

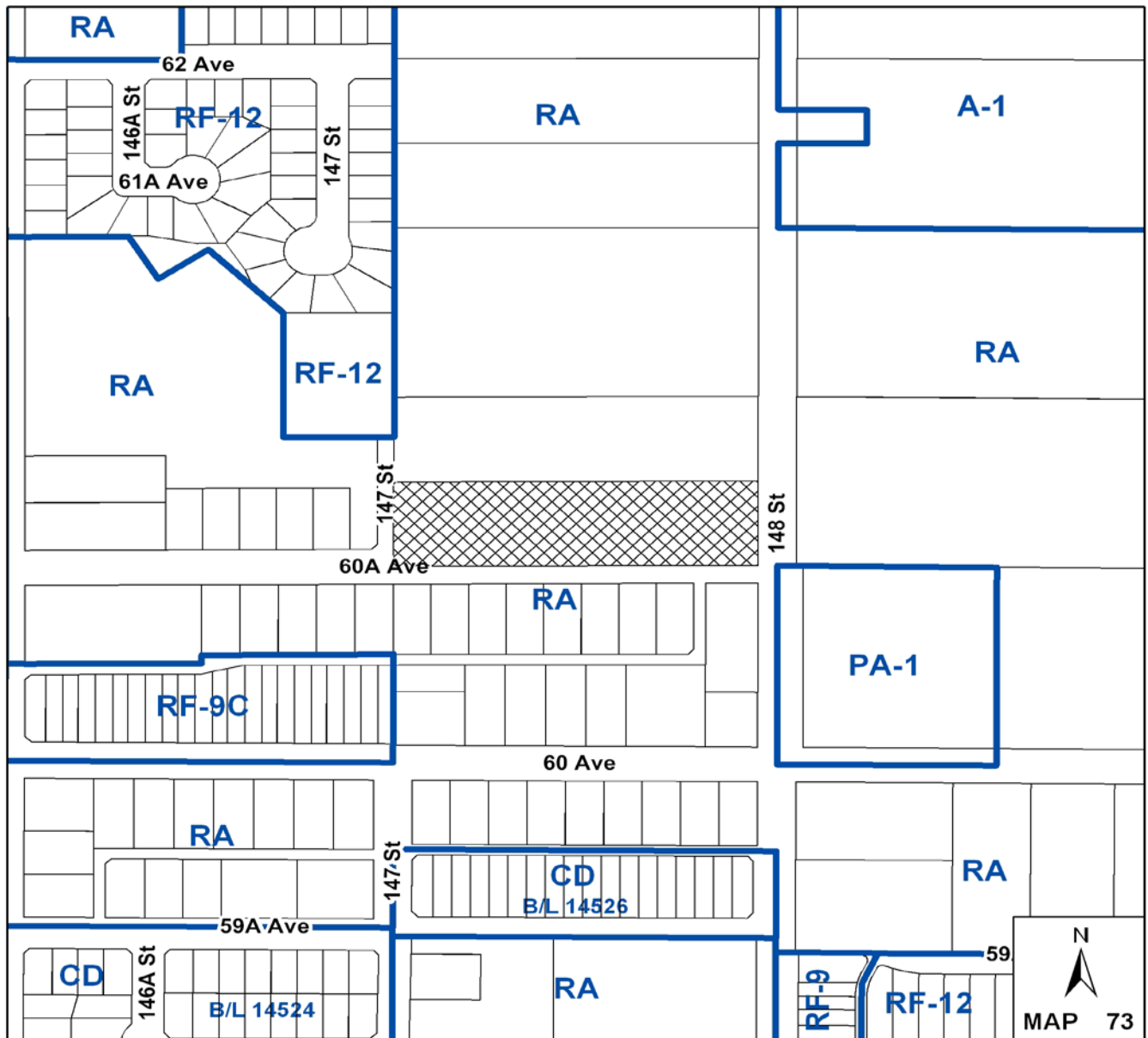
**Proposal:** Development Variance Permit to vary the rear yard setback to retain an existing house.

**Recommendation:** Approval to Proceed to Public Notification

**Location:** 6071 - 148 Street      **Zoning:** RA

**OCP Designation:** Urban

**NCP Designation:** SFR & SF Small Lots      **Owners:** Devinder Bala and Balwant Bala



## PROJECT TIMELINE

Completed Application Submission Date: April 19, 2007  
Planning Report Date: April 30, 2007

## PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - reduce the northerly rear yard setback of proposed Lot 9 from 7.5 metres (25 ft.) to 6.3 metres (21 ft.)

in order to permit the retention of an existing dwelling.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7902-0359-01, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum northerly rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.3 metres (21 ft.) for an existing building.

## REFERRALS

Engineering: The Engineering Department has no objection.

## SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling (to be retained). Application No. 7902-0359-00 is currently at Third Reading for rezoning to allow 9 RF and 3 RF-12 lots.
- **East:** Across 148 Street, a single family residence zoned RA, designated "Townhouses (15 upa)" in the South Newton NCP and "Urban" in the OCP. Currently at Third Reading under Application No. 7905-0182-00 for rezoning to permit a townhouse complex.
- **South:** Across 60A Avenue, single family dwellings on urban size lots zoned RA, designated "Single Family Residential" in the South Newton NCP and "Urban" in the OCP.
- **West:** Across 147 Street, a City park zoned RA, designated "Parks" in the South Newton NCP and "Urban" in the OCP.

- **North:** A single family dwelling on acreage lot, zoned RA, designated "Single Family Small Lots" in the South Newton NCP and "Urban" in the OCP. Currently at Third Reading under Application No. 7904-0013-00 for rezoning to permit subdivision into 12 RF-12 and 4 RF-9 lots.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

South Newton NCP Designation: Single family residential and single family small lots. Complies.

### DEVELOPMENT CONSIDERATIONS

- The subject 0.93 hectare (2.3 acre) site is located at 6071 – 148 Street, is currently zoned RA and is within the South Newton Neighbourhood Concept Plan (NCP). A rezoning application on the site (File No. 7902-0359-00) for rezoning to RF-12 and RF to create 9 RF lots and 3 RF-12 lots is currently at Third Reading and is nearing completion (Appendix III).
- In order to facilitate the retention of an existing residential dwelling on proposed RF Lot 9, a variance for the northerly rear yard setback is required. A previous Development Variance Permit (DVP) was issued on March 24, 2003, and has now expired. The applicant is re-applying for the same variance.
- This development project was not completed earlier due to servicing phasing issues that slowed completion of this project and other projects in the area. The previous DVP expired during the time it has taken to resolve this constraint.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the northerly rear yard setback on proposed Lot 9 from 7.5 metres (25 feet) to 6.3 metres (21 feet) to allow for retention of an existing single family dwelling.

Applicant's Reasons:

- This previously approved variance is necessary for the retention of the existing single family home on the subject site

Staff Comments:

- The existing dwelling is in good condition.

- Issuance of the requested DVP will not alter the existing relationship between the subject property and the adjacent northern property. The variance only applies to the existing structure.
- The proposed DVP will apply to the existing dwelling only; any new dwelling on the property will have to comply with the RF Zone.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Contour Map
- Appendix III. Proposed Subdivision Layout
- Appendix IV. Development Variance Permit No. 7902-0359-01

#### INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Balwant Bala dated November 22, 2002.

How Yin Leung  
Acting General Manager  
Planning and Development

KB/kms

v:\wp-docs\planning\plncom07\04180927.kb.doc  
KMS 4/18/07 10:37 AM



## SUBDIVISION DATA SHEET

**Proposed Zoning: RF and RF-12**

Requires Project Data	Proposed	
GROSS SITE AREA	9,334 sq.m./2.31 ac	
NET SITE AREA	7,114 sq.m./1.75 acres	
NUMBER OF LOTS		
Existing	1	
Proposed	3 RF-12 lots/9 RF lots	
SIZE OF LOTS	RF-12	RF
Range of lot widths (metres)	12.5 m to 12.7 m	15.9 m to 22.1 m
Range of lot areas (square metres)	340 sq.m. to 392 sq.m.	572 sq.m. to 968 sq.m.
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	12.9 uph/5.2 upa	
Lots/Hectare & Lots/Acre (Net)	16.9 uph/6.9 upa	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	50%	40%
Estimated Road, Lane & Driveway Coverage	7%	21%
Total Site Coverage	57%	61%
PARKLAND		
Area (square metres)		
% of Gross Site		
	<b>Required for Associated Rezoning Application</b>	
PARKLAND		
5% money in lieu	YES	
TREE SURVEY/ASSESSMENT	YES	
MODEL BUILDING SCHEME	YES	
HERITAGE SITE Retention	NO	
BOUNDARY HEALTH Approval	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention (vary northerly rear yard setback on proposed Lot 9 from 7.5 m to 6.3 m)	YES	
Others	NO	

CONTOUR MAP FOR SUBJECT SITE

