

# City of Nanaimo

## REPORT TO COUNCIL

**DATE OF MEETING:** 2015-OCT-19

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

**RE:** DEVELOPMENT VARIANCE PERMIT NO. DVP00264 – 1601 CORMORANT AVENUE

**STAFF RECOMMENDATION:**

That Council issue Development Variance Permit No. DVP264 at 1601 CORMORANT AVENUE to vary the maximum allowable building height for an accessory building by 0.3m to 4.8m.

**PURPOSE:**

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

**BACKGROUND:**

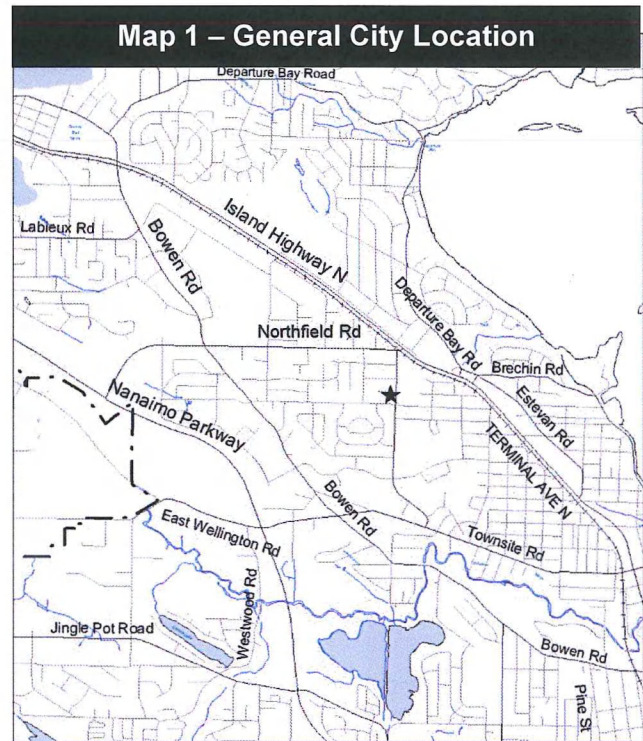
A development variance permit (DVP) application was received from DATUM POINT STUDIOS INC (Austin Werner), on behalf of MICHAEL ALDER, to vary the provisions of the City of Nanaimo "ZONING BYLAW 2011 NO. 4500" to permit the construction of an over-height accessory building.

The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" allows a maximum height of 4.5m for an accessory building where the roof pitch is less than 6:12. The applicant is requesting the following variance:

- to increase the accessory building height from 4.5m to 4.8m, a proposed variance of 0.3m.

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

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



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

Meeting Date: 2015-OCT-19

*Subject Property*

Zoning	Single Dwelling Residential – R1
OCP Designation	Map 1 – Future Land Use – Neighbourhood; Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multi-family and Mixed Commercial/Residential development.
Location	The subject property is located at the corner of Cormorant Ave and Boundary Ave, across from Woodlands Secondary School.
Total Area	872m <sup>2</sup>

The subject property is an 872m<sup>2</sup> corner lot that includes an existing single family dwelling with a low sloped roof. The subject property is accessed from Cormorant Avenue. A second access will not be granted for Boundary Avenue due to the road’s designation as a Major Road per the Official Community Plan. While there is an existing gate in the fence on the Boundary Avenue side of the property, the owner has been informed that it is not an approved access and it cannot be used for vehicle access to the property.

DISCUSSION:

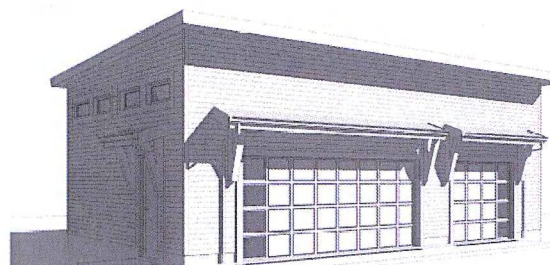
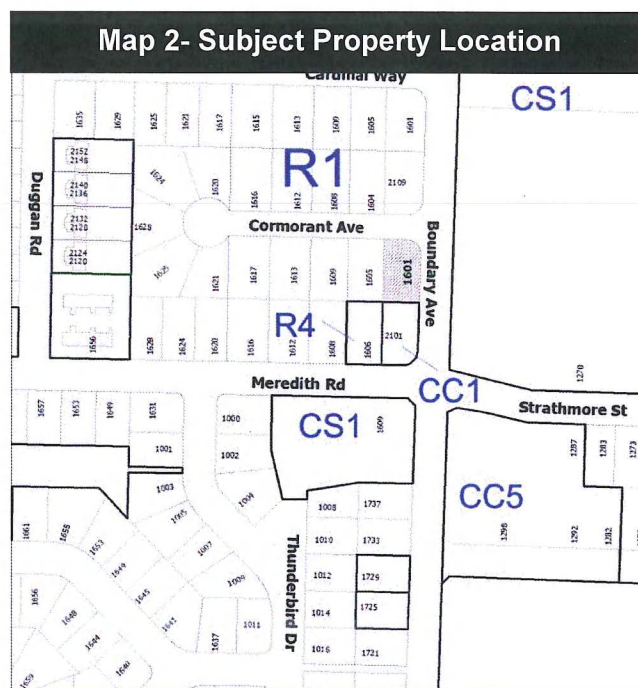
*Site Context*

Land uses in the immediate neighbourhood include a single family dwelling to the west, a commercial building with second floor residential to the south, and Woodlands Secondary School to the east. Existing trees and shrubs create a visual buffer between the single residential dwelling to the west and the proposed accessory building.

*Proposed Development*

The applicant is seeking a height variance for a proposed accessory building with a low slope roof. The accessory building will be located to the rear of the property in the southwest corner and is to be used as a detached workshop.

Staff is of the opinion the building will not result in the loss of view or create shadowing for adjacent property owners. The overall look of the building is consistent with other buildings in the area (Figure 1 – Proposed Building Rendering).



**Figure 1 – Proposed Building Rendering**

REQUIRED VARIANCE

Section 6.6.5 – Accessory Uses and Structures – requires a maximum height of 4.5m for accessory buildings with a roof pitch less than 6:12. The proposed increase in height is to 4.8m, a proposed variance of 0.3m.

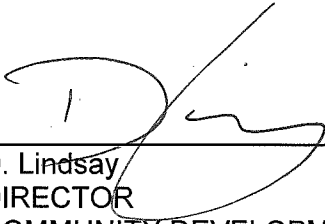
Respectfully submitted,



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B. Anderson  
MANAGER  
PLANNING & DESIGN SECTION

Concurrence by:



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D. Lindsay  
DIRECTOR  
COMMUNITY DEVELOPMENT



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T. Seward  
ACTING GENERAL MANAGER  
COMMUNITY DEVELOPMENT &  
PROTECTIVE SERVICES

CITY MANAGER COMMENT:

I concur with the staff recommendation.

*Drafted: 2015-SEP-25  
Prospero attachment: DVP00264  
TR/ln/ds*

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**DATUMPOINT**  
S T U D I O S \*

Development Variance Permit DVP00264  
1601 Cormorant Avenue

**Schedule A**

## Variance Rationale

8 October 2015

15.12/02

City of Nanaimo  
Community Development Department  
411 Dunsmuir Street  
Nanaimo, BC V9R 5J6

Attn: Tamera Rogers, Planning Assistant, Planning & Design Section

**Re: ALDER RESIDENCE**  
**Design Rationale - Development Variance Permit Report**  
**Proposed Accessory Building - Residential**  
**1601 Cormorant Avenue, Nanaimo, BC**

Dear Tamera:

As part of the submission for Development Variance Permit, we have prepared the following report on this project addressing the objectives of the permit guidelines in accordance with City of Nanaimo Bylaw 4500 (April 2015) Part 6- General Regulations, Accessory Uses-Buildings and Structures.

Also at this time, it should be noted that the Owner has been given verbal support from his neighbours for this intended construction.

### Project Site Description

The project site is approximately 896.69 m<sup>2</sup> [9 652 SF] in size and is located at civic address 1601 Cormorant Avenue, Nanaimo, BC within the City of Nanaimo jurisdiction. A split level 2 storey residential building is currently sited on the subject property and positioned within the required setbacks as per R1 Zoning.

Present landscape is primarily mature seeded states throughout the subject property with a gravel entrance driveway. The rear of the property boundaries are delineated along Boundary Avenue (east) & neighbouring commercial property (south) by existing wood fencing and sparse landscape plantings (trees) with similar fencing and landscape plantings along the neighbouring residential property (west).

### Zoning

The subject property is currently zoned as R1 (Single Dwelling Residential) as per City of Nanaimo Bylaw No. 4500 (April 2015) Part 3 - Establishment of Zones, Part 7-Residential Zones

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### **Proposed Variances Requested**

#### **1.0 Building Height**

For this proposed residential accessory building project, the Owner is intending on constructing this structure at the south/west corner of the subject property. The low roof slope has dictated this request for a variance in maximum allowable height from the established zoning requirements for roof slopes > 6:12 pitch, as per table 6.6.5. Max Building Height.

This request identifies the proposed slight increase in building height to be approximately 0.30m [0.98'] from the established 4.5m [14.76']. Overall proposed building height would then be 4.8m [15.75'] This proposed increased building height should not impact the neighbouring properties.

### **Proposed Building**

The proposed residential accessory building is 80.2 m<sup>2</sup> [864 SF] in size with outside dimensions of 7.31m [24.0'] x 10.97m [36.0'] x 4.8m [15.75'] in height.

Consideration for ambient day-lighting throughout this building is addressed with placement of four (4) clerestory fixed clear glazing units of typical size along the north building elevation, along with frosted glazing panels placed vertically on each of the sectional overhead door along the east building elevation, as illustrated on these design drawings.

Construction is proposed as standard reinforced concrete foundations with slab on grade. Standard wood frame construction supporting the roof structure. Exterior finishes are to be in keeping with the existing residence building appearance utilizing James Hardie horizontal lap siding in complimentary colour, with prefinished metal flashings, painted wood fascia and trim boards. Roof system is intended to be 2-ply membrane over engineered I-Joist assembly. Roof sloped towards the rear of the building, into prefinished metal gutter, rain water leader assemblies in order to drain the roof external of the building to an underground collection pipe.

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DESIGNERS  
INSTITUTE OF  
BRITISH  
COLUMBIA



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S T U D I O S \*

### Landscape, Form and Character

The objective is to reinforce an orderly and aesthetic image and ensure a high level of design and quality of construction. The design approach and how it is addressed with this development variance are summarized as follows:

- Landscape improvements for this subject property are not planned at this time.
- The proposed residential accessory building is intended as a basic rectangular form that will give the overall building a balanced appearance with a low roof profile sloping from east to west. The exterior finish scheme will be in keeping and complimentary with existing finishes of the residence.

We trust that you find this report in order and that the appearance and landscaping meet the intent for the proposed subject property residential zone.

Yours truly,

**DATUM POINT STUDIOS INC.**

**Austin Werner** CTech, RBD  
Principal, Building Design Technician

AW/maj

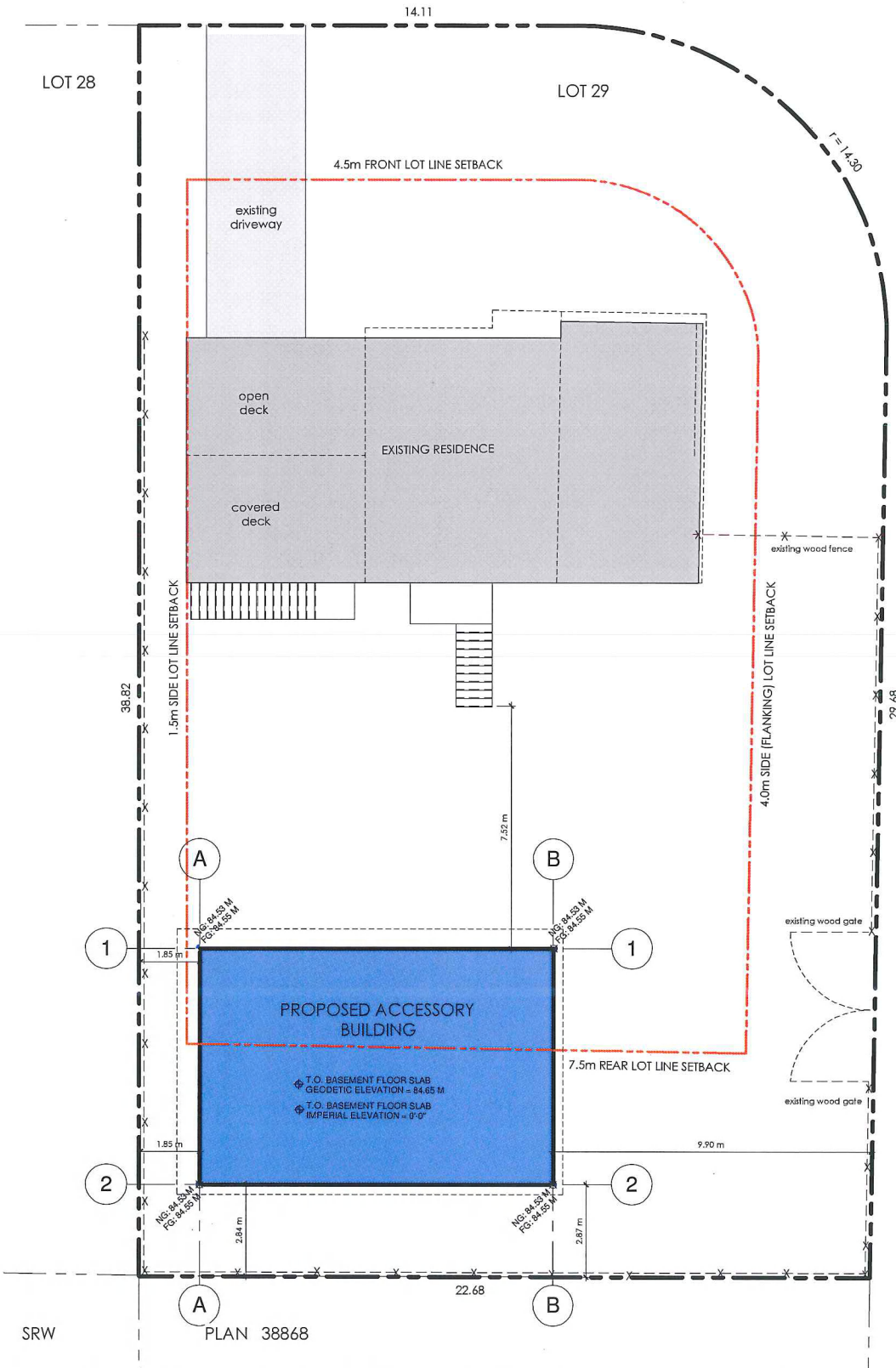
Enclosure



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VARIANCE NOTE:  
 ALLOWABLE MAX. BUILDING HEIGHT (FROM AVERAGE NATURAL GRADE) = 84.53 M + 4.5 M = 89.03 M  
 PROPOSED BUILDING HEIGHT (FROM T.O. SLAB) = 84.65 M + 4.68 M = 89.33 M  
 HEIGHT RELAXATION (INCREASE) = 0.30 M [0.98']

Development Variance Permit DVP00264  
 1601 Cormorant Avenue

Schedule B

Site Plan

1 SITE PLAN  
 A2.1 1:100

Development Variance Permit DVP00264  
 1601 Cormorant Avenue  
**Schedule C**  
**Elevations**

181-170 Dunwoody Road  
 Marietta, GA 30067  
 770-447-2288  
 info@datapoint.com  
 www.datapoint.com

ASTIRC  
 ARCHITECTS  
 DESIGNER SIGN

ENGINEER SIGN  
 CLIENT

- 1. Preparation
  - 2. Check
  - 3. Design
  - 4. Construction
  - 5. Final
- DATE: 08/11/17  
 DRAWN BY: J. HARRIS  
 CHECKED BY: J. HARRIS  
 PROJECT NO: 1601 CORMORANT AVENUE  
 SHEET TITLE: BUILDING ELEVATIONS

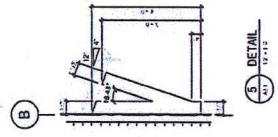
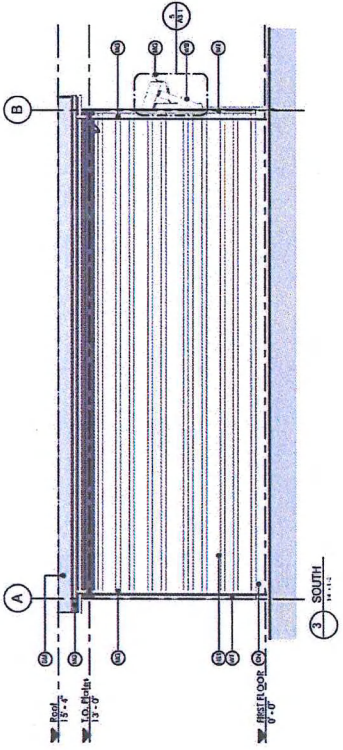
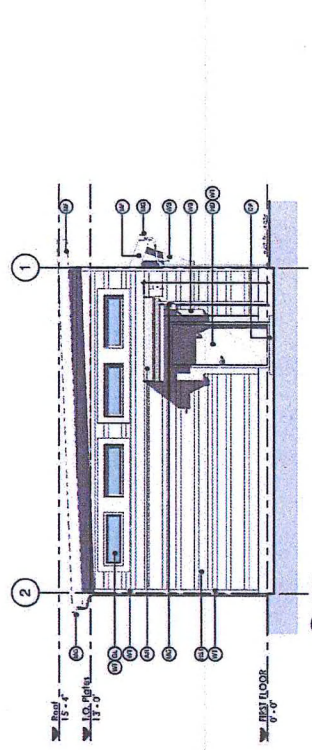
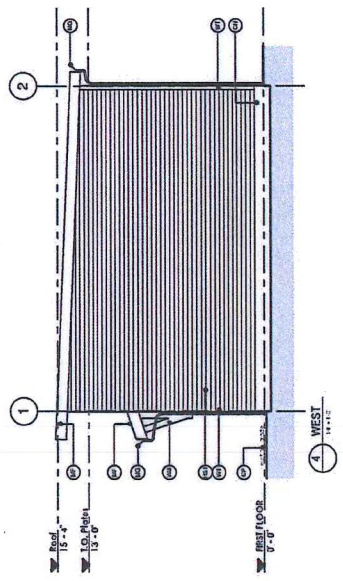
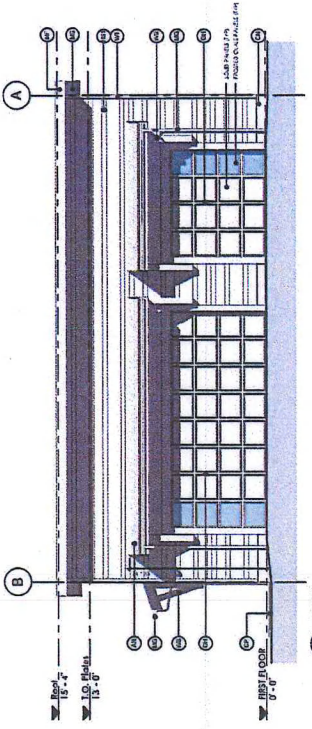
**Residential Accessory Building**

1601 Cormorant Avenue, Marietta, GA

**Building Elevations**

SHEET NUMBER: **A3.1**

RECEIVED  
 Planning & Design Services, Inc. 08/21/17



- EXTERIOR FINISH LEGEND**
- 1. EXTERIOR WALLS - CONCRETE
  - 2. EXTERIOR WALLS - BRICK
  - 3. EXTERIOR WALLS - STUCCO
  - 4. EXTERIOR WALLS - SIDING
  - 5. EXTERIOR WALLS - METAL PANELS
  - 6. EXTERIOR WALLS - GLASS
  - 7. EXTERIOR WALLS - TERRAZZO
  - 8. EXTERIOR WALLS - OTHER
  - 9. EXTERIOR WALLS - UNFINISHED
  - 10. EXTERIOR WALLS - OTHER



Site Plan showing proposed accessory building location on:  
 Lot 29, Section 17, Range 8,  
 Mountain District, Plan 21136.

Client: Michael Alder

Civic Address: 1601 Cormorant Avenue

File: 15-101

Date: October 6, 2015

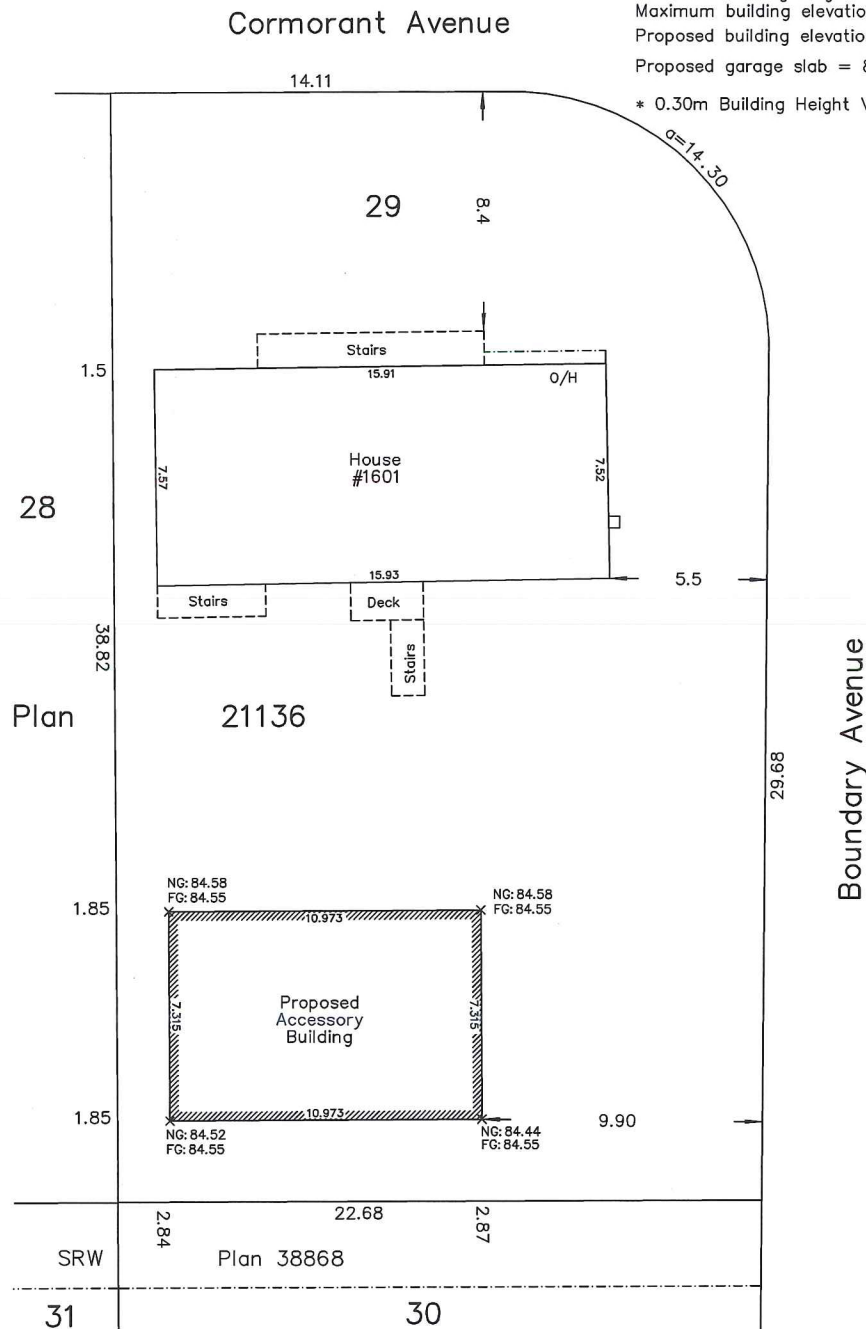
Scale: 1:200

Drawn by: DRW

Proposed Building Height

Average natural grade = 84.53  
 Average finished grade = 84.55  
 Allowable building height = 4.50  
 Maximum building elevation = 89.03  
 Proposed building elevation = 89.33  
 Proposed garage slab = 84.65

\* 0.30m Building Height Variance Required



Note:  
 This property is affected by  
 the following registered document:  
 M76301.

Distances and elevations are in metres.  
 Geodetic elevations are derived from control  
 monument 77H5140.

**Turner + land surveying™**

250.753.9778  
 605 Comox Road  
 Nanaimo, BC V9R 3J4

Certified correct this 6th day of October, 2015.

Development Variance Permit DVP00264  
 1601 Cormorant Avenue

**Schedule D**

**Height Survey**