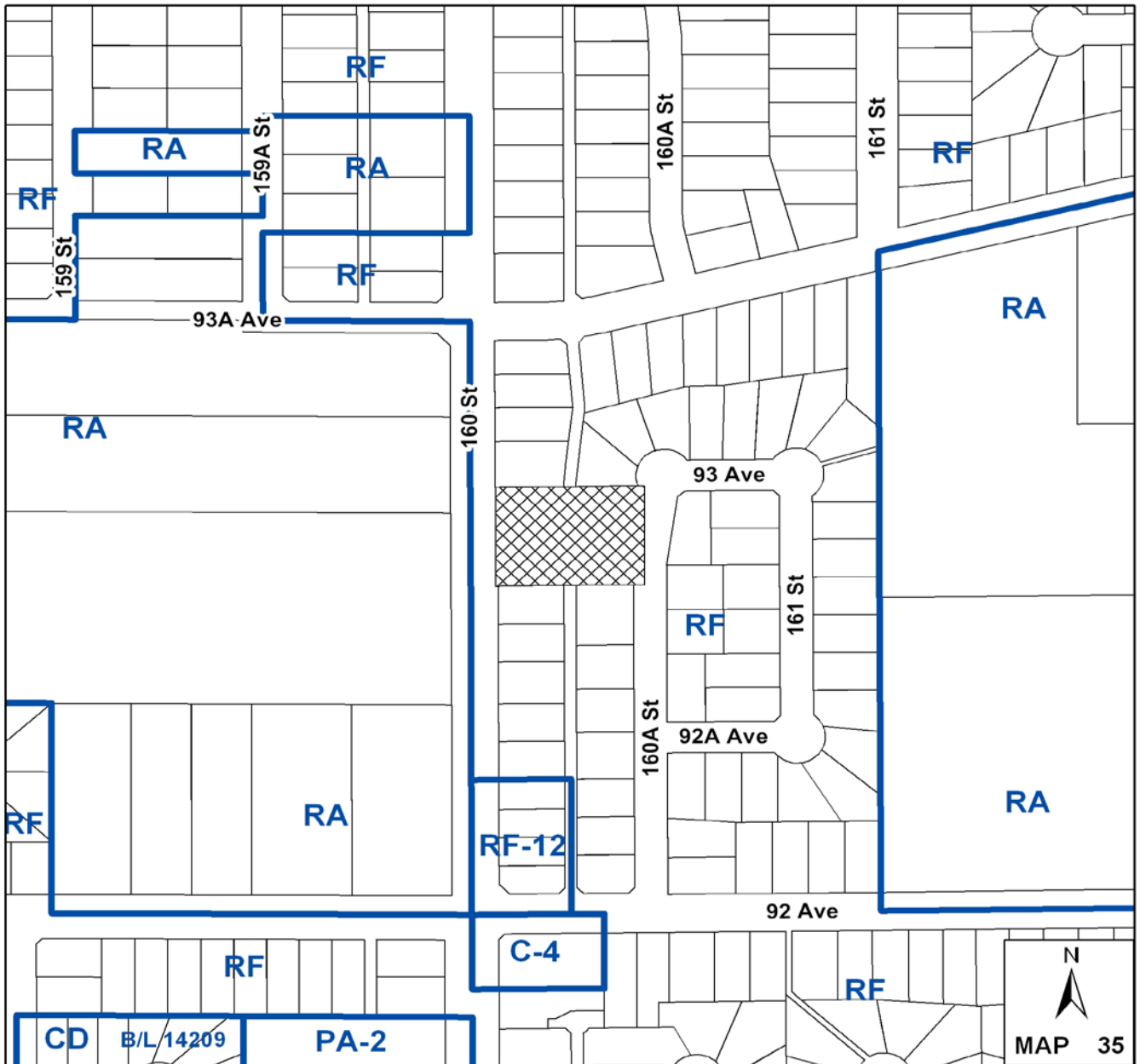


**Proposal:** Development Variance Permit to relax the rear yard setback of the RF Zone to retain an existing garage.

**Recommendation:** Approval to Proceed

**Location:** 9302 - 160 Street      **Zoning:** RF

**OCP Designation:** Urban      **Owners:** Kathi Summers and Angela Eddy



## PROJECT TIMELINE

Completed Application Submission Date: April 12, 2005  
Application Revision & Re-submission Date: March 6, 2006  
Planning Report Date: April 10, 2006

## PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulation:
  - to reduce the minimum rear yard setback for an accessory structure in the RF Zone from 1.8 metres (6 ft.) to 1.13 metres (3.7 ft.) for proposed Lot 1

in order to retain an existing garage.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7905-0106-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback for an accessory structure in the RF Zone from 1.8 metres (6 ft.) to 1.13 metres (3.71 ft.).

## REFERRALS

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

## SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling and detached garage to be partially retained.
- **East:** Across 160A Street, single family lots, zoned RF, designated Urban.
- **South:** Single family lots, zoned RF, designated Urban.
- **West:** Across 160 Street, residential acreage properties, zoned RA, designated Urban.
- **North:** Single family lots, zoned RF, designated Urban.

## PLAN AND POLICY COMPLIANCE

OCP Designation:                      Complies.

## DEVELOPMENT CONSIDERATIONS

- The subject site is located on the east side of 160 Street, between 92 Avenue and 93A Avenue, in the Fleetwood area. The site is designated Urban in the Official Community Plan (OCP).
- The subject site is currently zoned "Single Family Residential" (RF). The applicant is proposing to subdivide the property into four (4) single family RF-zoned lots.
- The proposed subdivision will create three single family lots fronting 160A Street and one remainder lot fronting 160 Street with future subdivision potential into three lots (Appendix III).
- A Preliminary Layout Approval letter (PLA) for the proposed subdivision was issued by the Approving Officer on August 2, 2005.
- One of the conditions of the PLA is the removal or demolition of any building or structure encroaching upon any proposed lot line.
- The applicant is retaining the existing dwelling on the proposed remainder Lot 1 and had intended to remove the detached garage at the rear of the lot which encroaches into a required lane.
- The applicant has now decided to retain a portion of the garage on proposed remainder Lot 1 and remove the garage addition that is encroaching into the proposed lane.
- Access to the garage for proposed Lot 1 will remain off 160 Street. When proposed remainder Lot 1 subdivides in the future, the lots will be accessed off the proposed lane.
- The applicant is proposing a Development Variance Permit to vary the rear yard setback of the garage on proposed Lot 1 from 1.8 metres (6 ft.) to 1.13 metres (3.7 ft.).

## BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback for an accessory structure in the RF Zone from 1.8 metres (6 ft.) to 1.13 metres (3.7 ft.), for proposed Lot 1.

Applicant's Reason:

- A variance to the rear yard setback will allow the owner to subdivide the subject site and retain a portion of the existing detached garage on proposed Lot 1.

Staff Comments:

- The proposed variance will allow for the existing garage to be partially retained.
- The requested variance will only apply to the existing garage.
- Staff, therefore, support the proposed variance.

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.	Development Variance Permit No. 7905-0106-00

INFORMATION AVAILABLE ON FILE

- Soil Contamination Review Questionnaire prepared by Michael Helle dated April 6, 2005

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:                    Michael Helle, Coastland Engineering & Surveying Ltd.  
                         Address:                    101 - 19292 - 60 Avenue  
                                                        Surrey, B.C. V3S 3M2  
                         Tel:                                604-532-9700
  
2.      Properties involved in the Application
  - (a)      Civic Address:                9302 - 160 Street
  
  - (b)      Civic Address:                9302 - - 160 Street  
                 Owner:                                Kathi Eileen Summers and Angela Christine Eddy  
                 PID:                                        011-164-964  
                 North Half Lot 4 Except: Part subdivided by Plan 77856 Section 36 Township 2  
                 New Westminster District Plan 5790
  
3.      Summary
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7905-0106-00.

## SUBDIVISION DATA SHEET

**Existing Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.96
Hectares	0.388
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	17.3 m - 52.3 m
Range of lot areas (square metres)	504 m <sup>2</sup> - 1,704 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	10.8/4.2
Lots/Hectare & Lots/Acre (Net)	10.8/4.3
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	21%
Estimated Road, Lane & Driveway Coverage	11%
Total Site Coverage	32%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Partial Retention of Existing Garage	YES

CONTOUR MAP FOR SUBJECT SITE

