

Staff Report to Council

Planning and Development

FILE: 3090-20-2021-02

REPORT DATE: November 23, 2021 **MEETING DATE:** November 30, 2021
TO: Mayor and Council
FROM: Anne Berry, Director of Planning and Development
SUBJECT: Development Variance Permit Application for 19334 117B Ave

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:



RECOMMENDATION(S):

THAT Council:

- A. Approve the issuance of Development Variance Permit No. 2021-002 for 19334 117B Ave as presented at the November 30, 2021 Council Meeting; OR
- B. Other.

PURPOSE

To advise Council of an application for 19334 117B Ave for a variance to lot width required for a duplex in the R-1 (Medium Lot Residential) zone from 20 m (65.6 ft) to 19.93 m (65.4 ft).

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

Applicant:	Taj Sandhu
Owner:	John & Janice Moon Jennifer Moon Kyle Doyle
Civic Address:	19334 117B Ave
Property Size:	668.6 m ² (7,197 ft ²)

OCP Designation: Residential – Low Density (up to 30 units per hectare)
Zoning: R-1 Medium Lot Residential
Development Permit Area: Development Permit Area No. 11 Infill Housing

Relevant Policy, Bylaw or Legislation:

The Official Community Plan Bylaw No.2352, 2007 designates this property as Residential – Low Density, which “permits low-density residential use in various forms, ranging from single, two and three family housing to townhouses at a density of up to 30 units per net hectare.

The property’s current R-1 zoning in the City’s Zoning Bylaw No. 2505, 2011 permits a duplex provided it meets the following site requirements:

- Minimum lot area: 660 m² (7,104 ft²)
- Minimum lot width: 20 m (65.6 ft)
- Minimum lot depth: 30 m (98.4 ft)
- Only permitted on a corner or through lot

In this case, the subject property meets all of the above qualifications, except for minimum lot width. This lot is 19.93 m wide, where 20 m is required, resulting in this application for a minor variance of 0.07 m.

The property is located within Development Permit Area No. 11 – Infill Housing. Therefore, a Development Permit regulating the form and character of the duplex will be required. This type of development permit is delegated to staff for approval and issuance.

Development Variance Proposal

The property is located in a single-family dwelling neighbourhood and is walking distance to Pitt Meadows Secondary School. The subject property is close to bus stops on Harris Rd and Hammond Rd which are part of Translink’s frequent transit network. The property’s existing home, a single-family dwelling built in the 1970s, is proposed to be demolished and replaced with a duplex. The duplex will provide multi-generational housing with the original owners living in one unit and their children living in the second unit. Under the current Medium Lot Residential (R-1) zoning, the property exceeds the minimum area and lot depth requirements for a duplex but is 7 cm (2.76 in) short of the required minimum lot width. This application is being made to vary the minimum lot width for a duplex from 20.0 m (65.6 ft) to 19.93 m (65.4 ft).

Required Lot Width	Proposed Lot Width	Variance Amount
20.0 m (65.6 ft)	19.93 m (65.4 ft)	7 cm (2.76 in)

Analysis

The interdepartmental referral process raised no concerns. Aside from lot width, the property conforms to the Medium Lot Residential (R-1) regulations in the Zoning Bylaw No. 2505 concerning duplexes. Staff supports the proposed variance as it is only 7 cm and the total area required for a duplex is exceeded.

If the variance is not approved, a duplex cannot be constructed, but a single-family dwelling with a secondary suite is permitted.

COUNCIL STRATEGIC PLAN ALIGNMENT

- ☐ Principled Governance ☐ Balanced Economic Prosperity ☐ Corporate Excellence
☒ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives
☐ Not Applicable

Housing Diversity. Encourage diversity in housing types to foster an inclusive, affordable, multi-generational community.

FINANCIAL IMPLICATIONS

- ☒ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☐ Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- ☒ Inform ☐ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

Staff notified all property owners and residents within 50 m (164 ft) of the subject property, as per the City's Development Procedures Bylaw No. 2740, 2016. Any comments or feedback received will be reported to Council prior to consideration of the Development Variance issuance.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☐ Yes ☒ No

SIGN-OFFS**Written by:**

Sarah Nickerson
Development Services Technician

Reviewed by:

Alex Wallace
Manager of Community Development

ATTACHMENT(S):

- A. Aerial Photo Map
- B. Zoning Map
- C. OCP Map
- D. Site Plan
- E. Survey
- F. Development Permit No. 2021-002

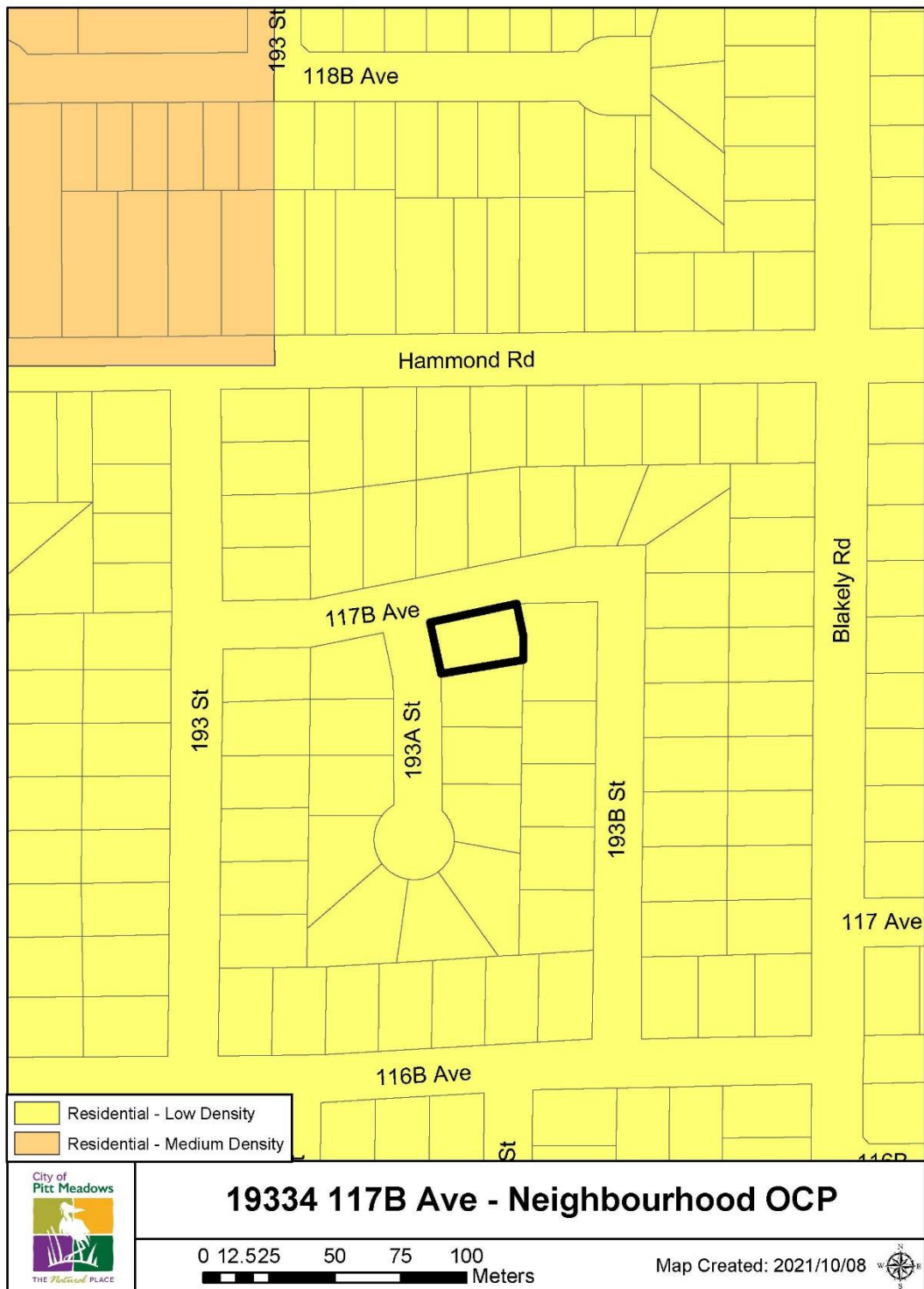
ATTACHMENT A



ATTACHMENT B



ATTACHMENT C



ATTACHMENT D



ATTACHMENT E

