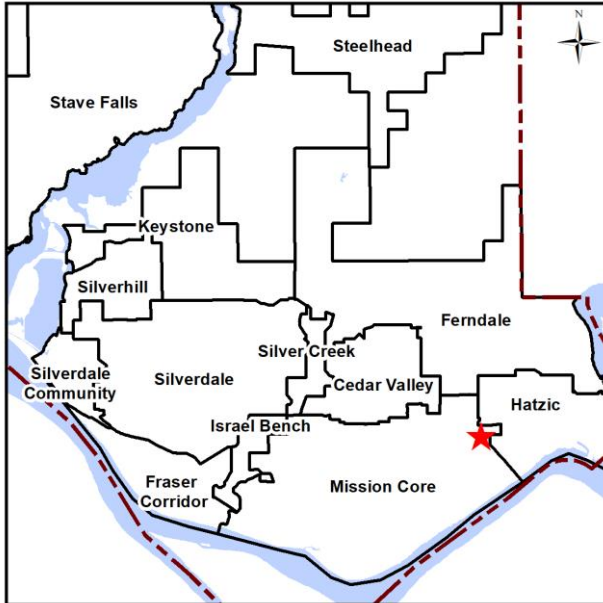


Project: P2023-040
Application Number: DV23-008

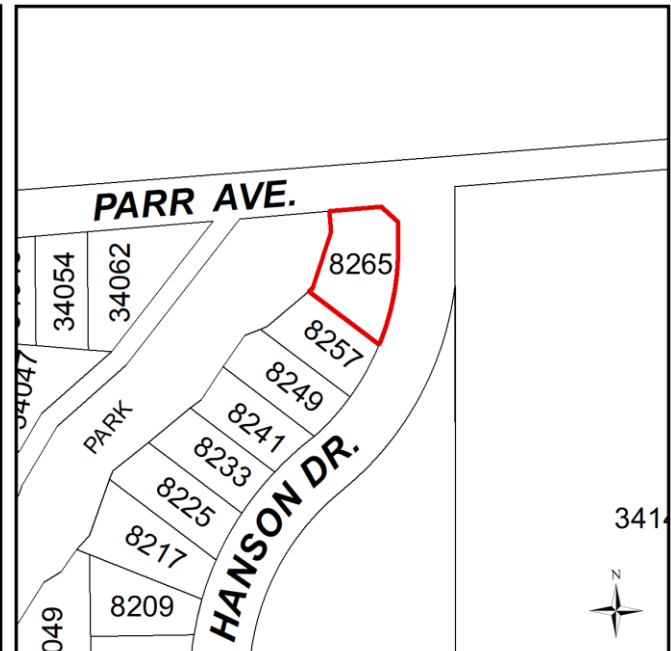
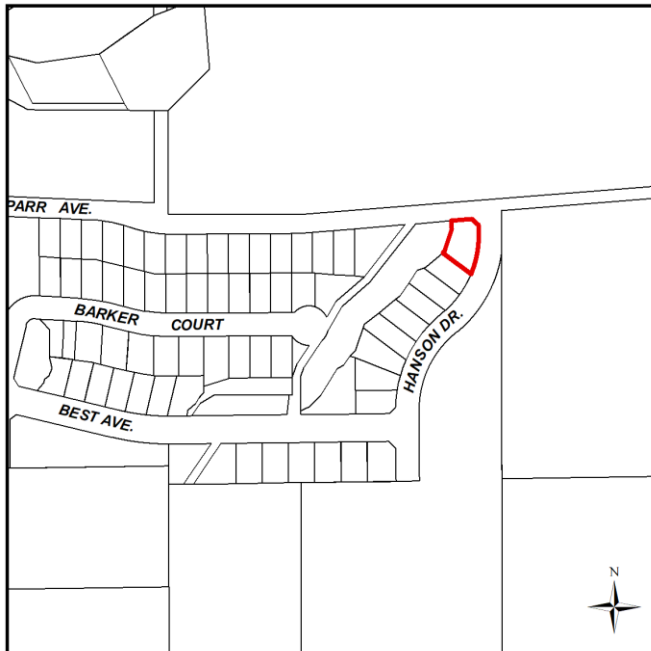
Subject: Development Application – 8265 Hanson Drive



DATE: June 19, 2023
BYLAW / PERMIT #: DV23-008
PROPERTY ADDRESS: 8265 Hanson Drive
LOCATION: Mission Core
CURRENT ZONING: Urban Compact 465 Secondary Dwelling Zone (UC465s)
PROPOSED ZONING: No change
CURRENT OCP: Attached Multi-unit Residential
PROPOSED OCP: No change

PROPOSAL:

A development variance permit to reduce the west interior side setback from 6.0 m to 5.01 m from undevelopable land (Environmental Sensitive Area).



Recommendation

That Development Variance Permit DV23-008 for 8265 Hanson Drive to vary the minimum setback from undevelopable area from 6.0 m to 5.01 m of Zoning Bylaw 5949-2020 be approved.

Rationale of Recommendation

The proposed development variance is to vary the minimum setback from undevelopable area from 6.0 m to 5.01 m (a reduction of 0.99 m). The applicant has indicated the need for a reduction of undevelopable land setback in order to fit a house that would be comparable to the surrounding lots due to the odd shape and configuration of the lot.

Looking at the lots to the south of the subject property, the 6.0 m setback from undevelopable land is effectively the rear setback and matches with the normal zoning setback for a rear lot line. As the subject property fronts onto Parr Avenue, the 6.0 m setback of undevelopable land is more restrictive than a regular 1.5 m zoning setback for an interior side lot line.

The letter of rationale by the applicant can be found in Attachment B.

Purpose

To reduce the west interior side setback from 6.0 m to 5.01 m from undevelopable land to allow for a more favourable building envelope for a new single-family dwelling.

Site Characteristics and Context

Applicant

- Mohit Sharma

Property Size

- 8265 Hanson Drive is approximately 766 sq m (8,245 sq ft).

Neighbourhood Character

- The subject property is within a new development of primarily single-family dwellings and a townhouse complex that is in various stages of development.

Environmental Protection

- There is an environmentally sensitive area along the west property line. The required setback from undevelopable area is 6.0 m for the UC465s zone. The variance is proposed for this setback.

Parks and Trails

- The subject property is adjacent to a trail.

Servicing

- Servicing updates are not required as part of this Development Variance Permit.

Referrals

Engineering Department:	The Engineering Department has no objection to this proposal.
Building Division:	No concerns.

Bylaw Enforcement Division: No concerns.
Environmental Services: Refer to Attachment C.
Finance Department: No concerns.

Financial Implications

There are no financial implications associated with this report.

Communication

Communication action, as listed below, is in accordance with Policy LAN.03 Development Notification Signs, Land Use Application Procedures and Fees Bylaw 3612-2003, and the *Local Government Act*.

- A Notice of Development Variance Permit was sent to all owners and occupiers of properties within a radius of 10 m (30 ft), which amounts to four mailouts. As of June 8, 2023, no comments have been received.

Attachments

Attachment A: Site Plan
Attachment B: Letter of Rationale
Attachment C: Environmental Referral Comments
Attachment D: Draft Development Variance Permit (DV23-008)

Sign-Offs



Rob Publow, Manager of Planning

JC / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer