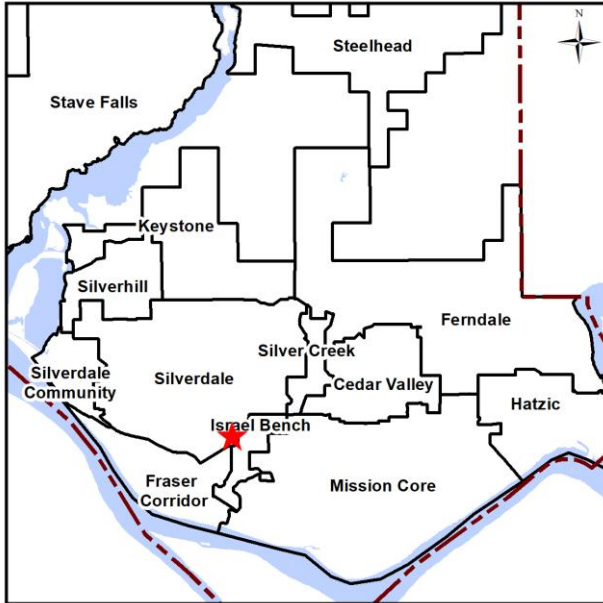


Project: P2025-015
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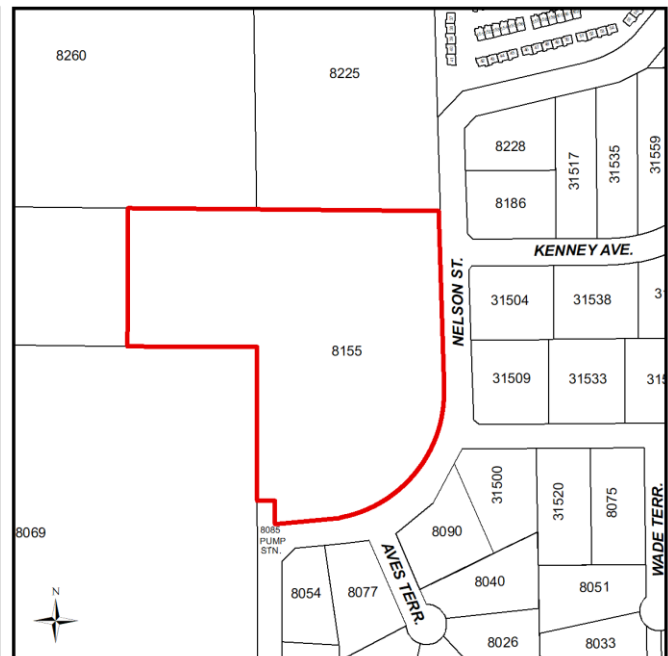
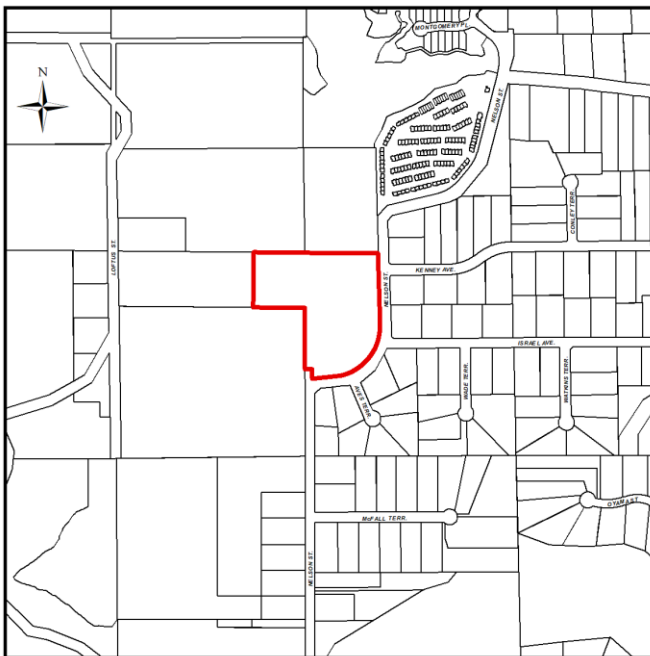
**Subject: Development Variance Permit (DVP25-4) and Street Naming Bylaw
8155 Nelson Street**



DATE: June 2, 2025
BYLAW / PERMIT #: 6365-2025
DVP25-4
PROPERTY ADDRESS: 8155 Nelson Street
LOCATION: Israel / Bench
CURRENT ZONING: Suburban 10 Zone (S10)
PROPOSED ZONING: No change
CURRENT OCP: Suburban Residential
PROPOSED OCP: No change

PROPOSAL:

To allow for the creation of a panhandle lot as part of a 17 lot fee simple subdivision and to name the proposed new street.



Recommendation(s)

1. That Development Variance Permit DVP25-4 for 8155 Nelson Street to vary:
 - a. Section 104 J (*Panhandle*) to permit the creation of a panhandle lot as shown on **Attachment A**, within the Urban Growth Boundary of Zoning Bylaw 5949-2020 be approved;
2. That a Section 219 covenant be registered on title of proposed Lot 8 prohibiting access from proposed Lot 8 to Nelson Street; and
3. That Street Naming Bylaw 6365-2025 receive first, second, and third reading and that upon completion of SUB25-4 Street Naming Policy STR.28 be amended accordingly.

Rationale of Recommendation(s)

The development proposal to create a 17 lot fee simple subdivision, is shown on **Attachment A**. The subject property is zoned Suburban 10 (S10) and designated Suburban in the Official Community Plan (OCP). The property is designated as Suburban in draft OCP Bylaw 6350-2025. The property is also located within the Urban Growth Boundary.

The Zoning Bylaw prohibits the creation of panhandle lots within the Urban Growth Boundary, thus the applicant has requested a variance to allow for the creation of proposed Lot 8 be via a panhandle driveway, as shown on **Attachment A**.

Staff does not believe the requested variance is egregious, results in an acceptable efficient and buildable layout and therefore is supportive of the requested variance.

Purpose

To accommodate the subdivision of 17 fee simple lots, as shown on **Attachment A**.

These lots will have full municipal services (water, sewer and storm). The S10 zoning allows for a variety of housing forms including single family, duplex, triplex, fourplex, or infill townhouse.

Site Characteristics and Context

Applicant

- Silverdale Hills GP Inc.

Property Size

- The property is 4.43 ha (10.94 ac) in size.

Environmental Protection

- There is an environmentally sensitive covenant registered on the title of the property, which identifies and protects the Stream Side Protection and Enhancement Area.
- The applicant will transfer Remainder 1, classified as Environmentally Sensitive Lands, as shown on **Attachment A**, to the City as part of the subdivision approval. These Environmentally Sensitive Lands do not form part of the required 5% park land requirement under the *Local Government Act*.

Geotechnical Protection

- A geotechnical covenant was registered on title as part of a previous lot consolidation.

Fire Interface

- Development Permit Area H (DPAH) is applicable to the site at building permit stage and is delegated to staff.

Neighbourhood Character

- The development site is surrounded by suburban lots.

Parks and Trails

- The closest park is Mission Sports Park.

Servicing

- Development of this area will require full municipal servicing (storm, water, and sewer), as outlined under "Referrals".

Referrals

Engineering Department: No concerns with the requested variance.

Building Division: No concerns with the requested variance.

Development Considerations

Conditions/Rationale of Development Variance Permit DVP

The previous subdivision application for this property was a bare land strata development, also for 17 lots. However, the developer has now opted for a fee simple subdivision resulting in a wider public road than the proposed bare land strata road. This wider road has impacted the lot configuration, necessitating the creation of one narrower lot, (i.e., a panhandle lot) to maintain the applicants desired 17 lot yield.

Thus, the applicant has requested a variance to Section 104 J Lot (*Panhandle*) of Zoning Bylaw 5949-2020 to allow for the creation of one panhandle lot within the Urban Growth Boundary.

Generally, the planning rationale for not permitting panhandle lots within the Urban Growth Boundary is as follows:

1. Panhandle lot configurations on urban lots can result in unacceptable streetscapes and pedestrian facilities. Panhandle lots can disrupt the visual uniformity of street fronts, potentially impacting the aesthetics of neighbourhood development.
2. Extending utility lines (sewer, water, and electricity) to the rear of lots can be challenging and costly, placing a financial burden on the homeowner.
3. The narrow driveway provides limited privacy, as it runs closely alongside other properties.
4. Narrow access can compromise pedestrian safety to the house, as there is no footpath to the house.

However, as the length of the panhandle for Lot 8 is only 21.0 m, the cost of extending municipal services associated with the panhandle would not be significant. Furthermore, the typical lack of privacy associated with panhandle access is minimal in this instance, as the location of the building envelope allows for substantial privacy. With the suburban nature of the area and the large lot sizes, it is expected that the dwellings will be setback significantly from the road and therefore, the visual impact on the overall street frontage is less than it would be for an urban compact lot.

The applicant has submitted a letter (**Attachment B**) outlining their rationale for the requested variance.

The request to allow for a panhandle lot on proposed Lot 8 is supportable by staff provided that a condition is included in the Development Variance Permit that prohibits access from Nelson Street and a Section 219 covenant is registered on Lot 8 prohibiting access from Nelson Street. This request to limit access to Nelson Street will also be made for all of the proposed double-fronting lots (Lots 1 through 8 plus 17).

Street Naming

In accordance with Section 39 of the *Community Charter* and Council Policy Street Naming STR.28, a bylaw shall be prepared to provide a name for the new road being created by the development.

- Jamieson Terrace – A new cul-de-sac road extending west off Nelson Street, as shown on **Attachment D**.

Historical Information

Herbert and Evelyn Jamieson

- Residents of Silverdale.
- Herbert was born in 1888 and died in 1936. He served overseas with the 143rd Battalion.
- Evelyn was born in 1896 and died in 1973.

Financial Implications

There are no financial implications associated with this report.

Communication

LAN.03 - Development Notification Requirements

- 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 eleven mailouts. As of the time this report was written, no comments have been received from neighbouring property owners. Development notices were sent to all occupiers and owners of properties within 10 m of the development site notifying them of the details.

Attachments

Attachment A:	Draft Plan of Subdivision
Attachment B:	Applicant's Rationale Letter
Attachment C:	Draft Development Variance Permit (DVP25-4)
Attachment D:	Street Naming Map

Sign-Offs



Rob Publow, Manager of Planning

MB / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer