

Report

Date June 7, 2023

File: DVP00091

Subject Development Variance Permit Application for 6125 Lakeview Drive

PURPOSE

To consider a development variance permit application to reduce the minimum front yard setback for a principal residential dwelling from 5.0 metres to 4.3 metres to facilitate future subdivision at 6125 Lakeview Drive.

BACKGROUND

The subject property (PID 003-760-251) at 6125 Lakeview Drive is 1041 square metres. It is located within the Residential Neighbourhood (Berkey's Corner) designation of the Official Community Plan and is inside the Urban Containment Boundary (Attachment 1).

The surrounding area's predominant land use is residential, mainly consisting of single-family dwellings, with some subdivision of larger lots in recent years (Attachment 2).

The property is zoned Residential One and Two-Family (R3), as is much of the surrounding neighbourhood (Attachment 3).

DISCUSSION

Most of the dwellings on the east side of Lakeview Drive (Attachment 4) are very close to the current built road. The application indicates that several other properties have been subdivided on Lakeview Drive, and Attachment 2 indicates a wider road allowance at these locations.

Land Use Impacts

Many homes on the east side of Lakeview Drive are built at the top of an embankment, and several are located at less than the required 5-metre front yard setback. All structures on the land under application meet current zoning requirements. The eventual subdivision would not be out of character with other lots subdivided in the area, and the double road access to both Lakeview Drive and Sayward Road provides an opportunity for an additional dwelling unit fronting Sayward Road.

The OCP supports "gentle densification" and sensitive infill within the Residential Neighbourhood land use designation (s. 3.2.7). As the requested variance will help to facilitate the subdivision without impacting the character of the Lakeview Drive neighbourhood land, approval of the application and issuance of the development variance permit is recommended.

OPTIONS

1. **(Recommended Option)** THAT Council authorize the issuance of Development Variance Permit DVP00091 and grant a variance to Section 58 (6) (a) of Zoning Bylaw No. 2950, 1997, to reduce the front yard setback for a principal residential dwelling from 5.0 metres to 4.34 metres to facilitate future subdivision at 6125 Lakeview Drive.
2. THAT Council deny Development Variance Permit application DVP00091 to reduce the front yard setback for a principal residential dwelling from 5.0 metres to 4.3 metres to facilitate future subdivision at 6125 Lakeview Drive.

IMPLICATIONS

Approval of the application would allow the subject property to be subdivided, provided all other requirements of the subdivision are met.

Should the application be denied by Council, the owner would be required to remove or modify the existing residential dwelling in order to subdivide the property.

RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit DVP00091 and grant a variance to Section 58 (6) (a) of Zoning Bylaw No. 2950, 1997, to reduce the front yard setback for a principal residential dwelling from 5.0 metres to 4.34 metres to facilitate future subdivision at 6125 Lakeview Drive.

Report prepared by:

Report reviewed by:

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Approved to be forwarded to Council:



Ted Swabey
Chief Administrative Officer

Attachments:

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| (1) Location Map | (5) Letter of Rationale |
| (2) Orthophoto | (6) Site Survey |
| (3) Zoning Map | (7) Draft Permit |
| (4) Site Photos | (8) Notice |