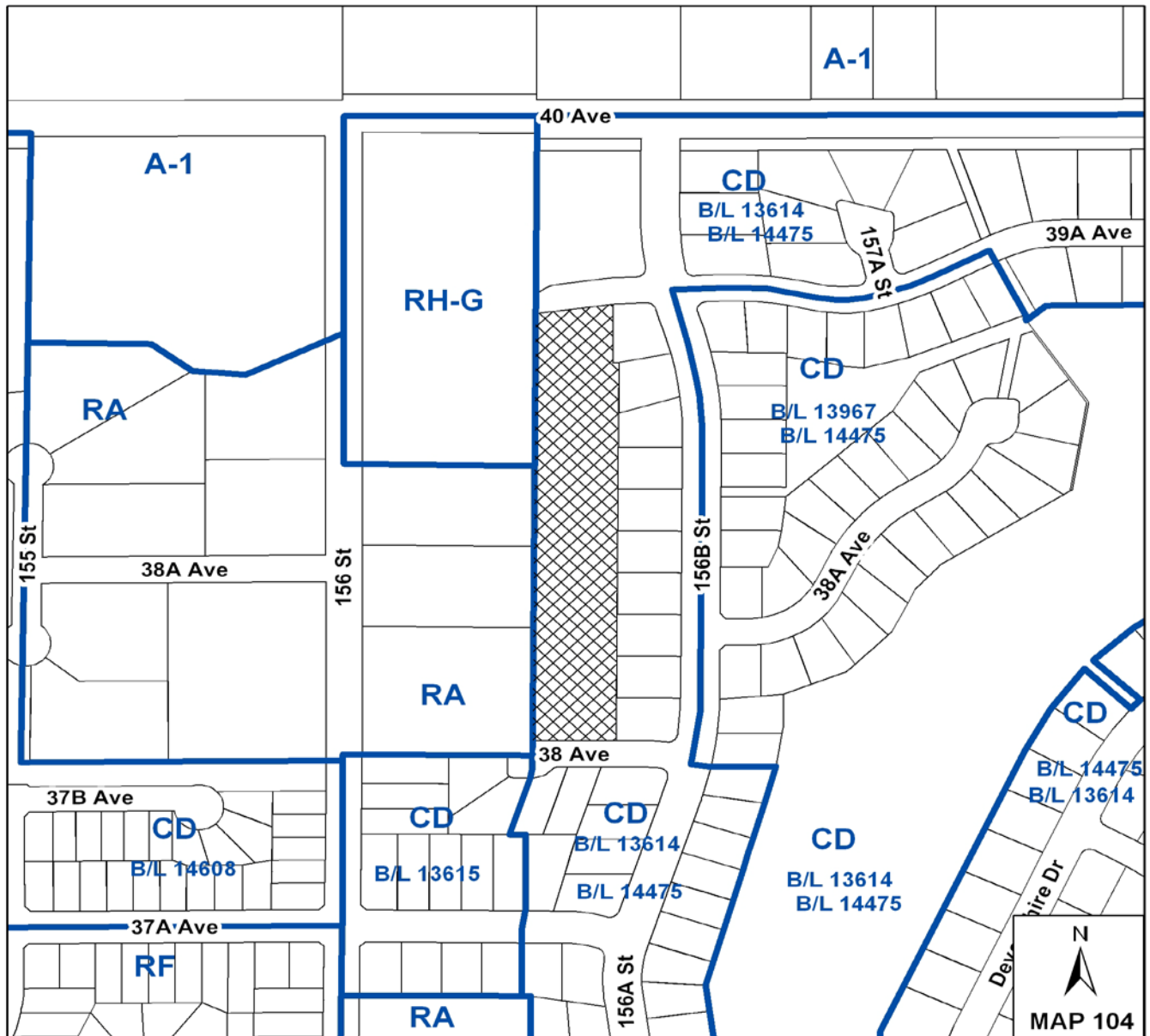


Proposal:	Development Variance Permit to relax the minimum depth for one single family residential lot.		
Recommendation:	Approval to Proceed to Public Notification		
Location:	15659 - 38 Avenue	Zoning:	CD
OCP Designation:	Suburban	Owner:	Morgan Creek Holdings Inc.
LAP Designation:	1/2 Gross Density Res.		



PROJECT TIMELINE

Completed Application Submission Date: June 11, 2004
Application Revision & Re-submission Date: December 4, 2006
Planning Report Date: January 22, 2007

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to reduce the minimum lot depth of the CD Zone (By-law No. 13614) from 36 metres (118 ft.) to 32 metres (105 ft.) for proposed Lot 10

in order to allow subdivision into 10 single family lots of approximately 936 m² (0.23 acres) each.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7904-0227-00, (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the CD Zone (By-law No. 13614) from 36 metres (118 ft.) to 32 metres (105 ft.) for proposed Lot 10.

REFERRALS

Engineering: The Engineering Department has no concerns with the DVP. All servicing requirements associated with the proposed subdivision will be finalized and secured as part of the subdivision approval.

SITE CHARACTERISTICS

- **Existing Land Use** Vacant, treed land.
- **East:** Single family homes, zoned CD, designated Suburban.
- **South:** Single family homes, zoned CD, designated Suburban.
- **West:** Single family homes, some under construction in the RH-G portion, zoned RH-G and RA, designated Suburban.
- **North:** Across 39 Avenue, single family homes, zoned CD, designated Suburban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Suburban. Complies.

LAP Designation: Half Acre Gross Density Residential. Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site consists of one parcel, approximately 12,490 square metres (3.1 acres) in size. The property is designated Suburban in the OCP and was rezoned on March 29, 1999 as part of a large area rezoning which forms part of the Morgan Creek Golf Course and Residential Subdivision that is now nearly built out. The existing CD Zone permits subdivision into 930 square metre (10,000 square feet) lots.
- This property represents one of the few remaining parcels yet to be subdivided within the lands previously rezoned under the original Golf Course development (Appendix V).
- This application consists of a 10-lot residential subdivision, and a Development Variance Permit to relax the required lot depth of one lot.
- Development of the subdivision is consistent with the CD By-law (No. 13614) and in accordance with the overall plan for the Morgan Creek neighbourhood. Homes will be designed according to the standard Building Scheme that is already in place for Morgan Creek as a whole. The Building Scheme also restricts the development of basement-entry homes and secondary suites.
- Tree preservation, lot grading, and other technical requirements of the development will

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the CD By-law (No. 13614) to reduce the minimum lot depth from 36 metres (118 feet) to 32 metres (105 feet) on proposed Lot 10 only.

Applicant's Reasons:

- The subject site has been made irregular in shape due to previous road allowance dedication on the east and west sides. The northerly portion of the lot has a reduced depth due to the curve in the road, which was required to align 156B Street.

Staff Comments:

- The lot area for proposed Lot 10 is 1105 square metres (11,895 square feet) and exceeds the minimum 930 square metre (10,000 square feet) size in the CD zone. Lot 10 would be the largest lot in this subdivision, where the proposed average lot size is 951 square metres.
- The proposed variance will enable the site to be subdivided in an efficient way, and will back on to and generally match the subdivision of 10 lots immediately to the east which was approved in the original Morgan Creek subdivision.
- A building scheme is already registered on the title of this property, as is the case with all lots in Morgan Creek. This Building scheme, which regulates the design and aesthetic characteristics of dwelling construction, will fall to the 9 new lots created. The reduced depth proposed is not considered an impediment to a reasonable house design or availability of rear yard open space due to the substantial lot area proposed for the lot.
- This parcel represents the last developable land in the immediate area (within this part of the Morgan Creek CD zone), and there are no further opportunities to assemble land and meet the required lot depth.
- On this basis, the DVP can be supported.

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.	Engineering Summary
Appendix V.	Plan Attachment to CD Zone (By-law No. 13614)
Appendix VI.	Development Variance Permit No. 7904-0227-00

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Geoff Barker dated June 11, 2004.

How Yin Leung
Acting General Manager
Planning and Development

TB/kms

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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: Ken Anderson
 Address: #504, 1367 West Broadway
 Vancouver, B.C.
 V6H 4A7
 Tel: 604-250-1636
 Fax: 604-736-8216

2. Properties involved in the Application
 - (a) Civic Address: 15659 - 38 Avenue

 - (b) Civic Address: 15659 - 38 Avenue
 Owner: Morgan Creek Holdings Inc., Inc. No. 533910
 PID: 024-876-704
 Lot 129 Section 26 Township 2 New Westminster District Plan LMP57699

3. Summary of Actions for City Clerks Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7904-0227-00.

SUBDIVISION DATA SHEET

Existing Zoning: CD (By-law No. 13614)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.08 ac
Hectares	1.25 ha
NUMBER OF LOTS	
Existing	1
Proposed	10
SIZE OF LOTS	
Range of lot widths (metres)	21 m (69 ft.) - 27.8 m (91.3 ft.)
Range of lot areas (square metres)	936 m ² (0.23 ac) to 1,105 m ² (0.27 ac)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5 upha 2 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	n/a (previously dedicated as part of rezoning)
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
	YES - lot depth
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

CONTOUR MAP FOR SUBJECT SITE

