

Memo



Date: August 17, 2011

To: City Manager

From: Land Use Management, Community Sustainability (PMc)

Application: DVP11-0048 Owner: Garlon Hui

Address: 1338 Guisachan Rd. Applicant: Garlon Hui

Subject: Development Variance Permit

Existing OCP Designation: Single/Two Unit Residential

Existing Zone: RU2 - Medium Lot Housing

1.0 Recommendation

THAT Council receives the report from Land Use Management dated August 17, 2011 regarding the driveway access for 1338 Guisachan Rd;

AND THAT Council direct staff to forward a Development Variance Permit application for Council's consideration at a future Tuesday Regular Meeting of Council;


AND THAT Council waive the requirement to forward the application to the Advisory Planning Commission.

2.0 Purpose

To provide information and a recommended course of action following Council's direction from the July 12, 2011 Tuesday Regular Meeting, "THAT Council directs staff to reconsider allowing direct access off of Guisachan Road, including the implications thereof, and report back to Council."

3.0 Land Use Management

At the regular Council meeting of July 12, 2011, Council Directed staff to investigate the request from the owner of 1338 Guisachan Road to be allowed direct access to Guisachan Road. The request for this access to Guisachan Road will not substantially change the resulting site development of the property, but it does have implications that are not congruent with the Subdivision, Development and Servicing Bylaw regulations. The site development plan has already been presented to Council at the public meeting of July 12, 2011 as part of the associated Development Variance Permit application for the flanking side yard setback variance.



Staff are requesting that Council waive the requirement to have the variance to the Subdivision, Development and Servicing bylaw be considered by the Advisory Planning Commission in order to expedite Council's consideration of this variance request in a timely manner.

3.1 Site Context

Subject Property Map

1338 Guisachan Road



4.0 Application Chronology

Date of Application Received: March 24, 2011
Revised site plan received: May 18, 2011
Council consideration of DVP: July 12, 2011

Report prepared by:

Paul McVey, Urban Land Use Planner

Reviewed by:

Danielle Noble Manager, Urban Land Use Management

Approved for Inclusion:

Shelley Gambacort, Director, Land Use Management