

AGENDA ITEM NO: 11.4.2

MEETING DATE: October 10, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Precision Building Design
Development Variance Permit / 42205 DATE: October 3, 2023
Knox Avenue


DEPARTMENT: Planning
DVP01378 PREPARED BY: Joty Rai / mb

1. SUMMARY OF ISSUE:

The applicant is seeking to increase the maximum lot coverage for detached urban ancillary uses within the R1-A (Urban Residential) Zone from 189m² to 214m² to facilitate the construction of a pool house and retain an existing ancillary building on the subject property.


2. RECOMMENDATION:

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01378 with respect to property located at 42205 Knox Avenue, 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 DVP01378

PREPARED BY: Joty Rai DATE: October 3, 2023

POSITION: Planner I DEPARTMENT: Planning Department

1. DEFINITION OF ISSUE:

The applicant is seeking to increase the maximum lot coverage for detached urban ancillary uses within the R1-A (Urban Residential) Zone from 189m² (as per DVP01164) to 214m² to facilitate the construction of a pool house and retain an existing barn building on the subject property.

A Development Variance Permit was previously issued for this property that increased the maximum permitted lot coverage for urban ancillary uses within the R1-A Zone from 150m² to 189m² (DVP01164).

2. BACKGROUND/PROPOSAL:

In January 2021, Council approved a rezoning application (RZ001404) that rezoned the property from an RR (Rural Residential) Zone to an R1-A (Urban Residential) Zone to facilitate a future subdivision of 42215 Knox Avenue (the parent property of subject property 42205 Knox Avenue). A concurrent Development Variance Permit (DVP01164) was also approved which increased the maximum permitted lot coverage for ancillary uses within the R1-A Zone to 189m² in order to convert and retain an existing barn building as an ancillary building on the subject property.

The subdivision is now complete and the applicant is seeking to further increase the maximum permitted lot coverage for urban ancillary structures to facilitate the construction of a new 25m² detached pool house and retain the existing 189m² ancillary building. The proposed pool house contains a covered patio area, a bathroom, and a mechanical equipment room, and is intended to be used in conjunction with a new pool which is also proposed to be constructed on the subject property.

The R1-A Zone permits a sliding scale of lot coverage for urban ancillary uses based on property size, as such, increased lot coverage is permitted on larger properties. Based on the size of the subject property (approximately 0.5ha), a combined lot coverage of 150m² would be permitted.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use

OCP: "Residential" as designated in the Yarrow Neighbourhood Plan.

Land Use: Single Detached Dwelling (under construction) and ancillary building (to be retained).

3.2 Neighbourhood Character

The subject property is approximately 0.5ha (1.3 acres) in size located in a residential area of Yarrow, within walking distance of Yarrow Community Elementary school and Yarrow Community Park. The adjoining properties contain single detached dwellings and ancillary buildings on lots of approximately 2 acres or more within the RR and AL (Agricultural Lowland) Zones. Other neighbouring properties are smaller residential lots also within the R1-A Zone.

Due to the mix of uses and lot sizes in the area, the proposal is considered to be consistent with the character of the neighbourhood.

3.3 Technical Issues

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

Watercourses: Sharon Ditch, a “Class A” watercourse, is located adjacent to the south west portion of the subject property. Development Permit 3 – Riparian was completed for the property which approved a reduction to the minimum required setback for the watercourse from 30m to a 5m Streamside Protection and Enhancement Area (SPEA) plus an additional 1m protection zone. The proposed building is located outside of the required riparian area setback.

Additionally, the Vedder Canal dike is located to the north of the subject property. The Floodplain Regulation Bylaw requires a 10m from the dike right of way. The proposed building is located outside of the required setback.

Geotechnical: The subject property is not subject to any known geotechnical hazards or earthquake-related risks.

3.4 Conditions of Issuance

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

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

4. RECOMMENDATION & SUBSTANTIATION:**Recommendation:**

Recommendation that, subject to public representation, Council approve the issuance of Development Variance Permit DVP01378 with respect to property located at 42205 Knox Avenue, subject to the recommendations as stipulated within the draft Development Variance Permit.

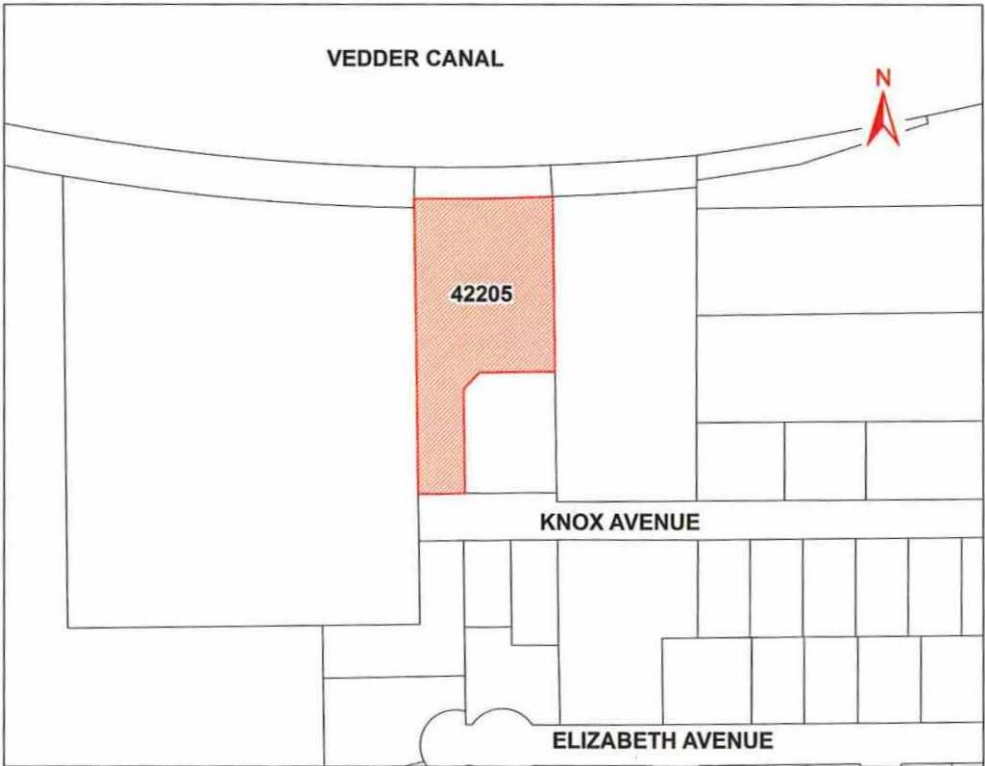
Substantiation:

The requested variance is supportable as the proposed pool house is minor in scale and the subject property is relatively large and located in a rural area. As such, the proposal is not anticipated to impact the neighboring properties.

5. SOURCES OF INFORMATION:

- Development Variance Permit Application (DVP01378) – August 4, 2023
- Subdivision Application (SUB02380) – April 14, 2022
- Building Permit Application (BP034134) – September 20, 2022
- Building Permit Application (BP034133) – September 20, 2022
- Development Variance Permit Application (DVP01164) – November 23, 2020
- Development Permit Application (DP001297) – August 4, 2020
- Rezoning Application (RZ001404) – January 6, 2020

Location Map



Ortho Photo

