

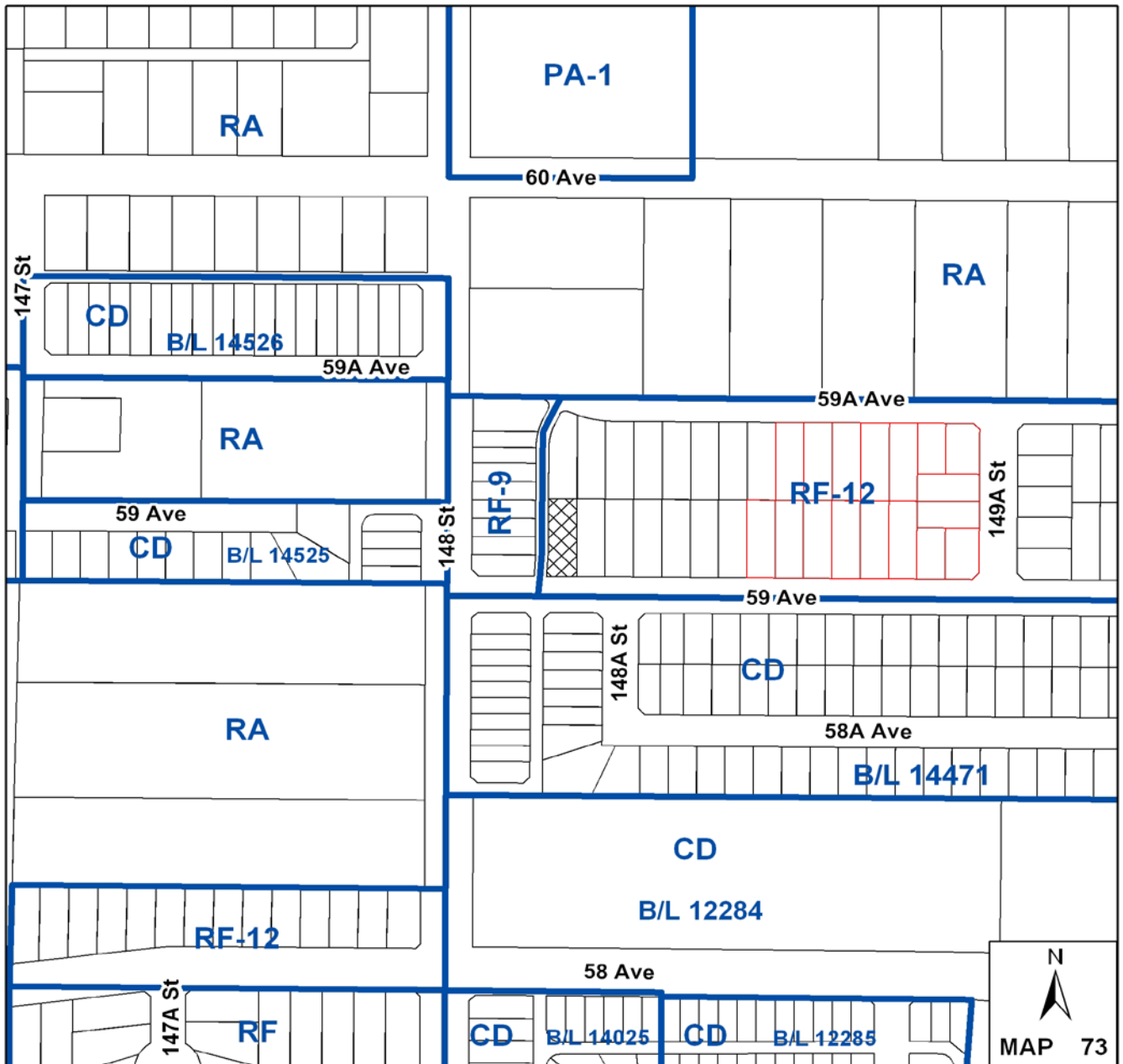
**Proposal:** Development Variance Permit to allow driveway access from the front street.

**Recommendation:** Approval to Proceed

**Location:** 14825 - 59 Avenue      **Zoning:** RF-12

**OCP Designation:** Urban

**LAP Designation:** Single Family Small Lots      **Owner:** Qualico Developments (Vancouver) Inc.



### PROJECT TIMELINE

Completed Application Submission Date: April 26, 2006

Planning Report Date: June 12, 2006

### PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations of the RF-12 Zone:
  - relax the off-street parking provision that requires access to the subject property from the lane to the west

in order to permit the development of a driveway access from a street at the front of the lot.

### RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0179-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to waive the requirement of the off-street parking provision to allow access to the subject property from 59 Avenue.

### REFERRALS

Engineering: No concerns (Appendix IV).

### SITE CHARACTERISTICS

- **Existing Land Use** Recently approved single family lot which is currently vacant.
- **East:** Recently approved single family small lots under Application No. 7906-0179-00, zoned RF-12, designated Urban in the OCP.
- **South:** Across 59 Avenue, single family lots, zoned CD (By-law No. 14471), designated Multiple Residential in the OCP.
- **West:** Newly created lane recently approved under Application No. 7906-0179-00, zoned RF-9, designated Urban in the OCP.
- **North:** Recently approved single family small lots under Application No. 7906-0179-00, zoned RF-12, designated Urban in the OCP.

### PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

NCP Designation: Complies.

### DEVELOPMENT CONSIDERATIONS

- The subject property (Lot 10 Plan BCP20508) located at 14825 59 Avenue, fronts 59 Avenue and the westerly side yard abuts the newly built lane. This property is designated 'Urban' in the OCP and 'Single Family Small Lots' in the South Newton NCP. The abutting properties to the east and to the north are zoned RF-12, which is the same zoning for the subject property. Across the lane, to the west, the properties are zone RF-9, while the properties to south are zoned CD to allow for a variety of single family sized lots.

- This lot was part of a recently approved development application (File No. 7904-0374-00), which was to create 25 single-family residential small lots; 16 being RF-12 lots and 9 being RF-9 lots. That application received Final Adoption on July 25, 2005.
- All the RF-9 lots west of the site will have driveway access from the abutting lane. Under the provisions of the RF-12 zone, driveway access is permitted from the front as long as the lot does not abut a lane. It is only when a RF-12 abuts a lane that the provisions require access to come from a lane.
- The applicant is proposing a DVP to allow for a front driveway for Lot 10 at the corner of 59 Avenue and the existing lane. Lot 25, which is located immediately to the north of Lot 10 and abuts the lane as well, will have lane access as the frontage of that lot is not wide enough to allow for a front access driveway.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Relax the off-street parking by-law in order to allow driveway access from 59 Avenue.

Applicant's Reasons:

- This will provide a consistent "streetscape" along 59 Avenue as well as eliminate the unnecessary loss of backyard space that a side lane access driveway would result in.

Staff Comments:

- Within the RF-12 zone, driveway access is permitted from the front when the property does not abut a lane. The seven lots to the east of the subject property, which were created by the same application (File No. 79004-0374-00), all have front access directly to 59 Avenue.

- Providing front access for this property would be consistent with the pattern of driveways that have been established on this block and will not detract from the pedestrian use of this block.
- With respect to Lot 25, which is located immediately to the north of Lot 10, the applicant indicated that an application for a front access DVP would have been applied for as well if the frontage of this lot was wide enough so that the driveways along this road would be consistent as well.
- Staff support the requested 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, Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
- Appendix IV. Engineering Summary
- Appendix V. Development Variance Permit No. 7906-0197-00

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:                      Mark Nowatny  
                         Address:                      10331 - 150 Street, Unit 201  
    Surrey, B.C. V3R 4B1  
    Tel:                              604-582-3011
  
2.                  Properties involved in the Application
  - (a)                  Civic Address:                      14825 - 59 Avenue
  
  - (b)                  Civic Address:                      14825 - 59 Avenue  
                         Owner:                              Qualico Developments (Vancouver) Inc., Inc. No.  
    A26101  
                         PID:                                      026-467-984  
                         Lot 10 Section 10 Township 2 Plan BCP20508
  
3.                  Summary
  - (a)                  Proceed with Public Notification for Development Variance Permit No. 7906-01079-00.

CONTOUR MAP FOR SUBJECT SITE

