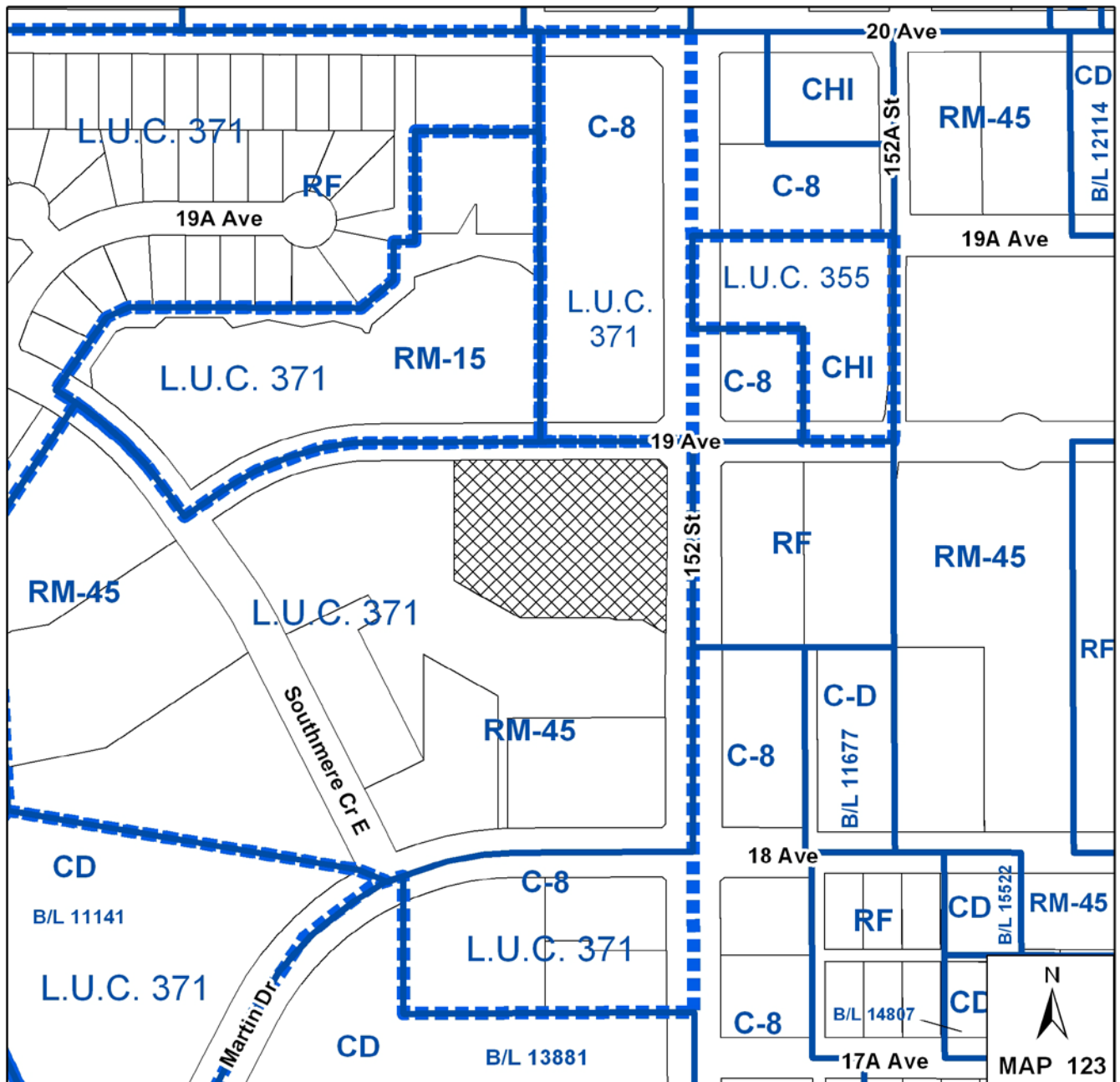


Proposal:	Development Variance Permit to vary the front yard setback of a four-storey apartment building.		
Recommendation:	Approval to Proceed		
Location:	1881 - 152 Street	Zoning:	LUC No. 371 (RM-45 underlying Zone)
OCP Designation:	Town Centre	Owner:	538699 B.C. Ltd.
LAP Designation:	Comm & Multiple Res.		



PROJECT TIMELINE

Completed Application Submission Date: September 17, 2003
Revised Application Submission Date: March 7, 2007
Planning Report Date: April 2, 2007

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulation:
 - Section F.2 of the Comprehensive Development Zone (CD) (By-law No. 15642) is varied by reducing the front yard setback from 6 metres (20 ft.) to 5 metres (16.4 ft.)

in order to permit the development of a four-storey multiple residential building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7903-0343-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary Section F.2 of the "Comprehensive Development Zone" (CD) (By-law No. 15642) to relax the front yard setback of Block "B" (Appendix VI) from 6 metres (20 ft.) to 5 metres (16.4 ft.).

REFERRALS

Engineering: The Engineering Department has no concerns (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant lot, previously a drainage detention pond.
- **Significant Site Attributes** Previously a yellow-coded watercourse traversed the site, but was recently declassified by DFO.
- **East:** Across 152 Street is a vacant lot, zoned RF, designated Town Centre in the OCP and Mixed Use Commercial/Residential in the Semiahmoo Town Centre Local Area Plan.
- **South:** A four-storey apartment under Land Use Contract No. 371, designated Town Centre in the OCP and Mixed Use Commercial/ Residential in the Semiahmoo Town Local Area Centre Plan.

- **West:** A four-storey apartment under Land Use Contract No. 371, designated Town Centre in the OCP and Multiple Residential in the Semiahmoo Town Centre Local Area Plan.
- **North:** Across 19 Avenue is a 3-storey commercial building (Windsor Square), zoned C-8, designated Town Centre in the OCP and Mixed Commercial/Multiple Residential in the Semiahmoo Town Centre Plan.

PLAN AND POLICY COMPLIANCE

OCP Designation: Town Centre. Complies.

LAP Designation: Multiple Residential. Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The site is located at 1881-152 Street, on the west side of 152 Street, south of 19 Avenue. It is designated "Town Centre" in the OCP and "Commercial" and "Multiple Residential" in the Semiahmoo Town Centre Plan. Council considered a Land Use Contract Discharge, rezoning, and Development Permit applications on the subject site, to allow the development of a four storey multiple residential building (in Block "B" of the CD Zone) and a three storey commercial building (in Block "A" of the CD Zone). The CD By-law No. 15642 received third reading on February 7, 2005, and the project is presently at Servicing Agreement Stage and is nearing completion (Appendix III).
- Towards the later stage of the servicing agreement process, it was determined that additional road dedication (an additional 1 metre/3 feet) is required to widen 19 Avenue. At this point in time the applicant has already submitted drawings for a Building Permit for the multiple residential building based on the setbacks specified in Block "B" of the CD By-law (No. 15642), and it is not possible to adjust the site plan to fit the required setbacks without drastically altering the design of the building.
- It should be noted that work on the commercial building (in Block "A" of the CD Zone) has not been started and, therefore, the building can be adjusted to reflect the additional road widening.
- A Development Variance Permit is required to relax the setback along 19 Avenue to accommodate the additional road dedication.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the front yard setback requirement described in Block "B", Section F.2., of the CD By-law (No. 15642) from 6 metres (20 ft.) to 5 metres (16.4 ft.).

Justification for Variance:

- As the road widening is necessary for future improvement along 19 Avenue, and in order not to penalize the applicant for the road dedication, a Development Variance Permit to reduce the front yard setback from 6 metres (20 ft.) to 5 metres (16.4 ft.) is warranted.
- The proposed relaxation is necessary as a result of additional road widening which has been identified very late in the process. Adjustments to the site layout cannot be made without undue impact on the site.
- The site is designated Town Centre in the OCP and a pedestrian oriented street edge is preferred. The proposed 5 metres (16.4 ft.) front yard setback for Block "B" is supportable to achieve this edge treatment. Further, Block "A" has a minimum 2-metre/6.6 ft. front yard setback requirement and reducing the front yard setback for Block "B" to 5 metres (16.4 ft.) will not negatively impact the streetscape along 19 Avenue.

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.	Site Plan
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7903-0343-00
Appendix VI.	Survey Plan Showing Block "A" and Block "B"

How Yin Leung
Acting General Manager
Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Grant Gibson
 Address: 670 - 1665 W. Broadway
 Vancouver, B.C.
 V6J 1X1
 Tel: 604-732-7651 (Ext. 102)

2. Properties involved in the Application

(a) Civic Address: 1881 - 152 Street

(b) Civic Address: 1881 - 152 Street
 Owner: 538699 B.C. Ltd.,
 Director Information:
 Arnold Gill
 Stanley V. Hanzlick
 Hershey Porte
 Isidor M. Wolfe

Officer Information: (as at March 14, 2006)
Hershey Porte (Secretary)
Isidor M. Wolfe (President)

PID: 023-251-394
Lot 1 Section 15 Township 1 New Westminster District Plan LMP25764

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7903-0343-00.

CONTOUR MAP FOR SUBJECT SITE

