

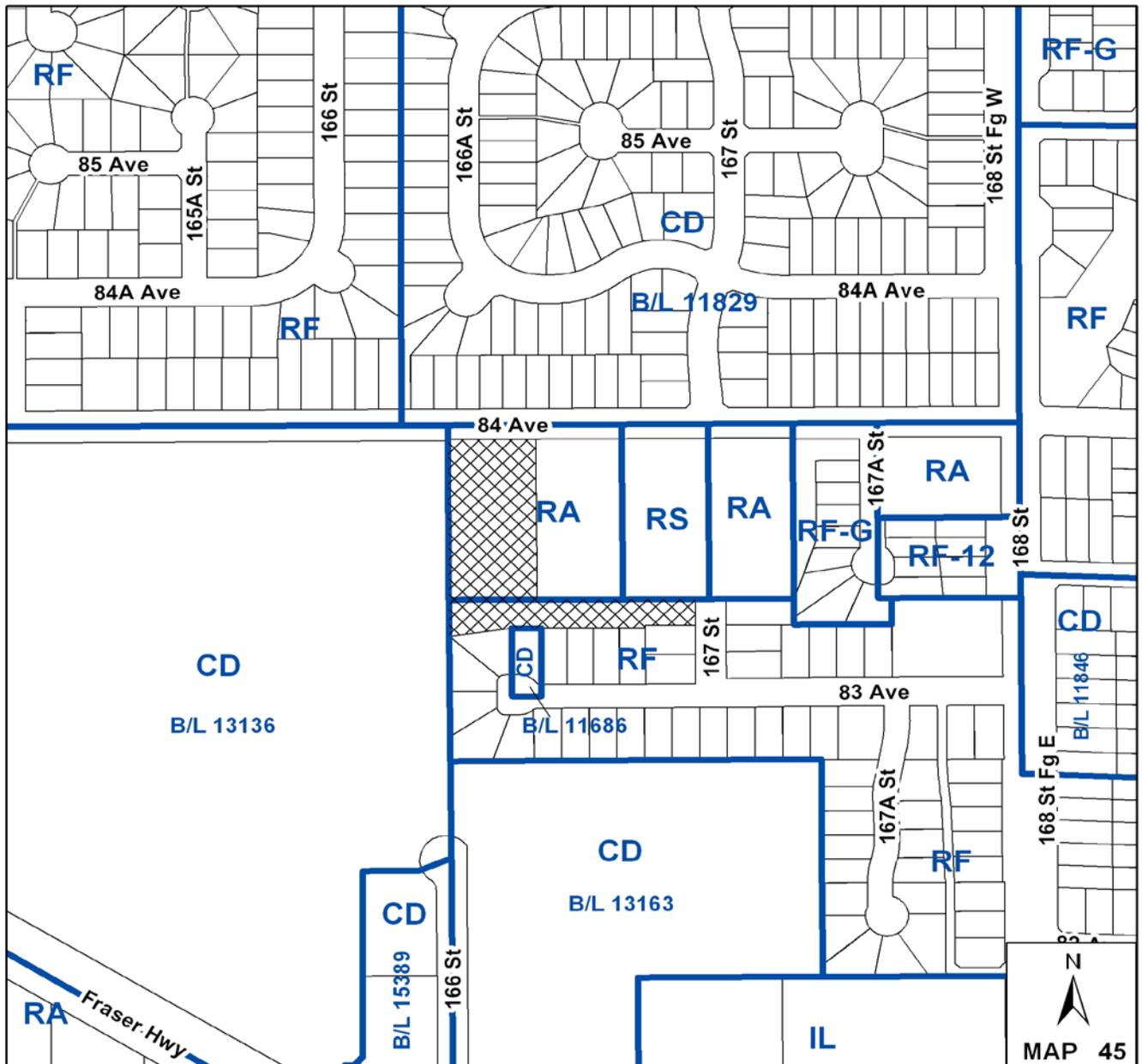
Proposal: Development Variance Permit to relax the minimum panhandle width for 2 proposed single family lots and 1 remainder parcel.

Recommendation: Approval to Proceed

Location: 16638 - 84 Avenue and 8327 - 167 Street **Zoning:** RA (at Third Reading for RF-G and RF) and RF

OCP Designation: Urban

NCP Designation: Single Family Urban **Owner:** Dashmesh Sandhu et al



PROJECT TIMELINE

Completed Application Submission Date: October 5, 2006
Planning Report Date: November 20, 2006

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
 - to relax the minimum width of 2 proposed panhandle lots and 1 remainder parcel from 4.5 metres (15 ft.) to 3.0 metres (10 ft.)

in order to permit the development of approximately 7 single family lots and one remainder parcel.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7903-04076-01, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of two proposed panhandle single family lots and one remainder parcel (for proposed Lots 5, 6 and 7) from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

Environmental Review Committee (ERC): The project was originally reviewed at the January 21, 2004 ERC meeting wherein the Department of Fisheries and Oceans (DFO) supported the relocation of Swanson Brook to the southern portion of the subject site and the property at 8327 - 167 Street.

DFO subsequently withdrew its original approval of the relocation of Swanson Brook in support of maintaining the current alignment and location.

Based on DFO's decision, the applicant submitted a revised layout. This revised was reviewed at the December 15, 2004 and July 20, 2005 ERC meetings wherein DFO accepted the proposed 30-metre (100-ft.) wide preservation corridor and 6-metre (20 ft.) wide shared driveway creek crossing, subject to compensation for the proposed creek crossing and final review.

SITE CHARACTERISTICS

- **Existing Land Use** There is one single family dwelling on the property fronting 167 Street, which is intended to be retained.
- **Significant Site Attributes** Swanson Brook, a Class A (red coded) watercourse, is located within the southern portion of the property fronting 84 Avenue.
- **East:** Residential acreage with future subdivision potential, zoned RA, designated Single Family Urban in the Fleetwood NCP.
- **South:** Single family residential lots, zoned RF and CD (By-law No. 11686), designated Single Family Urban in the Fleetwood NCP.
- **West:** Bonnie Schrenk Park and Surrey Sports and Leisure Complex, zoned CD (By-law No. 13136), designated Parks and Linear Corridor in the Fleetwood NCP.
- **North:** Across 84 Avenue, single family residential lots, zoned RF, designated Single Family Urban in the Fleetwood NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The 0.96 ha (2.4 acre) subject site is located on the south side of 84 Avenue, east of Bonnie Schrenk Park in the Fleetwood Neighbourhood Concept Plan (NCP) area. It is designated Urban in the Official Community Plan (OCP) and Single Family Urban in the Fleetwood Town Centre Neighbourhood Concept Plan (NCP).
- The subject site is currently zoned One-Acre Residential Zone (RA) and Single Family Residential Zone (RF).
- On November 28, 2005, at the Regular Council- Land Use meeting, Council gave Third Reading to a proposal to rezone the southern portion of the property fronting 84 Avenue to Single Family Residential Zone (RF) and the northern portion to Single Family Residential Gross Density Zone (RF-G) to allow subdivision with the RF site to the south, located at 8327 – 167 Street, into 8 single family lots (4 RF-G and 4 RF) including one remainder RF lot for potential future subdivision (Appendix III and IV).
- The southern portion of the subject site, located at 8327 – 167 Street, is currently zoned Single Family Residential (RF) and therefore did not require rezoning.

- The applicant proposes to dedicate approximately 1,366 square metres (0.34 acres) of the southern portion of the property fronting 84 Avenue as open space or 21.3% of the gross site area, to preserve the environmentally sensitive area. An additional 5% or 321 square metres (0.08 acre), will be dedicated as open space as part of the subdivision to create 4 RF lots with the portion of the subject site located at 8327 - 167 Street.
- The proposed subdivision layout and watercourse preservation plans were reviewed at the July 20, 2005 meeting of the Environmental Review Committee (ERC). The applicant is proposing a 30-metre (98 ft.) wide total preservation corridor across Swanson Brook. The Department of Fisheries and Oceans (DFO) representative approved the proposal subject to compensation for the proposed driveway crossing of the creek, accessing proposed Lots 5 to 7.
- The western portion of the neighbouring property to the south, at 8327 – 167 Street, will be consolidated with a portion of the subject property to create three new proposed RF lots (proposed Lots 5, 6 and 8) and one remainder lot for future consolidation (proposed Lot 7). The existing home fronting 167 Street will be retained on proposed Lot 8.

Current Proposal

- The proposed subdivision layout includes three (3) panhandle lots (proposed Lots 5, 6 and 7) from the south end of the proposed 166A Street half cul-de-sac bulb. An additional panhandle is anticipated when proposed Lot 7 further subdivides.
- Each of the three (3) proposed panhandle lots are 3.0 metres (10 feet) wide in order to provide legal frontage to each proposed lot. However, the maximum physical creek crossing permitted by DFO is restricted to 6.0 metres (20 feet) wide.
- To provide access to proposed Lots 5, 6 and 7 (and potentially any future lots south of the watercourse) the applicant has proposed to construct a 6-metre (20 ft.) wide shared driveway (maximum crossing permitted by DFO) across Swanson Brook.
- This 6-metre (20 ft.) wide paved private common driveway will be secured through a registered reciprocal access easement.
- In addition to the 6-metre (20 ft.) wide paved private common driveway, there may be additional width in order to accommodate service connections to each of the proposed lots to meet the Engineering Department's standard servicing requirements.
- The applicant's crossing design, which includes (but is not exhaustive) the common driveway, culvert and servicing connections, will be subject to DFO review and approval.
- However, the proposed layout, requires Council approval of a Development Variance Permit to reduce the minimum width of each panhandle from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).
- Generally panhandle lots are discouraged, however, there are instances that warrant consideration of such a subdivision solution.

- Based on City Policy No. 0-15 regarding panhandle lots, the approval of panhandle lots may be considered in areas where:
 - The lot configuration is so restrictive that the lot yield will be substantially reduced without creating panhandle lots; and
 - The panhandle lot is the best solution to some severe physical constraints of the site to provide physical access in addition to the legal frontage.
- The site is encumbered by a red coded watercourse, Swanson Brook, that transects the site.
- Originally the applicant proposed to dedicate approximately 18% open space along the southern portion of the site for the realignment of the watercourse. This proposed layout proceeded to the Environmental Review Committee (ERC) on January 21, 2004 and the watercourse realignment was approved.
- However, following a site visit by staff, and further review by the Department of Fisheries and Oceans (DFO), a decision was made that Swanson Brook should remain in its current location and not be relocated southward.
- The Fire Department has been consulted with regards to the proposed lot configuration and has advised that provided no parking signs are erected on both sides of the 6.0-metre (20 ft.) wide driveway, they have no concerns.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the minimum width of three proposed panhandle lots from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).

Applicant's Reasons:

- To be consistent with the DFO's recommendation to maintain the existing alignment of the red-coded watercourse, Swanson Brook.
- To comply with DFO's recommendations to reduce the impact on the watercourse by ending the proposed 166A Street cul-de-sac at the north side of the creek and provide access and legal frontage for the developable area of the site, south of the watercourse.

Staff Comments:

- The Zoning By-law specifies the minimum frontage of a lot shall be no less than 4.5 metres (15 ft.). The Approving Officer is not permitted to relax this requirement.
- Staff recognize the topographic and environmental constraints of the site and DFO's recommendation to maintain the existing location of the watercourse.

- The three proposed panhandle lots all significantly exceed the minimum lot size requirement of the RF Zone.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Contour Map |
| Appendix III. | Proposed Subdivision Layout |
| Appendix IV. | Initial Planning Report dated November 7, 2005 |
| Appendix V. | Engineering Summary |
| Appendix VI. | Development Variance Permit No. 7903-0476-01 |

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Acting General Manager
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-G and RF

| Requires Project Data | Proposed | |
|--|---|---|
| GROSS SITE AREA | | |
| Acres | 2.37 | |
| Hectares | 0.96 | |
| NUMBER OF LOTS | | |
| Existing | 2 | |
| Proposed | 9 | |
| SIZE OF LOTS | RF-G | RF |
| Range of lot widths (metres) | 12.0 m - 15.2 m | 15.0 m |
| Range of lot areas (square metres) | 421 m ² - 599 m ² | 624 m ² - 869 m ² |
| DENSITY | | |
| Lots/Hectare & Lots/Acre (Gross) | 3.05 lots/ac | 3.77 lots/ac |
| Lots/Hectare & Lots/Acre (Net) | 7.54 lots/ha | 9.31 lots/ha |
| SITE COVERAGE (in % of gross site area) | | |
| Maximum Coverage of Principal & Accessory Building | 45% | 45% |
| Estimated Road, Lane & Driveway Coverage | 10% | 10% |
| Total Site Coverage | 55% | 50% |
| PARKLAND | | |
| Area (square metres) | | |
| % of Gross Site | | |
| | Required | |
| PARKLAND | | |
| 5% money in lieu | NO | |
| 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 | NO | |
| Panhandle Width | YES | |
| Site Area for Subdivision | YES | |

CONTOUR MAP FOR SUBJECT SITE

