

Development Variance Permit for 2472 Chilcott Avenue

RECOMMENDATION:

That Committee of Council:

1. Authorize staff to provide notice of an application to vary the Zoning Bylaw's residential minimum lot frontage and floor area ratio regulations to allow for subdivision and development of three lots at 2472 Chilcott Avenue; and
2. Advise Council that approval of Development Variance Permit DVP00103 is supported.

REPORT SUMMARY

This report provides staff consideration of a request to vary the Zoning Bylaw's minimum lot frontage and floor area regulations to enable development of a three-lot subdivision at 2472 Chilcott Avenue. Support is recommended as the requested variances are minor and the subdivision will meet policies and objective to increase housing supply and choice.

BACKGROUND

Proposal: The applicant, Burkhill Developments Ltd, has applied for a Development Variance Permit to vary the required minimum lot frontage for a Residential Small-Scale 4 (RS4) lot to enable a three-lot subdivision. The applicants have also requested a to vary the maximum permitted floor area ratio (FAR) in order to enable a house design that would comply with regulations in place prior to adoption of Bill 44 amendments to the Zoning bylaw in June 2024.

Context: The site is comprised of a large (1,454.5 m²) rectangular property located on the south side of Chilcott Avenue between Hastings Street and Osborne Street. The lot extends from Chilcott Avenue on the north side to Ogilvie Crescent on the south and borders an unopened portion of lane off of Hastings Street. The property is not located within the floodplain.

The lot is currently occupied by an older two-storey single residential home. The surrounding neighbourhood is comprised of similar single-detached homes, with some small-lot developments on recently subdivided lots to the east.



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recently amended regulations related to floor area ratio (FAR). The amended regulations were adopted in June 2024 to align the Zoning bylaw with provincial Bill 44 requirements for small-scale multi-unit housing – at this time the applicant’s subdivision application had been in process for several years with housing designs having been drafted to conform with regulations in place at the time of application. The applicant requests to proceed with their existing house designs, which require a 55.84 m² floor area (0.15 FAR) variance per single detached house.

	RS4 Zone Regulations	Lot 1	Lot 2	Lot 3	Variance
Lot Area	300 m ²	362.20 m ²	362.30 m ²	730.00 m ²	-
Lot Width	9.50 m	9.90 m	9.90 m	20.1 m	-
Lot Frontage	9.50 m	9.90 m	9.90 m	7.62 m	1.88 m
Lot Depth	28.00 m	36.58 m	36.58	36.82 m	-

DISCUSSION

The proposed subdivision meets the intent of the OCP objectives and policies to facilitate the provision of housing that provides residents with choice in housing form. In staff’s opinion, the existing lot at 2472 Chilcott Avenue is a good candidate for subdivision based on its large size and Small Lot Residential OCP designation. Staff do not anticipate a negative impact from the requested lot frontage variance, and note the proposed lot 3 configuration supports separated vehicle access and retention of existing trees.

Staff also recognize that in the past year the applicant has been working with staff to finalize lot layouts and off-site requirements to receive final subdivision approval with the intent to submit their housing designs for development and building permit approval immediately upon registration of the subdivision. During this process, the City amended the Zoning bylaw in order to comply with provincial housing legislation resulting in unanticipated changes to building floor area ratio exemptions. Given the timing of the applications, staff recommend the requested floor area variance also be supported

For additional context, staff note similar, minor variances to floor area for other developments caught mid-application by the Bill 44 changes have been addressed through issuance of a development permit (as delegated to staff), however, in this situation a DVP application is required because the City no longer requires development permits for single residential houses on RS lots.

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FINANCIAL IMPLICATIONS

The subdivision and improvement of the proposed lots is anticipated to increase the overall assessed property value, which will likely result in increased property tax revenue for the City.

PUBLIC CONSULTATION

A notice will be provided to affected property owners and tenants within 40 m of the property.

OPTIONS (✓ = Staff Recommendation)

	#	Description
	1	Authorize notification of Development Variance Permit DVP00103 and advise Council that Committee of Council supports the variance requests.
	2	Request additional information prior deciding on the application.
	3	Decline to support the variance requests and to authorize notification of Development Variance Permit DVP00103. The applicant may request the application be forwarded to Council for reconsideration.

ATTACHMENTS

Attachment 1: Draft Development Variance Permit DVP00103

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