



Proposal: Development Variance Permit to vary minimum lot depths in order to permit the development of a two lot single-family residential subdivision.

Recommendation: Approval to Proceed

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

OCP Designation: Urban

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



PROJECT TIMELINE

Completed Application Submission Date: January 26, 2006
Planning Report Date: June 12, 2006

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to relax the following by-law regulations:
 - to vary the minimum lot depth requirement of the RF Zone from 28 m (90 ft) to 26.9 m (88 ft) for proposed Lot 1 and from 28 m (90 ft) to 26.0 m (85 ft) for proposed Lot 2

in order to allow subdivision into two single family residential lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0033-00, (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the "Single Family Residential Zone (RF)" from 28 metres (90 ft.) to 26.9 metres (88 ft.) for proposed Lot 1 and from 28 m (90 ft) to 26.0 m (85 ft) for proposed Lot 2.
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements. No concerns as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Single-family dwelling to be removed.
- **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 Municipality of White Rock.
- **South:** Single-family dwellings on urban sized lots across Marine Drive, zoned RF, designated Urban in the OCP.
- **West:** Single-family dwellings on urban sized lots, zoned RF, designated Urban in the OCP.
- **North:** Single-family dwellings on urban sized lots zoned RF, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Complies
- LAP Designation: Complies

DEVELOPMENT CONSIDERATIONS

- The applicant has requested a Development Variance Permit (DVP) to relax the minimum lot depth requirement of the RF Zone in order to facilitate a two-lot subdivision (Appendix II) that conforms to the OCP and the Central Semiahmoo Peninsula Local Area Plan.
- The site is located on Marine Drive (an arterial) and requires the dedication of 1.94 metre (6.4 ft.) for road widening, and a 6.0 metre (20 ft.) wide lane to provide secondary vehicular access for the fronting lot.
- As a result of these road and lane dedications, the remaining lot depth is too shallow to accommodate two lots with minimum depths. For subdivision to occur, the proposed lots require depths that are less than the minimum 28 metres (90 ft) required in the RF Zone.
- In addition, these dedications result in a reduced lot area of 528 m² (5,684 ft²) for proposed Lot 2. The RF Zone requires a minimum lot area of 560 m² [6,000 ft²]. This reduction can be supported given the site constraints, the provision of the lane, and the Approving Officer's ability to approve a 10% lot area reduction as part of the subdivision.
- Council approved a DVP on May 9, 1994 for similar variances on the subject property under File No. 7993-0227-00. However, the file was closed on March 11, 1999 due to inactivity.
- The proposal coincides with the development pattern established through adjacent subdivisions to the west (Appendix V). Most recently, on January 12, 2004, Council approved a similar variance to lot depth for Development No. 7903-0223-00, located at 13543 Marine Drive, which had comparable site constraints.

- The proposed variances, if approved, will also facilitate the opening of the lane to 136 Street, as per the City's Concept Plan for this area, and the relocation of driveway accesses from Marine Drive to the lane for homes fronting this arterial road

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the lot depth for proposed Lot 1 from 28 metres (90 ft) to 26.9 metres (88 ft) and from 28 m (90 ft) to 26.0 m (85 ft) for proposed Lot 2.

Applicant's Reasons:

- To create a two-lot subdivision that coincides with the adjacent development pattern

Staff Comments:

- The Subdivision By-law requires a widening dedication for Marine Drive (an arterial road) and a lane to provide secondary vehicular access to this arterial.
- The road widening and lane requirements make the subject site too shallow to subdivide into two single family lots, zoned RF, with minimum lot depths of 28 metres (90 ft). This situation also existed with properties to the east that were permitted to subdivide with Development Variance Permits that permitted reduced lot depths.
- Despite this reduction and the reduced depths, the lot widths and areas are sufficient for suitable house siting.
- By allowing this variance, the applicant's layout will coincide with the development pattern for the remainder of the block, and will be in keeping with the Concept Plan for this area.

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	Map of Adjacent Developments
Appendix VI	Development Variance Permit No. 7906-0033-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated June 13, 2006
- Soil Contamination Review Questionnaire prepared by Zoe Strand dated January 26, 2006.

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: Greg Sewell, Coastland Engineering & Surveying Ltd.
 Address: #101, 19292 - 60 Avenue
 Surrey, B.C.
 V3S 3M2
 Tel: 604-532-9700

(b) Agent: Name: Wilfred Tibbe
 Address: 13860 – 20 Avenue
 Surrey, B.C.
 V4A 1Z9
 Tel: 604-536-1210

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

(a) Proceed with Public Notification for Development Variance Permit No. 7906-0033-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

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

CONTOUR MAP FOR SUBJECT SITE

