

DATE OF MEETING | June 18, 2018 |

AUTHORED BY | CALEB HORN, PLANNING ASSISTANT, CURRENT PLANNING AND SUBDIVISION |

SUBJECT | **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP351 – 2178 LANCASHIRE AVENUE** |

## OVERVIEW

### **Purpose of Report**

To present for Council’s consideration a development variance permit application to allow an over-height accessory building to be constructed at 2178 Lancashire Drive. |

### **Recommendation**

That Council issue Development Variance Permit No. DVP351 at 2178 Lancashire Drive with the following variance:

- increase the maximum height of an accessory building with a roof pitch less than 6:12 from 4.5m to 5.1m. |

## BACKGROUND

A development variance permit application, DVP351, was received from Mr. Todd Wood to vary the provisions of City of Nanaimo “Zoning Bylaw 2011 No. 4500” to allow an over-height accessory building at 2178 Lancashire Drive.

### **Subject Property**

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located on the east side of Lancashire Drive midblock between Northfield Road and Begonia Way.
<i>Total Lot Area</i>	884m <sup>2</sup>
<i>Official Community Plan</i>	Map 1 – Future Land Use - Corridor

The subject property is located on a dead-end street accessed via Northfield Road, and the surrounding neighbourhood consists primarily of single dwelling residential lots.

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

## DISCUSSION

### **Proposed Development**

The proposed development is a one-storey 66m<sup>2</sup> accessory building to be used as a garage. The applicant is proposing to build the garage with a 5:12 roof pitch and to vary the maximum height from 4.5m to 5.1m. The purpose of the height variance is to allow an adequate ceiling

height for storage of a boat. The garage will replace an existing shed at the rear of the property. The garage will be sited 2.4m from the rear property line and 1.8m from the side (north) property line.

### **Proposed Variance**

#### *Maximum Accessory Building Height*

The maximum accessory building height for a roof pitch less than 6:12 is 4.5m. The proposed accessory building height is 5.1m, a proposed variance of 0.6m.

The Zoning Bylaw allows accessory buildings with an 8:12 roof pitch or greater to be up to 5.5m in height, or if the accessory building is located within the principal building setbacks, up to 7m in height regardless of roof pitch. In order to site an accessory building within the primary building setbacks in the R1 zone, the accessory building would have to be no closer than 7.5m to the rear property line. To preserve the back yard as a usable space, the applicant proposes to site the accessory building 2.4m from rear property line where a height variance will be required.

The proposed accessory building will largely be screened from view from the nearby roads. The proposed 5.1m height is not anticipated to negatively impact adjacent properties as there is substantial building separation from adjacent residences.

To support the development variance permit application, the applicant provided signatures from the four adjacent properties stating they have no concerns with the proposed height variance.

See Attachments for more information.

#### **SUMMARY POINTS**

- Development Variance Permit Application No. DVP351 proposes a variance to increase the maximum height for an accessory building with a roof pitch less than 6:12 from 4.5m to 5.1m to allow an over-height garage.
- The requested height variance is not anticipated to negatively impact adjacent properties.

#### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Location Plan  
ATTACHMENT C: Site Plan  
ATTACHMENT D: Building Elevations  
ATTACHMENT E: 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**

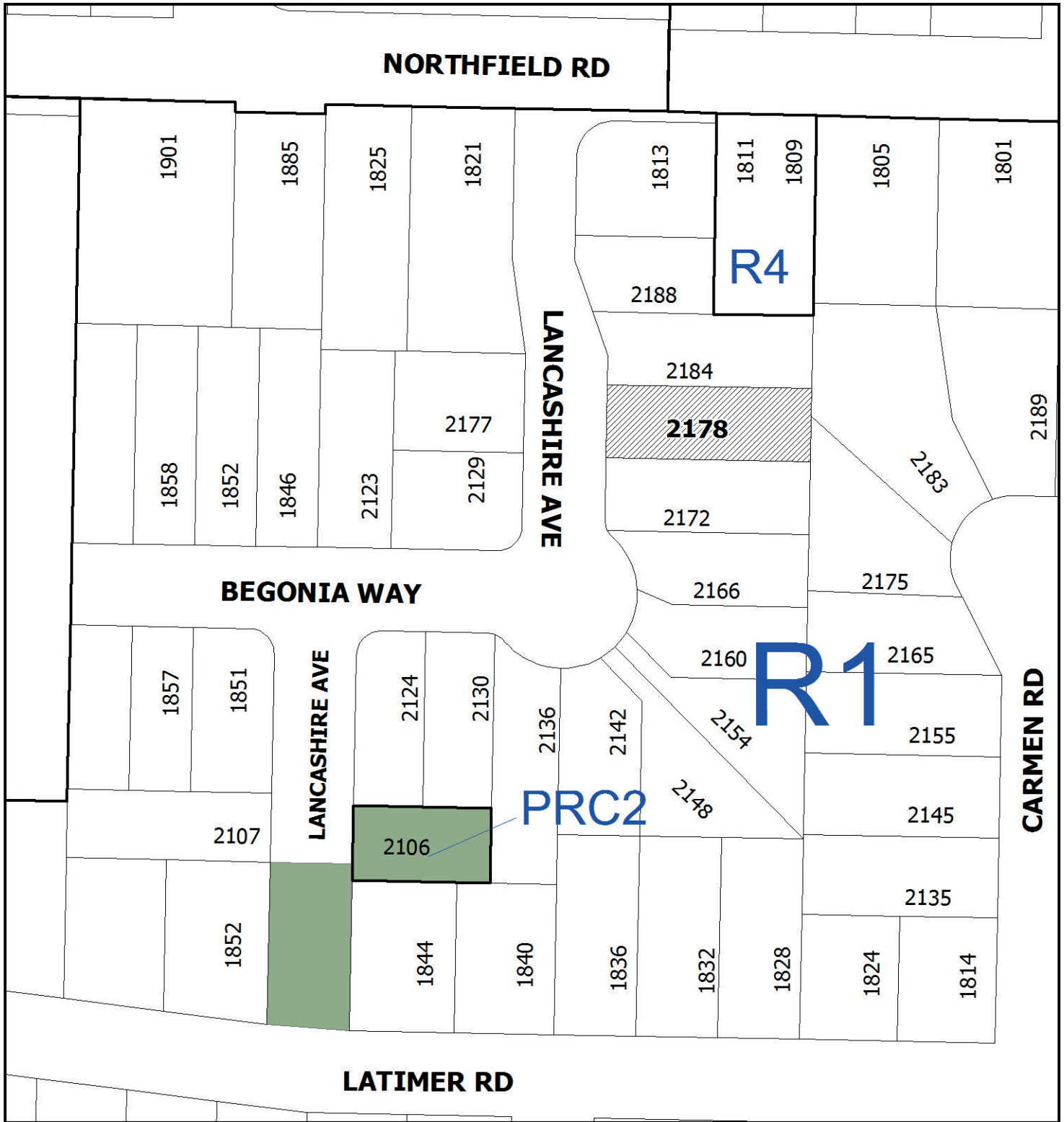
The City of Nanaimo "ZONING BYLAW 2011 NO. 4500" is varied as follows:

1. *Section 6.6.5 Accessory Building Height* – to increase the maximum accessory building height from 4.5m to 5.1m for a proposed garage with roof pitch less than 6:12.

### **CONDITIONS OF PERMIT**

1. The subject property shall be developed in accordance with the Site Plan dated 2018-JAN-24, as shown on Attachment C.
2. The subject property shall be developed generally in accordance with the Building Elevations dated 2018-JAN-24, as shown on Attachment D.

ATTACHMENT B  
LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT NO. DVP00351



**LOCATION PLAN**

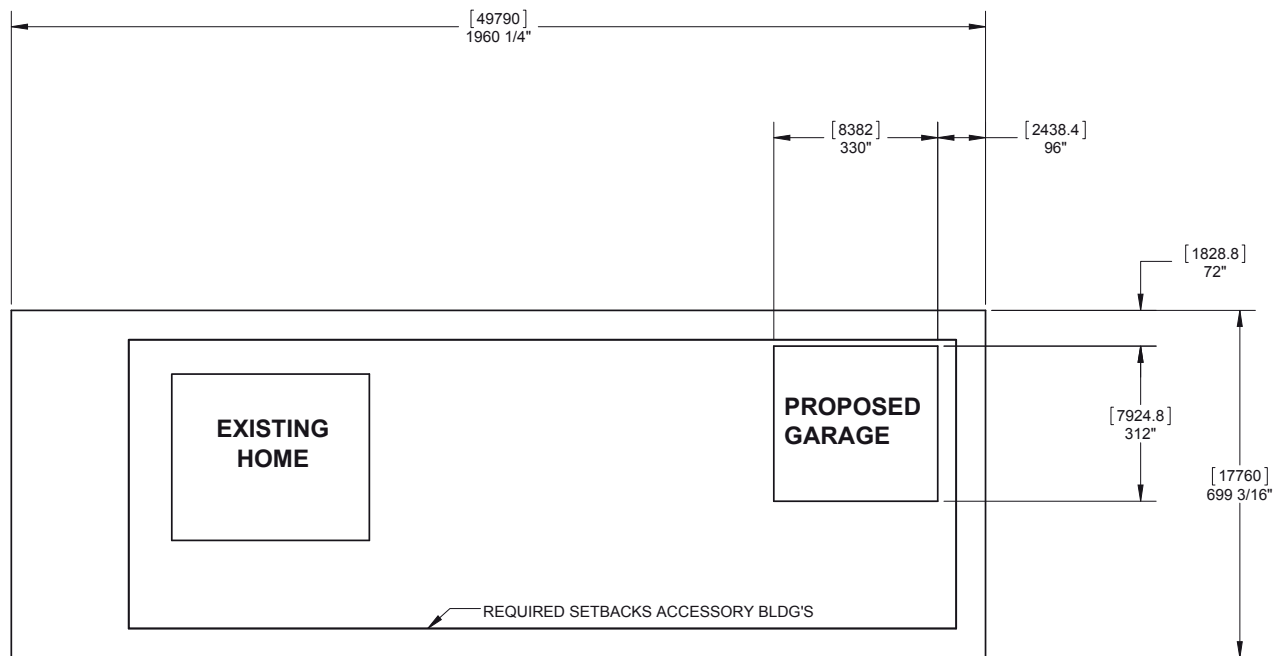
 **Subject Property**

Civic: 2178 Lancashire Avenue  
Lot 2, Section 17, Range 8,  
Mountain District, Plan 36702

# ATTACHMENT C SITE PLAN

FIRST USED	
WHERE USED	
SUPERSEDES	

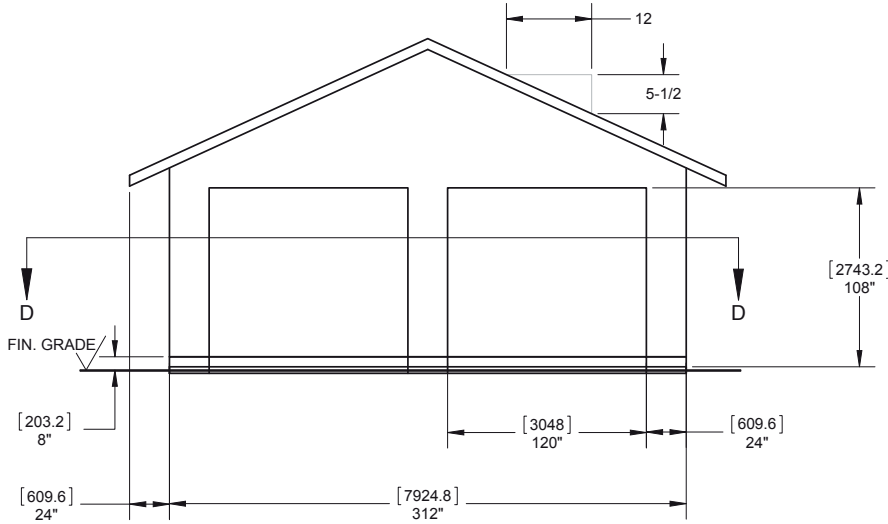
2178 LANCASHIRE AVE



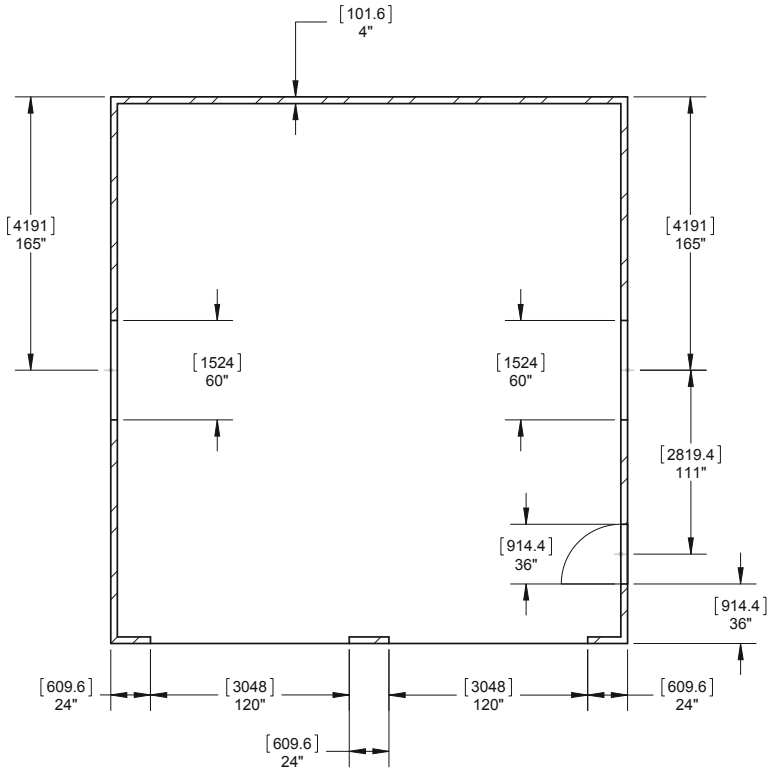
TOLERANCE UNLESS NOTED			
XXX	±.005		
XX	±.010		
FRACTIONS	±1/16		
ANGLES	1/2°		
UNITS			
IN & LBS	GARAGE - 2178 LANCASHIRE AVENUE		
	MATERIAL	COATING	
	N/A	DO NOT PAINT	
DRAWN BY	DATE	SCALE	WEIGHT
FRR	1/24/18	1:250 UNLESS NOTED	
APPROVED BY	PROJECTION	DRAWING NUMBER	SHEET NUMBER
		Garage	1 OF 3
			00

# ATTACHMENT D BUILDING ELEVATIONS

FIRST USED	
WHERE USED	
SUPERSEDES	



FRONT ELEVATION  
SCALE 1 : 75

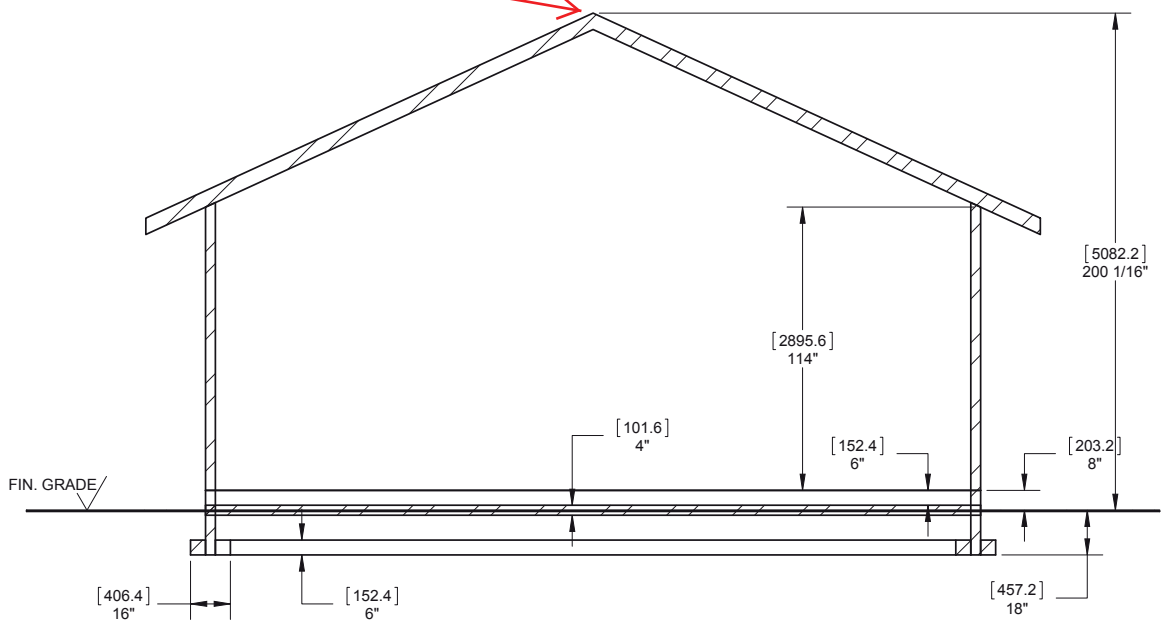


SECTION D-D  
SCALE 1 : 75

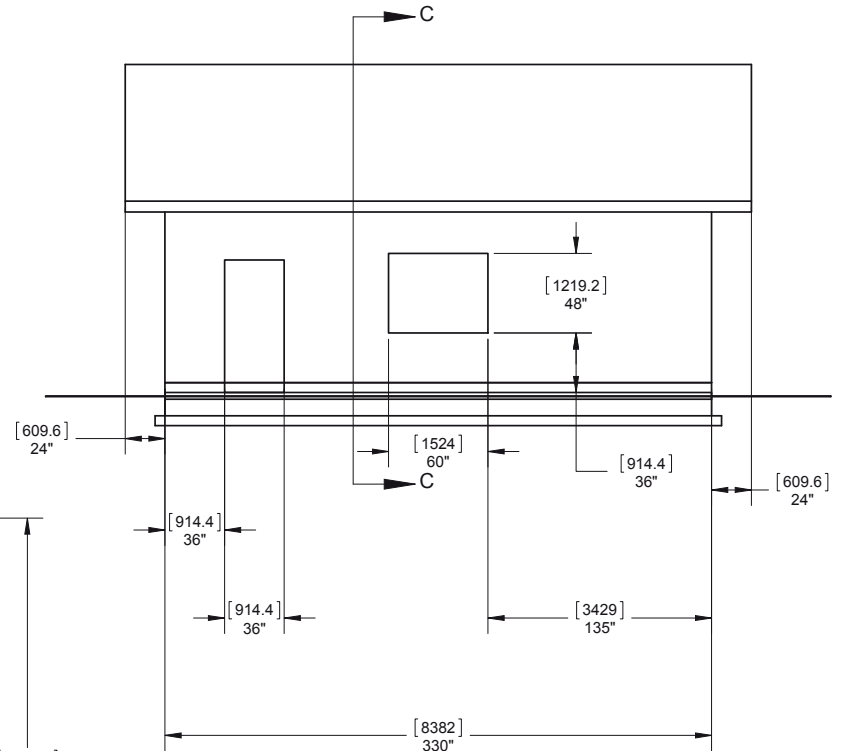
TOLERANCE UNLESS NOTED		<b>RECEIVED</b>	
XXX	±.005	<b>DVP351</b>	
XX	±.010	<b>2018-MAY-08</b>	
FRACTIONS	±1/16	Current Planning & Subdivision	
ANGLES	1/2°		
UNITS		GARAGE - 2178 LANCASHIRE AVENUE	
IN & LBS		DO NOT PAINT	
MATERIAL		COATING	
N/A		DO NOT PAINT	
DRAWN BY	DATE	SCALE	WEIGHT
FRR	1/24/18	1:250	2 OF 3
APPROVED BY	PROJECTION	UNLESS NOTED	REVISION
		DRAWING NUMBER	
		Garage	00

FIRST USED	
WHERE USED	
SUPERSEDES	

Proposed variance to increase building height from 4.5m to 5.1m.



SECTION C-C  
SCALE 1 : 50



SIDE ELEVATION  
SCALE 1 : 75

**RECEIVED**  
**DVP351**  
**2018-MAY-08**  
Current Planning & Subdivision

TOLERANCE UNLESS NOTED		THE INFORMATION, DATA, AND DRAWINGS EMBODIED IN THIS DOCUMENT ARE STRICTLY CONFIDENTIAL AND SHALL NOT BE DISCLOSED TO THIRD PARTIES WITHOUT THE PRIOR WRITTEN CONSENT OF TIGERCAT INDUSTRIES, INC.	
XXX	±.005		
XX	±.010		
FRACTIONS	±1/16		
ANGLES	1/2°		
UNITS		GARAGE - 2178 LANCASHIRE AVENUE	
IN & LBS		DO NOT PAINT	
MATERIAL		COATING	
N/A		DO NOT PAINT	
DRAWN BY	DATE	SCALE	WEIGHT
FRR	1/24/18	1:250	3 OF 3
APPROVED BY	PROJECTION	UNLESS NOTED DRAWING NUMBER	REVISION
Garage			00



ATTACHMENT E  
AERIAL PHOTO



DEVELOPMENT VARIANCE PERMIT NO. DVP00351