

AGENDA ITEM NO: 11.4.3

MEETING DATE: August 6, 2024

**STAFF REPORT – COVER SHEET**

SUBJECT: Precision Building Design  
Development Variance Permit / 9522  
Hazel Street DATE: July 15, 2024


DEPARTMENT: Planning  
DVP01379 PREPARED BY: Krista Goodman / cc

**1. SUMMARY OF ISSUE:**

The applicant is seeking to reduce the minimum interior side lot line (ISLL) setback for a detached accessory dwelling unit (ADU) in the R1-A (Urban Residential) Zone from 3m to 1.2m to facilitate the construction of a new coach house within the subject property.

**2. RECOMMENDATION:**

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01379 with respect to property located at 9522 Hazel Street, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)

  
\_\_\_\_\_  
Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
\_\_\_\_\_  
David Blain  
Chief Administrative Officer

## STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01379

PREPARED BY: Krista Goodman DATE: July 15, 2024  
POSITION: Planner I DEPARTMENT: Planning Department

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### 1. PROPOSAL:

The applicant is requesting to reduce the interior side lot line (ISLL) setback to locate the proposed coach house adjacent to the northern property line in order to have a larger yard space for use by the residents of both the single detached dwelling and coach house.

A Development Permit Area No. 10 (Coach Houses and Garden Suites) application has also been submitted for the form and character of the coach house. As the proposed building design is consistent with the design guidelines for DPA 10, the application will be processed by the Director of Planning should the proposed variance be approved by Council.

For information, a copy of the site plan and proposed elevations can be found in the attached draft Schedule "A".

### 2. FACTORS:

#### 2.1 2040 Official Community Plan (OCP) / Land Use / Community Engagement

Official Community Plan: "Residential 2 – Medium Density Townhouses" as designated in the Downtown Land Use & Development Plan.

Land Use: Single detached dwelling.

Community Engagement: The applicant has received 9 signatures of support from surrounding property owners, including support from the closest impacted properties at 9534 & 9512 Hazel Street. A copy of the engagement summary has been included as part of the official record.

#### 2.2 Neighbourhood Character

The subject property is located within the Chilliwack Proper neighbourhood and is surrounded by single detached dwellings and apartments within the R1-A and R5 (Low Rise Apartment) Zones.

#### 2.3 Technical Issues

Floodplain: The subject property is located within the protected floodplain, and as such, is subject to the Floodplain Regulation Bylaw.

Watercourses:	There are no known watercourses within, or in the immediate vicinity of the subject property.
Geotechnical:	The property is not subject to any known geotechnical hazards or earthquake-related risks.

## 2.4 Conditions of Issuance

Staff support the requested variance as proposed by the applicant and recommend approval of the attached draft Development Variance Permit, subject to the following condition:

- a) That the development be in accordance with the plans found in Schedule “A”.

## 3. RECOMMENDATION & SUBSTANTIATION:

### Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01379 with respect to property located at 9522 Hazel Street, subject to the recommendations as stipulated within the draft Development Variance Permit. (Presentation)

### Substantiation:

The proposed variance to the ISLL setback is supportable in this instance as it is not anticipated to negatively impact neighbouring properties. Furthermore, the neighbouring property owner to the north has offered their support for the proposal and the applicant has confirmed all windows facing adjacent properties will be frosted to ensure that privacy is maintained, as required within the Development Permit Area 10 (Coach Houses or Garden Suites) design guidelines.

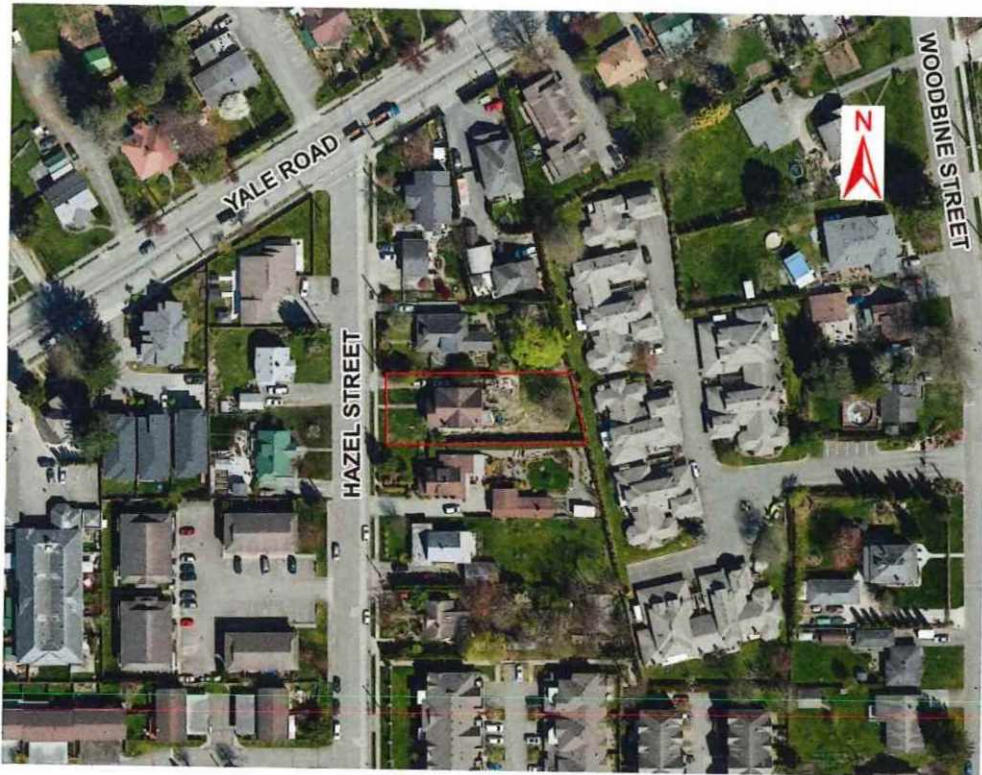
## 4. SOURCES OF INFORMATION:

- Development Variance Permit Application (DVP01379) – August 15, 2023
- Development Permit Application (DP001744) – August 15, 2023

Location Map



Ortho Photo







**City of Chilliwack  
Notice of Public Information Meeting  
Council Chambers  
8550 Young Road, Chilliwack BC V2P 8A4**

**When:** Tuesday, August 6, 2024 at 4:00 PM

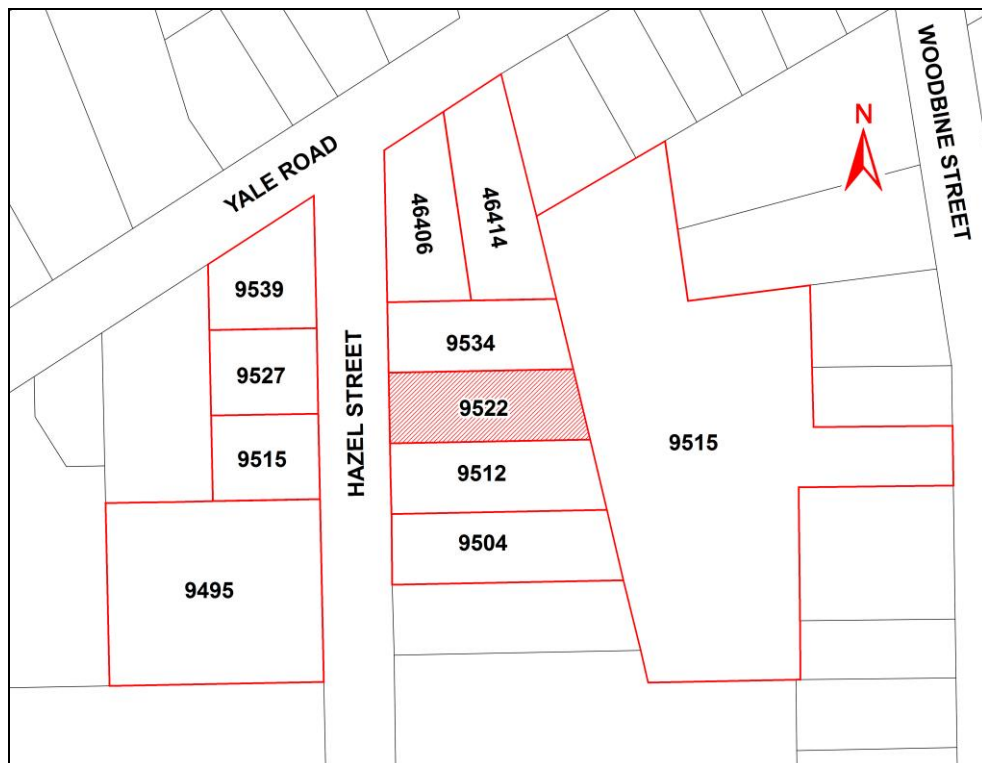
**Watch:** The live council meeting broadcast at [Chilliwack.com/live](http://Chilliwack.com/live)

**Development Variance Permit Application (DVP01379)**

**Location:** 9522 Hazel Street

**Applicant:** Precision Building Design

**Purpose:** To reduce the interior side lot line (ISLL) setback for an accessory dwelling unit, within the subject property, as shown on the included map.



**How to share your feedback:**



Attend the Public Information Meeting in person (8550 Young Road)



Mail or email our Legislative Services Department:

Mail: 8550 Young Road, Chilliwack BC V2P 8A4

Email: [clerks@chilliwack.com](mailto:clerks@chilliwack.com)

- Submissions will be accepted until 4:00 PM on August 5, 2024. Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All mail and emails, including your name and address, will be recorded and form part of the official record.**

Contact our Planning Department between Wednesday, July 24, 2024 and Tuesday, August 6, 2024 for a copy of the proposed permit at [planning@chilliwack.com](mailto:planning@chilliwack.com) or 604-793-2906.

Jacqueline Morgan, CMC  
Corporate Officer



Required): DVP 01379 + DP001744

### Development Application: Public Engagement Petition

Property Address (required): 9522 Hazel Street

Applicant contact information (required): [REDACTED]

Purpose (required): The purpose of this application is to: create a rental space that can accommodate a small family and have a good size yard for our kids without blocking the neighbors views

The above-required application number, property address, applicant contact information, and purpose statement must be included on "each page" that contains signatures to ensure the signatories are fully informed of the application proposal.

Name	Address	Signature	Support	Oppose	Comments/Concerns
<u>Trish Mitchell</u>	<u>46406 Yale Rd</u>	<u>[Signature]</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>W.K. Lewis</u>	<u>#1 46426 Yale Rd</u>	<u>[Signature]</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>h. Salzman</u>	<u>#3 46426 Yale</u>	<u>[Signature]</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>Neithan</u>	<u>9494 Hazel</u>	<u>[Signature]</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>Anna Ryder</u>	<u>9425 Hazel</u>	<u>[Signature]</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>[Signature]</u>	<u>9562 Hazel</u>	<u>[Signature]</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>REBECCA BERGENHENGOUWEN</u>	<u>9512 HAZEL ST</u>	<u>[Signature]</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>[Signature]</u>	<u>46414 <del>Hazel St</del> Yale rd</u>	<u>[Signature]</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
<u>Brent Williams</u>	<u>9534 Hazel Street.</u>	<u>[Signature]</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Date Received: April 26, 2024  
Received From: Brodie Pous  
Folder Number: DVP1379 + DP1744  
Subject Property: 9522 Hazel Street  
Email Date: May 7, 2024  
page 1 of 1

This petition will be submitted to the City of Chilliwack, to be included within the public record, for the above-noted application. By providing personal information on this document you are providing your consent to permit all information provided therein to be viewed by the public.





SCHEDULE "A"

CITY OF CHILLIWACK

DEVELOPMENT VARIANCE PERMIT NO. DVP01379

1. This Development Variance Permit is issued subject to compliance with all of the Bylaws of the City of Chilliwack applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Variance Permit applies only to those lands within the City of Chilliwack described below, to facilitate the construction of a coach house and, does not apply to any additions or subsequent replacement of any and all buildings and structures and other development thereon:

**Parcel Identifier No.**                    012-424-293  
**Legal Description:**                    LOT 4 BLOCK 16 SECTION DIVISION "F" NEW  
    WESTMINSTER DISTRICT PLAN 1737  
**Address:**                                 9522 Hazel Street

3. In accordance with the provisions of Section 498 of the *Local Government Act* the following section(s) of "Zoning Bylaw 2020, No. 5000" are varied as stated:

***Section 8.01(7)(a) within the R1-A (Urban Residential) Zone is varied by reducing the minimum interior side lot line (ISLL) setback for a detached accessory dwelling unit from 3m to 1.2m.***

4. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and the plans and information contained within the application. The following condition applies:
  - a) that the development be in accordance with the plans found in Schedule "A".
5. Pursuant to Section 504 of the *Local Government Act*, if the permittee does not substantially start any construction permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.
6. This Permit is not a Building Permit.

APPROVED BY COUNCIL ON THE \_\_\_ DAY OF \_\_\_, 2024.

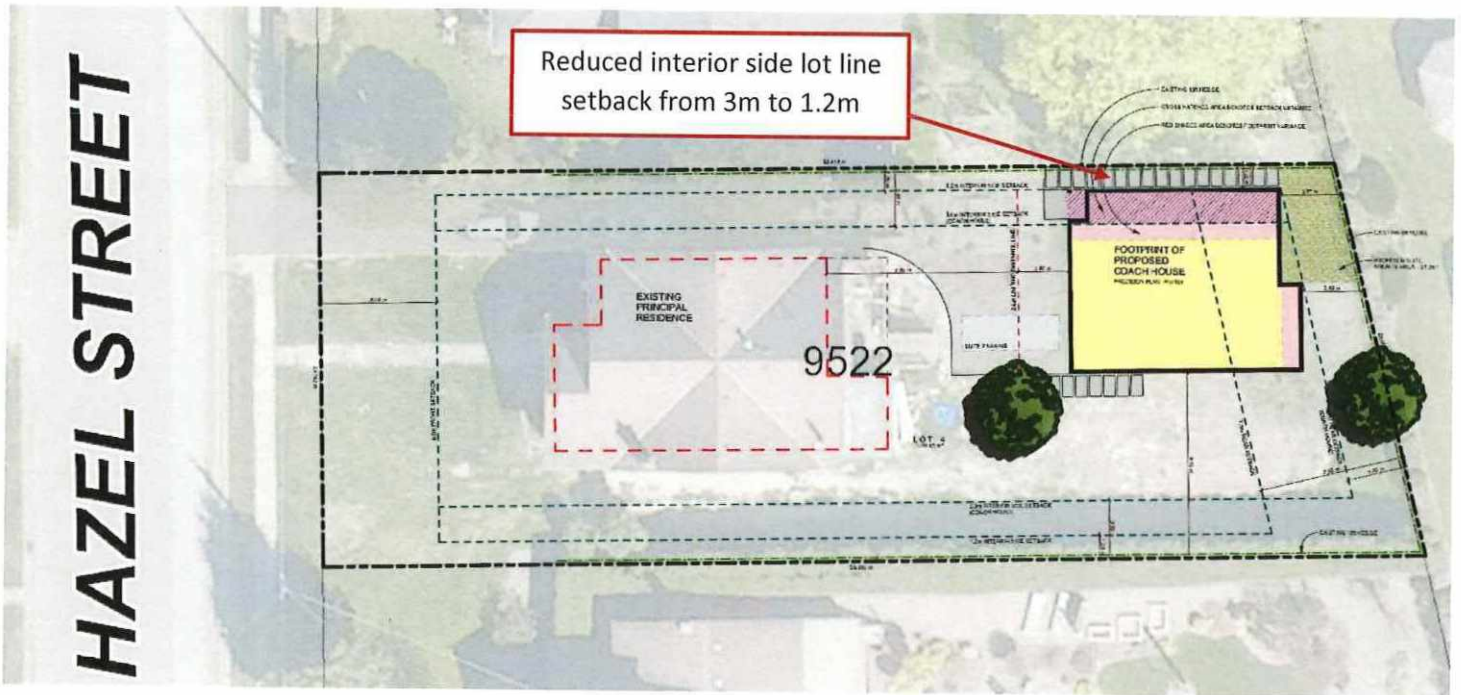
ISSUED THIS \_\_\_ DAY OF \_\_\_, 2024.

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CORPORATE OFFICER

**DRAFT**

Proposed Site Plan (as provided by the applicant)



**DRAFT**