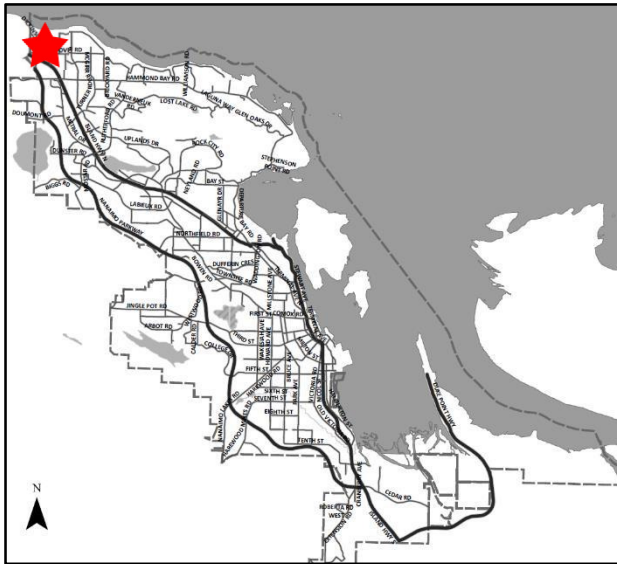


DATE OF MEETING November 21, 2022

AUTHORED BY PAYTON CARTER, PLANNING ASSISTANT, CURRENT PLANNING

SUBJECT **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP439
– 6566 KESTREL CRESCENT**



Proposal:

Variations to allow for an addition to an existing single residential dwelling.



Zoning:

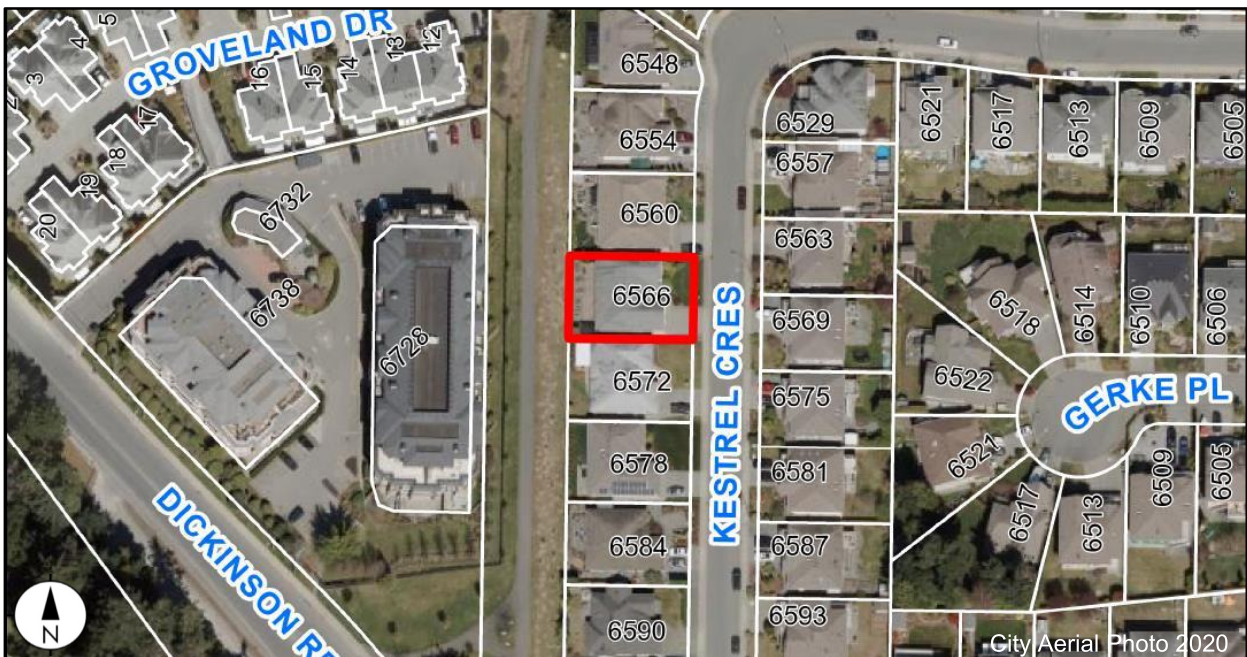
R1 - Single Dwelling Residential

City Plan Land Use Designation:

Suburban Neighbourhood

Lot Area:

600m²



OVERVIEW

Purpose of Report

To present for Council's consideration, a development variance permit application to increase the allowable lot coverage and to reduce the rear yard setback requirement to allow an addition to an existing single residential dwelling. |

Recommendation

That Council issue Development Variance Permit No. DVP439 at 6566 Kestrel Crescent to increase the allowable maximum lot coverage from 40% to 41%; and to reduce the rear yard setback requirement from 7.5m to 6.19m for a proposed addition.

BACKGROUND

A development variance permit application, DVP439, was received from Anderson Greenplan Ltd., to vary the provisions of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to increase the allowable lot coverage from 40% to 41% and to reduce the rear yard setback requirement from 7.5m to 6.19m to allow the addition of a single storey sunroom (approximately 6.06m²) on the ground level. The existing dwelling, which was constructed in 2004 in compliance with the applicable zoning requirements, covers 40% of the subject property.

Subject Property & Site Context

The subject property is located on the west side of Kestrel Crescent, north of Dover Road and south of Groveland Drive. The property is within the Dover Neighbourhood and is surrounded by a mix of single family dwellings and a multi-family developments, including a four-storey apartment building to the west of the subject property.

Statutory notification has taken place prior to Council's consideration of the variances. |

DISCUSSION

Proposed Development

The applicant proposes to construct a single storey sunroom addition of approximately 6.06m², to the rear (west) side of the existing dwelling unit. |

Proposed Variances

Maximum Lot Coverage

The maximum lot coverage in the R1 zone is 40%. The applicant proposes to increase the maximum lot coverage to from 40% to 41%. This represents a variance of 1%.

Minimum Rear Yard Setback

The minimum required rear yard setback in the R1 zone is 7.5m. The applicant proposes to reduce the minimum required rear yard setback from 7.5m to 6.19m. This represents a variance of 1.31m.

Staff support the proposed lot coverage and rear yard (west) setback variances, to allow the construction of an approximately 6.06m² sunroom addition. The proposed sunroom addition would face a public pathway (Seabold Trail), located west of the subject property and is to be orientated in same direction as neighbouring residences. As a result, the proposed variances are not anticipated to negatively impact the neighbouring properties.

The applicant has provided letters of support from neighbouring property owners at 6572 and 6560 Kestrel Crescent.

SUMMARY POINTS

- Development Variance Permit No. DVP439 proposes to increase the allowable lot coverage from 40% to 41% and to reduce the rear yard setback requirement from 7.5m to 6.19m to allow for the construction of a 6.06m² sunroom addition.
- The applicant has submitted letters of support from neighbouring property owners.
- Staff support the proposed variances.

ATTACHMENTS:

ATTACHMENT A: Permit and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Survey
ATTACHMENT D: Building Rendering

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services
/ Deputy CAO

ATTACHMENT A PERMIT TERMS AND CONDITIONS

TERMS OF PERMIT

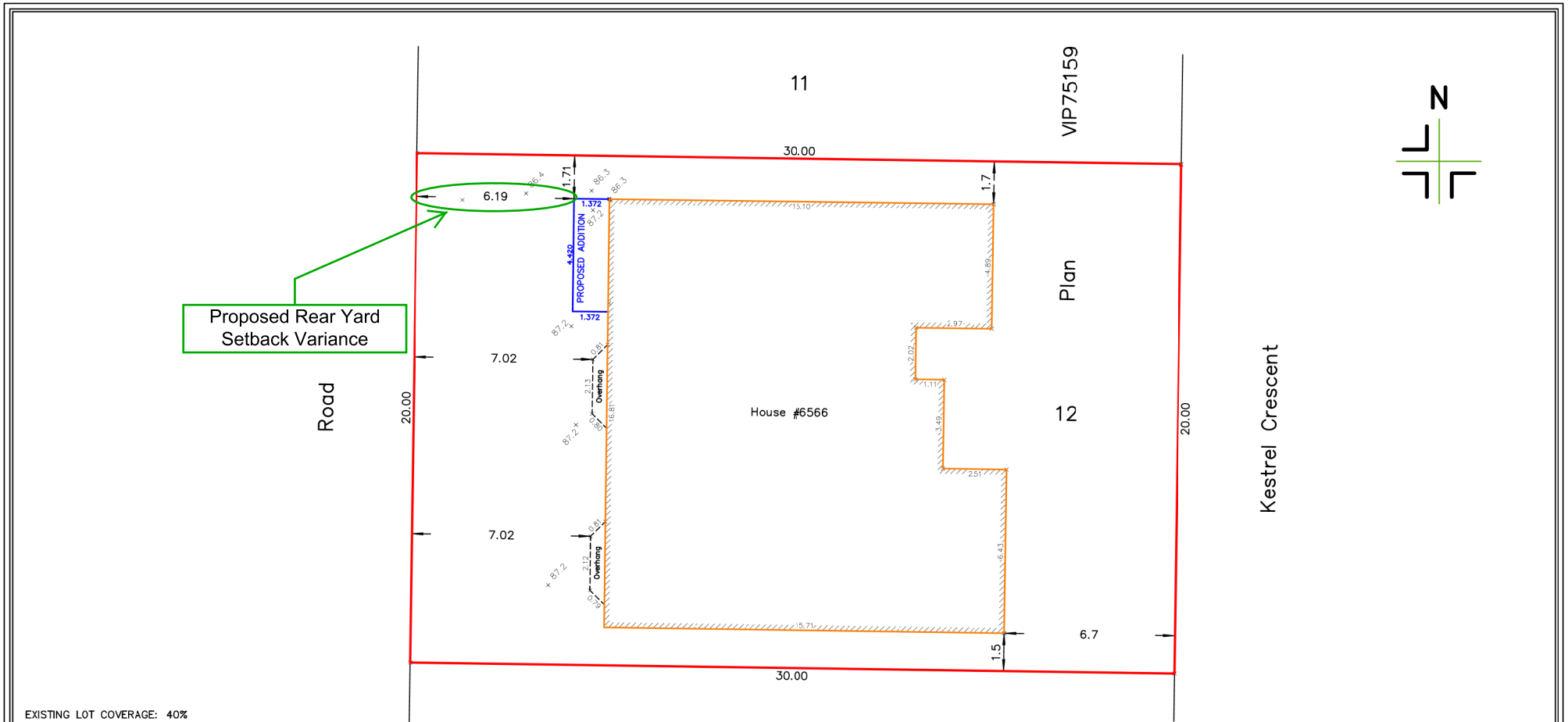
The “City of Nanaimo Bylaw 2011 No. 4500” is varied as follows:

1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required rear yard setback from 7.5m to 6.19m for the proposed development.
2. *Section 7.6.1 Size of Buildings* – to increase the maximum allowable lot coverage from 40% to 41% for the proposed development.

CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Survey, prepared by Turner & Associates Land Surveying Inc., dated 2022-OCT-14, as shown in Attachment C.

ATTACHMENT C SITE SURVEY



Proposed Rear Yard
Setback Variance

EXISTING LOT COVERAGE: 40%
PROPOSED LOT COVERAGE WITH ADDITION: 41%

NOTE:
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:
M76300, EV50666, EV91164, EV94572.
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.
THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

SITE PLAN SHOWING PROPOSED ADDITION ON:
LOT 12, DISTRICT LOT 53,
WELLINGTON DISTRICT, PLAN VIP75159.



DISTANCES AND ELEVATIONS ARE IN METRES.
GEODETIC ELEVATIONS ARE DERIVED FROM CONTROL MONUMENT 92H0732 (CVD28BC DATUM).

Certified correct this 14th day of October, 2022. **RECEIVED** **Turner & Associates**
Ryan Turner Digitally signed by Ryan **DVP439** land surveying™
YNBXB2 Turner YNBXB2 250.753.9778
Date: 2022.10.14 09:23:26 **2022-OCT-17**
-07'00' Current Planning B.C.L.S. 435 Terminal Avenue North
Nanaimo, BC V9S 4J8
www.turnersurveys.ca

(This document is not valid unless originally signed and sealed.)

Client: ISLAND RED CEDAR CONSTRUCTION LTD. Civic Address: 6566 KESTREL CRESCENT, NANAIMO
File: 22-006 Scale: 1:150 Drawn by: DRW Property Zoning: R1

ATTACHMENT D BUILDING RENDERING



Revisions

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6566 KESTREL CRESCENT
SUNROOM ADDITION



1665 Cedar Road
Nanaimo, B.C.
(250) 722-3456
www.greenplan.ca
info@greenplan.ca

Designed	Drawn	Checked
Designer	BB	KA

Date
11/09/2022

Project
6566 KESTREL CRESCENT

Drawing #
21161-1109-71

Scale

Sheet Title
3D-VIEWS

Sheet #

RECEIVED
DVP439
2022-NOV-09
Current Planning

A-D