



Committee of the Whole Report For the Meeting of June 17, 2021

To: Committee of the Whole **Date:** June 3, 2021
From: Karen Hoese, Director, Sustainable Planning and Community Development
Subject: Development Variance Permit Application No. 00262 for 2316 Howard Street

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. 00262 for 2316 Howard Street, in accordance with:

1. Plans date stamped April 21, 2021.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce motor vehicle parking from one stall to nil.
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 2316 Howard Street. The proposal is to reduce the required motor vehicle parking from one stall to nil.

The following points were considered in assessing this application:

- the proposed parking variance is minor in nature and would not significantly impact immediate neighbours or the wider neighbourhood
- an existing driveway crossing would be removed and replaced with a grass boulevard both improving the streetscape and allowing opportunities for on-street parking.

BACKGROUND

Description of Proposal

The proposal is to legalize a motor vehicle parking variance for a single-family dwelling. The variance is to reduce the required parking from one stall to nil.

Sustainability

The applicant has indicated that they will be replacing the redundant concrete driveway on private property with permeable materials.

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

No accessibility improvements are proposed beyond what is required through the *British Columbia Building Code*.

Existing Site Development and Development Potential

The site is presently occupied by a single-family dwelling. Under the current R1-B Zone, Single Family Dwelling District, the site could accommodate a single-family dwelling with a garden suite or secondary suite.

Data Table

The following data table compares the proposal with the R1-B Zone, Single Family Dwelling District. An asterisk is used to identify where the proposal does not meet the requirements of the existing zone. A double asterisk indicates an existing legal non-conformity.

Zoning Criteria	Proposal	Existing Zone
Site area (m ²) – minimum	489.2	460
Lot width (m) – minimum	15.24	15
Height (m) – maximum	7.55	7.6
Storeys – maximum	2	2

Zoning Criteria	Proposal	Existing Zone
Setbacks (m) – minimum		
Front	4.02 **	7.5
Rear	11.16	7.98
Side	2.71	1.52
Side	3.03	3
Parking – minimum	0 *	1

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, on March 18, 2021 the application was referred for a 30-day comment period to the Fernwood CALUC. At the time of writing this report, a letter from the CALUC had not been received.

This application proposes a variance, 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

Parking Variance

It would appear that the subject property was originally constructed with a private garage located below grade. At some point the garage was converted to living space and the driveway access was raised and levelled. As a result of this previous work, it is not possible to reinstate the garage and there is insufficient space in the front yard to provide a motor vehicle parking stall. The property owner is seeking a one stall parking variance to legalize the existing condition.

As part of their proposal, the applicant has indicated that they would replace the redundant concrete driveway located on private property with permeable materials. They will also be removing the existing driveway crossing and installing a grass boulevard. This would result in a modest improvement to the streetscape and the loss of an off-street parking stall would be off-set by increased on-street parking opportunities.

The proposed variance is considered minor in nature and is not considered to adversely impact immediate neighbours or the wider neighbourhood.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no *Tree Preservation Bylaw* impacts with this application.

CONCLUSIONS

The proposed one stall parking variance is considered minor in nature and is not anticipated to adversely impact immediate neighbours or the wider neighbourhood. Staff recommend that Council consider supporting the proposed variance.

ALTERNATE MOTION

That Council decline Development Variance Permit Application No. 00262 for the property located at 2316 Howard Street.

Respectfully submitted,

Jim Handy
Senior Planner – Development Agreements
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 date stamped April 21, 2021
- Attachment D: Letter from applicant to Mayor and Council dated April 21, 2021.