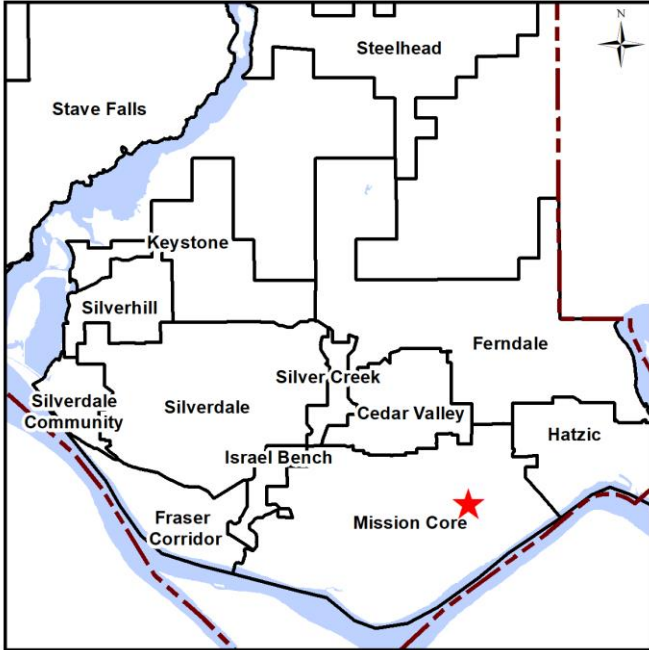


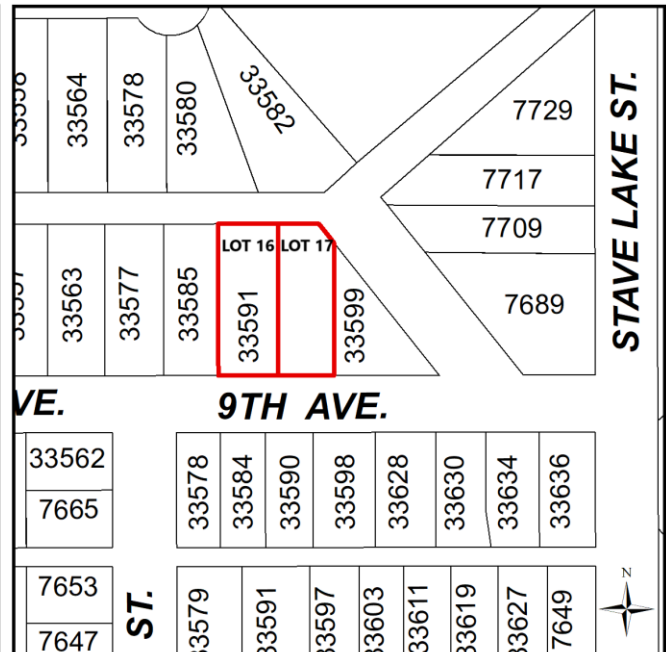
Project: P2024-019
 Application Number: DVP24-2

Subject: Development Application – 33591 9th Avenue



DATE: June 17, 2024
BYLAW / PERMIT #: DVP24-2
PROPERTY ADDRESS: 33591 9th Avenue
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 interior setbacks from 4.5 m (combined) to 3.0 m (1.5 m on each side) for the subject properties located at 33591 9th Avenue (Lots 16 and 17, as shown on the map below) to allow for a single-family dwelling on each lot.



Recommendation

That Development Variance Permit DVP24-2 for 33591 9th Avenue to reduce the interior setbacks from 4.5 m (combined) to 3.0 m (1.5 m on each side) for Lots 16 and 17 be approved.

Rationale of Recommendation

The proposed variance is to reduce the interior setbacks from 4.5 m (combined) to 3.0 m (1.5 m on each side) for the subject properties located at 33591 9th Avenue (Lots 16 and 17) to allow for a single-family dwelling on each lot. The applicant has indicated the need for a reduced interior lot line setback to allow for a functional house design. The R558 zone requires a minimum interior lot line setback of 1.5 m, and 4.5 m (combined). Staff recommend supporting the variance as it is consistent with the neighbourhood character and provides additional living space.

Purpose

To reduce the interior setbacks from 4.5 m (combined) to 3.0 m (1.5 m on each side) for Lots 16 and 17.

Site Characteristics and Context

Applicant

- Gurpreet Brar

Property Sizes

- Lot 16 is approximately 927 sq m (9,978 sq ft).
- Lot 17 is approximately 854 sq m (9,192 sq ft).

Neighbourhood Character

- The subject property is within Mission Core, and the surrounding area is designated Urban Residential and Attached Multi-unit Residential.

Servicing

- Any upgrades required will be addressed at building permit stage.

Referrals

Engineering Department: No concerns.

Building Division: No concerns.

Bylaw Enforcement Division: No concerns.

Environmental Services: No concerns.

Mission Fire Rescue Service: No comment.

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 fourteen mailouts. As of the writing of this report, no comments have been received.

Attachments

Attachment A: Letter of Rationale
Attachment B: Site Plan
Attachment C: Draft Permit DVP24-2

Sign-Offs



Rob Publow, Manager of Planning

LS / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer