CITY OF NANAIMO
THE HARBOUR CITY

Staff Report

File Number: DVP00304

DATE OF MEETING April 3, 2017

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT **DEVELOPMENT VARIANCE PERMIT NO. DVP304 – 5190 LONE LYNX LANE**

OVERVIEW

Purpose of Report

To present for Council's consideration, a development variance permit application to allow the construction of a single residential dwelling with variances to the maximum building height and maximum perimeter wall height at 5190 Lone Lynx Lane.

Recommendation

That Council issue Development Variance Permit No. DVP304 at 5190 Lone Lynx Lane with the following variances:

- increase the maximum building height from 7m to 8.3m; and,
- increase the maximum perimeter wall height for the east elevation from 7.32m to 7.83m.

BACKGROUND

A development variance permit application, DVP304, was received from Mr. Burke Stoller to vary the provisions of the City of Nanaimo "Zoning Bylaw 2011 No. 4500" to construct a single residential dwelling with variances to the maximum building height and maximum perimeter wall height.

Subject Property

Zoning	R1 – Single Dwelling Residential
Location	The subject property is located at the end of Lone Lynx Lane
Total Area	4,664m^2
Official Community Plan	Map 1 – Future Land Use Plan – Neighbourhood

The subject property is a large vacant lot located on a rocky bluff. The property is surrounded by smaller single residential lots to the south, a 0.4 hectare residential lot to the west, and Linley Valley Park to the northeast.

Statutory notification has taken place prior to the consideration of the variances.

DISCUSSION

Proposed Development

The proposed development is a single residential dwelling with a stepped building massing consisting of one and two-storey elements and a 1:12 shed roof. Due to the steep terrain, the building siting is limited to a flat area in the southeast corner of the site between a rock face to the northeast and another steep drop to the south. Variances are requested to the maximum building height and maximum perimeter wall height for a portion of the east building elevation to accommodate the proposed building design.

The applicant's variance rationale is included as Attachment E.

PROPOSED VARIANCES

Maximum Building Height

The maximum permitted building height for a building with a roof pitch less than 4:12 is 7m. The proposed building height is 8.3m, a proposed variance of 1.3m.

The stepped building design and low sloped roof reduces the building massing and visual impact of the building against the rock face to the northeast. While a variance is requested, the building is still lower than the 9m height that would be permitted if the house had a steeper roof pitch.

Maximum Perimeter Wall Height

The maximum perimeter wall height for the east elevation is 7.32m. The proposed perimeter wall height is 7.83m, a proposed variance of 0.51m.

The increase in perimeter wall height is for a portion of the east elevation. As this elevation faces the rock face and park to the northeast, the increase in perimeter wall height should not be visible to neighbouring properties or from the street.

SUMMARY POINTS

- Development Variance Permit No. DVP304 proposes variances to the maximum building height and maximum perimeter wall height to accommodate the construction of a single residential dwelling.
- The stepped building design and low slope roof reduces the building massing and ensures the proposed variances will have minimal impact on surrounding properties.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Height Survey
ATTACHMENT D: Building Elevations
ATTACHMENT E: Variance Rationale
ATTACHMENT F: Aerial Photo

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development

ATTACHMENT A
PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

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

1. *Section 7.6.1* – increase the maximum building height from 7m to 8.3m.

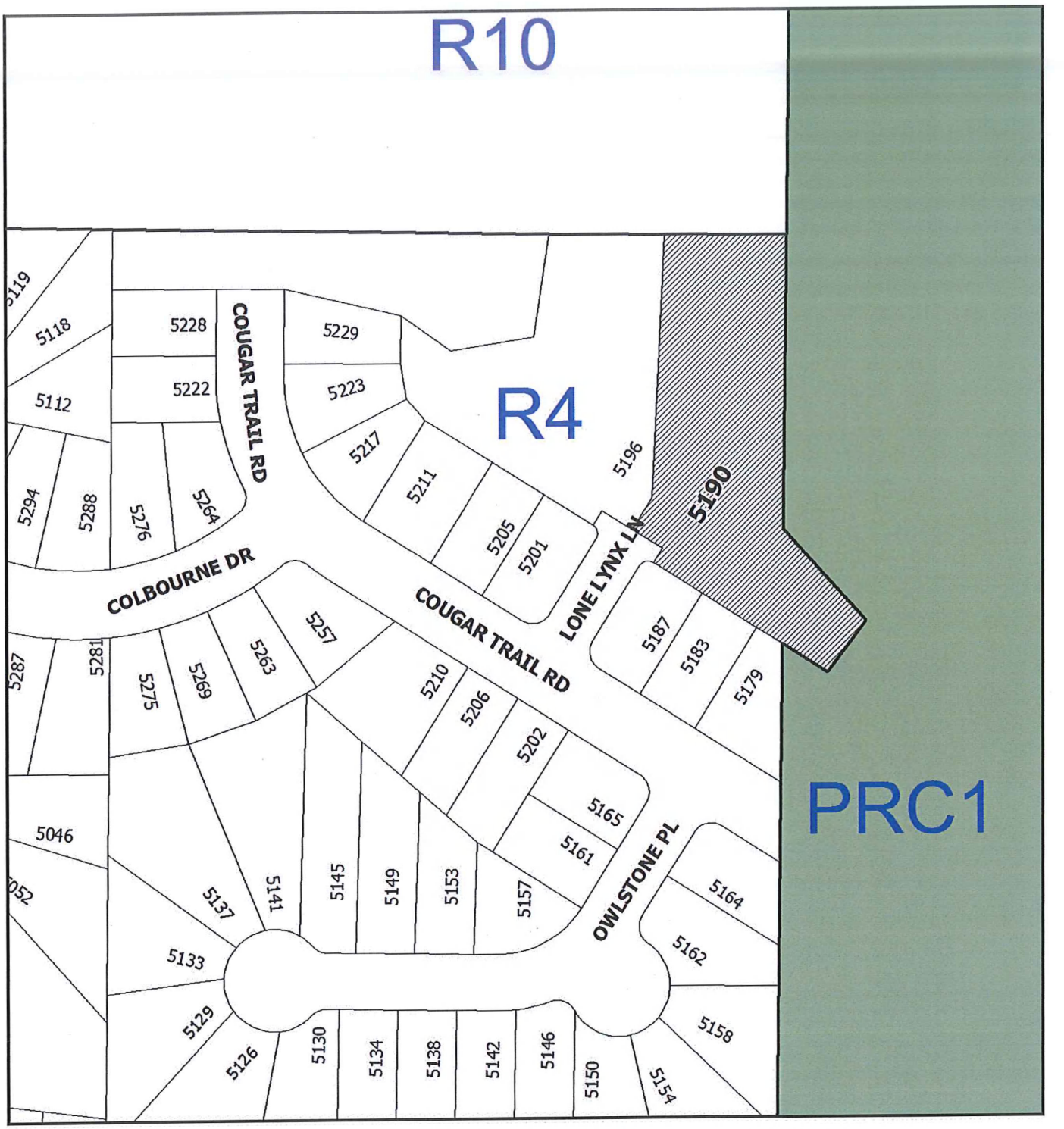
2. *Section 7.6.1* – increase the maximum perimeter wall height for the east elevation from 7.32m to 7.83m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the height survey prepared by Harbour City Land Surveying Ltd., received 2016-MAR-06, as shown on Attachment C.

2. The subject property shall be developed in accordance with the elevations prepared by Praxis House, dated 2017-FEB-28, as shown on Attachment D.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00304

N

LOCATION PLAN

Civic: 5190 Lone Lynx Lane
Lot 1, District Lots 43 and 50,
Wellington District, Plan VIP88753

Subject Property

ATTACHMENT C
HEIGHT SURVEY

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED LOCATION ON:

LOT 1, DISTRICT LOT 43 AND 50, WELLINGTON DISTRICT, PLAN VIP88753.

Scale 1:300

0 3 6 9 12 15 18

ALL DISTANCES AND ELEVATIONS ARE IN METRES AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.

CIVIC ADDRESS: 5190 LONE LYNX LANE, NANAIMO.

PID: 028-530-993 ZONING: R-1.

LEGEND:

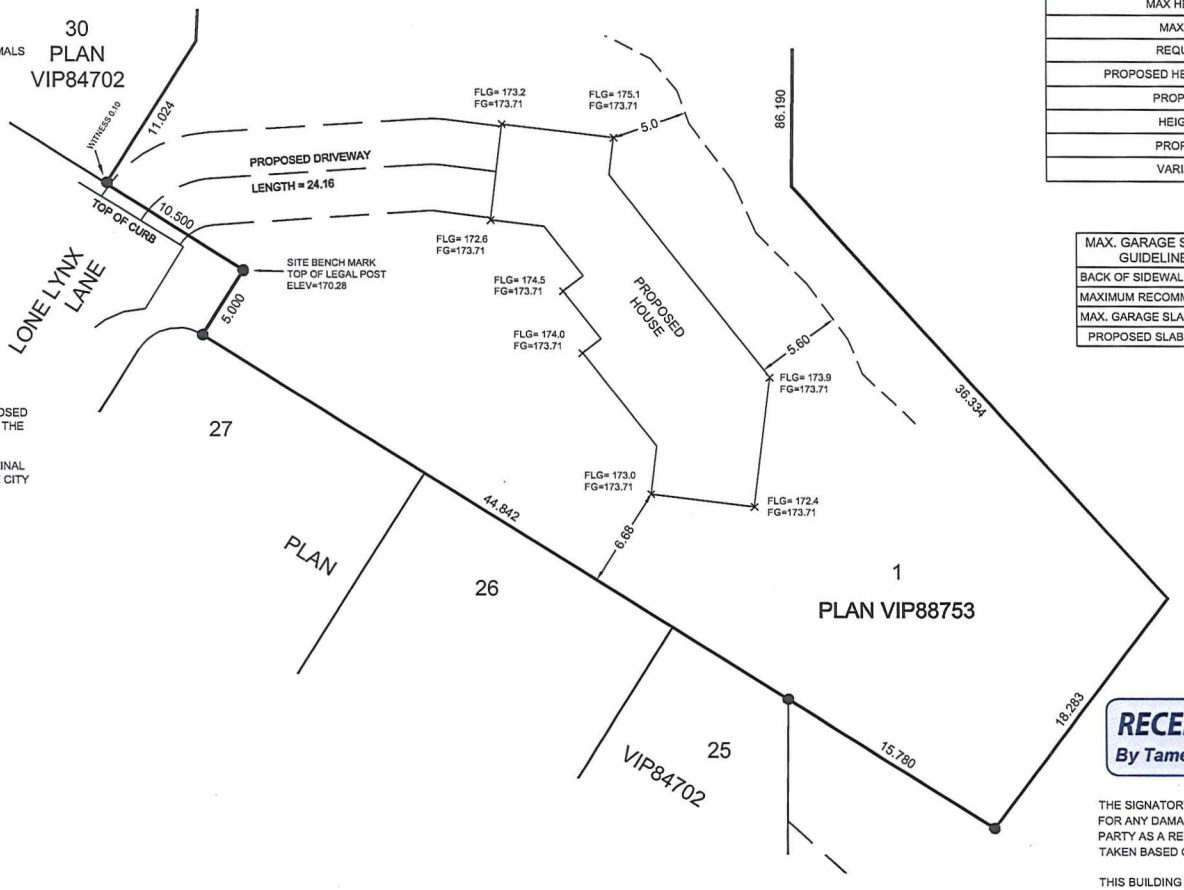
● DENOTES LEGAL POST SET.

HOUSE DESIGN FROM PRAXIS HOUSE. DRAWINGS DATES JANUARY 21, 2017.

ELEVATION DATUM IS DERIVED FROM THE FINAL LOT GRADE PLAN ON FILE AT THE CITY OF NANAIMO ENGINEERING DEPARTMENT.

173.71 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG) IN CONFORMANCE WITH THE CITY OF NANAIMO ZONING BYLAW.

173.2 DENOTES TYPICAL SPOT ELEVATION OF THE FINAL LOT GRADE (FLG) IN CONFORMANCE WITH THE CITY OF NANAIMO ZONING BYLAW.



MAXIMUM HOUSE HEIGHT CALCULATION INCLUDING VARIANCE	
MEAN FG	173.71
MEAN FLG	173.59
MAX HEIGHT PER BYLAW	+7.0
MAXIMUM ROOF PEAK	180.59
REQUESTED VARIANCE	+1.3
PROPOSED HEIGHT INCLUDING VARIANCE	181.89
PROPOSED MAIN FLOOR	174.09
HEIGHT MAIN TO PEAK	+7.80
PROPOSED ROOF PEAK	181.89
VARIANCE REQUESTED	1.30

MAX. GARAGE SLAB ELEVATION PER CITY OF NANAIMO GUIDELINES FOR SINGLE FAMILY ACCESSES	
BACK OF SIDEWALK ELEVATION	170.54
MAXIMUM RECOMMENDED RISE	4.02
MAX. GARAGE SLAB ELEVATION	174.56
PROPOSED SLAB ELEVATION	173.91

RECEIVED
By Tamera Rogers at 10:07 am, Mar 06, 2017

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.

Harbour City Land Surveying Ltd.
1825 LATIMER ROAD
NANAIMO BC V9S 5H2
PHONE: 250-758-4180

DRAWING: 17007-HS-REV-1.DWG
LAYOUT: 1

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

THIS PARCEL MAY BE SUBJECT TO REGISTERED CHARGES, INTERESTS AND LEGAL NOTATIONS AS SHOWN ON TITLE NO: FB466485.

THIS PLAN DOES NOT PURPORT TO VERIFY COMPLIANCE WITH THE RESTRICTIONS THEREIN.

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.

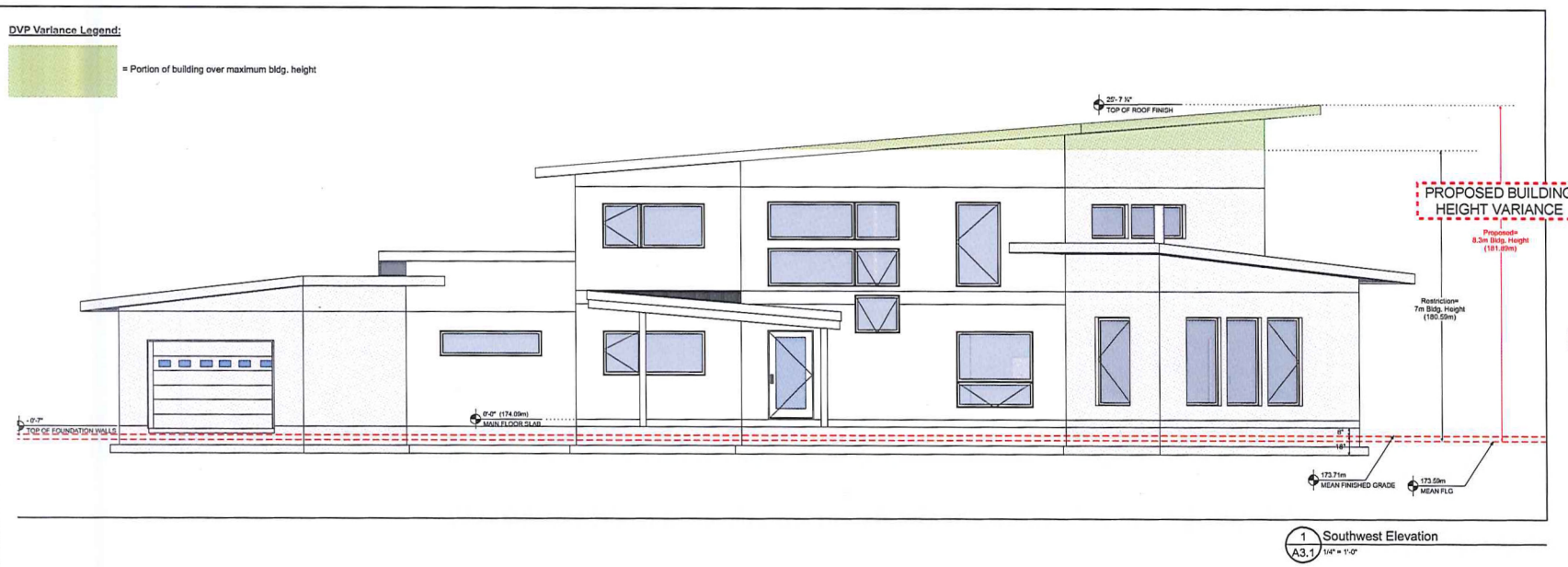
THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS DATE OF : MARCH 6, 2017.

ANDRÉ McNICOLL B.C.L.S.
THIS DOCUMENT IS INVALID UNLESS SIGNED AND SEALED.

ATTACHMENT D
BUILDING ELEVATIONS

DVP Variance Legend:

= Portion of building over maximum bldg. height



1 A3.1 Southwest Elevation
1/4" = 1'-0"

2 A3.1 West Elevation
1/4" = 1'-0"

Praxis House

5190 Lone Lynx Lane
Nanaimo, BC
Lot 1, Plan VIP88753

Document Date:
Feb. 28, 2017

Document Phase:
Construction Documents

rev. date remark

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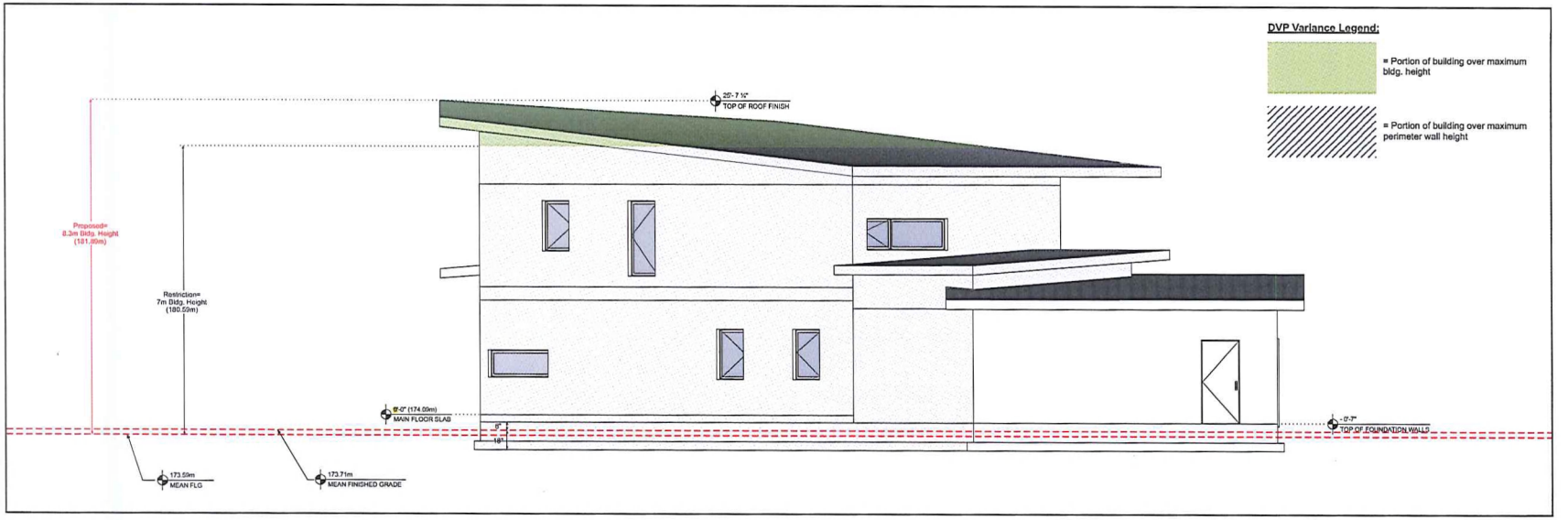
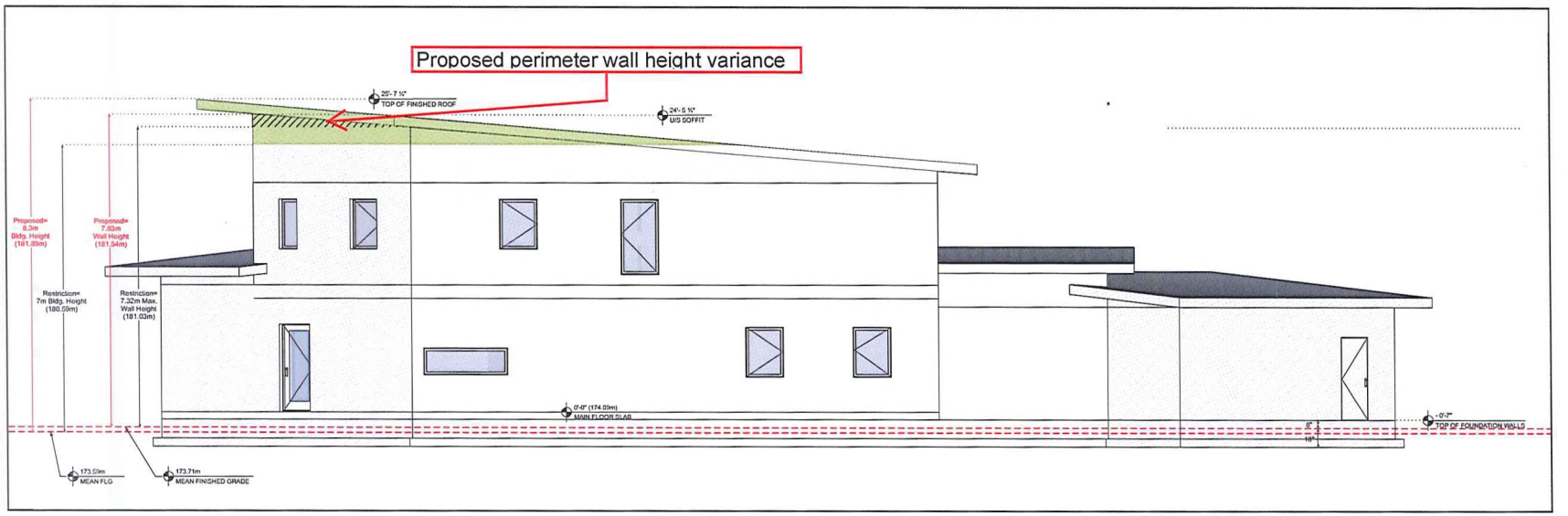
DVP00304
(Revised Plan)
2017-MAR-01
Current Planning & Subdivision

Elevations SW / W

A3.1



1 A3.2 North Elevation
1/4" = 1'-0"



2 A3.2 Northeast Elevation
1/4" = 1'-0"

Praxis House

5190 Lone Lynx Lane
Nanaimo, BC
Lot 1, Plan VIP88753

Document Date:
Feb. 28, 2017

Document Phase:
Construction Documents

rev. date remark

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DVP00304
(Revised Plan)
2017-MAR-01

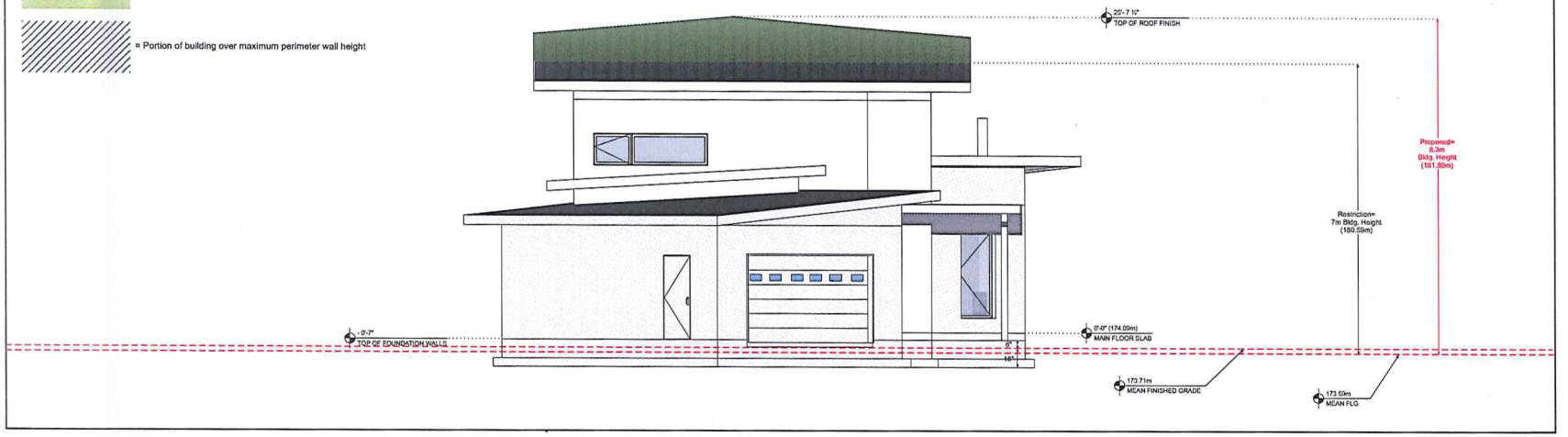
Elevations N / NE

A3.2

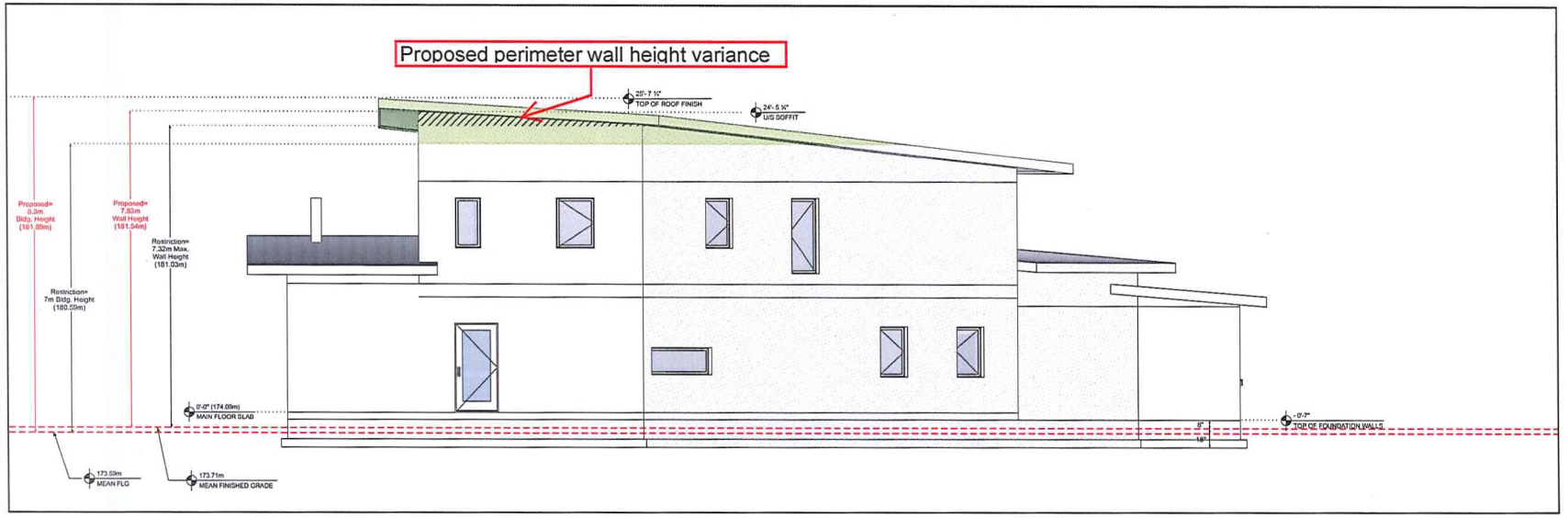
DVP Variance Legend:

= Portion of building over maximum bldg. height

= Portion of building over maximum perimeter wall height



1 A3.3 Northwest Elevation
1/4" = 1'-0"



2 A3.3 East Elevation
1/4" = 1'-0"

Praxis House

5190 Lone Lynx Lane
Nanaimo, BC
Lot 1, Plan VIP68753

93

Document Date:
Feb. 28, 2017

Document Phase:
Construction Documents

rev.	date	remark

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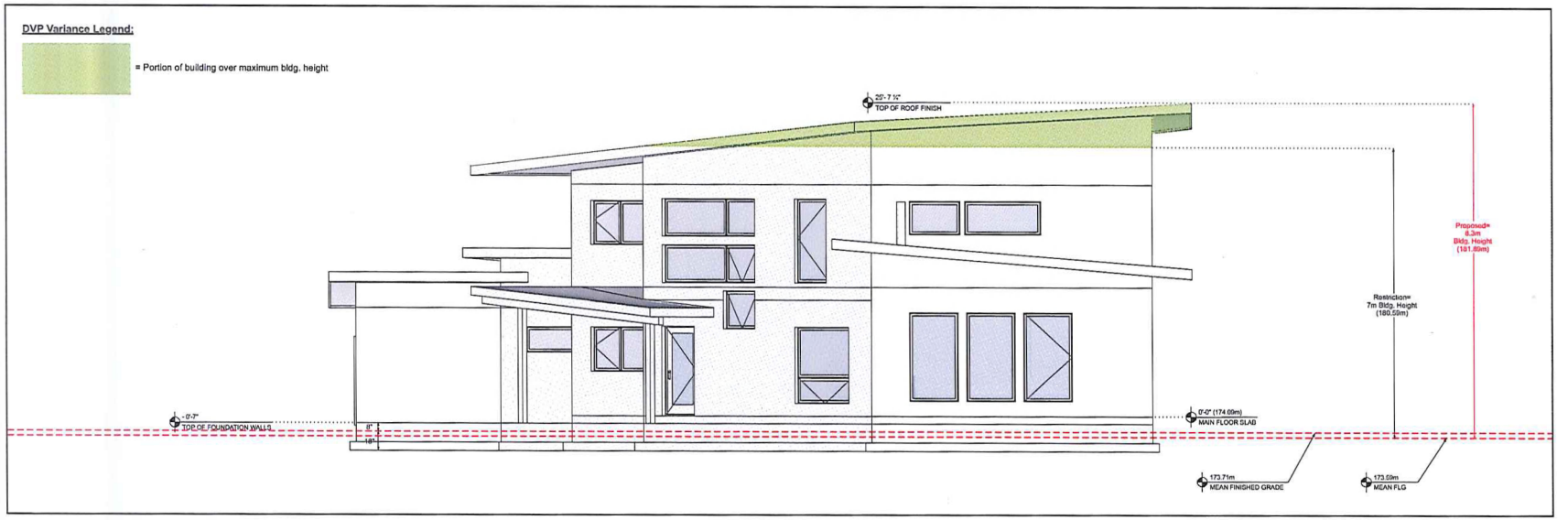
2017-MAR-01
Current Planning & Subdivision

Elevations NW / E

A3.3

DVP Variance Legend:

= Portion of building over maximum bldg. height



1 / A3.4 South Elevation
1/4" = 1'-0"

- / A3.4
1/4" = 1'-0"

Praxis House

5190 Lone Lynx Lane
Mount Sicker
Lot 1, Plan VIP88753

94

Document Date:
Feb. 28, 2017

Document Phase:
Construction Documents

rev.	date	remark

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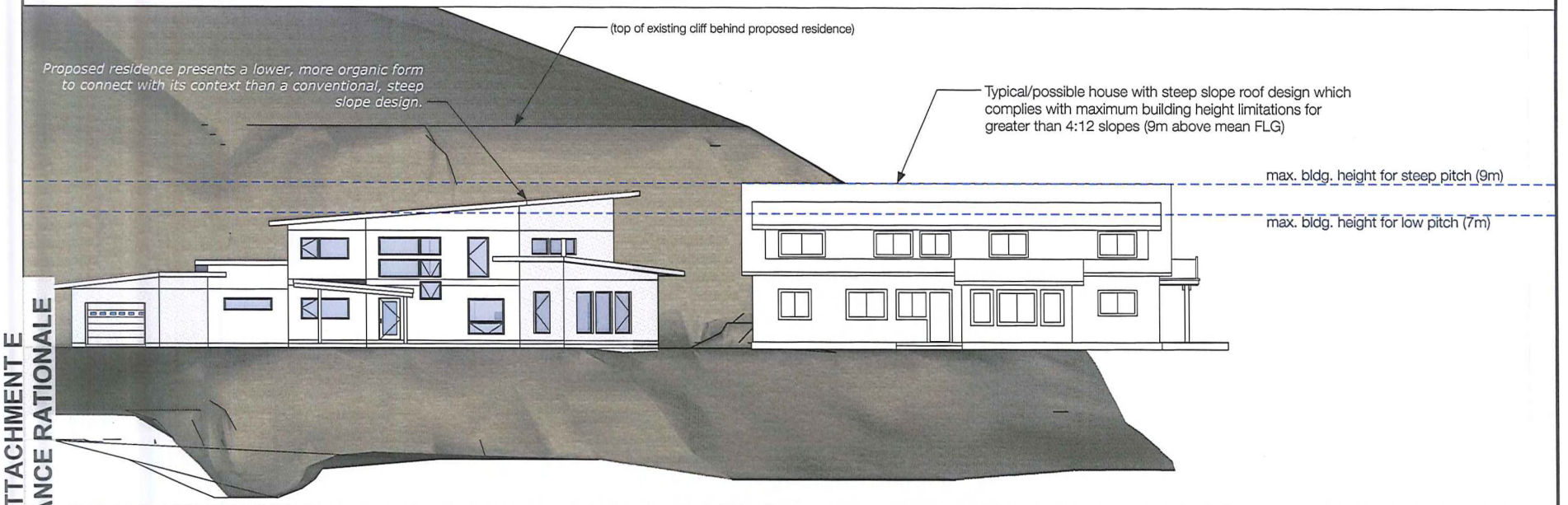
DVP00304
(Revised Plan)
2017-MAR-01

Elevations S

A3.4

ATTACHMENT E
VARIANCE RATIONALE

Proposed Height Variance Visual Reference



Proposed Height Variances:

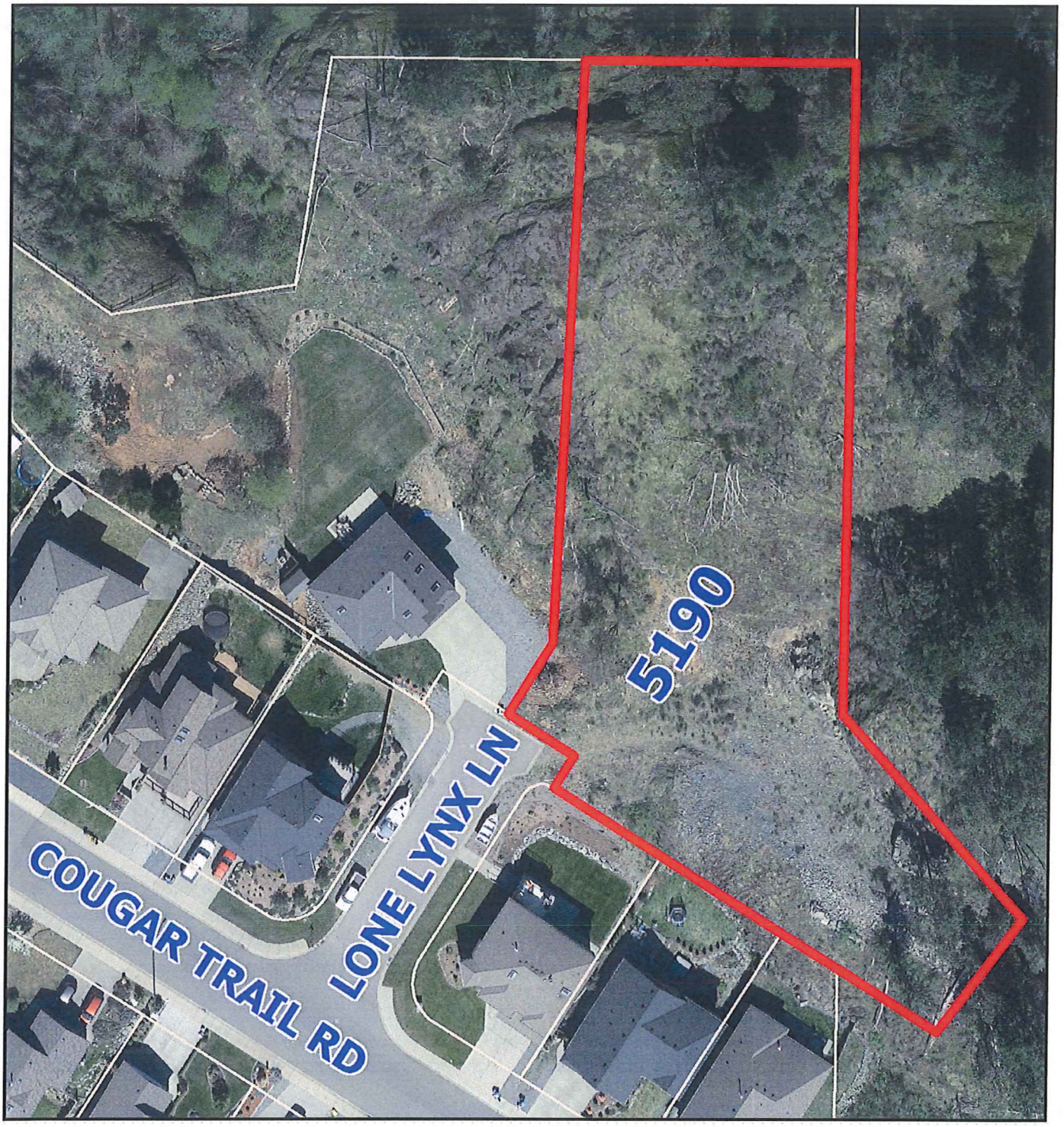
1. **Maximum Building Height**:
   Requirement= max. 7m from mean FLG for < 4:12 roof pitches, 9m for > 4:12 pitches
   Proposed= 8.3m

2. **Perimeter Wall Height:**
   Requirement= max. 7.32m from finished grade; for low-slope shed roofs, measured to u/s eaves at highest point
   Proposed= 7.83m for East Elevation perimeter wall

1. Maximum Building Height Variance Rationale:
- The small buildable footprint of the land (due to topography and geotechnical setbacks) and the desire for a highly energy efficient envelope (targeting a net zero residence) necessitates a two story home for the desired square footage.
- The "terraced", low-slope shed roof design provides a more organic and varied building mass, which better blends and mimics the existing cliff faces than a steeper sloped gable or hip roof structure.
- The proposed design will keep the height of the home well below the top of the adjacent rock face, allowing the natural contours of the land to remain intact surrounding the house.
- To keep the overall height of the two-story home to a minimum, modest ceiling heights (9' first floor and 8' second floor) on both levels are employed, and a minimally sloped 1:12 roof design is utilized.
- A shed roof provides a more efficient plane for rainwater harvesting (which we hope to employ).
- The low-slope shed roof improves the safety and practicability of the increased inspection and maintenance demands of a rainwater harvesting surface.

2. East Elevation Perimeter Wall Height Variance Rationale:
- For the reasons listed in the max. building height rationale, a low-slope shed roof design is desirable.
- The overfeight wall at the SE corner of the second floor, when viewed from most approach angles, is set back from a single story projection by 10'5", to reduce its visual impact.
- The east face of the second floor, which is an uninterrupted two stories, faces a cliff on parkland, in which no adjacent neighbour exists.
- The roof lines and wall heights in general are terraced/stepped to break up the overall building face.
- Because low-slope shed roof wall heights are calculated to the underside of the roof overhang at the highest point of the roof, this design is more challenging to have comply with the existing wall height requirement.
- Varied cladding types and colours are employed to visually reduce wall scales.

ATTACHMENT F
AERIAL PHOTO



DEVELOPMENT VARIANCE PERMIT NO. DVP00304

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