

DATE OF MEETING | October 18, 2021 |

AUTHORED BY | CALEB HORN, PLANNER, CURRENT PLANNING |

**SUBJECT | DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP375
– 704 HYATT PLACE |**

OVERVIEW

Purpose of Report

To present for Council’s consideration, a development variance permit application to reduce the setback for a garage facing a street in order to facilitate an alteration to an existing single residential dwelling. |

Recommendation

That Council issue Development Variance Permit No. DVP375 at 704 Hyatt Place to reduce the minimum permitted setback for a garage door from 6.0m to 4.5m. |

BACKGROUND

A development variance permit application, DVP375, was received from Raymond de Beeld Architect Inc., on behalf of Emile and Brenda Houle, to vary the provisions of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” (the “Zoning Bylaw”) to reduce the minimum permitted setback for a garage door facing a street at 704 Hyatt Street.

Subject Property and Site Context

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located on the north side of Hyatt Place at the end of a cul-de-sac, and is abutting the sea.
<i>Lot Area</i>	2,833m ²
<i>Official Community Plan</i>	Neighbourhood

The subject property currently contains a single residential dwelling that was completed in 1981. The southern portion of the lot adjacent to the street and containing the house is relatively flat. The northern portion of the property slopes steeply downhill approximately 40m to the natural boundary of the sea. The house is set back approximately 10m from the top of the slope.

Surrounding land uses include single residential dwellings and an undeveloped park – Schook Park. The District of Lantzville boundary is approximately 25m west of the subject property.

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

DISCUSSION

Proposed Development

The applicant is proposing renovations to an existing one-and-a-half-storey single residential dwelling. As part of the renovations, a carport at the front of the house is proposed to be enclosed and converted into a garage. In order to accommodate two standard-size vehicles within the new garage, the front of the structure will be extended closer to the front property line. The cladding of the garage is proposed to match the exterior materials of the house.

Being located within North Slope Development Policy area, a geotechnical assessment was submitted to and accepted by the City. The geotechnical assessment concluded that the land is considered safe for the intended use.

Proposed Variance

Minimum Garage Door Setback

The Zoning Bylaw requires a minimum setback of 6.0m for a garage door facing the street in the R1 zone. The applicant is proposing a setback of 4.5m for the new garage door, a requested variance of 1.5m. Notwithstanding the garage door setback, the front yard setback for structures in the R1 zone is 4.5m.

The garage door setback in the Zoning Bylaw is intended to ensure adequate space for vehicle parking where necessary in front of garage doors without encroaching into the abutting public right-of-way or sidewalk, as well as to break up building faces in residential neighbourhoods. The applicant has demonstrated that the required residential parking can be accommodated on site within the proposed garage. Any additional vehicle parking on the driveway apron would not interfere with the cul-de-sac and there is no sidewalk on the street. Being located on a cul-de-sac, there is an existing diversity of building orientations, and the proposed garage door setback is not expected to detract from the character of the neighbourhood.

No negative impacts are anticipated and Staff support the proposed variance.

SUMMARY POINTS

- Development Variance Permit No. DVP375 proposes to reduce the minimum permitted setback for a garage door from 6.0m to 4.5m at 704 Hyatt Place.
- As part of renovations to an existing single residential dwelling, a carport at the front of the house is proposed to be enclosed and converted into a garage.
- No negative impacts are anticipated and Staff support the proposed variance.

ATTACHMENTS

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

Submitted by:

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