



PLANNING & DEVELOPMENT

## BOARD OF VARIANCE

### NOTICE OF MEETING

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A meeting of the Board of Variance will be held on Thursday March 6<sup>th</sup>, 2025, 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:** **BOV00783**

**Applicant:** Gordon and Ellie Thomas

**Civic Address:** 455 Watfield Avenue

**Legal Description:** LOTS 11 AND 12, BLOCK 1, SECTION 1, NANAIMO DISTRICT, PLAN 1690

**Requested Variance:** Section 14.5.1 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” sets out a minimum 4.0m side yard setback for properties in the Community Service One (CS1) zone.

The applicant requests to reduce the minimum north side yard setback from 4.0m to 1.55m to allow the construction of a single residential dwelling on Lot 11.

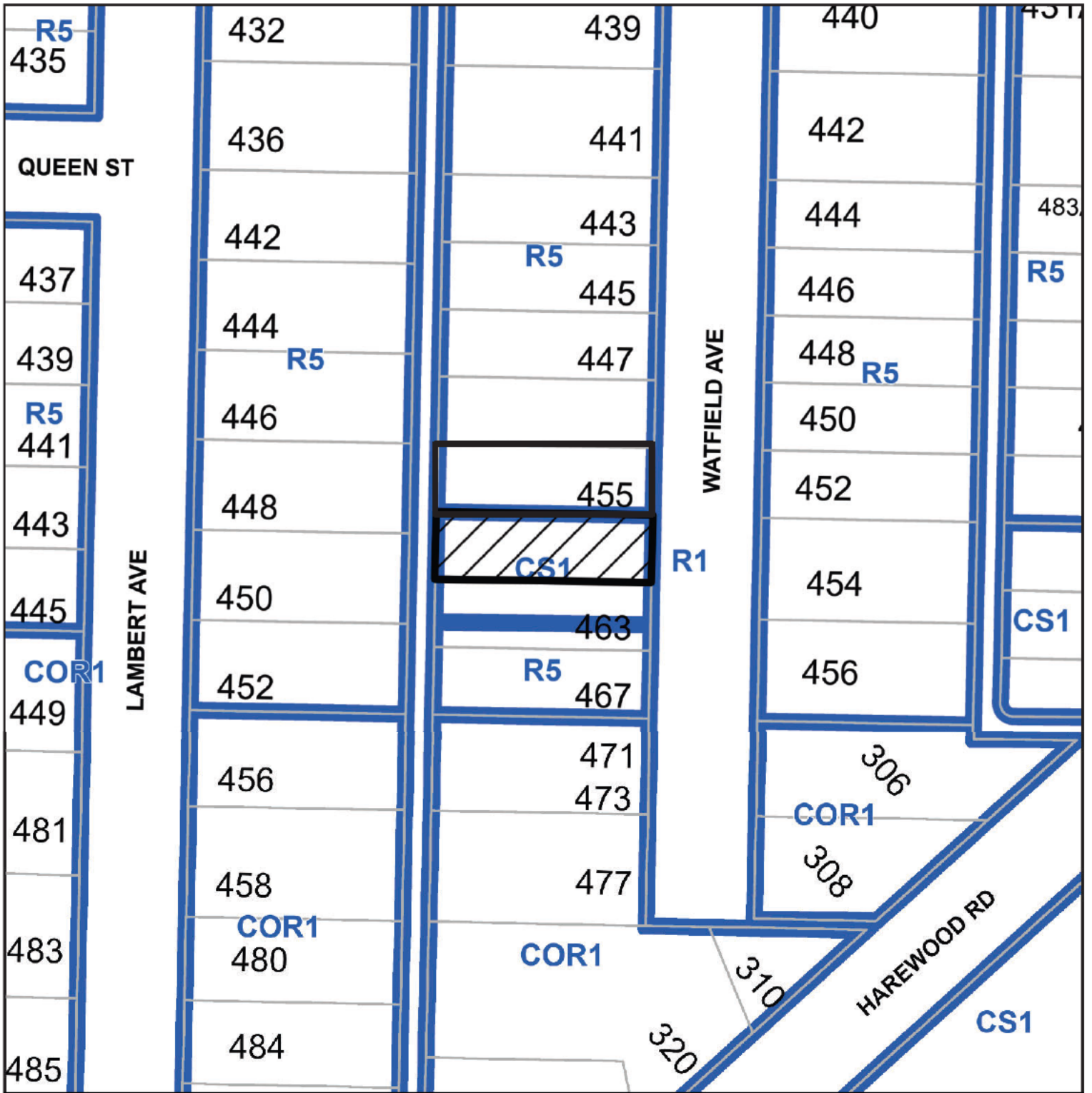
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. If you deem your property is affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting.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


For questions, please contact Kirsten Dafoe, Planning Assistant by email at [kirsten.dafoe@nanaimo.ca](mailto:kirsten.dafoe@nanaimo.ca), or by phone at 250-755-4460 ext. 4509.

**WRITTEN SUBMISSION:** Written comments must be submitted by email to above address no later than 2:30 p.m. March 6<sup>th</sup>, 2025.

**ATTEND IN-PERSON:** To address this appeal in person you must attend this meeting, in the Board Room, Service and Resource Centre, 411 Dunsmuir Street, Nanaimo, BC on Thursday, March 6<sup>th</sup>, 2025 at 4:00 p.m.

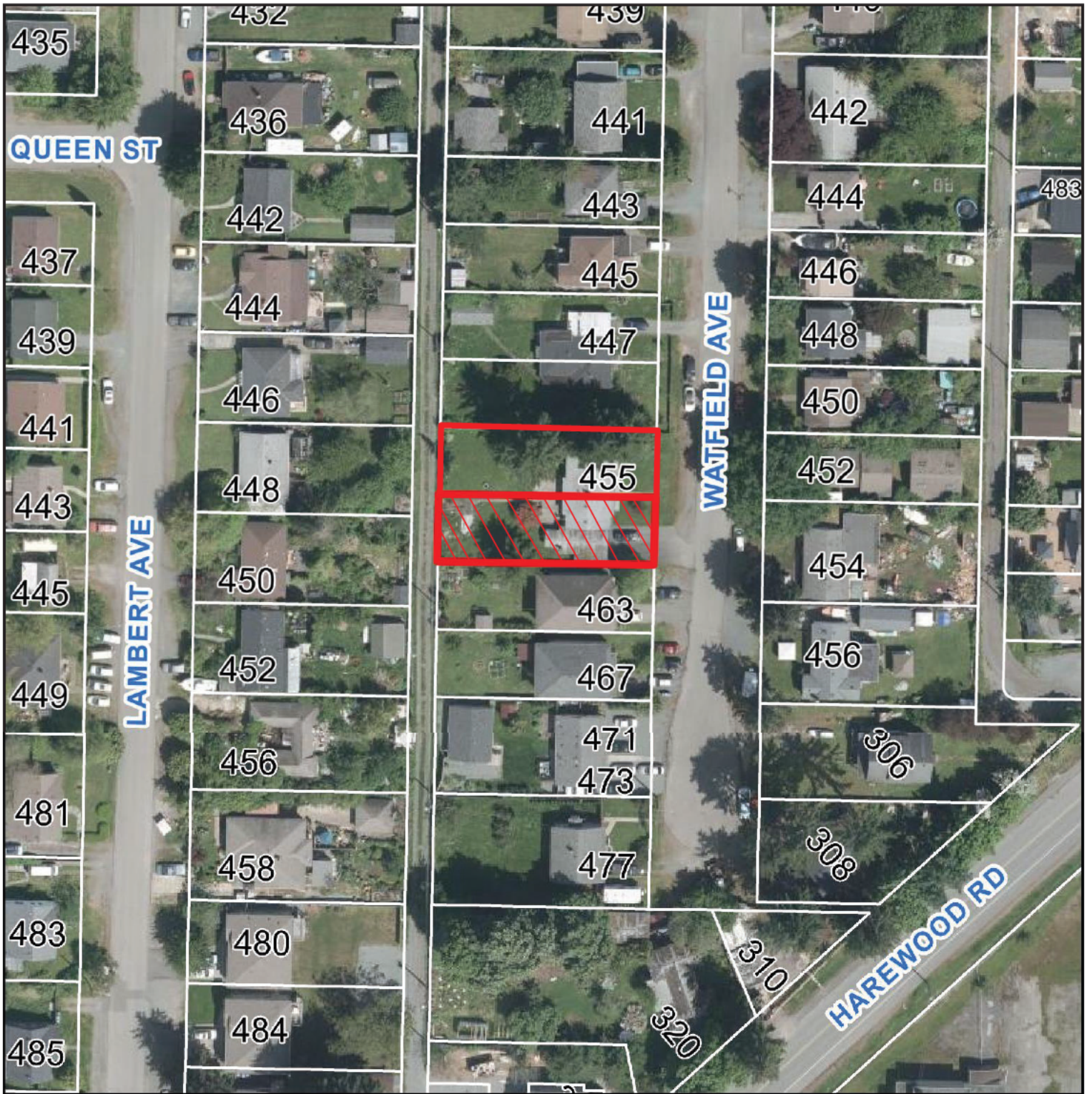
# SUBJECT PROPERTY MAP



 455 WATFIELD AVENUE



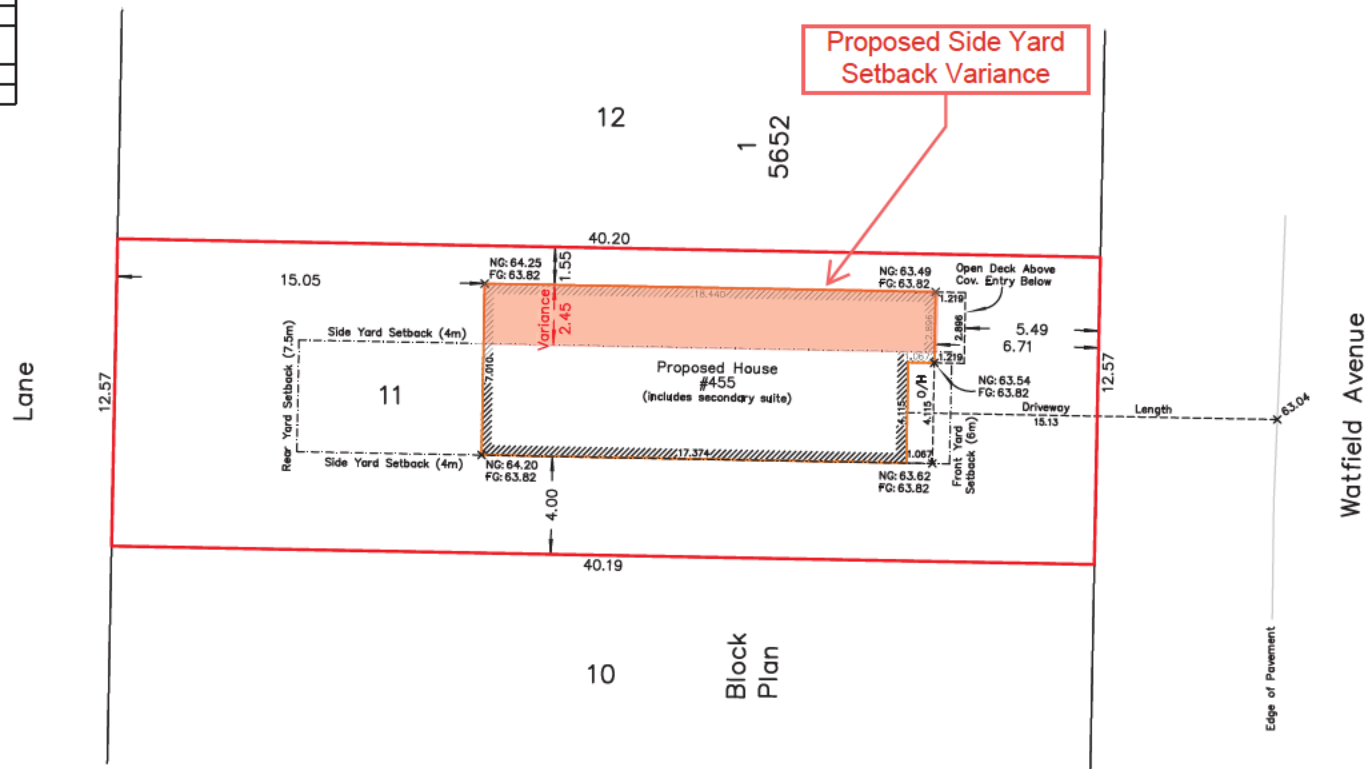
# AERIAL PHOTO



455 WATFIELD AVENUE

PROPOSED BUILDING HEIGHT CALCULATION	
Average of natural grade	63.82
Average finished grade	63.82
Maximum building height (CS1 Zone)	14.0
Maximum building elevation	77.82
MBFE	X
Proposed roof peak elevation	71.51
Proposed main floor elevation	64.02
Proposed BFE	64.02

PROPOSED GARAGE SLAB ELEVATION	
Elevation at edge of pavement	63.04
Maximum garage slab	65.25
Minimum garage slab	60.92
Proposed garage slab	63.82



**NOTE:**  
THE REGISTERED TITLE OF THIS PROPERTY IS AFFECTED BY THE FOLLOWING LEGAL NOTATIONS AND REGISTERED CHARGES, LIENS AND INTERESTS:  
M26301  
THIS SITE PLAN DOES NOT VERIFY COMPLIANCE WITH THE ABOVE NOTED DOCUMENTS.

THIS SITE PLAN SHOWS THE RELATIVE LOCATION OF THE EXISTING AND PROPOSED STRUCTURES/IMPROVEMENTS WITH RESPECT TO THE BOUNDARIES OF THE DESCRIBED PARCEL ONLY.  
THIS SITE PLAN SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS.  
THE SIGNATORY ACCEPTS NO RESPONSIBILITY FOR AND HEREBY DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING OUT OF OR IN CONNECTION WITH ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE SITE PLAN BEYOND ITS INTENDED USE.

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2025-FEB-05  
Current Planning

SITE PLAN SHOWING PROPOSED BUILDING LOCATION AND VARIANCE ON:  
LOT 11, BLOCK 1, SECTION 1,  
NANAIMO DISTRICT, PLAN 1690.



SCALE 1:200  
DISTANCES AND ELEVATIONS ARE IN METRES.  
GEODETIC ELEVATIONS ARE DERIVED FROM  
CONTROL MONUMENT 77H5262 (CVD28BC DATUM).

CERTIFIED CORRECT THIS 6th DAY OF DECEMBER, 2024.

\_\_\_\_\_  
B.C.L.S. #956  
(THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.)

**Turner & Associates**  
land surveying™  
250.753.9778  
435 TERMINAL AVENUE NORTH  
NANAIMO, BC V9S 4J8  
www.turnersurveys.ca

CLIENT: GORDON THOMAS      CIVIC ADDRESS: 455 WATFIELD AVENUE, NANAIMO  
FILE: 20-001-11      SCALE: 1:200      DRAWN BY: DRW      PROPERTY ZONING: CS1



FRONT ELEVATION

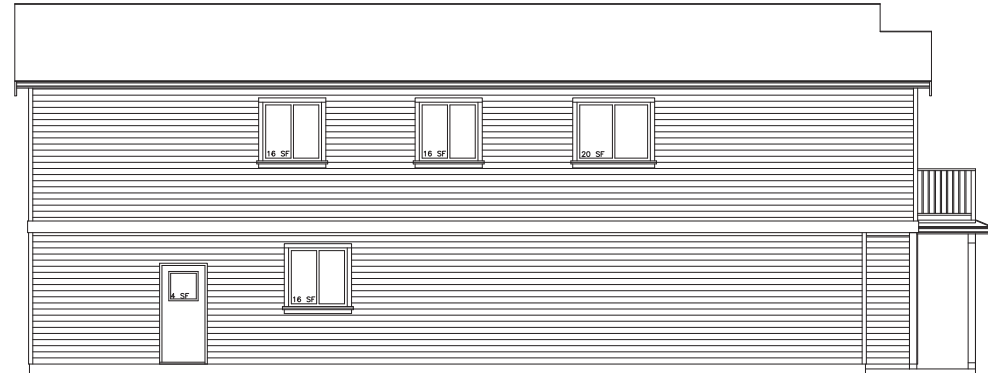


RIGHT ELEVATION

SPATIAL SEPARATION  
 LIMITING DISTANCE: 0'-1"  
 ABOVE GRADE WALL AREA: 1191 SQ.FT.  
 ALLOWABLE WINDOW AREA: 7.1% (84.9 SQ.FT.)  
 ACTUAL WINDOW AREA: 4.2% (50 SQ.FT.)



REAR ELEVATION



LEFT ELEVATION

SPATIAL SEPARATION  
 LIMITING DISTANCE: 13'-1"  
 ABOVE GRADE WALL AREA: 1191 SQ.FT.  
 ALLOWABLE WINDOW AREA: 11.98% (142.7 SQ.FT.)  
 ACTUAL WINDOW AREA: 6.04% (72 SQ.FT.)

GENERAL NOTES:  
 BUILDING CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION  
 ALL CONSTRUCTION TO COMPLY WITH THE LATEST B.C. BUILDING CODE  
 DESIGNER ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS UNLESS ADVISED IN WRITING PRIOR TO ANY CONSTRUCTION.

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**STEPHANIE LINDBERG**  
 DRAFTING & DESIGN  
 SLINBERGDESIGN@GMAIL.COM  
 (250) 951-3635  
 PO BOX 931, PARKSVILLE BC, V9P 2G9

DATE	ISSUED FOR:	BY
11/26/24	REVIEW #1	SL
12/10/24	FOR CONSTRUCTION	SL

PROJECT: <b>400 WATFIELD</b>	
PREPARED FOR: <b>OSMO THOMAS</b>	
SHEET TITLE: <b>ELEVATIONS</b>	
DATE: 11/21/24	DRAWN BY: SL
SCALE: 1/4" = 1'-0" PLAN NO: SL 24-027	
<b>SHEET 4 OF 4</b>	

# Variance Rationale Letter

Feb 5 2025

Secretary to the Board of Variance

City of Nanaimo

455 Wallace St

Nanaimo BC

Lot 11 Watfield Rd Nanaimo BC

Zoning CS1

We are asking for a relaxation of the side yard setback of lot 11 on the north side dividing lot 11 and 12. if possible and it would be greatly appreciated.

The side yard set back dividing 11 and 12 is currently 4M. To build a home similar to the home on lot 10 , we are asking for a relaxation of 2.45 M leaving 1.55 M . between lot 11 and 12.

The hardship we are currently experiencing is our lot (11) is 12.57 M across the front property line. With the CS1 setbacks, totalling 8 M in total, it leaves us only 4.57 M to construct a home. The home we are proposing is similar to the home on lot 10. Which will be a 2 story home, with a legal suite in the lower portion. The home is 3 blocks from VIU and would be a welcome asset to the area, possibly housing a student(s) in the suite.

Thank you

  
Gordon & Ellie Thomas (owners)



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