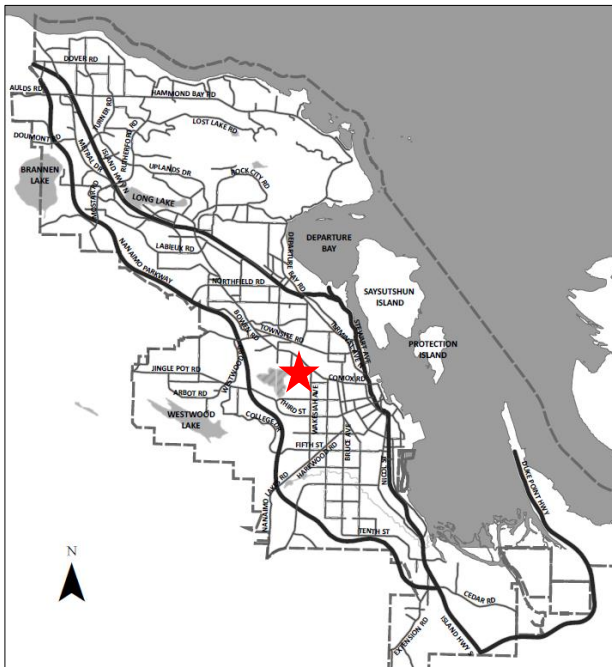


DATE OF MEETING July 21, 2025

AUTHORED BY PAYTON CARTER, PLANNER, CURRENT PLANNING

SUBJECT DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP479 – 508 PINNACLE PLACE



Proposal:

Variance to permitted height for an accessory building

Zoning:

COR1 – Residential Corridor
(Interim Corridor Area)

City Plan Land Use Designation:

Residential Corridor

Lot Area:

800m²

DVP



OVERVIEW

Purpose of Report

To present for Council's consideration a development variance permit application for a proposed accessory building (detached secondary suite) at 508 Pinnacle Place. |

Recommendation

That Council issue Development Variance Permit No. DVP479 for an accessory building (detached secondary suite) at 508 Pinnacle Place with a variance outlined in the "Proposed Variance" section of the Staff Report dated 2025-JUL-21. |

BACKGROUND

A development variance permit application, DVP479, was received from Brian Henning of Williamson and Associates, on behalf of Insight Holding Ltd., to vary the provisions of the "City of Nanaimo Zoning Bylaw 2011 No. 4500" (the "Zoning Bylaw"), in order to increase the maximum permitted building height of an accessory building at 508 Pinnacle Place.

Subject Property and Site Context

The subject property is located on Pinnacle Place, west of Wakesiah Avenue, and north of Stonewater Drive. The subject property is part of a recent subdivision and is currently undeveloped. Surrounding land uses are predominantly single residential dwellings and multiple family developments to the south.

Minor variances to the allowable building height of the surrounding single-family dwellings, including 508 Pinnacle Place, were recently approved at the 2025-FEB-24 Council meeting. Through the Building Permit review process, it was determined that the proposed accessory building at 508 Pinnacle Place also requires a minor height variance.

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

DISCUSSION

Proposed Development

The applicant is proposing to construct a detached secondary suite in an accessory building at the rear of the property. The owner has applied for a Building Permit for the proposed single-family dwelling, as well as the proposed accessory building. The building will be a single storey with a proposed 3.50:12 roof pitch.

Proposed Variances

Maximum Height of an Accessory Building

The maximum permitted height for an accessory building with a roof pitch of less than 6:12 is 4.5m. The proposed height for the accessory building (detached secondary suite) with a roof pitch of less than 6:12 is 5.4m, a requested variance of 0.9m.

In residential subdivisions, building height is measured from the final lot grading plan. The applicant proposes to establish new grades with the properties elevated above the street. The applicant has requested the variance as the proposed finished grade will be higher than the final lot grading plan from the subdivision, resulting in an overheight accessory building.

No negative impacts to adjacent properties or the surrounding neighbourhood are anticipated. The proposed accessory building is designed to be consistent with the form of the surrounding area and the materials used for the building will complement the proposed single-family dwellings in the neighbourhood. Staff support the proposed variance. |

SUMMARY POINTS

- Development Variance Permit Application No. DVP479 is to allow an overheight accessory building (detached secondary suite).
- The proposed accessory building (detached secondary suite) is consistent with the form and character of the surrounding neighbourhood.
- 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