

DATE OF MEETING July 5, 2021

AUTHORED BY MATTHEW REMPEL, PLANNING ASSISTANT, CURRENT PLANNING

SUBJECT DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP423
– 5610 ARNHEN TERRACE

OVERVIEW

Purpose of Report

To present for Council's consideration, a development variance permit application to increase the maximum permitted gross floor area for a detached garage at 5610 Arnhem Terrace.

Recommendation

That Council issue Development Variance Permit No. DVP423 at 5610 Arnhem Terrace with the following variance:

- increase the maximum permitted gross floor area for a detached garage from 42m² to 49m².

BACKGROUND

A development variance permit application, DVP423, was received from Robyn Bull to vary the provisions of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to permit the construction of a carriage home and to retain an existing garage at 5610 Arnhem Terrace.

Subject Property and Site Context

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located between Arnhem Terrace and Island Highway North.
<i>Total Area</i>	1,421m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use – Neighbourhood

The subject property is a residential lot with an existing house and a detached garage. There are single family dwellings on the properties located immediately to the north, west, and south of the subject property. The Island Highway abuts the east property line. The neighbourhood is characterized by low-density residential uses.

Statutory notification has taken place prior to Council's consideration of the variance.

DISCUSSION

Proposed Development

The applicant proposes to construct a carriage home that utilizes the maximum permitted gross floor area of 90m² and to retain an existing detached garage with a gross floor area of 49m².

Proposed Variances

Maximum Gross Floor Area for Accessory Buildings

The maximum permitted gross floor area of all accessory buildings on an R1-zoned lot is 13% of the lot area or 90m², whichever is lesser. In this case, 90m² would be the limit. In addition, a maximum of 42m² used exclusively for parking purposes may be excluded from the calculation of gross floor area for an accessory building where a garage or carport does not exist within the principal building. The existing garage, to be retained, is approximately 49m², which is 7m² over the area that can be excluded and requires a variance. The existing garage and the proposed carriage home will have a lot coverage of approximately 10%.

The applicant has stated that being permitted to utilize the maximum permitted 90m² of gross floor area for the carriage home will provide the space required to construct the carriage home to meet specific mobility needs and accessibility standards. Without a variance, the applicant would need to remove their existing garage or reduce the functional living space of the carriage home.

Despite the increase in allowable garage area, the proposed building would still function as accessory to the existing principal dwelling. Additionally, the proposed carriage home complies with zoning requirements for lot coverage, gross floor area, and setbacks.

No negative impact on neighbouring properties is anticipated, and Staff support the proposed variance.

SUMMARY POINTS

- Development Variance Permit No. DVP423 proposes a variance to the gross floor area that can be excluded for an accessory building that is used exclusively for parking from 42m² to 49m²; a proposed variance of 7m².
- The new accessory building meets all lot coverage and setback requirements; as such, no negative impact on neighbouring 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: Survey Plan
ATTACHMENT E: Aerial Photo

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Development Approvals

Dale Lindsay
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