



# DVP20-0054 1310 Graham Rd

Development Variance Permit



# Proposal

- ▶ To vary the minimum number of required parking spaces for the various residential and community uses proposed for the subject property.

# Development Process

Feb 5, 2020

Development Application Submitted



Staff Review & Circulation



Mar 10, 2020

Public Notification Received



May 12, 2020

Council Consideration



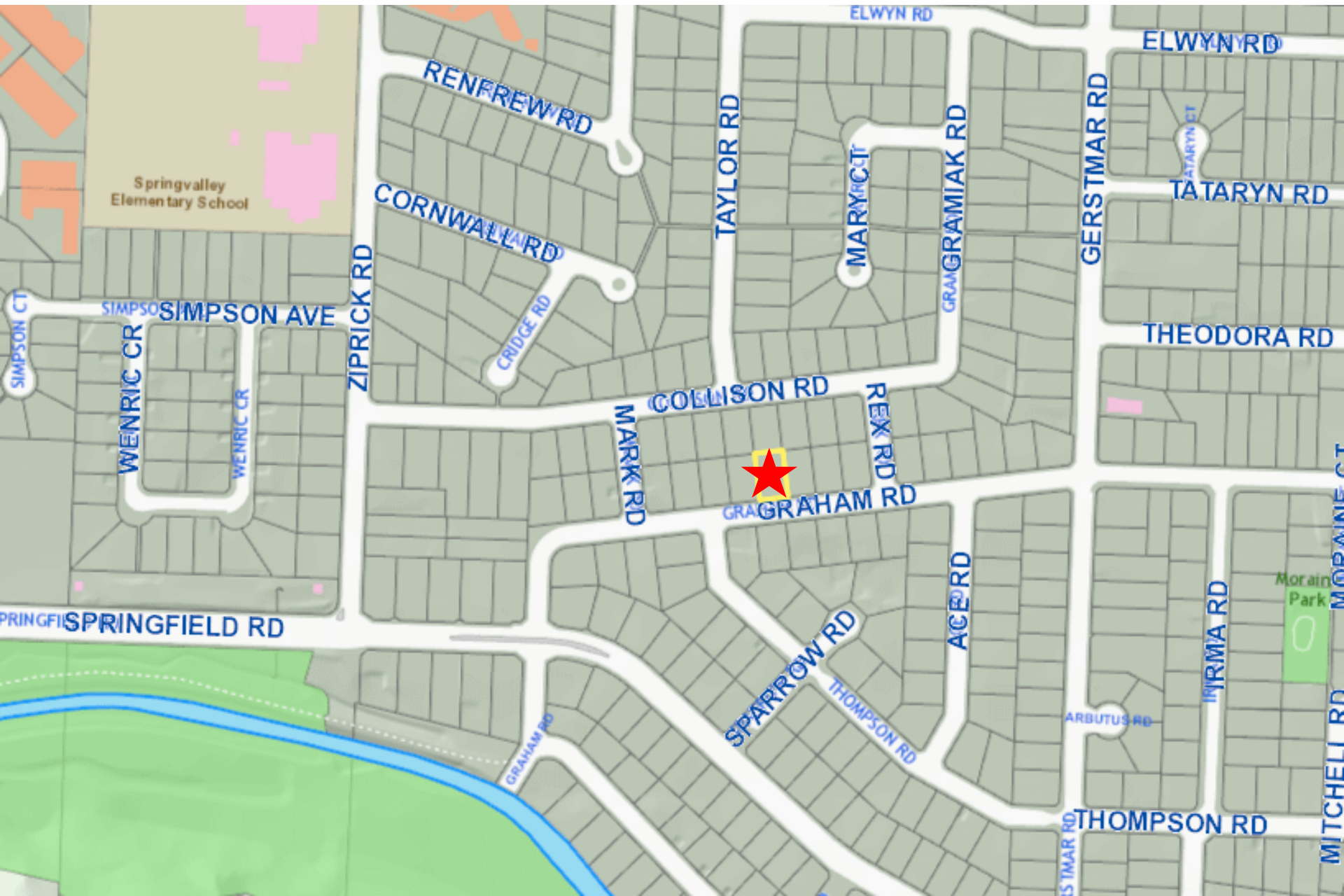
Council  
Approval



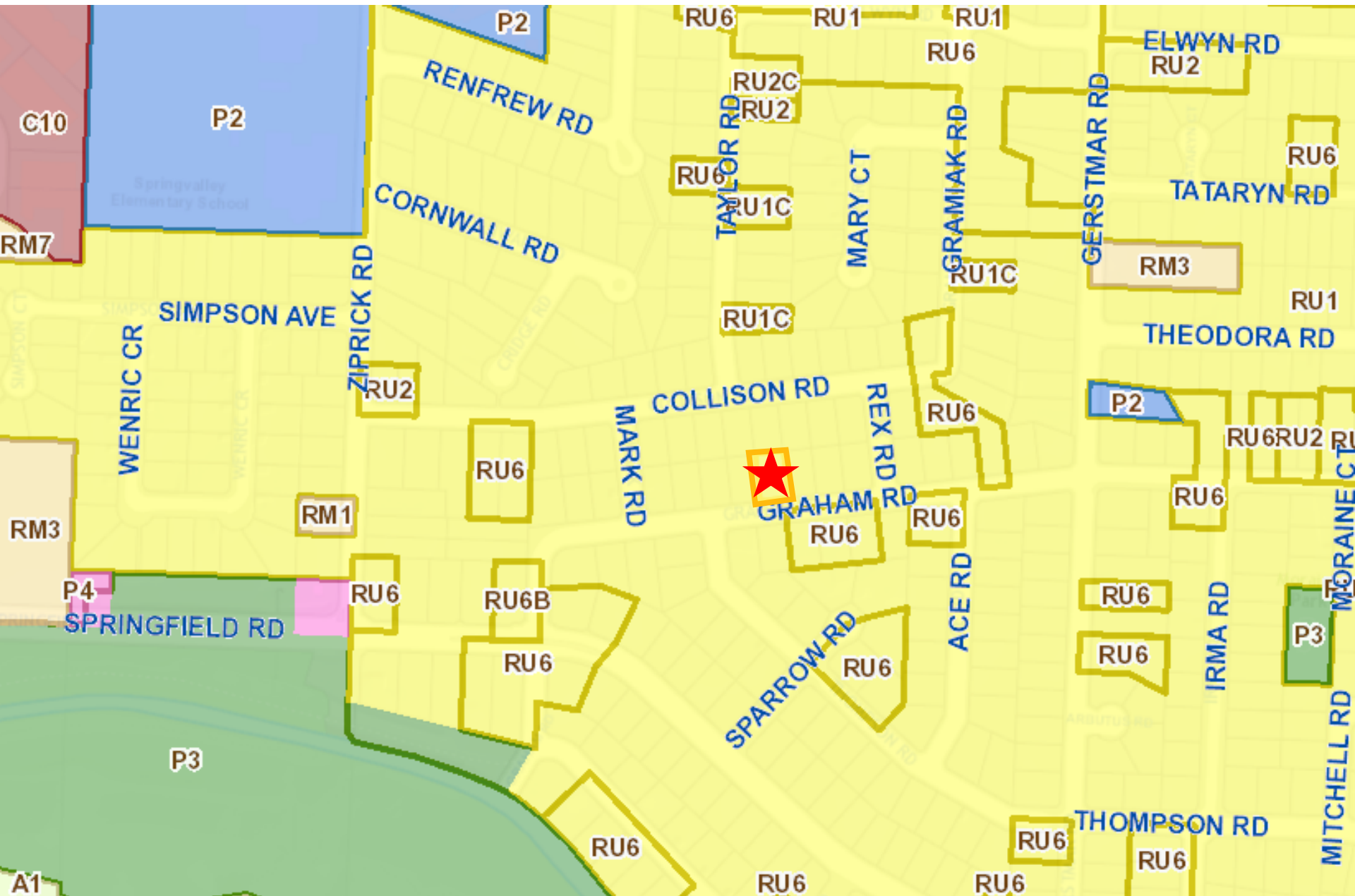
Business License



# Context Map



# OCP Future Land Use / Zoning





# Subject Property Map



# Background

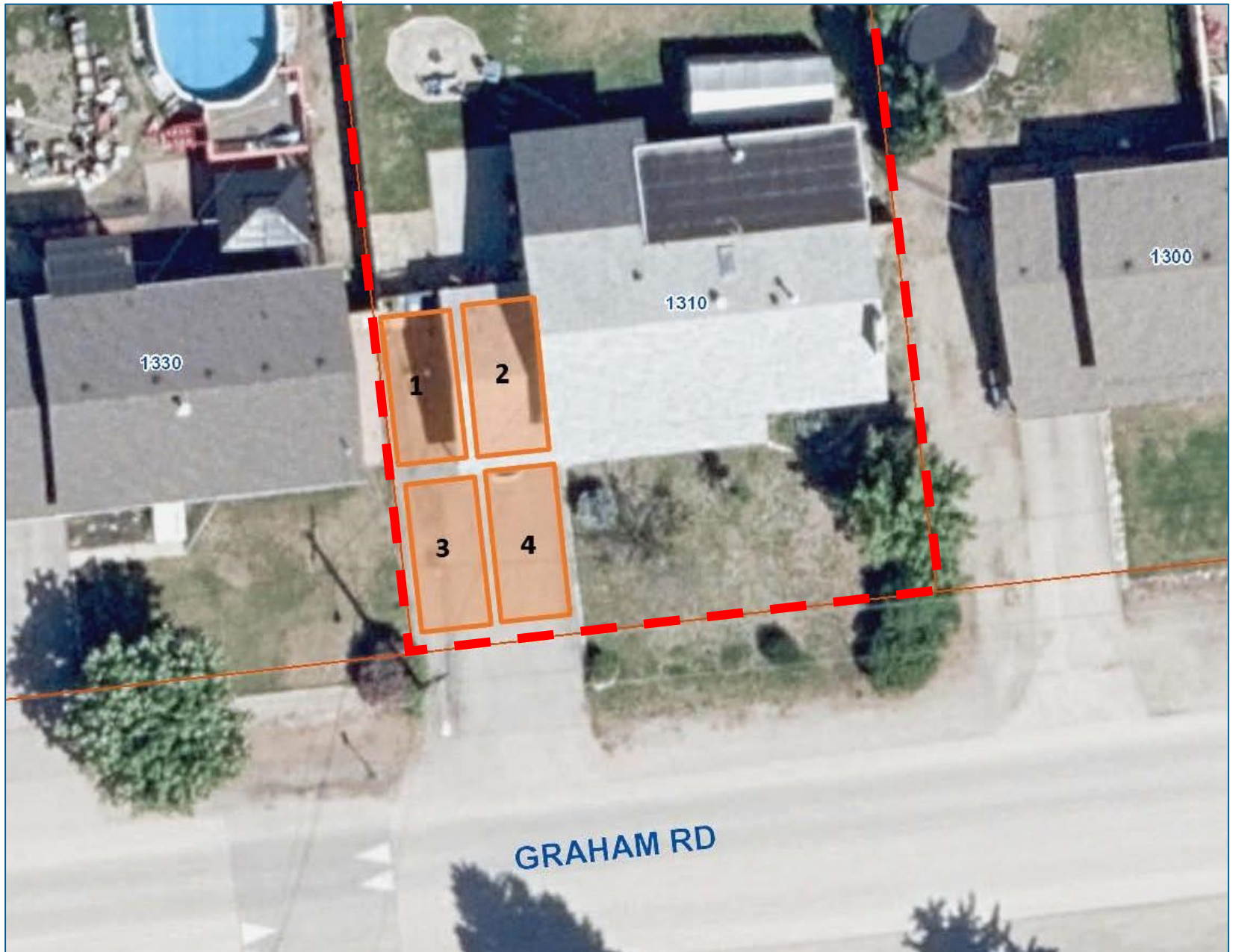
- ▶ Subject property currently has a single family home with a secondary suite
- ▶ Currently a daycare (Child Care Centre, Minor) operates out of the principal dwelling

# Project/technical details

- ▶ Applicant proposes to open a 2<sup>nd</sup> daycare to operate out of the secondary suite
- ▶ Request reduction in number of required parking spaces **from 7 spaces to 4 spaces:**
  - ▶ Principal Dwelling – from 2 spaces to 1 space
  - ▶ Secondary Suite – 1 required space
  - ▶ 1<sup>st</sup> daycare – from 2 spaces to 1 space
  - ▶ 2<sup>nd</sup> daycare – from 2 spaces to 1 space



# Site Plan (with parking plan)



# Development Policy

- ▶ OCP Chapter 1 - Foster Sustainable Prosperity
  - ▶ Foster a healthy, dynamic and sustainable economy
  - ▶ Supporting business
- ▶ OCP Chapter 5 - Complete Suburbs
  - ▶ Supports mix of uses within suburbs
- ▶ OCP Chapter 10 – Distribution of Community Resources
  - ▶ Appropriately distribute and locate community resources

# Public Notification Policy #367

- ▶ Applicant has provided a letter to all neighbouring properties within a 50m radius outlining their proposal and requested variance
  - ▶ Confirmation of Public Consultation was submitted on March 10th, 2020

# Staff Recommendation

- ▶ Staff recommend support for the requested variance to reduce the required parking from 7 spaces to 4 spaces
  - ▶ Provides additional daycare spaces in the community
  - ▶ Applicant has provided a plan to mitigate potential traffic issues





## *Conclusion of Staff Remarks*