

Attachment 1



Development Variance Permit Application for 5698 Medusa Street, Sechelt

January 21, 2025

Angela Letman RPP, MCIP

Very Coast Planning and Design

PURPOSE

On behalf of the owner, the applicant is applying for a Development Variance Permit to reduce the required 3.0 metres rear-yard setback for a residential building, to 0.59 metres. This will facilitate the sustainable reuse and repurposing of a large existing garage building into a single-unit residential use.

DISCUSSION

Legislative Context

Division 9, Section 922 of the BC Local Government Act gives local governments the authority to consider variance applications to vary certain requirements of a zoning bylaw, provided that a development variance permit does not vary a property's use, density (no. of dwellings, FAR etc.) or floodplain restrictions.

Table 1- Application Summary:

Applicant	Angela Letman, RPP, MCIP, Very Coast Planning and Design
Owner	5698 SEASHELL PROJECT LTD., INC. NO. BC1496908
Civic Address	5698 Medusa St. Sechelt
Legal Address and Folio No.	Lot 23, DL 303, Plan 10318. PID 009-431-497 (Folio: 570.00179.073)
Size of Property	745 sq. metres
OCP Designation	Village Infill Area
Zoning Designation	R-4, Residential Four Zone - Urban Infill - SSMUH
Existing:	<ul style="list-style-type: none">• a single-unit residential dwelling;• accessory building – large detached garage
Proposed:	<ul style="list-style-type: none">• a single-unit residential dwelling with a secondary suite, and;• a detached accessory dwelling unit (laneway house)

Location

Located in the Downtown Village neighbourhood, the subject property is within a 10-minute walk of most of Sechelt's shops, services and public transit. The existing house fronts Medusa St. and the existing garage building fronts Sherlock Lane.



Photo- Medusa St. view of House, courtesy of Google, 2021.



Photo- Sherlock Lane view of Garage, courtesy of Google, 2021.



Location and Aerial view of property, courtesy of District of Sechelt mapping.

Background

The main 1+1/2 storey house at 5698 Medusa St. is in good repair. In the future, the owner will be adding a secondary suite to the main house.

A large existing garage building is also in good repair with steel cladding and steel roofing. This + 1,000 sq. ft. garage building was constructed in the early 1980's with a building permit.

The building location survey (at right) indicates that the garage building is 0.59 metres away from the rear property line and the Sherlock Lane right-of-way. Under the current zoning bylaw, the accessory garage building is considered *legally non-conforming* since it does not meet the minimum rear yard setback, for an accessory building, of 1.5 metres.

Irrespective of the legally non-conforming issue, the owners now wish to change the use of the accessory garage, by renovating and repurposing it in a sustainable manner, to create a 1-storey, 2-bedroom accessory residential dwelling of 94 sq. metres (1,012 sq. ft.).

To facilitate this change, a development variance permit is needed to allow the existing garage building's rear yard setback of 0.59 metres to remain along Sherlock Lane, instead of the 3.0 metres required for a residential dwelling.

Appendix A, provides some preliminary design drawings (site plan and floor plan) for information.

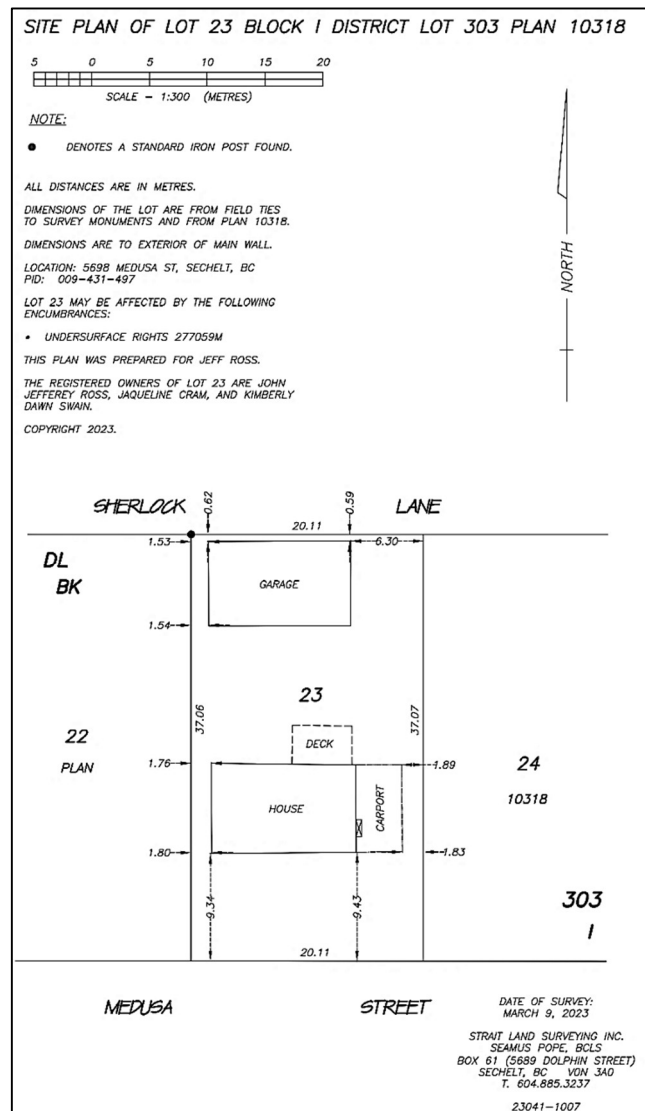




Photo – south and east facades of existing garage building.



Photo – north and east facades of existing garage building.

ANALYSIS

POLICY AND BYLAW IMPLICATIONS

Official Community Plan (OCP)

The OCP's future land-use designation of the subject property is "Village Infill Area". The designation encourages small-scale infill with laneway, cluster and townhouse housing. This application, to create a detached accessory laneway house, is consistent with the OCP definitions and policies.

ZONING

The subject property is zoned R-4, Residential Four Zone - Urban Infill – SSMUH. This relatively new zone encourages additional residential units on a serviced property provided the property is over 700 m², which is consistent with the subject property. The proposed development meets almost all the R-4 zone's requirements except that the existing garage building does not meet the zoning requirement for a residential dwelling's rear-yard setback of 3.0 metres.

Table 2- Zoning Comparison

R4 Zoning	Regulation	New Dwelling Proposal
Density	<i>Option (a): single detached dwelling with a secondary suite plus two detached accessory dwelling units.</i>	Single detached dwelling with a secondary suite plus one detached accessory dwelling unit.
Minimum Rear Setback (Sherlock Lane)	3.0 metres	0.59 metres
Minimum Dwelling Setback Side A	<i>1.5 m</i>	1.53 m
Minimum Dwelling Setback Side B	<i>3.0 m</i>	6.3 m
Minimum Dwelling Setback Front (Medusa St.)	<i>3.0 m</i>	28.5 m
Maximum Accessory Dwelling Building Height	<i>6.5 m</i>	5.0 m (unchanged)
Minimum On-site Parking Spaces	<i>3.5</i>	6 spaces (unchanged)
Max. Overall Lot Coverage	<i>50%</i>	37% (unchanged)
Max. Gross Floor Area- Detached Accessory Dwelling Unit	<i>120 sq. metres</i>	94 sq. metres (1,012 sq. feet)
Max. Floor Area Ratio (FSR) = 1.5	<i>1,117.5 sq. metres (12,029 sq. feet)</i>	347 sq. metres (3,734 sq. feet)

SUSTAINABILITY PLAN IMPLICATIONS

The proposal meets the goals of the Sustainability Plan with the transformation of an existing building. Construction waste will be sorted and kept to a minimum.

STRATEGIC PLAN IMPLICATIONS

The proposal meets the goals of the Strategic Plan by providing additional housing and by adding residents to the Downtown Village neighbourhood which will encourage a vibrant downtown.

FINANCIAL IMPLICATIONS

Long-term: Increased property taxes will be generated by the increased property value. Short-term: Sunshine Coast construction labour, supplies and services will be utilized.

COMMUNICATIONS – PUBLIC CONSULTATION

As required under Section 499 of the Local Government Act and Sechelt's Planning Procedures Bylaw No. 566, 2018, owners and occupiers within 100 metres of the subject property will need to be notified of the intention for Council to consider the Development Variance Permit for the reduction of the rear-yard

setback.

RATIONALE AND CONCLUSION

The neighbourhood is accustomed to having a building at this location. Construction disruption to the neighbours and the existing occupants of the main house will be kept to a minimum. Another benefit of the variance is that, once construction is complete, the physical separation of the new accessory dwelling, to the main house and the neighbouring houses, will be maximized thereby creating a greater amount of green space and privacy separation.

Both the SSMUH provincial regulations and the R-4 zone support infill housing, with the creation of additional accessory residential units. The variance will allow the owner to sustainably repurpose their existing large garage building into a detached accessory dwelling unit, as defined by the zoning bylaw.

In conclusion, the proposed redevelopment meets all the policies and bylaws of the District of Sechelt except for the rear-yard setback. A Development Variance Permit is requested to reduce the required 3.0 metres rear-yard setback to 0.59 metres. This will facilitate the sustainable reuse and repurposing of the existing large garage building into a *detached accessory dwelling*.