



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Development Variance Permit Application - DVP
01-24 (20556 Grade Crescent)

File #: 6630.00

Doc #:

From: Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Date: June 3, 2024

RECOMMENDATION:

1. THAT the June 3, 2024 report entitled, Development Variance Permit Application - DVP 01-24 (20556 Grade Crescent) be received for information; and
2. THAT Council approve Development Variance Permit Application DVP 01-24 to permit a 1.73 metre interior yard building setback from the west property line of the subject property.

PURPOSE:

To consider a Development Variance Permit application by B. Ayers to permit a reduced interior yard building setback to enable a lot line adjustment subdivision.

POLICY:

The subject property is zoned RS2 Estate Residential which requires a 3.0 metre interior yard setback for all buildings and structures. The subject property is also designated Suburban in the Official Community Plan and has potential for RS1 Single Family Residential zoning which permits smaller lots and requires only a 1.5 metre interior yard setback.

COMMENTS/ANALYSIS:

The subject property is located in a portion of the block between Grade Crescent and 46A Avenue featuring large "Estate Residential" lots. The property owner has applied for a lot line adjustment in order to enable future subdivision of the property to the west (20532 Grade Crescent). The lot line adjustment - proposed through a separate

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subdivision application – would shift the parcel boundary between the subject property and 20532 Grade Crescent to the east, reducing the interior yard between the existing house at 20556 Grade Crescent and the new lot line to 1.73 metres. The reduced setback would still exceed the minimum interior setback (1.50 metres) required in the RS1 Single Family Residential zone should the owner choose to apply for rezoning as part of a future subdivision application. Staff support the proposed variance which is consistent with the Official Community Plan's Suburban land use designation and would enable future subdivision under the potential RS1 zoning.

BUDGET IMPLICATIONS:

N.A.

ALTERNATIVES:

1. Do not approve the proposed setback variance.

Respectfully Submitted,



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachment:

1. Site Survey Plan

To: Mayor and Councillors

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CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer

B.C. LAND SURVEYOR'S BUILDING LOCATION
 CERTIFICATE ON LOT 101, SECTION 35,
 TOWNSHIP 7, NEW WESTMINSTER DSITRICT,
 PLAN 33504

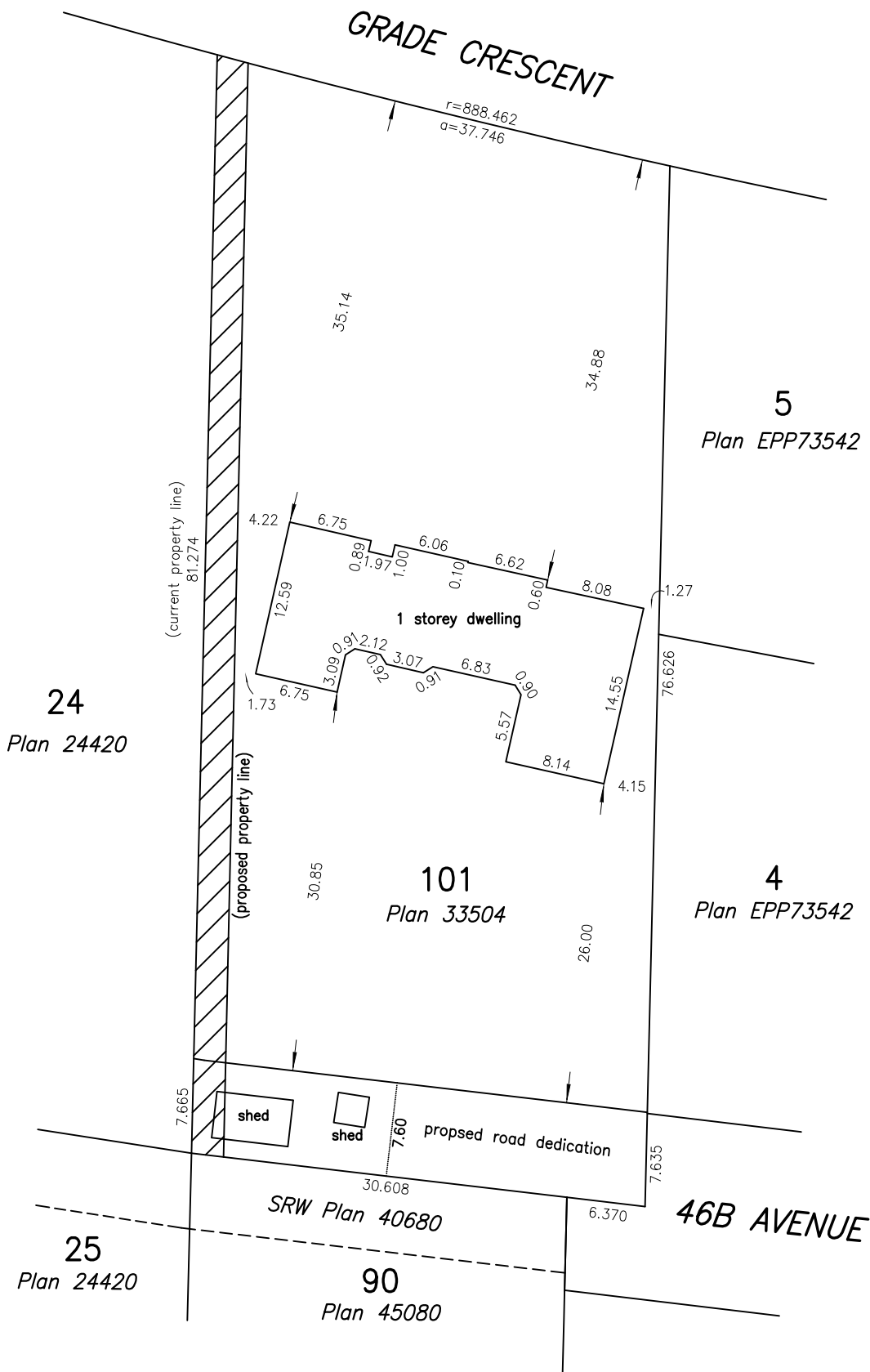
This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.



SCALE - 1 : 500
 All distances are in metres

P.I.D. 006-906-532
List of document numbers of any documents registered on title which may affect location of improvements that have not been defined by survey or description.

CIVIC ADDRESS:
 20556 Grade Crescent
 Langley, B.C.



This document is not valid unless originally signed and sealed.

This building location certificate has been prepared in accordance with the manual of standard practice and with additional specifications from the client and is certified correct this 11th day of

June, 2024.
 _____ B.C.L.S.

This plan was prepared FOR BUILDING PERMIT PURPOSES ONLY and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of decisions made or actions taken based on this document.

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 PROFESSIONAL LAND SURVEYORS
 Unit 234 - 18525-53rd Avenue
 Surrey, B.C. V3S 7A4
 Phone: 604-597-3777
 File: 8908-CE

This plan lies within the Metro Vancouver Regional District