

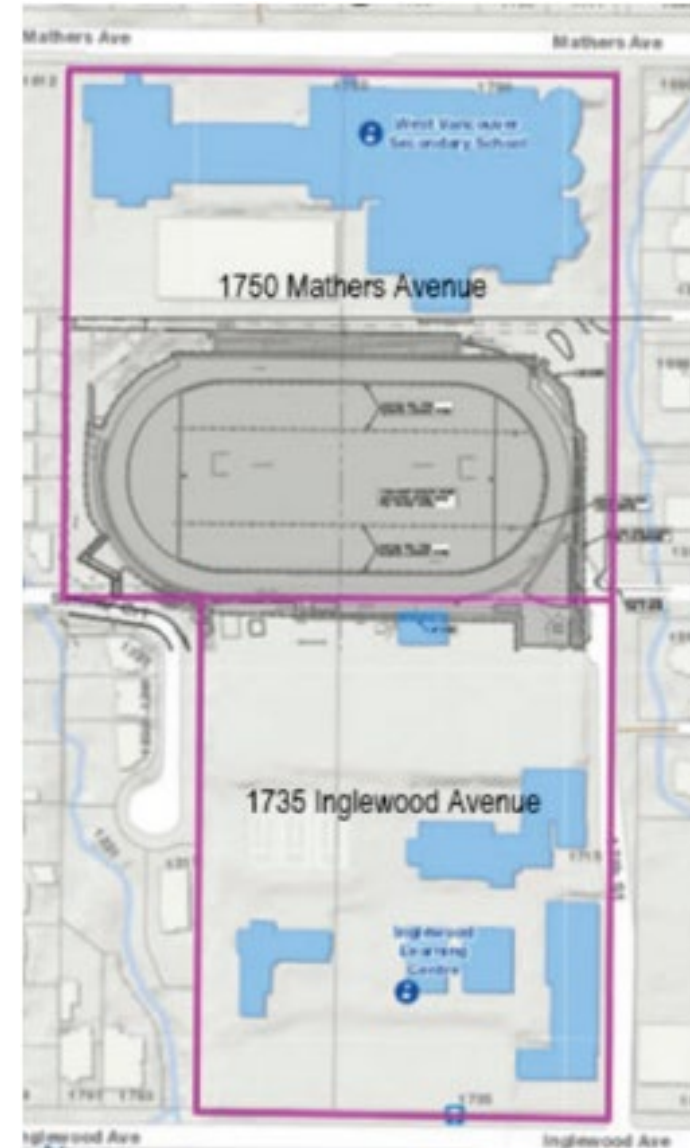
Proposed Development Variance Permit 1735 Inglewood Avenue

Regular Council Meeting

November 18, 2024

Site and Context

- The larger site consists of 4 properties owned by West Vancouver School District.
- Several buildings are located on the site and a grass field and the track and field facility (known as “Place for Sport”) is currently being replaced on the northern part of the site.
- Established boulevard trees shield the site to the east and west.



DVP Proposal

To construct an inflatable sports bubble, relocate existing paths and retaining walls, and create space for an outdoor practice field.



1735 INGLEWOOD AVENUE - DVP 24-015

DVP Proposal (cont'd)

Location:

- on a currently unused gravel field immediately to the south of the Place for Sport and west of an existing parking lot.
- proposed to straddle an interior property line between the two parcels addressed 1735 Inglewood Avenue.

Variances are required to accommodate the proposal.



1735 INGLEWOOD AVENUE - DVP 24-015

Proposed Variances

Zoning Bylaw Section	Proposed	Bylaw	Variance
560.08 (Building Height)	12.06 m	9.1 m	2.96 m
120.05(2)(c) (Sites Composed of More Than One Legal Lot)	To allow the structure to straddle the property lines and remove the requirement for a legal covenant to prevent transfer unless the building, structures and use are brought into conformance for the new site.		

Public Input

- Staff gave notice to owners and residents within 50 metres

Staff Recommendation

That proposed Development Variance Permit No. 24-015, to allow for an inflatable sports bubble, be approved.

The proposal will have minimal impact on neighbouring properties or the streetscape due to:

- existing mature trees obscuring views from nearby homes
- due to sloping topography and existing buildings on the site
- the proposed colour scheme for the sports bubble was selected to blend in with the natural surroundings
- the bubble will soften the impact of the adjacent Place for Sport retaining wall

Thank You!
Questions?

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