



## Committee of the Whole Report For the Meeting of March 11, 2021

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**To:** Committee of the Whole **Date:** February 26, 2021  
**From:** Karen Hoese, Director, Sustainable Planning and Community Development  
**Subject:** Development Variance Permit Application No. 00251 for 540 Dallas Road

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### RECOMMENDATION

That, Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Variance Permit Application No. 00251 for 540 Dallas Road in accordance with:

1. Plans date stamped November 12, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. increase the maximum site coverage from 40.0% to 44.15%;
  - ii. reduce the minimum open site space from 60.0% to 46.7%.
3. The Development Variance Permit lapsing two years from the date of this resolution.”

### LEGISLATIVE AUTHORITY

In accordance with Section 498 of the *Local Government Act*, Council may issue a Development Variance Permit that varies a *Zoning Regulation Bylaw* provided the permit does not vary the use or density of land from that specified in the *Zoning Regulation Bylaw*.

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Variance Permit Application for the property located at 540 Dallas Road. The proposal is to add a small addition to the rear of the existing seniors residential building in order to create an enclosed walkway. The variances are related to increasing the site coverage and reducing the open site space.

The following points were considered in assessing this application:

- The new enclosed walkway would facilitate a more efficient and logical use of the adjoining activity and common areas of the building by both residents and staff.

- The addition is minor in nature, located at the rear and not visible from the street and it would not have privacy or shading impacts on neighbouring properties.
- The site currently is non-conforming in terms of open site space and site coverage. While the addition requires further variances to these aspects of the *Zoning Regulation Bylaw*, the actual change is minor and would have minimal impacts to the greenspace on site.

## **BACKGROUND**

### **Description of Proposal**

The proposal is for a small addition to the rear of the existing seniors residential building in order to create an enclosed walkway. The addition is part of a larger interior renovation intended to reconfigure the amenity and common areas; the walkway will allow more direct access between spaces. The addition requires variances to slightly increase the site coverage and reduce the amount of open site space.

### **Sustainability**

The applicant has not identified any sustainability features associated with this proposal.

### **Active Transportation**

The applicant has not identified any active transportation impacts associated with this proposal.

### **Public Realm**

No public realm improvements beyond City standard requirements are proposed in association with this Development Variance Permit Application.

### **Accessibility**

*The British Columbia Building Code* regulates accessibility as it pertains to buildings. The applicant has stated that this new enclosed connection would reduce the need for residents to walk through busy common areas and would greatly decrease the distance required to travel between activity areas.

### **Existing Site Development and Development Potential**

The site is presently a residential facility for seniors.

### **Tree Preservation Bylaw and Urban Forest Master Plan**

There are no *Tree Preservation Bylaw* impacts or impacts to public trees associated with this application.

### **Data Table**

The following data table compares the proposal with the existing R3-2 Zone, Multiple Dwelling District. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. A double asterisk is used to identify existing non-conformities.

Zoning Criteria	Proposal	R3-2 Zone	Comments
Site area (m <sup>2</sup> ) – minimum	6664.0	920.0	
Density (Floor Space Ratio) – maximum	1.57:1	1.60:1	
Total floor area (m <sup>2</sup> ) – maximum	10,446.41	N/A	
Height (m) – maximum	13.20	18.50	
Storeys – maximum	4	N/A	
Site coverage (%) – maximum	<b>44.15*</b>	40.00	Existing on site: 43.45**
Open site space (%) – minimum	<b>46.70*</b>	60.00	Existing on site: 47.40**
<b>Setbacks</b> (m) – minimum			
Street Boundary / Front	5.30**	10.50	
Rear	6.50** (23.50 for proposed addition)	6.60	
Side (East)	5.30**	6.60	
Side (South)	9.90**	6.60	

## Community Consultation

Consistent with the Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications, on October 1, 2020 the application was referred for a 30-day comment period to the James Bay Neighbourhood Association CALUC. At the time of writing this report, a letter from the CALUC had not been received.

## ANALYSIS

### Development Permit Area and Design Guidelines

The *Official Community Plan, 2012* (OCP) identifies this property within DPA 16, General Form and Character. This Development Permit Area encourages multi-family residential development that provides a sensitive transition to neighbouring properties and includes considerations of accessibility in the building design. The proposed addition occupies a small area, tucked into stepped back portion of the existing building and does not create additional shading or privacy impacts on neighbouring properties. The purpose of the addition is to create a more separated and direct route for residents and staff within the building to move between activity and common areas, which is consistent with DPA 16 and associated guidelines to include considerations of accessibility in building designs.

## Variances

The site is currently non-conforming in terms of open site space and site coverage. While the addition requires further variances to the open site space and site coverage, the actual change is minor. The site coverage is increasing from 43.45% to 44.15%. The open site space is decreasing from 47.40% to 46.70%. The subject property is relatively large with multiple landscaped areas and the addition would not impact any significant portions of landscaped space. Given the minor nature of the variances and minimal impacts on the site and surrounding properties, staff consider the variances to be supportable.

## **CONCLUSIONS**

The proposal to create an enclosed corridor at the rear of the existing building is consistent with applicable OCP policies to include considerations of accessibility within building design. The associated variances to reduce the open site space and increase the site coverage are minimal and do not adversely impact the landscaping across the site.

## **ALTERNATE MOTION**

That Council decline Development Variance Permit Application No. 00251 for the property located at 540 Dallas Road.

Respectfully submitted,

Chloe Tunis  
Planner  
Development Services

Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

## **List of Attachments**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped November 12, 2020
- Attachment D: Letter from applicant to Mayor and Council dated September 25, 2020.