

# City of Nanaimo

## REPORT TO COUNCIL

**DATE OF MEETING:** 2015-JUL-20

**AUTHORED BY:** GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, PLANNING & DESIGN SECTION

**RE:** DEVELOPMENT VARIANCE PERMIT NO. DVP00259 - 6470 PTARMIGAN WAY

### STAFF RECOMMENDATION:

That Council issue Development Variance Permit No. DVP259 at 6470 PTARMIGAN WAY to vary the maximum allowable building height for a single residential dwelling to 5.47m.

### PURPOSE:

The purpose of this report is to seek Council authorization to vary the required building height of the proposed building.

### BACKGROUND:

A development variance permit (DVP) application was received from SATGUR DEVELOPMENT (Gurdeep Minhas), on behalf of ANTONY HARRIS and LESLIE HARRISON, to vary the provisions of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" to permit the construction of an over-height single residential dwelling (SRD).

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" allows a maximum height of 3.0m from curb level elevation where the roof pitch is less than 4:12 (a flat roof). The applicant is requesting the following variance:

- to increase the proposed building height from 3.0m to 5.47m, a proposed variance of 2.47m.

A copy of the architect's Letter of Rationale is included as Schedule A.

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

Map 1 – General City Location



- Council
- Committee.....
- Open Meeting
- In-Camera Meeting

Meeting Date: 2015-JUL-20

**Subject Property**

|                    |   |
|--------------------|---|
| Zoning             | Single Dwelling Residential – R1  |
| OCP                | The subject property is designated Neighbourhood.   |
| Neighbourhood Plan | Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area No. 3 – Natural Hazard Lands; Development Permit Area No. 1 – Watercourses; Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multi-family and Mixed Commercial/Residential development. |
| Location           | The subject property is located on Ptarmigan Way near the Raven Road intersection (approximately ½ block north of the intersection of Icarus Dr., Ptarmigan Way, Lewis Rd).   |
| Total Area         | 1,985m <sup>2</sup> – The geotechnical setback reduces the buildable area to 669m <sup>2</sup> .  |

**DISCUSSION**

*Subject Property*

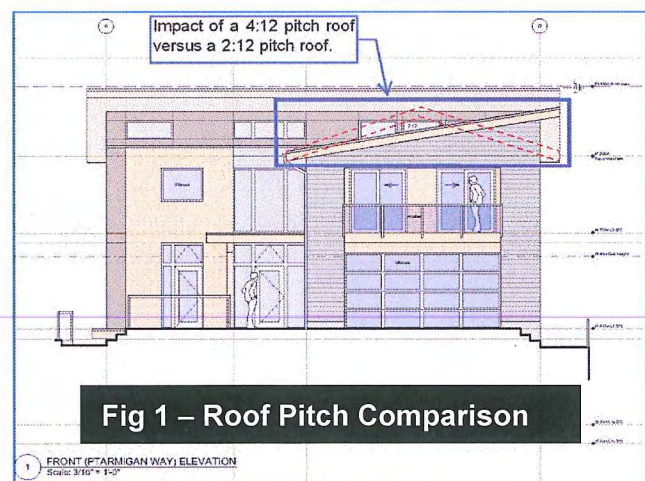
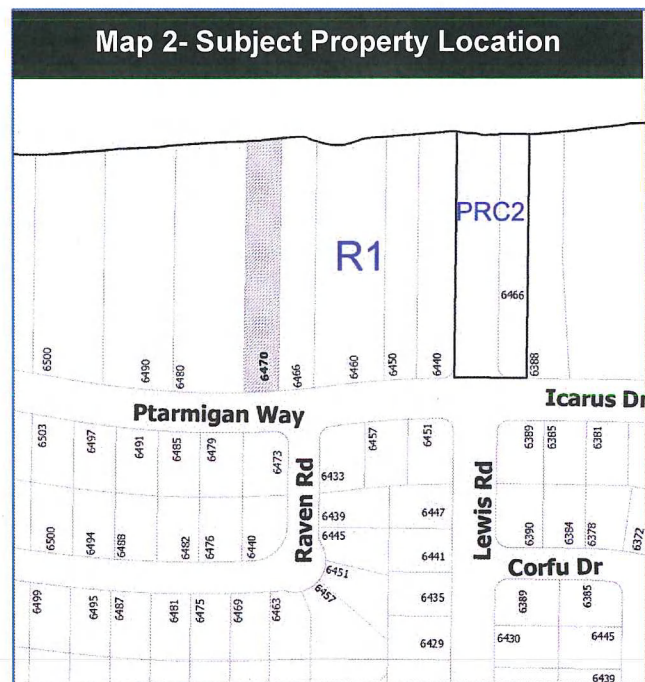
The vacant subject property is a long, narrow (16.7m wide) waterfront parcel which slopes down from the road toward a cliff edge which abuts the water’s edge (Georgia Strait). The subject property has a total area of 1,985m<sup>2</sup>, however the buildable site area for an SRD is limited to 669m<sup>2</sup> due to a geotechnical covenant boundary.

The geotechnical report and covenant allow for a deck which is not connected to the proposed SRD, and the pool and accompanying deck. The building permit application will require a supporting geotechnical review and report to confirm siting of deck and pool.

*Site Context*

The immediate neighbourhood has four vacant lots: the subject property; two waterfront lots to the east of the subject property; and, one infill lot on the south side of Ptarmigan Way. The average size of the contemporary 1 and 2-storey, pitched roof SRDs is approximately 306m<sup>2</sup>.

The two SRDs on the south side of Ptarmigan Way (6437 and 6479 Ptarmigan Way) are 2-storey structures with the living and patio spaces on the second floors. The two SRDs are sited approximately 1m above



the fronting road grade. The siting of the proposed SRD will impact direct views across the street as the allowable height above the curb with a 4:12 pitch is 5.5m.

The proposed SRD is sited approximately 3.0m below the road grade to ensure the building height is maintained below 5.5m based on curb level elevation if the proposed SRD had a 4:12 pitch roof.

### *Building Design and Height*

The proposed building design uses a system of shed roofs with a roof slope of 4:12 pitch or greater, however the roof pitch over the garage is 2:12. This roof pitch requires the principal building height to be limited to 3.0m above the curb level instead of 5.5m for a sloped roof equal or greater than a 4:12 pitch.

In Figure 1, the applicant's architect illustrates the impact of a traditional 4:12 pitch gable roof versus the 2:12 pitch shed roof. With the 4:12 pitch gable roof, the height variance is no longer required but it does impact the design solution for the SRD.

This report includes the following as additional schedules:

- Schedule B/C – Site Plan – Illustrates the location of the proposed dwelling on the lot.
- Schedule D – Site / Building Cross Section – The cross section shows the impact of the two roof styles is the same.
- Schedule E – Shed Roof, 4:12 Pitch - Design impact if shed roof with 4:12 pitch. Staff suggested the height variance could be resolved with a shed roof pitch of 4:12. The architect notes the heavy proportion for a modern, contemporary design and the roof has an impact on view. This option exceeds perimeter wall height constraints.
- Schedule F – Survey Plan, illustrates the building siting and proposed height variance.


### REQUIRED VARIANCE

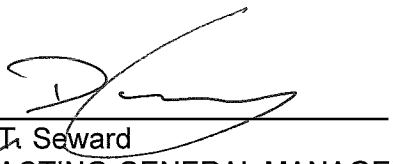
Section 7.6.1 – Size of Buildings, of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" requires a maximum height of 3.0m above the curb where the roof pitch is less than 4:12. The proposed increase in height is to 5.47m, a proposed variance of 2.47m.

Respectfully submitted,

  
B. Anderson  
MANAGER  
PLANNING & DESIGN SECTION

Concurrence by:

  
D. Lindsay  
DIRECTOR  
COMMUNITY DEVELOPMENT

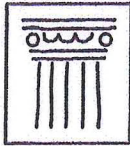
*For*   
T. Seward  
ACTING GENERAL MANAGER  
COMMUNITY DEVELOPMENT &  
PROTECTIVE SERVICES

CITY MANAGER COMMENT:

I concur with the staff recommendation.

*Drafted: 2015-JUN-25  
Prospero attachment: DVP00259*

## Architect's Letter of Rationale



RAYMOND  
de BEELD  
ARCHITECT Inc.

755 Terminal Avenue, Nanaimo, BC V9S 4K1  
Tel: (250) 754-2108 Fax: (250) 754-2118  
Email: info@rdbarchitect.ca  
Web: www.rdbarchitect.ca

May 8, 2015

### Development Permit Variance

Harris Residence - 6470 Ptarmigan Way, Nanaimo, B.C.

### **Requirement:**

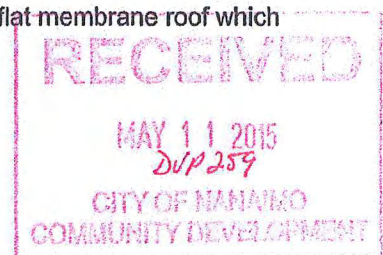
- Maximum 5.5m height above street curb, provided  $\geq 80\%$  of the roof area in plan is sloped 4:12 or greater; otherwise 3.0m height above street curb is required.

### **Proposed Variance:**

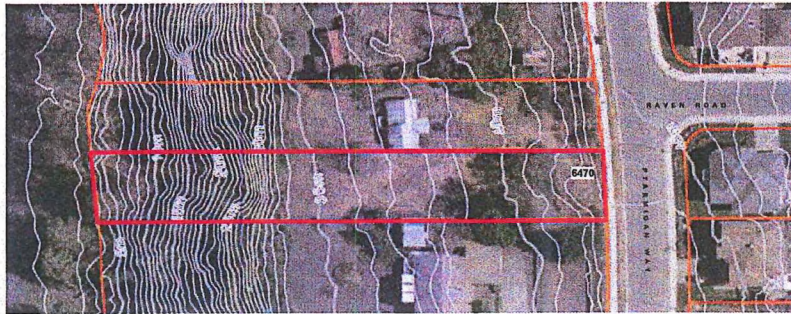
- Two options attached, one showing the front roof as a compliant gable roof option, and the other, showing the preferred non compliant shed roof option. Essentially moving the front ridge line from the center to the east side of the house (making it non conforming due to combining two 4:12 roof planes into one 2:12 roof plane).
- With the proposed variance, the 4:12 or greater roof slope in plan would be 43%. Thus a maximum height of 3.0m would be applicable. According to the bylaw, the overall calculated building height would be 2.5m higher, even though the absolute building height does not change. A 2.5m height variance is requested.

### **Rationale:**

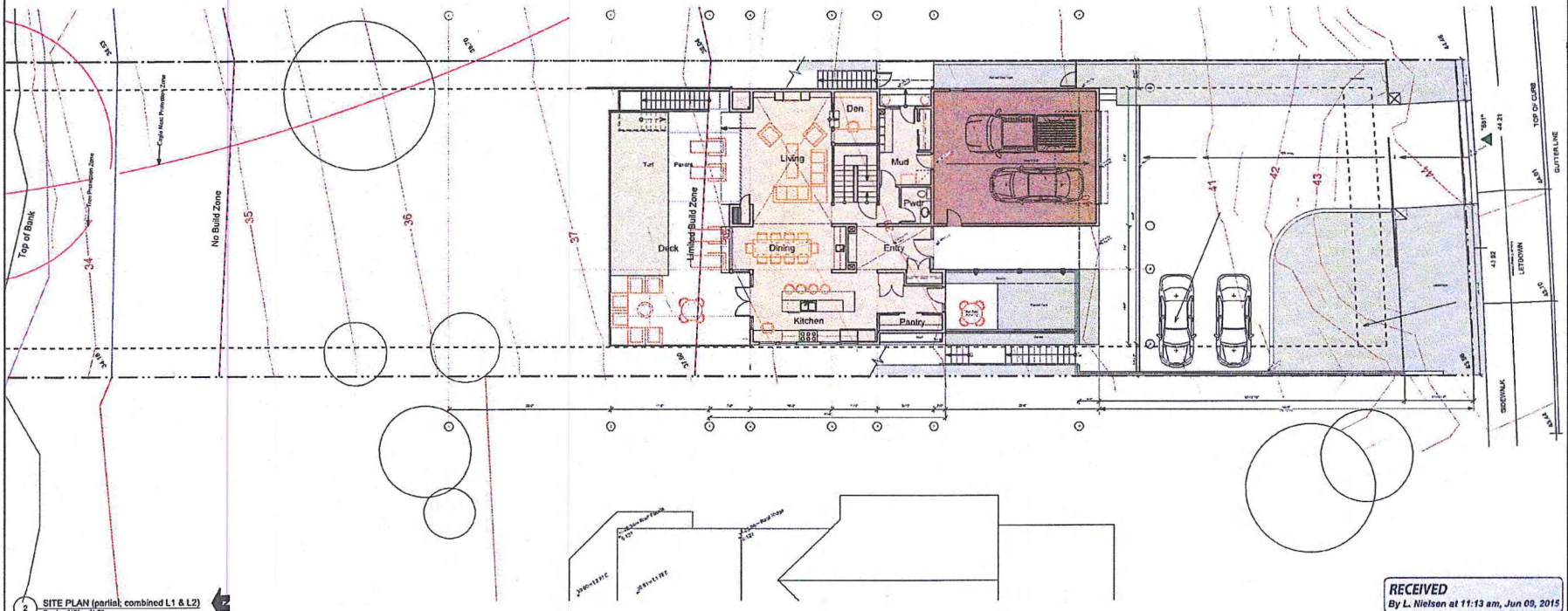
- Interior and exterior architectural style is contemporary west coast, typified by low slope shed roofs.
- Shed roof style permits sustainable features such as daylighting and passive ventilation. Rear shed roof provides daylighting for interior living spaces with view out to ocean and thermal chimney ventilation with open interior stair and double height rooms).
- Roof style more consistent if roof over front portion of house is consistent with rear roof.
- If a 4:12 roof pitch was used for the front portion of house, the perimeter wall height on the east facade would be exceeded.
- No change in height of overall building mass compared to compliant gable roof option.
- No reduction in view for uphill neighbours between gable or shed roof options.
- Due to a young family, it is desired to keep all the bedrooms upstairs and have all the living spaces accessed by the garage, front yard, and large rear deck.
- Site constrained by maximum 20% driveway slope (to lower the house).
- Site constrained by geotechnical setback (to move house north and further downward within the 20% driveway slope constraint).
- Zoning generally biased towards hip or gable style roofs. Low slope roofs, and upper overhangs of shed roofs penalized due to roof height calculation methods.
- Slope roofs to be finished in metal, providing a cleaner look than a flat membrane roof which typically is cluttered with vegetation debris and ventilation hoods.



Site Plan, Front Yard



1 CONTEXT AIR PHOTO  
N.T.S.



2 SITE PLAN (partial, combined L1 & L2)  
Scale: 1/8" = 1'-0"

**RAYMOND de BEELD ARCHITECT Inc.**  
255 Terminal Ave. North, Nanaimo, B.C. V9S 6K1  
Tel: (250) 754-2100 Fax: (250) 754-2118  
Email: info@chastichinc.ca  
www.raymondchastich.ca

**HARRIS RESIDENCE**  
6470 Ptarmigan Way, Nanaimo, BC  
Lot A, District Lot 53, Wellington District, Plan EPP17263.  
PID: 028-936-299

SHEET TITLE  
**SITE PLAN (w/ L2 Floor Plan)**

| Rev. | Date        | By/For                  | Revision Notes | No. | Date | Revision Notes |
|------|-------------|-------------------------|----------------|-----|------|----------------|
| 1    | Apr 20 2015 | As per Council Comments |                |     |      |                |
| 2    | May 14 2015 | As per Council Comments |                |     |      |                |
| 3    | May 19 2015 | As per Council Comments |                |     |      |                |
| 4    | May 19 2015 | As per Council Comments |                |     |      |                |

Do not scale drawings. Verify to be used only all dimensions of the plan, including any dimensions to the wall face level. This drawing shall be used for construction only. It is the responsibility of the architect to ensure that the drawing is used for the intended purpose. As an instrument of service, this drawing is the property of the architect and may not be reproduced or used in any way without the prior written consent of the architect.

DATE: 2015.06.09

**RECEIVED**  
By L. Nielsen at 11:13 am, Jun 09, 2015

| DATE                    | REV | DESCRIPTION | BY |
|-------------------------|-----|-------------|----|
| 1434                    |     |             |    |
| As Noted                |     |             |    |
| June 6, 2015            |     |             |    |
| Harris Residence 15.vmx |     |             |    |

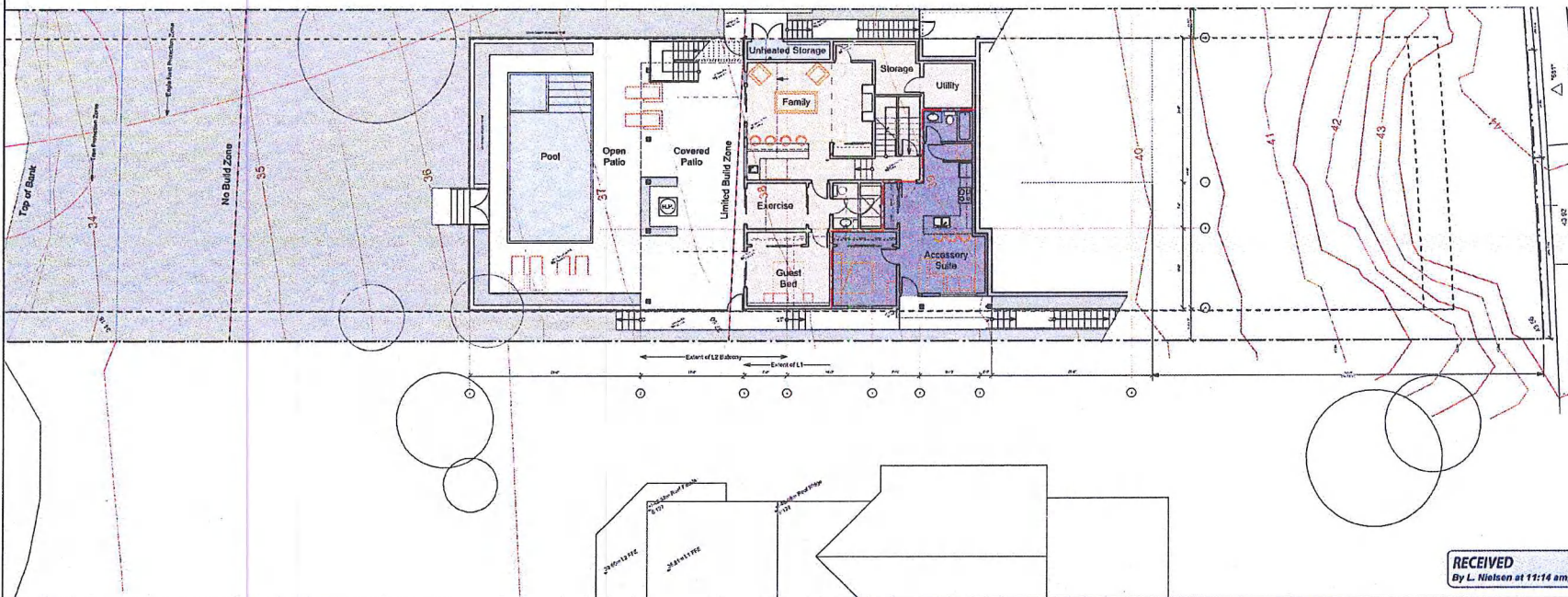
Site Plan, Entire Lot



1 CONTEXT AIR PHOTO  
N.T.S.

Georgia Strait

Ptarmigan Way



RECEIVED  
By L. Nielsen at 11:14 am, Jun 09, 2015

**RAYMOND de BEELD ARCHITECT Inc.**  
755 Terminal Ave. North, Nanaimo, B.C. V9S 4K1  
Tel: (250) 754-2153 Fax: (250) 754-2118  
Email: info@raymonddebeeld.ca  
www.raymonddebeeld.ca

**HARRIS RESIDENCE**  
6470 Ptarmigan Way, Nanaimo, BC  
Lot A, District Lot 53, Wellington District, Plan EPP17263,  
PID: 028-938-289

**SITE PLAN**  
(with L1 Floor Plan)

| No. | Date         | Issue Notes                     | No. | Date | Revised Notes |
|-----|--------------|---------------------------------|-----|------|---------------|
| 1   | Apr 07, 2014 | Issue for Council Consideration |     |      |               |
| 2   | May 04, 2015 | Issue for Review                |     |      |               |
| 3   | May 11, 2015 | Issue for Building Permit       |     |      |               |
| 4   | June 8, 2015 | Issue for Final Submission      |     |      |               |

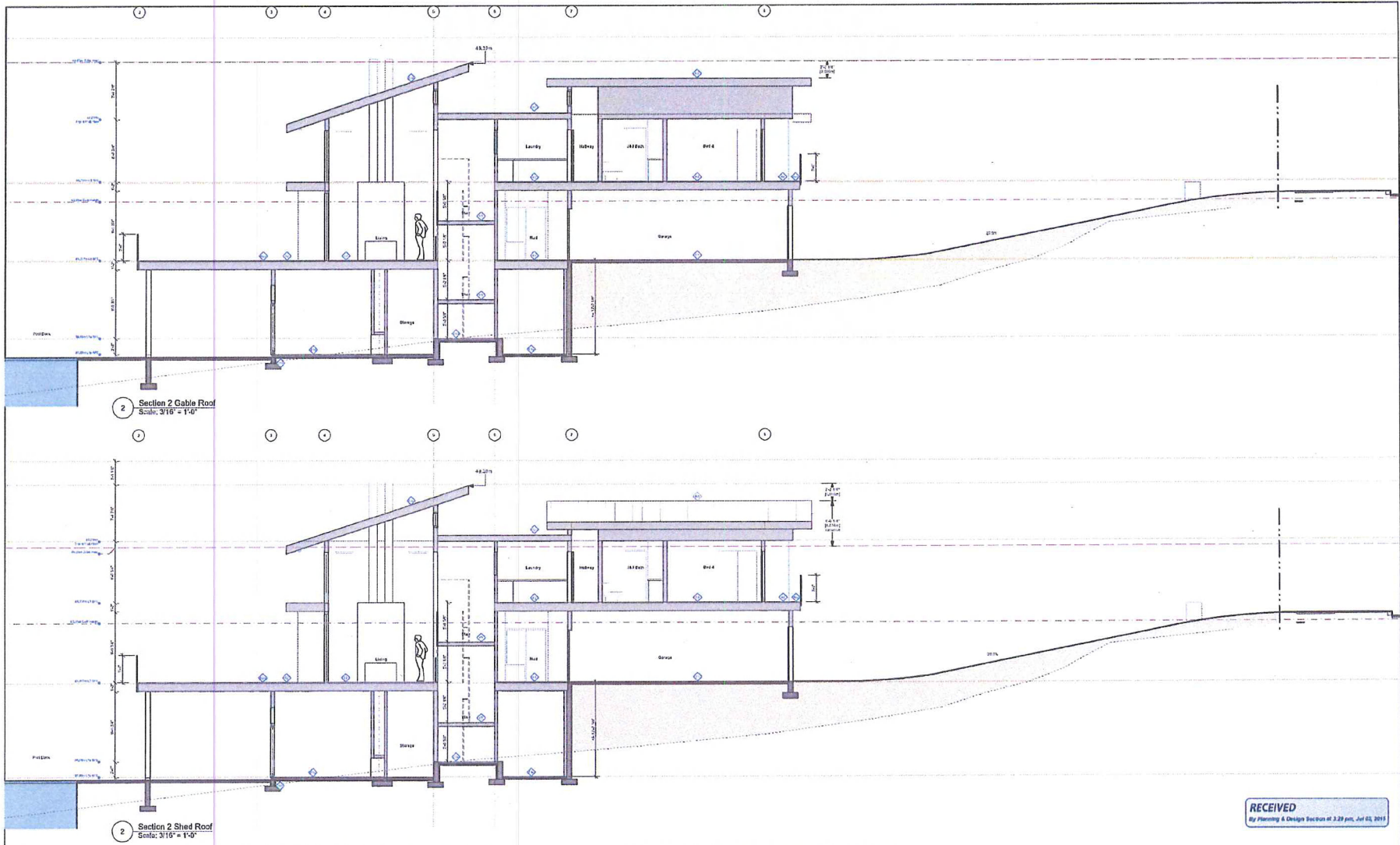
Drawn under drawings. Contractor shall verify all dimensions of the work and report any discrepancies to the architect before proceeding. This drawing is not to be used for construction until stamped and signed by the architect.

As an authorized licensee, this drawing is the property of the architect and may not be reproduced or further disseminated. The drawings for the use of a specified project only and shall not be used or disseminated without the written permission of the architect.

| DATE         | BY | REVISION |
|--------------|----|----------|
| 14/06/15     |    |          |
| AS NOTED     |    |          |
| JUNE 8, 2015 |    |          |

**A1.1**  
Harris Residence 2 15.wxs

Site / Building Cross Section



RECEIVED  
By Planning & Design Section at 3:28 pm, Jul 02, 2015

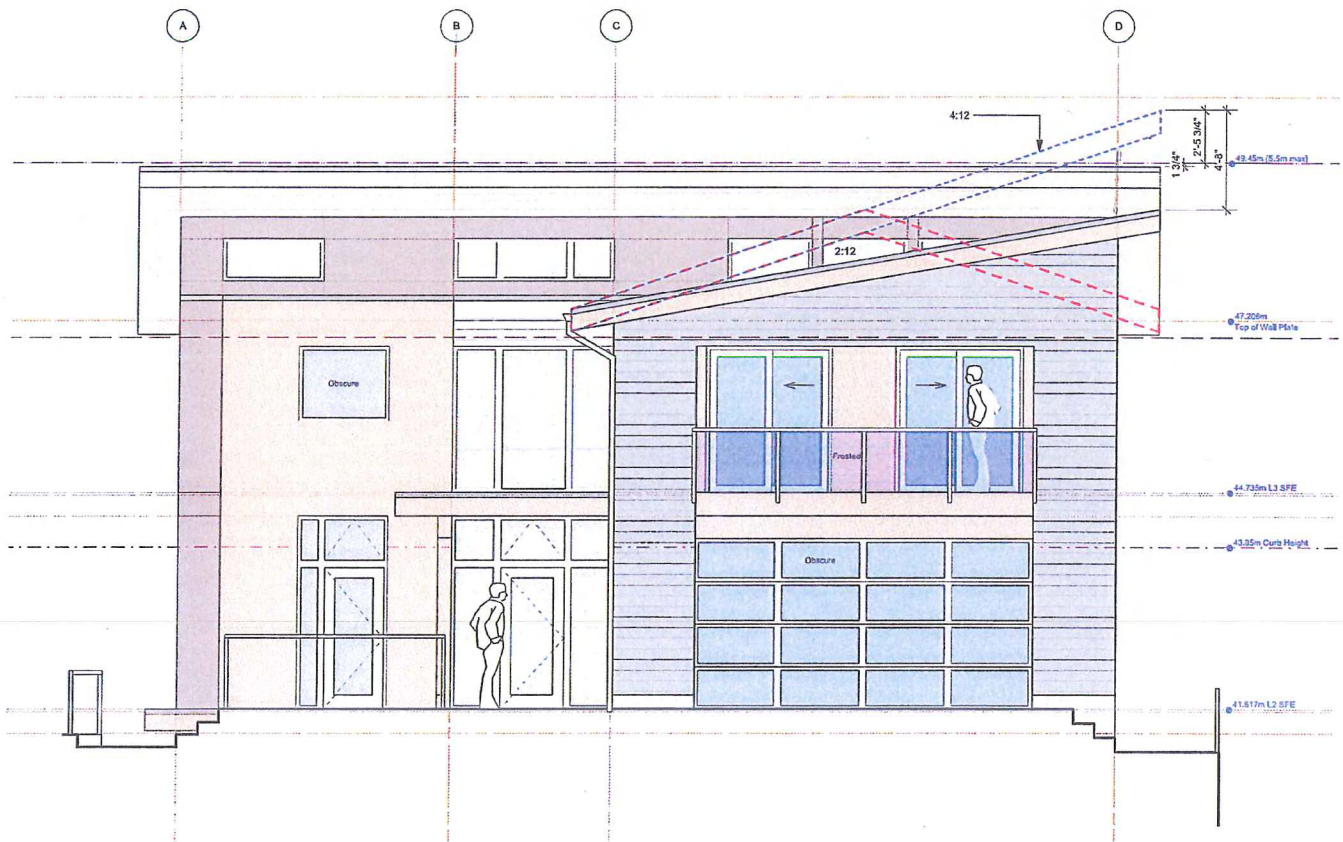
|   |   |                  |   |  |  |  |  |  |  |  |  |   |   |   |   |   |   |   |   |   |   |   |
|---|---|------------------|---|--|--|--|--|--|--|--|--|---|---|---|---|---|---|---|---|---|---|---|
| <p><b>RAYMOND de BEELD ARCHITECT Inc.</b><br/>1550 Terminal Ave. North, Nanaimo, B.C. V9S 4K1<br/>Tel: (250) 246-2118 Fax: (250) 246-2118<br/>Email: info@raymondbeeld.ca<br/>www.raymondbeeld.ca</p> | <p><b>HARRIS RESIDENCE</b><br/>6470 Ptarmigan Way, Nanaimo, BC<br/>Lot A, District Lot 53, Wellington District, Plan EPP17253.<br/>PID: 028-535-299</p> | <p>SECTION 1</p> | <p>No. 1<br/>Date: Apr 23, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p>                  | <p>No. 2<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 3<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 4<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 5<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 6<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 7<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 8<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 9<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 10<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 11<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 12<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 13<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 14<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 15<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 16<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 17<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 18<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 19<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> | <p>No. 20<br/>Date: May 11, 2015<br/>Author: Raymond de Beeld<br/>Checked: Raymond de Beeld</p> |
|   |   |                  | <p>Client: Harris Residence<br/>Contractor: [Blank]<br/>Architect: Raymond de Beeld<br/>Date: June 30, 2015</p> | <p>Scale: As Noted</p>   | <p>Project: Harris Residence2 15.vvx</p>   |  |  |  |  |  |  |   |   |   |   |   |   |   |   |   |   |   |



Development Variance Permit DVP00259  
6470 Ptarmigan Way

Schedule E

# Shed Roof, 4:12 Pitch



# Survey Plan

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED HOUSE LOCATION ON:  
**LOT A, PLAN EPP17263, DISTRICT LOT 53, WELLINGTON DISTRICT.**

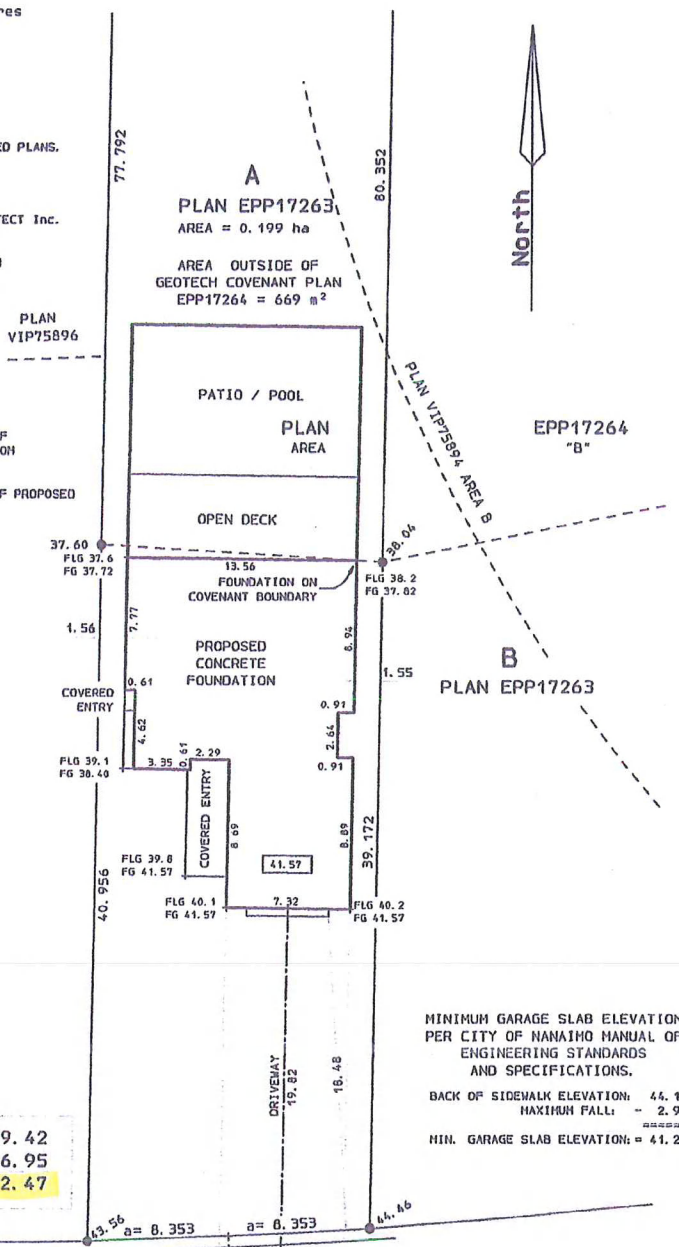
SCALE 1:250  
0 2 4 6 8 10 15 metres  
DISTANCES AND ELEVATIONS ARE IN METRES.

**NOTES:**

CIVIC ADDRESS: 6470 PTARMIGAN WAY  
LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.  
ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.  
HOUSE DESIGN FROM RAYMOND de BIELO ARCHITECT Inc. DRAWINGS DATED MAY 04, 2015.

THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY TONY HARRIS TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

- 43.56 STANDARD IRON POST FOUND WITH ELEVATION AS PER FLG PLAN.
- ▲ HUB/SPIKE/CONCRETE NAIL FOUND.
- [41.57] DENOTES PROPOSED GARAGE SLAB.
- FLG 37.7 DENOTES TYPICAL SPOT ELEVATION OF FINAL LOT GRADE (FLG) DERIVED FROM THE FINAL LOT GRADING PLAN.
- FG 37.72 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG).



THIS PLAN PURPORTS TO POSITION ONLY THE ACTUAL AND/OR PROPOSED IMPROVEMENT(S) SHOWN RELATIVE TO ONLY THE BOUNDARIES SHOWN OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN PROVIDES NO WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE LOCATION OF ANY OTHER ACTUAL OR PROPOSED IMPROVEMENT(S) RELATIVE TO ANY BOUNDARY OF OR APPURTENANT TO THE ABOVE DESCRIBED PARCEL(S). THIS PLAN IS NOT TO BE USED TO RE-ESTABLISH BOUNDARY LINES.

THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

PTARMIGAN WAY

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES & PERMITS:  
- COVENANTS EV117534, CA2011001 & CA2011003;  
THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

**WILLIAMSON & ASSOCIATES**  
PROFESSIONAL SURVEYORS © 2015  
3000 BARONS ROAD NANAIMO B.C. V9T 4B5  
PHONE: 250-756-7723 FAX: 250-756-7724  
EMAIL: WMS@WELLUS.NET  
FILE: 14154-2 (BASE PLAN 10010)

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF: MAY 00, 2015.

**Brock Williamson**  
MNXR8F  
Brock E. J. Williamson B.C. L.S.  
THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED.

