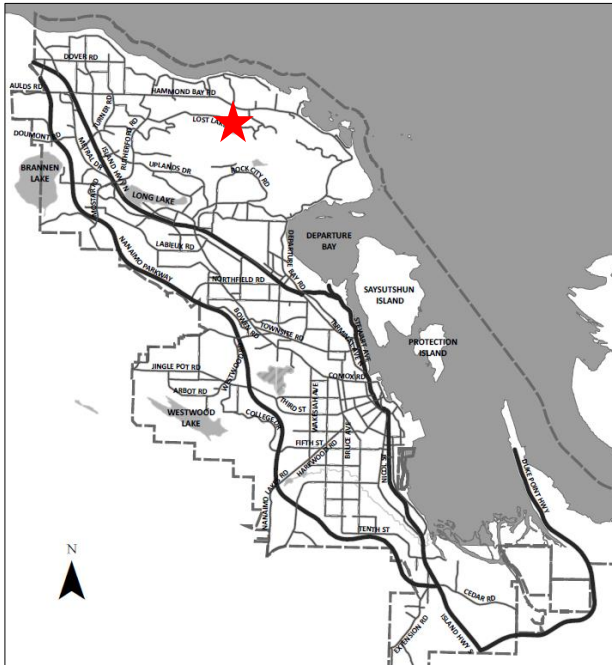


DATE OF MEETING | April 8, 2024 |

AUTHORED BY | KIRSTEN DAFOE, PLANNING ASSISTANT, CURRENT PLANNING |

SUBJECT | **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP459 –  
4894 BLUE JAY TRAIL** |



**Proposal:**

Variance to allow a proposed addition to an existing dwelling

**Zoning:**

R1 – Single Dwelling Residential

**City Plan Land Use Designation:**

Suburban Residential

**Lot Area:**

1,960m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development variance permit application for a proposed addition to an existing dwelling at 4894 Blue Jay Trail.

### **Recommendation**

That Council issue Development Variance Permit No. DVP459 for a residential addition at 4894 Blue Jay Trail with a variance as outlined in the "Proposed Variances" section of the Staff Report dated 2024-APR-08.

## **BACKGROUND**

A development variance permit application, DP459, was received from Anderson Greenplan Ltd., on behalf of Rob Severinski and Carmen Cleary, to vary the provisions of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw"), in order to reduce the minimum flanking side yard setback for a proposed addition to an existing dwelling at 4894 Blue Jay Trail.

### **Subject Property and Site Context**

The subject property is located on the west side of Blue Jay Trail just north of the intersection with Lost Lake Road. The lot is a through lot, with Lost Lake Road and Brodys Place being front lot lines, and Blue Jay Trail being the flanking side. The lot is developed with a single residential dwelling built in 1973. The house is closer to Blue Jay Trail than to the west property line of the irregularly shaped lot. There is a carport and driveway on the southwest side of the dwelling and a pool to the northeast.

The surrounding neighbourhood is predominantly developed with single residential dwellings, while the Lost Lake Trail portion of the Linley Valley Cottle Lake Park is located across Lost Lake Road to the south.

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

## **DISCUSSION**

### **Proposed Development**

The applicant proposes to construct an addition to the southeast side of the existing single residential dwelling to provide for additional living space. The single storey addition to the upper floor of the dwelling is proposed to be approximately 4.9m x 7.8m. The location to be occupied by the proposed addition is currently used for surplus parking.

## Proposed Variances

### *Minimum Flanking Side Yard Setback*

The minimum required flanking side yard setback in the R1 zone is 4.0m. The proposed flanking side yard setback is 2.9m, a requested variance of 1.1m.

The applicant has requested the variance to construct a residential addition in a functional location selected to avoid changes to the dwelling's existing carport and pool. Only a small portion of the proposed addition encroaches into the required setback. Staff support the proposed variance as the portion of the building extending into the required setback will be screened from the street and adjacent residential properties by existing vegetation and its siting will not negatively impact the visibility of vehicles or pedestrians on the street.

### **SUMMARY POINTS**

- Development Variance Permit Application No. DVP459 is to allow an addition to an existing single-family dwelling.
- A variance is requested to reduce the minimum required flanking side yard setback from 4.0m to 2.9m.
- Staff support the proposed variance as the addition will be screened from view from the street and adjacent properties and its siting will not negatively impact the visibility of vehicles or pedestrians on the street.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Subject Property Map  
ATTACHMENT C: Site Survey Plan  
ATTACHMENT D: Proposed Elevations

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

#### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development

# ATTACHMENT A

## PERMIT TERMS AND CONDITIONS

### TERMS OF PERMIT

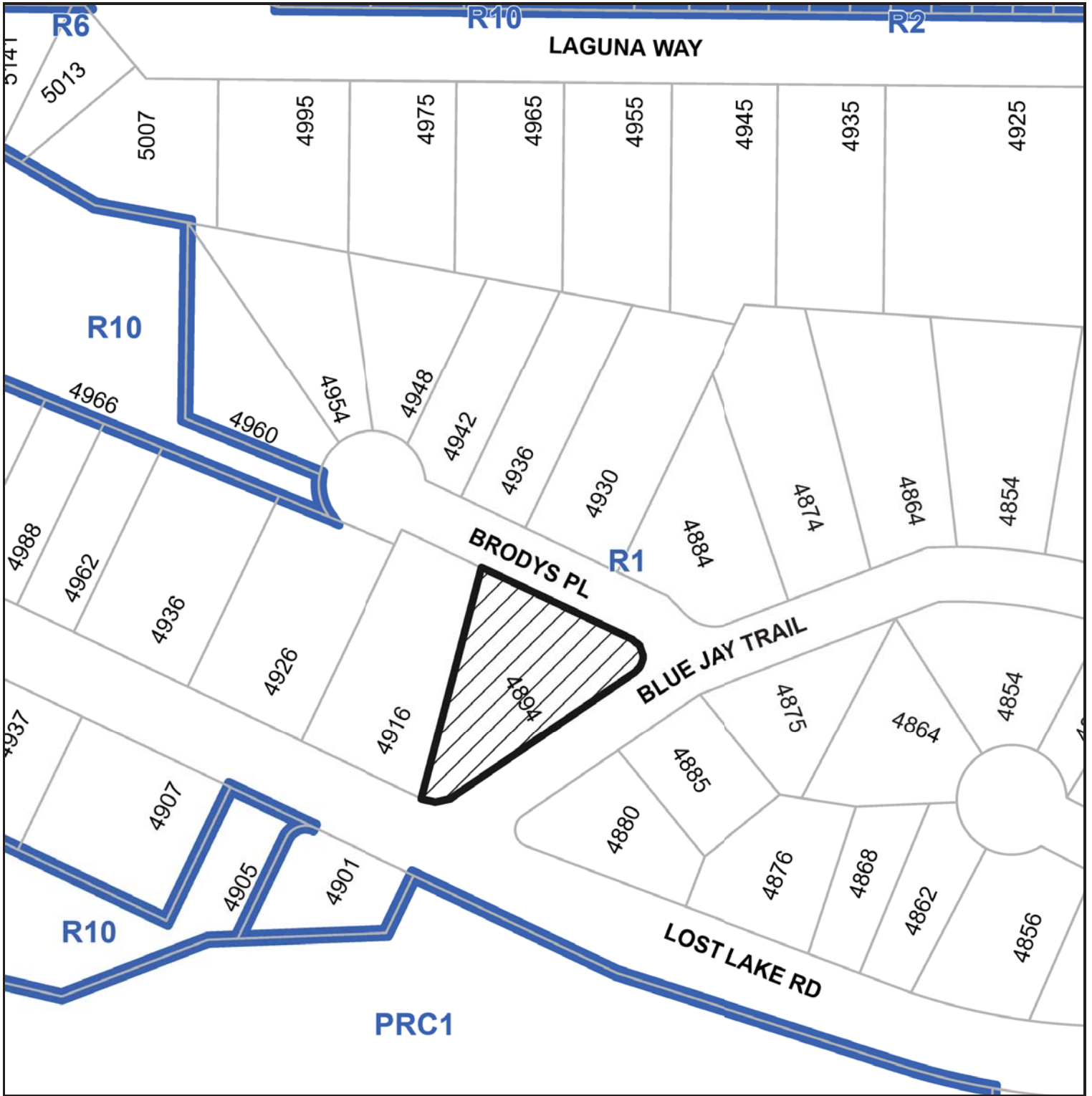
The “City of Nanaimo Bylaw Zoning 2011 No. 4500” is varied as follows:


1. *Section 7.5.1 Siting of Buildings* – to reduce the minimum required flanking side yard setback from 4.0m to 2.9m for a proposed addition to an existing single residential dwelling.

### CONDITIONS OF PERMIT

1. The subject property shall be developed in accordance with the Site Plan, prepared by Bennet Land Surveying Ltd., dated 2023-OCT-18, as shown in Attachment C.

ATTACHMENT B  
SUBJECT PROPERTY MAP



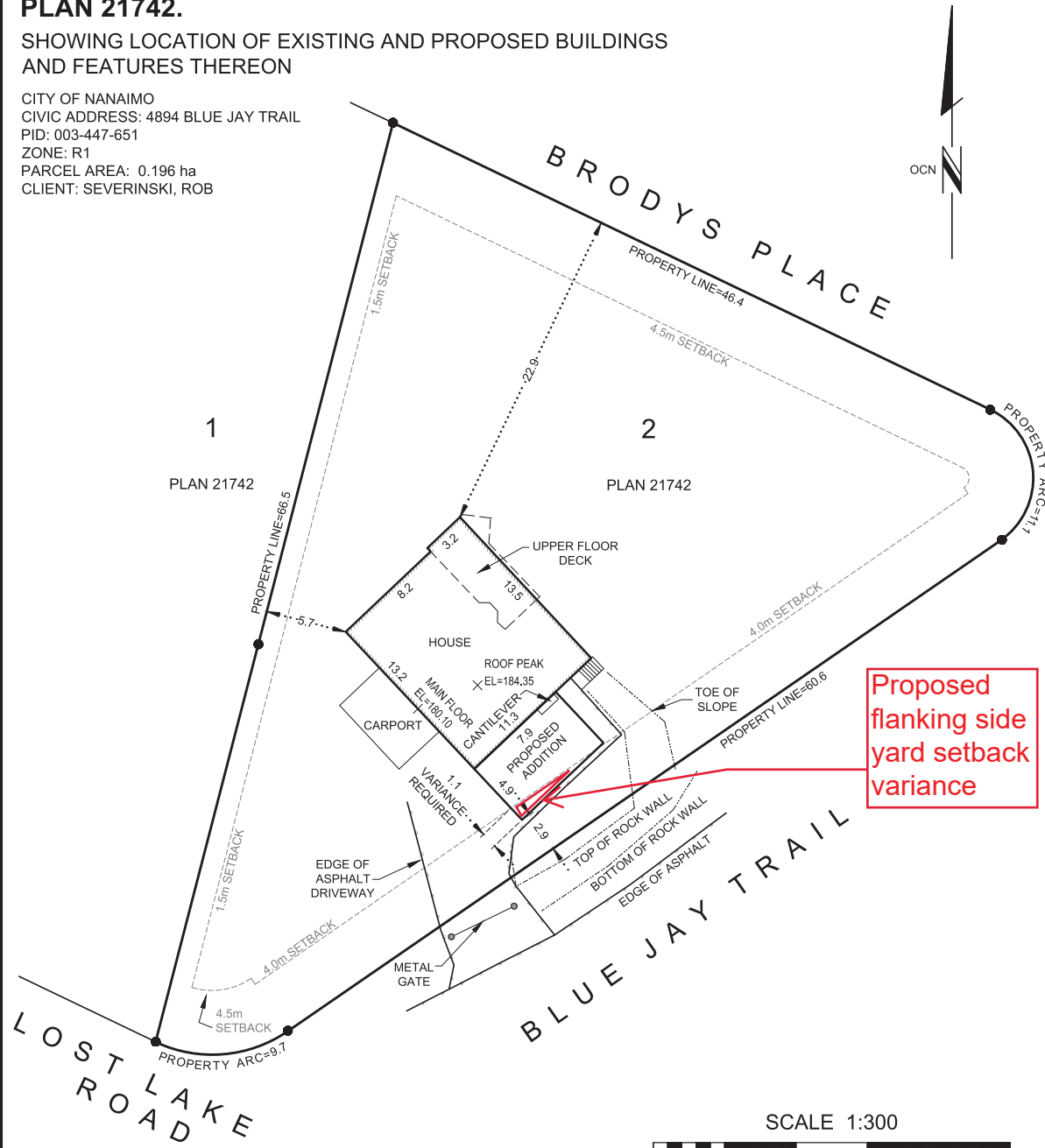
 4894 Blue Jay Trail

# ATTACHMENT C SITE SURVEY PLAN

## SITE PLAN OF LOT 2, DISTRICT LOT 55, WELLINGTON DISTRICT, PLAN 21742.

SHOWING LOCATION OF EXISTING AND PROPOSED BUILDINGS  
AND FEATURES THEREON

CITY OF NANAIMO  
CIVIC ADDRESS: 4894 BLUE JAY TRAIL  
PID: 003-447-651  
ZONE: R1  
PARCEL AREA: 0.196 ha  
CLIENT: SEVERINSKI, ROB



Proposed  
flanking side  
yard setback  
variance

**LEGEND**

- ✕ 177.93 - DENOTES SPOT ELEVATION OF 177.93m (TYPICAL)
- - DENOTES STANDARD IRON POST FOUND

ELEVATIONS ARE GEODETIC AND DERIVED FROM GNSS OBSERVATIONS.  
PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY.  
OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.  
REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.  
THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.  
BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

**NOTE:**

THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.  
ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF BENNETT LAND SURVEYING LTD.  
BENNETT LAND SURVEYING LTD. 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.

CERTIFIED CORRECT



Todd  
MacKenzie  
A92B72

Digitally signed by Todd  
MacKenzie A92B72  
Date: 2023.10.18  
10:57:45 -07'00'

RECEIVED  
DVP459  
2023-DEC-05  
Current 146

FIELD SURVEY COMPLETED ON 2ND OF NOVEMBER, 2022.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

# ATTACHMENT D PROPOSED ELEVATIONS

### GENERAL NOTES

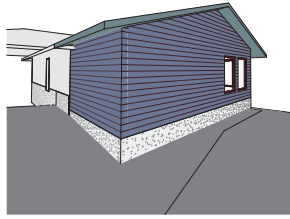
- ALL CONSTRUCTION MUST COMPLY WITH THE 2018 BC BUILDING CODE AND MUNICIPAL OR REGIONAL BY-LAWS
- OWNERS, BUILDERS AND CONTRACTORS MUST CHECK DRAWINGS AND CORRECT WHERE NECESSARY TO ENSURE ALL NOTES AND REQUIREMENTS ARE MET PRIOR TO CONSTRUCTION
- NOTES BY PROFESSIONAL ENGINEERS, TRUSS SUPPLIERS AND PLAN CHECKERS TO TAKE PRECEDENCE WHERE IN CONFLICT WITH DRAWINGS NOTES. OWNER TO ADVISE DESIGNER OF SUCH CONFLICTS
- THE OWNERS AND BUILDERS TAKE SOLE RESPONSIBILITY FOR ANY DEVIATION FROM THE STRUCTURAL DRAWINGS AND SPECIFICATIONS
- ALL WORKMANSHIP SHALL CONFORM TO A STANDARD OF GOOD BUILDING PRACTICE
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS
- DIMENSIONS ARE FROM OUTSIDE OF EXTERIOR WALLS AND FROM THE CENTERLINE OF INTERIOR WALLS UNLESS SPECIFICALLY NOTED
- DOUBLE JOISTS ARE REQUIRED UNDER ALL PARALLEL PARTITIONS IN EXCESS OF 6 FEET IN LENGTH
- ALL LUMBER SHALL BE SPPW2 OR BETTER
- ALL UNITS SHALL BE 2-2X10 UNLESS OTHERWISE NOTED

### FLOOR AREAS - SQM

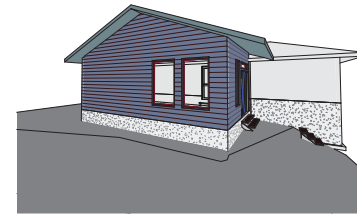
| NAME        | AREA       |
|-------------|------------|
| SOCK HOUSE  | 153.41 sqm |
| ADDITION    | 30.09 sqm  |
| Grand Total | 183.50 sqm |

### FLOOR AREAS - SQF

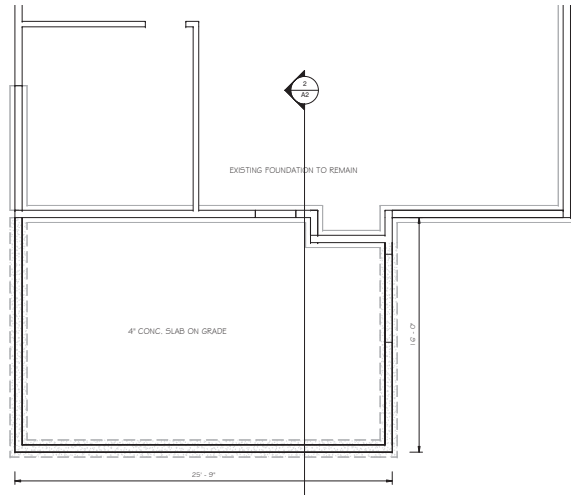
| NAME        | AREA       |
|-------------|------------|
| SOCK HOUSE  | 163.00 sqf |
| ADDITION    | 323.48 sqf |
| Grand Total | 575.48 sqf |



3D View 2

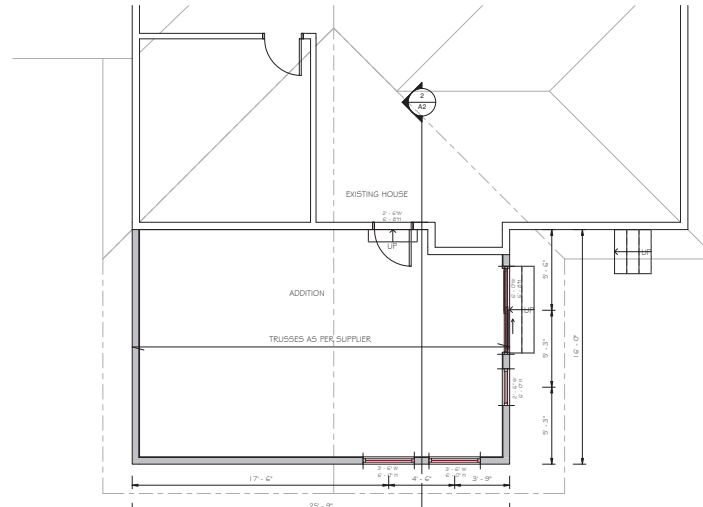


3D View 1



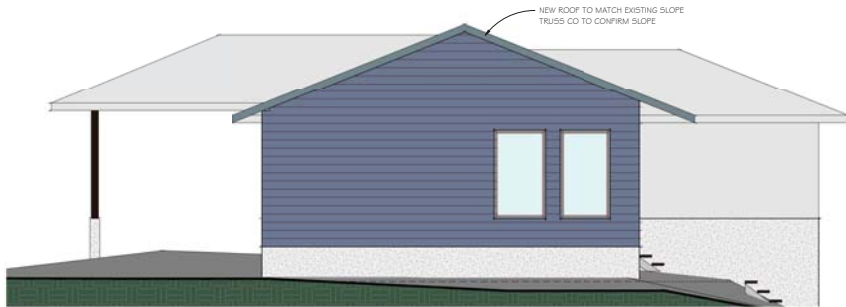
FOUNDATION PLAN

1/4" = 1'-0"



FLOOR PLAN - LOWER

1/4" = 1'-0"

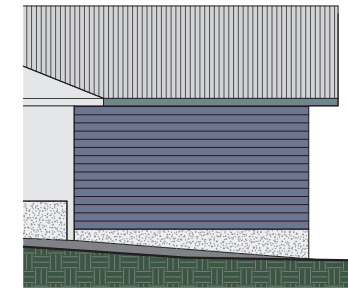


ELEVATION 1  
1/4" = 1'-0"

(Facing Blue Jay Trail)



ELEVATION 2  
1/4" = 1'-0"



ELEVATION 4  
1/4" = 1'-0"

| Revisions |
|-----------|
|           |
|           |
|           |
|           |
|           |

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ADDITION  
4894 BLUEJAY TRAIL

**Greenplan**  
1655 Cedar Road  
Nanaimo, B.C.  
(250) 722-3456  
www.greenplan.ca  
info@greenplan.ca

Designed: [ ] Draw: [ ] Checked: [ ]

Date: 19/07/2023

Project: 23053

Contract #: 23053-0927-71

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

Sheet Title: FLOOR PLANS

Sheet #: AI