

DATE OF MEETING | December 3, 2018 |

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

SUBJECT | **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP370 –
406 HARWELL ROAD** |

OVERVIEW

Purpose of Report

To present, for Council's consideration, a development variance permit application to allow an addition to an existing single residential dwelling at 406 Harwell Road. |

Recommendation

That Council issue Development Variance Permit No. DVP370 at 406 Harwell Road with the following variance:

- reduce the minimum rear yard setback from 7.5m to 5.8m for the proposed addition. |

BACKGROUND

A development variance permit application, DVP370, was received from Ivan Crnkovic on behalf of Janet Crnkovic to vary the provisions of City of Nanaimo "Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to allow an addition to be located within the rear yard setback of an existing single residential dwelling at 406 Harwell Road.

Subject Property

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located at the corner of Harwell Road and College Drive.
<i>Total Lot Area</i>	793m ²
<i>Official Community Plan</i>	Map 1 - Future Land Use - Neighbourhood

The subject property is located in a residential neighbourhood consisting primarily of single residential dwellings.

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

DISCUSSION

Proposed Development

The proposed development is a one-storey approximately 83m² addition to an existing single residential dwelling. The addition will include a garage, a workshop, and a deck (33.4m²) on a portion of the roof closest to the existing house. The addition will replace an existing open deck

and carport that currently complies with the Zoning Bylaw. There is a statutory right-of-way (4.5m wide) that runs along the north property line. The proposed addition is located outside of this right-of-way.

Proposed Variance

Minimum Rear Yard Setback

The Zoning Bylaw requires a minimum rear yard setback of 7.5m in the R1 zone. The proposed addition will have a setback of 5.8m, a variance of 1.7m.

The single residential dwelling faces Harwell Road but the front yard, as defined by the Zoning Bylaw, is along College Drive. The rear yard is therefore within the northern portion of the subject property and functions as a generous side yard for the existing carport and deck. The proposed addition will be well separated from the side of the single residential dwelling to the north (approximately 9m between buildings) and the proposed deck is in a similar location and footprint as the existing deck.

The proposed addition is not anticipated to negatively impact neighbouring properties. Staff have received letters stating no objections to the proposed variance from the owners of adjacent properties at 398 Harwell Road, 403 Harwell Road, 407 Harwell Road, and 1592 College Drive.

Staff support the proposed variance.

See Attachments for more information.

SUMMARY POINTS

- Development Variance Permit Application No. DVP370 proposes a variance to reduce the minimum rear yard setback from 7.5m to 5.8m to allow an addition to an existing single residential dwelling.
- The requested variance is not anticipated to negatively impact neighbouring properties.

ATTACHMENTS

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

Submitted by:

L. Rowett
Manager, Current Planning

Concurrence by:

D. Lindsay
Director, Community Development