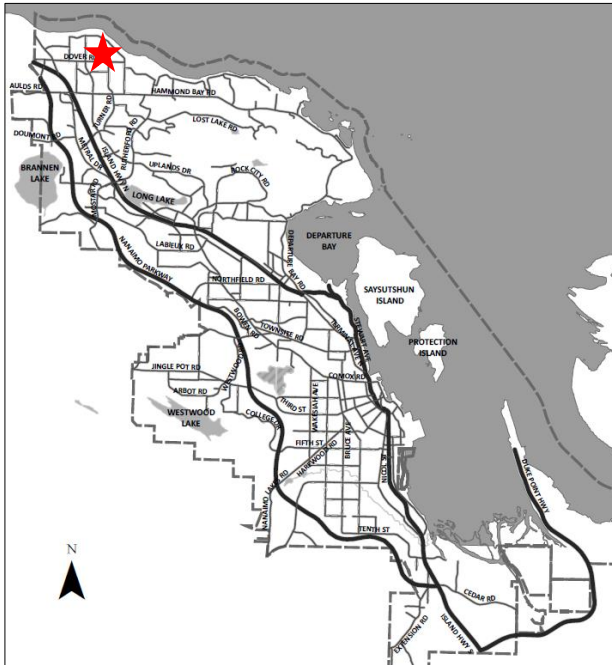


DATE OF MEETING | December 18, 2023

AUTHORED BY | KIRSTEN DAFOE, PLANNING ASSISTANT, CURRENT PLANNING

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP458 – 6280 DESMOND ROAD



Proposal:

Variance to allow a proposed heat pump for an existing dwelling.



Zoning:

R1-Single Dwelling Residential

City Plan Land Use Designation:

Suburban Neighbourhood

Lot Area:

718m²



OVERVIEW

Purpose of Report

To present for Council's consideration, a development variance permit application to reduce the minimum required side yard setback for a proposed heat pump for an existing dwelling.

Recommendation

That Council issued Development Variance Permit No. DVP458 for a reduction to the heat pump setback at 6280 Desmond Road as outlined in the "Proposed Variances" section of the Staff Report dated 2023-DEC-18.

BACKGROUND

A development variance permit application, DVP458, was received from Frank Singbeil to vary the provisions of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw"), in order to reduce the minimum required side yard setback for a proposed heat pump for the existing dwelling at 6280 Desmond Road.

Subject Property and Site Context

The subject property is located on the east side of Desmond Road, approximately 250m north of Dover Road. The lot is developed with a single residential dwelling and an accessory garage, constructed in 1987 and 1991, respectively. The dwelling was constructed with a 1.5m setback to the north property line and a paved driveway between the dwelling and the south property line. Surrounding properties are predominantly developed with single residential dwellings, while the McGirr Community Park adjoins the property to the south.

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

DISCUSSION

Proposed Development

The applicant proposes to install a ductless heat pump on the north side of the existing single residential dwelling. Per the specifications provided, the dimensions of the proposed heat pump unit are 948mm x 340mm. The property owner has advised that locating the heat pump in the side yard would avoid the need for a larger heat pump if installed in the rear yard, which would be more costly and visible from the park. The proposed location of the heat pump requires a reduced side yard setback.

Proposed Variances

Minimum Heat Pump Side Yard Setback

The minimum required heat pump side yard setback for a single residential dwelling is 1.5m. The proposed setback is 0.0m from the north side lot line. This proposed setback will accommodate

the dimensions of the heat pump and the space required for installation. The proposed heat pump location would be screened from view from the street and neighbouring properties by existing vegetation and fencing. The neighbouring dwelling to the north does not have any windows on the wall facing the proposed heat pump location. Staff support the proposed heat pump location which minimises the amount of ducting; will be screened from view; and is not anticipated to negatively impact adjacent properties. In addition, the applicant has provided a letter of support from the neighbouring property to the north, 6288 Desmond Road.]

SUMMARY POINTS

- Development Variance Permit No. DVP458 proposes a variance to reduce the minimum required side yard setback from 1.5m to 0.0m for a proposed heat pump on the north side of the existing dwelling.
- Staff support the proposed variance as no negative impact to the adjacent properties is anticipated and the heat pump will be screened from view from the street.]

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Plan]

Submitted by:

Lainya Rowett
Manager, Current Planning]

Concurrence by:

Jeremy Holm
Director, Planning & Development]

ATTACHMENT A PERMIT TERMS & CONDITIONS

TERMS OF PERMIT

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

1. *Section 6.5.2 Heat Pump Setbacks* – to reduce the minimum required side yard setback from 1.5m to 0.0m for a proposed heat pump on the north side of the existing dwelling.

CONDITIONS OF PERMIT

1. The proposed heat pump shall be located substantially as shown in Attachment C.

ATTACHMENT B
SUBJECT PROPERTY MAP



 6280 Desmond Road

ATTACHMENT C
SITE PLAN

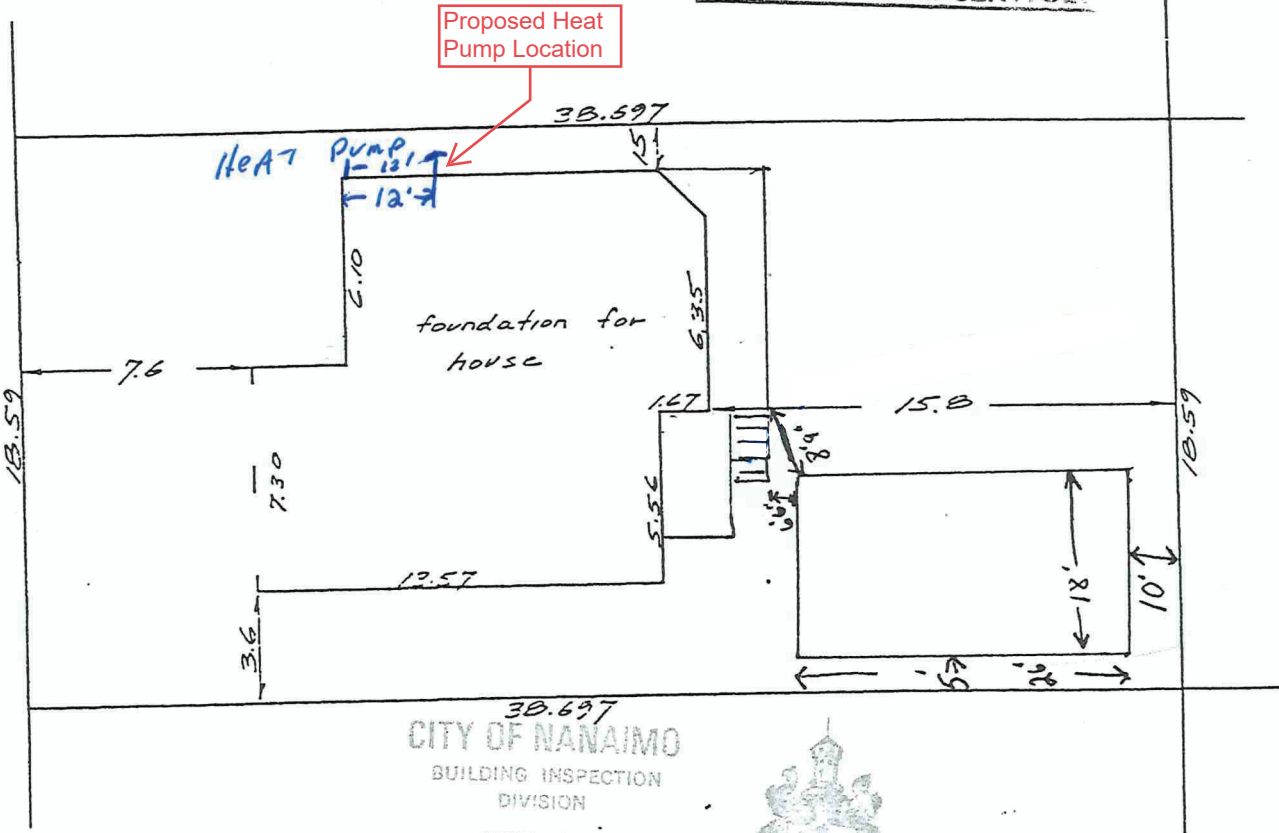
PLAN OF LOT 24, PLAN 45133, D.L. 47,
WELLINGTON DISTRICT.

Showing location of foundation for house thereon
Scale 1:250
All distances are in meters
Blue Pen - feet & inches.

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S.M. 7000



CITY OF NANAIMO
BUILDING INSPECTION
DIVISION
PERMIT NO. 30118



NOTE: Plans reviewed for zoning regulations, beam sizes, and maximum percentage of window openings relative to limiting distance only. It is the responsibility of the permit holder to ensure compliance with all relevant City and Provincial regulations.

DATE 1988 SEP 14
SIGNED RA 34

RECEIVED
DVP458
2023-NOV-28
Current Planning

Certified Correct

George Smythies B.C.L.S.
July 14, 1987.

Charles O. Smythies & Associates
B.C. Land Surveyors & Planners
Nanaimo & Parksville B.C.
File N/L-47-GEN

NW-7334