



DVP 21-0082

664 Patterson Avenue

Development Variance Permit Application



Proposal

- ▶ To vary a regulation relating to the maximum height of a carriage house not exceeding the height of the principal dwelling on the subject property.

Development Process

April 9, 2021

Development Application Accepted

Staff Review & Circulation

May 25, 2021

Public Notification Received

June 22, 2021

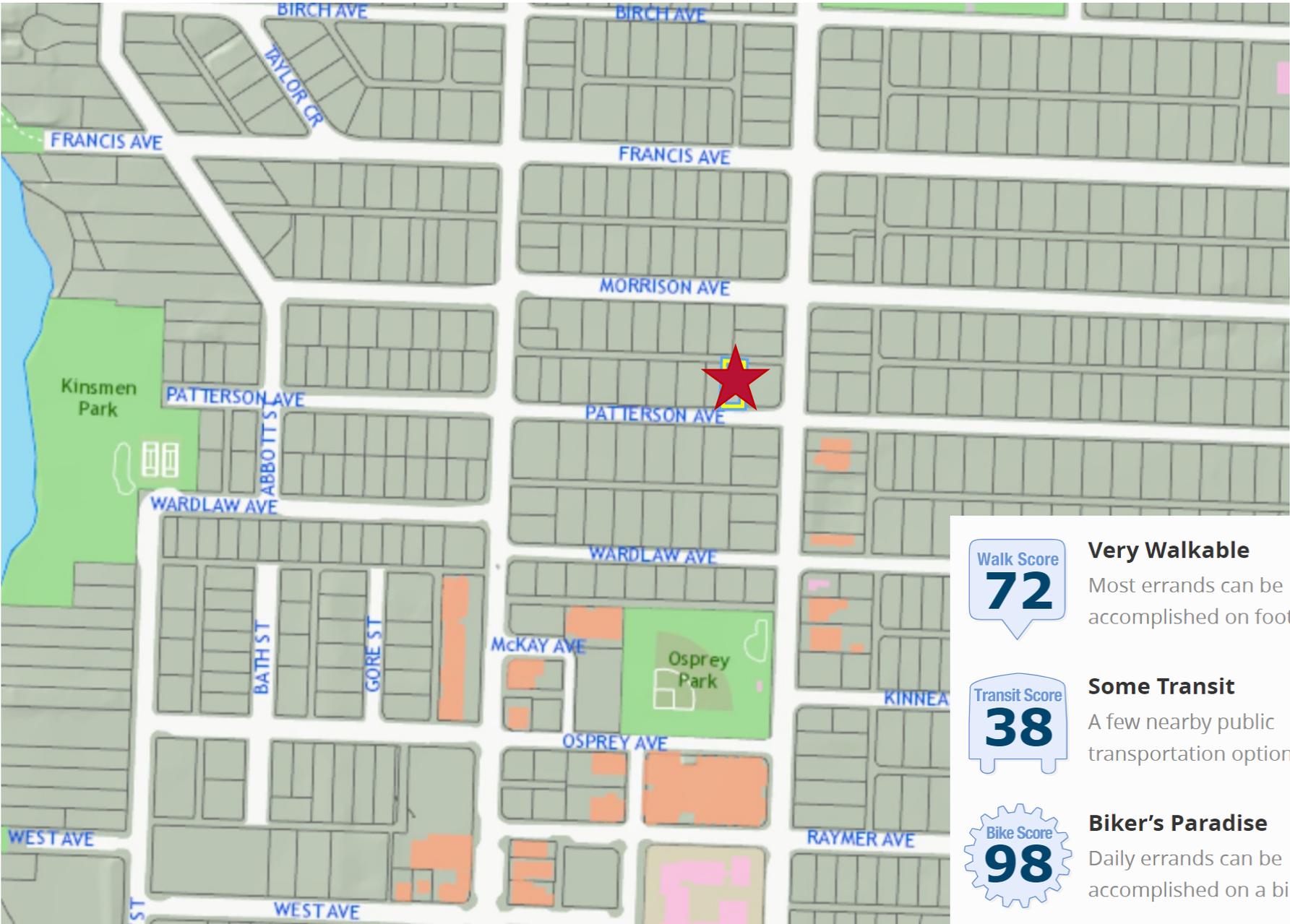
Council Consideration

Council Approvals

Building Permit



Context Map



Walk Score
72

Very Walkable
Most errands can be accomplished on foot.

Transit Score
38

Some Transit
A few nearby public transportation options.

Bike Score
98

Biker's Paradise
Daily errands can be accomplished on a bike.

Subject Property Map

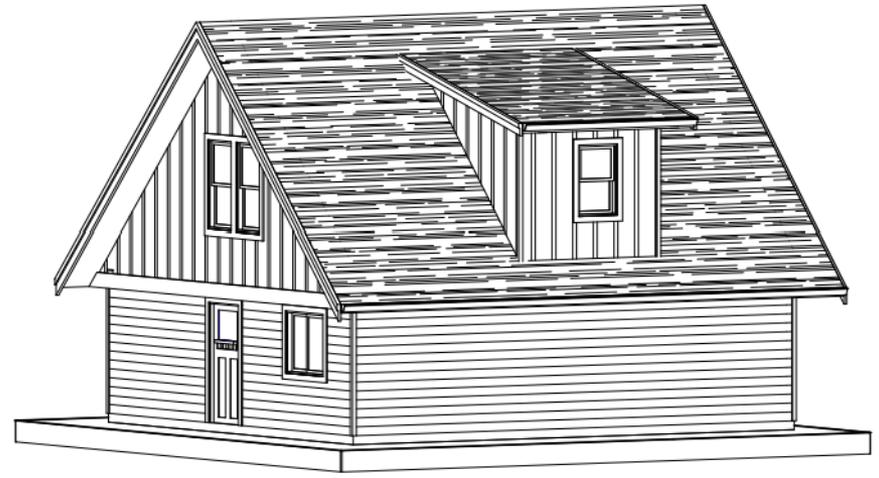


Elevations



① Front 3D

12'



② Rear 3D

Variance

- ▶ Carriage house higher than principal dwelling
 - ▶ Existing dwelling is 3.4 m to midpoint
 - ▶ Proposed carriage house is 4.8 m to midpoint
 - ▶ Carriage house meets Zoning Bylaw height regulations, other than exceeding height of principal dwelling
- ▶ Impact to adjacent properties is considered to be minimal

Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Complete Communities
 - ▶ Sensitive Infill
 - ▶ Carriage Houses and Accessory Apartments
- ▶ Healthy Housing Strategy
 - ▶ Promotion and protection of rental housing

Staff Recommendation

- ▶ Staff recommend **support** for the Development Variance Permit application to facilitate development of a carriage house
 - ▶ Meets the intent of the Official Community Plan
 - ▶ Urban Infill Policies
 - ▶ Appropriate location for adding residential density
 - ▶ Anticipated minimal impact from variance



Conclusion of Staff Remarks