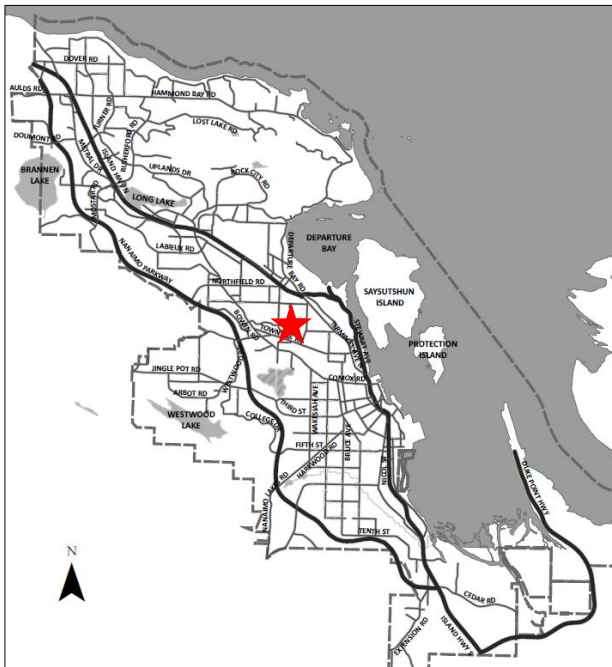


DATE OF MEETING July 21, 2025

AUTHORED BY PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP478 –
945 WADDINGTON ROAD



Proposal:

Rear yard setback variance for
accessory building

Zoning:

CS1 – Community Service One

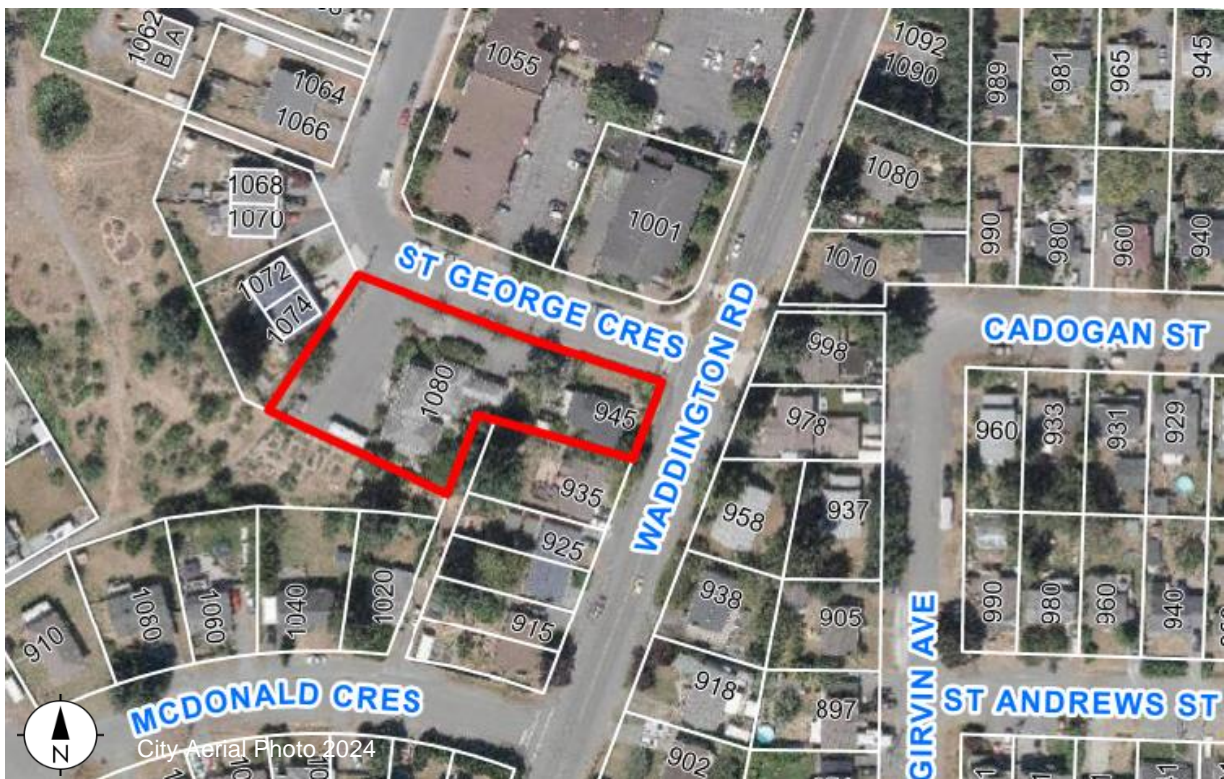
City Plan Land Use Designation:

Neighbourhood

Lot Area:

2,634m²

DVP



OVERVIEW

Purpose of Report

To present for Council's consideration a development variance permit application to reduce the required rear yard setback for an accessory building (bus shelter) at 945 Waddington Road.

Recommendation

That Council issue Development Variance Permit No. DVP478 for an accessory building at 945 Waddington Road with a rear yard setback variance outlined in the "Proposed Variances" section of the Staff Report dated 2025-JUL-21.

BACKGROUND

A development variance permit application, DVP478, was received from Pacific Prefab, on behalf of the Nanaimo Community Hospice Society, to vary the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw") to reduce the required rear yard setback for an accessory building at 945 Waddington Road.

Subject Property and Site Context

The subject property is located within the Hospital Area neighbourhood, abutting the southeast portion of Beaufort Park. The property is a corner lot with frontage on Waddington Road and St George Crescent and contains the Nanaimo Community Hospice. The surrounding neighbourhood is characterized by low and medium-density residential development, local-serving commercial businesses, and City parkland.

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

DISCUSSION

Proposed Development

The applicant proposes to place a 53.5m² prefabricated shelter, intended to be used by the Nanaimo Hospice Society bus. The shelter is to be erected at the current bus parking location and is a timber frame structure with a metal slanted shed roof design. The height of the shelter is 4.0m.

Proposed Variances

Rear Yard Setback

The minimum required rear yard setback for an accessory building in the CS1 zone is 3.0m. The proposed rear yard setback is 1.0m, a requested variance of 2.0m.

The applicant has requested the variance to provide weather protection for the residents boarding the bus. The siting of the proposed structure allows the existing vehicle circulation onsite to

remain. When not in use by the bus, it is anticipated that this space will provide a covered area for outdoor events for the Nanaimo Community Hospice. The transparent design of the shelter ensures that there will be adequate sunlight for the neighbouring community garden located at Beaufort Park, and no negative impacts are anticipated. Staff support the proposed variance. |

SUMMARY POINTS

- Development Variance Permit Application No. DVP478 is to reduce the rear yard setback for an accessory building (bus shelter) at 945 Waddington Road.
- The proposed structure is not anticipated to negatively impact the existing use onsite or neighbouring properties.
- Staff support the proposed variance. |

ATTACHMENTS

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

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development