

DATE OF MEETING APRIL 27, 2020

AUTHORED BY LAINY NOWAK, PLANNING ASSISTANT, CURRENT PLANNING

SUBJECT DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP401 – 27 MILTON STREET

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to allow the construction of an additional storey to an existing single family dwelling at 27 Milton Street.

Recommendation

That Council issue Development Variance Permit No. DVP401 at 27 Milton Street with the following variance:

- increase the maximum allowable principal building height for a roof pitch equal to or greater than 4:12 from 9m to 10.22m.

BACKGROUND

A development variance permit application, DVP401, was received from Kasia Biegun and Tai Adler to vary the provisions of “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”), in order to increase the maximum allowable building height for a principal building at 27 Milton Street.

Subject Property and Site Context:

<i>Zoning</i>	R1b – Single Dwelling Residential
<i>Location</i>	The subject property is located on the west side of Milton Street across from a railway corridor.
<i>Total Area</i>	872m ²
<i>Official Community Plan (OCP)</i>	Map 1 – Future Land Use Plan – Neighbourhood

The subject property is within the Old City Neighbourhood. The lot is relatively flat and includes a one-and-a-half-storey single family dwelling, which was built in 1948. The surrounding properties are predominantly developed with single family dwellings. The lot immediately across from the subject property is zoned CS3 (Community Service 3) and is currently in use as a railway corridor.

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

DISCUSSION

The proposed development includes the addition of a second storey with a new roof, as well as a front and rear deck. The second-storey addition will have a steeper roof pitch and will result in an increase in floor area of approximately 108m².

In order to complement the existing single family dwelling and the form and character of surrounding buildings in the Old City Neighbourhood, the applicants are proposing a steeper roof pitch with floor area within roof structure. Therefore, the proposed second-storey addition will require a height variance, as it will exceed the maximum permitted in the R1b zone.

Proposed Variance

Maximum Building Height

Section 7.6.1 of the Zoning Bylaw requires principal buildings with a roof pitch equal to or greater than 4:12 not exceed a height of 9m in the R1b zone. The applicants propose to increase the maximum allowable building height from 9m to 10.22m in order to permit a roof pitch of 8:12. This will result in a height variance of 1.22m.

As the existing height of the principal building is 5.89m, the applicants could build a second storey within the existing footprint within the allowable 9m height restriction; however, it would be limited to a lower roof pitch of 5:12. The applicants would prefer to construct the addition with a steeper roof pitch of 8:12 because it is more characteristic of single family dwellings in the neighbourhood. Staff support the proposed variance as the steeper roof pitch is compatible with the form and character of existing buildings in the area, and the Official Community Plan encourages residential rehabilitation.

No negative impact to the adjacent properties is anticipated. The railway corridor across the street from the subject property has many existing mature trees which limit any view potential for properties on this section of Milton Street and immediately behind the subject property on Kennedy Street. The proposed development will meet all other Zoning Bylaw regulations, including setbacks and lot coverage. |

SUMMARY POINTS

- The applicants are requesting a variance to the maximum allowable principal building height for a roof pitch equal to or greater than 4:12 from 9m to 10.22m within the R1b zone. This represents a variance of 1.22m.
- The variance is necessary in order to facilitate the addition of a second storey with a roof pitch of 8:12.
- Staff support the proposed variance.

ATTACHMENTS:

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Location Plan
ATTACHMENT C: Site Plan
ATTACHMENT D: Building Elevations
ATTACHMENT E: Building Rendering
ATTACHMENT F: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services

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 Size of Buildings* - to increase the maximum permitted height of a principal building with a roof pitch equal to or greater than 4:12 from 9m to 10.22m.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan prepared by TDA Design Services, dated 2020-MAR-27, as shown on Attachment C.
2. The subject property shall be developed in accordance with the Building Elevations prepared by TDA Design Services, dated 2020-FEB-04, as shown on Attachment D.

ATTACHMENT B
LOCATION PLAN



DEVELOPMENT VARIANCE PERMIT DVP00401

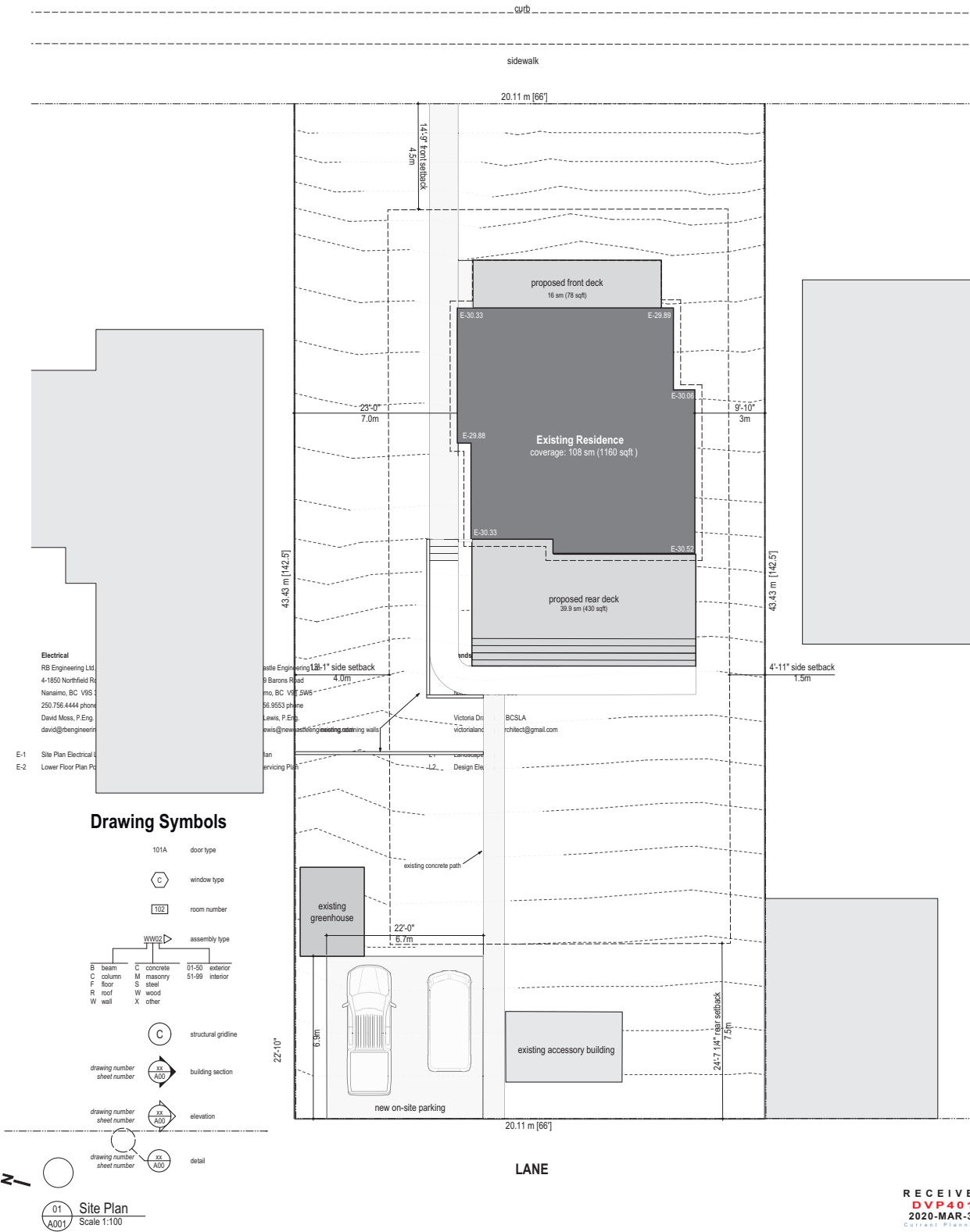
CIVIC: 27 MILTON STREET

LEGAL: SECTION D, LOT 3 BLOCK M, SECTION 1, NANAIMO DISTRICT PLAN 584

 **Subject Property**

ATTACHMENT C SITE PLAN

MILTON STREET



Design Services
27 Milton Street, Nanaimo, BC V9R 2K1
tai.dylan.adler@gmail.com

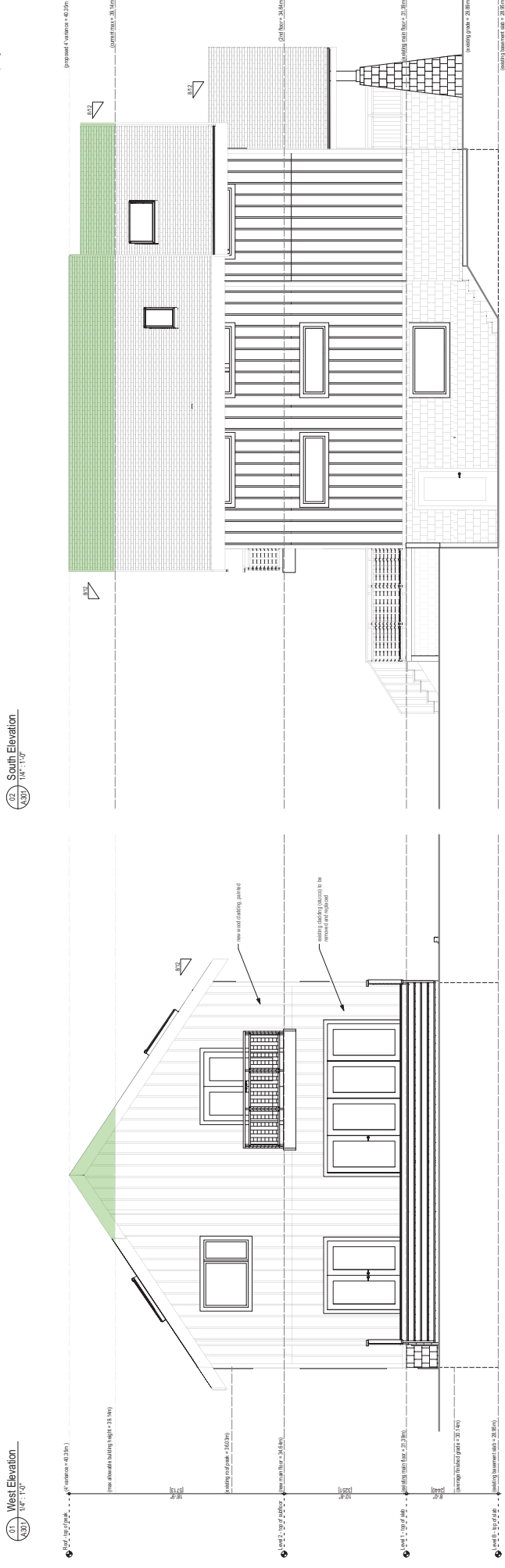
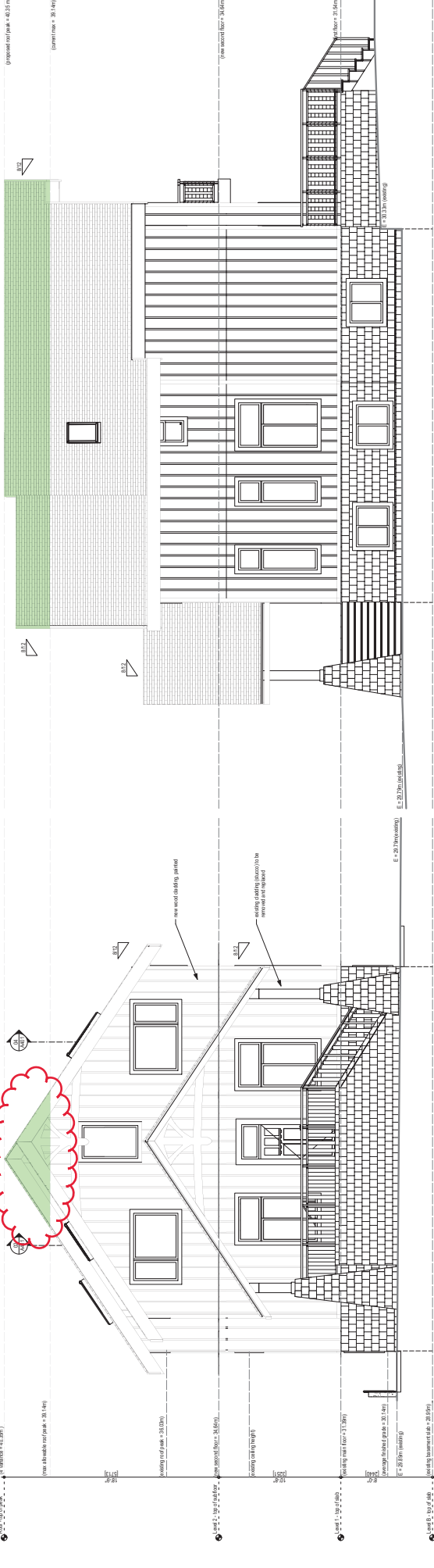
778.319.2950

27 Milton Street

Client Tai Adler, Kasia Biegun	Drawn By TA	Sheet Number A001
Project Number 18-01	Sheet Name Contact List, Site Plan, Drawing List, General Information	Revision 06
Scale 1:100	Date 27.03.2020	Issued For Review

ATTACHMENT D BUILDING ELEVATIONS

Proposed Building Height Variance



01 West Elevation
1/4" = 1'-0"

02 South Elevation
1/4" = 1'-0"

03 North Elevation
1/4" = 1'-0"

04 East Elevation
1/4" = 1'-0"

RECEIVED
2020-MAR-25
C. G. A. S. I. P. A. R. S.

NOT FOR CONSTRUCTION - FOR REVIEW ONLY

Project Number: **A301**

Client: **TDA**

Design: **TA**

Drawn: **TA**

Checked: **TA**

Date: **04.02.2020**

Scale: **1/4" = 1'-0"**

View: **Roof View**

TDA Design Services
1000 West 10th Street, Suite 100
Vancouver, BC V6P 3E1
Tel: 604.681.1111
www.tda.ca

27 Milton Street

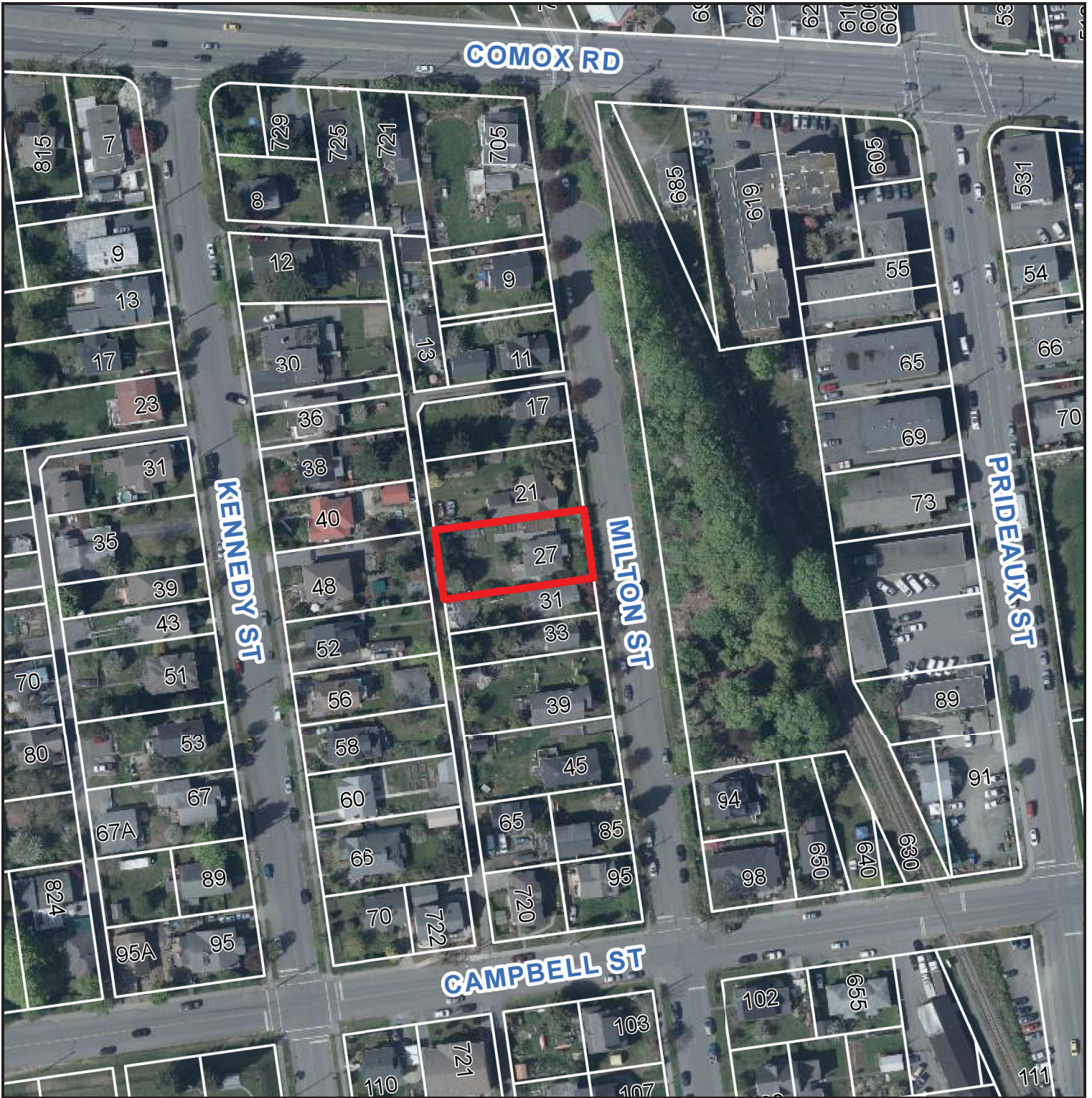
**ATTACHMENT E
BUILDING RENDERINGS**

area of roof peak seeking height variance of 4' (1.22m)



RECEIVED
DVP401
2020-MAR-25
Current Planning

ATTACHMENT F
AERIAL PHOTO



DEVELOPMENT VARIANCE PERMIT DVP00401

 27 MILTON STREET