

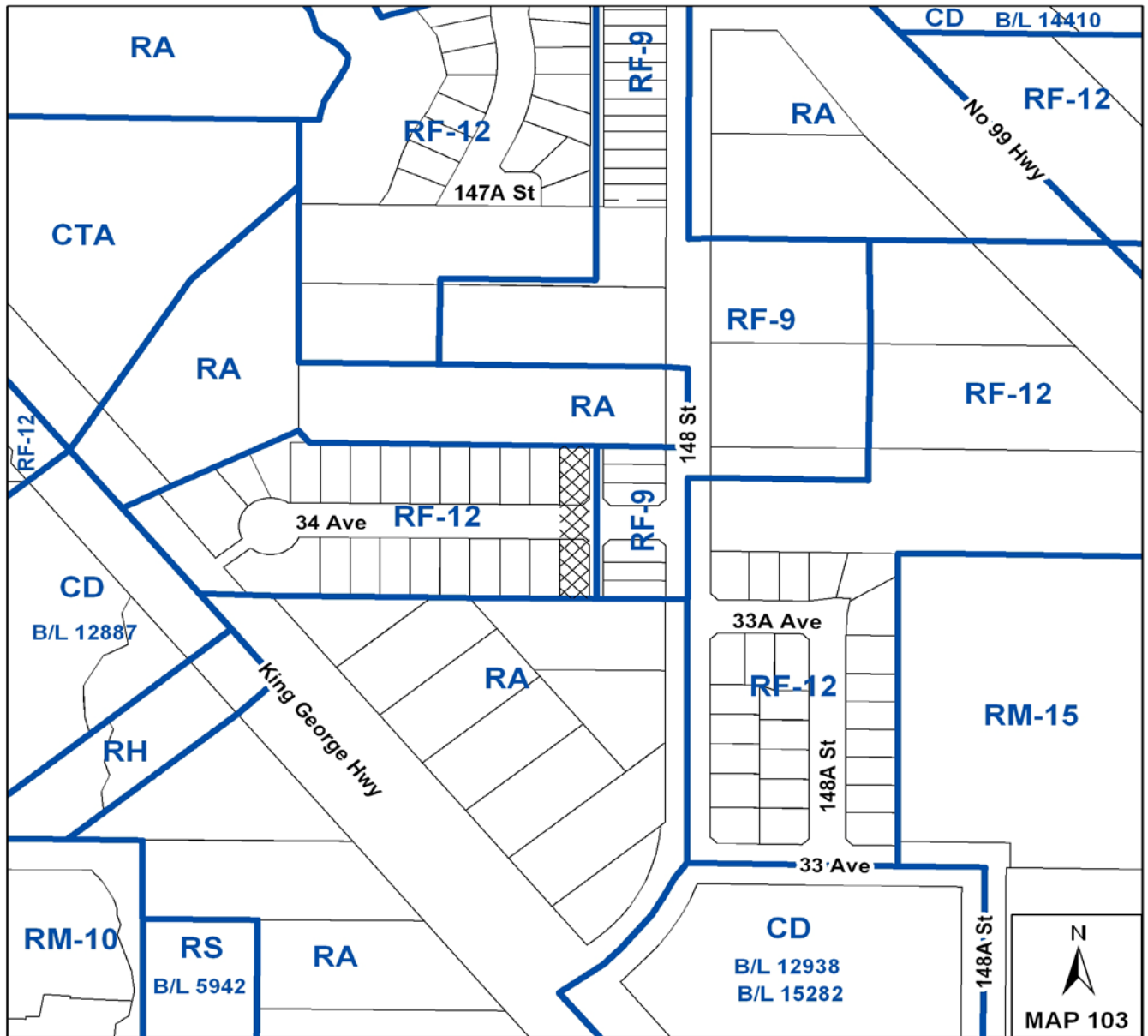
**Proposal:** Development Variance Permit to allow driveway access for two (2) single family lots from 34 Avenue rather than from a side lane.

**Recommendation:** Approval to Proceed

**Location:** 14785/88 - 34 Avenue      **Zoning:** RF-12

**OCP Designation:** Urban

**LAP Designation:** Clustering @ 8 upa      **Owner:** Purcell Properties Ltd. et al



## PROJECT TIMELINE

Completed Application Submission Date: November 22, 2006  
Planning Report Date: December 18, 2006

## PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
  - driveway location requirements in the RF-12 Zone

in order to permit driveway access for two houses from 34 Avenue rather than a lane.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0421-00, (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to vary Part 17A Section H.1 of the Zoning By-law to permit front driveway access for two (2) lots from 34 Avenue rather than from the lane.

## REFERRALS

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

## SITE CHARACTERISTICS

- **Existing Land Use** The subject lots (Lots 4 and 26) were part of a recently approved single family subdivision (Project No. 7905-0240-00) under construction..
- **East:** Recently created single family lots, zoned RF-9, designated Urban in the OCP.
- **South:** Single family homes, zoned RA, designated Urban in the OCP.
- **West:** Single family homes, zoned RF-12, designated Urban in the OCP.
- **North:** Single family home, zoned RA, designated Urban in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

LAP Designation: Clustering @ 8 upa. Complies.

## DEVELOPMENT CONSIDERATIONS

- Both of the subject properties (lots 4 and 26), located at 14785 and 14788 – 34 Avenue, front onto 34 Avenue and abut a lane immediately to the east. The primary purpose of the lane is to provide rear access to RF-9 lots fronting 148 Street.
- The subject properties are designated Urban in the Official Community Plan and Residential Clustering at 8 units per acre in the King George Highway Corridor Study; they were created as part of a recent rezoning and subdivision process (File No. 7905-0240-00) and are zoned RF-12.
- Properties located along 34 Avenue to the west of the subject sites are also zoned RF-12, while those to the east, across the lane, are zoned RF-9.
- All of the RF-9 lots to the east of the subject property 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. When a lot zoned RF-12 abuts a lane, the provisions of the zone require access to be via that lane.
- The applicant is proposing a Development Variance Permit to allow for front driveways for Lots 4 and 26 which abut a lane.

## BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Relax the off-street parking requirements of the RF-12 zone for lots 4 and 26 in order to allow a front access driveway from 34 Avenue.

Applicant's Reasons:

- Front yard access would provide a consistent streetscape along 34 Avenue.
- A more desirable house plan and better use of exterior yard space can be achieved if access is not required from the side yard.

Staff Comments:

- Within the RF-12 zone, driveway access is permitted from the front when the property does not abut a lane. All lots to the west of the subject properties, which were created as part of the same subdivision (File No. 7905-0240-00), have front access directly to and from 34 Avenue.

- Providing front access for this property would be consistent with the pattern of driveways that has been established on this block and will not detract from the pedestrian use of the block.
- The lane to the east of the subject properties was constructed to provide rear access to the six RF-9 lots fronting onto 148 Street. By allowing front yard access to the subject properties via 34 Avenue, the lane can be retained for the exclusive use of the RF-9 properties.

### 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.	Site Plans
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7906-0421-00

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:                      Carolyn Stewart, Sandbox Design Works  
                         Address:                      #101 - 12219 Beecher Street  
                                                      Crescent Beach, BC  
                                                      V4A 3A2  
                         Tel:                              604-536-8272

2.      Properties involved in the Application

(a)      Civic Addresses:      14785 and 14788 - 34 Avenue

(b)      Civic Address:      14785 - 34 Avenue  
            Owner:                      148 Street Properties Ltd.  
   Director Information:  
   Lorne Duthie

Officer Information: (as at April 14 , 2006)  
Lorne Duthie (President, Secretary)

PID:                              026-845-351  
Lot 4 DL 165 Group 2 New Westminster District BCP 26103

(c)      Civic Address:      14788 - 34 Avenue  
            Owner:                      Purcell Properties Ltd.  
            PID:                              026-845-628  
            Lot 26 DL 165 Group 2 New Westminster District Plan BCP 26103

3.      Summary of Actions for City Clerks Office

(a)      Proceed with Public Notification for Development Variance Permit No. 7906-0421-00.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-12**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.1 ac (each for 2 lots)
Hectares	0.04 ha (each for 2 lots)
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	10.4 m
Range of lot areas (square metres)	387.1 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	25 lots/ha    10 lots/ac
Lots/Hectare & Lots/Acre (Net)	25 lots/ha    10 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	44.8%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	NO
<b>MODEL BUILDING SCHEME</b>	
	NO
<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
Others	YES

CONTOUR MAP FOR SUBJECT SITE

