



DEVELOPMENT VARIANCE PERMIT NO. DVP00239

ALLAN HARRISON

Name of Owner(s) of Land (Permittee)

Civic Address: 770 FRANKLYN STREET

1. This development variance permit is issued subject to compliance with all of the bylaws of the municipality applicable thereto, except as specifically varied by this permit.
2. This permit applies to and only to those lands within the municipality described below, and any and all building structures and other developments thereon:

Legal Description:

PARCEL A (DD 11425N) OF SECTION B, LOT 8, BLOCK J, SECTION 1, NANAIMO DISTRICT, PLAN 584

PID No. 008-833-923

3. The City of Nanaimo "DEVELOPMENT PARKING REGULATIONS 2005 NO. 7013" is hereby varied as follows:
 - Schedule A - requires 1 additional parking space for a secondary suite; 0 parking spaces are proposed, a variance of 1 parking space.
4. The permittee, as a condition of the issuance of this permit, shall develop the land described herein strictly in accordance with the following terms and conditions and provisions and in accordance with any plans and specifications attached hereto which shall form a part thereof.

Schedule A Location Plan

Schedule B Variance Rationale

5. If the permittee does not substantially commence the construction permitted by this permit within two years of the date of this permit, this permit shall lapse.
6. This permit prevails over the provisions of the bylaw in the event of conflict.
7. This permit is not a building permit nor does it constitute approval of any signage. Separate applications must be made for a building permit and sign permit.

AUTHORIZING RESOLUTION PASSED BY COUNCIL
THE 29TH DAY OF SEPTEMBER, 2014.



Corporate Officer



Date

DS/lb

Prospero attachment: DVP00239

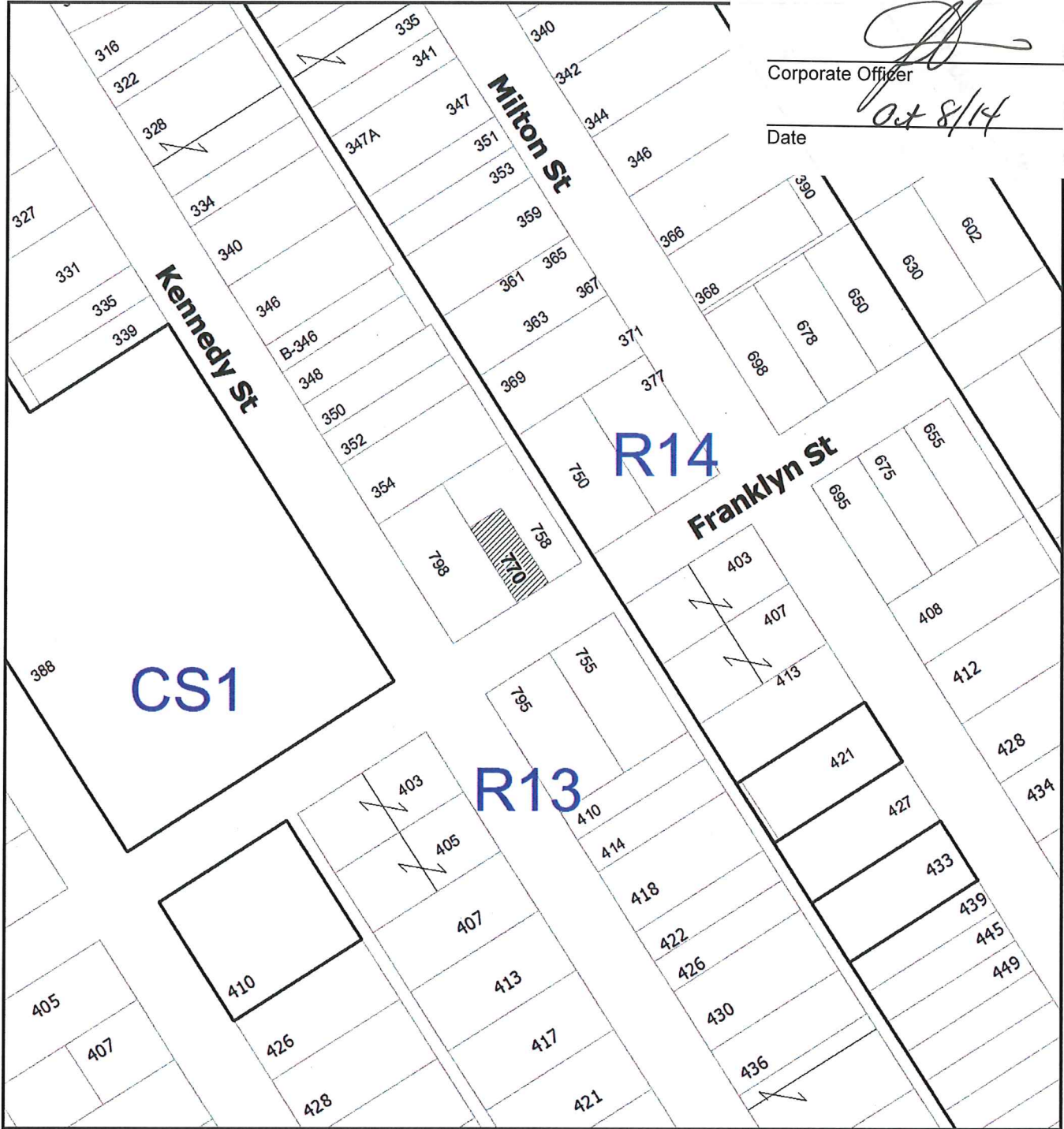
SCHEDULE A

This is Schedule A referred to in the Development Variance Permit.

Corporate Officer

Date

[Signature]
Oct 8/14



DEVELOPMENT VARIANCE PERMIT NO. DVP00239

LOCATION PLAN

Civic: 770 Franklyn Street
Parcel A (DD 11425N) of Section B,
Lot 8, Block J, Section 1, Nanaimo District,
Plan 584



Subject Property

Variance Rationale

City of Nanaimo

August 5, 2014

Re: Variance Rationale

This is Schedule B referred to in the
Development Variance Permit.

770 Franklyn Street Nanaimo

Parcel A (DD 11425N) of Section B, Lot 8, Block J, Section 1,

Nanaimo District, Plan 584.



Corporate Officer

Date

Oct 8/14

I would like to apply for a Parking Variance for the 770 Franklyn Street home. I have a small 627 Square Foot one bedroom suite in the basement; and a two bedroom 897 sq ft upper suit. I have 2 parking stalls on the property already, but require the extra parking for the lower suit.

The upper suite has been rented to the same lady for 18 years, and she is now plans to purchase the building from me, and remain living in the upper suit. She is a single woman, no kids, mid to late 40's, and owns one small compact car.

The lower one bedroom suite would be attractive to a single person, wanting to live within walking distance to the downtown core. This property is a 3 minute walk to the nearest bus stop on Fitzwilliam Street, and another 3 minutes to the bus exchange on Prideaux Street, making easy access to the transit system. It is also a short walk to the local grocery store, Doctors office, restaurants and pubs. Ideal location for a "non driving" tenant, which will be targeted in the advertisement for the rental of this suite.

Franklyn Street is also blocked off just 1/2 block east of the property. There is a lane between the blockade and the property, but there is very little traffic that passes by the property because of the road closure. There are only a few houses on that portion of the street, and no other reason to pass by the property.

I feel that this location is a very good example of an acceptable location to allow one on street parking space for the lower suite, as it will not have any impact on the little traffic that is on that portion of Franklyn Street.

Regards,

Al Harrison

