

DATE OF MEETING June 18, 2018

AUTHORED BY CALEB HORN, PLANNING ASSISTANT, CURRENT PLANNING AND SUBDIVISION

SUBJECT DEVELOPMENT VARIANCE PERMIT APPLICATION NO. DVP351 – 2178 LANCASHIRE AVENUE

OVERVIEW

Purpose of Report

To present for Council's consideration a development variance permit application to allow an over-height accessory building to be constructed at 2178 Lancashire Drive.

Recommendation

That Council issue Development Variance Permit No. DVP351 at 2178 Lancashire Drive with the following variance:

- increase the maximum height of an accessory building with a roof pitch less than 6:12 from 4.5m to 5.1m.

BACKGROUND

A development variance permit application, DVP351, was received from Mr. Todd Wood to vary the provisions of City of Nanaimo "Zoning Bylaw 2011 No. 4500" to allow an over-height accessory building at 2178 Lancashire Drive.

Subject Property

<i>Zoning</i>	R1 – Single Dwelling Residential
<i>Location</i>	The subject property is located on the east side of Lancashire Drive midblock between Northfield Road and Begonia Way.
<i>Total Lot Area</i>	884m ²
<i>Official Community Plan</i>	Map 1 – Future Land Use - Corridor

The subject property is located on a dead-end street accessed via Northfield Road, and the surrounding neighbourhood consists primarily of single dwelling residential lots.

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

DISCUSSION

Proposed Development

The proposed development is a one-storey 66m² accessory building to be used as a garage. The applicant is proposing to build the garage with a 5:12 roof pitch and to vary the maximum height from 4.5m to 5.1m. The purpose of the height variance is to allow an adequate ceiling

height for storage of a boat. The garage will replace an existing shed at the rear of the property. The garage will be sited 2.4m from the rear property line and 1.8m from the side (north) property line.

Proposed Variance

Maximum Accessory Building Height

The maximum accessory building height for a roof pitch less than 6:12 is 4.5m. The proposed accessory building height is 5.1m, a proposed variance of 0.6m.

The Zoning Bylaw allows accessory buildings with an 8:12 roof pitch or greater to be up to 5.5m in height, or if the accessory building is located within the principal building setbacks, up to 7m in height regardless of roof pitch. In order to site an accessory building within the primary building setbacks in the R1 zone, the accessory building would have to be no closer than 7.5m to the rear property line. To preserve the back yard as a usable space, the applicant proposes to site the accessory building 2.4m from rear property line where a height variance will be required.

The proposed accessory building will largely be screened from view from the nearby roads. The proposed 5.1m height is not anticipated to negatively impact adjacent properties as there is substantial building separation from adjacent residences.

To support the development variance permit application, the applicant provided signatures from the four adjacent properties stating they have no concerns with the proposed height variance.

See Attachments for more information.

SUMMARY POINTS

- Development Variance Permit Application No. DVP351 proposes a variance to increase the maximum height for an accessory building with a roof pitch less than 6:12 from 4.5m to 5.1m to allow an over-height garage.
- The requested height variance is not anticipated to negatively impact adjacent properties.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions

ATTACHMENT B: Location Plan

ATTACHMENT C: Site Plan

ATTACHMENT D: Building Elevations

ATTACHMENT E: Aerial Photo

Submitted by:

L. Rowett
Manager, Current Planning and Subdivision

Concurrence by:

D. Lindsay
Director, Community Development