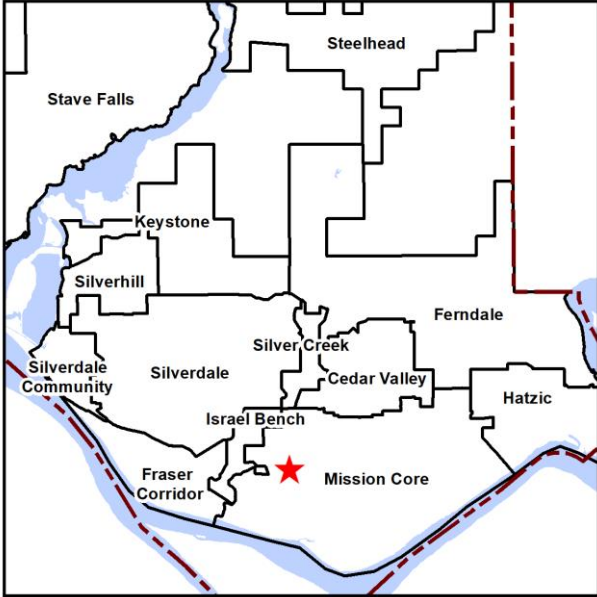


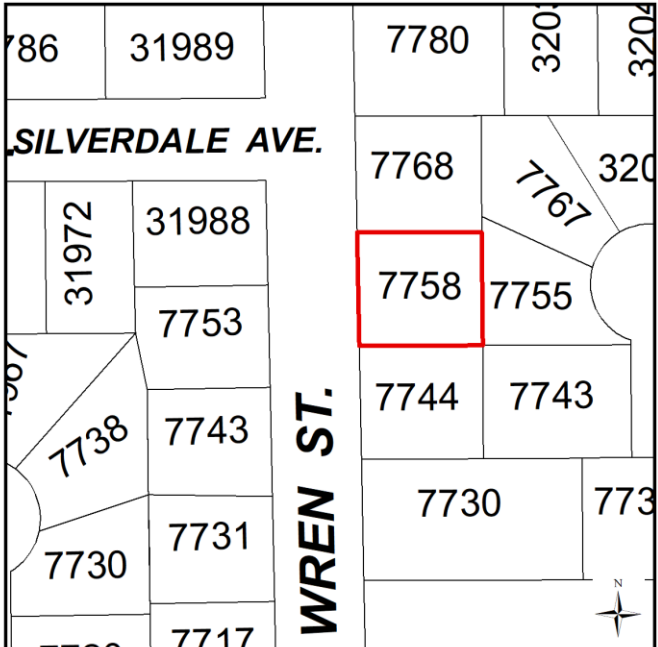
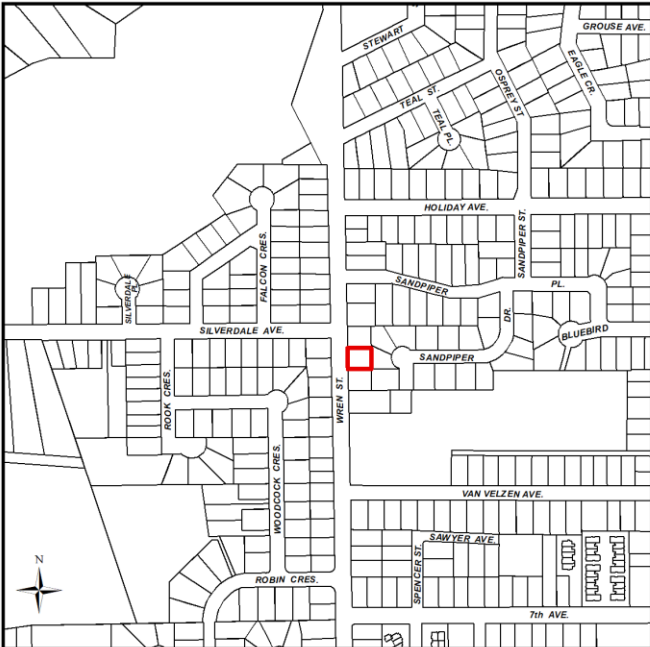
Project: P2023-003  
 Application Number: DV23-001

**Subject: Development Application – 7758 Wren Street**



**DATE:** June 17, 2024  
**BYLAW / PERMIT #:** DV23-001  
**PROPERTY ADDRESS:** 7758 Wren Street  
**LOCATION:** Mission Core  
**CURRENT ZONING:** Urban Residential 558 Zone (R558)  
**PROPOSED ZONING:** No change  
**CURRENT OCP:** Urban Residential  
**PROPOSED OCP:** No change

**PROPOSAL:**  
 A Development Variance Permit to reduce the minimum interior side yard setback requirement of the R558 zone from 1.5 m to 1.16 m (4.9 ft to 3.8 ft) to bring a detached ancillary building that is under construction into compliance.



## Recommendation(s)

That Development Variance Permit DV23-001 for 7758 Wren Street to reduce the minimum interior side yard setback from 1.5 m to 1.16 m (4.9 ft to 3.8 ft) of Section 901 (D) (1) of Zoning Bylaw 5949-2020 be approved.

## Rationale of Recommendation(s)

The applicant has indicated that the property was purchased not knowing that the completion of the building permit for the existing detached ancillary structure (i.e. garage) was outstanding. The rationale letter is attached to this report as **Attachment A**.

The reduction in setback by 0.34 m (1.11 ft) is considered minor in nature and will likely not impact the views or sightlines of the neighbours directly adjacent to the north at civic address 7768 Wren Street. The garage is one-storey and 59.7 sq m (642 sq ft) in area which accounts for 7.64% of the lot coverage. The massing of the structure is considered to be consistent with the scale of the surrounding developments.

## Purpose

The applicant is seeking a variance to bring the interior side yard setback of the detached ancillary structure currently under construction (i.e. garage) into conformance with the Zoning Bylaw.

## Background

A building permit application was issued in 2007 regarding the construction of a one-storey garage structure. Since the issuance of the permit, there was inactivity on the request for inspections at various stages of the construction. In December 2021 staff were informed, by a BC Land Surveyor's schematic that the garage encroached into the interior side yard setback by 0.34 m (1.11 ft) – see **Attachment B**. As such, a variance to the setback was required to bring the property into compliance with the Zoning Bylaw. Staff have been working towards completing the building permit from a BC Building Code perspective. The completion of the building permit is subject to Council's consideration and issuance of the DVP application.

There is also an active bylaw enforcement file regarding the number of suites in the buildings on site. Staff are working with the owner to rectify the issue with an action plan that is in progress.

## Site Attributes

### Applicant

- Jai Singh Randhawa

### Property and Building Size

- The subject site is 780.38 sq m (8,400 sq ft) in area with dimensions 24.38 m by 36.57 m (80 ft by 120 ft).
- There is an existing mature single-family dwelling built in 1969 and a detached ancillary structure (i.e. garage) situated on the property.
- The existing garage structure is 59.67 sq m (642 sq ft) in area which accounts for 7.64% of the lot coverage.

## Neighbourhood Character

- The subject site is located within the Mission Core neighborhood, along an arterial classified road (Wren Street).
- Within the immediate surrounding area are mature detached single-family dwellings with associated ancillary uses (i.e. detached garages).

## **Referrals**

Building Division: No concerns with respect to the requested variance. The building permit cannot be completed until such time that the setback encroachment is approved.

Bylaw Enforcement Division: No concerns with respect to the requested variance.

Engineering Department: No objection to the proposal.

## **Development Considerations**

### Conditions/Rationale of Development Variance Permit

In order to ensure that the proposed use of the land conforms to City and provincial legislation, conditions have been included within the draft permit – see **Attachment C**.

## **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 9 mailouts. As of the date this report was completed, no comments have been received.

## **Attachments**

Attachment A: Applicant's Rationale Letter

Attachment B: BC Land Site Survey Plan

Attachment C: Draft Development Variance Permit

## **Sign-Offs**



Rob Publow, Manager of Planning

HG / sh

**Approved for Inclusion:** Mike Younie, Chief Administrative Officer