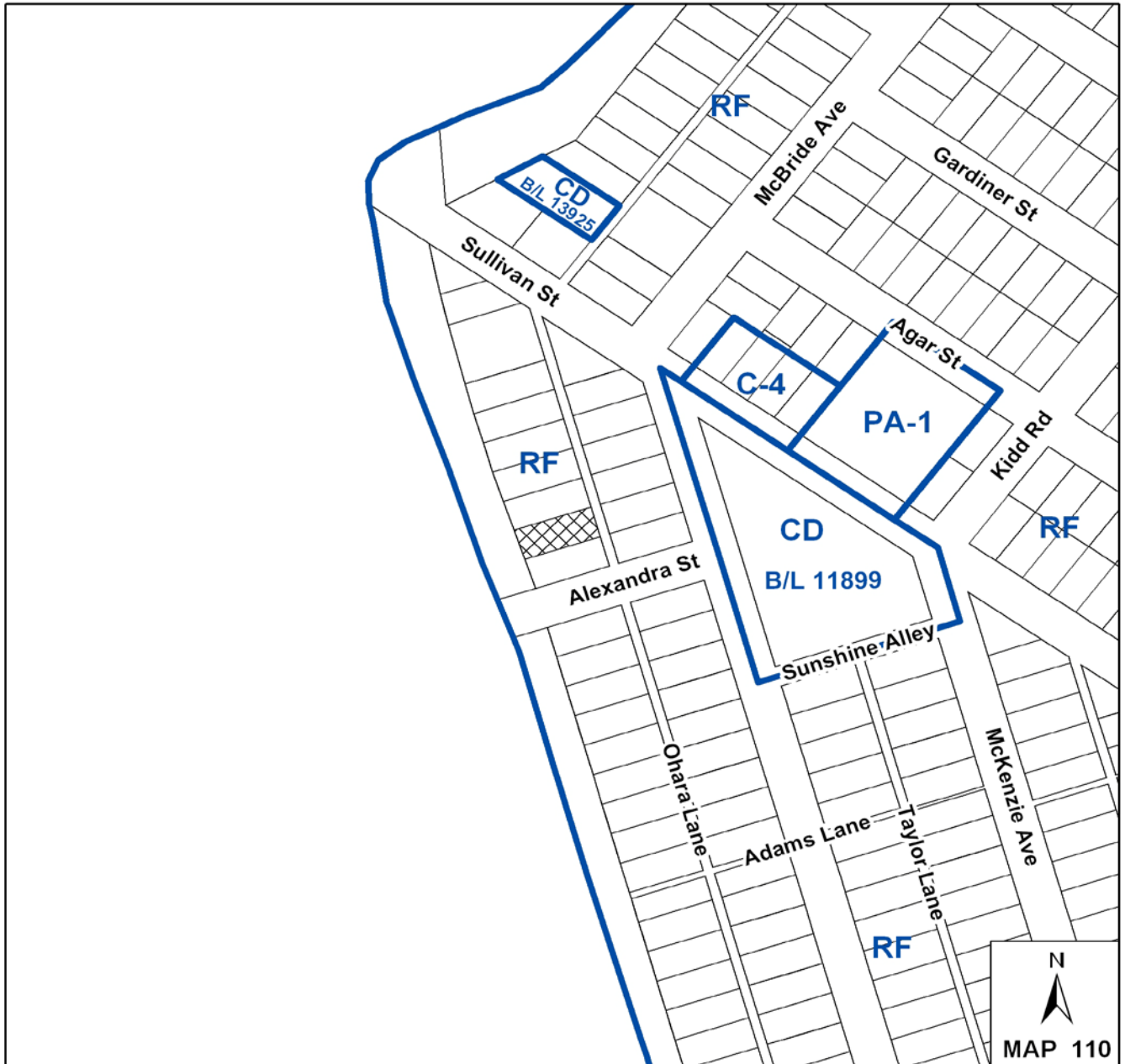


Proposal:	Development Variance Permit to relax the front and side yard setbacks and minimum required building elevation to permit an addition to an existing single family dwelling.		
Recommendation:	Approval to Proceed		
Location:	2912 O'Hara Lane	Zoning:	RF
OCP Designation:	Urban	LAP Designation:	Urban Res.
Owner:	Deborah A. Lukas		



PROJECT TIMELINE

Completed Application Submission Date: March 7, 2007
Planning Report Date: April 2, 2007

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the RF Zone as follows:
 - vary the front yard setback from 7.5 metres (25 ft.) to 6.6 metres (21.7 ft.);
 - vary the side yard setbacks from 1.8 metres (6 ft.) to 1.7 metres (5.6 ft.) (north) and to 1.3 metres (4.2 ft.) (south); and
 - vary the minimum floor elevation requirements from 0.6 metre (2 ft.) to 0.3 metre (1.0 ft.) geodetic

in order to permit the development of a main floor addition to an existing dwelling.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0043-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to vary Part 16 Section F. Yards and Setbacks to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.6 metres (21.7 ft.).
 - (b) to vary Part 16 Section F. yards and Setbacks to reduce the minimum northerly side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.7 metres (5.6 ft.) and to reduce the southerly side yard from 1.8 metres (6 ft.) to 1.3 metres (4.2 ft.);
 - (c) to vary Part 8 Floodproofing Section C.(1)(b) to relax the minimum floor elevation in a floodplain area from 0.6 metre (2.0 ft.) above the 200 year flood level to 0.3 metre (1.0 ft.) above the centreline of the midpoint of the road; and
 - (d) to delete Part 8 Floodproofing Section A.(4).

REFERRALS

Engineering: No concerns (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Existing single family residential.
- **East, South and North:** Across O'Hara Lane, existing single family residential, zoned RF, designated Urban Residential in the Semiahmoo Peninsula.
- **West:** Foreshore and Public Waterfront Trail.

PLAN AND POLICY COMPLIANCE

OCP Designation: Urban. Complies.

LAP Designation: Urban Residential. Complies.

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 2916 O'Hara Lane in Crescent Beach, fronting the foreshore. The property is currently zoned Single Family Residential (RF) and is 575.2 m² (6,191.3 ft²) in area.
- The applicant proposes to construct a new addition for the existing dwelling. The proposal requires variances to the front yard setback from 7.5 m (25 ft.) to 6.6 m (21.7 ft.), the side yard setbacks from 1.8 m (6 ft.) to 1.7 m (5.6 ft.) (north) and to 1.3 m (4.2 ft.) (south), and the minimum floor elevation requirements within the 200 Year Floodplain area from 0.6 m (2.0 ft.) to 0.3 m (1.0 ft.).

Front and Side Yard Setback Variance

- The existing dwelling is a two-storey, split-level structure with a portion of the upper storey supported by wooden posts. The main floor is 50.0 m² (538.7 ft²) and the upper floor is 120.0 m² (1,291.3 ft²). The total existing floor area is 170.0 m² (1,829.9 ft²) which is slightly over half of the maximum allowable floor area for the property of 329.8 m² (3,550 ft²).
- The proposed addition will add 40.0 m² (430.6 ft²) to the main floor of the dwelling, making the total new main floor area 90.0 m² (968.7 ft²) and total new floor area for the entire dwelling 210.0 m² (2,260 ft²). Even with the new main floor addition, floor area will not be maximized on the property. The addition will be limited to the South side of the lot.
- The proposed addition will expand the main floor, but is proposed to be fully contained within the portion of the lower deck underneath the existing upper level. The addition would blend into the existing structure, filling in the building footprint of the upper level.
- The proposed variance to the front and side yard requirements is discussed in the following section.

Floodplain Elevation Variance

- The addition is also required to obtain a DVP approval to establish the allowable building elevation as per Council's process and requirements in Crescent Beach and is also discussed in the following section.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the front yard setback from 7.5 m (25 ft.) to 6.6 m (21.7 ft.) and side yard setbacks from 1.8 m (6 ft.) to 1.7 m (5.6 ft.) (north) and 1.3 m (4.2 ft.) (south) to permit the development of a main floor addition to an existing dwelling.

Applicant's Reasons:

- The RF Zone requires a 7.5 m (25 ft.) front and rear yard setback. The variance requested is to permit the development of an addition to the main floor of an existing single family dwelling.
- The reduction is in response to the size and location of the existing dwelling. The floor area of the existing dwelling is below the maximum allowable floor area under the RF Zone. Even with the proposed addition, floor area will not be maximized.
- The applicant has considered modifying the proposed addition but found that meeting the setbacks would result in compromising the building design (as it would create more of a staggered, split level effect) and unusable, long, narrow spaces.

Staff Comments:

- The proposed addition works to enclose a portion of the area underneath the existing upper level. In essence, the building footprint (based on the existing upper level) is not being expanded.
- The existing building is already encroaching into the front yard – the proposed addition will match the existing setback for the house.
- Total floor area is still very modest.
- The proposed addition will enhance the design and appearance of the dwelling. Increases in glazing, extension of vertical siding and upgrades to railing features will be introduced.
- The DVP will ensure the proposed addition, which is architecturally designed, will be constructed as presented (Appendix VI). Alteration of the design will not be permitted.
- The applicant has canvassed the two adjacent neighbours to the north and south, and they confirm that they have no objection to the addition.

(b) Requested Variance:

- To vary the minimum required building elevation of 0.6 m (2 ft.) (Geodetic Survey of Canada (G.S.C.) Datum) above the 200 year flood level of the Nikomekl River to 0.3 m (1.0 ft.) above the average elevation of the fronting road centerline.

Applicant's Reasons:

- The Floodproofing Section in Zoning By-law 12000 restricts minimum building elevation to 0.6 m (2 ft.) above the 200 year flood level of the Nicomekl River. The subject site is within the identified floodplain region and the proposed main floor addition will be below the 0.6 m (2 ft.) requirement.

Staff Comments:

- The minimum building elevation will be reduced to 0.3 m (1 ft.) above the centreline of the midpoint of the fronting road. Based on past precedence, the Building Division allows for this reduction.
- Even with the reduction, the minimum building elevation is still higher than the centerline of the road. If flooding were to occur, floodwaters would theoretically drain off the property in the direction of the fronting road.
- A Restrictive Covenant for Floodproofing will be registered to indemnify the City against possible damages as a result of flooding.

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 Plan
Appendix IV.	Engineering Comments
Appendix V.	Development Variance Permit No. 7907-0043-00
Appendix VI.	Building Drawings
Appendix VII.	Elevation Survey

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 29, 2007.
- Soil Contamination Review Questionnaire prepared by Stefan Wiedemann dated February 13, 2007.

How Yin Leung
Acting General Manager
Planning and Development

JL/kms

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CONTOUR MAP FOR SUBJECT SITE

