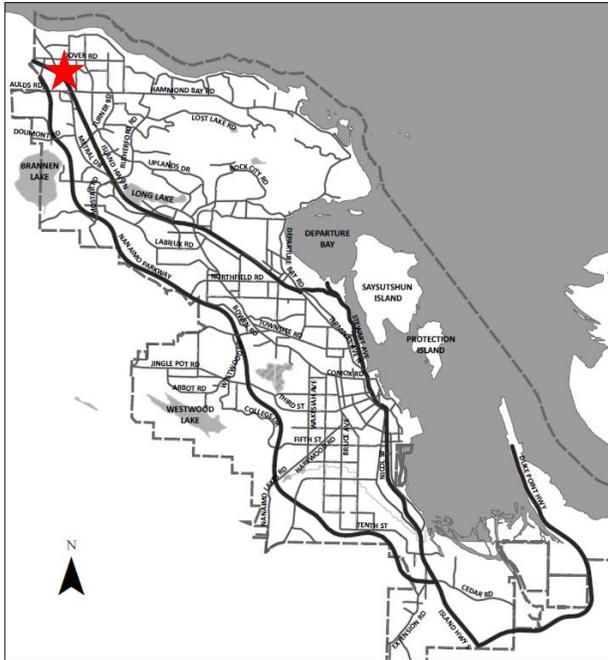


DATE OF MEETING | May 5, 2025

AUTHORED BY | KRISTINE MAYES, PLANNER, CURRENT PLANNING

SUBJECT | **DEVELOPMENT PERMIT APPLICATION NO. DP001368 – 6680
DICKINSON ROAD**



Proposal:

Variance to allow an existing non-conforming accessory building

Zoning:

CC4 – Woodgrove Urban Centre

City Plan Land Use Designation:

Secondary Urban Centre

Development Permit Areas:

DPA8 – Form & Character

Lot Area:

7,582m²



OVERVIEW

Purpose of Report

To present for Council's consideration a development permit application with a variance to allow an existing non-conforming accessory commercial building at 6680 Dickinson Road.]

Recommendation

That Council issue Development Permit No. DP1368 for an existing accessory commercial building at 6680 Dickinson Road with a variance as outlined in the "Proposed Variance" section of the Staff Report dated 2025-MAY-05.]

BACKGROUND

A development permit application, DP1368, was received from Craftsman Collision Ltd., to allow an existing non-conforming accessory commercial building at 6680 Dickinson Road.

At their special meeting of 2024-NOV-21, Council authorized the registration of a bylaw contravention notice on title for construction of a pre-engineered metal accessory building without a building permit. In order to proceed with a building permit, a development permit is required to address the side yard setback variance.

Subject Property and Site Context

The subject property is a commercial lot located on the east side of Dickinson Road, south of Portsmouth Road in the Dover neighbourhood. The property is relatively flat and currently contains two buildings and surface parking encompassing an existing auto repair use.

Established commercial developments, including Woodgrove Centre, multiple-family dwellings, and single-residential dwellings predominantly characterize the surrounding area.]

DISCUSSION

Proposed Development

The applicant is proposing a development permit to allow the siting of an existing non-conforming commercial accessory building. The building is being used for additional storage space for the auto repair use. The Gross Floor Area of the accessory building is 60m² and the height of the building is 3.7m (below the maximum permitted accessory building height of 4.5m). The accessory building is located between the existing Craftsman Collision building and Portsmouth Road at the northeast corner of the lot and within a side yard setback. The building is predominantly concealed from the view of residential properties across the street by a 2.4m high cedar hedge. No landscape works or changes to the parking area are proposed.

In accordance with section 18.8.5 of the Zoning Bylaw, the improvements are not exempt from the form and character development permit requirement because the accessory building is located between the front face of the principal building and the street, and a variance is required.

Building Design

The pre-engineered metal building matches the form and character of the existing building, which is contemporary in design and one-storey in height. The exterior finish of the accessory building is comprised of metal siding to match the existing building and a low-slope metal roof.

The accessory building meets the intent of the General Development Permit Area Design Guidelines by maintaining the existing character through building detailing. Staff note that a building permit is required, and the applicant has been advised that modifications to the existing accessory building will be required to meet the BC Building Code.

Design Advisory Panel

This application was not forwarded to the Design Advisory Panel (DAP) for review as the form and character of the accessory building is consistent with the existing development on the lot and minor in nature.

Proposed Variance

Siting of Buildings

The minimum required side yard setback for accessory buildings in the CC4 zone is 3m. The existing (east) side yard setback for this accessory building is 0.3m, a requested variance of 2.7m. Staff support the reduced side yard setback as the building siting is consistent with the setback of the existing building on the lot and provides employees with easy access to the storage building from the main building. The building is screened in from view facing residential properties and does not negatively impact adjacent lands or onsite operations.

SUMMARY POINTS

- Development Permit Application No. DP1368 proposes to allow an existing non-conforming accessory commercial building at 6680 Dickinson Road.
- A variance is requested to reduce the minimum required side yard setback. Staff support the proposed variance.

ATTACHMENTS

ATTACHMENT A: Permit Terms and Conditions
ATTACHMENT B: Subject Property Map
ATTACHMENT C: Site Survey
ATTACHMENT D: Building Elevations
ATTACHMENT E: Building Photos

Submitted by:

Lainya Rowett
Manager, Current Planning

Concurrence by:

Jeremy Holm
Director, Planning & Development