



PLANNING & DEVELOPMENT

BOARD OF VARIANCE

NOTICE OF MEETING

A meeting of the Board of Variance will be held on Thursday, October 2nd, 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: BOV00791

Applicant: Alan McBride

Civic Address: 2705 Fairbanks Street

Legal Description: LOT 5, BLOCK 9, SECTION 1, WELLINGTON DISTRICT, PLAN 414

Zoning: Three and Four Unit Residential (R5)

Requested Variance: Section 6.6.5 of the “City of Nanaimo Zoning Bylaw 2011 No. 4500” sets out the maximum allowable height for an accessory building.

The applicant requests a variance to increase the maximum allowable height of an accessory building with a roof pitch less than 6:12 from 4.5m to 5.0m, resulting in a variance of 0.5m.

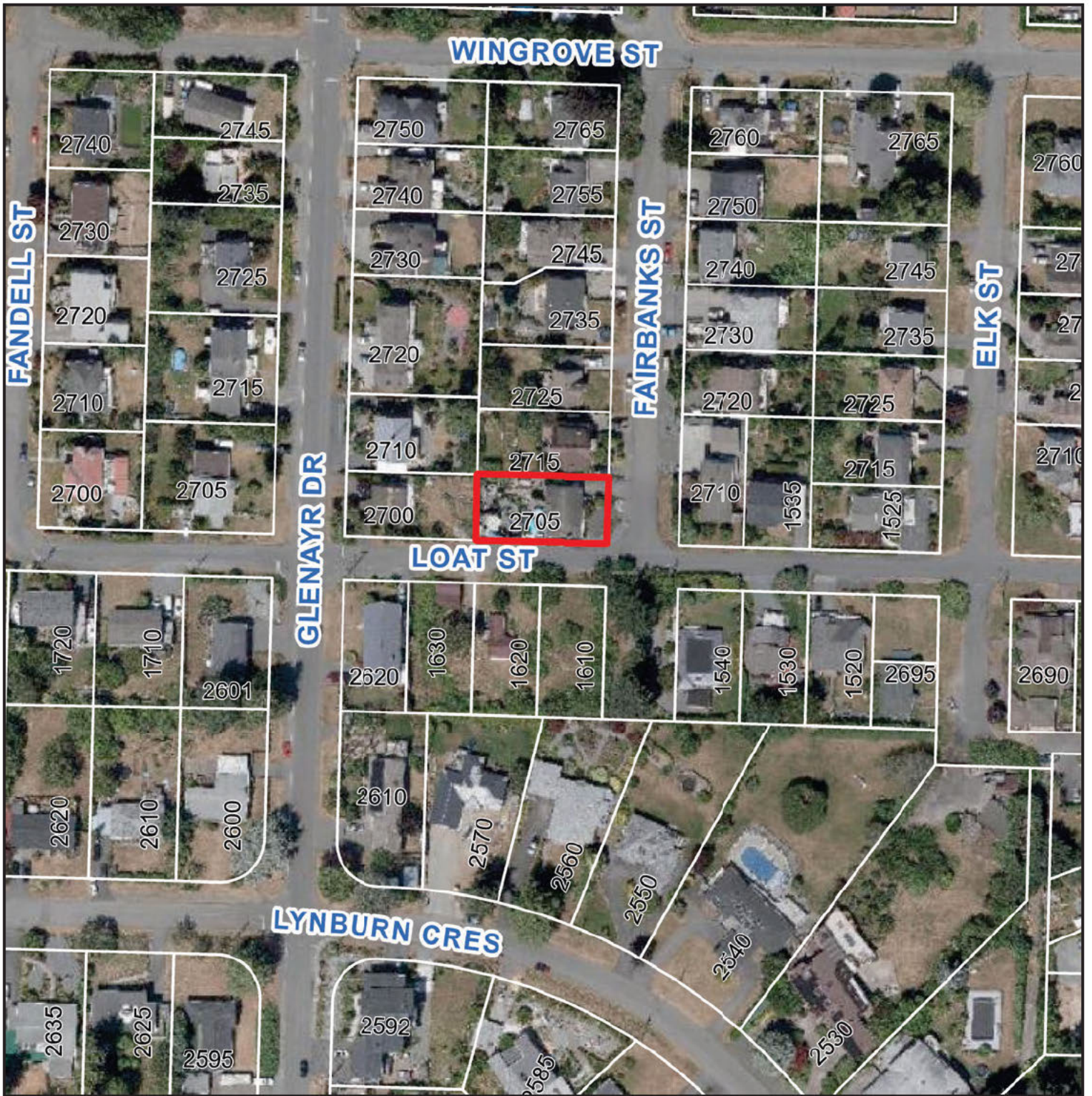
You are being notified as an owner or tenant of land that is adjacent to the property that is the subject of this application. If you deem your property to be affected by the proposed variance, and wish to address this appeal, you will be given the opportunity to be heard at the Board of Variance meeting.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

For questions, please contact Lainya Rowett, Manager of Current Planning, by email at Lainya.Rowett@nanaimo.ca, or by phone at 250-755-4460 ext. 4402.

WRITTEN SUBMISSION: Written comments must be submitted by email to the above address no later than 2:30 p.m. October 2nd, 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, October 2nd, 2025, at 4:00 p.m.

AERIAL PHOTO



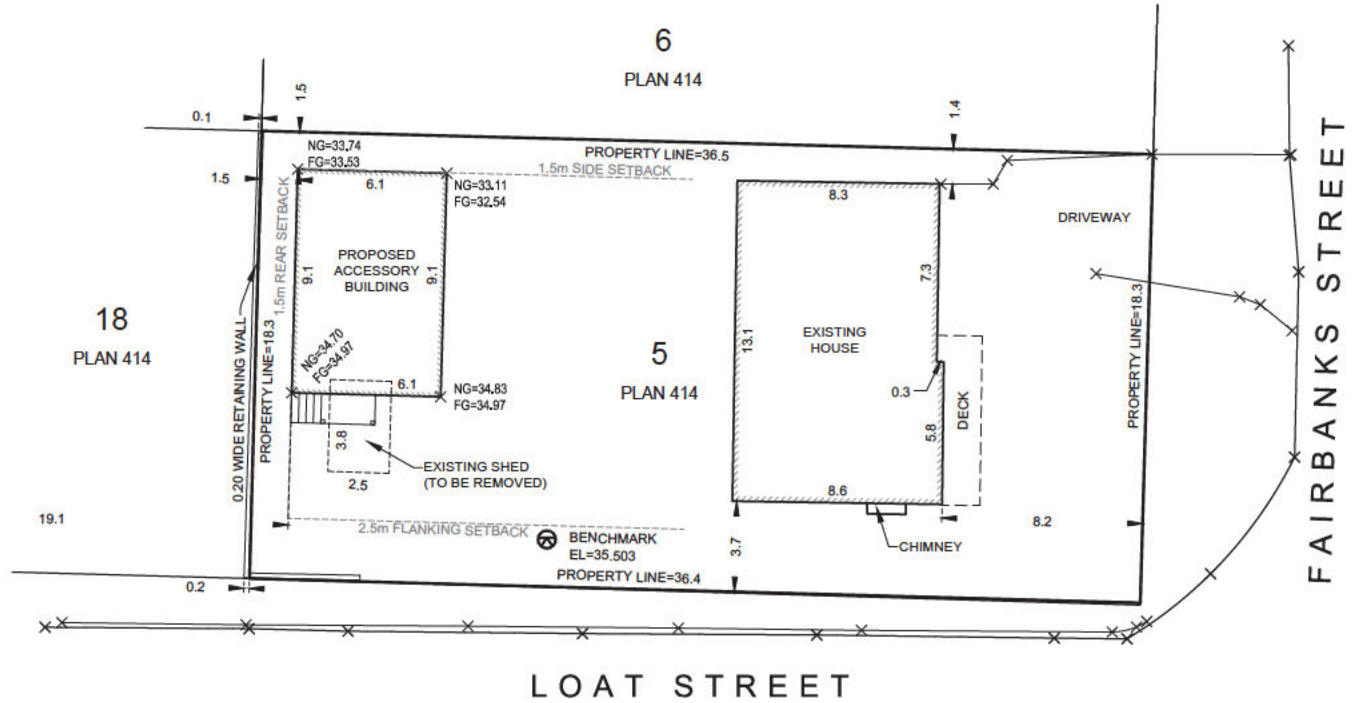
 2705 FAIRBANKS STREET



SITE PLAN OF LOT 5, BLOCK 9, SECTION 1, WELLINGTON DISTRICT, PLAN 414

SHOWING LOCATION OF EXISTING AND PROPOSED BUILDINGS AND FEATURES THEREON.

CITY OF NANAIMO
 CIVIC ADDRESS: 2705 FAIRBANKS ST
 P D: 009-078-631
 ZONE: R5
 PARCEL AREA: 668.1m²
 CLIENT: MCBRIDE, ALAN



LEGEND

X 33.32
 - DENOTES SPOT ELEVATION OF 33.78m (TYPICAL)

ELEVATIONS ARE GEODETIC AND DERIVED FROM CONTROL MONUMENT 3479

PUBLISHED ELEVATION = 30.857m

PROPERTY DIMENSIONS SHOWN ARE DERIVED FROM: FIELD SURVEY.

OFFSETS TO PROPERTY LINES ARE NOT TO BE USED TO DEFINE BOUNDARIES.

REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR ADDITIONAL, EXISTING OR PENDING CHARGES.

THIS PLAN SHOWS THE LOCATION OF VISIBLE FEATURES ONLY, AND DOES NOT INDICATE BURIED SERVICES THAT MAY EXIST ON OR AROUND THE SUBJECT SITE.

BUILDING LOCATION BASED ON SURVEY TIES TO VISIBLE EXTERIOR SURFACES UNLESS OTHERWISE NOTED.

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LAND SURVEYING LTD.
 BC LAND SURVEYORS
 2339 - UNIT B DELINEA PLACE
 NANAIMO, BC
 V9T 5L9
 TEL 250-754-5518
 www.bennettsurveys.com

BUILDING AND HEIGHT CALCULATIONS	
Average Natural Grade (NG)	34.10 m
Average Finished Grade (FG)	34.00 m
Maximum Permitted Building Height*	5.00 m
Maximum Roof Peak Elevation	39.00 m
Proposed Flat Roof Elevation**	38.97 m
Proposed Basement Slab Elevation	32.64 m

*As per Zoning Bylaw 4500 6.6.5
 **Roof Pitch Variance will be Applied for to Minimize the Impact of Adjacent Neighbouring Views.

NOTE:

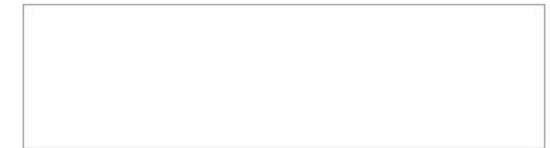
THIS PLAN HAS BEEN PREPARED FOR MORTGAGE AND OR MUNICIPAL PURPOSES ONLY AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT.

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 2025-AUG-29
 Current Planning

CERTIFIED CORRECT



FIELD SURVEY COMPLETED ON THE 22ND DAY OF JULY, 2025.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED OR DIGITALLY CERTIFIED.

v2025-08-25

NOTES:

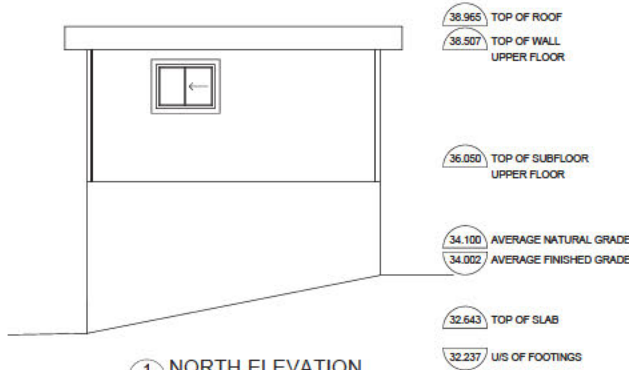
- ALL DRAWINGS AND PLANS USED IN CONNECTION WITH THIS PROJECT REMAIN THE PROPERTY OF THE DRAFTER WHETHER THE WORK IS EXECUTED OR NOT, AND THE DRAFTER RESERVES THE RIGHT TO COPYRIGHT IN THEM AND IN THE WORK EXECUTED FROM THEM, AND THEY SHALL NOT BE USED FOR ANY OTHER WORK OR PROJECT.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS AS APPLICABLE TO THE PROJECT AND THE PROPOSED WORK. COMMENCEMENT OF CONSTRUCTION OR ANY PART THEREOF CONSTITUTES ACCEPTANCE OF THE DRAWINGS, THE EXISTING SITE CONDITIONS, AND MEANS DIMENSIONS AND ELEVATIONS HAVE BEEN CONSIDERED, VERIFIED AND ARE ACCEPTABLE.
- THE CONTRACTOR SHALL WORK WITH A B.C.L.S. TO VERIFY COMPLIANCE WITH PLACEMENT, SITING, AND ELEVATION OF THE PROPOSED BUILDINGS OR STRUCTURES ON THE PROPERTY PRIOR TO COMMENCEMENT OF THE WORK. CLH IS NOT RESPONSIBLE FOR ANY ENCROACHMENTS WITH RESPECT TO ELEVATION, SITING OR PLACEMENT. ANY PROPOSED CHANGES WITH RESPECT TO ELEVATION, SITING OR PLACEMENT SHALL BE CONFIRMED WITH A B.C.L.S. PRIOR TO EXECUTION.
- THE CONTRACTOR SHALL ENGAGE A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF BC FOR THE DESIGN AND FIELD REVIEW OF ALL STRUCTURAL COMPONENTS AND SYSTEMS WITHIN THE WORK AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION, PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOTIFY CLH OF ANY CHANGES TO THE DESIGN REQUIRED BY THE STRUCTURAL ENGINEER, TRUSS MANUFACTURER, OR OTHER ENGINEERED COMPONENT SUPPLIER.

PROJECT NAME
ACCESSORY BUILDING
2705 FAIRBANKS STREET
SHEET NAME
ELEVATIONS

DRAWN BY
ALAN MCBRIDE

SCALE
1/4" = 1'-0"
DATE
18.AUG.2025

SHEET NO.
A3



1 NORTH ELEVATION
A3 1/4" 1'-0"

ELEVATION	LIMITING DISTANCE	EXPOSED AREA	PROPOSED OPENINGS	PROPOSED %	ALLOWABLE %
NORTH	1.5 m (5')	407 SF	12 SF	2.9%	8%

EXTERIOR FINISH LEGEND		
TYPE	COLOUR	DETAIL
UPPER CLADDING	NIGHT GREY	HARD E-PLANK 7" EXPOSURE
LOWER CLADDING	NIGHT GREY	ACRYLIC STUCCO OVER EXPOSED ICF WALLS
METAL ROOFING	CHARCOAL 26 GA	12" PRO-LOCK PROFILE
SOFFIT	WHITE VENTED	GENTEK
WINDOW	WHITE VINYL	GENTEK 80 SERIES
RAILING	WHITE ALUM. FRAME	OPAQUE GLAZING
FRONT DOOR	YELLOW	GLAZING ~AS SHOWN



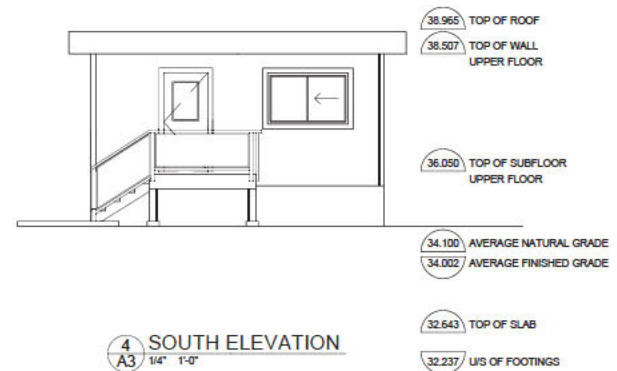
2 EAST ELEVATION
A3 1/4" 1'-0"

ELEVATION	LIMITING DISTANCE	EXPOSED AREA	PROPOSED OPENINGS	PROPOSED %	ALLOWABLE %
EAST	12.1 m (39'-10")	530 SF	82 SF	15.5%	100%



3 WEST ELEVATION
A3 1/4" 1'-0"

ELEVATION	LIMITING DISTANCE	EXPOSED AREA	PROPOSED OPENINGS	PROPOSED %	ALLOWABLE %
WEST	1.5 m (5')	377 SF	8 SF	5.7%	8%



4 SOUTH ELEVATION
A3 1/4" 1'-0"

ELEVATION	LIMITING DISTANCE	EXPOSED AREA	PROPOSED OPENINGS	PROPOSED %	ALLOWABLE %
SOUTH	7.6 m (25')	233 SF	42 SF	18%	100%

██████████ & Alan McBride
2705 Fairbanks Street
Nanaimo, BC V9S 3S8

██████████
████████████████████
August 29, 2025

Board of Variance

City of Nanaimo
Planning Department
455 Wallace Street
Nanaimo, BC V9R 5J6

Re: Request for Height Variance – Accessory Building at 2705 Fairbanks Street

Dear Members of the Board:

We are writing to formally request a variance to the City of Nanaimo Zoning Bylaw No. 4500, specifically regarding the maximum allowable height for an accessory building on our own property at 2705 Fairbanks Street – PID 009-078=631- Lot 5, Block 9, Plan 414, Section 1 Wellington District.

Background and Proposed Variance

- **Current Zoning Provision:** Under the R5 zone, the Bylaw (6.6.5) restricts accessory building height to **4.5 m** based on roof pitch of less than 6:12
- **Proposed Variance:** We are requesting permission to construct an accessory building with a height of **5.0 m** with a roof pitch of less than 6:12

Purpose and Justification

The proposed accessory building will serve as a secondary suite, with a studio/gym space on the lower floor. It is possible within 6.6.5.1 (a) to build the upper story with a 6:12 roof and stay within the height limit of 7.0 m, but that structure would impede considerably on the view of our neighbours (notably 2700 Glenayr). I have attached a profile view of how the proposed variance would reduce the impact of the accessory building on the view corridor from adjacent lots, as well as a letter of support from the owner of ██████████

Criteria for Variance (City of Nanaimo Section 901.16)

1. **Minor variance:** The increase is only **0.5 m** (11% above the 4.5 m cap)—a small adjustment that remains visually consistent.
2. **Reduced impact on adjacent properties:** Impact on neighbouring property will be reduced, as the low slope roof will obstruct less of the view corridor than the option of a 6:12 roof. Since we are effectively asking for a reduction in roof pitch, our proposal is for a building that is much shorter than allowable under bylaw 6.6.5.1 (a).
3. **Site-specific hardship:** The major hardship that we are faced with is creating a usable space without blocking the view of 2700 Glenayr Drive. It is worth noting that the view from this property of Departure Bay is impressive, and if blocked it would significantly decrease

the property value. We are applying for this variance in consideration of their property, as we feel it is the right thing to do. We have included in our package a letter of support from this neighbour, as we have discussed our proposal with them and they are very grateful that we are taking this approach.

Intent of Design

We have designed this accessory building with 10-foot ceilings in the lower level to accommodate a safe indoor space for our two special-needs children to have climbing structures, trampolines, and swings. This is an important space for our family, as it provides our children a year-round space that they can self regulate and develop physical literacy skills. The upper level of the building has 8-foot ceilings and will function as a detached suite. We are working with a moderately sloped site, and the proposed basement slab height is set as low as possible based on what works for the existing grade.

Materials Enclosed

- Completed Board of Variance application form
- Completed Board of Variance checklist
- Elevation drawings for all four sides of proposed building.
- South elevation drawings (to scale) showing the adjacent property and how the view obstruction would be created by following bylaw 6.6.5.1 (a), and the reduced obstruction if this variance were approved.
- Plans for proposed accessory building, designed based on approval of the variance.
- Legal survey completed by Bennett Land Surveying Ltd dated August 25, 2025
- Certificate of Title
- Letter of support from owner of [REDACTED]

I would welcome the opportunity to appear before the Board to present the proposal and answer any questions. Please let me know if there are further documentation requirements.

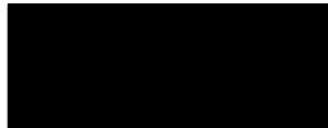
Thank you for your consideration in approving this variance, which will enable a functional, well-designed accessory building that preserves neighbouring views and will serve as an important space for our family.

Sincerely,

Alan McBride

[REDACTED]

August 29, 2025




August 22, 2025

Board of Variance


City of Nanaimo
Planning Department
455 Wallace Street
Nanaimo, BC V9R 5J6

Re: Support for Variance Request – 2705 Fairbanks Proposed Accessory Building

Dear Members of the Board,

I am writing in support of my neighbours, Alan &  McBride, regarding their application for a height variance for an accessory building on their property at 2705 Fairbanks Street.

I have reviewed the proposed plans and understand that the requested variance would allow an accessory building height of up to 5.0 m with a roof pitch of lower than 6/12, slightly above the maximum permitted height of 4.5 m under the current zoning bylaw. I understand that the alternative would be a 6/12 pitched roof with a building height of up to 7.0 m, which would completely block my ocean view. The variance proposal will cause considerably less of an obstruction to our beautiful view of Departure Bay, and in turn will help to maintain the value of my property.

As the owner of the  I am beyond grateful that my neighbours have considered me in their plans and that they are willing to go through the variance process to accommodate me. I do not believe this proposed variance will negatively impact my property in terms of views, privacy, or overall neighbourhood character. The planned building is well sited, appropriate for the lot, and consistent with the residential nature of our area.

I fully support and encourage this variance request and I hope that the board sees the value in granting approval. If you have any questions, please contact me to discuss this further.

Sincerely,



From: [REDACTED]

Sent: Thursday, October 02, 2025 8:58 AM

To: Lainya Rowett <Lainya.Rowett@nanaimo.ca>; [REDACTED]

Subject: Appeal no. BOV00791

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Members of the Board of Variance,

We are the owners of [REDACTED] [REDACTED] to 2705 Fairbanks Street. We are writing to formally oppose the requested variance to increase the allowable roof height of the proposed accessory building.

Our objections are based on the following concerns:

1. Severe Privacy Loss

Our property sits lower on the hillside than the subject property. This means that even without a variance, any new structure on their lot already sits above and overlooks our backyard. Granting additional height on top of that slope difference will create a building that looms directly over our outdoor living space. The result is a dramatic and permanent loss of privacy.

We have invested significant time and money in a major exterior renovation of our home and yard to create a private, enjoyable environment for our family. This variance would undo those efforts by allowing a structure that visually and physically dominates our backyard. Can provide pictures if necessary.

2. Impact on Enjoyment and Character of Neighbourhood

The City's zoning bylaw sets out maximum height limits for accessory buildings for good reason: to balance density while preserving the livability of adjacent homes. The requested variance undermines that intent. A taller accessory structure on a higher-elevation lot will reduce sunlight, cast shadows, and impose a sense of enclosure and overbearing scale on neighbouring yards.

In addition, the lots that sit behind this property rely on the natural look and openness of their ocean view. Allowing an oversized structure in this position will erode that natural viewscape, detracting from the broader character and enjoyment of the neighbourhood.

3. Window Placement and Privacy Mitigation

In addition to opposing the variance outright, I request that if the Board does grant approval, strict conditions be placed on window placement to preserve privacy. Specifically:

- No windows should be permitted facing our property; or
- If windows are allowed, they should be clerestory (above eye level) or frosted glass to prevent direct views into our yard and living spaces.

Without such conditions, this building will create direct lines of sight into our backyard, erasing our ability to use our space privately.

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2025-OCT-02
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4. **Disproportionate Impact Due to Slope**

Unlike flat lots, the topography here magnifies the effect of additional height. A variance of “only” 0.5m may seem minor on paper, but in reality, because of the slope, it compounds into a structure that towers over our yard below. This is an unreasonable and unfair burden on our property.

Conclusion

For the reasons above, I respectfully request that the Board of Variance deny application BOV00791. If, however, the Board is inclined to approve it, I ask that strict conditions regarding window placement and privacy protection be attached to any approval.

Thank you for considering the significant impact this variance would have on our property and quality of life.

Sincerely,

[REDACTED]

[REDACTED]