

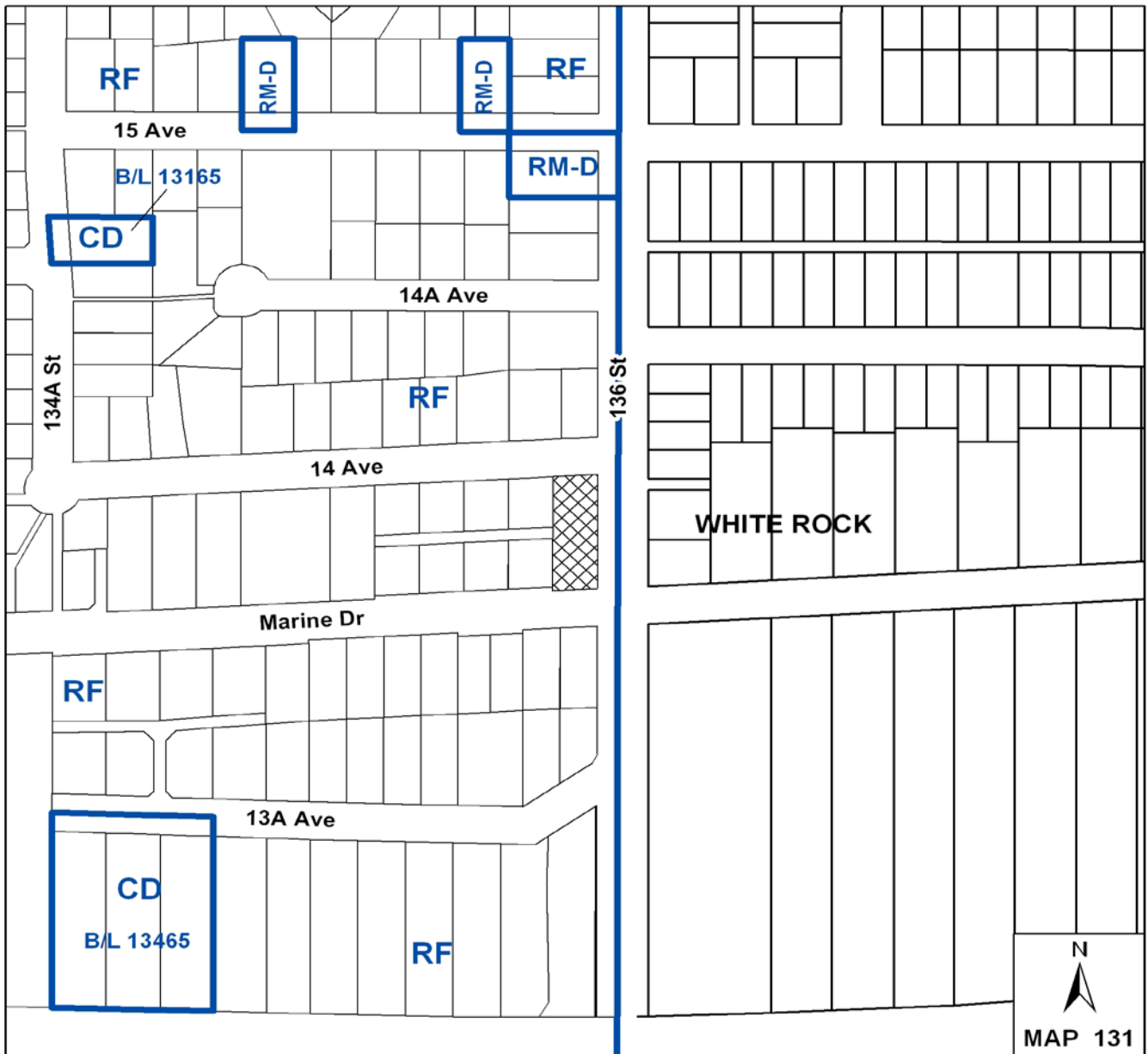
**Proposal:** Development Variance Permit for front yard setback to allow retention of an existing mature boulevard tree.

**Recommendation:** Approval to Proceed

**Location:** 13589 Marine Drive      **Zoning:** RF

**OCP Designation:** Urban

**LAP Designation:** Urban Residential      **Owners:** Alan and Zoe Strand



## PROJECT TIMELINE

Revised Application Submission Date: March 1, 2007  
Additional Planning Comments Date: March 12, 2007

## PROPOSAL

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
  - to reduce the front yard setback of the RF Zone for a principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 1 provided that the flanking side yard setback is increased to a minimum of 4.6 metres (15 ft.)

to allow retention of an existing mature boulevard tree.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0033-01, (Appendix III ) varying Part 16 Section F of the RF Zone as follows, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback for a principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 1, provided that the flanking side yard setback is increased to a minimum of 4.6 metres (15 ft.) in accordance with Schedule A (Appendix III).
2. Council instruct staff to resolve the following issue prior to approval:
  - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (b) registration of a Section 219 Restrictive Covenant to establish the permitted building envelope and ensure tree retention.

## REFERRALS

Engineering: Engineering requirements are being secured through the subdivision application (No. 7906-0033-00). The Engineering Department has no concerns with the proposed variance.

## SITE CHARACTERISTICS

- **Existing Land Use** There is a proposed subdivision application (No. 7906-0033-00) on the subject property to create two single family residential lots. A single family dwelling currently under construction within proposed Lot 2.
- **Significant Site Attributes** The site slopes moderately to the south and has some mature landscaping and trees.
- **East:** Single-family dwellings across 136 Street located in the City of White Rock.
- **South, West and North:** Single-family dwellings on urban sized lots across Marine Drive, zoned RF, designated Urban in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies

LAP Designation: Urban Residential. Complies

## DEVELOPMENT CONSIDERATIONS

### Background

- This Development Variance Permit (DVP) follows the approval of the applicant's initial Development Variance Application, which was approved by Council on June 26, 2006, to reduce the proposed lot depths in order to accommodate a required lane (Appendix IV). The subject property is zoned "Single Family Residential Zone (RF)" and the applicant proposes to subdivide the lot into two single family residential lots.
- As part of the subdivision review, the applicant's Arborist recommended removing a mature Maple tree (77 cm in diameter) that is in good condition, but is located within City boulevard along 136 Street. The Arborist advised that retention of this tree would require a 6-metre flanking side yard that would not allow a home to be built on proposed Lot 1.
- The Parks, Recreation and Culture Department advised this tree is a specimen tree and has requested that this tree be retained. As a result, staff has worked with the applicant to determine what efforts could be undertaken to retain the tree, which is on City property, while allowing an adequate sized home to be built on this lot given the floor area restrictions of the RF Zone. A reduced front setback and a corresponding increase in the flanking side yard setback is recommended to address this issue, and is documented below.

## BY-LAW VARIANCE AND JUSTIFICATION

### (a) Requested Variance:

- To reduce the front yard setback for principal buildings in the RF Zone from 7.5 metres (25 ft) to 6.0 metres (15.1 ft) for proposed Lot 1, provided that the side yard on a flanking street (136 Street) is increased from 3.6 metres (12 ft) to a minimum of 4.6 metres (15 ft) (Appendix III).

### Applicant's Reasons:

- The reduced front yard setback will enable the retention of a specimen tree within city boulevard (136 Street) along the east side of proposed Lot 1, and allow a by-law sized home to be built on this lot.

### Staff Comments:

- The reduced front yard setback for principal buildings is conditional upon an increased flanking side yard setback for principal buildings, from 3.6 metres (12 ft) to a minimum of 4.6 metres (15 ft) as shown in Schedule A, attached to the DVP (Appendix III). Excavation, posts, footings and building overhangs are permitted to encroach 1.0 metre (3.3 feet) into this side yard setback, however, no foundations or accessory buildings are permitted in this setback. The Parks, Recreation and Culture Department supports the retention of the boulevard tree. A Section 219 Building Scheme Restrictive Covenant will be registered on proposed Lot 1, which will also discuss building siting and tree retention on this lot. It will also dictate the location of a garage must be sited to avoid damaging the tree to be retained.
- The reduced front yard setback will permit a home to be built slightly closer to 14 Avenue, a local road. Proposed Lot 1 is a corner lot with only one adjacent dwelling on the west side that is similarly oriented to 14 Avenue, thus the impact of this front yard setback reduction is minimal. All other building setbacks meet or exceed the requirements of the RF Zone.
- The applicant's Design Consultant advised that given the proposed lot size and lot depth, and given the floor area restrictions of the RF Zone, the maximum house size that could be achieved on proposed Lot 1 is approximately 269 sq.m. (2,900 sq.ft.). Retention of the tree with an increased side yard, but without a reduced front yard, would restrict the house size that could be built on this lot (approximately 223 sq.m. / 2,400 sq.ft.). The DVP will, therefore, enable tree retention and construction of up to approximately 269 sq.m. (2,900 sq.ft.) of floor area, and will not penalize the owner for retaining this tree.
- The Parks, Recreation and Culture Department and Engineering Department have advised that the required servicing can be accommodated with minimal impact to the critical root protection zone of the tree being retained. The applicant will work with Engineering staff to determine the appropriate location for services near the tree's critical root zone.

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 Development Variance Permit No. 7906-0033-00
- Appendix IV. Previous Development Variance Permit (No. 7906-0033-01)

How Yin Leung  
Acting General Manager  
Planning and Development

LCR/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:                      Mike 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:                      13589 Marine Drive
  
  - (b)      Civic Address:                      13589 Marine Drive  
                         Owner:                                      Alan and Zoe Strand  
                         PID:    000-514-161  
                         East Half of Lot 1 Section 8 Township 1 New Westminster District Plan 8337
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7906-0033-01.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.33
Hectares	0.13
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	Approximately 21 m
Range of lot areas (square metres)	582 m <sup>2</sup> and 560 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	6 upa (15 upha)
Lots/Hectare & Lots/Acre (Net)	7 upa (18 upha)
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	32%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<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
Setbacks	YES
Lot Depth	YES

CONTOUR MAP FOR SUBJECT SITE

