

RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced lot depth in the RF Zone, from 28 metres (92 ft.) to 20.5 metres (67 ft.) for proposed Lot 1.
- Seeking reduced front yard setback in the RF Zone, from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed Lot 1.
- Seeking reduced rear yard setback in the RF Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) and to 5.0 metres (16 ft.) for proposed Lot 1.

RATIONALE OF RECOMMENDATION

- The proposed lot depth variance will allow subdivision into two single family lots.
- By reducing the front and rear yard setbacks as requested, three Douglas Fir trees located slightly off-site, near the northeast portion of the property, can be retained without affecting subdivision potential and the size of the house that could be built on proposed Lot 1.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0103-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 20.5 metres (67 ft.) for proposed Lot 1;
 - (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed Lot 1; and
 - (c) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for a portion and to 5.0 metres (16 ft.) for another portion of proposed Lot 1.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East:	Single family dwellings.	Urban	RF
South (Across 86A Avenue):	Single family dwellings.	Urban	RF
West (Across 154A Street):	Single family dwellings and a duplex.	Urban	RF and RM-D

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 8626 - 154A Street, is zoned "Single Family Residential Zone (RF)" and is designated Urban in the Official Community Plan. A single family house currently exists on the site and will be removed.
- A development application has been submitted to subdivide the subject lot into 2 RF lots.

- Due to the configuration of the subject lot, the applicant is requesting a Development Variance Permit to reduce the minimum lot depth of proposed Lot 1 from 28 metres (92 ft.) to 20.5 metres (67 ft.) (see By-law Variance section).
- In addition, in order to achieve a more typical house size and shape on proposed Lot 1, the applicant is also requesting a Development Variance Permit to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.5 metres (8.2 ft.) for a portion and to 5.0 metres (16.4 ft.) for another portion of proposed Lot 1 (see By-law Variance section).
- The applicant is also requesting a Development Variance Permit to reduce the front yard setback of proposed Lot 1 from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) (see By-law Variance section).
- In assessing this application, the Arborist Report and Tree Preservation/Replacement Plan (prepared by Mike Fadum and Associates) identified 3 Douglas Fir trees located near the northeast corner of the site. These trees have a moderate structure rating with moderate/good health. The Arborist Report proposes that these trees be retained.
- The Arborist Report proposes a 5.0m (16.4 ft.) setback from the group of 3 Douglas Fir trees. No construction will be permitted within this setback.
- The proposed variances would allow for the maximum house size of 289 square metres (3,110 sq. ft.) to be achieved while complying with the 5.0-metre (16.4 ft.) setback from the 3 Douglas Fir trees.
- The property directly north of the subject site, which is of a similar shape and size, may need similar variances in order to subdivide into 2 future RF-zoned lots.
- Both of the proposed lots meet or exceed the 560-square metre (6,028 sq. ft.) area requirement of the RF Zone.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 20.5 metres (67 ft.) for proposed Lot 1.

Applicant's Reasons:

- Given the geometry of the subject property, the minimum lot depth of proposed Lot 1 must be reduced to achieve a two-lot subdivision.

Staff Comments:

- The proposed lot width of 29 metres (96 ft.) and lot area of 603 square metres (6,490 sq.ft.) for proposed Lot 1 significantly exceed the required 15-metre (50 ft.) minimum lot width and 560-square metres (6,000 sq.ft.) minimum lot area requirements of the RF Zone.
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) on proposed Lot 1.

Applicant's Reasons:

- The minimum front yard setback of proposed Lot 1 must be reduced to achieve the maximum house size of 289 square metres (3,110 sq. ft.).

Staff Comments

- The minimum side yard setback on a flanking street of the RF Zone is 3.6 metres (11.8 ft.) which will apply to proposed Lot 2. Therefore, the requested front yard setback relaxation for proposed Lot 1 will not have a significant visual impact on the streetscape.
- The requested front yard setback relaxation will be greater than the 4.0-metre (13.1 ft) front yard setback which is permitted in the RF-12 Zone.
- The Building Design Guidelines specify that the garage will be set back 3.0 metres (9.8 ft.) from the face of the principal building. Combined with the 4.5-metre (14.8 ft.) front yard setback relaxation, it will provide for the garage being set back a minimum of 7.5 metres (25 ft.) from the west property line.
- Staff support the requested variance.

(c) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.5 metres (8.2 ft.) for a portion and to 5.0 metres (16.4 ft.) for another portion of proposed Lot 1.

Applicant's Reasons:

- The minimum rear yard setback of proposed Lot 1 must be reduced to achieve the maximum house size of 289 square metres (3,110 sq.ft.).

Staff Comments:

- The requested rear yard setback relaxation is similar to the current setback of the existing house (which is currently considered a side yard). Therefore, the proposed reduced rear yard setback for proposed Lot 1 will not create a significantly different condition compared to the existing situation.
- The proposed 5.0-metre (16 ft.) setback will still allow retention of the three Douglas Fir trees located near the northeast corner of the lot.
- Under the proposed setback relaxation, suitable private yard space can be provided on the north side of the property.
- 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. Development Variance Permit No. 7908-0103-00

Jean Lamontagne
General Manager
Planning and Development

JD/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: Dharam Kajal, Westridge Engineering & Consulting Ltd.
 Address: 3565 Monmouth Avenue
 Vancouver, BC
 V5R 5S1
 Tel: 604-789-9520

2. Properties involved in the Application

(a) Civic Address: 8626 - 154A Street

(b) Civic Address: 8626 - 154A Street
 Owners: Jaswinder Kaur Uppal and Raj Singh Uppal
 PID: 010-438-858
 Lot 1 Section 26 Township 2 New Westminster District Plan 18987

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7908-0103-00.

SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.28 ac
Hectares	.11 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	20.38 m - 29.48 m
Range of lot areas (square metres)	560 sq.m. - 603 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	18 lots/ha 7 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	35%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	40%
PARKLAND	
Area (square metres)	
% 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
Others	YES