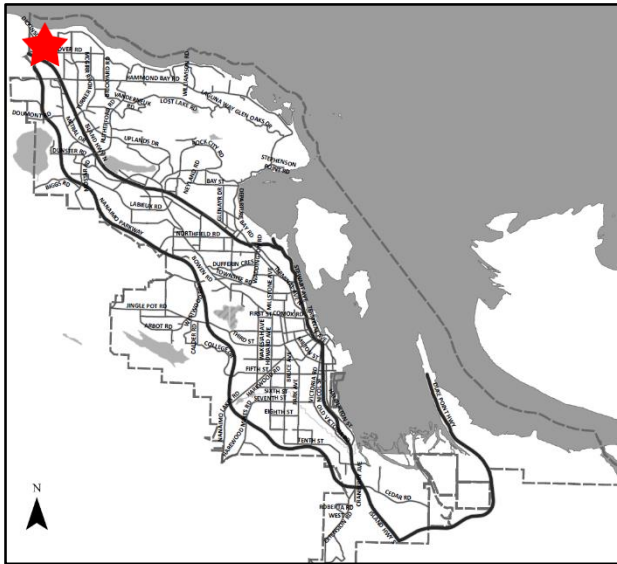


DATE OF MEETING November 21, 2022

AUTHORED BY PAYTON CARTER, PLANNING ASSISTANT, CURRENT PLANNING

**SUBJECT DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP439  
– 6566 KESTREL CRESCENT**



**Proposal:**

Variances to allow for an addition to an existing single residential dwelling.

**DVP**

**Zoning:**

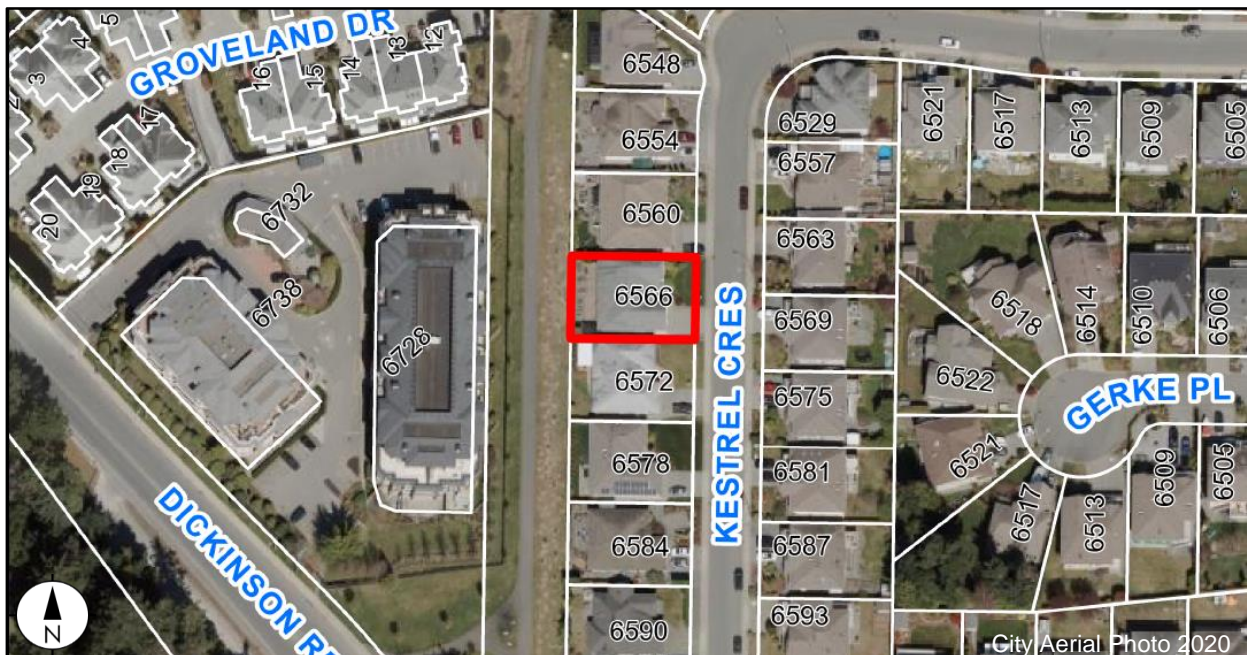
R1 - Single Dwelling Residential

**City Plan Land Use Designation:**

Suburban Neighbourhood

**Lot Area:**

600m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration, a development variance permit application to increase the allowable lot coverage and to reduce the rear yard setback requirement to allow an addition to an existing single residential dwelling. |

### **Recommendation**

That Council issue Development Variance Permit No. DVP439 at 6566 Kestrel Crescent to increase the allowable maximum lot coverage from 40% to 41%; and to reduce the rear yard setback requirement from 7.5m to 6.19m for a proposed addition.

## **BACKGROUND**

A development variance permit application, DVP439, was received from Anderson Greenplan Ltd., to vary the provisions of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to increase the allowable lot coverage from 40% to 41% and to reduce the rear yard setback requirement from 7.5m to 6.19m to allow the addition of a single storey sunroom (approximately 6.06m<sup>2</sup>) on the ground level. The existing dwelling, which was constructed in 2004 in compliance with the applicable zoning requirements, covers 40% of the subject property.

### **Subject Property & Site Context**

The subject property is located on the west side of Kestrel Crescent, north of Dover Road and south of Groveland Drive. The property is within the Dover Neighbourhood and is surrounded by a mix of single family dwellings and a multi-family developments, including a four-storey apartment building to the west of the subject property.

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

## **DISCUSSION**

### **Proposed Development**

The applicant proposes to construct a single storey sunroom addition of approximately 6.06m<sup>2</sup>, to the rear (west) side of the existing dwelling unit. |

### **Proposed Variances**

#### *Maximum Lot Coverage*

The maximum lot coverage in the R1 zone is 40%. The applicant proposes to increase the maximum lot coverage to from 40% to 41%. This represents a variance of 1%.

### *Minimum Rear Yard Setback*

The minimum required rear yard setback in the R1 zone is 7.5m. The applicant proposes to reduce the minimum required rear yard setback from 7.5m to 6.19m. This represents a variance of 1.31m.

Staff support the proposed lot coverage and rear yard (west) setback variances, to allow the construction of an approximately 6.06m<sup>2</sup> sunroom addition. The proposed sunroom addition would face a public pathway (Seabold Trail), located west of the subject property and is to be orientated in same direction as neighbouring residences. As a result, the proposed variances are not anticipated to negatively impact the neighbouring properties.

The applicant has provided letters of support from neighbouring property owners at 6572 and 6560 Kestrel Crescent.

### **SUMMARY POINTS**

- Development Variance Permit No. DVP439 proposes to increase the allowable lot coverage from 40% to 41% and to reduce the rear yard setback requirement from 7.5m to 6.19m to allow for the construction of a 6.06m<sup>2</sup> sunroom addition.
- The applicant has submitted letters of support from neighbouring property owners.
- Staff support the proposed variances.

### **ATTACHMENTS:**

ATTACHMENT A: Permit and Conditions  
ATTACHMENT B: Subject Property Map  
ATTACHMENT C: Site Survey  
ATTACHMENT D: Building Rendering

### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

### **Concurrence by:**

Jeremy Holm  
Director, Development Approvals

Dale Lindsay  
General Manager, Development Services  
/ Deputy CAO