

Recommendation(s)

1. That Development Variance Permit DV20-014 for 7451 Dunsmuir Street to vary:
 - (a) Section 112 B.1. by increasing the maximum retaining wall height from 1.2 m (3.9 ft) to 2.15 m (7.05 ft); and
 - (b) Section 112 B.4. by permitting blank concrete block retaining walls within the Attached Multi-unit Residential OCP designation.be approved.

Rationale of Recommendation(s)

Staff believe the proposed retaining walls fit within the character of the neighbourhood and will not have significant impacts on the neighbouring properties. The previous retaining walls were failing and needed to be replaced to secure the slope. The site plan showing the wall locations is attached as Attachment B.

Purpose

To accommodate over-height retaining walls that have been built without a permit.

Site Characteristics and Context

Applicant

- Robert Gray

Property Size

- 7451 Dunsmuir Street is approximately 513 sq m (5,517 sq ft) in area.
- The property is currently developed with a single family home.

Neighbourhood Character

- The property to the south of the subject property is significantly lower in elevation, and is developed with a single family home. The proposed retaining walls are required to secure the slope between the two properties
- The remaining neighbouring properties are all developed with single family dwellings and most are zoned for secondary dwelling units.

Referrals

Engineering Department: The Engineering Department has no objection to this proposal.

Building Division: Building Permit application has been made and the variance application can proceed.

Bylaw Enforcement Division: No concerns.

Development Considerations

Development Variance Permit

The applicant has requested a Development Variance Permit to allow the retaining walls to exceed the maximum height of 1.2 m (3.9ft) in the Zoning Bylaw and be constructed of blank concrete blocks. The retaining walls reach a maximum height of 2.15 m (7.05 ft) and have a portion of the wall with exposed blank concrete blocks. The draft permit DV20-014 is included in this report as Attachment A. A Building Permit application has been made.

The over-height retaining walls were built to replace an older wall and slope that were failing. The walls were built without a permit due to the nature of the structural concerns for the house foundation. Staff do not believe that the walls will impact the neighbouring property as they are necessary to secure the slope from failing. In addition, the applicant has proposed a landscaping plan to help screen the walls with plantings (Attachment B).

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 nine (9) mailouts. As of August 3, 2021, no comments have been received.

Attachments

Attachment A: Draft Development Variance Permit DV20-014

Attachment B: Site Plan

Attachment C: Landscaping Plan

Sign-Offs



Rob Publow, Manager of Planning

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Approved for Inclusion: Barclay Pitkethly, Deputy Chief Administrative Officer