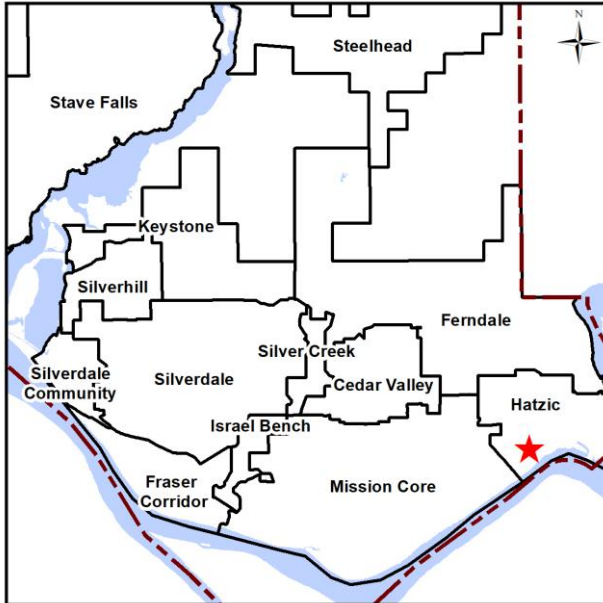


Project: P2024-028
Application Number: DVP24-6

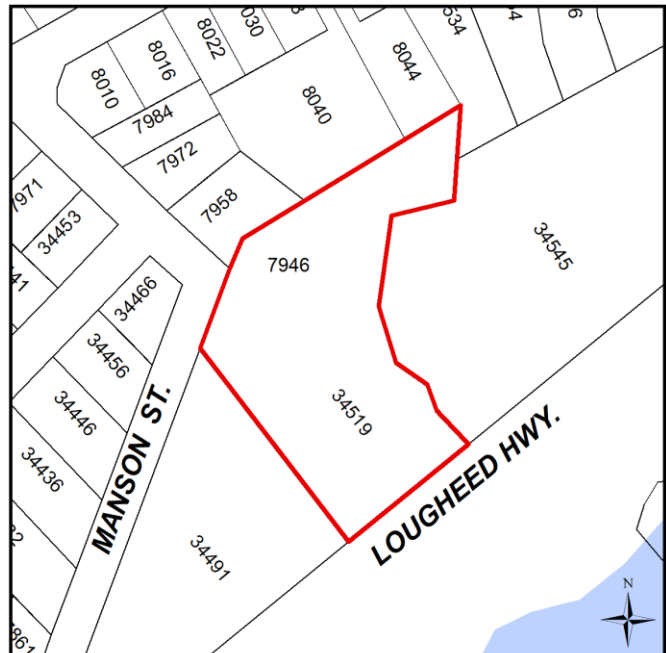
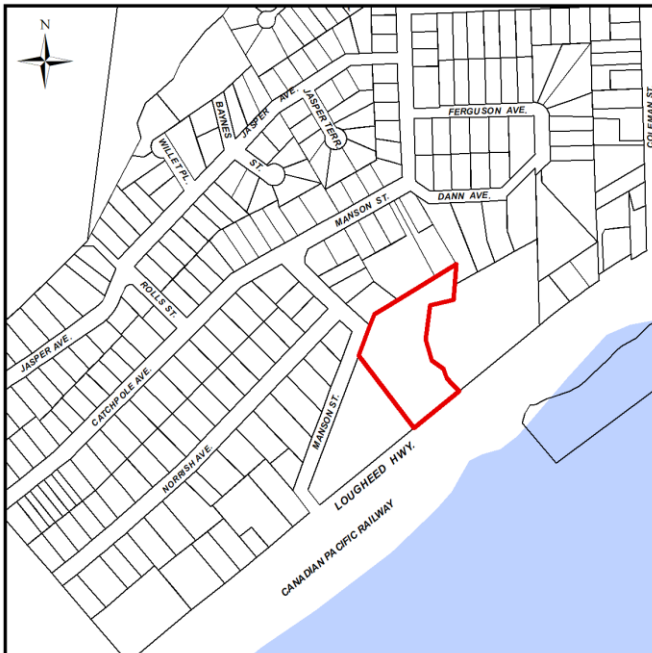
Subject: Development Variance Permit Application – 34519 Lougheed Highway



DATE: April 7, 2025
BYLAW / PERMIT #: DVP24-6
PROPERTY ADDRESS: 34519 Lougheed Highway
LOCATION: Hatzie
CURRENT ZONING: Multi-unit Manufactured Home Park Zone (MMP)
PROPOSED ZONING: No change
CURRENT OCP: Commercial
PROPOSED OCP: No change

PROPOSAL:

A Development Variance Permit to permit a blank retaining wall and to increase the maximum height of a retaining wall from 1.2 m to 2.7 m to bring the existing retaining walls into compliance.



Recommendation(s)

That Development Variance Permit DVP24-6 to amend Zoning Bylaw 5949-2020 for 34519 Lougheed Highway to permit a blank concrete block retaining wall and to increase the maximum height of a retaining wall from 1.2 m to 2.7 m, be approved.

Rationale of Recommendation(s)

The rationale provided by the applicant was that they urgently replaced an old, failing retaining wall to preserve the driveway and prevent a landslide on the property's lower section. The owner and applicant were unaware of the retaining wall requirements and regulations, leading to the construction of a retaining wall that exceeds the maximum allowable height without obtaining a Building Permit. As the wall is already constructed, the applicant is requesting a Development Variance Permit (DVP) to bring the wall into compliance.

In total, they replaced two failing retaining walls but one was within the maximum height threshold. However, neither had a Building Permit. The applicant has made a Building Permit application for the new retaining walls.

The increased height of the retaining walls is considered minor in nature and will not likely impact the neighbours or the residents of the property. From Lougheed Highway, the walls are partially screened by trees and foliage.

Regarding the blank design of the retaining wall, the applicant has offered to plant a number of climbing/clinging vines to beautify the blank wall and provide more of a green-scape.

Staff are aware of the property being designated as Commercial within the Official Community Plan, which typically requires a commercial Form & Character Development Permit (DP:C) to review retaining walls. However, as the property is a manufactured home park, and the retaining walls are to service an existing single-family dwelling, staff accepted the simpler process of a DVP as is typically considered in these situations related to urban development.

Purpose

To request a Development Variance Permit to permit a blank concrete block retaining wall and an increase in the maximum height of a retaining wall from 1.2 m to 2.7 m to bring the existing retaining walls into compliance.

Site Characteristics and Context

Applicant

- Dustin Ypma

Property Size

- The subject property is approximately 1.3 ha (3.2 ac) in area.

Geotechnical Protection

- Development Permit Area G (DPA G) is applicable to the site. As such, the applicant has provided an acceptable geotechnical report.

Neighbourhood Character

- At the higher elevation of the subject property, there is a single-family dwelling. On the lower

elevation along Lougheed Highway, there is Mission Mobile Home Park. To the south of the property is the Canadian Pacific Railway and the Fraser River. To the north of the property is a well-established neighborhood consisting of primarily single-family dwellings. To the east and west of the property are vacant properties.

Referrals

Engineering Department:	No comments.
Building Division:	No concerns.
Bylaw and Licensing Division:	No concerns.
Environmental Services:	No comments.

Financial Implications

There are no financial implications associated with this report.

Communication

LAN.03 - Development Notification Requirements

- 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 36 mailouts. As of writing this report, there have been no comments received by staff.

Attachments

Attachment A: Development Variance Permit DVP24-6

Sign-Offs



Rob Publow, Manager of Planning

BG / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer