



PLANNING AND DEVELOPMENT DEPARTMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, May 2nd, 2024, at 4:00 p.m. in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC to hear the following appeal:

APPEAL NO: BOV00780

Applicant: DAMANVIR SINGH

Civic Address: 600 MADSEN ROAD

Legal Description: LOT 9 SECTION 15 RANGE 8 MOUNTAIN DISTRICT PLAN 7272

Requested Variance: The "City of Nanaimo Zoning Bylaw 2011 No. 4500" requires minimum building height and restricts the location of parking and maximum setbacks in the Community Corridor (COR3) zone. The proposal is for a single-storey residential addition to an existing building with the following variances:

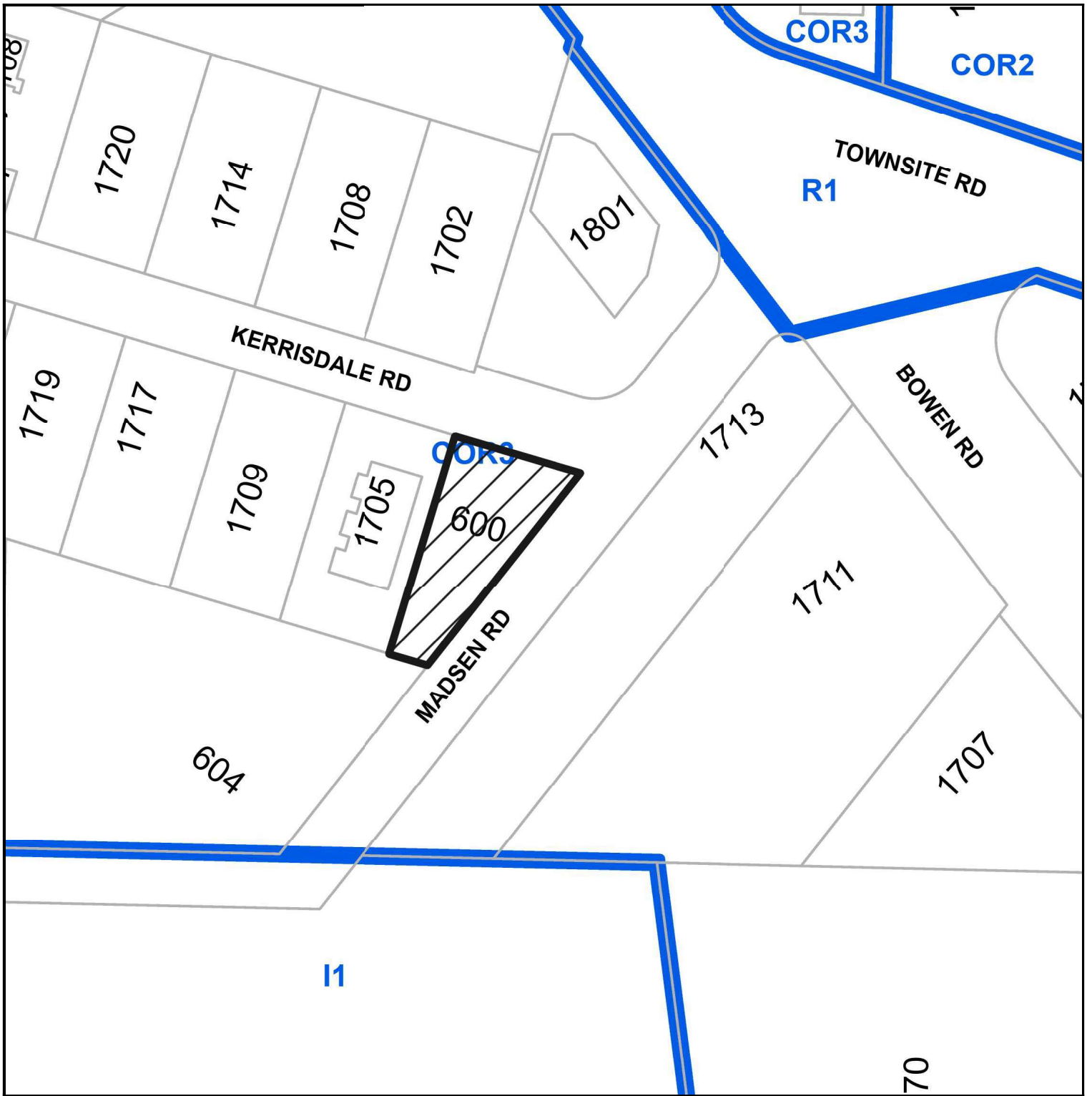
- Sections 9.5.1 and 9.5.4 allows no more than 50% of the building facade to be set back further than 6m from the front property line. The proposed variance is to increase the maximum front yard setback to 18m for 100% of the building face as measured from the front property line (Kerrisdale Road).
- Section 9.6.1 does not allow parking between the front property line and the front face of the building. The required 2 parking spaces are proposed to be located between the front property line and the front face of the building.
- Section 9.7.1 requires a minimum building height of 2 storeys above grade. A single-storey addition to the existing building is proposed.


You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. If you deem your property is affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting. Members of the public may submit comments in writing or attend the meeting in-person. See the reverse of this page for instructions on how to submit comments in writing or attend the meeting in-person.

WRITTEN SUBMISSION: To submit comments in writing you must contact Current Planning no later than 2:30 p.m. May 2nd, 2024, by contacting Kirsten Dafoe, Planning Assistant, by email at kirsten.dafoe@nanaimo.ca, or by calling 250-755-4460 Ext. 4509.

ATTEND IN-PERSON: To address this appeal in person you may attend this meeting, in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, May 2nd, 2024, at 4:00 p.m.

SUBJECT PROPERTY MAP



 600 Madsen Road

NOTES:
 THIS DESIGN IS NOT TO BE REPRODUCED, COPIED OR REUSED WITHOUT THE WRITTEN APPROVAL OF TOPSPOT DESIGN & DRAFTING. THIS DESIGN IS TO BE UTILIZED ONLY FOR THE SITE INTENDED AND DESIGNATED ON THE DRAWINGS. TOPSPOT DESIGN & DRAFTING NOR THE DESIGNER/DRAFTSMAN ACCEPT ANY RESPONSIBILITY FOR THE FOLLOWING CONFORMITY OF PLANS TO THE SITE. ERRORS AND OMISSIONS & VARIOUS ENGINEERING REQUIREMENTS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED OR REUSED WITHOUT THE WRITTEN APPROVAL OF TOPSPOT DESIGN & DRAFTING.

Drawing List

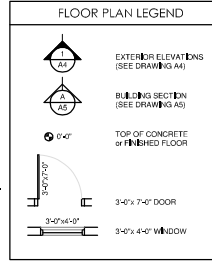
- A1 Site Plan, Synopsis, General Notes & Drawing List
- A2 Foundation & Main Floor Plans
- A3 Roof Plan
- A4 Elevators
- A5 Building Sections

Legal Description:
 Lot 9, Section 15, Range 8, Mourain District, Plan 7272

City Address:
 600 Madsen Road, Nanaimo, B.C.

Site Synopsis

Existing House	Required
Zoning: COR 3	
Existing House: 64.07 m ² (688 sq ft)	
Proposed Addition: 43.85 m ² (472 sq ft)	
Site Area: 877.26 m ² (9,389 sq ft)	
Site Coverage: 16.2%	
Minimum Setbacks:	
Front Lot Line: 6,000 m (19,685 ft)	
Rear Lot Line: 7,500 m (24,281 ft)	
Side Lot Line: 3,000 m (9,843 ft)	
Planning Side Yard L of Line: 3,000 m (9,843 ft)	
Maximum Building Height: 14,000 m (45,933 ft)	



TYPICAL NOTES	
1. CONTRACTOR TO REPORT ALL ERRORS OR OMISSIONS IMMEDIATELY & PRIOR TO THE COMMENCEMENT OF THE WORK.	5. DIMENSIONS IN IMPERIAL UNCS.
2. ANY DISCREPANCIES TO BE BROUGHT TO THE OWNERS ATTENTION PRIOR TO CONTINUING ANY PORTION OF WORK.	6. PROVIDE MISCELLANEOUS STUDS, BRACING, FURRING OR BLOCKING AS REQUIRED.
3. SEE STRUCTURAL DRAWINGS FOR ALL FOUNDATIONS, CONC. WALLS & SLABS, WOOD JOISTS & BEAM SIZES.	7. MAINTAIN ACOUSTIC SEPARATION @ RECESSED FIXTURES & EQUIPMENT.
4. CONCRETE WALL DIMENSIONS ARE TO OUTSIDE FACE. WOOD FRAME WALLS ARE TO CENTRELINE.	8. CEMENT BOARD TO BE USED @ ALL WET WALLS.
	9. CONFIRM WINDOW AND DOOR ROUGH OPEN SIZES WITH SUPPLIERS. SIZES ON DRAWINGS ARE NOMINAL. OPERNER STYLES & LOCATIONS TO BE DETERMINED BY OWNER.

GENERAL NOTES

- ALL WORK SHALL COMPLY TO THE CURRENT (2018) EDITION OF THE BRITISH COLUMBIA BUILDING CODE AND SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS SET BY THOSE HAVING JURISDICTION.
- ERRORS, OMISSIONS OR CHANGES TO THESE PLANS ARE TO BE REPORTED TO THE DESIGNER PROMPTLY PRIOR TO ANY FURTHER WORK TAKING PLACE.
- STRUCTURAL DESIGN & SUPERVISION SHALL BE PERFORMED BY A CERTIFIED STRUCTURAL ENGINEER CERTIFIED IN THE PROVINCE OF BRITISH COLUMBIA AT THE REQUEST OF THE LOCAL BUILDING AUTHORITY.
- FOUNDATIONS TO BE VERIFIED CORRECT BY A STRUCTURAL ENGINEER UNLESS OTHERWISE APPROVED BY THE BUILDING INSPECTION AUTHORITY.
- ALL FOUNDATIONS ARE ASSUMED BEARING ON NONORGANIC UNDISTURBED SOIL.
- POINT LOADS TO BE SUPPORTED CONTINUOUS TO FOUNDATION.
- DOUBLE JOISTS OR SOLID CROSS BLOCKS AT WALL LOCATIONS RUNNING PARALLEL TO FLOOR JOISTS.
- LINTELS TO BE 2" x 10" SPP#2 OR AS NOTED.
- BUILDING ENVELOPE DESIGN TO BE BASED ON CURRENT GOOD BUILDING PRACTICES. FIELD INSPECTING ARE THE RESPONSIBILITY OF THE OWNER.
- PRE-MANUFACTURED FLOOR JOISTS, BEAMS AND TRUSSES TO BE RECEIVED BY SUPPLIER'S ENGINEER AND CERTIFIED FOR STRUCTURAL ADEQUACY, SUPPORTING COLUMNS TO BE DESIGNED BY A STRUCTURAL ENGINEER AT THE REQUEST OF THE LOCAL BUILDING INSPECTION AUTHORITY.
- ENGINEERED ROOF TRUSS, FLOOR JOIST AND BEAM SYSTEM LAYOUTS TO BE PROVIDED WITH SHOP DRAWINGS FOR PERMIT SUBMISSION.
- 10 VOLT INTERCONNECTED SMOKE DETECTOR & CARBON MONOXIDE DETECTOR
- THESE DRAWINGS ARE BASED ON PART 9 OF THE 2018 BCBC.
- DUCTING, FURNACE, HOT WATER HEATER TO BE LOCATED WITHIN CONDITIONED AREAS.
- INSULATION VALUES TO MEET THE EFFECTIVE R-VALUES AS NOTED IN BC2.0.2.2, 2.0.2.0.2-2.0.2.2.3, & AS REQUIRED BY THOSE HAVING JURISDICTION.

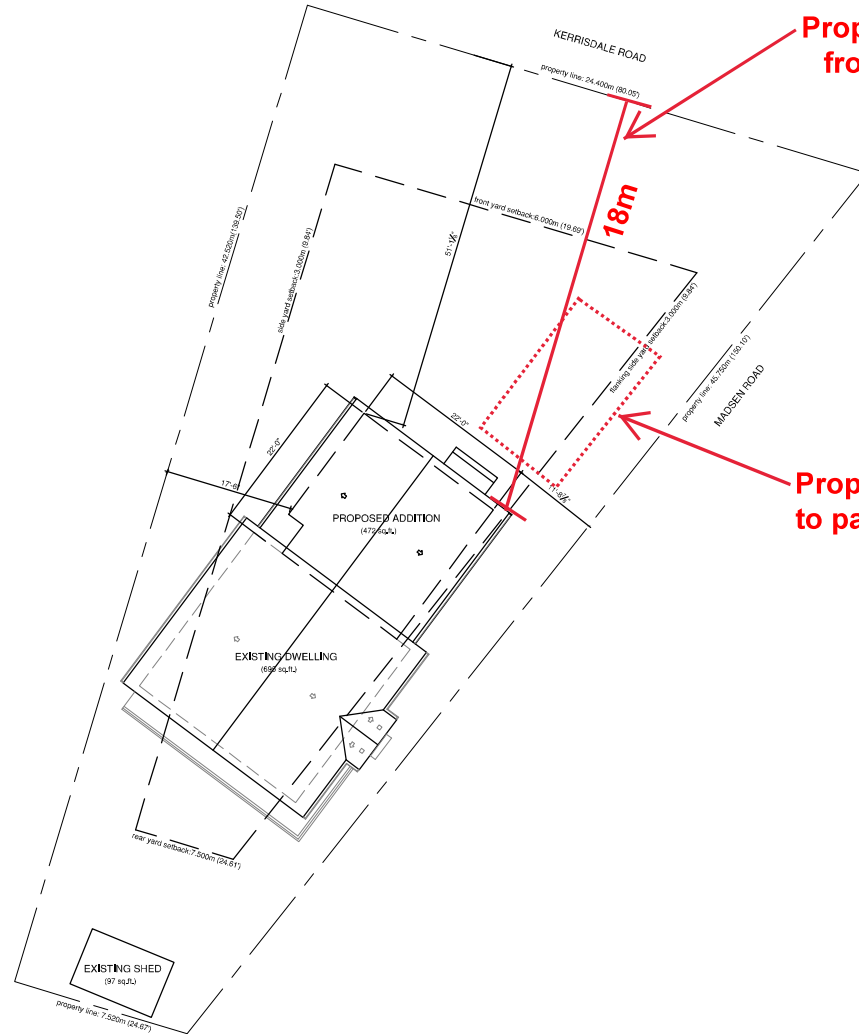
- HEATING & VENTILATION TO MEET NEW MINIMUM GOOD REQUIREMENTS UNLESS NOTED OTHERWISE.
- ALL CHASEWAYS, DUCTING & PIPING LOCATED IN NONCONDITIONED AREAS MUST HAVE THE MINIMUM EFFECTIVE R-VALUE OF INSULATION BETWEEN IT AND THE UNCONDITIONED SPACE OR EXTERIOR.
- ALL VENTILATION SHALL ADHERE TO S.A.N.G.S. (VENTILATION REQUIREMENTS) OF BCBC.
- LIGHTING BY OTHERS
- CONCRETE TO REACH 3,000 P.S.I. AFTER 28 DAYS.
- ALL STRUCTURAL LUMBER TO BE NO.2 OR BETTER.
- DESIGNER IS NOT RESPONSIBLE FOR THE STRUCTURE, OR ANY FAILURE TO THE STRUCTURE.
- FANS TO BE RATED FOR CONTINUOUS USE WITH A NOISE LEVEL OF 2.5 SONES (80DB) OR LESS.
- ALL BATHROOMS & KITCHENS TO BE EQUIPPED WITH AN EXHAUST FAN CAPABLE OF EXHAUSTING 65 CUBIC FEET PER MINUTE.
- ELECTRICAL & PLUMBING WORK TO CONFORM TO THE RESPECTIVE CODES.
- CONTRACTOR TO CONFIRM ALL LEVELS & DIMENSIONS BEFORE COMMENCING WITH CONSTRUCTION.
- THERMO-PANE WINDOWS THROUGH CW SCREENS ON ALL OPENERS.

Notes:

- Glass barrier to be continuous and UV, stabilizer.
- Provide two coats of bituminous sealant on all sub-grade concrete.
- Floor assembly to accommodate plumbing.
- Confirm all door & window rough openings before ordering product.

Framing Notes:

- The wall sheathing shall extend 1" past top of slab.
- The sheathing lap to be fastened every 6" with 2 1/4" nails.
- Sheathing shall completely lap the existing wall at the intersection of the corner.
- All framing joints in load paths: each joint to be nailed with 2 rows of 3" nails @ 10" o.c. to within 6" of each end.
- Recessed stud joints:
 - Posts shall be anchored to the beam(s) they support by either:
 1. Notching the beam over the post and securing nailing or bolting the beam to the post, (depending on configuration and load) or
 2. Provide approved suitable metal anchors to connect the two.



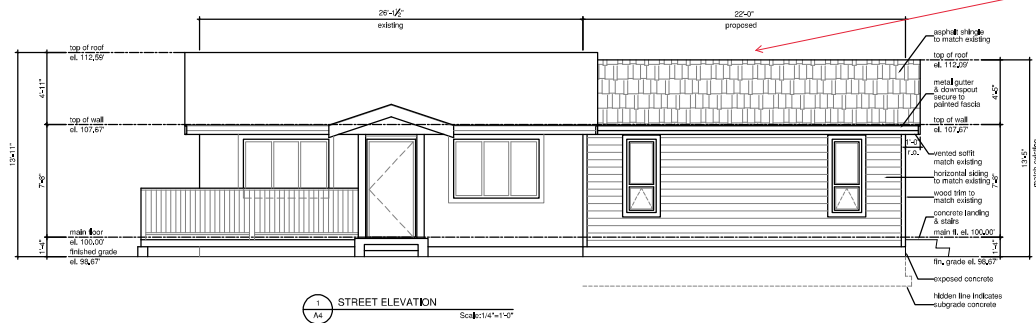
1 SITE PLAN Scale: 1/8" = 1'-0"

Proposed variance to front yard setback

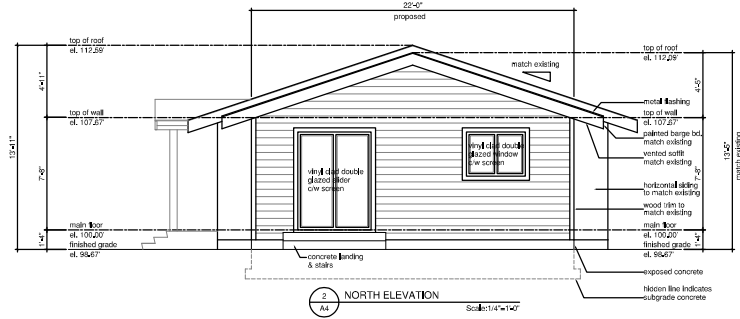
Proposed variance to parking location

Project Name: Addition to a Single Family Residence for Daman Singh	
600 Madsen Road Nanaimo, B.C.	
Drawing Name: Main Floor Plan	
Scale: as noted	Drawing No.
Drawn by: P.L.	A1
Date: 3/10/24	
File Name: 2301	

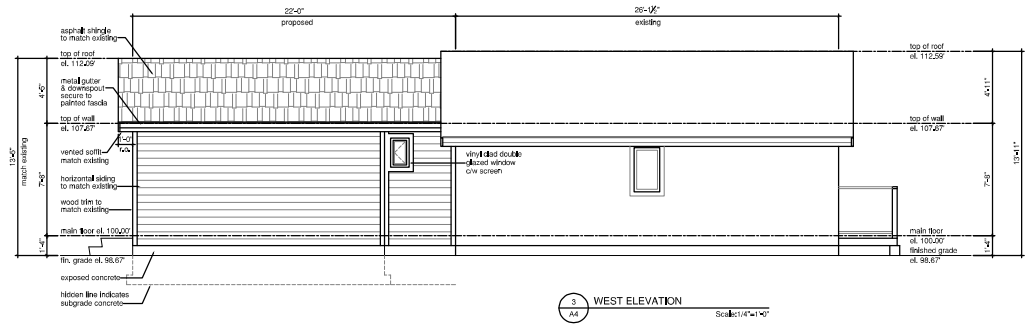
RECEIVED
 BOV780
 2024-APR-05
 Current Planning



1 STREET ELEVATION
A4
Scale: 1/4"=1'-0"
Facing Madsen Road



2 NORTH ELEVATION
A4
Scale: 1/4"=1'-0"
Facing Kerrisdale Road



3 WEST ELEVATION
A4
Scale: 1/4"=1'-0"

Proposed addition

Proposed variance to building height

Project Name: Addition to a Single Family Residence for Daman Singh	
600 Madsen Road Nanaimo, B.C.	
Drawing Name: Elevations	
Scale: as noted	Drawing No.
Drawn by: P.L.	A4
Date: 3/10/24	
File Name: 2301	

RECEIVED
BOV780
2024-APR-05

Variance Rationale Letter April 5, 2024

SECTION 9.5.4

the property is a pie shape where the wide end of the property is located on Kerrisdale Rd. That would make our home 100% further then 6M from the front property line.

SECTION 9.6.1

With proposing Kerrisdale Rd. Be our front property line we would need to have our parking between the front property line and the dwelling as that leaves no other area for parking on the property.

SECTION 9.7.1

Our area is zoned for 2 storeys above grade. We are not looking to build more that what we need. Our house was built in 1949 and is a little rancher. That being said we are just asking to add on an addition of just over 300sqft a simple addition to match our current dwelling. Making it more liveable for our now larger family.

We have put in this BOV application as our property 600 Madsen rd. Was built in 1949 and is on the small side for our growing family and we would like to add on a little more space. We have hired about architect as well as had a site survey, structural engineer to prepare all the documents required for the building permit already completed and provided for a building permit application.


The hardship of our current dwelling 600 Madison Road does not meet the bylaw Provisions as it is. The home was built in 1949 and is only one story (600sqft. Rancher Style) this property is a strange pie shape and the location of the house is at the narrow end of the pie shape. COR - 3 zoning bylaw conflicts, restricts building requirements that are not possible and creates an unreasonable restriction on what is otherwise permitted.

The zoning requirements for our property would necessitate a bigger addition than what we initially need we are looking to have an addition of one bedroom and some more living space we do not need to have two stories as it is unnecessary for our family. We are still looking to keep the dwelling as a single-family dwelling. If we were to meet all the requirements it would be a larger dwelling that is unnecessary for our family's needs and budget

I, thank you for your time and greatly appreciate your approval for this BOV application to move along with the addition on our home. Thank You.

AERIAL PHOTO



 600 Madsen Road