

DATE OF MEETING June 19, 2017

AUTHORED BY TAMERA ROGERS, PLANNER, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT VARIANCE PERMIT NO. DVP314 – 570 ST. GEORGE STREET

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to allow an over height accessory building with a secondary suite at 570 St. George Street.

Recommendation

That Council issue Development Variance Permit No. DVP314 at 570 St. George Street with the following variance:

- increase the maximum accessory building height from 4.5m to 5.18m.

BACKGROUND

A development variance permit application, DVP314, was received from Mr. Chase Salisbury on behalf of Ms. Jessica Venables to vary the provisions of the City of Nanaimo “Zoning Bylaw 2011 No. 4500” to allow an over height accessory building at 570 St. George Street.

Subject Property

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located at the northeast corner of the Millstone Avenue/St. George Street intersection.
<i>Total Lot Area</i>	647m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use - Neighbourhood

The subject property is a corner lot with an existing single residential dwelling. It is located in an older single dwelling residential neighbourhood and is approximately 150m from Terminal Park commercial centre. The lot has a downward slope from west to east; the proposed carriage house location is approximately 1m lower than Millstone Avenue.

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

DISCUSSION

Proposed Development

The proposed development includes a one-storey, 74m² accessory building with a secondary suite (carriage house) to be moved onto the subject property. The Zoning Bylaw allows carriage houses with a roof pitch less than 6:12, as proposed, to be a maximum height of 4.5m.

The elevation of the lot is lower than the storm service pipe elevation therefore an alternative storm water infiltration system is required. Typically, this would involve a catch basin and rock pit, but this option is not practical due to the required rock pit size. Instead, the recommended solution is to raise the carriage house to create an above grade crawl space with a concrete skim coat to address the storm drainage requirements of the BC Building Code. As a result of raising the building, a height variance is required to allow a 5.18m high carriage house.

The applicant's Letter of Rationale is included as Attachment E.

PROPOSED VARIANCES

Accessory Building Height

The maximum height for a carriage house with a roof pitch less than 6:12 is 4.5m. The proposed carriage house height is 5.18m, a proposed variance of 0.68m.

The subject property could potentially have a 7m high carriage house if the roof pitch is 6:12 or greater and it contains a secondary suite within the roof structure. The massing of the proposed carriage house is much smaller in scale than what could be permitted if the roof pitch was slightly steeper. The building form is compatible with the character of surrounding residences, and the proposed building location is not anticipated to negatively impact the views of neighbouring properties.

SUMMARY POINTS

- Development Variance Permit No. DVP314 proposes a variance to allow an over height accessory building (carriage house) to be located on the subject property.
- The requested height variance is not anticipated to negatively impact adjacent properties. Staff supports the proposed variance.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Height Survey
ATTACHMENT D: Letter of Rationale
ATTACHMENT E: Accessory Building Photos
ATTACHMENT F: Aerial Photo

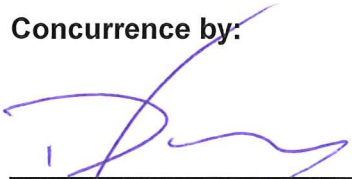
Submitted by:



L. Rowett

Manager, Current Planning and Subdivision

Concurrence by:



D. Lindsay

Director, Community Development

ATTACHMENT A PERMIT TERMS AND CONDITIONS

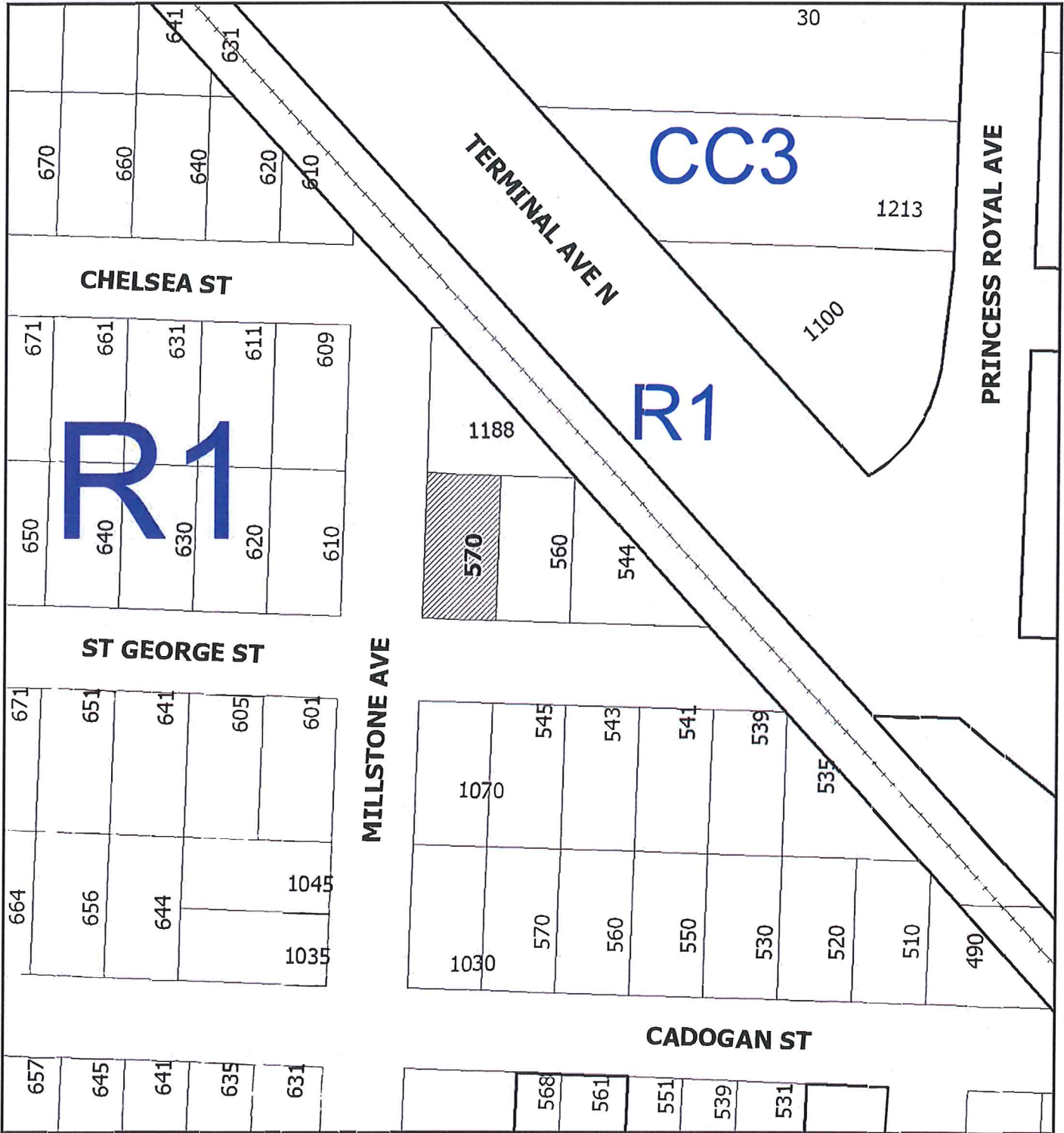
TERMS OF PERMIT

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

1. *Section 6.6.5 – Accessory Uses: Buildings and Structures* – to increase the maximum height for an accessory building with a roof pitch less than 6:12 from 4.5m to 5.18m to permit the proposed carriage house to be moved onto the subject property.

CONDITIONS OF PERMIT

1. The proposed accessory building shall be located in accordance with the survey plan prepared by Williamson and Associates Professional Surveyors dated 2017-APR-19, as shown on Attachment C.
2. The proposed accessory building height shall be in accordance with the survey plan prepared by Williamson and Associates Professional Surveyors dated 2017-APR-19, as shown on Attachment C.



DEVELOPMENT VARIANCE PERMIT NO. DVP00314

LOCATION PLAN

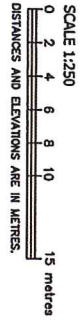
Civic: 570 St. George Street
Lot 14, Section 1, Block 108,
Nanaimo District, Plan 366



 **Subject Property**

ATTACHMENT C SURVEY PLAN

B.C. LAND SURVEYOR'S CERTIFICATE OF PROPOSED HOUSE LOCATION ON:
LOT 14, BLOCK 108, PLAN 366, SECTION 1, NANAIMO DISTRICT.



NOTES:

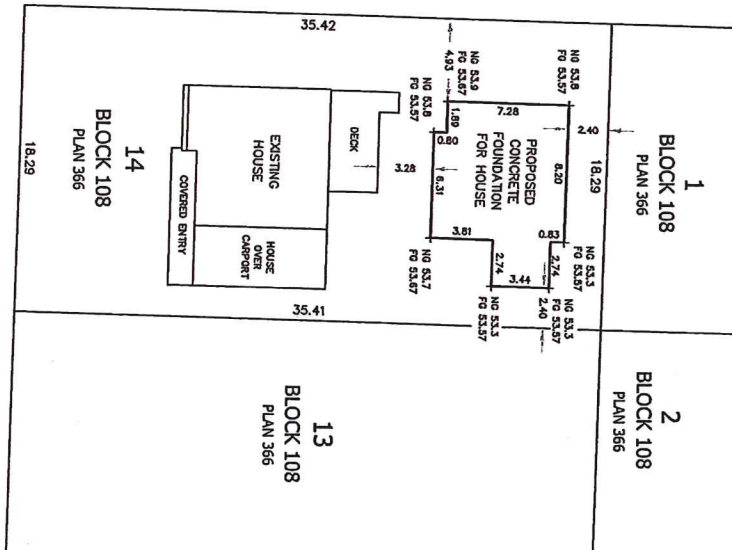
- CMC ADDRESS: 570 ST. GEORGE STREET
- LOT DIMENSIONS ARE DERIVED FROM REGISTERED PLANS.
- ELEVATION DATUM IS DERIVED FROM INTEGRATED SURVEY CONTROL MONUMENTS.
- HOUSE DESIGN FROM JORGENSEN/OSMOND DESIGN DRAWINGS RECEIVED JANUARY 05, 2017 WITH FINISHED GRADING DESIGN AMENDED AS SHOWN HEREON.
- THE UNDERSIGNED CONFIRMS THAT HE HAS BEEN RETAINED BY CHASE SALSBUURY TO PROVIDE FOUNDATION LAYOUT IN ACCORDANCE WITH THE FOUNDATION LOCATION SHOWN ON THIS PLAN.

- ▲ HUB/SPIKE/CONCRETE NAIL FOUND
- FO 53.8 DENOTES TYPICAL SPOT ELEVATION OF PROPOSED FINISHED GRADE (FG).
- NG 53.7 DENOTES TYPICAL SPOT ELEVATION OF NATURAL GRADE (NG) IN CONFORMANCE WITH THE CITY OF NANAIMO ZONING BYLAW.

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.

WILLIAMSON & ASSOCIATES
PROFESSIONAL SURVEYORS © 2017
2028 BAYVIEW ROAD NANAIMO B.C. V1T 4B5
PHONE 250-758-7723 FAX 250-758-7724
EMAIL: info@williamson-surveyors.com
FILE: 17001-02 HEIGHT PLAN REV. 01 (BASE PLAN 77001)

MILLSTONE AVENUE



RECEIVED
DVP00314
2017-APR-27
Current Planning & Subdivision

MAXIMUM HOUSE HEIGHT
CALCULATION BY GRADES

MEAN FG	=	53.80
MEAN NG	=	53.59
MAXIMUM HEIGHT	+	4.50
CON. MAXIMUM ROOF PEAK	=	58.09
PROPOSED MAIN FLOOR	=	54.58
HEIGHT TO PEAK	+	4.21
PROPOSED ROOF PEAK	=	58.77
PROPOSED ROOF PEAK	-	58.77
CON. VARIANCE REQUIRED	=	0.08

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: APRIL 19, 2017.

Brock Williamson
MNVXRBFF

Brock E.L. Williamson B.C.L.S.
118 DOUGLASS STREET NANAIMO BC V9A 4S4

REVISION: 01

ATTACHMENT D
LETTER OF RATIONALE

Development Variance Application

570 Saint George Street. Accessory building - Dwelling Relocation

A height variance is required at 570 St. George Street for the one-story accessory building because the use of City storm service is naturally unachievable from the lot due to the lot being naturally lower than the storm service pipe elevation. The house roof pitch of the accessory dwelling is < 6:12, therefore, according to bylaw 6.6.5, the maximum height of the building cannot exceed 4.5m.

In order to find a solution, the engineering firm Lewkowich Engineering Association Ltd. was hired to design an appropriate infiltration system for the perimeter drain in compliance with City bylaws. Typically, this would involve a catch basin and rock pit, however, the firm has ruled this out as an option due to the size of the required rock pit. According to Lewkowich, the only solution is to raise the one story secondary dwelling enough to enable an above ground crawl space, eliminating perimeter drain service requirements all together.

In order to comply with city bylaws and execute the expert opinion of the engineering firm, I am requesting that the maximum height of the accessory building be increased from 4.5m to 5.18m, which represents a height variance of 0.68m. The lot is low lying in comparison to street level; therefor, even with the variance of 0.68m, the single-story accessory dwelling will be situated in such a manner that it brings no obstruction to the neighbours

Thank you for your time.

Yours sincerely,

Chase Salisbury.

ATTACHMENT E
ACCESSORY BUILDING PHOTOS



ATTACHMENT F
AERIAL PHOTO



DEVELOPMENT VARIANCE PERMIT NO. DVP00314

