



# Corporation of the Village of Cumberland

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File: 2024-07-DV

January 28, 2025

## Re: Development Variance Permit for 2739 Dunsmuir Avenue

The Village has received a development variance permit application for 2739 Dunsmuir Avenue, also known as the "Old Post Office." The proposal includes converting the basement into a dwelling unit and installing an additional fascia sign on the property. To facilitate this, the applicant has requested to vary the following standards within Zoning Bylaw 1027, 2016:

### Section 9.4 Village Core Commercial Mixed-Use Zone, part 9, Conditions of Uses-

f) On a lot where there is combined non-residential and residential use, all dwelling units shall:

- ii) have a separate entrance from the exterior
- iii) be located over or to the rear of the building that contains the principal use, and

### Section 5.4 Non Residential Signs, part c-

- i) Only one fascia sign is permitted to be installed on a property

The applicant has proposed a dwelling unit in the basement of the building with its access to be provided through the common lobby on the main floor. Additionally, the applicant has proposed installing a second fascia sign on the front façade- similar in design to the existing sign for the business, Thuja Architecture.

Please note that the development variance permit is concurrent with a heritage alteration permit (2024-07-HAP). The heritage alteration permit application includes re-orientation of existing on-site parking, re-location of existing fence, and removal of existing security bars from the windows to facilitate residential use of the basement.

## APPLICATION CONSIDERATION

The anticipated date for review of the application is **February 10th, 2025**, at which time Council will consider issuance of the development variance permit.

The public may view the meeting live on the Village of Cumberland YouTube channel, or attend in person at Council Chambers, located at 2675 Dunsmuir Avenue. Council and Committee meeting agendas and the link to the YouTube channel are published the Friday before the meeting at [Cumberland.ca/meetings](http://Cumberland.ca/meetings). Please check the agenda prior to the meeting to confirm that the application is under consideration at that meeting as timelines for consideration of applications can change.



Subject Property

## **COMMENTS**

You are receiving this notice as a neighbour within 75 metres of the property and are invited to comment on the proposed development variance permit. Please email any comments to [planning@cumberland.ca](mailto:planning@cumberland.ca) by 2:00pm on February 10, 2025 to be considered at the February 10, 2025 Council meeting.

The proposed permit may be inspected at the office of the Village of Cumberland located at 2673 Dunsmuir Avenue, Cumberland BC. Office hours are Monday to Friday 9:00 am to 4:00 pm, except statutory holidays.

Sincerely,  
Village of Cumberland Development Services