

DATE OF MEETING August 8, 2016

AUTHORED BY GARY NOBLE, DEVELOPMENT APPROVAL PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT VARIANCE PERMIT NO. DVP292 – 3855 GULFVIEW DRIVE

OVERVIEW

Purpose of Report

To present Council with a development variance permit application for a perimeter wall height variance and a building height variance at 3855 Gulfview Drive.

Recommendation

That Council issue Development Variance Permit No. DVP292 at 3855 Gulfview Drive with the following variances:

- increase the maximum allowable perimeter wall height from 7.32m to 8.98m; and,
- increase the maximum allowable building height from 9m to 9.43m.

BACKGROUND

A development permit application, DVP292, was received from Alair Homes on behalf of Dr. Fang Li, to vary the provisions of the City of Nanaimo “Zoning Bylaw 2011 No. 4500” to construct an over-height single residential dwelling with an over-height perimeter wall on the front elevation.

Subject Property:

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located on the west side of Gulfview Drive.
<i>Total Area</i>	1223m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use Plan – Neighbourhood; Map 3 – Development Permit Area No. 9 – Commercial, Industrial, Institutional, Multiple Family and Mixed Commercial/Residential Development.

In the Single Dwelling Residential (R1) zone, the maximum allowable height of a front wall face is 7.32m as measured from the finished grade to the top of the wall. The applicant is requesting to increase the height of the front wall face to 8.98m. This represents a perimeter wall height variance of 1.66m on the front wall face.

In addition, a building height variance is requested. The maximum height for a single residential dwelling with a roof slope of 4:12 or greater is 9m from average finished grade. The applicant is requesting to increase the building height to 9.43m. This represents a building height variance of 0.43m.

The subject property is a 1223m² vacant lot located on the upslope of a residential street within an established low density residential neighbourhood overlooking Neck Point and Pipers Lagoon Parks.

On 2016-JUL-11, Council reviewed and approved a perimeter wall height variance of 2.61m (DP290) for four properties northwest of the subject property. According to City of Nanaimo contour mapping, the natural grade on the lot rises approximately 20m along a 42m lot depth. The vacant subject property is adjacent to an existing single residential dwelling on the downside of Gulfview Drive and to the southeast along Sundown Drive.

DISCUSSION

The applicant is planning to construct a single residential dwelling with an over-height perimeter wall on the front elevation. The subject property is located within an established neighbourhood with a number of vacant steep slope lots.

The over-height perimeter wall starts above the garage where the floor of the deck, on top of the garage, is considered finished grade. The allowable perimeter wall height (shaded for reference in Attachment A, Schedule C) is located to the left of the main building entrance. The perimeter wall is articulated horizontally with two open decks that mitigate the additional massing on the wall face caused by the increased height. The third floor wall width is narrower than the two lower wall faces and a portion of the wall is stepped back to improve the vertical articulation of the increased perimeter wall height.

The increased building height is proposed to accommodate the middle hip roof and the gable roof. The two flanking hip roofs are under the allowable 9m of height.

The building elevations are included within the development variance permit (Attachment A). The applicant's Letter of Rationale is included as Attachment B.

Proposed Variances

Maximum Perimeter Wall Height

The maximum allowable perimeter wall height is 7.32m. The requested perimeter wall height is 8.98m, a requested variance of 1.66m.

Size of Buildings (Building Height)

The maximum allowable building height is 9m where the roof pitch is 4:12 or greater. The requested building height is 9.43m, a requested variance of 0.43m.


SUMMARY POINTS

- The applicant is requesting a perimeter wall height variance from 7.32m to 8.98m on the front elevation, a proposed variance of 1.66m.
- The applicant is requesting a building height variance from 9m to 9.43m, a proposed variance of 0.43m.
- Variances are requested due to the steep slope of the property and the unique building design.

ATTACHMENTS

ATTACHMENT A: Development Permit No. DVP00292
ATTACHMENT B: Applicant's Letter of Rationale
ATTACHMENT C: Aerial Photo

Submitted by:



D. Stewart
Acting Manager, Current Planning

Concurrence by:



D. Lindsay
Director, Community Development



DEVELOPMENT VARIANCE PERMIT NO. DVP00292

FANG LI

Name of Owner(s) of Land (Permittee)

Civic Address: 3855 GULFVIEW DRIVE

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:

LOT 9, DISTRICT LOT 39 AND 41, WELLINGTON DISTRICT, PLAN EPP23844

PID No. 029-229-073

3. The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is hereby varied as follows:

Size of Buildings – Section 7.6.1

- *Maximum Perimeter Wall Height*
The maximum allowable perimeter wall height for the front elevation is 7.32m. The perimeter wall height is 8.98m, a variance of 1.66m.
- *Maximum Building Height*
The maximum allowable building height of a principal building is 9m where the roof slope is $\geq 4:12$. The building height is 9.43m, a variance of 0.43m.

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 Site Plan
Schedule C Front Building Elevation
Schedule D West Building Elevation
Schedule E East Building Elevation
Schedule F Site Survey
Schedule G Building Renderings

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 8th DAY OF AUGUST, 2016.

Corporate Officer

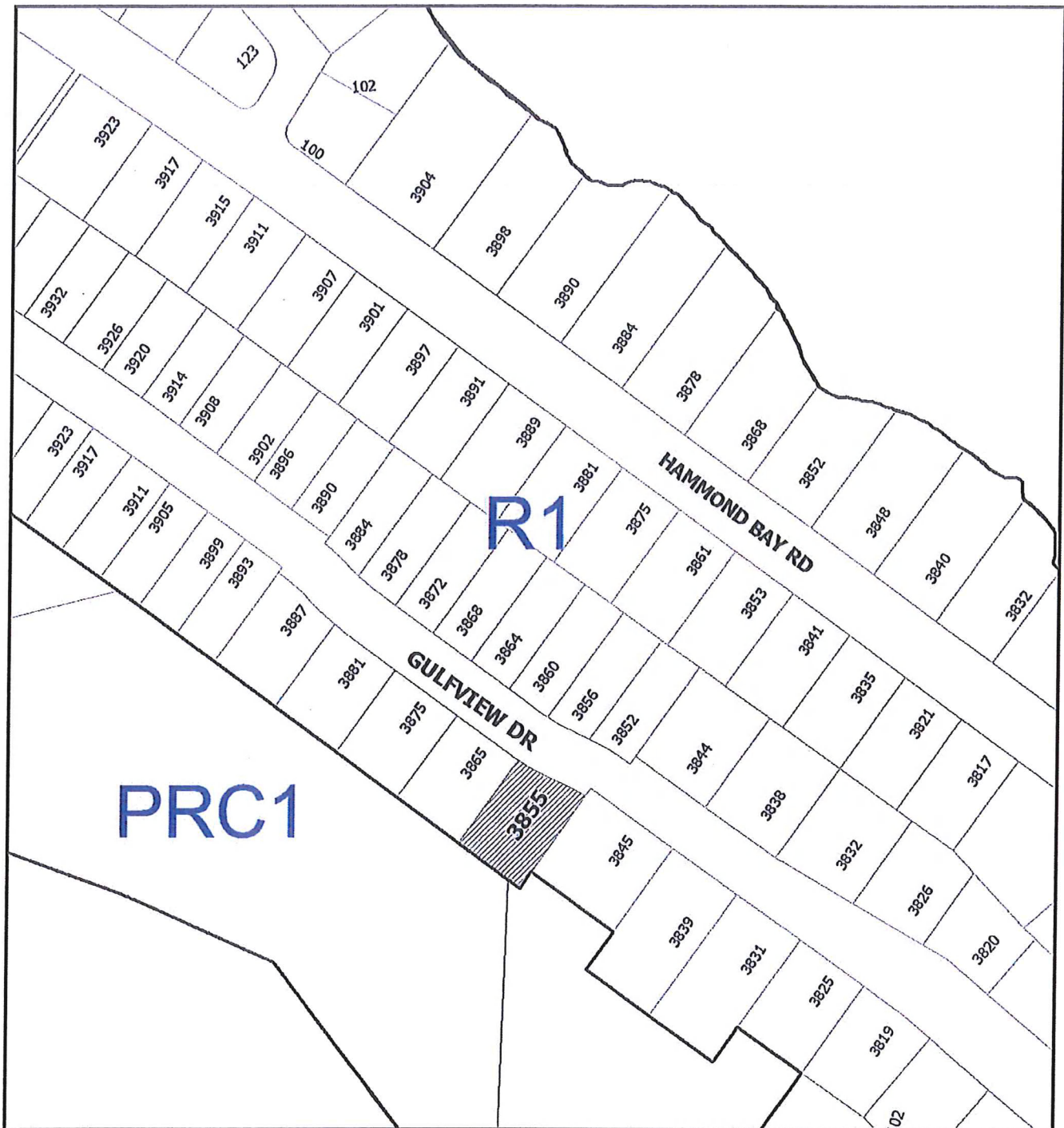
Date

GN/ln/tr
Prospero attachment: DVP00292

Development Variance Permit DVP00292
3855 Gulfview Drive

Schedule A

Location Plan



DEVELOPMENT VARIANCE PERMIT NO. DVP00292

LOCATION PLAN

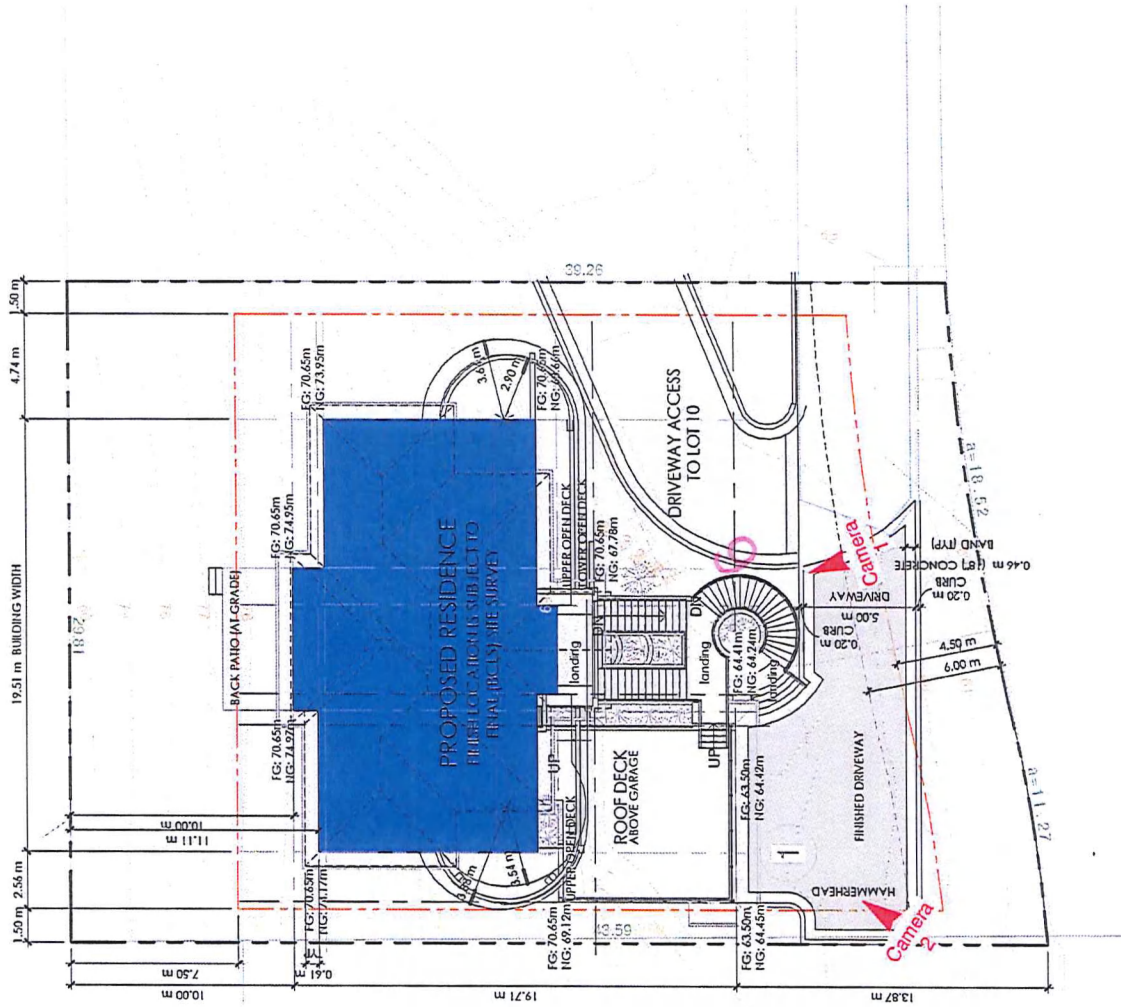
Civic: 3855 Gulfview Drive
Lot 9, District Lot 39 and 41, Wellington District,
Plan EPP23844

 **Subject Property**

Development Variance Permit DVP00292
3855 Gulfview Drive

Schedule B

Site Plan



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10 DVP - Submission 1 2016.07.08

ISSUED FOR

- BUILDING PERMIT
- CLIENT APPROVAL
- CLIENT REVIEW

ISSUED DATE: 2016.07.08

DATUM POINT STUDIOS INC.
A PROFESSIONAL BUILDING DESIGN CORPORATION

PROJECT NO: 16.02 DRW: AW

SCALE: 1:200 CHK: -

PROJECT

Residential Project

3855 Gulfview Drive, Nanaimo, BC

SHEET TITLE

Site Plan

SHEET NUMBER

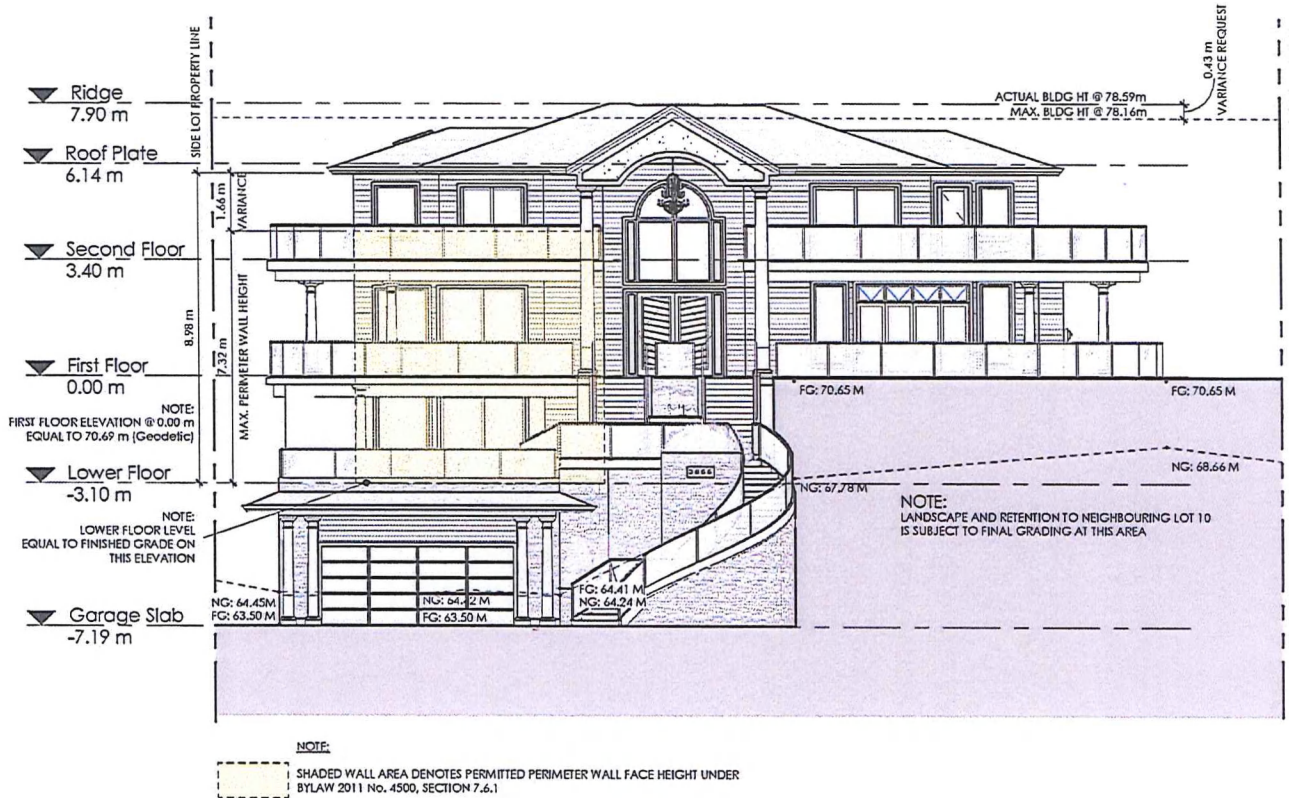
DVP1.2

Received
2016-JUL-19

Development Variance Permit DVP00292
3855 Gulfview Drive

Schedule C

Front Building Elevation
(Showing Perimeter Wall Height and Building Height)



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DATUM POINT STUDIOS INC.
A PROFESSIONAL BUILDING DESIGN CORPORATION

PROJECT NO: 16,02 DRW: AW

SCALE: 1:128 CHK: -

PROJECT

Residential Project

3855 Gulfview Drive, Nanaimo, BC

SHEET TITLE

Building Elevations - South

SHEET NUMBER

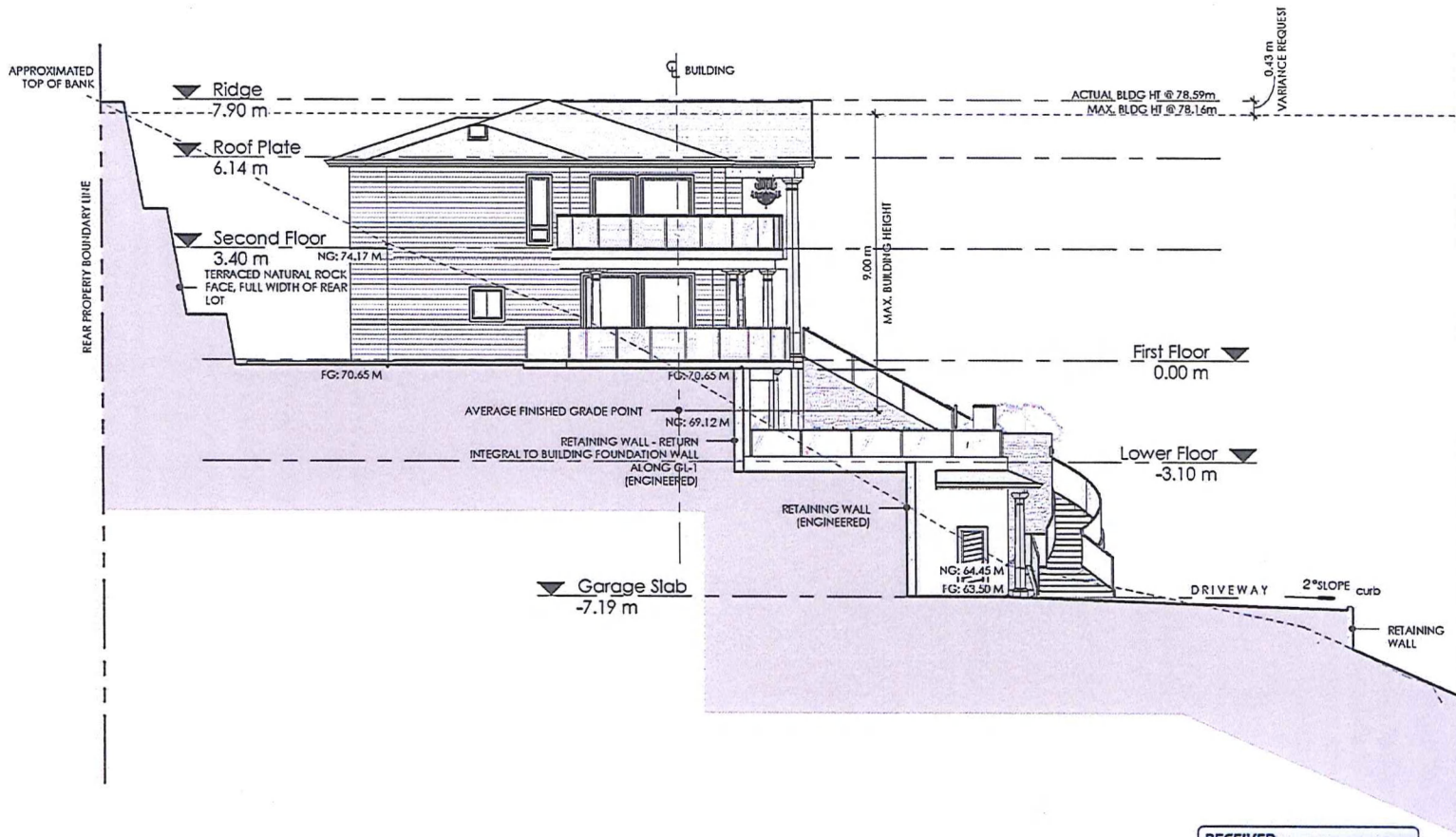
DVP1.3

RECEIVED
By Laurie Nielson at 4:27 pm, Jul 19, 2016

Development Variance Permit DVP00292
3855 Gulfview Drive

Schedule D

West Building Elevation
(with Building Height Variance and Finished Site Conditions)



RECEIVED
By Laurie Nielson at 4:28 pm, Jul 19, 2016



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ISSUED DATE: 2016.07.08

DATUM POINT STUDIOS INC.
A PROFESSIONAL BUILDING DESIGN CORPORATION

PROJECT NO: 16.02 DRW: AW

SCALE: 1:128 CHK: -

PROJECT
Residential Project
3855 Gulfview Drive, Nanaimo, BC

SHEET TITLE
Building Elevations - West

SHEET NUMBER
DVP1.5

112

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Development Variance Permit DVP00292
3855 Gulfview Drive

Schedule E

East Building Elevation
(with Building Height Variance and Finished Site Conditions)



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ISSUED DATE: 2016.07.08

DATUM POINT STUDIOS INC.
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PROJECT NO: 16.02 DRW: AW

SCALE: 1:128 CHK: -

PROJECT

Residential Project

3855 Gulfview Drive, Nanaimo, BC

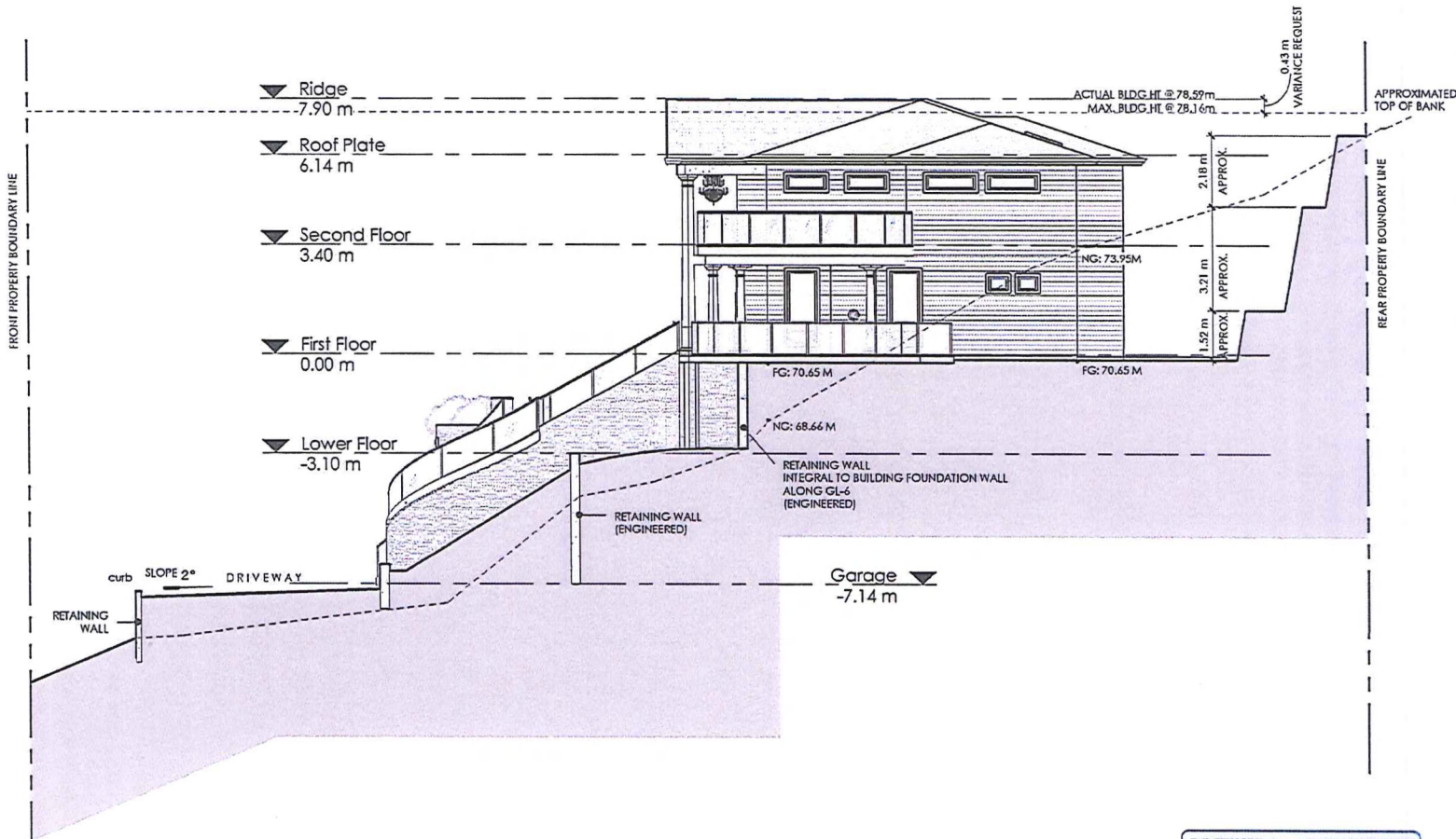
SHEET TITLE

Building Elevations - East

SHEET NUMBER

DVP1.6

113



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By Laurie Nielsen at 2:55 pm, Jul 19, 2016

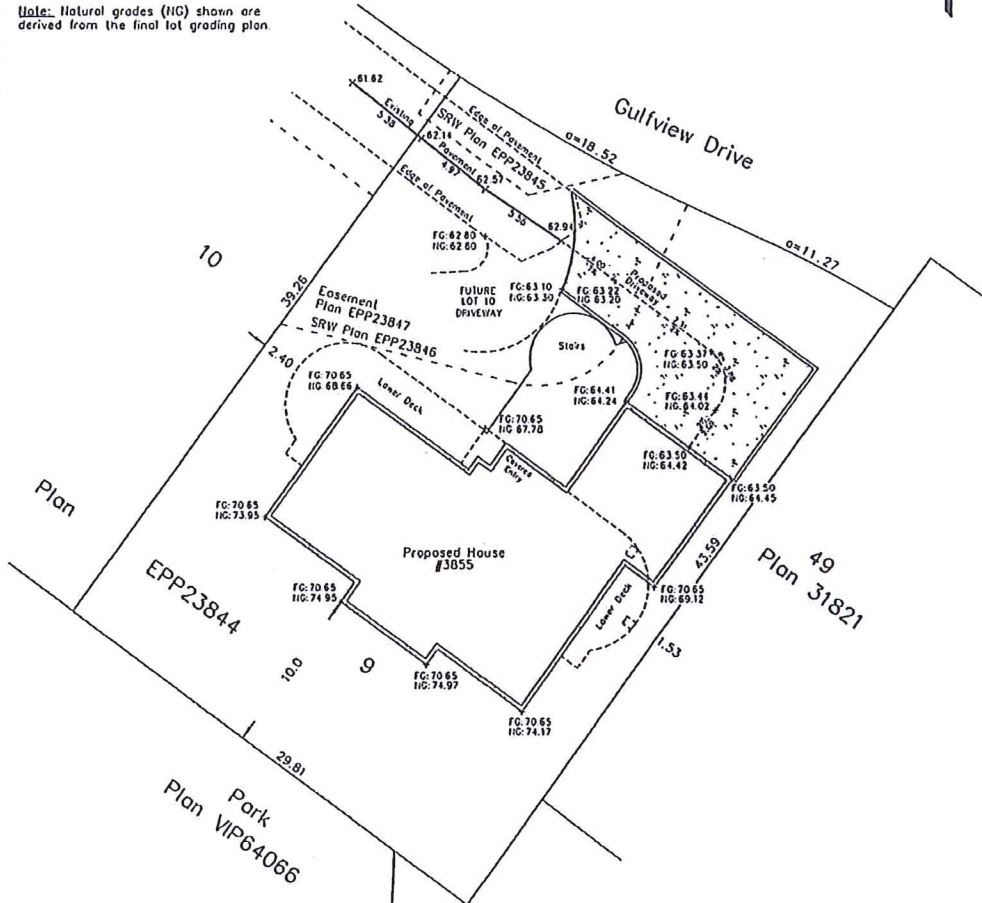
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Site Plan showing proposed building location on:
 Lot 9, District Lots 39 & 41,
 Wellington District, Plan EPP23844.

Client: **Alair Homes**
 Civic Address: **3855 Gulfview Drive, Nanaimo**
 File: 15-044-9 Scale: 1:250 Date: July 14th, 2016 Drawn by: RJT

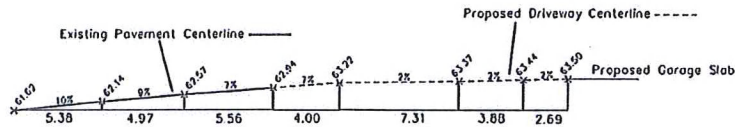
Proposed Building Height
 The average of the 9
 grading plan elevations (HG) = 70.25
 Proposed average finished grade (FG) = 69.16
 Allowable building height = 9.00
 Maximum building elevation = 78.16
 Proposed roof peak elevation = 78.59
 • 0.43m Building Height Variance Required
 Proposed main floor = 70.69
 Proposed garage slab = 63.50
 MBFE = 62.50

Note: Natural grades (HG) shown are
 derived from the final lot grading plan.



Note:
 This property is affected by
 the following registered documents:
 U76300, CA3287427, CA3519836,
 CA3519837, CA3519838, CA3519839,
 CA3519841, CA3519846 & CA3519856.

Proposed Driveway Grade
 Scale 1:250



Distances and elevations are in metres

Turner & Innd Surveying
 250.753.9778
 605 Cornox Road
 Nanaimo, BC V9R 3J4

Certified correct this 14th day of July, 2016.
 Ryan Turner
 PN2MH1

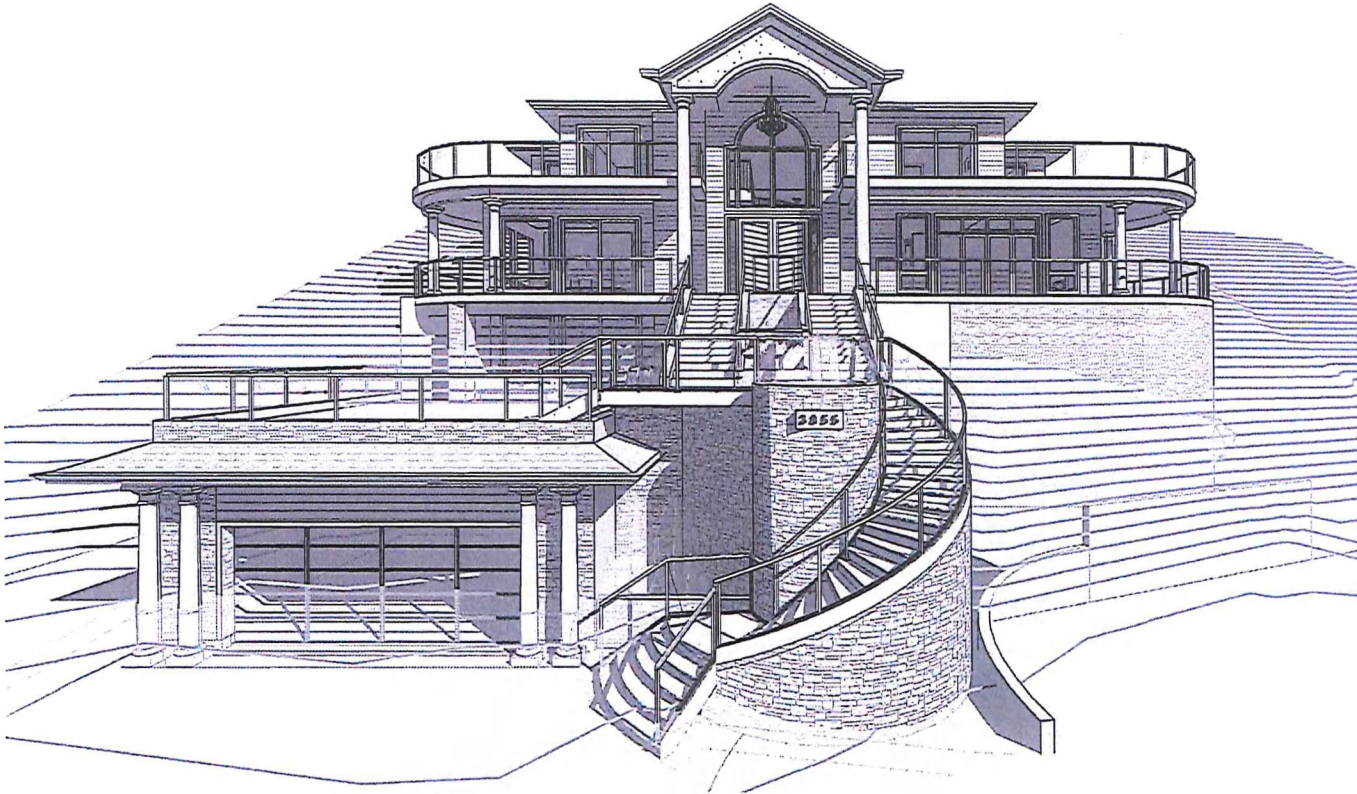
Development Variance Permit DVP00292 Schedule F
 3855 Gulfview Drive Site Survey

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 2016-JUL-15

Development Variance Permit DVP00292
3855 Gulfview Drive
1/3

Schedule G

Building Renderings



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- CLIENT REVIEW

ISSUED DATE: 2016.07.08

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A PROFESSIONAL BUILDING DESIGN CORPORATION

PROJECT NO: 16.02 DRW: AW

SCALE: CHK: -

PROJECT

Residential Project

3855 Gulfview Drive, Nanaimo, BC

SHEET TITLE

Front Perspective - South

SHEET NUMBER

DVP1.1

Received
2016-JUL-19



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- CLIENT REVIEW

ISSUED DATE: 2016.07.08

DATUM POINT STUDIOS INC.
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PROJECT NO: 16.02 DRW: AW

SCALE: CHK: -

PROJECT

Residential Project

3855 Gullview Drive, Nanaimo, BC

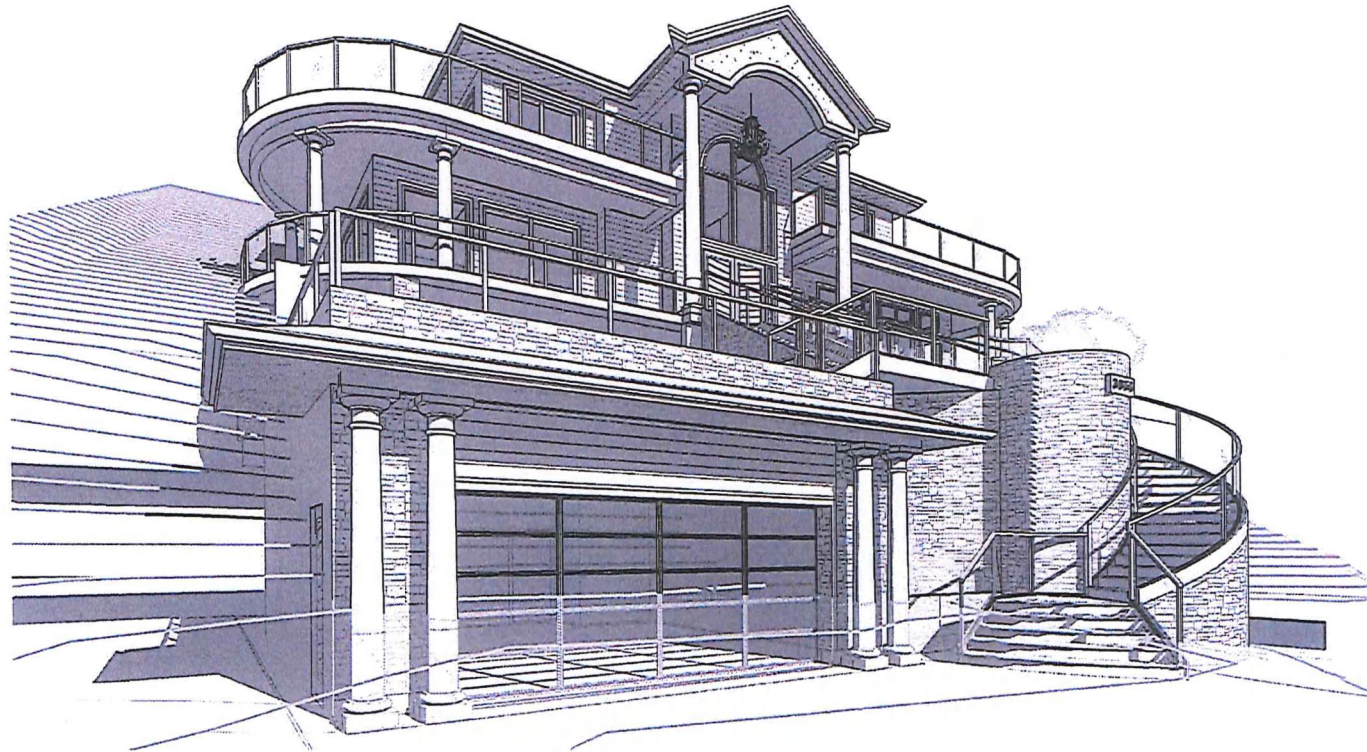
SHEET TITLE

Camera View 1

SHEET NUMBER

DVP1.7

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2016-JUL-19



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ISSUED DATE: 2016.07.08

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PROJECT NO: 16.02 DRWAuthor

SCALE: CHChecker

PROJECT

Residential Project

3855 Gulfview Drive, Nanaimo, BC

SHEET TITLE

Camera View 2

SHEET NUMBER

DVP1.8

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2016-JUL-19



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ATTACHMENT B

17 July 2016

16.02/02

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

Attn: Gary Noble, Development Approval Planner, Planning & Design Section

Re: WANG - LI RESIDENCE
Design Rationale - Development Variance Permit Report
Proposed Single Family Residential (R1 Zone)
3855 Gulfview Drive, Nanaimo, BC

Dear Gary:

As part of the submission for Development Variance Permit, we have prepared the following report on this project, on behalf of Alair Homes to address the objectives of the permit guidelines in accordance with City of Nanaimo Bylaw 2011 No. 4500, Part 7 - Residential Zones.

Project Site Description

The project site is approximately 1 228.56 m² [13 224.11 SF] in size and is located at civic address 3855 Gulfview Drive, Nanaimo, BC within the City of Nanaimo jurisdiction. A three (3) storey single family residential building is currently proposed for this subject property and positioned within the required setbacks as per R1 Zoning.

Present landscape is primarily mature seeded states throughout the rocky existing subject property with a gravel entrance driveway.

Zoning

The subject property is currently zoned as R1 (Single Dwelling Residential) as per City of Nanaimo Bylaw 2011 No. 4500, Part 3 - Establishment of Zones, Part 7-Residential Zones

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By Inielson at 12:25 pm, Jul 19, 2016

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Proposed Variances Requested

1.0 Perimeter Wall Height - Street Facing Front Elevation (South)

Description

For this proposed residential building project, the request to vary the provisions of the City of Nanaimo Zoning Bylaw 2011 No. 4500 in order to allow for a perimeter wall height variance.

Justification

That the City of Nanaimo Zoning Bylaw 2011 No.4500, Section 7.6.1 requires that the perimeter wall height on the street facing front elevation within an R1 Zone not to exceed a height of 7.32m as measured from the finished grade. A variance is requested in order to permit a perimeter wall height of 8.98m. This represents a perimeter wall height variance of 1.66m at the subject property located at civic address 3855 Gulfview Drive.

That the building design (architectural features) considerations have been driven by both the Owner's intent to envision a residence that speaks to their personality and lifestyle requirements, and to apply that intent to a very challenging sloping lot.

That the actual physical surroundings, shape or topographical condition of the subject property involved would bring particular hardship upon the Owner if the strict letter of the Zoning Regulation were to be carried out.

That the building design responds to the hardship constraints of this sloping lot in presenting not only a symmetrical, balanced overall width but by also addressing further constraints to:

1. Positioning the structure as high in elevation as possible out of the sloping hillside.
2. Meeting the City of Nanaimo requirements for an approved driveway grading design as low in elevation as possible, leading to the garage slab elevation.

That the variance of a similar request for 2.31m was read and approved by City Council on the meeting date of 11 July 2016 for the neighbouring 4-lot residential development (ref. #DVP00290) located at civic addresses 3865, 3875, 3881 and 3887 Gulfview Drive respectively. Our application request for 1.66m variance is 0.95m less than this approved variance, and would ask for similar consideration by City Planning and Council.

That the variance requested is the minimum variance that will make possible the reasonable best use of the land, building or structure.

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2.0 Building Height

Description

For this proposed residential building project, the request to vary the provisions of the City of Nanaimo zoning Bylaw 2011 No. 4500 in order to allow for a maximum building height variance.

Justification

That the City of Nanaimo Zoning Bylaw 2011 No, 4500, Table 6.6.5 for roof slopes > 6:12 in pitch, requires that the maximum building height not exceed 9.0m as measured from the average natural grade. A variance is requested in order to permit the proposed roof peak height of 9.43m. This represents a maximum building height variance of 0.43m.

That the actual topographical condition identifies a most challenging build by addressing constraints in siting this residence at an elevation high enough out of the hillside that satisfies considerations of overall building aesthetics envisioned by the Owner and also low enough to satisfy driveway design requirements by the City of Nanaimo.

That the extensive costs of site excavation and preparation prior to commencement of construction be minimized as much as possible, when taking into account the Owner's budget to realize this project's success.

That the variance requested is the minimum variance that will make possible the reasonable best use of the land, building or structure.

Proposed Building

The proposed residential building is 228.46 m² [2 459.12 SF] in footprint size with outside dimensions of 19.51m [64.0'] x 11.71m [38.4'] x 7.89m [25.11'] in height from the Main Floor Level. Total finished areas of 559.36 m² [6021 SF] excluding garage area is intended. Under B.C.B.C. (2012), Sentence 1.3.3.3. Application of Part 9 - Group C - Residential Occupancy permits up to but no more than 600m² [6458 SF]. This building design also accounts for 30% lot coverage. Under R1-Single Family Residential Zoning permits 40% lot coverage.

Consideration for ambient day-lighting throughout this building is addressed with generous placement of clear glazing units of typical size along the front building elevation (south), as illustrated on these design drawings.

The building illustrates an articulated symmetrical form along the entire street facing wall elevation, creating visual interest that includes a prominent, centered front entrance stair and gable roof supported by architectural detailed columns. The use of subtractive spaces, and curved exterior decks on the second floor plain provides added visual interest and in our view, adequately breaks this flat wall elevation massing of this building face.

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The design characteristics are reinforced along the established easement right of way approach to the residence driveway. The garage structure being located forward of the residence provides further visual interest (see fig.1 - camera view 1) and camera view 2 as identified on the Architectural Site Plan).

That the physical topographical location of the subject property when viewing this residence, an individual would be unable to see the building straight on (or even at all) from any location along Gulfview Drive proper, or neighbouring streets given it's geodetic elevation.

Construction is proposed as standard reinforced concrete foundations with slab on grade and heated/vented crawlspace. Standard wood frame construction supporting the roof structure. Exterior finishes are to utilize James Hardie horizontal lap and panel siding in complimentary colour, with prefinished metal flashings, painted wood fascia and trim boards. Roof system is intended to be asphalt shingle over engineered truss assembly, with a slope of 4/12P (main hip) and a front gable of 7/12P respectively.

Water to run off into prefinished metal gutter, rain water leader assemblies in order to drain the roof external of the building to an underground collection pipe.



fig. 1 - camera view 1

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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 planned at the time of construction. Several zone planters are intended at the front entrance stair, as well as side yard seeded grass ground cover with a mix of trees, shrubs and flowers. The rear yard is envisioned as a three (3) tier, terraced rock planting wall which will cover the entire width of the subject property.
- The proposed residential building is intended as a basic rectangular form of added and subtractive space that will give the overall building a balanced appearance either side of the prominent front entrance 7/12P gable roof, stairs and planters. A lower 4/12P slope main hip roof profile is oriented perpendicular from east to west. The exterior finish scheme will have selections complimentary to one another throughout this residence.
- The proposed residential building will not impair an adequate supply of light and air to adjacent property, or diminish or impair property values within the neighbourhood.

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



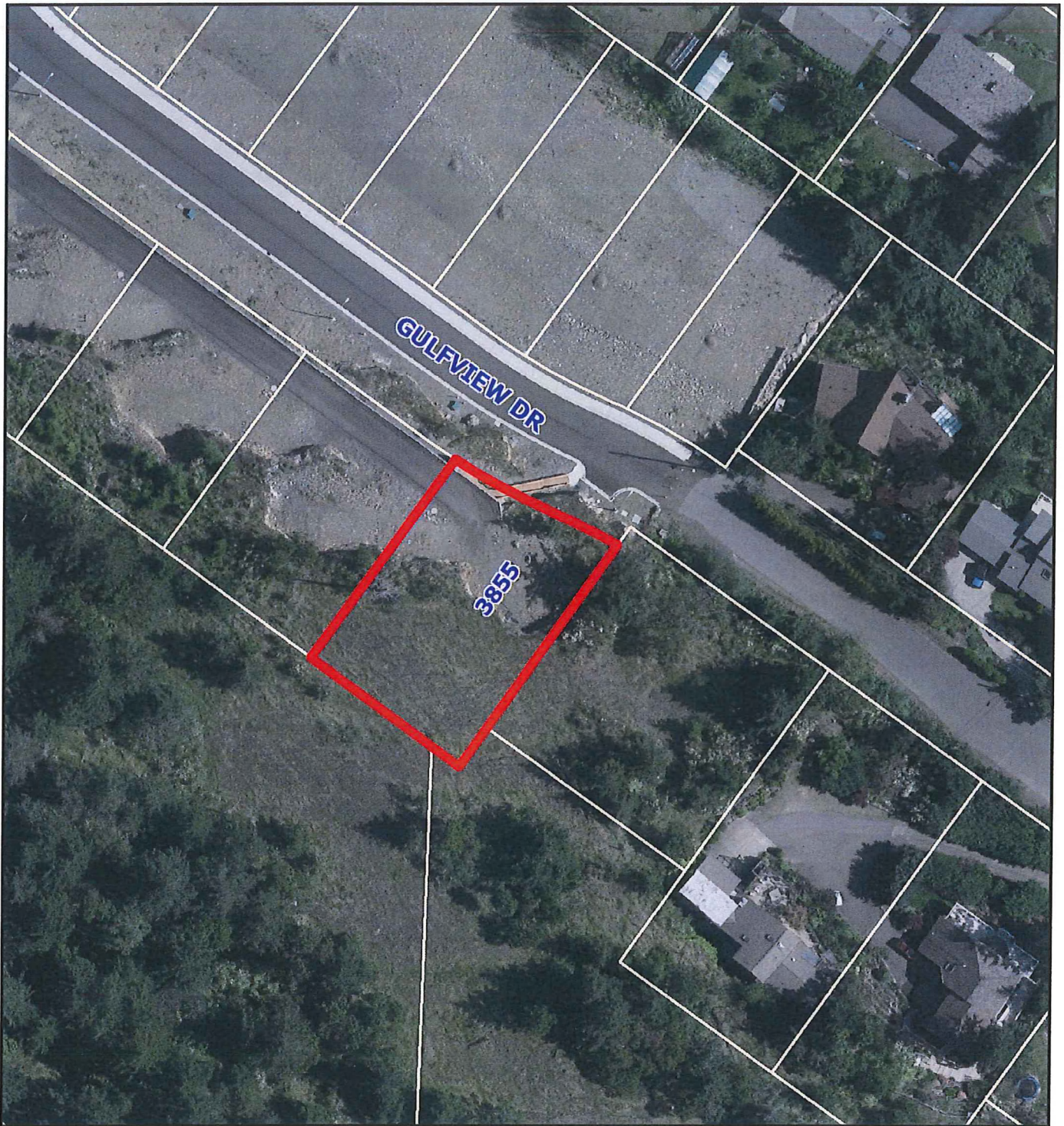
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ATTACHMENT C

Aerial Photo



DEVELOPMENT VARIANCE PERMIT NO. DVP00292

