



COUNCIL REPORT

To: Paul Gipps, CAO

Date: June 28, 2022

From: Chris French, Planner I

File No: DVP 22-06

Subject: **DVP 22-06, Development Variance Permit, 975 Lloyd Jones Drive**

RECOMMENDATION

THAT Council authorize the issuance of a Development Variance Permit (DVP 22-06) for 975 Lloyd Jones Drive to vary S. 10.4.5.g.1 of the Zoning Bylaw No. 0154 to reduce the front parcel setback distance from 6.0m to 4.5m.

STRATEGIC AREA(S) OF FOCUS

Council's 2021-2022 Strategic Priorities – Economic Growth and Prosperity

BACKGROUND

The subject property at 975 Lloyd Jones Drive is located in the Rose Valley neighbourhood and currently has an existing single detached dwelling. The applicant has applied to construct an attached garage to accommodate a full-size pickup truck with an additional room on top to be used as a recreational space for their family. The proposal does not meet the minimum setback requirement of 6.0m in the Zoning Bylaw and the applicant is requesting a reduction to 4.5m (1.5m variance) as shown in *Attachment 1*.

PROPERTY DETAILS			
Address	975 Lloyd Jones Dr		
PID	004-562-046		
Folio	3641502.348		
Lot Size	2023.43 m ² (0.5 acres)		
Owner	Bryce & Lanna McEwan	Agent	N/A
Current Zoning	R1 – Single Detached Residential	Proposed Zoning	N/A
Current OCP	SFD – Single Family Residential	Proposed OCP	N/A
Current Use	Single Detached Residential	Proposed Use	Single Detached Residential
Development Permit Areas	Hillside Development Permit Area		

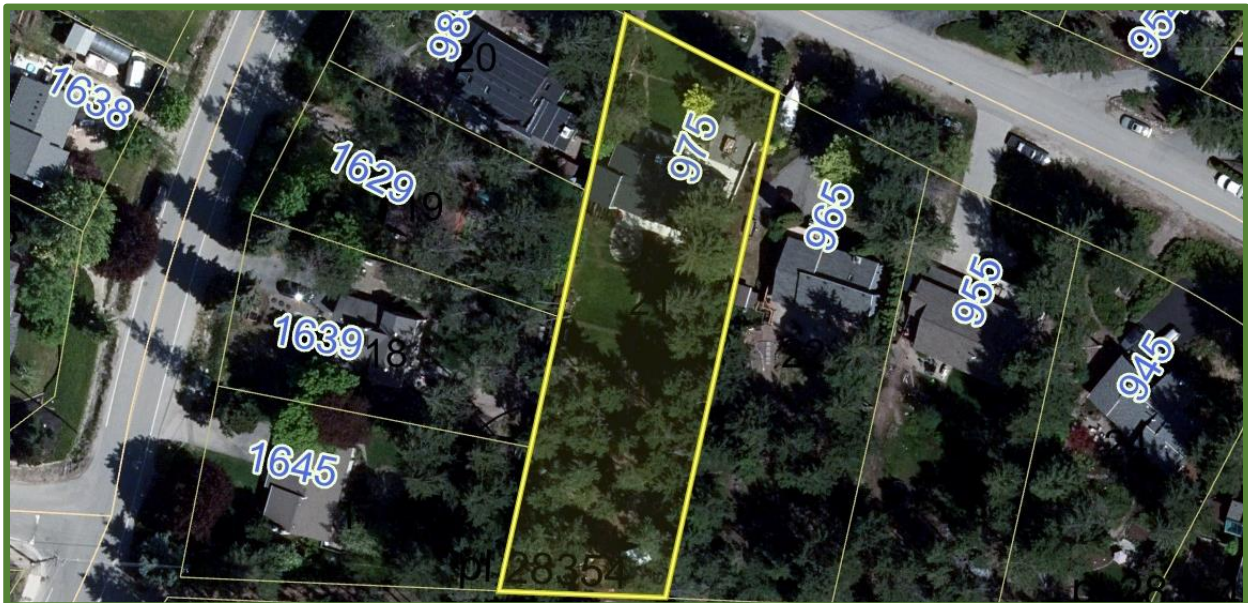
ADJACENT ZONING & LAND USES

North	^	R1 – Single Detached Residential
East	>	R1 – Single Detached Residential
West	<	R1 – Single Detached Residential
South	v	R1 – Single Detached Residential

NEIGHBOURHOOD MAP



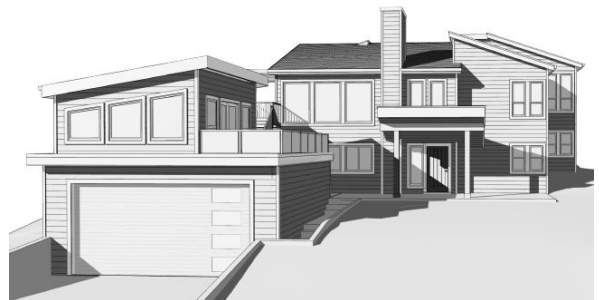
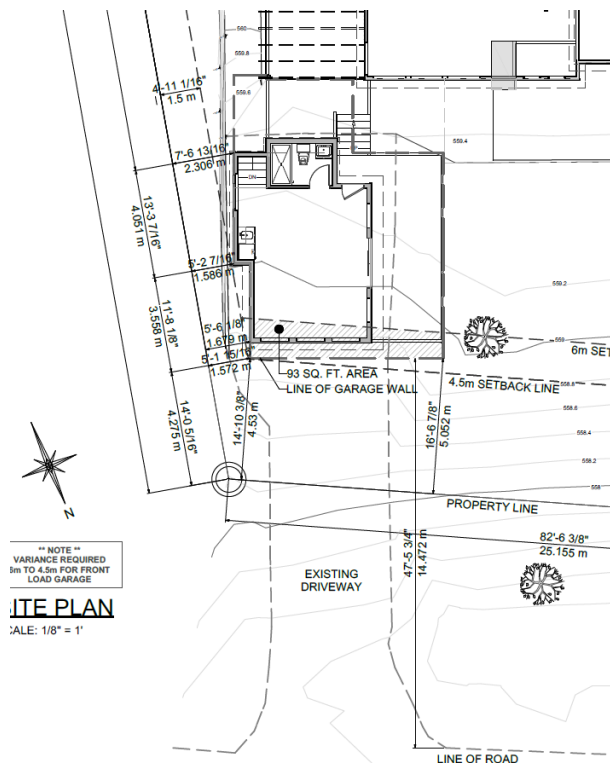
PROPERTY MAP



DISCUSSION

Technical Considerations

At this time, there are no plans to introduce sidewalks or other related works to Lloyd Jones Drive as directed by the Transportation Master Plan or Active Transportation Plan. Lloyd Jones Drive is classified as a rural local road, and the City's Works and Services Bylaw No. 0249 provides a guideline for constructing rural local road cross-sections. 18.0m of road right-of-way is required for a rural local road per the Works and Services Bylaw, while Lloyd Jones Drive already has a 25.0m right-of-way. Should the City construct the full rural local road cross-section on Lloyd Jones Drive in the future, the distance between a fully constructed road and the proposed garage door leaves more than 7m of space for vehicle parking in the driveway.



Above: Figure 1 – Rendering of proposed attached garage in front of existing home

Left: Figure 2 – Proposed addition of attached garage as shown in the Site Plan. The full Site Plan can be viewed in *Schedule A of Attachment 1*.

PUBLIC NOTIFICATION

In accordance with the *Local Government Act*, 46 notices were mailed to property owners within 100m of the subject property and a sign was posted on the property in accordance with the City's Development Applications Procedures Bylaw. No comments have been received at the time of writing this report.

CONCLUSION

Staff recommend that Council approve the requested variance as it will not create any negative impacts on the existing or potential development roadway, the proposal exceeds the identified setback distance in the proposed Zoning Bylaw and no comments have been received from the neighbours in the area.

ALTERNATE MOTION

THAT Council deny the request of a Development Variance Permit (DVP 22-06) for 975 Lloyd Jones Drive to vary Section 10.4.5.g.1 of the Zoning Bylaw No. 0154 to reduce the front parcel setback distance 6.0m to 4.5m.

Should Council deny the requested variance, the applicant will either need to redesign their proposal to comply with the Zoning Bylaw No. 0154 or wait six months to reapply for a variance in accordance with the Development Applications Procedures Bylaw.

REVIEWED BY

Chris Oliver, Planning Supervisor

Brent Magnan, Director of Development Approvals

Shelley Schnitzler, Legislative Services Manager/Corporate Officer

APPROVED FOR THE AGENDA BY

Paul Gipps, CAO

Powerpoint: Yes ☒ No ☐

Attachments:

1. Draft Development Variance Permit (DVP 22-06)