

2025-335-VP, 11043 244 Street, Development Variance Permit

Recommendation:

THAT the issuance of Development Variance Permit 2025-335-VP for 11043 244 Street be approved.

Report Purpose and Summary Statement:

To recommend Council approval of Development Variance Permit 2025-335-VP to allow the variances at 11043 244 Street in support of a seven-lot subdivision as outlined in this report.

Previous Council Action:

Related Rezoning Application (2018-160-RZ) – OCP Amending Bylaw No. 7625-2020 and Zone Amending Bylaw No. 7464-2018

First Reading (Zone Amending Bylaw) – June 26, 2018

First and Second Reading (OCP Amending Bylaw) – March 31, 2020

Second Reading (Zone Amending Bylaw) – March 31, 2020

Public Hearing – April 21, 2020

Third Reading – April 28, 2020

Final Reading – June 28, 2022

Proposed Variance(s):

Minimum Lot Depth Dimension Variance

Zoning Bylaw No. 7600-2019, Part 6, Section 607.4 (1) (c):

- To vary the minimum lot depth dimension from 27 m to 26.18 m for the proposed Lot 1 only.

Maximum Principal Building and Principal Structure Height Variance

Zoning Bylaw No. 7600-2019, Part 6, Section 607.8 (1):

- To vary the maximum building height for principal buildings and principal structures from 9.5 m to 10.4 m.

Strategic Alignment:

Liveable Community

Communications:

Development Variance Permit Notifications have been delivered to adjacent properties.

To: Mayor and Council

File number: 2025-335-VP

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BACKGROUND:

Applicant: Darcy Palombi
DK Bowins and Associate Inc

Legal Description: Lot 6 Section 10 Township 12 New Westminster District Plan
EPP118975

OCP Designation:
Existing: *LRES (Low Density Residential)*
Proposed: *LRES (Low Density Residential) [no change]*

Within Urban Area Boundary: Yes
Area Plan: Albion
OCP Major Corridor: No

Zoning:
Existing: RS-1d (Single Detached (Half Acre) Residential)
Proposed: RS-1d (Single Detached (Half Acre) Residential)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	<i>CONSRV (Conservation & Open Space)</i>
South:	Use:	Single Detached Residential (Under Development) and Road
	Zone:	RS-1d (Single Detached (Half Acre) Residential)
	Designation:	<i>LRES (Low Density Residential)</i>
East:	Use:	Vacant, Single Detached Residential (Under Development) and Road
	Zone:	RS-1d (Single Detached (Half Acre) Residential)
	Designation:	<i>LRES (Low Density Residential)</i>
West:	Use:	Vacant Land with an Accessory Shed
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	<i>LRES (Low Density Residential)</i> and <i>CONSRV (Conservation)</i>

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Detached Residential
Site Area:	5,067.7 m ²
Net Site Area after Dedication:	3,957.7 m ²
Proposed Vehicular Access:	244 Street and Jenewein Drive
Servicing Requirement:	Urban Standard
Flood Plain:	Yes
Fraser Sewer Area:	No

ANALYSIS:

Site Characteristics:

The subject property is located on 244 Street within the Albion Area Plan and has a net area of 3,957.7 m². The site is currently cleared and is bounded to the north by dedicated parkland. To the east, the site is bound by Jenewein Drive and adjacent vacant and developing lots that have been subdivided and are zoned RS-1d (Single Detached (Half Acre) Residential). To the south, the site fronts by 244 Street and subdivided parcels zoned RS-1d (Single Detached (Half Acre) Residential). To the west, the site adjoins a vacant parcel containing an accessory shed, zoned RS-3 (Single Detached Rural Residential) (Attachments A and B).

Project Description:

The subject site was rezoned from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached Urban (Half Acre) Residential) under *Zone Amending Bylaw No. 7464-2018* in 2022. The parent parcel was subsequently subdivided into six lots in 2022. The subject site is the remaining portion now proposed for further subdivision into seven lots.

The applicant has elected to pursue the Density Bonus Amenity Contribution option under Section 609.11 of the RS-1d zone, which applies specifically to the Albion Area Plan. This option permits the creation of lots with areas ranging from not less than 557 m² to less than 2,000 m², using the development requirements of the RS-1b (Single Detached Medium Density) zone.

Planning Analysis:

Official Community Plan:

The subject property is located within the Albion Area Plan and is designated *Low Density Residential* (Attachment C). This supports single detached residential development under the RS-1d (Single Detached (Half Acre) Residential) zone, with standard minimum lot sizes of not less than 2,000 m² (half acre). Higher densities may be supported when they are consistent with

the Density Bonus Program regulations established in the Zoning Bylaw and the Albion Area Plan.

As noted above, the proposed subdivision would utilize the Density Bonus Amenity Contribution option to facilitate the creation of the proposed lots (Attachment D).

Zoning Bylaw:

The subject site is zoned RS-1d (Single-Detached (Half Acre) Residential). The applicant has elected to utilize the Density Bonus Amenity Contribution provision under Section 609.11 of the RS-1d zone to enable a future subdivision into seven RS-1b-sized single detached residential lots.

A Density Bonus Contribution of \$3,100.00 per lot is required for each lot under 2,000 m². Based on a proposal of seven lots, the total contribution of \$21,700.00, payable at the time of subdivision approval.

Staff have reviewed the proposal against the applicable RS-1b zone regulations and determined that variances to certain provisions of *Zoning Bylaw No. 7600-2019* are required, as detailed in this report.

Proposed Variances:

The requested variances and rationale for support are described below:

Zoning Bylaw No. 7600-2019, Part 6, Section 607.4 (1) (c): To vary the minimum lot depth dimension from 27 m to 26.18 m for the proposed Lot 1 only.

Staff Comments: The minimum lot depth variance is being supported since it is a minor variance with the variance being less than 1 m from what is required and it is only for one of the proposed lots. Additionally, proposed lot 1 exceeds the minimum lot size requirement of 557 sq.m., ensuring that an appropriate building envelope and layout can be accommodated.

For context, lot depth is defined in the City's Zoning Bylaw as the lesser of (a) the average of the side lot lines, or (b) the length of a line running through the centre point of the front lot line to the centre point of the rear lot line. The relevant lot only does not meet the 27.0 metre requirement when going with the lesser of the two measurements.

Zoning Bylaw No. 7600-2019, Part 6, Section 607.8 (1): To vary the maximum building height for principal buildings and principal structures from 9.5 m to 10.4 m.

Staff Comments: Staff support the requested variance to the maximum height for principal buildings and principal structures. The proposed increase of 0.9 m is minor and remains less than 1.0 m deviation from the applicable height requirement.

This variance is driven by site-specific conditions, particularly the high Minimum Building Elevation (MBE) required to accommodate the gravity-based stormwater servicing design. The elevated MBE

reduces the effective height available for a typical three-storey building configuration within the maximum permitted building height.

To achieve a standard three-storey single-detached building form, which is common in newer neighbourhoods, additional height is necessary. The proposed 10.4 m maximum building height would accommodate this typical form. Staff consider the requested variance to be reasonable, technically justified, and appropriate given the site constraints.

CITIZEN IMPLICATIONS:

Development Variance Permit Notification:

In accordance with the *Development Procedures Amending Bylaw No. 8081-2025*, notice of Council consideration of a Development Variance Permit was mailed to all owners or tenants of parcels adjacent to the property that is subject to the permit.

CONCLUSION:

It is recommended that Council approve Development Variance Permit 2025-335-VP for the property located at 11043 244 Street (Attachment E).

"Maryam Lotfi"

Prepared by: Maryam Lotfi, Planner 2

Attachments:

- (A) Location Map
- (B) Aerial Photo
- (C) OCP and Zoning Map
- (D) Proposed Subdivision Plan
- (E) Draft Development Variance Permit

Report Approval Details

Document Title:	2025-335-VP,11043 244 Street, Development Variance Permit.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Aerial Photo.pdf- Attachment C - OCP and Zoning Map.pdf- Attachment D - Proposed Subdivision Plan.pdf- Attachment E - Draft Development Variance Permit.docx
Final Approval Date:	Feb 19, 2026

This report and all of its attachments were approved and signed as outlined below:

David Purcell-Chung, Manager of Development and Environmental Services

Hasib Nadvi, Deputy Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer