

AGENDA ITEM NO: 7.7

MEETING DATE: March 11, 2025

STAFF REPORT – COVER SHEET

SUBJECT: Tasu Construction Ltd.
Development Variance Permit &
Development Permit / 45466 Yale Road DATE: February 27, 2025

DEPARTMENT: Planning Department
DVP01483 & DP001889 PREPARED BY:  Adam Roberts / mb

1. SUMMARY OF ISSUE:

At the February 11, 2025 meeting of Council, Development Variance Permit and Development Permit applications to facilitate a new supportive housing development within the subject property were referred back to staff to provide further clarification with respect to the use and funding of the site after the initial 3 years has expired; and, the overall future esthetics of the modular buildings.


- BC Housing (the owner) confirmed long-term operating funding will be allocated to maintain the facility for 10 years, which is considered the economic life of the building (see Schedule A); and,
- The size of the windows facing Vedder Road have been increased by 30%, which the applicant (Tasu Construction) states is the largest possible increase considering the design of the building.

The current and previous elevations, which demonstrate the increased window size, are provided within Schedule B below for reference. A copy of the original staff report to Council is attached as Schedule C.

2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01483 with respect to property located at 45466 Yale Road, subject to the recommendations as stipulated within the draft Development Variance Permit.

Recommendation that Council approve the issuance of Development Permit DP001889 with respect to property located at 45466 Yale Road, subject to the recommendations of the Design Review Advisory Committee and the conditions as stipulated within the draft Development Permit.



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



David Blain
Chief Administrative Officer