



Corporate

 NO: R064

Report

 COUNCIL DATE: March 26, 2001

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	March 22, 2001
FROM:	General Manager, Planning & Development	FILE:	7900-0218-00
SUBJECT:	Proposed Development Variance Permit to Relax South Side Yard Setback8156 – 156 Street		

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information; and
2. Consider final approval of Development Variance Permit No. 7900-0218-00.

BACKGROUND

The subject Development Variance Permit application was given approval to proceed to Public Notification by Council on February 19, 2001. On March 12, 2001, prior to Council considering final approval of the Development Variance Permit, Council passed the following motion:

"That the matter be referred to staff to report back on the size of the [proposed] home."

DISCUSSION

The applicant intends to build a single-family home on the subject property at 8156 - 156 Street located in Fleetwood (see Appendix I). The site is designated Urban in the Official Community Plan and zoned One-Acre Residential (RA) Zone. However, the lot is less than one-half acre in size.

The subject site, along with several RA-zoned properties in the same block, has the potential to be rezoned and

subdivided into single family (RF) residential lots. The applicant, however, is not pursuing rezoning and subdivision of the subject site at this time.

The RA Zone does include provisions for reduced setbacks for under-sized lots (i.e., where the lot area is less than 900 square metres / 9,685 sq.ft.), however, these provisions are not applicable to the subject lot. The size of the subject site is 1,752 square metres (0.43 acre).

The side yard setback of the RA Zone is 4.5 metres (15 ft.) and the side yard setback of the RF Zone is 1.8 metres (6 ft.). To retain subdivision potential on the lot, the applicant has applied for a Development Variance Permit to locate the proposed dwelling with a 1.8-metres (6 ft.) south side yard.

The applicant has submitted a set of proposed house plans, including a site plan, floor and elevation plans, for the City's review as part of the DVP application (see Appendix II).

Under the RA Zone, there is no restriction on the maximum house size. However, the applicant does not want to compromise the subdivision potential of the site and, therefore, the proposed house is within the maximum house size of 330 square metres (3,550 sq.ft.) permitted in the RF Zone. The proposed house has a floor area of 329.7 square metres (3,549 sq.ft.), including the double garage. Therefore, should the property be rezoned and subdivided in the future, the size of the house will comply with the RF Zone.

The proposed home is a basement-entry style home. The first floor is 169.26 square metres (1,822 sq.ft.) including a 36.79-square metre (396 sq.ft.) double garage and the top floor is 160.44 square metres (1,727 sq.ft.). Not included in the floor area calculation are the covered decks at the back of the building which contribute to the massing of the home. The first floor contains a covered deck along the entire width of the rear of the house and the second floor contains a covered deck at the northern half of the rear of the house.

Staff were concerned about the compatibility of the proposed house with the surrounding homes. As such, prior to forwarding a recommendation to Council on the proposed setback variance, staff requested the applicant to retain a qualified Design Consultant to undertake a modified neighbourhood character study and to review the house plans. The proposed house plans have been reviewed by a qualified Design Consultant and subsequently modified. Changes suggested by the Design Consultant and incorporated in the house plans include the elimination of a portico element at the front door and the addition of architectural details such as gable roof, muntin bars, stone or brick facing at the base of the building, etc.

To ensure the modified house plans are utilized, they are attached as a schedule to the proposed Development Variance Permit. Should Council approve the setback variance, the variance will only be applicable to the subject house plans.

CONCLUSION

In the review of the requested side yard setback relaxation, staff required the applicant to seek input from a qualified Design Consultant. The proposed house plans have been endorsed by a qualified Design Consultant. In addition, despite the current RA zoning on the site, the proposed house complies with the regulations of the RF Zone.

Based on the above, it is recommended that Council consider final approval of Development Variance Permit No. 7900-0218-00.

Murray D. Dinwoodie
General Manager
Planning & Development Department

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Attachments

I Site Plan

II Proposed House Plans

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