

City Staff Report

Original signed by: City Manager Johnson

Report Date: July 13, 2022

Meeting Date: July 26, 2022

To: City Manager

From: Director of Development Services

Subject: Development Variance Permit to review the principal building setback at 420 Webster Ave

Purpose

This Development Variance Permit application is to reduce the principal building setback from 7.5m (25ft) to 4.1m (13.7ft) for the proposed daycare at 420 Webster Ave.

Summary

- July 20, 2021 the subject property was rezoned to P-1 to allow the use of a daycare at 420 Webster Avenue.
- Due to the location of a water main along the southern property line, the building plans and parking lot had to be redesigned to accommodate the setback from the waterline.
- Section 34.3.5 (a) requires the principal building to be setback 7.5m (25ft) from the front property line, and the development requires a reduction of the setback to 4.1m (13.7ft).

Recommendation

THAT Council vary Section 34.3.5 (a) Zoning Bylaw No. 1880, 2019 to permit to reduce the principal building's front setback to 4.1m. on LOT 1 BLOCK 1 DISTRICT LOT 704 CARIBOO DISTRICT PLAN 6719 (420 Webster Ave):

Statutory Requirements

Local Government Act Section 498 – Development Variance Permits

Council Policy

Zoning Bylaw No. 1880, 2019 Development
Application Procedures Bylaw

Background

Proposal

July 20, 2021, the property was rezoned to P-1 to support the use of a 57-space daycare facility. The original plans approved under the amendment were drawn without the knowledge underground water





main located along the southern lot line. The building plans did not meet the required setback from the utilities.

Upon further investigation of underground utilities, new building plans were submitted on June 24, 2022. The building and parking lot layout was revised to meet the required setback from the water main. Due to this change, the public park area was removed from the plans, as the lot can no longer accommodate this space.

Site Characteristics

Location	420 Webster Avenue
Site Area	2,413 m ² (approx. 0.6 ac)
Current Use	Park
Zoning	P-1 (Civic Assembly and Institutional)
Official Community Plan Land Use Designation	IT (Institutional)

Surrounding Land Uses

North	Single Detached Residential
East	Single Detached Residential
South	Mix of residential densities and parkland
West	Mix of residential densities and parkland

Zoning Bylaw Analysis

- Section 34.3.5 (a) requires the principal building to be setback 7.5m (25ft) from the front property line, and the City is asking to reduce this setback to 4.1m (13.7ft).
- All other zoning requirements have been met.

Written Submissions from the Public

- Variance notices were mailed on July 7, 2022 to residents, occupants and owners within 30 meters of the subject property. 41 individuals were notified.
- Development Notice signage was installed on the property on July 14 2022 as per the Development Application Procedures Bylaw.
- Two written submissions have been received as of date of this report. Both submissions expressed concern for the loss of the park.
- One of the submissions also noted concerns regarding the snow storage and trees impact on the visibility for vehicles exiting the townhouses on Wilkinson.

Referrals

Building Department: Interests are unaffected.	Telus: No comment
Public Works: Snow must be managed on site and all trees should be planted within the property's boundary and not on the boulevard.	Shaw Cable: No comment
Capital Works: No concerns	BC Hydro: No comment
Fire Department:	Fortis BC: No comment



No concerns, good access and a hydrant right on the corner of Webster and Wilkinson	
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Attachments

1. Site Plan

Options

1. Approve as recommended.
2. Amend recommendation and approve.
3. Deny application.