

August 27, 2019

City of Nanaimo
Board of Variance

Re: 250 Pine Street (Southerly ½ of Section B, of Lot 3, Block R, Section 1, Plan 584, Nanaimo District)

Please accept this letter and the attached supporting material as a request for variance to Side Yard Setback (4.5m) for a heat pump, as specified in City of Nanaimo Bylaw 4500.

The subject property is an existing house located in the Old City neighbourhood on a narrow lot (10.05m wide). The owners, Jeannie Isbister and Leigh Richardson, have been undertaking a thorough renovation of this century old home.

In planning to heat the home in an energy efficient manner, heat pump units have been selected as the method of choice. The challenge is finding a suitable location on such a narrow lot which can meet the specified side yard setbacks, as it only leaves a band 1.0 m wide at the rear of the house in which to meet this requirement.

The plan is to install two heat pump units one on top of the other, in the back yard and to site them at the south edge of the deck, adjacent to the deck support post and shear wall. In order to minimize potential noise disturbance, the heat pump units will be oriented so the fans discharge to the rear of the property.

However, in this location, the outer side edge of the heat pump units would only be 3.66 m from the adjacent property located at 254 Pine Street, requiring a variance of 0.840m from the provisions of the current bylaw.

We have discussed the installation of the heat pump units at this location with our neighbours at 254 Pine Street and they have no objections to this location, and they have provided a letter of support.

It is our belief that if the board were to support our request, it would not substantially affect the use and enjoyment of adjacent land, nor would it defeat the intent of the existing bylaw.

The hardship in trying to meet the bylaw requirements is due to the pre-existing location of the original home, the narrowness of the existing lot and the fact that the three adjacent homes were all built askew to the actual property lines, thus enhancing the encroachment to the property set backs.

We appreciate the Board's review of the Variance requested and hope we can count on your support to allow us to proceed as proposed.

Respectfully submitted,



Jim Richardson
(Appointed Agent)
(250) 751-5069

