



## Committee of the Whole Report For the Meeting of April 1, 2021

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**To:** Committee of the Whole **Date:** March 18, 2021

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject:** Development Variance Permit Application No. 00258 for 2747 Asquith Street

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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. 00258 for 2747 Asquith Street in accordance with:

1. Plans date stamped January 21, 2021.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
  - i. reduce the minimum distance from the parking stall to a street from 1.0m to 0.87m.
3. The Development 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 2747 Asquith Street. The proposal is to renovate the existing single-family dwelling to create a secondary suite. The proposal meets the required number of parking stalls (one). However, a variance is required to reduce the minimum distance from the parking stall to a street from 1.0m to 0.87m.

The following points were considered in assessing this application:

- the proposal is consistent with the *Official Community Plan* as it adds to the existing housing rental stock.

- the proposal is consistent with the *Oaklands Neighbourhood Plan* as it maintains the low-scale, family-oriented character of the neighbourhood.
- the variance to reduce the required distance from the parking stall to the street by 0.13m (approximately five inches) is considered supportable since the municipal boulevard provides sufficient buffer to prevent any potential obstruction of the sidewalk.

## **BACKGROUND**

### **Description of Proposal**

The proposal is to renovate the existing property to create a secondary suite. No parking is required for a secondary suite, but the one stall for the single-family dwelling is subject to the regulations in Schedule C – Off Street Parking, which requires a minimum distance of 1.0m from the parking stall to a street.

### **Affordable Housing**

The applicant proposes the creation of one new secondary suite, which would increase the overall supply of rental housing in the area.

### **Tenant Assistance Policy**

The proposal is for the creation of a secondary suite within an existing single-family dwelling and would not result in the loss of any existing residential rental units.

### **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 Application.

### **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 proposed secondary suite would be accessed without the use of stairs.

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

The site is presently a single-family dwelling. Under the current R1-B Single Family Dwelling District Zone, the property could be developed to include either a secondary suite or garden suite.

## Data Table

The following data table compares the proposal with the existing R1-B Single Family Dwelling District Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing Zone. Two asterisks are used to identify where the proposal is legally non-conforming.

Zoning Criteria	Proposal	Existing R1-B Zone
Site area (m <sup>2</sup> ) – minimum	508.90	460.00
First and second storey floor area (m <sup>2</sup> ) – maximum	208.50	280.00
Combined floor area (m <sup>2</sup> ) – maximum	223.50	300.00
Lot width (m) – minimum	15.22	15.00
Height (m) – maximum	6.24	7.60
Storeys – maximum	2	2
Site coverage (%) – maximum	30.00	40.00
<b>Setbacks</b> (m) – minimum		
Front	<b>4.10**</b> (to porch) <b>5.97**</b> (to building)	7.50
Rear	10.20	8.36
Side (south)	1.70	1.52
Side (north)	3.60	3.00
Combined side yards	5.30	4.50
Parking – minimum	1	1
Distance from parking stall to street	<b>0.87*</b>	1.0

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on January 27, 2021 the application was referred for a 30-day comment period to the Oaklands CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

## **ANALYSIS**

### **Official Community Plan**

The proposal is for an additional rental unit within an existing single-family dwelling and is consistent with the *Official Community Plan, 2012* (OCP), which supports housing diversity, rental housing choice and the ongoing upgrade and regeneration of the City's rental housing stock.

### **Local Area Plans – Oaklands Neighbourhood Plan**

The *Oaklands Neighbourhood Plan* notes a number of objectives related to housing, including “to make provision for a range of housing types and sizes in the Oaklands neighbourhood through limited infill, redevelopment and new housing” and “to maintain the family-oriented housing character of much of Oaklands”. The proposal is consistent with these objectives in the creation of a secondary suite within an existing dwelling.

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

There are no *Tree Preservation Bylaw* impacts and no impacts to public trees with this Application.

### **Regulatory Considerations**

The existing property operates with a legal non-conforming front yard setback. The proposal meets the required number of parking stalls (one) for a single-family dwelling and secondary suite. The parking stall is located in the front yard as permitted under the bylaw and meets the minimum standards for stall dimensions. However, given the legal non-conforming front yard setback, the proposal cannot meet the required 1.0m distance from a parking stall to a street, without radically altering the exterior façade of the building. The requested variance to reduce this distance to 0.87m is considered supportable since the municipal boulevard provides sufficient buffer to prevent any potential obstruction of the sidewalk.

## **CONCLUSIONS**

The subject site has been functioning with a legal non-conforming front yard setback for a number of years. The proposal to construct a secondary suite would increase the rental housing stock in the neighbourhood and the potential impacts on the neighbourhood would be minimal. Therefore, staff recommend that Council support the proposed variance.

## **ALTERNATE MOTION**

That Council decline Development Variance Application No. 00258 for the property located at 2747 Asquith Street.

Respectfully submitted,

Charlotte Wain  
Senior Planner – Development Services  
Division

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 dated/date stamped January 21, 2021
- Attachment D: Letter from applicant to Mayor and Council dated January 18, 2021.