

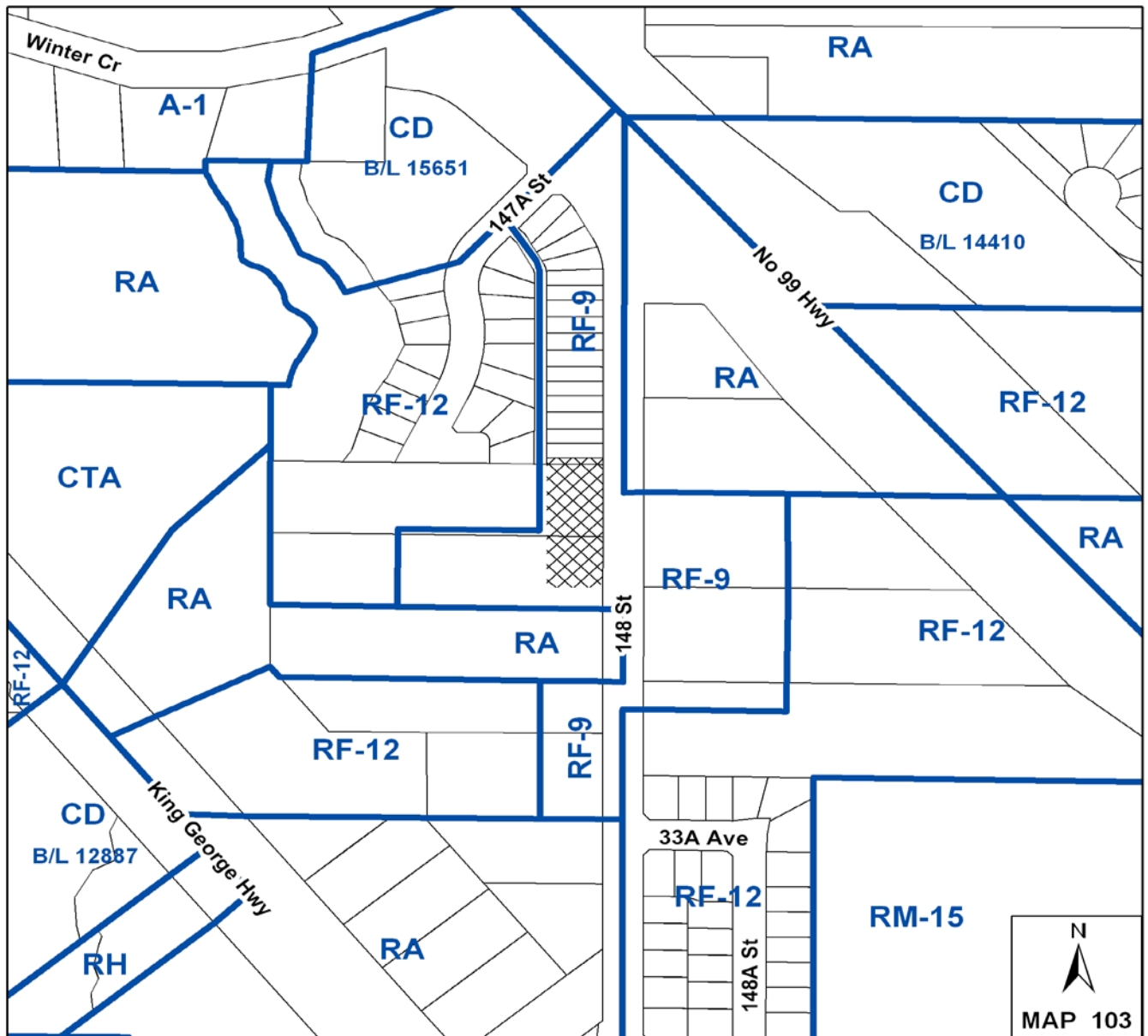
Proposal: DVP to reduce the minimum separation between the principal building and the garage for eight (8) single family small lots from 6 metres to 3 metres (for deck and stair encroachments only).

Recommendation: Approval to Proceed

Location: 3400 Block of 148 Street **Zoning:** RF-9

OCP Designation: Urban

LAP Designation: Res. Clustering **Owner:** Castle View Homes Ltd. et al



PROJECT TIMELINE

Completed Application Submission Date: October 20, 2006
Planning Report Date: November 20, 2006

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following by-law regulations:
 - the minimum separation between a principal building and a garage is reduced from 6 metres (20 ft.) to 3 metres (10 ft.) in order to allow deck and stair encroachments into the rear yards of eight (8) RF-9 zoned small lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0423-00, (Appendix V) varying Part 17C, Section F.2 of Zoning By-law, 1993, No. 12000, as amended, to proceed to Public Notification:
 - (a) To reduce the minimum separation between the principal building and accessory buildings and structures exceeding 2.4 metres (8 ft.) in height for eight (8) small lots from 6 metres (20 ft.) to 3 metres (10 ft.) for decks and stairs only.

REFERRALS

Engineering: The Engineering Department has no objection to the project as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Newly created vacant lots.
- **East:** Across 148 Street, houses under construction on newly created lots, zoned RF-9, designated Urban in the OCP and Clustering at six to eight upa in the King George Highway Study.
- **South:** Across 34A Avenue, older single family dwelling on a lot, zoned RA, designated Urban in the OCP and Clustering at eight upa in the King George Highway Corridor Land Use Study.
- **West:** Vacant newly created single family lots, zoned RF and RF-12, designated Urban in the OCP and Clustering at eight upa in the King George Highway Corridor Land Use Study.

- **North:** Newly built homes on single family lots, zoned RF-9, designated Urban in the OCP and Clustering at eight upa in the King George Highway Corridor Land Use Study.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject properties are designated Urban in the Official Community Plan and Residential Clustering at eight (8) units per acre (UPA) in the King George Corridor Land Use Study. The properties were rezoned from RA to RF-9 and RF-12 to permit subdivision into 58 single-family residential small lots in May 2005.
- The current application only applies to the eight (8) lots at the corner of 34A Avenue and 148 Street (Appendix III).
- After the lots were created and during the design of the dwellings, the applicant identified that the proposed topographical grades, which are significant, create considerable constraints in complying with the setback requirements on the RF-9 lots.
- The change in slope amounts to approximately 4.2 metres (18 ft.) in finished grade difference between the road (148 Street) and the rear lane parallel to it. On the 28 metre (92 ft.) deep lots, this represents a slope of approximately 2.2%, and results in walkout basements (See photo in Appendix III).
- Due to site constraints associated with the grade, the applicant is seeking a Development Variance (DVP) to permit decks and stairs at the rear of the dwelling to encroach into the required 6 metre (20 ft.) separation between the principal building and the detached garage by 3 metres (10 ft.).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum separation between the principal building and accessory building and structures exceeding 2.4 metres (8 ft.) in height from 6 metres (20 ft.) to 3 metres (10 ft.), for decks and stairs only.

Applicant's Reasons:

- There is a 4.2 metre (18 ft.) finished grade difference between the road (148 Street) and the rear lane parallel to it. On the 28 metre (92 ft.) deep RF-9 lots, this represents a slope of approximately 2.2%, and results in walkout basements at the rear. To allow access to the main floor of the home from the rear yard, and to create a more livable space, a 3 metre by 3 metre (10 ft x 10 ft) deck and associated stairs is required to encroach into the 6 metre (20 ft.) minimum separation between the dwelling and the garage.
- The proposed variance will apply to the decks and stairs only, as the dwellings will meet the minimum 6 metre separation.
- With the small lots and the rear lane, it is not possible to utilize retaining walls / terracing to makeup for the slope.
- A reduction in the size of the decks to minimize the encroachment would create spaces, which are unusable for gathering, and hence create a negative effect on the livability of the rear yards.
- A reduction in the size of the dwellings to accommodate the deck and stairs without encroaching into the separation area is not recommended either, as the homes are already proposed to be a modest size of 203 m² (2,188 ft²).

Staff Comments:

- The proposed variance is required to permit the deck and associated stairs to encroach 3 metres (10 ft.) into the required 6 metre (20 ft.) separation between the principle building and accessory building (garage).
- The proposed decks have been thoughtfully considered, and will provide a useful, outdoor gathering space off the main living quarters. Additionally, the space underneath the decks will be well lit and weather protected, and becomes a practical component of the outdoor living area.
- The variance would allow the continued development of similar size homes and garages that currently exist in the area, and would not negatively impact the streetscape.
- Development Variance Permit No. 7905-0281-00 was approved in November 2005, and applies to the 16 lots along 148 Street, directly north of the subject properties. That permit allows for the same relaxation in encroachment that is currently being applied for in this application.
- The approval of this Development Variance permit will preserve the continuity of building design and aesthetics for all the properties along this stretch of 148 Street.

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. Existing Subdivision Layout and Site Photograph
- Appendix IV. Engineering Summary
- Appendix V. Development Variance Permit No. 7906-0423-00

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: Clarence Arychuk, Hunter Laird Engineering Ltd.
 Address: #300 - 65 Richmond Street
 New Westminster, B.C.
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application
 - (a) Civic Addresses: 3421, 3423, 3429, 3431, 3435, 3437, 3441 and 3443 -
 148 Street

 - (b) Civic Address: 3421 - 148 Street
 Owner: Castle View Homes Ltd.
 PID: 026-657-198
 Lot 8 District Lot 165 Group 2 New Westminster District Plan BCP23039

 - (c) Civic Address: 3423 - 148 Street
 Owner: Castle View Homes Ltd.
 PID: 026-657-180
 Lot 7 District Lot 165 Group 2 New Westminster District Plan BCP23039

 - (d) Civic Address: 3429 - 148 Street
 Owner: Castle View Homes Ltd.
 PID: 026-657-171
 Lot 6 District Lot 165 Group 2 New Westminster District Plan BCP23039

 - (e) Civic Address: 3431 - 148 Street
 Owner: Harvinder Singh Kullar
 PID: 026-657-163
 Lot 5 District Lot 165 Group 2 New Westminster District Plan BCP23039

 - (f) Civic Address: 3435 - 148 Street
 Owner: Castle View Homes Ltd.
 PID: 026-657-155
 Lot 4 District Lot 165 Group 2 New Westminster District Plan BCP23039

 - (g) Civic Address: 3437 - 148 Street
 Owner: Castle View Homes Ltd.
 PID: 026-657-147
 Lot 3 District Lot 165 Group 2 New Westminster District Plan BCP23039

 - (h) Civic Address: 3441 - 148 Street
 Owner: Castle View Homes Ltd.
 PID: 026-657-139
 Lot 2 District Lot 165 Group 2 New Westminster District Plan BCP23039

- (i) Civic Address: 3443 - 148 Street
Owner: Castle View Homes Ltd.
PID: 026-657-121
Lot 1 District Lot 165 Group 2 New Westminster District Plan BCP23039

3. Summary of Actions for City Clerks Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7906-0423-00.

CONTOUR MAP FOR SUBJECT SITE

