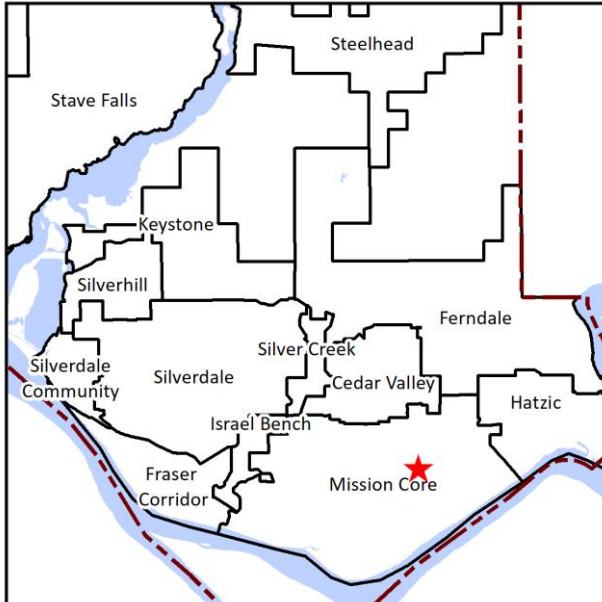


Project: P2021-099
Application Numbers: DV21-024

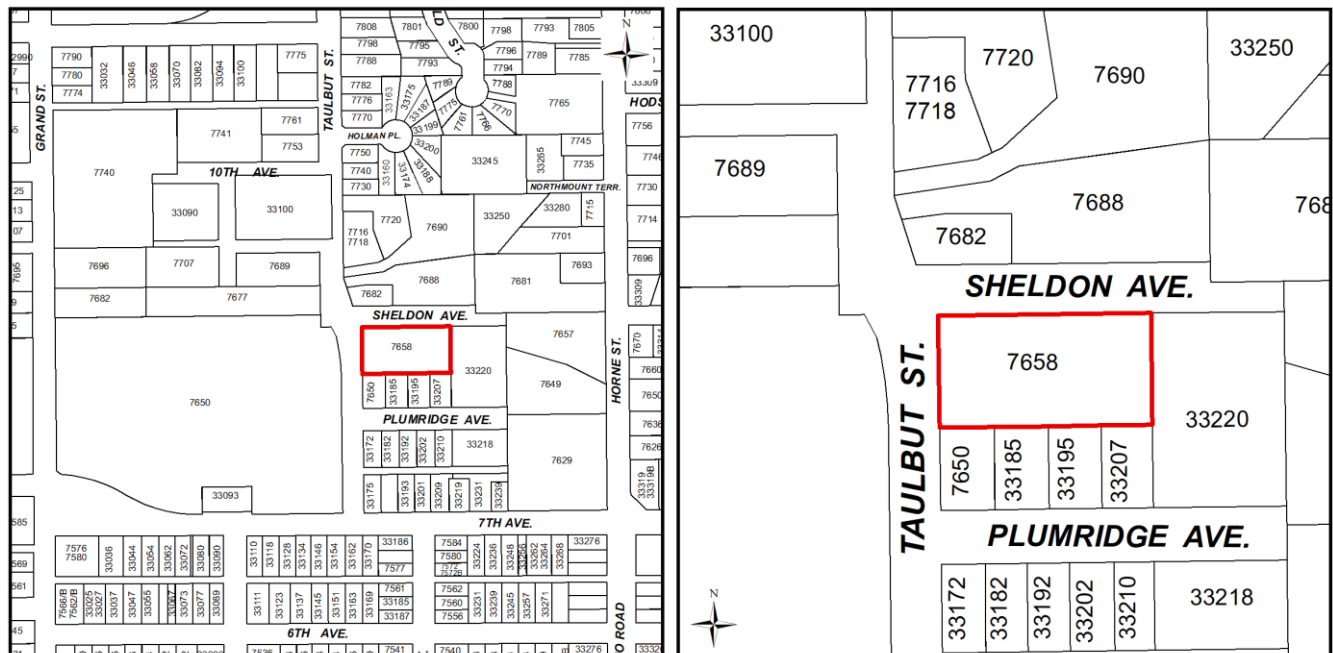
Subject: Development Application – 7658 Taulbut Street



DATE: December 20, 2021
BYLAW / PERMIT #: DV21-024
PROPERTY ADDRESS: 7658 Taulbut Street
LOCATION: Mission Core
CURRENT ZONING: Urban Residential 558 Zone (R558)
PROPOSED ZONING: No change
CURRENT OCP: Attached Multi-unit Residential
PROPOSED OCP: No change

PROPOSAL:

To permit construction of a single family dwelling closer than 6 m from undevelopable areas and with an upper storey that exceeds the floor area of the storey below.



Recommendation(s)

That Development Variance Permit DV21-024 for 7658 Taulbut Street to vary:

- a. Section 901 D.3. by reducing the minimum setback from all Undevelopable Areas from 6.0 m (19.7 ft) to 0.0 m (0.0 ft); and
- b. Section 901 F.2. by increasing the permitted Floor Space of the uppermost Storey from 80% of the Storey below to 115% of the storey below it,

of Zoning Bylaw 5949-2020 be approved.

Rationale of Recommendation(s)

The subject property has numerous topographical and environmental constraints limiting the buildable area on the lot. The proposed variances, which are sought to increase this area to accommodate a single family dwelling, are not anticipated to create a significant impact on the neighbourhood.

Purpose

To accommodate the construction of a single family dwelling.

Site Characteristics and Context

Applicant

- Ray Spence

Property Size

- 7658 Taulbut Street is approximately 3,440 sq m (0.85 ac) in area, of which 121 sq m is developable for buildings and 172 sq m is developable as yard space.
- The property contains a large ravine and watercourse and is currently vacant.

Neighbourhood Character

- Properties to the north, east, and south are zoned Urban Residential 558 zone (R558) and designated Attached Multi-unit Residential. These properties are largely developed with single family dwellings with associated accessory buildings.
- The properties to the west of the subject property are part of the Mission Leisure Centre and park complex zoned Institutional, Parks and Civic Zone (IPRC) and designated Institutional.
- The proposed single family dwelling will be visible from properties directly west and south but largely screened by natural vegetation and treed areas from the properties to the north and east.

Environmental Protection

- Protection for the watercourses and steep slopes on the property has been managed through development permits and are further secured by restrictive covenants as part of a previous development application to determine the acceptable building envelope.

Referrals

Engineering Department:	The Engineering Department has no objection to this proposal, provided the onsite rainwater management objectives are met in accordance with the Development and Subdivision Control Bylaw Schedule C, Sections 4 and 5.
Building Division:	As long as the proposed house including the deck are in compliance with the geotechnical hazards report and riparian Areas Protection regulation report, there are no concerns.
Bylaw Enforcement Division:	No concerns.
Environmental Services:	Initial concerns regarding previously approved Riparian Areas Protection Regulation assessment have been addressed.
Mission Fire Rescue Service:	No concerns.
Parks, Recreation, and Culture:	No comment was provided.

Development Considerations

Development Variance Permit

The applicant seeks a variance to the City's Zoning Bylaw to eliminate the additional 6.0 m setback applied to the undevelopable areas on the lot. The undevelopable areas consist largely of ravine and watercourse encumbrances. Given the extent and natural characteristic of the protected undevelopable area, the any reduction to the 6.0 m setback would be negligible with respect to visual buffering.

The building envelope on the site was previously approved through a Variance Protocol under the Riparian Areas Protection Regulation, a site-specific exemption to the Floodplain Management Bylaw, and an accepted Geotechnical Landslide Hazard Assessment report. The proposed variances allow the applicant to maximize the floor space within the accepted building envelope without further impacts to the environmentally sensitive areas on the site.

The applicant is also seeking a variance to the Bylaw that would allow an increase to the maximum allowable floor space of the upper most storey of the proposed single family dwelling. Currently, a provision in this zone requires that the upper floor not exceed 80% of the main floor area. This provision was carried over from the previous Bylaw aimed to ensure architectural interest along a streetscape through building and roof setback. The draft variance permit DV21-024 is included in this report as Attachment A.

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 ten mailouts. As of finalization of this report, no comments have been received.

Attachments

Attachment A: Draft Development Variance Permit DV21-024

Attachment B: Site Plan

Attachment C: Building Elevations

Sign-OffsA handwritten signature in black ink, appearing to read 'Dan Sommer', with a stylized, cursive script.

Dan Sommer, Director of Development Services

KP / sh

Approved for Inclusion: Mike Younie, Chief Administrative Officer