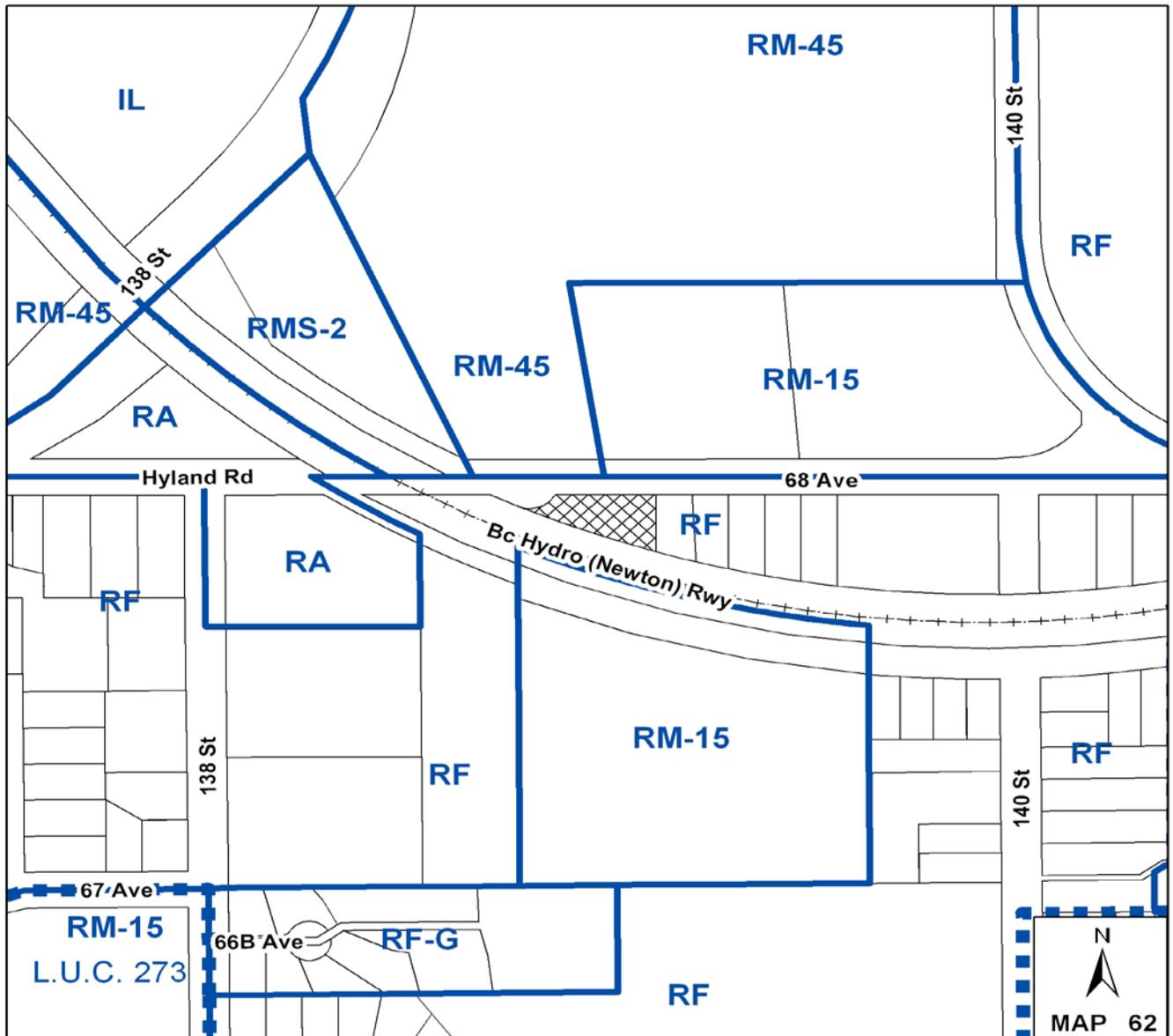


Proposal: Development Variance Permit to vary the rear yard setback and lot depth of one single family lot and allow subdivision into 2 lots and retention of the existing dwelling.

Recommendation: Approval to Proceed

Location:	13906 - 68 Avenue	Zoning:	RF
OCP Designation:	Urban	Owners:	Narinder Singh Hara Sharnjit Kaur Hara
LAP Designation:	Residential		



PROJECT TIMELINE

Completed Application Submission Date: September 27, 2005
Planning Report Date: April 2, 2007

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - lot depth of the RF Zone from 28 metres (91.9 ft.) to 24 metres (78.7 ft.); and
 - rear yard setback of the RF Zone from 7.5 metres (24.6 ft.) to 4.9 metres (16.1 ft.)

in order to allow subdivision into two single family lots, including the retention of the existing dwelling.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7905-0301-00, (Appendix V) varying the RF Zone as follows, to proceed to Public Notification (Appendix VIII):
 - (a) Part 16 ,Section K Subdivision is relaxed to reduce the minimum lot depth for proposed Lot 2 from 28 metres (91.9 ft.) to 24 metres (78.7 ft.); and
 - (b) Part 16, Section F. Yards and Setbacks is relaxed to reduce the minimum rear yard setback of the existing dwelling from 7.5 metres (24.6 ft.) to 4.9 metres (16.1 ft.) for proposed Lot 2.

REFERRALS

Engineering: There are no engineering requirements relative to issuance of the Development Variance Permit (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** One single family dwelling to be retained.
- **Significant Site Attributes** Three mature trees on site.
- **East:** Single family homes, zoned RF, designated Urban in the OCP.
- **South and West:** The BC Hydro utility right-of-way and Hyland Road are located to the south and west. Further south is a multi-family residential site, zoned RM-15, designated Urban in the OCP.

- **North:** Across 68 Avenue, social housing (Townhomes) on a lot zoned RM-15, and a mix of townhomes and apartments (Chelsea Gardens) on a lot zoned RM-45 and RMS-2, designated Multi-Family in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

Newton LAP Designation: Urban Residential. Complies.

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 13906 – 68 Avenue, south of Newton Town Centre. It is designated Urban in the Official Community Plan and Urban Residential in the Newton Local Area Plan.
- The applicant proposes to subdivide the subject property into two new lots, as shown on the subdivision layout plan attached as Appendix III. The intention is to retain the existing single family dwelling on proposed Lot 2.
- The proposed lot sizes are 560 square metres (6,025 sq.ft.) for Lot 1 and 699 square metres (7,525 sq.ft.) for Lot 2. Both lots comply with the required minimum lot size in the RF Zone (560 square metres/6,025 sq.ft.).
- The existing dwelling, which is in good condition, is a rancher built in the early 1960s, and is approximately 146 square metres (1,568 sq.ft.) in size. The dwelling has a deck on its south side that will be removed in order to accommodate the subdivision. After removal of the deck, the home will be 4.9 metres (16 ft.) from the south property line.
- As a result of the proposed subdivision, the south side yard of proposed Lot 2 will become the rear yard. The depth of proposed Lot 2 will range from 24.12 metres (79 ft.) at the west property line to 32.13 metres (105 ft.) at the east property line.
- As it is proposed, the depth and the rear yard setback for Lot 2 will not conform to the minimum 28 metre (92 ft.) lot depth and 7.5 metre (25 ft.) rear yard requirements required by the Single Family Residential Zone (RF). A variance to the Zoning By-law is, therefore, requested to relax the lot depth and rear yard setback requirements for proposed Lot 2.
- A previous application for subdivision and a Development Variance Permit was approved by Council in 1999, but was never completed.

Lot Grading

- The applicant submitted a lot grading plan and indicated that they intend to have an in-ground basement on Lot 1. Due to the existing topography of the site and the City's requirement for road upgrades, the applicant is proposing up to approximately 1 metre (3.3 ft.) of fill on the front of both lots. There are no interfacing issues.
- The Building Division has reviewed the lot grading information provided by the applicant and has found it acceptable to proceed.

Tree Preservation and Replacement

- The applicant retained Randy Greenizan (C. Kavolinas & Associates Inc.) to conduct a tree survey and prepare an arbourist report. The report identifies three (3) mature trees on the subject property and concludes that all three (3) trees will have to be removed because they will conflict with the proposed building envelope and fill associated with the road upgrade. Of these three trees, two (2) are Douglas Fir and one (1) is Alder.
- The applicant proposes to plant eight (8) replacement trees as outlined in the Tree Preservation Summary sheet (Appendix VII), resulting in an average of four (4) trees per lot. This provides an appropriate amount of tree replacement. The City Landscape Architect has reviewed the tree survey and arbourist report and has found the information to be acceptable.

Building Scheme

- A proposed Building Scheme was prepared by Apex Design Group Inc. According to this Building Scheme, new homes on the subject property will be "Rural Heritage", "Neo-Traditional", "Neo-Heritage" or "West Coast Modern" in style and will be compatible with the existing homes in the area.
- According to the Building Scheme, the exterior cladding materials will consist of stucco, cedar, vinyl, hardiplank, brick and stone in "neutral" and "natural" colours.
- Roofing materials will consist of cedar shingles, concrete roof tiles and asphalt shingles in grey or brown only. Roof pitch will be a minimum of 7:12.
- Basement entry homes and secondary suites will not be permitted (Appendix VI).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 24 metres (80 ft.).
- To relax the minimum rear yard setback requirement of the RF Zone from 7.5 metres (25 ft.) to 4.9 metres (16 ft.).

Applicant's Reasons:

- The proposed variance to the rear yard setback is a reflection of an existing situation and will facilitate retention of the existing dwelling. It would not have any negative impact on the neighbourhood, as the rear yard of the subject property abuts a BC Hydro right-of-way.
- It is noted that the setback variance applies to the existing single family dwelling only; any future dwelling on this property will be required to conform to the rear yard setback of the RF Zone.
- Although the minimum depth of Lot 2 (at the west property line) is 24.1 metres (80 ft.) the depth increases to 32.13 metres (105 ft.) at the east property line, resulting in a median depth of 28.27 metres (92.7 ft.) which is greater than the minimum required lot depth.
- Further, the lot depth variance will not impact the livability of the subject lot because the size of proposed Lot 2 (699 square metres/ 7,524 sq.ft.) is substantially larger than the minimum lot size of the RF Zone (560 square metres/6 028 sq.ft.).

Staff Comments:

- The same variances have previously been requested for the subject property. A Development Variance Permit was issued on January 25, 1999, though the subsequent subdivision was never completed.
- Proposed Lot 1 will conform to all of the provisions of the RF Zone; the proposed variances are applicable only to Lot 2 and will allow the existing dwelling to be retained. Further, if a new home is to be constructed on Lot 2 in the future, the setback variance will not be applicable. Any future construction will be required to comply with the RF Zone setbacks.

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.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7905-0301-00

INFORMATION AVAILABLE ON FILE

- Survey Plan, 3 copies
- Detailed Engineering Comments dated December 14, 2005.
- Arborist Report dated March 2, 2007.
- Soil Contamination Review Questionnaire prepared by Jatinderpal Sandhu dated September 27, 2005.

How Yin Leung
Acting General Manager
Planning and Development

MJ/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: Satwant Gadhok, Mainland Engineering Corp.
 Address: #206 - 8363 - 128 Street
 Surrey, B.C.
 V3W 4G1
 Tel: 604-543-8044

2. Properties involved in the Application
 - (a) Civic Address: 13906 - 68 Avenue

 - (b) Civic Address: 13906 - 68 Avenue
 Owners: Narinder and Sharnjit Hara
 PID: 000-510-980
 Lot A Section 16 Township 2 Plan 67920

3. Summary of Actions for City Clerks Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7905-0301-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.31
Hectares	0.127
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	15 - 25 m
Range of lot areas (square metres)	560,699 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15.75 uph/6.45 upa
Lots/Hectare & Lots/Acre (Net)	15.75 uph/6.45 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
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
Setbacks (House Retention)	YES
Lot Depth (Lot 2)	YES

CONTOUR MAP FOR SUBJECT SITE

