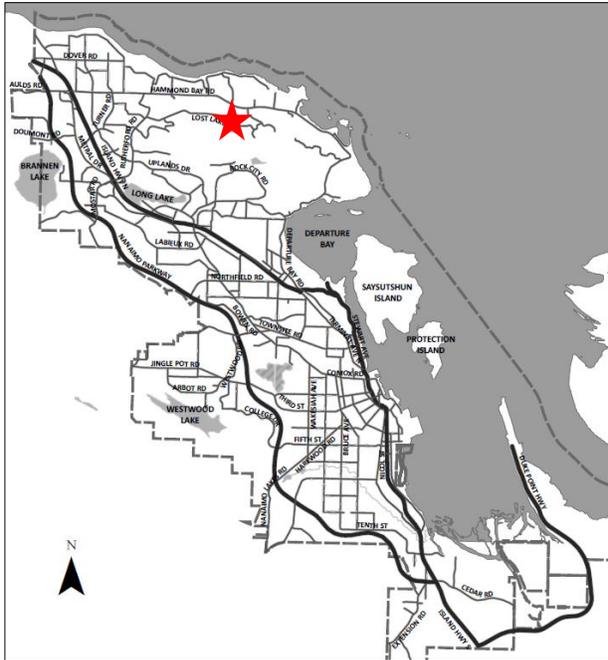


DATE OF MEETING | April 8, 2024 |

AUTHORED BY | KIRSTEN DAFOE, PLANNING ASSISTANT, CURRENT PLANNING |

**SUBJECT** | **DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP459 – 4894 BLUE JAY TRAIL**



**Proposal:**

Variance to allow a proposed addition to an existing dwelling

**Zoning:**

R1 – Single Dwelling Residential

**City Plan Land Use Designation:**

Suburban Residential

**Lot Area:**

1,960m<sup>2</sup>



## **OVERVIEW**

### **Purpose of Report**

To present for Council's consideration a development variance permit application for a proposed addition to an existing dwelling at 4894 Blue Jay Trail.

### **Recommendation**

That Council issue Development Variance Permit No. DVP459 for a residential addition at 4894 Blue Jay Trail with a variance as outlined in the "Proposed Variances" section of the Staff Report dated 2024-APR-08.

## **BACKGROUND**

A development variance permit application, DP459, was received from Anderson Greenplan Ltd., on behalf of Rob Severinski and Carmen Cleary, to vary the provisions of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw"), in order to reduce the minimum flanking side yard setback for a proposed addition to an existing dwelling at 4894 Blue Jay Trail.

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

The subject property is located on the west side of Blue Jay Trail just north of the intersection with Lost Lake Road. The lot is a through lot, with Lost Lake Road and Brodys Place being front lot lines, and Blue Jay Trail being the flanking side. The lot is developed with a single residential dwelling built in 1973. The house is closer to Blue Jay Trail than to the west property line of the irregularly shaped lot. There is a carport and driveway on the southwest side of the dwelling and a pool to the northeast.

The surrounding neighbourhood is predominantly developed with single residential dwellings, while the Lost Lake Trail portion of the Linley Valley Cottle Lake Park is located across Lost Lake Road to the south.

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

## **DISCUSSION**

### **Proposed Development**

The applicant proposes to construct an addition to the southeast side of the existing single residential dwelling to provide for additional living space. The single storey addition to the upper floor of the dwelling is proposed to be approximately 4.9m x 7.8m. The location to be occupied by the proposed addition is currently used for surplus parking.

## Proposed Variances

### *Minimum Flanking Side Yard Setback*

The minimum required flanking side yard setback in the R1 zone is 4.0m. The proposed flanking side yard setback is 2.9m, a requested variance of 1.1m.

The applicant has requested the variance to construct a residential addition in a functional location selected to avoid changes to the dwelling's existing carport and pool. Only a small portion of the proposed addition encroaches into the required setback. Staff support the proposed variance as the portion of the building extending into the required setback will be screened from the street and adjacent residential properties by existing vegetation and its siting will not negatively impact the visibility of vehicles or pedestrians on the street.

### **SUMMARY POINTS**

- Development Variance Permit Application No. DVP459 is to allow an addition to an existing single-family dwelling.
- A variance is requested to reduce the minimum required flanking side yard setback from 4.0m to 2.9m.
- Staff support the proposed variance as the addition will be screened from view from the street and adjacent properties and its siting will not negatively impact the visibility of vehicles or pedestrians on the street.

### **ATTACHMENTS**

ATTACHMENT A: Permit Terms and Conditions  
ATTACHMENT B: Subject Property Map  
ATTACHMENT C: Site Survey Plan  
ATTACHMENT D: Proposed Elevations

#### **Submitted by:**

Lainya Rowett  
Manager, Current Planning

#### **Concurrence by:**

Jeremy Holm  
Director, Planning & Development