

DATE OF MEETING | January 13, 2020 |

AUTHORED BY | SADIE ROBINSON, PLANNING ASSISTANT, CURRENT PLANNING |

SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP392 – 3358 STEPHENSON POINT ROAD |

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to allow an oversized accessory building at 3358 Stephenson Point Road. |

Recommendation

That Council issue Development Variance Permit No. DVP392 at 3358 Stephenson Point Road with the following variance:

- to increase the total gross floor area for accessory buildings on a lot from 90m² to 171.8m² to allow for the construction of an oversized accessory building at 3358 Stephenson Point Road. |

BACKGROUND

A development variance permit application, DVP392, was received from Barnaby (Blu) Dill to vary the provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” to increase the maximum allowable gross floor area for accessory structures to allow an oversized accessory building at 3358 Stephenson Point Road.

Subject Property

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located on the south side of Stephenson Point Road, approximately 730m east of the Pacific Biological Station.
<i>Total Lot Area</i>	6,314m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use – Neighbourhood

The subject property is a large residential lot located in an area primarily characterized by single dwelling residential uses. The lot slopes downward north to south from Stephenson Point Road toward the ocean. There is an existing house on the property as well as an accessory boathouse.

Statutory Notification has taken place prior to Council’s consideration of the variance.

DISCUSSION

Proposed Development

The proposed development is a two-storey accessory building containing a secondary suite on the upper floor (90m² in floor area) and unenclosed storage space on the lower level (81.8m²), with a combined gross floor area of 171.8m². The accessory structure will be within the allowable height of 7m. There is an existing boathouse on the property to be removed prior to the framing inspection of the proposed accessory building.

Proposed Variance

Maximum Gross Floor Area for Accessory Buildings

The maximum gross floor area of all accessory buildings permitted on an R1-zoned lot is not to exceed 13% of the lot size (in this case 820 m²), or a gross floor area of 90m², whichever is lesser. The proposed gross floor area of all accessory buildings on the subject property will be 171.8m²; a proposed variance of 81.8m². The proposed 171.8m² accessory building is approximately 3% of the subject property's lot size.

The gross floor area of the secondary suite within the proposed accessory building will not exceed the allowable floor area (90m²), and will be located above an unenclosed storage area. The unenclosed storage area is designed to maximize storage needs and ease of access. Since the proposed accessory structure has a total gross floor area of greater than 90m², a variance is required. The secondary suite will not have internal access to the storage area, and the footprint of the building will not exceed 90m². The proposal will not exceed the allowable lot coverage or height for accessory structures, and all setbacks will be met. Despite the increase in allowable total gross floor area, the proposed building would still function as accessory to the existing principal dwelling. The proposed accessory building is downhill from the road and separated from neighbours. No negative impact on adjacent properties is anticipated.

Staff support the proposed variance.

SUMMARY POINTS

- Development Variance Permit No. DVP392 proposes a variance to increase the maximum gross floor area of accessory structures within the subject property to permit an over-sized accessory building.
- The requested variance is not anticipated to negatively impact adjacent properties.
- Staff support the proposed variance.

ATTACHMENTS

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

Submitted by:

Lainya. Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
General Manager, Development Services