

DEVELOPMENT VARIANCE PERMIT Application

REGISTERED OWNER (please print)

Name(s): Lori Anne Appleton

Mailing Address: 1075 Holmes Street, Duncan, BC

Phone:

Email:

APPLICANT (please complete if different from above)

Name(s):

Mailing Address:

Phone:

Email:

SUBJECT PROPERTY (please see Note below)

Civic Address: 1075 Holmes Street

Postal Code: V9L 2C9

Legal Description: Amended Lot 7 (DD205579-I) Block: 2 Section: 19 Range: 5/6 Plan: 1265-B Quamichan LD

Parcel Identifier No: 000-220-329

Folio No:

Note: Please attach a current land title search and copies of all charges, covenants, easements, etc. on Title for this property. If more than one property is concerned with this proposal, please attach a list including all details as listed above.

DEVELOPMENT DETAILS

What Section of the Zoning Bylaw do you want to vary? 4.4.1 Interior and rear setbacks

What is the variance you are seeking? Minimum required setback to be 1.2 metres

Property Size (m² or ha): 664.6 metres squared

Existing Use: garage

Project Description: Please provide a Rationale Letter with your application describing your project in detail. The letter must reference relevant policies within the Official Community Plan, the Development Permit Area Guidelines and the Zoning Bylaw and describe how your project meets these goals, policies, and regulations. Please refer to the Guide to Development Variance Permit Applications for other technical information and drawings required for your application. The City of Duncan reserves the right to reject or postpone the review of an incomplete application. The information in this application will only be used for the purpose for which it was obtained.

AUTHORIZATION

I/We declare that all of the above statements and information contained in the material submitted in support of this application are, to the best of my/our knowledge, true and correct in all respects. Where the applicant is not the REGISTERED OWNER, the application must be signed by the REGISTERED OWNER acknowledging this application.

Applicant's Signature:

Registered Owner(s) Signature:

Date:

11 November 13, 2019

Date:

OFFICE USE ONLY

Fees Paid: Development Variance Permit (DVP) \$1000

Date Received: 11/18/19

File No.: 3090-20

Personal information you provide on this form is collected pursuant to Section 26 of the Freedom of Information and Protection of Privacy Act and will only be used for the purpose of processing this application. Your personal information will not be released except in accordance with the Freedom of Information and Protection of Privacy Act. Questions about the collection of your personal information may be referred to the Corporate Services Coordinator by email: duncan@duncan.ca or phone: 250-746-6126.



DEVELOPMENT VARIANCE PERMIT APPLICATION Checklist

ALL DEVELOPMENT VARIANCE PERMITS:



Completed Development Variance Permit Application Form



Application Fee(s)



Certificate of Title

Copy of the Certificate of Title for subject land(s), and a copy of all relevant notations (covenants, easements, statutory right of way), no older than 30 days at the time of application.



Site Plan

Show dimensions and setbacks of proposed and existing buildings, existing and proposed access points to site, off-street parking and loading areas, site area, site coverage, number of units, total floor area (gross and net), height of building based on average, natural or finished grade, floor area ratio, open space location and amenity area provided.



Proposed Elevations



Rationale Letter

A written rationale for all proposed variances.



Appointment of Agent Form

Required if the applicant is not the registered owner of the subject property.

Lori Appleton

[REDACTED]
Duncan, BC
V9L 2C9

November 12, 2019

Subject: Rationale Letter for Development Variance Permit

Re: Civil Address: 1075 Holmes Street
Amdended Lot 7 (DD 205579-I) Block 2 Section 19 Ranges 5/6 Quamichan
District Plan 1265-B Parcel ID 000-220-329 LDR zone

To whom it may concern,

I am writing this letter to provide a rationale for my application for a variance of the City of Duncan Zoning Bylaw No. 3166 - 4.3.1 Accessory Buildings and Structures Regulations for minimum parcel line setback at the above address. The bylaw states that the rear and interior setback of a secondary building must be at least 1.5 m. I am requesting a variance of this by-law in order to convert an existing accessory building (garage) to a secondary suite. The setback of the existing building is 1.2 m, a difference of 0.3 m from the current allowable minimum setback. The building is located at the back of my property and is set well away from any other residential buildings on all adjacent properties. The impact to my neighbours, in my opinion, will be very minimal.

I am hoping to convert the existing garage on my property to a secondary suite [REDACTED] I think that this plan fits in well with several of the goals outlined in the City of Duncan's Official Community Plan No. 2030, 2007. For example, on p.14, the plan states that "groups whose needs are not presently being served by the City's existing housing stock (include) 18-30 year old singles;...students; seniors" and that there is "a need for more housing diversity: secondary suites, granny flats...". When the time comes [REDACTED] it is my intention to rent this suite to a student (as it is located near VIU) or to a single person.

The existing structure (built in 2012) was designed to blend in with the heritage character of my community and meets the City's goal to "encourage redevelopment and infilling in a matter that contributes to the sense of neighbourhood and is compatible with the form and character of surrounding houses" (p.16). Very little work will be required to the exterior of the existing

structure during the renovation except to remove the garage door and install windows. My plan will help “to encourage sustainable high-quality development that enhances and benefits the community as a whole and meets the needs of residents” by providing “diverse housing options through infill...while minimizing the impact of new development in established areas”.

My proposal also fits in well with the Low Density Housing Policies as outlined in the Community Plan, most notably the following:

- *be complementary in scale, size, exterior finishes, rooflines, and colours to the predominant styles of housing in the neighbourhood;*
- *carefully consider existing neighbourhood setbacks at street edge, side and rear yards prior to locating new buildings;*
- *be oriented to minimize overlooks into adjacent residential properties;*
- *have only a minimal impact on adjacent homes and be separated from neighbouring residences by vegetation, screening, natural elevation differences, or a combination of these features;*

Furthermore, by converting the garage into a secondary suite, I am maximizing the use of municipal infrastructure, as it is already fully plumbed and tied into the City’s water and sewer system. No new infrastructure will be required.

If you have any questions or concerns about my request, please contact me.

Sincerely,



Lori Appleton



1675 HOLMES ST.
LORI APPLETON

SITE PLAN INFORMATION FOR DEVELOPMENT VARIANCE PERMIT

- WE ARE PROVIDING 3 PARKING SPACES - 2 ON DRIVEWAY - STACKED - ONE MORE IN FRONT GARDEN AREA, NEXT TO DRIVEWAY ~~6.1M~~^{2.0M} x 2.8M WITH 3.7M AIS.

AREA - LOT IS 146' LONG AND 144' LONG - AVERAGE 145' BY 49' WIDE = 7105 SQ. FT.

- SITE COVERAGE IS 30.6% (2180 SQ. FT.)

- NO. OF UNITS - 1 SINGLE FAMILY DWELLING AND 1 SECONDARY SUITE (2 UNITS)

- TOTAL FLOOR AREA GROSS 3537 SQ. FT. NET. 3497 SQ. FT.

- HEIGHT OF BUILDING - 16'-5" - 5M

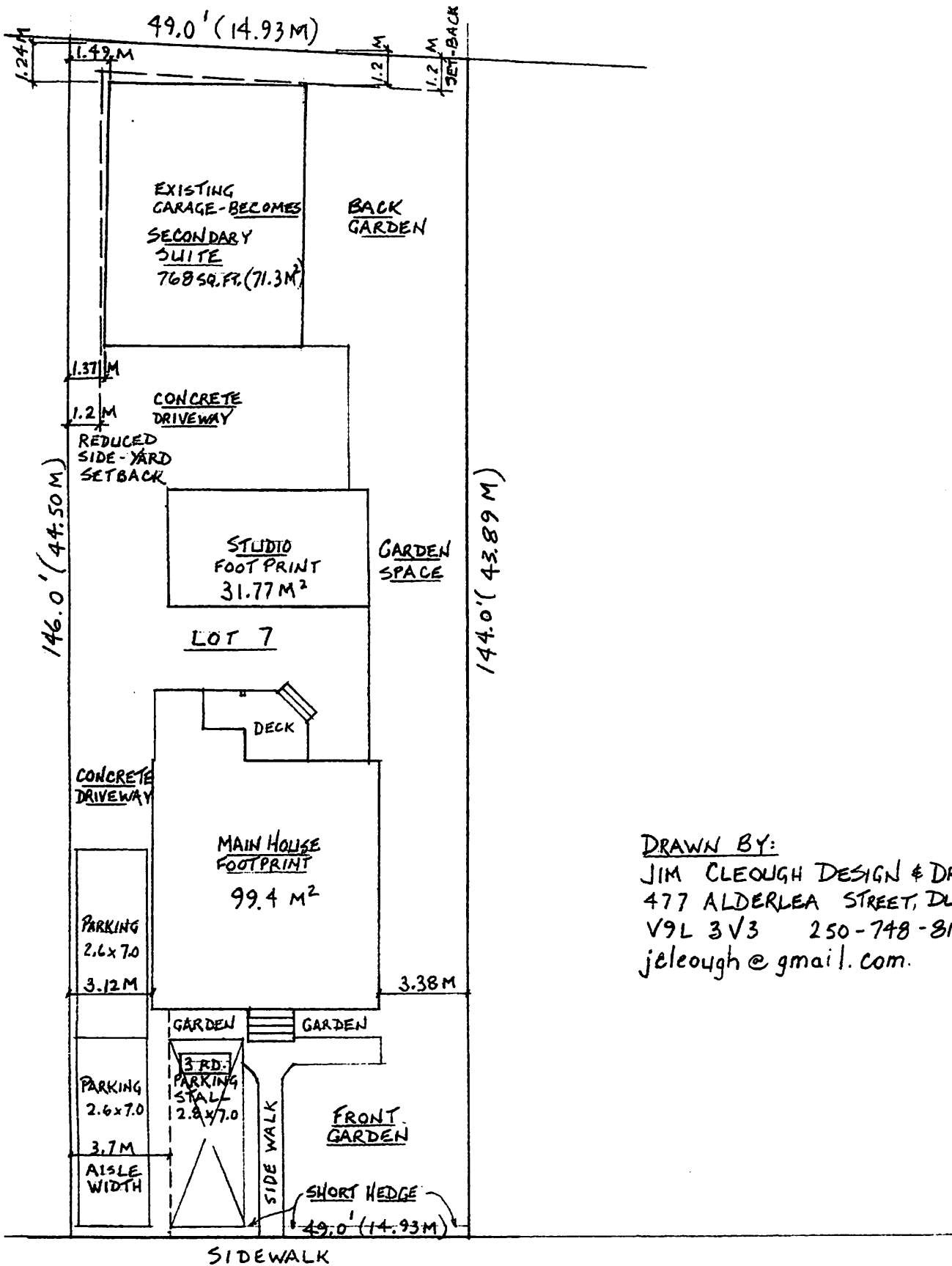
- FLAT LOT - FROM NATURAL GRADE

- FLOOR AREA RATIO (ALLOWED 0.5:1) 0.4922 : 1

- INDICATE OPEN SPACE LOCATIONS - NORTH OF "GARAGE" - BETWEEN "GARAGE" & STUDIO - BETWEEN STUDIO AND MAIN HOUSE AND FRONT GARDEN.

- AMENITY AREA PROVIDED NORTH OF "GARAGE" - 600 SQ. FT.
BETWEEN "GARAGE" & STUDIO 353 SQ. FT.
BETWEEN STUDIO & HOUSE 370 SQ. FT.
FRONT GARDEN 729 SQ. FT.
2052 SQ. FT.

- COPIES OF FRONT & LEFT ELEVATIONS

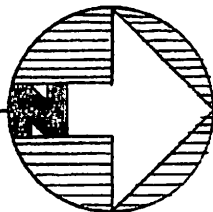


DRAWN BY:
 JIM CLEOUGH DESIGN & DRAFTING
 477 ALDERLEA STREET, DUNCAN, B.C.
 V9L 3V3 250-748-8122
 jcleough@gmail.com.

HOLMES ST.

SITE PLAN

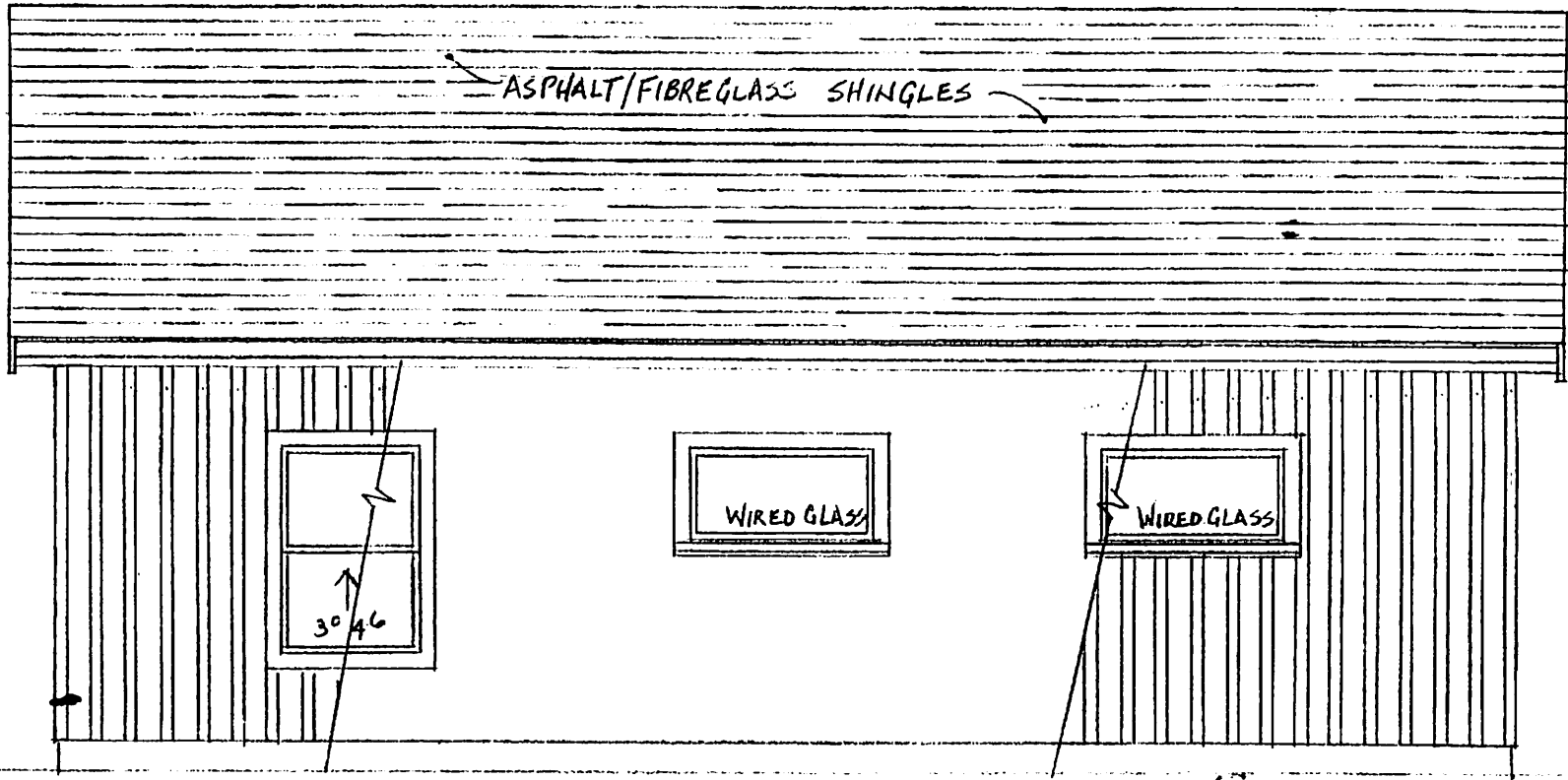
1:200 METRIC



LEGAL DESCRIPTION

LOT 7

QUAMICHAN DISTRICT
PLAN # V1P1265B

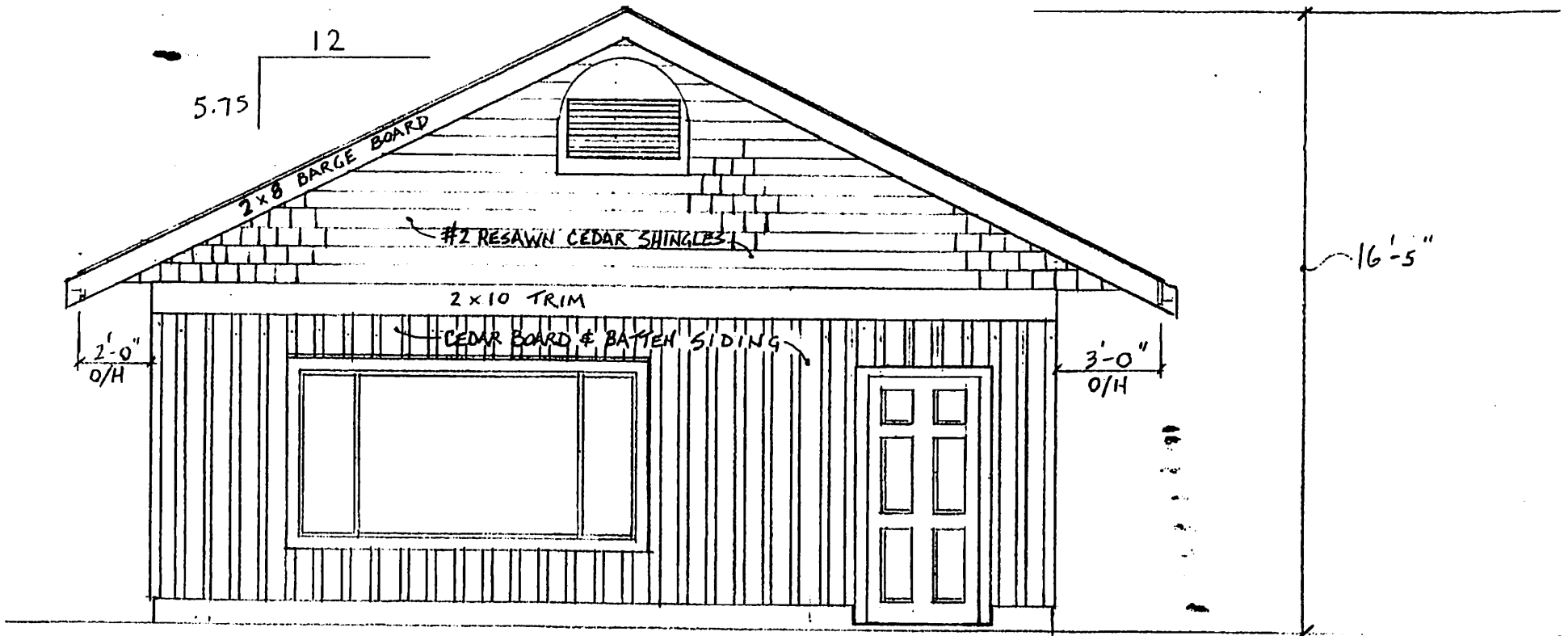


RIGHT ELEVATION

$\frac{1}{4}'' = 1'-0''$

1075 HOLMES ST. DUNCAN

1 1/2 GLASS (WIRED)



FRONT ELEVATION

1/4" = 1'-0"

1075 HOLMES ST., DUNCAN

26' UNPREPARED CONCRETE