



Proposal: Development Variance Permit to reduce the front yard setbacks.

Recommendation: Approval to Proceed

Location: 6009/17/25/33 - 127A St. **Zoning:** RF

OCP Designation: Urban

NCP Designation: Single Family **Owners:** Kulwant Chohan and Charan Hayer

PROJECT TIMELINE

Completed Application Submission Date:	May 18, 2005
Planning Report Date:	July 5, 2005

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - reduce the front yard setback on Lots 1 to 4 from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the building and to 5.0 metres (16 ft.) for the remaining 50% of the building.

in order to allow for a larger building envelope.

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7903-0142-00 (Appendix V), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the building and to 5.0 metres (16 ft.) for the remaining 50% of the building on Lots 1 to 4.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed variances (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** 12715 - 60 Avenue was subdivided into 5 residential single family lots in June 2005. Lots are vacant. BC Hydro Right-of-Way on rear of lots.
- **Significant Site Attributes** There are some mature trees on the site.
- **East:** 12745 - 60 Avenue was rezoned and subdivided in conjunction with the subject site. There are 5 new RF lots with one retained house on the site. It is designated Single Family in the NCP.
- **South:** 60 Avenue, a large urban lot with a single family dwelling, zoned RA, designated Single Family in the NCP.
- **West:** Large vacant urban lot and BC Hydro transmission lines, zoned RA, designated Park in the NCP.
- **North:** Single family dwellings, zoned RF, designated Single Family in the NCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.
NCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

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- The subject properties were created under Application No. 7903-0412-00. Application No. 7903-0412-00 was processed in conjunction with Application No. 7901-0208-00. These adjacent applications created a 10 lot subdivision under the RF Zone. The lots are large RF lots, ranging in size from 657 sq.m. (7070 sq.ft.) to 802 sq.m. (8630 sq.ft.).
- The applicant is requesting a variance on front yard setbacks for Lots 1 to 4 to accommodate a larger building envelope. The building envelope is constrained by a BC Hydro ROW in the rear of the lots and the 5 metre (16 feet) setback from the Hydro ROW.
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BY-LAW VARIANCE AND JUSTIFICATION

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(a) Requested Variance:

- Reduce the front yard setback on Lots 1 to 4 from 7.5 metres (25 feet) to 6.0 metres (20 feet) for 50% of the building and to 5.0 metres (16 feet) for the remaining 50% of the building.

Applicant's Reasons:

- The BC Hydro ROW and the 5 metre (16 feet) setback from the Hydro ROW restrict the size of the building envelope, making these lots less economically feasible.

Staff Comments:

- The subject lots are large, ranging in size from 657 sq.m. (7070 sq.ft.) to 802 sq.m. (8630 sq.ft.). The Hydro ROW and 5 metre (16 feet) setback from the ROW occupies a significant portion of these lots.
- This variance will allow the homes on these lots to be similar in size to the rest of the proposed homes on the cul-de-sac [the variance will allow a gain in area of 19 sq.m. to 38 sq.m. (200 to 400 sq.ft.)].
- As this is a cul-de-sac development and the variance is for the front yard setback, the impact on the surrounding area and residents will be minimal.

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.	Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7903-0412-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated April 6, 2005.

Murray Dinwoodie
General Manager
Planning and Development

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APPENDIX I

Information for City Clerk

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

1. (a) Agent: Name: Eric Aderneck, Aplin & Martin Consultants Ltd.
 Address: #201 - 12448 - 82 Avenue
 Surrey, B.C. V3W 3E9
 Tel: 604-597-9058

2. Properties involved in the Application

- (a) Civic Addresses: 6009, 6017, 6025 and 6033 - 127A Street
- (b) Civic Address: 6009 - 127A Street
 Owners: Kulwant Chohan and Charan Hayer
 PID: not available at this time
 Lot 1 Section 7 Township 2 New Westminster District Plan BCP18051
- (c) Civic Address: 6017 - 127A Street
 Owners: Kulwant Chohan and Charan Hayer
 PID: not available at this time
 Lot 2 Section 7 Township 2 New Westminster District Plan BCP18051
- (d) Civic Address: 6025 - 127A Street
 Owners: Kulwant Chohan and Charan Hayer
 PID: not available at this time
 Lot 3 Section 7 Township 2 New Westminster District Plan BCP18051
- (e) Civic Address: 6033 - 127A Street
 Owners: Kulwant Chohan and Charan Hayer
 PID: not available at this time
 Lot 4 Section 7 Township 2 New Westminster District Plan BCP18051

3.

- (a) Proceed with Public Notification for Development Variance Permit No. 7903-0412-00.

DEVELOPMENT DATA SHEET

Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		

SETBACKS (in metres)		
Front	7.5 m	5.0 m for 50% of building, 6.0 m for remaining 50% of building
Rear	7.5 m	>7.5 m
Side #1 (N,S,E, or W)	1.8 m	≥1.8 m
Side #2 (N,S,E, or W)	1.8 m	≥1.8 m
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		

Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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APPENDIX II

CONTOUR MAP FOR SUBJECT SITE

