

Development Variance Permit Application - 3857 Coast Meridian Road

RECOMMENDATION:

That the Committee of Council:

- 1) Authorize staff to provide notice of an application to vary the minimum lot width regulation of the RS1 zone to facilitate a two-lot subdivision at 3857 Coast Meridian Road, and
- 2) Advise Council that it supports approval of Development Variance Permit DVP00070.

PREVIOUS COUNCIL/COMMITTEE ACTION

On October 10th, 2017, Council approved Development Variance Permit DVP00038, to allow for a lot width variance to facilitate a two-lot subdivision at 3857 Coast Meridian Road.

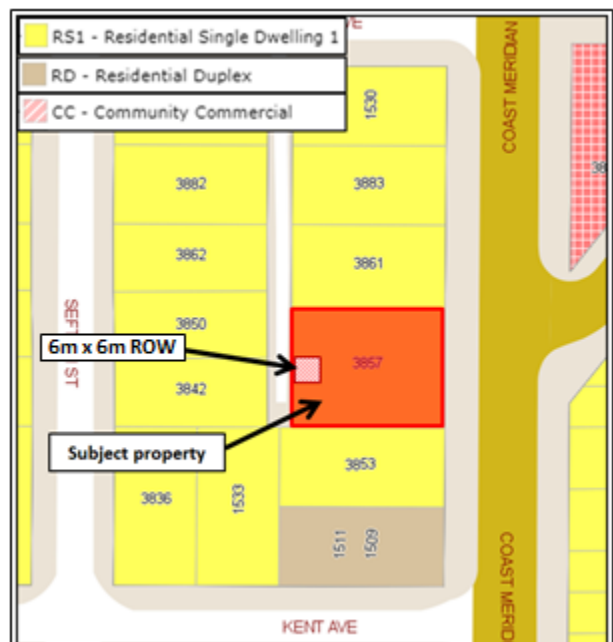
REPORT SUMMARY

In 2017, the applicant was issued a Development Variance Permit to vary the lot width regulation within the Residential Single Dwelling (RS1) zone in order to facilitate a two-lot subdivision. Development Variance Permits are only valid for two years and the applicant was not able to complete his subdivision before the DVP expired. This report provides for Committee's re-consideration of the variance. The proposal would comply with land use policies and is recommended for approval.

BACKGROUND

Proposal: The owner of a large residential lot at 3857 Coast Meridian Road wishes to subdivide the property into two lots. The lots are slightly narrower than the required minimum width in the City's Zoning Bylaw and the owner has applied for a Development Variance Permit to facilitate approval of the subdivision.

A Development Variance Permit was previously issued to vary lot width and provide for subdivision. This permit expired on October 10th, 2019. The applicant advises there were unforeseen personal situations that prevented him from completing the subdivision prior to the permit expiring. The applicant further advises this situation has been resolved and he is now in a position to proceed with the subdivision and construction of the new dwellings.



Existing zoning surrounding 3857 Coast Meridian Road.

Policy and Regulations: The site is designated as Small Lot Residential (RSL) and is zoned Residential Single Dwelling (RS1). OCP housing policies support opportunities to increase ground oriented housing forms and facilitating subdivisions in cases where the design and construction of

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buildings and landscaping achieve a superior quality of design and enhance the established neighbourhood character.

Site Context: The property is located on the west side of Coast Meridian Road, at the junction of Apel Drive. The site is currently occupied by an older single family house. There are three larger trees on-site and a mature hedge that runs along the properties frontage. The surrounding area is primarily made up of detached single family houses with a duplex to the south of the property and commercial site across the street. Access to the lots is via a lane to the rear of the property.

Project Description: The current property is approximately 28.3 m (92.8 ft) in width. The proposed subdivision would result in two lots that would each comply with all Zoning Bylaw regulations except lot width. As per the City's Zoning Bylaw, minimum lot width for subdivision in an RS1 zone is 15 m per lot (about 50 ft). The requested variance to lot width is 0.83 m (2.7 ft) per lot for a total of 1.66 m (5.4 ft), shown in the table below.

	Bylaw Requirements¹	Proposed Lot 1²	Proposed Lot 2²	Requested Variances³
Lot Area	500 m ² (5,381 ft ²)	528.5 m ² (5688.7 ft ²)	527.5 m ² (5677.9 ft ²)	-
Lot Width	15 m (49.2 ft.)	14.17 m (46.5 ft.)	14.17 m (46.5 ft.)	0.83 m (2.7 ft.)
Lot Frontage	9 m. (29.5 ft.)	14.17 m (46.5 ft.)	14.17 m (46.5 ft.)	-
Lot Depth	28 m. (91.9 ft.)	37.3 m (122.4 ft.)	37.2 m (122.0 ft.)	-

¹ Refer to Zoning Bylaw, 2008, No. 3630 for specific regulations

² Information provided by applicant

³ Per lot

The proposed lots will front Coast Meridian Road and access will be restricted to the lane at the rear. As a condition of subdivision approval, the Approving Officer advises that a 6m x 6m right-of-way registered on title will be required to provide turn around space for garbage trucks and other vehicles.

Three large cedar trees are located on the site, two of which are considered significant in accordance with the City's tree bylaw. The applicant's arborist's report identified that these trees were poor candidates for retention and this option was confirmed by the City's arborist. In addition, two of the trees are located close to the proposed vehicle turnaround in the back lane. If the development proceeds, the applicant will be required to apply for a Tree Cutting Permit for all trees identified to be removed and will be subject to the City's tree bylaw for replacement trees. The hedge at the front of the property is to be retained.

DISCUSSION

The proposed lots are larger than the minimum required lot area in the RS1 zone and can adequately accommodate buildings, yards, and landscaping as well as the required turnaround.

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The RSL (Residential Small Lot) designation would also provide for rezoning to the RS4 zone, however the property is too narrow to accommodate a 3-lot subdivision without a lot width variance, and the requirement for a lane turnaround would impact the development feasibility of the 3rd lot.

The proposed variance is minor and the resulting subdivision meets the City's policies for increased opportunities for ground oriented housing and would not result in significant impacts to existing neighbourhood lot character. Approval is recommended.

FINANCIAL IMPLICATIONS

None.

PUBLIC CONSULTATION

The applicant has advised that during the first development variance application, the immediate neighbours were surveyed and provided support for the minor variance to facilitate a two-lot subdivision. Adjacent property owners noted benefits in the form of rear lane improvements and beautification to the property.

OPTIONS

(Check = Staff Recommendation)

#	Description
1 <input checked="" type="checkbox"/>	Authorize notification of the application and advise Council that Committee supports the application.
2	Request additional information or amendments to the application to address specified issues prior to making a determination; or
3	Determine that it does not wish to authorize the notification. The applicant may then request the application be forwarded to Council for consideration.

ATTACHMENT

Attachment #1: Draft Development Variance Permit