

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

Notice is hereby given of the following Land Use and Planning Committee:
September 12, 2016 at 12:00 p.m.
Committee Room 2, City Hall

AGENDA

Call to order.

ADDITIONS / DELETIONS TO THE AGENDA

MOTION to amend the Land Use and Planning Committee agenda.

ADOPTION OF MINUTES

1. No Items

PRESENTATIONS

2. No Items

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. 1004 Salter Street: Development Variance Permit for 18 Lot Subdivision with Park Dedication - Preliminary Report

DIRECTOR'S / MANAGER'S REPORT (Oral Report)

5.

NEW BUSINESS

6. No Items

CORRESPONDENCE

7. No Items

ADJOURNMENT



REPORT

Development Services

To: Land Use and Planning Committee **Date:** 9/12/2016

From: Beverly Grieve **File:** DVP00602
 Director of Development Services

Item #: 62/2016

Subject: 1004 Salter Street: Development Variance Permit for 18 Lot Subdivision with Park Dedication - Preliminary Report

RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council issue notice that it will consider a resolution to approve and issue Development Variance Permit 00602 for 1004 Salter Street.

EXECUTIVE SUMMARY

This report provides information on a Development Variance Permit application that would allow the developer of 1004 Salter Street to proceed with a subdivision where 11 of the 18 lots have a reduced frontage. All of the lots are 10% greater than the minimum lot size required by the RQ-1 zone. All of the lots are serviced by a rear lane so there will be no driveways to the fronting street. A Park dedication (Lot 5) of 4,001 square feet (371.1 square metres) is being provided as part of this application.

1. PURPOSE

The property owner wishes to vary the frontage requirement at 1004 Salter Street in order to allow an 18 lot subdivision with Park dedication (Lot 5) of 4,001 square feet (371.1 square metres). The purpose of this report is to provide information to the Land Use and Planning Committee for their consideration of this application.

2. POLICY AND REGULATIONS

A policy approach to considering requests for variances that contains several criteria by which variances are to be evaluated was endorsed by Council on January 28, 2008.

3. BACKGROUND

3.1 Subject Property

The subject property is zoned Queensborough Neighbourhood Dwelling District (RQ-1) which allows a minimum lot size of 4,000 square feet (371.6 square metres). The property has a frontage of 160.89 feet (49.04 metres) with a depth of 550 feet (167.64 metres) for a total lot area of 88,495 square feet (8,221 square metres). Salter and Howes Streets adjacent to the site are full width, 66 feet (20.12 metres) and thus no dedication is required for street widening.

4. PROJECT DESCRIPTION

4.1 Proposed Subdivision

The applicant proposes to subdivide the property into 18 lots and provide a 4,001 square feet (371.1 square metres) dedication for Park purposes (Lot 5).

Four of the proposed lots and the Park dedication face Salter Street and meet all bylaw requirements. These lots are served by a rear lane. Facing Howes Street are 13 lots. All of these lots meet the minimum lot size for the zone and are serviced by a rear lane; however 11 of the lots do not meet the minimum frontage required by the Zoning Bylaw. In section 330.23 Site Area and Site Frontage the Zoning Bylaw requires:

330.23 Site Area and Site Frontage

Other than where the provisions of Section 190.36 of this Bylaw apply, a site shall be not less than 4,000 square feet (371.60 square metres) in area and shall have a frontage of not less than ten percent (10%) of its perimeter, unless Council determines upon a lesser frontage, except in the case of a site registered in the New Westminster Land Title Office, prior to the final adoption of this Bylaw.

The 11 lots in question have a frontage of 30.97 feet (9.44 metres) and a depth of 141.11 feet (43.01 metres) for a lot area of 4,372 square feet (436 square metres). The total perimeter of these lots is 344.16 feet (104.9 metres); therefore a frontage of 10% of the perimeter would be 34.4 feet (10.5 metres). The proposed frontage of 30.97 feet (9.44 metres) represents 9% of the perimeter of the lot. Therefore a variance for the frontage of the lots is required. These lots would allow a house with 2,505 square feet (232.7 square metres) of floor space.

The applicant has provided building schemes for three houses and offered to register these schemes on the 11 lots. The schemes show traditional houses and would be appropriate for this neighbourhood.

4.2 Stormwater management

The layout of the subdivision and the site plan for the building result in a high degree of impervious surface. The narrow lots result in a long building form. The Engineering Department has expressed concern about the extent of impervious surface and the impact on the storm water system in Queensborough. The developer has reduced the amount of impervious surface by showing a detached garage accessible off of the lane which minimizes the driveway area. The developer will be asked to further mitigate storm water run-off from the site as a Building Permit servicing requirement by providing for onsite storm water detention.

4.3 Alternative Subdivision Options

If the applicant took the area proposed for the 11 lots requiring a frontage variance and reduced the number of lots to 10, then each lot would have each have a frontage of 34.07 feet (10.38 metres) and a lot area of 4,807 square feet (446.6 square metres). The proposed frontage would represent 9.7 % of the perimeter; and therefore a variance for the frontage of the 10 lots would be required. These lots would allow a house with 2,680 square feet (249 square metres) of floor space.

If the applicant took the area proposed for the 11 lots requiring a frontage variance and reduced the number of lots to 9 then each lot would have a frontage of 37.85 feet (11.54 metres) and a lot area of 5,341.0 square feet (496.2 square metres). The proposed frontage would represent 10.6 % of the perimeter; and therefore a variance for the frontage of the lots would not be required. These lots would allow a house with 2,825 square feet (262.5 square metres) of floor space.

5. DISCUSSION

5.1 General Evaluation Criteria:

Information Question

1. What is the intent of the bylaw which the applicants are seeking to have varied?

The Local Government Act and the Zoning Bylaw articulate a minimum frontage requirement in order to ensure that adequate access is provided to all properties.

Assessment Questions

2. Is there a community benefit to the granting of the variance; beyond that received by the owners?

Yes. The impact of the park and lane dedication is lessened by being able to achieve 17 lots for development, which allows the project to go ahead.

3. Is there a hardship involved in adhering to the pertinent bylaw?

No.

4. If the answer to #2 is No, but the answer to #3 is Yes, can it still be demonstrated that the proposal meets the intent of the bylaw?

Not Applicable.

5. Is this the most appropriate mechanism for achieving the end result of the proposed variance?

Yes. It is the only mechanism. The Board of Variance is not authorized to consider variances relating to the frontage requirement for a lot.

6. Is the proposed variance relatively minor?

Yes. The variance is for 11 lots in an 18 lot subdivision. The amount of the variance is a reduction in the frontage from 10% of the perimeter of the lot, 34.4 feet (10.5 metres) to 9% of the perimeter of the lot 30.97 feet (9.44 metres).

5.2 Conclusion:

The Local Government Act and the Zoning Bylaw articulate a minimum frontage requirement in order to ensure that adequate access is provided to all properties. Once the approving authority has ensured that adequate access is achieved, then the approving officer and Council can consider the lesser frontage in order to allow approval of the subdivision. The proposed subdivision satisfies the density requirements of the zone. The dedication and construction of a rear lane provides vehicular access to the all lots in this subdivision. The intent of the regulation is satisfied. The registration of the house plans will ensure that houses compatible with the neighbourhood are constructed.

6. REVIEW PROCESS

The next steps in the application review process are:

1. Subdivision application is reviewed by all City Departments – Complete
2. Consultation with the Queensborough Residents' Association – The applicant presented at the June meeting of the Association
3. LUPC recommendation to issue notice for consideration of the proposed variance
4. Council consideration of the Development Variance Permit.

7. INTERDEPARTMENTAL LIAISON

Staff from the Development Services Department, Parks and Recreation Department and the Engineering Department have reviewed the subdivision and support this application being considered by Council.

8. OPTIONS

The following options are presented for the Land Use and Planning Committee's consideration:

1. That the Land Use and Planning Committee recommend that Council issue notice that it will consider a resolution to approve and issue Development Variance Permit 00602 for 1004 Salter Street.
2. That the Land Use and Planning Committee provide staff with alternative feedback.

Staff recommends Option 1.

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Letter from Applicant

Attachment 3: Proposed Subdivision Plan

This report has been prepared by:
Jim Hurst, Planner

This report was reviewed by:
Jackie Teed, Manager of Planning



Beverly Grieve
Director of Development Services

Attachment 1
Location Map

Attachment 2

Letter from Applicant

Parmjit Dhaliwal
14875 69 A Avenue
Surrey BC V3S 0Y9

December 3, 2015

To: Mayor Jonathon X. Cote and City Council
City of New Westminster
511 Royal Avenue
New Westminster, BC
V3L 1H9

Dear Mr. Mayor and Members of Council:

RE: 1004 Salter Street Development Variance Application

We are proposing to subdivide the property located at 1004 Salter Street into a total of 18 lots. Five of the lots will be fronting onto Salter Street and the remainder 13 will front onto Howes Street. The property is currently zoned as RQ-1 – Queensborough Neighborhood Residential Dwelling District. Under this zoning bylaw the minimum lot size is 4000 ft² and the minimum required lot width is 10% of the perimeter.

The five lots fronting Salter Street will be consistent with the RQ-1 Zoning requirements, but the 13 lots that face Howes Street will require a variance to shorten the lot widths. The lots on Howes Street are proposed to be 30.97 ft wide and 141.08 ft deep. The 30.97 ft width is only 9% of the perimeter which does not comply with the 10% of the perimeter requirements. A width of 30.97 ft is not exceptionally narrow in the Queensborough neighborhood. This width will allow us to create lots with an area of 4370 ft² each. Adherence to the 10% of the perimeter lot width requirement would allow only 11 on Howes Street with an area of approximately 4,967 ft² each.

The smaller lots and homes will be more affordable for first time home buyers. Fewer, but larger lots will be more expensive to purchase for home buyers and would make this development financially infeasible for the developer.

One of the main issues with narrow lots is that the houses end up quite close to each other. Limited space between houses reduces privacy and limits the natural light entering into windows. To alleviate this issue we are proposing custom home designs with offset windows to increase privacy and maximum window areas on all sides of the house to allow more natural light to enter.

To increase accessibility, we are also proposing a back lane for all lots. This back lane will increase access and allow for detached garages. The lane which is located behind

the 13 lots on Howes street is proposed to be entirely on our property. We will give up this land to a lane dedication. This will make it easier for the neighboring property to develop their property as well.

I hope you will consider our application favorably. Please feel free to contact me for any questions or concerns.

Sincerely,

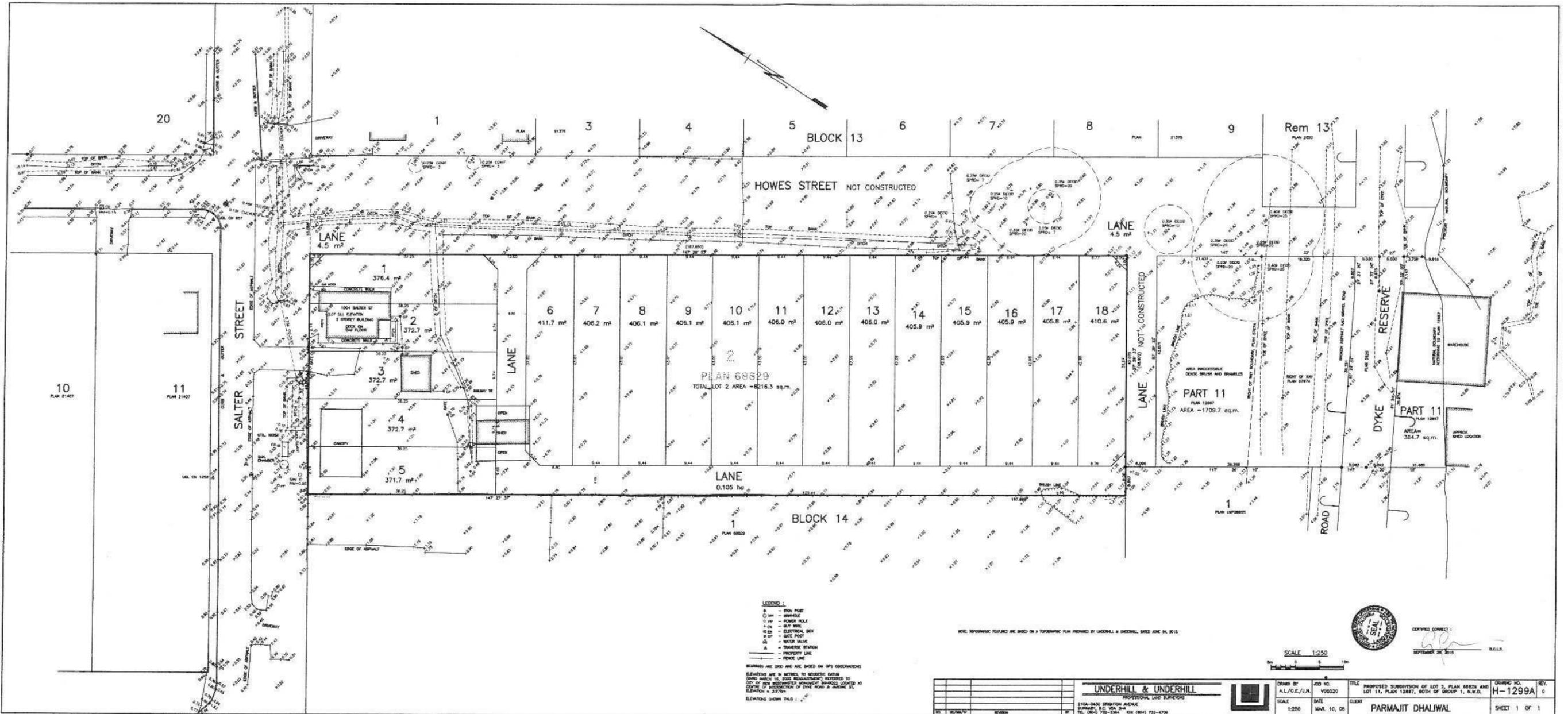


Parmjit Dhaliwal



Attachment 3

Proposed Subdivision Plan



- LEGEND:
- - HIGH POST
 - - MARKER
 - - POWER POLE
 - - GUY WIRE
 - - ELECTRICAL BOX
 - - GATE POST
 - - WATER VALVE
 - - TRANSFORMER
 - - PROPERTY LINE
 - - FENCE LINE

NOTE: TOPOGRAPHIC FEATURES ARE SHOWN ON A TOPOGRAPHIC PLAN PREPARED BY UNDERHILL & UNDERHILL, SAID DATE IN 2015.

SCALE 1:250



UNDERHILL & UNDERHILL PROFESSIONAL LAND SURVEYORS 2100-2600 BRIMFORD AVENUE SCARBOROUGH, ONT. M1V 3H4 TEL: (416) 752-3344 FAX: (416) 752-4700		DRAWN BY: AL/G.E./J.H. JOB NO: V05020 SCALE: 1:250 DATE: MAR. 10, 06	TITLE: PROPOSED SUBDIVISION OF LOT 2, PLAN 88829 AND LOT 11, PLAN 12867, BOTH OF GROUP 1, A.R.O. CLIENT: PARMAJIT DHALIWAL	DRAWING NO.: H-1299A REV: 0 SHEET 1 OF 1
--	--	---	---	--

PLS. NO. V05020/V05020/06030-PRO-01-06-060000 F.A. 1408 P.L. 1-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100