



# DVP20-0032

# 460 Francis Ave

Development Variance Application



# Proposal

- ▶ To consider a Development Variance Permit to vary the minimum distance between two single detached housing units from 4.5m required to 1.78m proposed.

# Development Process

Jan. 29<sup>th</sup>, 2020

Development Application Submitted



Staff Review & Circulation



Sept. 11<sup>th</sup>, 2020

Public Notification Received



Oct. 6<sup>th</sup>, 2020

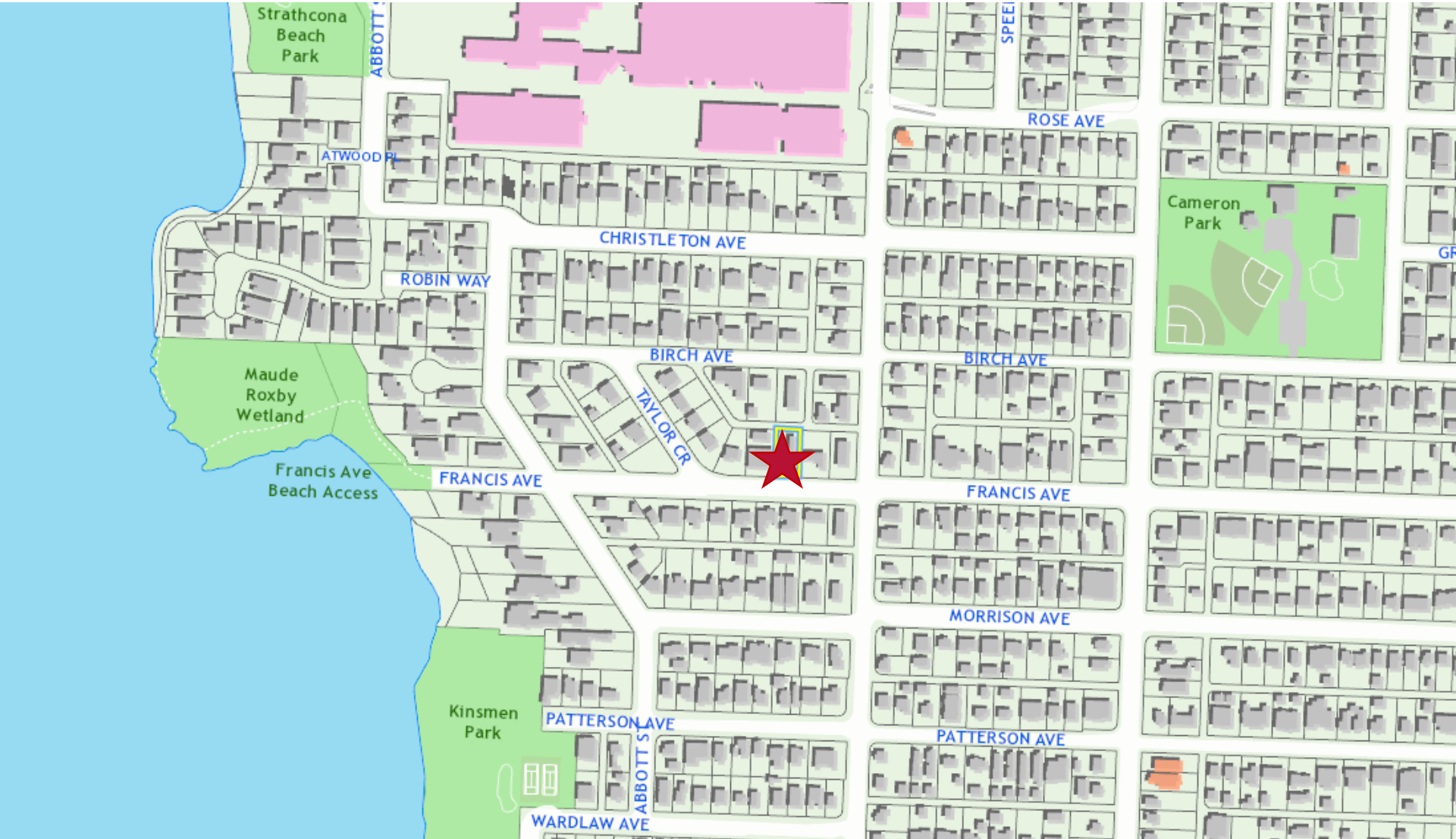
Development Variance Permit



Building Permit

} Council  
Approval

# Context Map

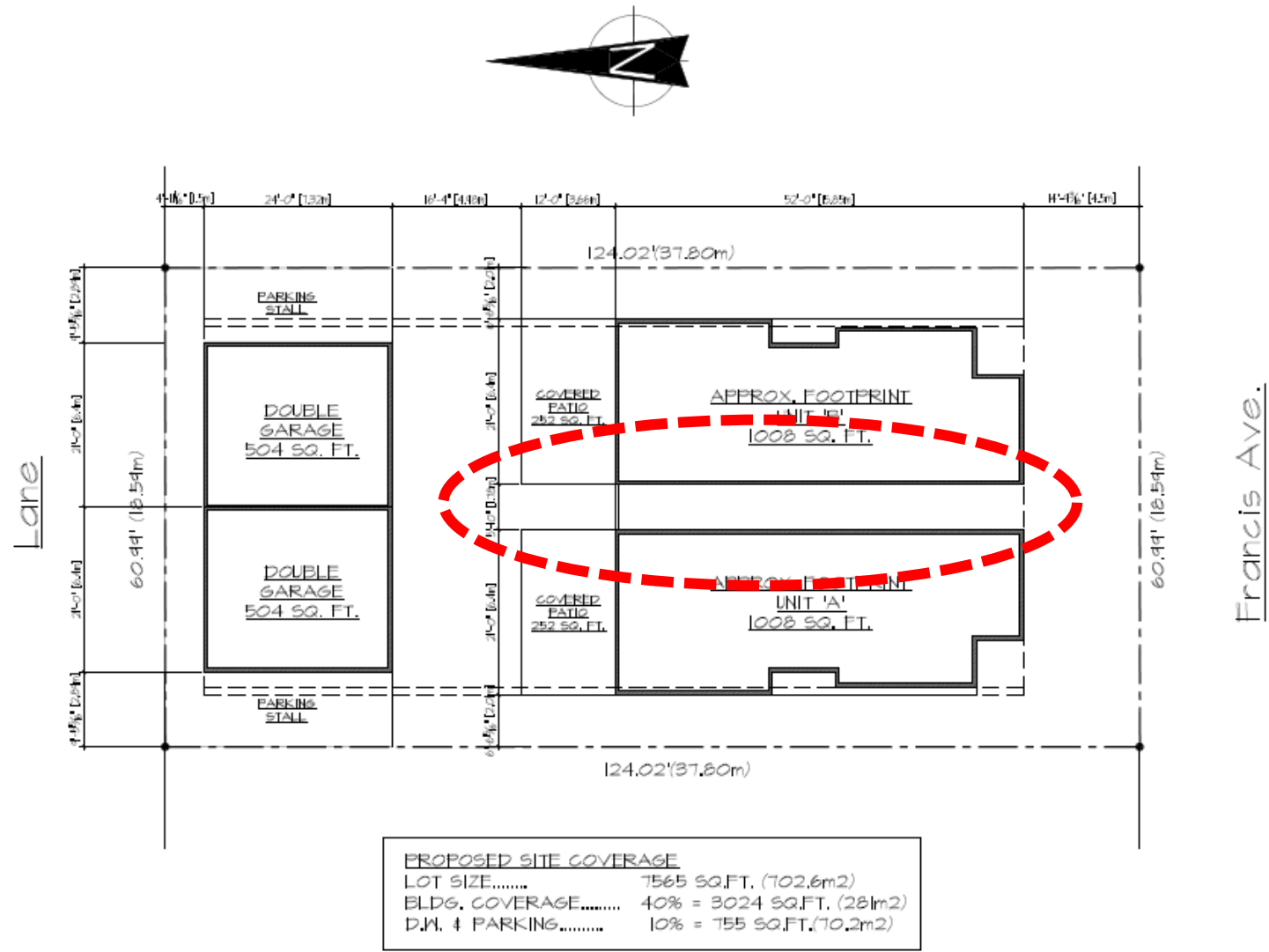




# Site Map



# Site Plan



# Technical Details

- ▶ The proposal is for the minimum distance between two detached dwellings.
- ▶ Design allows for private open space in the rear yard and detached garage.
- ▶ All other setbacks, heights and parking requirements will be met.

# Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Variance Permit application to vary the minimum distance between two detached dwellings.
  - ▶ Similar design to other side-by-side RU6 developments.
  - ▶ No variance to setbacks from surrounding properties.
  - ▶ Minimal neighbourhood impacts are anticipated.





## *Conclusion of Staff Remarks*