



DVP 22-0216
1160 Stonepointe Ct

Development Variance Permit

Purpose

- ▶ To issue a Development Variance Permit to vary the maximum height to facilitate the development of a single-family dwelling.

Development Process

Nov 3, 2022

Development Application Submitted

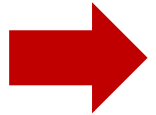


Staff Review & Circulation



Jan 26, 2023

Public Notification Received



Mar 21, 2023

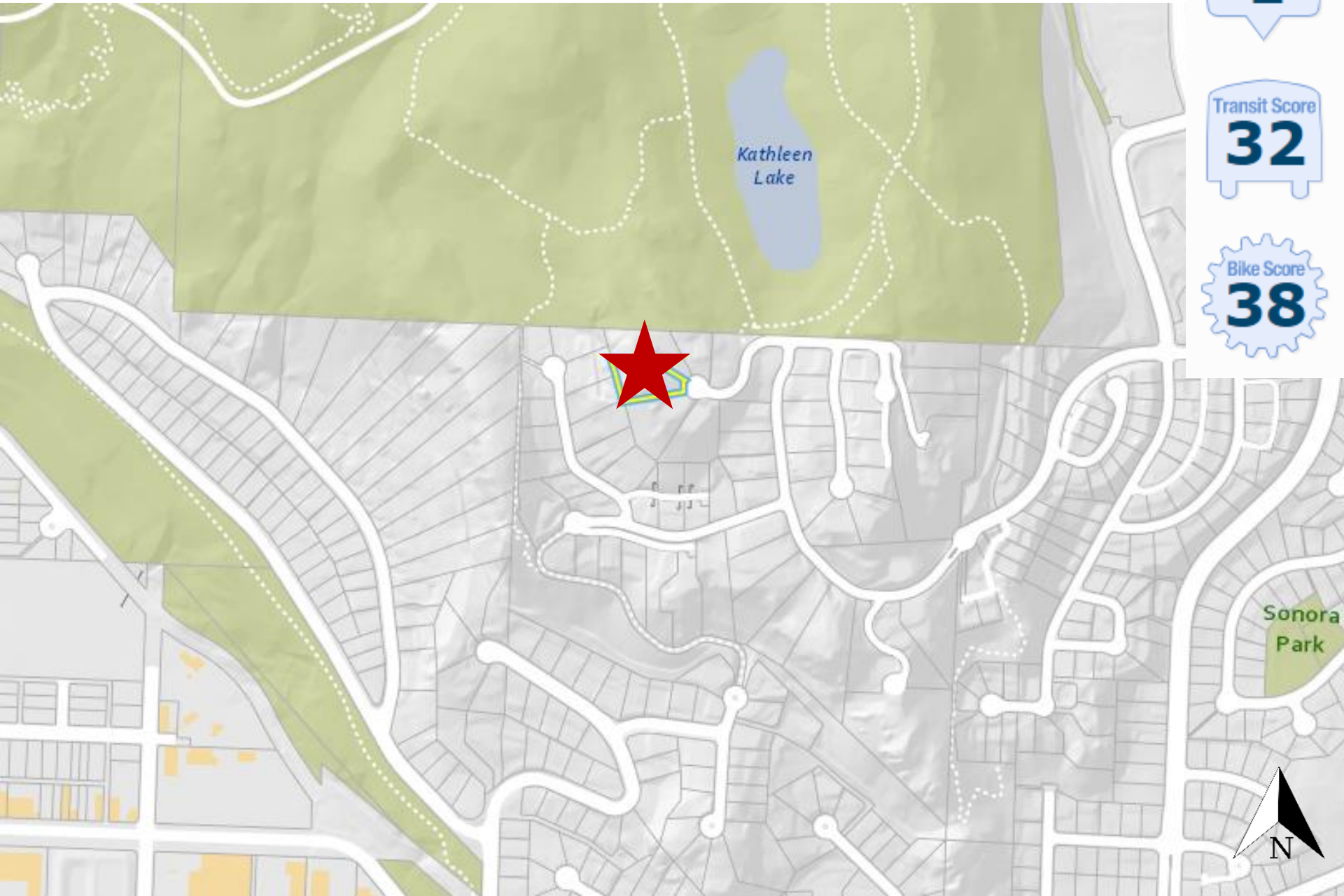
Development Variance Permit



Building Permit

Council
Approvals

Context Map

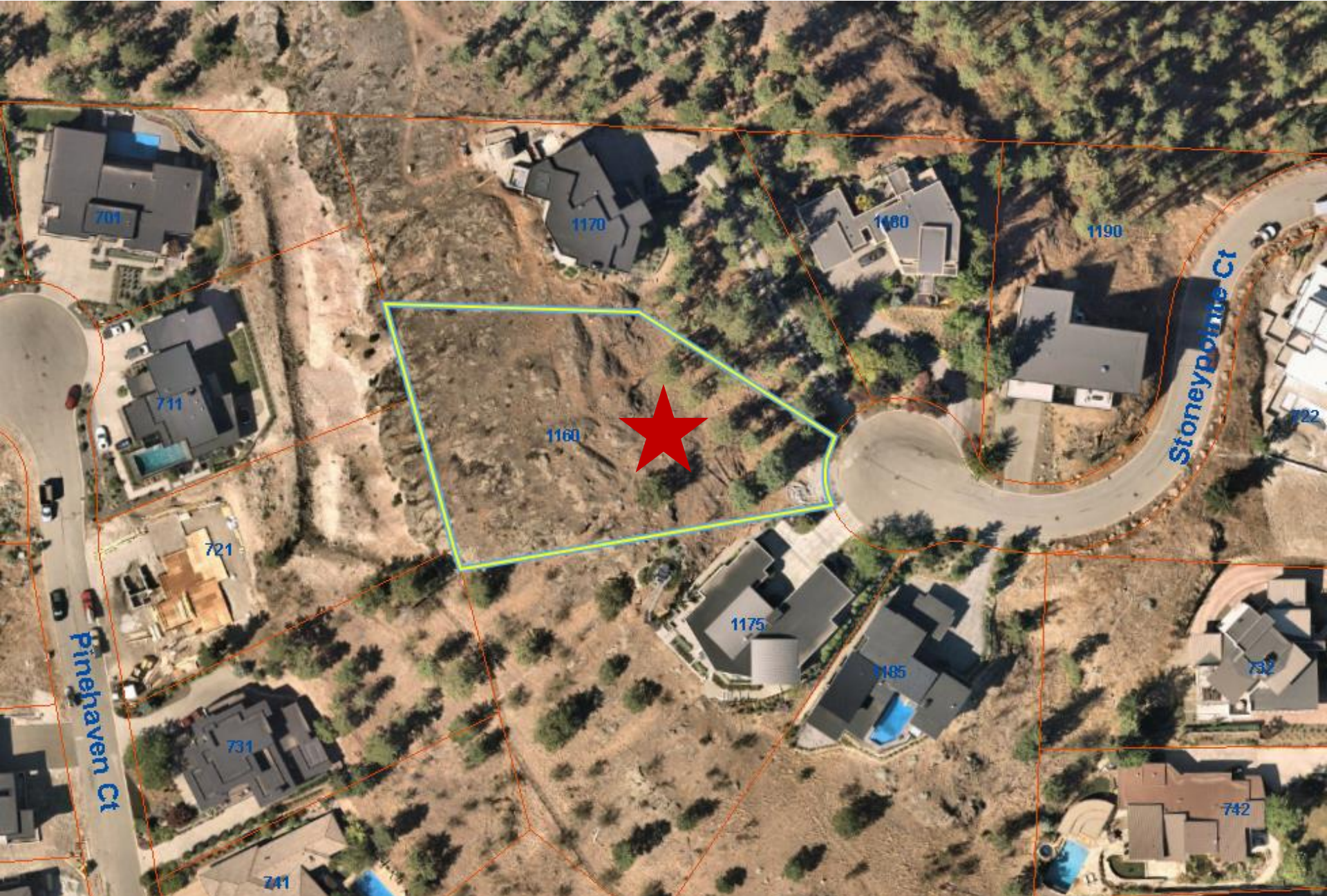


Walk Score
1

Transit Score
32

Bike Score
38

Subject Property Map



Site Photos



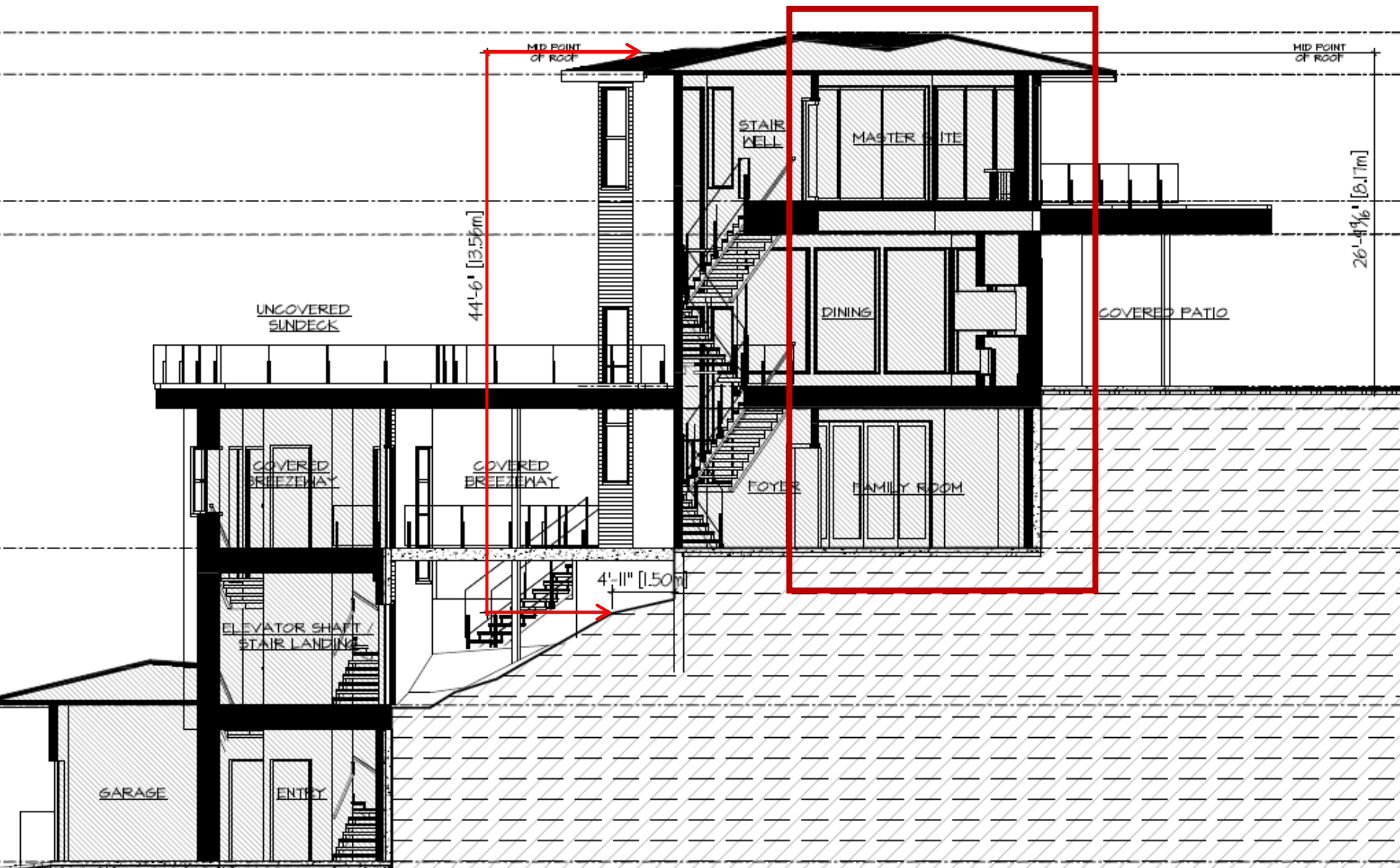
Technical Details

- ▶ RU1 – Large Lot Housing
 - ▶ Lot area 3,108.0 m²
 - ▶ Gross Floor Area of Third Storey relative to the Second Storey 41.97%
 - ▶ Area of third floor 93.27 m²

Variance

- ▶ Section 11.5: To vary the required maximum height from 10.0 m permitted to 13.56 m proposed.

Elevation



Rendering – View from Street



Rendering



View from yard near road – with bedroom



View from yard near road – without bedroom



View from side yard – with bedroom



View from side yard – without bedroom

OCP Policies

- ▶ **Policy 7.2.2: Hillside Housing Forms**
 - ▶ Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas
- ▶ **Policy 15.2.3: Design Development to Avoid Areas of Steep Slopes**
 - ▶ Design the development to lessen site disturbance and avoid areas of steeper slopes.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed variance as it:
 - ▶ Meets all other Zoning Requirements
 - ▶ Sloped lot adds to height calculation
 - ▶ Located on a private strata road
 - ▶ Minimal visual impact as stairway access would remain
 - ▶ Natural area limits buildable area