

3273 Lancaster Street - Development Permit Amendment

RECOMMENDATION:

That Committee of Council amend Development Permit DP000297 to accommodate a minor siting variance at 3273 Lancaster Street.

PREVIOUS COUNCIL/COMMITTEE ACTION

June 5, 2018 – Committee of Council approved Watercourse Protection Development Permit DP000297 to provide for the protection of Fox Creek in the proposed subdivision and development of a large lot at 3273 Lancaster Street.

REPORT SUMMARY

This report describes an application to amend a watercourse protection development permit to allow for a minor variance to the front yard setback of future dwelling units. The variance is in accordance with Council's policy to consider siting variances where associated with watercourse protection and approval is recommended.

BACKGROUND

Watercourse Development Permit DP000297 imposes a 14.0m setback from the rear property line to any buildings, limiting design opportunities for new dwelling units due to this large setback. The applicant has requested a minor variance to the front yard setback of 0.5m (less than 2ft) to accommodate the proposed design for new dwellings to be located on the property following its subdivision. The policies of the Official Community Plan provide that a watercourse development permit may vary building siting, but the requested variance was not identified until after the permit was approved in 2018.

Since Committee's approval of the permit, the property owner has ensured the watercourse remains protected. A subdivision plan has been submitted to create two lots as well as dedicate a portion of the lot containing the watercourse to the City. Preliminary staff review of the design for proposed new single family home to be located on the lot to the south indicates it would comply with both the small lot design guidelines of the Official Community Plan and the regulations of the Zoning Bylaw, with the exception of the minor front yard setback. The existing dwelling is being retained on the lot to the north until the first new home is constructed, and the design for a dwelling to be located on this lot is also anticipated to require the minor variance.

DISCUSSION

A minor variance to the front yard setback would allow for a slightly greater building depth, a reasonable house size and still maintain sufficient space for parking in front of the

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garage doors. The guidelines of the Official Community Plan support varying building siting where associated with watercourse protection and, as the requested variance to the front yard setback is minor, staff recommend approval of the amendment.

FINANCIAL IMPLICATIONS

None.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 	Approve Development Permit DP000297 Amendment 1.
2	Request additional information.
3	Refuse the amendment if the Committee does not support the variance.

ATTACHMENTS

Attachment #1: Development Permit DP000297 Amendment 1

Attachment #2: Report dated June 5, 2018 to Smart Growth Committee including Development Permit DP000297

Lead author(s): Natalie Coburn