

DATE OF MEETING | December 21, 2020 |

AUTHORED BY | LAINY STEVENSON, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP409 – 3358 STEPHENSON POINT ROAD |**

## **OVERVIEW**

### **Purpose of Report**

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

### **Recommendation**

That Council approve Development Variance Permit No. DVP409 at 3358 Stephenson Point Road with the following variance:

- increase the maximum allowable accessory building height from 7.0m to 7.31m. |

## **BACKGROUND**

A development variance permit application, DVP409, was received from Barnaby (Blu) Dill to vary the provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to increase the maximum allowable height for a proposed accessory building at 3358 Stephenson Point Road.

A previous development variance permit (DVP392) was approved by Council on 2020-JAN-13 to increase the total gross floor area (GFA) for accessory buildings on the subject property from 90m<sup>2</sup> to 171.8m<sup>2</sup> to permit the proposed building. No other variances were requested; however, based on the plans submitted for the building permit application, the proposed building is over height. Instead of redesigning the building, the applicant is requesting a height variance.

### **Subject Property and Site Context**

<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>	0.63ha
<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 (to be removed).

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 (90m<sup>2</sup> in floor area) and unenclosed storage space on the lower level (81.8m<sup>2</sup>), with a combined gross floor area of 171.8m<sup>2</sup>. The lower floor is approximately 3.05m in height, while the upper floor ranges from approximately 3.96m to 4.88m in height, with a low roof pitch.

### **Proposed Variance**

#### *Maximum Height for Accessory Buildings*

Where an accessory building is located within the permitted setbacks of the principal dwelling, the maximum permitted height for an accessory building is 7m. The proposed height of the accessory building is 7.31m; a proposed variance of 0.31m.

Staff have confirmed the proposed building plans comply with all other conditions of the previously approved variance (DVP392). No negative impact on adjacent properties is anticipated.

## **SUMMARY POINTS**

- The applicant is requesting to increase the maximum allowable accessory building height from 7.0m to 7.31m. This represents a variance of 0.31m.
- No negative impact on adjacent properties is anticipated.
- Staff support the proposed variance.

## **ATTACHMENTS**

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

### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

### **Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services