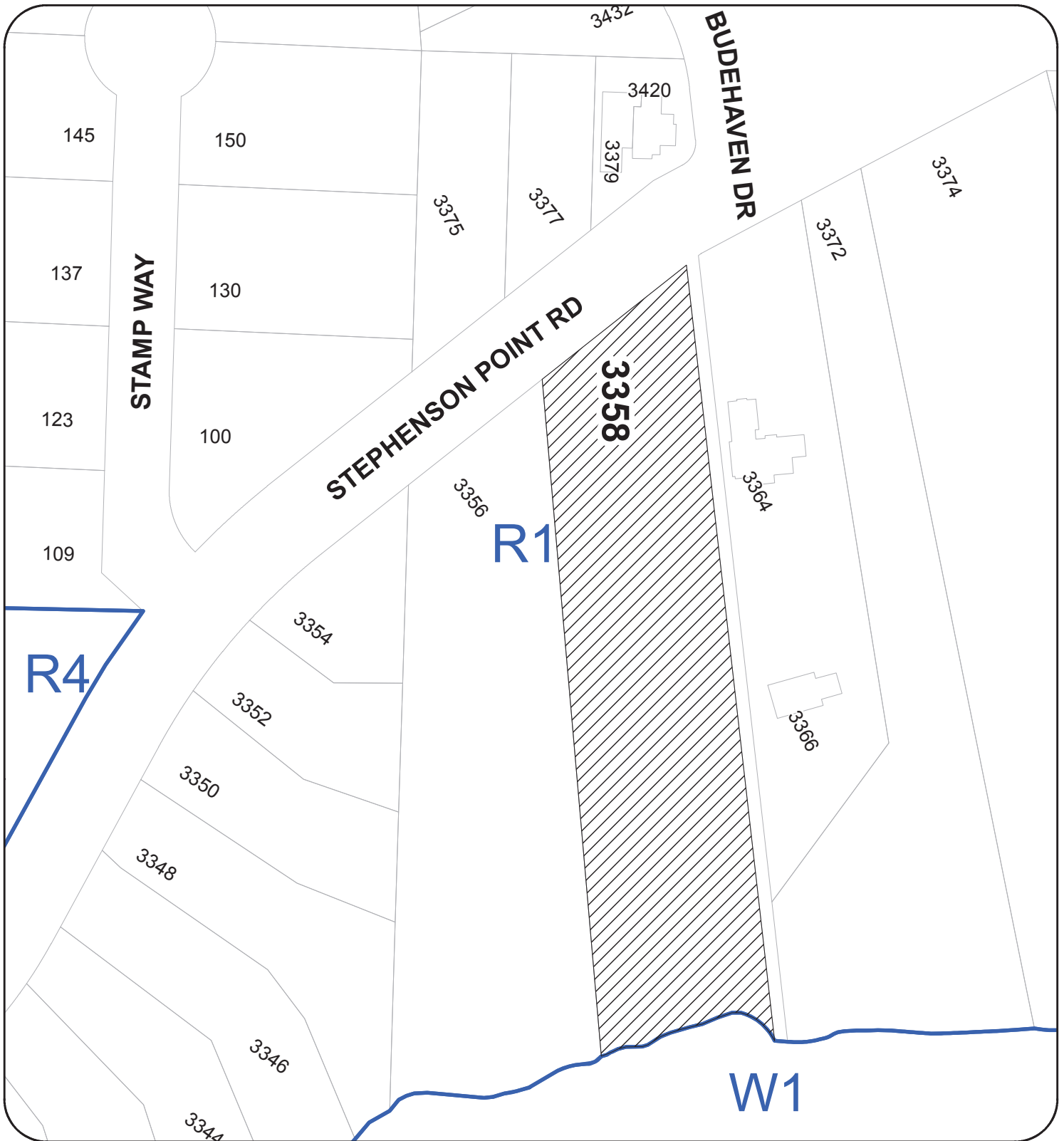
“City of Nanaimo Zoning Bylaw 2011 No. 4500” is varied as follows:

1. *Section 6.6.6 – Maximum Gross Floor Area* – to increase the total gross floor area of all accessory buildings on a lot from 90m² to 171.8m² to allow for the construction of an oversized accessory building at 3358 Stephenson Point Road.

CONDITIONS OF PERMIT

1. The proposed development is in substantial compliance with the Building Elevations prepared by Inside Architecture, dated 2019-DEC-18, as shown on Attachment D.
2. The existing accessory structure (boathouse) must be removed prior to framing inspection of the proposed accessory building.
3. There must not be any internal access between the dwelling on the upper floor and the storage area on the lower floor of the proposed accessory building.
4. The southern exterior opening to the lower level (storage area) of the proposed accessory building must remain unenclosed.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00392

LOCATION PLAN

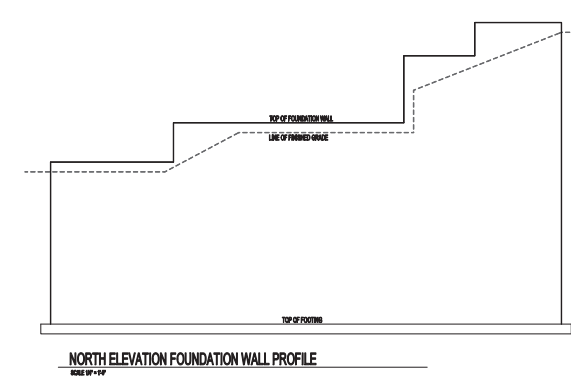
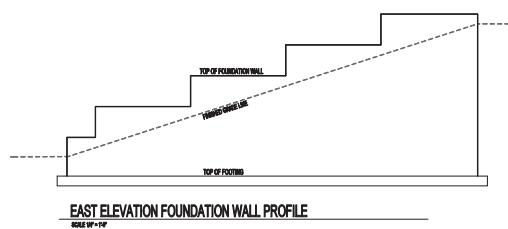
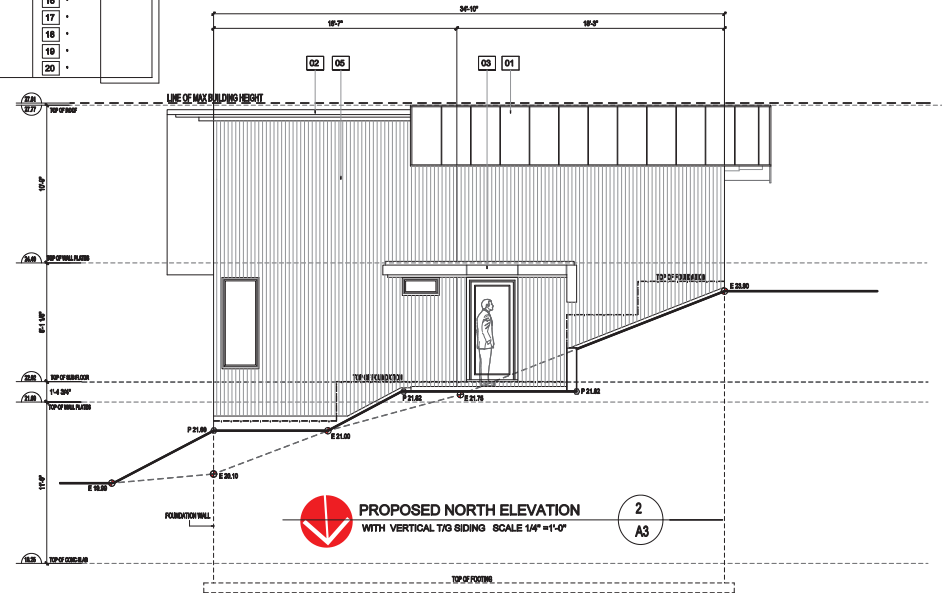
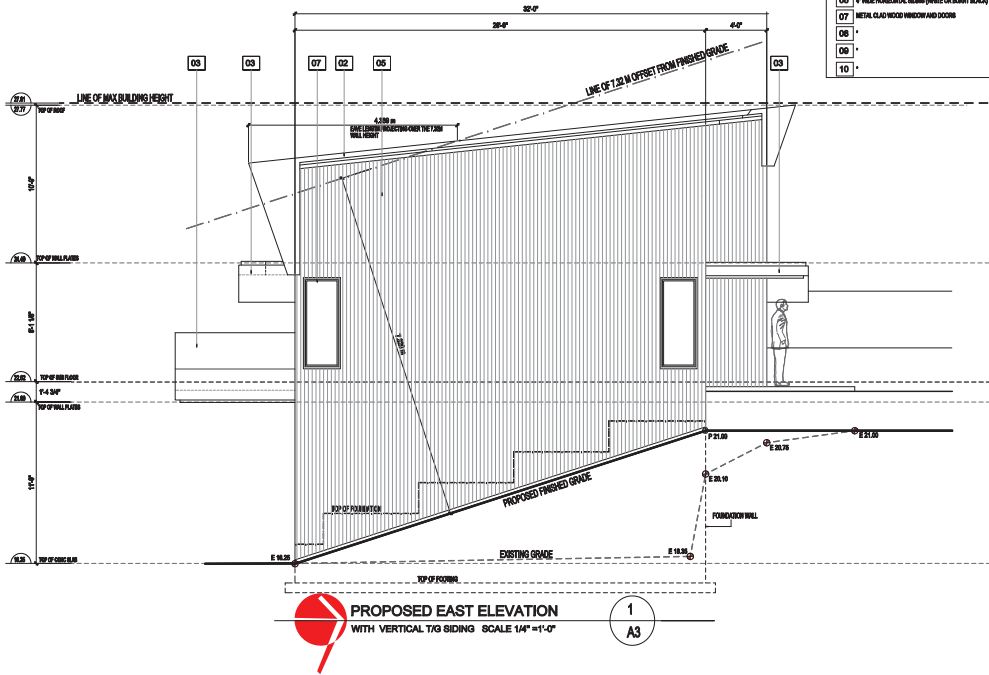
Civic: 3358 STEPHENSON POINT ROAD
Legal Description: LOT 3, DISTRICT LOT 29
WELLINGTON DISTRICT, PLAN 14237



SUBJECT PROPERTY

EXTERIOR FINISHES

01	STANDING SEAM METAL ROOF (DARK GREY OR BLACK)	11	*
02	PNG-FINISHED METAL PANEL (DARK GREY OR BLACK)	12	*
03	ALUM COMPOSITE PANEL (9 MIL)	13	*
04	SLAB DECK INSULATION	14	*
05	4" RIGID TIG VERTICAL SIDING (WHITE OR SILVER BLACK)	15	*
06	4" RIGID HORIZONTAL SIDING (WHITE OR SILVER BLACK)	16	*
07	METAL GLAZED WOOD WINDOW AND DOORS	17	*
08	*	18	*
09	*	19	*
10	*	20	*



RECEIVED
DVP392
2019-DEC-05
City of Nanaimo

DO NOT SCALE DRAWINGS	
ANY ERROR OR OMISSIONS ARE TO BE REPORTED TO INSIDE-CUT ARCHITECTURE PRIOR TO CONTINUATION OF ANY WORK	
ALL WORK TO BE DONE IN COMPLIANCE TO ALL LOCAL REGULATIONS AND BY-LAWS ALSO TO ALL GOVERNING BUILDING CODES.	
DRAWING REVISIONS	DRAWING USE
DATE: REV. NO. REVISION	<input checked="" type="checkbox"/> CONCEPT DESIGN
	<input type="checkbox"/> DESIGN DEVELOPMENT
	<input type="checkbox"/> CONSTRUCTION
	<input type="checkbox"/> DEVELOPMENT PERMIT APPLICATION
	<input type="checkbox"/> REZONING APPLICATION
	<input type="checkbox"/> SITE CLARIFICATION

DRAWN BY RW
SCALE AS NOTED
CAD FILE CUSTOM

CLIENT:
CUSTOM RESIDENCE

LEGAL DESCRIPTION
LOT 03 DISTRICT LOT 29
WELLINGTON DISTRICT, PLAN 14237
CIVIC ADDRESS 3358 STEPHENSON POINT ROAD.

BUILDER/DEVELOPER:

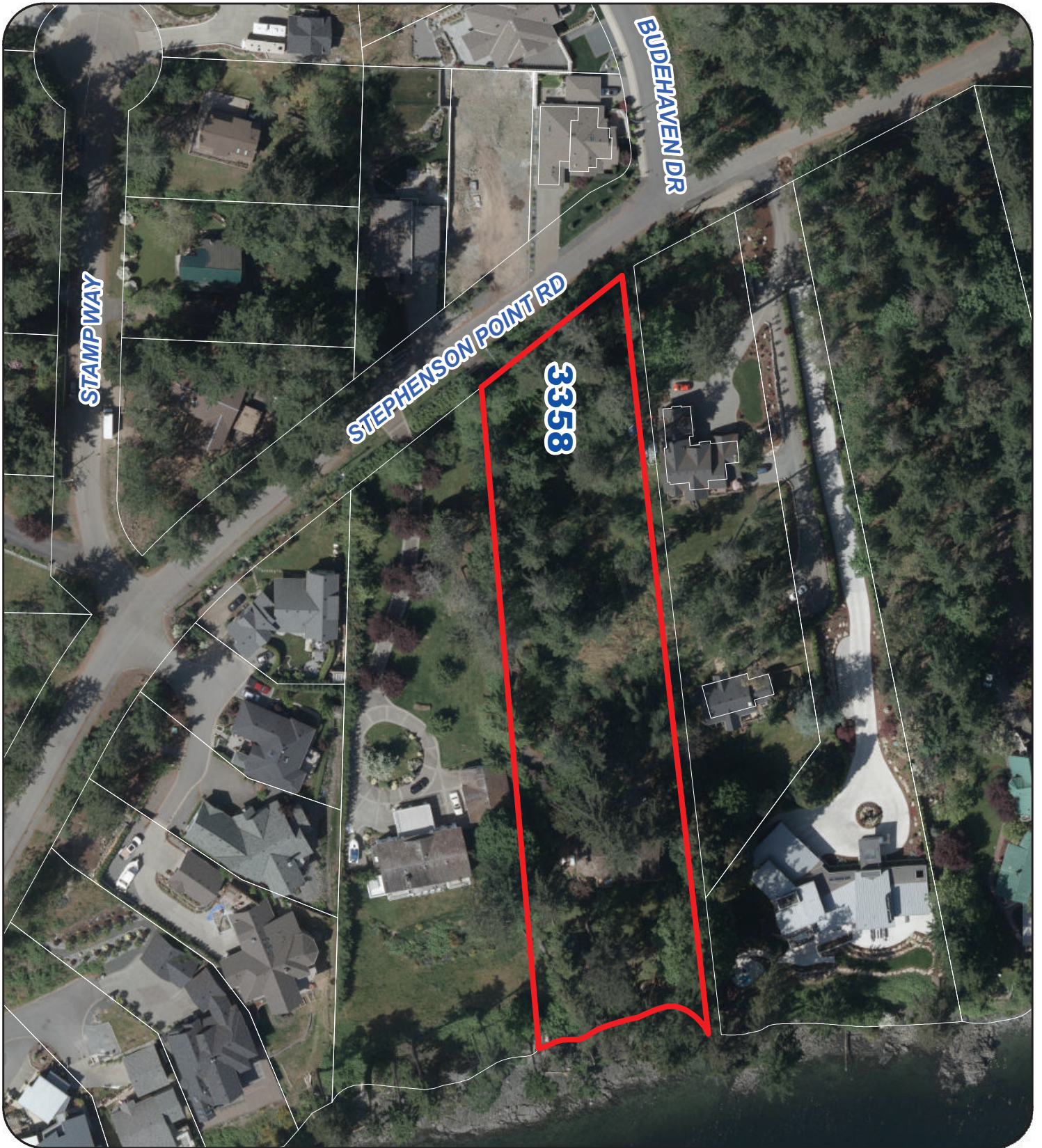


C. 804-315-8200
C. 403-370-8711
F. 403-410-3854

ELEVATIONS VERTICAL SIDING
A3

3358 STEPHENSON POINT ROAD, NANAIMO BC ISSUED FOR VARIANCE APPLICATION

ATTACHMENT E
AERIAL PHOTO



DEVELOPMENT VARIANCE PERMIT NO. DVP00392



 SUBJECT PROPERTY