

AGENDA ITEM NO: 11.4.2

MEETING DATE: May 2, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Lenica & Wade Godin
Development Variance Permit / 6571
Swanson Street DATE: April 24, 2023


DEPARTMENT: Planning
DVP01333 PREPARED BY: Joty Rai / sw

1. SUMMARY OF ISSUE:

The applicant is seeking to reduce the minimum front lot line (FLL) setback within the R1-A (Urban Residential) Zone from 6m to 4.6m to facilitate an addition to the existing single detached dwelling within the subject property.

2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01333 with respect to property located at 6571 Swanson Street, subject to the recommendations as stipulated within the draft Development Variance Permit.



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON DEVELOPMENT VARIANCE PERMIT DVP01333

PREPARED BY: Joty Rai DATE: April 24, 2023
POSITION: Planner I DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant is seeking to reduce the minimum front lot line (FLL) setback within the R1-A (Urban Residential) Zone from 6m to 4.6m to facilitate an addition to the existing single detached dwelling within the subject property.

2. PROPOSAL:

The applicant requests to reduce the FLL setback to 4.6m to facilitate the construction of a 40m² addition including an expansion to the living area and garage at the front of the existing dwelling. The proposed addition will cover a portion of the existing driveway and as such, the length of the driveway will be reduced. In order to ensure sufficient off-street parking is provided, the applicant has extended the driveway within the property, adjacent to the house. A condition has been included in the draft "Schedule A" to ensure that, should the proposed variance be approved, the off-street parking area be appropriately paved in accordance with the Zoning Bylaw requirement.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use / Public Engagement

OCP: "Low Density Residential" as designated within the Official Community Plan.

Land Use: Single detached dwelling and urban ancillary building.

Public Engagement: The applicant has conducted public engagement with neighboring properties and received two letters in support of their proposal. A copy of the applicant's neighbourhood engagement proceedings has been submitted for the public record.

3.2 Neighbourhood Character

The subject property is located within an established residential area of the Vedder neighbourhood which is characterized by mature landscape hedging providing ample screening between lots. The surrounding properties contain single detached dwellings within the R1-A and R3 (Small Lot Residential) Zones. The subject property also adjoins Swanson Park and is within walking distance of both Vedder Middle and Sardis Secondary schools.

3.3 Technical Issues

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

3.4 Conditions of Issuance

Staff support the requested variance as proposed by the applicant and recommend approval of the draft Development Variance Permit subject to the following conditions being met:

- a) that development be in accordance with the plans found within Schedule “A”;
- b) that the required off-street parking area be surfaced with asphalt, concrete, concrete or brick pavers, or a similar surface that is durable and dust free; and,
- c) that a City of Chilliwack Building Permit be issued with respect to the addition.

4. RECOMMENDATION & SUBSTANTIATION:

Recommendation:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01333 with respect to property located at 6571 Swanson Street, subject to the recommendations as stipulated within the draft Development Variance Permit.

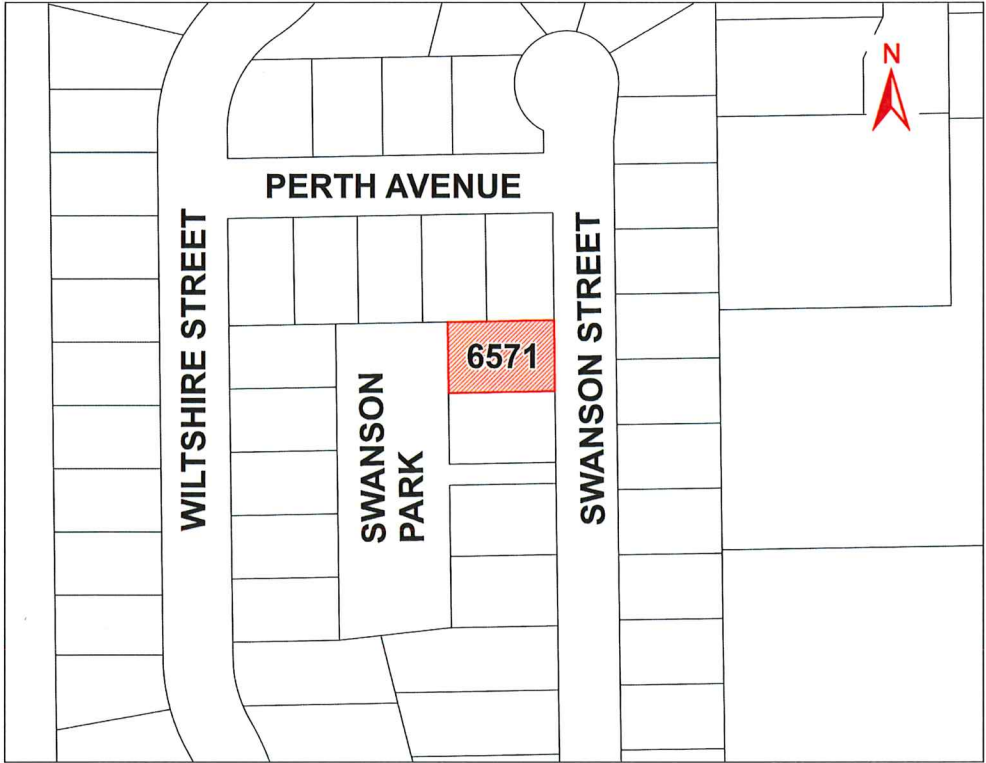
Substantiation:

The requested variance is supportable as it is not anticipated to have an impact on the privacy or function of neighbouring properties as the addition is located on the front of the existing dwelling. Furthermore, the addition is relatively minor in scale and will be appropriately screened from neighbouring properties through existing landscaping.

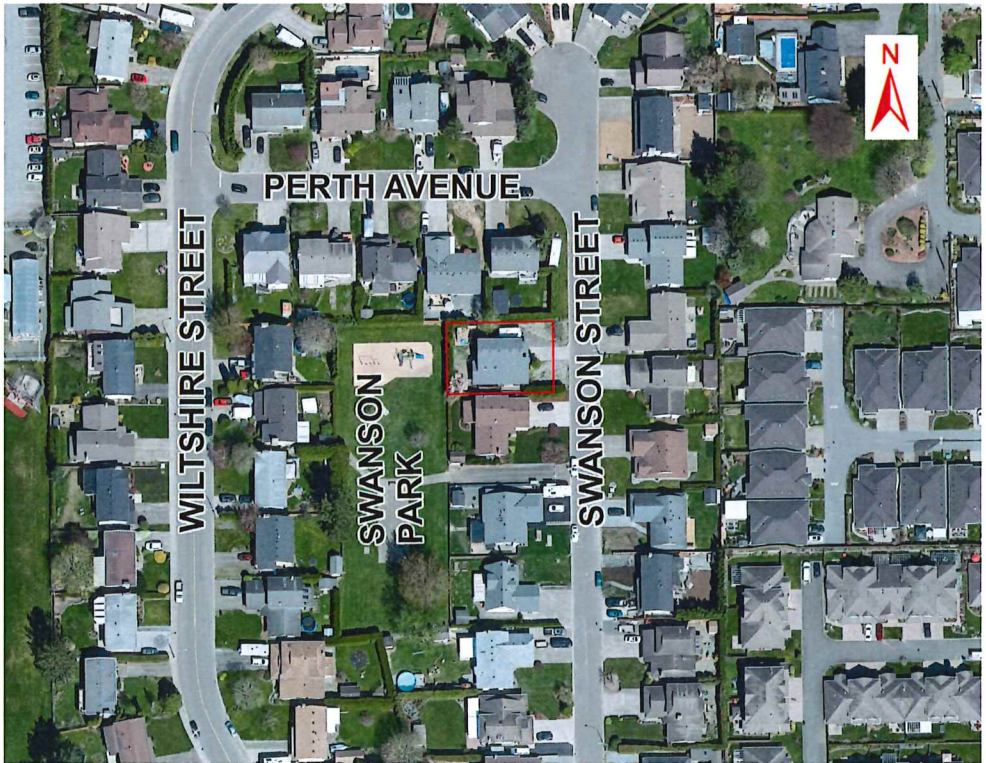
5. SOURCES OF INFORMATION:

- Development Variance Permit Application (DVP01333) – January 16, 2023
- Building Permit Application (BP034311) – January 5, 2023

Location Map



Orthophoto



Rendering

