

DATE OF MEETING July 22, 2019

AUTHORED BY LAINY NOWAK, PLANNING ASSISTANT, CURRENT PLANNING

**SUBJECT DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP386
– 1300 PRINCESS ROYAL AVENUE**

OVERVIEW

Purpose of Report

To present for Council’s consideration a development variance permit application to waive the frontage works and services requirements for proposed improvements at 1300 Princess Royal Avenue.

Recommendation

That Council issue Development Variance Permit No. DVP386 at 1300 Princess Royal Avenue to vary the “Building Bylaw 2016 No. 7224” to exempt the proposed improvements from the required works and services.

BACKGROUND

A development variance permit application, DVP386, was received from Elise Construction Ltd. requesting to vary the provisions of City of Nanaimo “Building Bylaw 2016, No. 7224” (the “Building Bylaw”) to waive the requirement for frontage works and services triggered by the proposed building renovation of the Generations Church located at 1300 Princess Royal Avenue.

In the process of completing a repair to the existing church building, extensive water damage and rot was discovered throughout the exterior wall faces and cladding of the building, necessitating a substantial repair and replacement of materials.

Unless the Building Bylaw requirements are varied, the construction of full road frontage works and services are required for this project due to the construction value of the proposed repairs and façade improvements exceeding \$150,000. In the absence of a detailed engineering design review and construction cost estimate, a rough cost estimate for the required frontage works and services is in the range of \$400,000 to \$500,000. The applicant has identified the works and services requirements as cost-prohibitive to the project and requests a variance to waive the requirement for frontage works and services.

Subject Property

Zoning	CS1 – Community Service One
Location	The subject property is located across from Terminal Park shopping centre, on the corner of Princess Royal Avenue and Hemlock Street. Willow Street and Belford Avenue flank the remaining sides, creating a network of roads on all four sides.
Total Area	8,730m ²

Official Community Plan (OCP)	Map 1 – Future Land Use Plan – Corridor
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Statutory Notification has taken place prior to Council's consideration of the variance. |

DISCUSSION

The applicant proposes to replace the existing stucco cladding with new exterior materials and finishes (Hardie panel) and to incorporate new rain screening and flashing to ensure exterior protection for the structure. The proposed finishes will not change the form and character of the building or expand the existing floor area.

Proposed Variance

Works and Services Requirement

The value of the proposed improvements to the church building triggers the requirement to provide frontage works and services in accordance with the City's Building Bylaw. The applicant proposes to vary the bylaw in order to waive this requirement for the proposed improvements that are intended to repair an existing building.

No new development is proposed, only the repair of the existing building envelope. The proposed façade improvements will enhance the existing building while maintaining the form and character.

The required frontage works include significant road and sidewalk construction on all four frontages totaling more than 900 linear metres along Princess Royal Avenue, Hemlock Street, Willow Street, and Belford Avenue. The applicant has identified that the required works are cost-prohibitive for the church to be able to complete the necessary repairs to their building.

The existing frontage standard is consistent with the surrounding neighbourhood.

Staff support the proposed variance.

SUMMARY POINTS

- Development Variance Permit Application No. DVP386 proposes to vary the City of Nanaimo "Building Bylaw 2016 No. 7224" to waive the requirement to construct frontage works and services adjacent to 1300 Royal Princess Avenue.
- No new building floor area is proposed and the improvements are intended to repair the existing envelope.
- Staff support the proposed variance.

ATTACHMENTS

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

Submitted by:

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Concurrence by:

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Director of Development Approvals

Dale Lindsay
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