

2020-014-VP, 12209 Laity Street, Development Variance Permit

Recommendation:

THAT the issuance of Development Variance Permit 2020-014-VP for 12209 Laity Street be approved.

Report Purpose and Summary Statement:

Development Variance Permit 2020-014-VP has been received for the subject property at 12209 Laity Street to permit a future two-lot subdivision.

Previous Council Action:

Council granted third reading to rezoning application 2020-014-RZ on November 29, 2022.

Proposed Variances:

Zoning Bylaw No. 7600-2019

Part 6, Section 601.4(1)(b):

- To vary the minimum lot width from 12 m to 11.58 m for both lots 1 and 2.

Subdivision and Development Services Bylaw No. 4800-1993

- To vary the minimum width for a collector road with a bike lane from 24 m to 18 m.

Strategic Alignment:

Liveable Community

Communications:

Development Permit notifications have been delivered to adjacent properties.

To: Mayor and Council

File number: 2020-014-VP

2020-014-VP, 12209 Laity Street, Development Variance Permit

BACKGROUND:

Applicant:	Pavan Rakhra		
Legal Description:	Lot 339 District Lot 242 Group 1 New Westminster District Plan 60659		
OCP:			
	Existing:	<i>Urban Residential</i>	
	Proposed:	<i>Urban Residential</i> [no change]	
Zoning:			
	Existing:	RS-1 (Single Detached Residential)	
	Proposed:	R-1 (Single Detached (Low Density) Urban Residential)	
Surrounding Uses:			
	North:	Use:	Single Detached Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Urban Residential</i>
	South:	Use:	Single Detached Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Urban Residential</i>
	East:	Use:	Single Detached Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Urban Residential</i>
	West:	Use:	Single Detached Residential
		Zone:	RS-1 (Single Detached Residential)
		Designation:	<i>Urban Residential</i>
Existing Use of Property:	Single Detached Residential		
Proposed Use of Property:	Single Detached Residential [no change]		
Site Area:	914.9 m ²		
Access:	Laity Street		
Servicing:	Urban Standard		
Flood Plain:	No		
Fraser Sewer Area:	Yes		
Concurrent Applications:	2020-014-RZ and 2020-014-SD		

BACKGROUND:

A Development Variance Permit application has been received for the site located at 12209 Laity Street (Attachment A). This application is in conjunction with the rezoning application 2020-014-RZ to rezone the subject site from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) for a future subdivision of two single detached residential lots.

Council granted third reading to *Zone Amending Bylaw No. 7648-2020* on November 29, 2022. The rezoning application 2020-014-RZ will be considered by Council for final adoption at its meeting on April 22, 2025.

PLANNING ANALYSIS:

Zoning Bylaw:

The subject property is 915 m² in area, and the minimum lot size for the proposed R-1 zone is 371 m². The proposed subdivision will create two single detached residential lots; proposed lot 1 is 458.84 m² and proposed lot 2 is 454.33 m² in area, both of which comply with the minimum lot area requirement. The minimum lot width in the proposed zone is 12 m. Proposed lots 1 and 2 are both 11.58 m in width (Attachment B).

Proposed Variances:

The applicant is requesting the following variances:

Bylaw	Variance Request	Reasons for Support
<i>Zoning Bylaw No. 7600-2019</i> Part 6, Section 601.4(1)(b):	To vary the minimum lot width from 12 m to 11.58 m for both lots 1 and 2.	The variance is minor and fits with the neighbourhood character.
<i>Subdivision and Development Services Bylaw No. 4800-1993</i>	To vary the minimum width for a collector road with a bike lane from 24 m to 18 m.	Staff support reducing the required road width, as this width is not required for this section of Laity Street. This section is already constructed to two lanes with bike lanes.

Resident Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

Staff recommend that the Development Variance Permit application be approved respecting the property located at 12209 Laity Street, given that the overall proposed subdivision is in compliance with the R-1 zone requirements, and that the Corporate Officer be authorized to sign and seal 2020-014-VP (Attachment C).

"Rosario Perez"

Prepared by: Rosario Perez, Planning
Technician

Attachments:

- (A) Location Map
- (B) Site Plan (requested variances)
- (C) Development Variance Permit (Draft)

Report Approval Details

Document Title:	2020-014-VP 12209 Laity Street (Variance Permit).docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Site Plan.PDF- Attachment C - Development Variance Permit (Draft).docx
Final Approval Date:	Apr 1, 2025

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

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer