

DATE OF MEETING | December 21, 2020 |

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

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP406 – 164 HOLLAND ROAD |

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to increase the maximum allowable gross floor area and maximum allowable building height for a proposed accessory building at 164 Holland Road. |

Recommendation

That Council issue Development Variance Permit No. DVP406 at 164 Holland Road with the following variances:

- increase the maximum allowable gross floor area for all accessory buildings from 90m² to 243m²; and
- increase the maximum allowable height for a proposed accessory building from 7m to 7.85m. |

BACKGROUND

A development variance permit application, DVP406, was received from Craig Jones to vary the provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to increase the maximum allowable gross floor area and the maximum allowable building height for a proposed accessory building to be located within the subject property at 164 Holland Road.

Subject Property and Site Context:

<i>Zoning</i>	AR2 – Urban Reserve
<i>Location</i>	The subject property is located on Holland Road between Jingle Pot Road and East Wellington Road.
<i>Total Area</i>	8,549m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use – Urban Reserve

The subject property is a large residential lot with an existing house that is located in an area characterized by rural single family homes, some with agricultural uses. The owners have an active building permit for an addition to the existing dwelling.

Statutory notification has taken place prior to Council’s consideration of the proposed variances.

DISCUSSION

Proposed Development

The proposed development is a 243m² accessory building containing a garage, shop and storage, located on a lot with an existing house. The accessory building is proposed to be sited within the northwest corner of the lot, adjacent to the panhandle of a neighbouring residential lot. The accessory building is intended to be used for storage, including large equipment, tools, and vehicles for yard maintenance and recreation.

In order to maintain the character of the property, the property owners have opted to finish the proposed accessory building with the same 6:12 roof pitch and materials used on the principle dwelling, such as Hardie planks and cedar shingles, on the gables. There are a number of mature trees on the property frontage that should partially screen the accessory building, given its proposed siting.

Proposed Variances

Accessory Building Floor Area

The maximum allowable gross floor area (GFA) for an accessory building is 90m². The proposed GFA is 243m²; a proposed variance of 153m².

The proposed accessory building is located in the northwest corner of the lot. The accessory building is proposed to be set back 10.2m from the north property line (the panhandle), which exceeds the minimum required setback of 1.5m. The nearest house on a neighbouring property is approximately 52m to the south of the proposed structure. The area for the proposed oversized accessory building is already mostly cleared, and minimal tree removal will be required to accommodate the proposed accessory building.

Despite the increase in GFA, the building would still be ancillary in size to the existing principal dwelling (317.8m²). Additionally, the building complies with zoning requirements for lot coverage and setbacks. The Zoning Bylaw allows 13% of the lot size (1,111m²) or 90m² of Gross Floor Area for all accessory structures, whichever is lesser. In this case, the proposed 243m² building represents 2.8% of the total lot area. No other accessory structures are proposed or existing on the lot. The applicant is clustering the GFA within a single building rather than having multiple outbuildings on the site, allowing for a more functional yard area.

Accessory Building Height

Accessory buildings located within the permitted setbacks of a principal building are permitted a maximum height of 7m, regardless of the roof pitch. The proposed accessory building height is 7.85m; a proposed variance of 0.85m.

A variance to the maximum allowable accessory building height is proposed to achieve a building height that will accommodate the storage of larger items, such as the owner's recreational vehicle, and will accommodate storage in an upper loft.

The accessory building will be well separated from neighbouring residences and no negative impacts are anticipated.

Staff support the proposed variances.

SUMMARY POINTS

- Development Variance Permit No. DVP406 proposes a variance to increase the maximum allowable gross floor area, and the maximum allowable height for an accessory building on an AR2-zoned lot.
- The new accessory building meets all lot coverage and setback requirements.
- No negative impacts on neighbouring properties are anticipated.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Context Map
ATTACHMENT C: Location Plan
ATTACHMENT D: Survey Plan
ATTACHMENT E: Accessory Building Elevations
ATTACHMENT F: 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

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

1. *Section 6.6.6 Maximum Gross Floor Area* - to increase the maximum allowable gross floor area for all accessory buildings on the subject property from 90m² to 243m².
2. *Section 6.6.5.1. b) Maximum Height of an Accessory Building* – to increase the maximum allowable height of the proposed accessory building from 7m to 7.85m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Survey Plan prepared by Dirkson Design Services, received 2020-JUL-30, as shown on Attachment D.
2. The proposed accessory building shall be developed in accordance with the Accessory Building Elevations prepared by Dirkson Design Services, dated 2020-MAR-21, as shown on Attachment E.

ATTACHMENT B CONTEXT MAP



DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP00406



164 HOLLAND ROAD

ATTACHMENT C LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00406



Subject Property

CIVIC: 164 HOLLAND ROAD

LEGAL: LOT A, SECTION 13, RANGE 7, MOUNTAIN DISTRICT, PLAN VIP78968

**ATTACHMENT D
SURVEY PLAN**

54800382

PLAN NO. VIP 78968

**PLAN OF SUBDIVISION OF LOT 2, PL...
SECTION 13, RANGE 7, MOUNTAIN DISTRICT**

EKL997
JP

DEPOSITED IN THE LAND TITLE OFFICE AT VICTORIA,
B. C. THIS 26 DAY OF June, 2005.

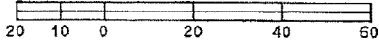
DEPUTY REGISTRAR: W Bailey per M.F.

APPROVED UNDER THE LAND TITLE ACT THIS 27
DAY OF May, 2005

APPROVING OFFICER,
CITY OF NANAIMO
[Signature]

SCALE 1:1000

B. C. G. S. 926 . 011



All distances are in metres.

LEGEND:

- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED

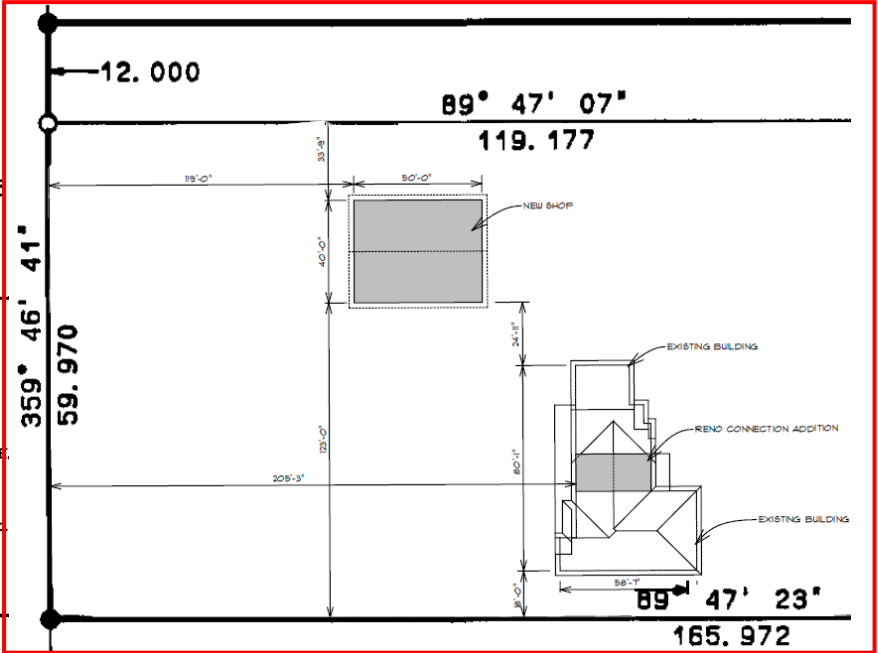
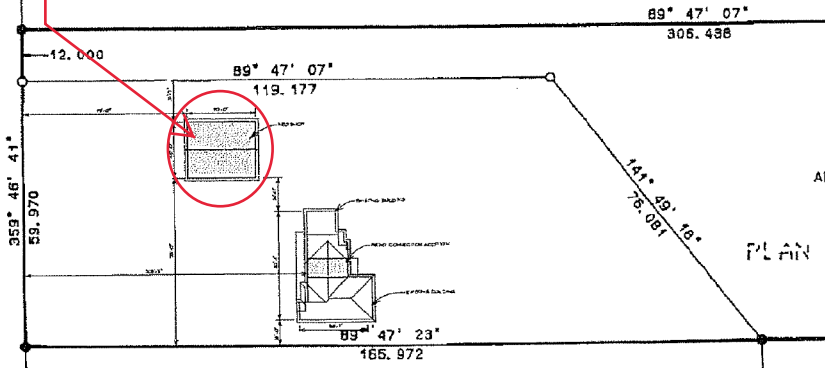
BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM PLAN 41146

LOT 1 PLAN 41146

Proposed Accessory Building (see inset, right)



HOLLAND ROAD



**LEIGH A. MILLAN
BRITISH COLUMBIA
LAND SURVEYOR
CANADA LANDS SURVEYOR**

LOT B PLAN VIP63137

LOT 5 PLAN 41146

SUITE NUMBER 7
20 FRONT STREET
NANAIMO, B. C.
V9R-5H8 (250) 753-9181

FILE NO. 2661
F. B. NO. 370-90,394-43

COMP. FILE 2661SQ1.Q THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF NANAIMO

I, LEIGH A. MILLAN, A BRITISH COLUMBIA LAND SURVEYOR, OF NANAIMO, IN BRITISH COLUMBIA, CERTIFY THAT I WAS PRESENT AT AND PERSONALLY SUPERINTENDED THE SURVEY REPRESENTED BY THIS PLAN, AND THAT THE SURVEY AND PLAN ARE CORRECT.

THE FIELD SURVEY WAS COMPLETED ON THE 20TH DAY OF MAY, 2004. THE PLAN WAS COMPLETED AND CHECKED, AND THE CHECKLIST FILED UNDER #15733, ON THE 26TH DAY OF MAY, 2004.

[Signature]
LEIGH A. MILLAN, BCLS, CLS

ORIGINAL

DIRKSON DESIGN SERVICES



PO BOX 874 67N A
NANAIMO, B.C.
V9R 3N2
TEL: (250) 330-7114

DESIGNERS
PLANNERS

DESIGNER SEAL

CONSULTANT SEAL

SCALE
AS NOTED

DRAWN
RON

CHECKED

DATE
MAR 21 2020

PROJECT
**RENO. & ADDITION
TO HOUSE
124 HOLLAND ROAD
NANAIMO, BC**

195

CLIENT
CRAIG JONES

PROJECT NO.
250-916-2265

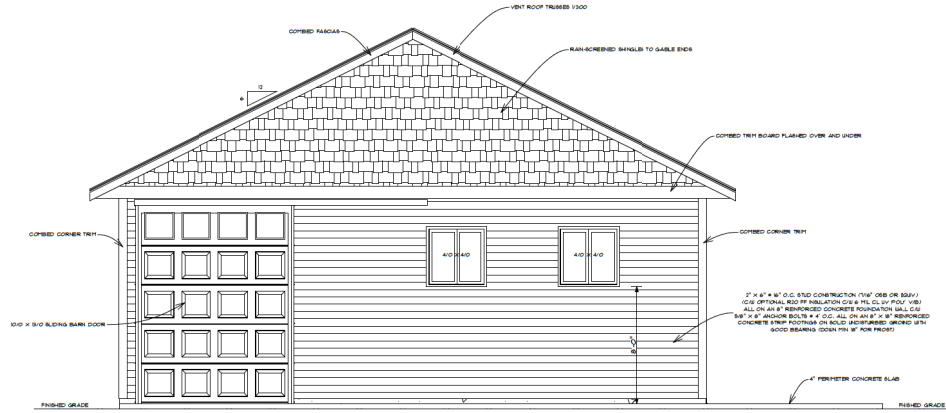
SHEET TITLE
**SITE PLAN ON
SURVEY, Craig Jones -
Reno Mar-20 CROSS-
SECTIONS A-A & B-B**

SHEET NO.
A - 13

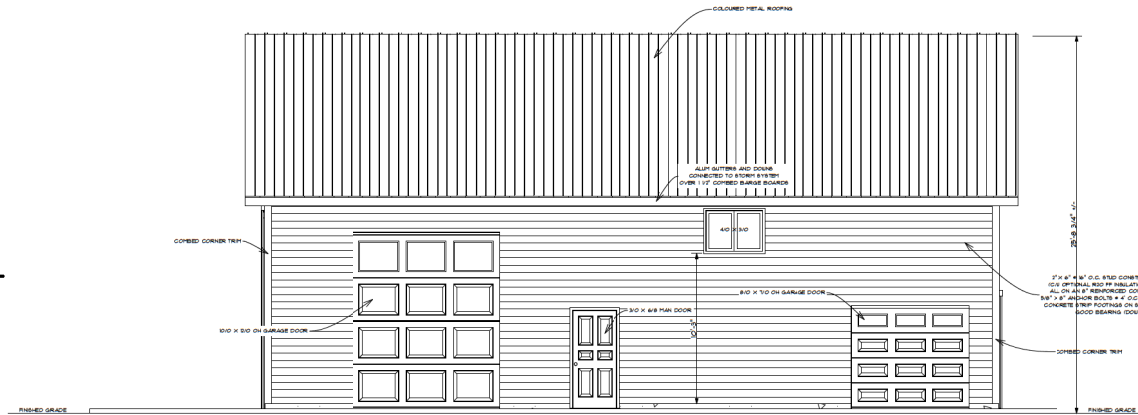
ATTACHMENT E ACCESSORY BUILDING ELEVATIONS

DRAWN BY: DIRKSON DESIGN SERVICES
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LEFT ELEVATION
1/4" = 1'-0"




FRONT ELEVATION
1/4" = 1'-0"



RECEIVED
OFFICE
2020-JUL-16
Curtain Blasting

NO	DATE	REVISIONS
1	MAY 1 2020	REVISED SUPPORT POST LOCATIONS

DIRKSON DESIGN SERVICES

 DESIGNERS
 PLANNERS
 PO BOX #14 6TH A
 NANAIMO, B.C.
 V9R 5A2
 TEL: (250) 980-474

DESIGNER SEAL

CONSULTANT LOGO

CONSULTANT SEAL

SCALE
AS NOTED
DRAWN
RON
CHECKED
DATE
MAR 21 2020

PROJECT
SHOP DRAWINGS

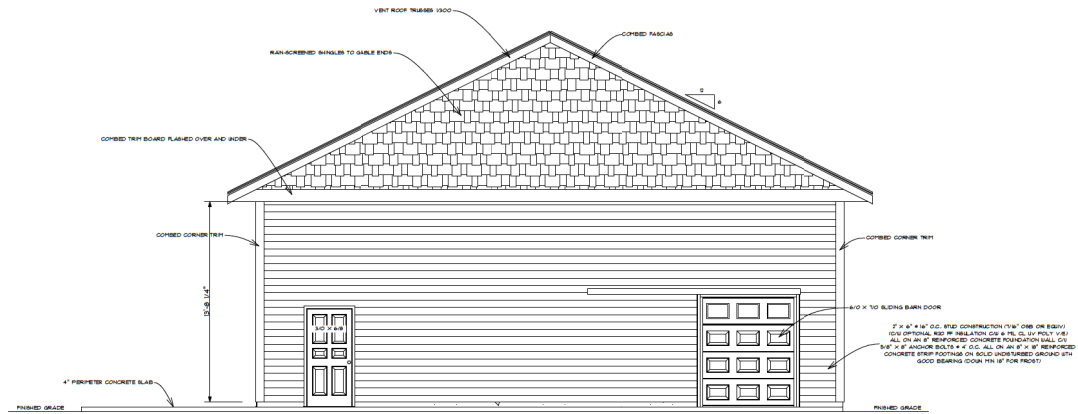
CLIENT
CRAIG JONES
PROJECT NO.

SHEET TITLE
LEFT ELEVATION,
FRONT ELEVATION

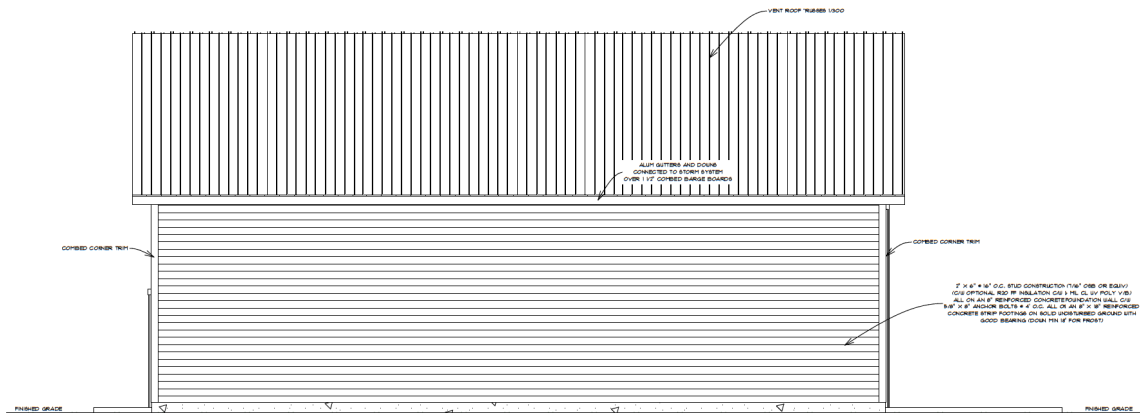
SHEET NO.
A - 2

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RIGHT ELEVATION
 1/4" = 1'-0"



REAR ELEVATION
 1/4" = 1'-0"



NO	DATE	REVISIONS
1	MAY 15/20	REVISED SUPPORT POST LOCATIONS

DIRKSON DESIGN SERVICES

 DESIGNERS
 PLANNERS

PO BOX #14 6TH A
 NANAIMO, B.C.
 V9R 5A2
 TEL: (250) 960-474

DESIGNER SEAL

CONSULTANT LOGO

CONSULTANT SEAL

SCALE
AS NOTED
 DRAWN
RON
 CHECKED
 DATE
MAR 21 2020

PROJECT
SHOP DRAWINGS

CLIENT
CRAIG JONES
 PROJECT NO. _____


SHEET TITLE
**RIGHT ELEVATION,
 REAR ELEVATION**

SHEET NO.
A - 3

**ATTACHMENT F
AERIAL PHOTO**



DEVELOPMENT VARIANCE PERMIT NO. DVP00406

 164 HOLLAND ROAD