

To:
City of Nanaimo
Planning Department

Re:
Request for variance
420 Holly Avenue Facade and renovation

Legal Description:

LOT 2, PLAN 18120, AND LOT A, PLAN 43455, SUBURBAN LOT 34,
NEWCASTLE RESERVE, SECTION 1, (LYING WITHIN DISTRICT LOT 96G),
NANAIMO DISTRICT

P.I.D. 003-565-866 & 003-988-856
Civic Address: 420 HOLLY AVENUE

Zoning:
R8 Medium Density Residential

Site Description:

This lot borders Townsite Road to the North, Holly Avenue to the west, E&N Railway right of way to the East and a single family home on an R8 zoned lot to the South. The site consists of 2 -2 storey 4 plexes built in 1966. We must address some setback issues before we can continue with our renovation and facade improvement. We are in the process of consolidating the 2 existing lots into 1 parcel with the land titles office. We would like to grandfather the existing buildings to their non-conforming setbacks and get a variance on the flanking side yard to allow articulated projections to dress up the old building.

There are existing hardships with the building positions and subsequent zoning changes since 1966. The original building placement does not conform to bylaw 4500 flanking side and rear yard setbacks for the R8 zone, bylaw 4500, table 7.5.1. As well, the recent designation of Townsite Road as a major collector requires an additional 2.5M front yard setback making the front yard non-conforming to bylaw 4500, section 7.5.4. The site area is less than the minimum lot area prescribed by the R8 zoning in table 7.4.1 and when all of the setbacks are taken off the building envelope is less than the 40% coverage allowed by the R8 zoning table 7.6.1.

Statistics for the requested variances:

1.35 M variance for the front yard setback, from 8.5 M to 7.15 M to suit existing siting.
0.5 M variance for the flanking side yard setback, from 4 M to 3.5 M. This allows for our existing encroachment and 1M projections in keeping with the bylaw.
3.57 M variance for the rear yard setback, from 10.5 to 6.93M to suit existing siting. The rear yard for all intents and purposes acts as a side yard.

Since our building fronts onto Holly Avenue and the eaves are at a height that does not impact clearances for trucks, I think it is within the spirit of the bylaw to ask for a 0.5M variance on the flanking side yard setback. In the interest of articulation and aesthetic proportion, for the facade, we have 1 meter wing wall projections with roof overhangs joggling from 0.33M proud on the ends and flush to 0.3M recessed over the body of the Holly Avenue frontage. The existing building is askew on the 4M flanking side yard setback and at 3.84M the N/W corner encroaches by 0.16M and the S/w corner is at 4.13M 1.0M wing wall + .33M roof overhang + 0.16M encroachment means we would need a 1.49 M projection from the 4M setback on the N/W corner. We are asking for a 0.5M variance from 4M to 3.5M so the projections fall within the 1.0M allowed by the zoning bylaw. Bylaw 4500, table 6.5.1, allows eaves and exterior finishes to project 1 M and allows open decks to project 2M into the flanking side setback. If the building was not askew to the setback, all we would be asking for is a playful stepping of the soffit 0.33M proud of the 1M prescribed projections on the ends staggered to 0.3M recessed and flush to the prescribed 1M projections over the body of the building. This stepping of the roofline is integral to pulling your Eye into the centre of the facade.

Since the proposed facade adds up to a few slivers on each end of the second storey roof projections and a few inches on 2 wing wall projections, only due to existing conditions, it is hoped that the board of variance sees this to be in keeping with the intent of the bylaw. We think the proposed project would be an improvement to the neighborhood.

Sincerely for 1171950 B.C. Ltd.
Gary Carniato – agent

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BOV742
2020-OCT-30
Current Planning