

**TO:** His Worship Mayor Dan Ruimy  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **Development Variance Permit**  
**20523 Lorne Avenue**

**MEETING DATE:** May 2, 2023  
**FILE NO:** 2023-022-DVP  
**MEETING:** C o W

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#### **EXECUTIVE SUMMARY:**

Development Variance Permit application 2023-022-DVP has been received in conjunction with a Building Permit application to construct a Detached Garden Suite at the subject property located at 20523 Lorne Avenue.

The requested variance is:

1. To reduce the minimum Right-of-Way for the existing Standard Lane at the rear of 20523 Lorne Avenue from the required 7.5m (24.61 ft.) to 6.0m (19.69 ft.).

The proposed variance is supported as all required services can be accommodated within the reduced Right-of-Way and adequate access to the proposed parking is provided.

#### **RECOMMENDATION:**

**That the Corporate Officer be authorized to sign and seal 2023-022-DVP respecting property located at 20523 Lorne Avenue.**

#### **DISCUSSION:**

##### **a) Background Context**

Applicant:	George Sali
Legal Description:	Lot 670 District Lot 279 Group 1 New Westminster District Plan 2180
OCP:	
Existing:	<i>SFCR (Single-Family &amp; Compact Residential)</i>
Proposed:	<i>SFCR (Single-Family &amp; Compact Residential)</i>
Within Urban Area Boundary:	Yes
Area Plan:	Hammond Area Plan
OCP Major Corridor:	No
OCP:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RS-1 (Single Detached Residential)

Surrounding Uses:

North:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	SFCR ( <i>Single-Family &amp; Compact Residential</i> )
South:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	SFCR ( <i>Single-Family &amp; Compact Residential</i> )
East:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	SFCR ( <i>Single-Family &amp; Compact Residential</i> )
West:	Use:	Single Detached Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	SFCR ( <i>Single-Family &amp; Compact Residential</i> )

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential and Detached Garden Suite Residential
Site Area:	630m <sup>2</sup> (0.16 acre)
Access:	Lorne Avenue and Rear Lane
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes
Concurrent or Previous Applications:	BG22-115806

**b) Project Description:**

Building Permit application BG22-115806 has been received to construct a Detached Garden Suite to the rear of an existing single family dwelling at the subject property. The subject property is a 630m<sup>2</sup> (0.16 acre) parcel with access from Lorne Avenue and from a rear lane (see Appendix A and B). The property is located in the Hammond community, near Hammond Elementary, Hammond Park and the Maple Meadows Translink station.

The Official Community Plan's designation of the subject property, *Single-Family & Compact Residential*, supports the use of Detached Garden Suites as a supplementary housing form that can increase density in established communities. Detached Garden Suites are an important form that adds to the City's supply of rental housing options and are intended as a secondary residence for rental or to accommodate a family member. The City's Housing Action Plan provides strong direction to support the development of a mix of housing forms and create new rental housing opportunities including Detached Garden Suites.

Currently Detached Garden Suites are limited to 90m<sup>2</sup> (968 ft<sup>2</sup>) in size (or 10% of the lot area) and must have one off-street parking space dedicated to the suite. The siting of the proposed Detached Garden Suite meets the required setbacks of 1.5m (4.92 ft.) from the interior and rear lot lines (see Appendix C). At this time, no other variances have been requested for this application.

**c) Variance Analysis:**

The *Subdivision and Development Servicing Bylaw No. 4800-1993* establishes regulations for development, including Required Highway Right-of-Way widths. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variance and rationale for support is described below (see Appendix C):

**1. Subdivision and Development Servicing Bylaw No. 4800-1993, Schedule C – Required Right-of-Way Widths:**

To reduce the minimum Right-of-Way for the existing Standard Lane at the rear of 20523 Lorne Avenue from 7.5m (24.61 ft.) to 6.0m (19.69 ft.).

This variance is supported as the applicant has provided a 0.71m (2.34 ft.) road dedication along the rear property line which, in addition to the existing Right-of-Way, will accommodate all required services and provide an adequate turning radius into the proposed parking for the Detached Garden Suite. The proposed Detached Garden Suite will be sited 1.5m (4.92 ft.) from the adjusted rear property line.

**d) Citizen/Customer 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:**

The proposed variance is supported as all required services can be accommodated within the reduced Right-of-Way and adequate access to the proposed parking is provided. Detached Garden Suites provide an additional housing form that increases the City's housing supply and are an efficient use of land and resources.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2023-022-DVP.

"Original Signed by Erin Mark"

**Prepared by: Erin Mark**  
**Planning Technician**

"Original Signed by Charles R. Goddard"

**Reviewed by: Charles R. Goddard, BA, MA**  
**Director of Planning**

"Original Signed by Christine Carter"

**Approved by: Christine Carter, M.PL, MCIP, RPP**  
**GM Planning & Development**  
**Services**

"Original Signed by Scott Hartman"

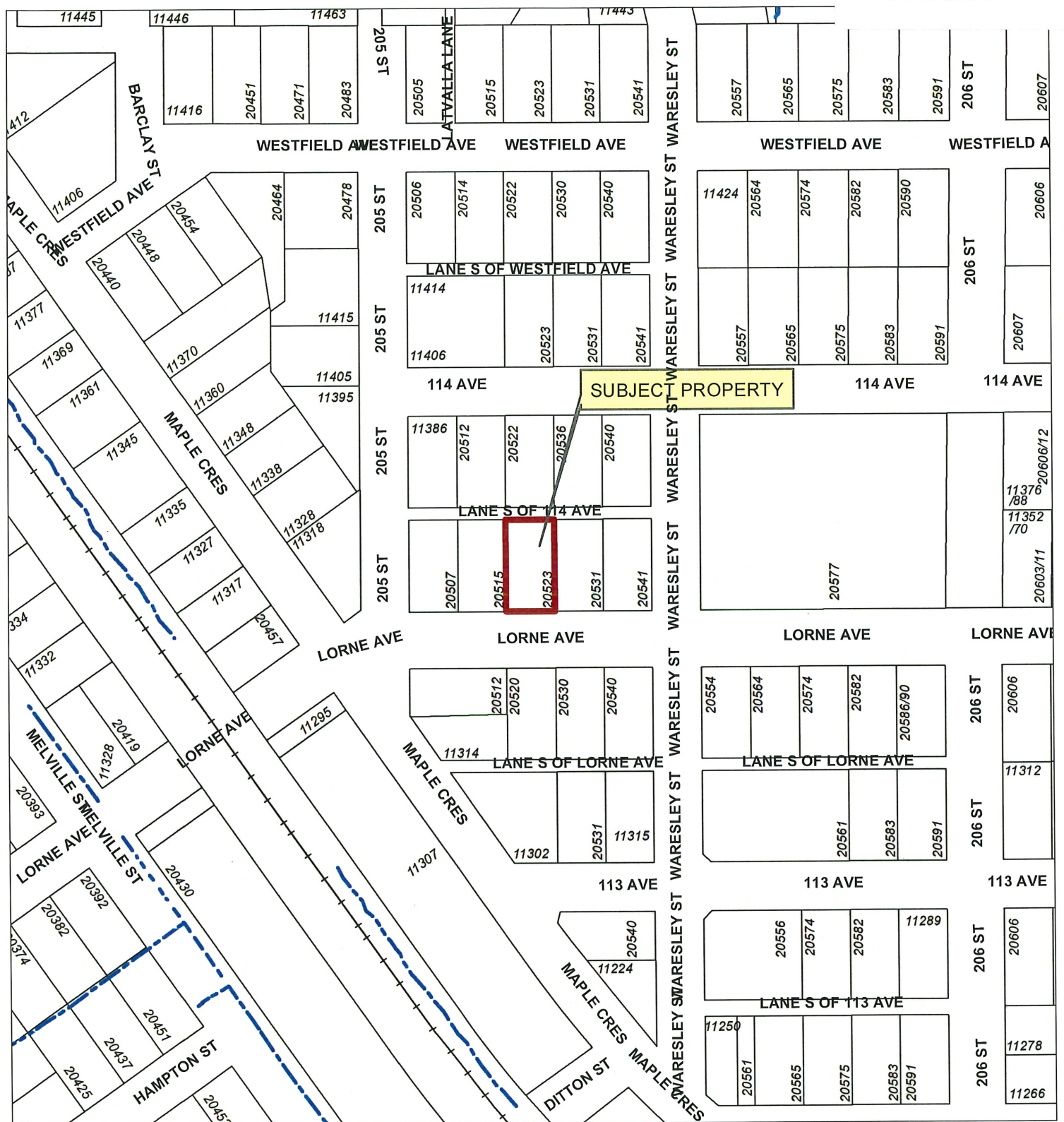
**Concurrence: Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan showing proposed variance



### Legend

- Stream
- - - Ditch Centreline

Scale: 1:2,000

20523 LORNE AVENUE  
PID: 012-547-131

PLANNING DEPARTMENT



MAPLE RIDGE

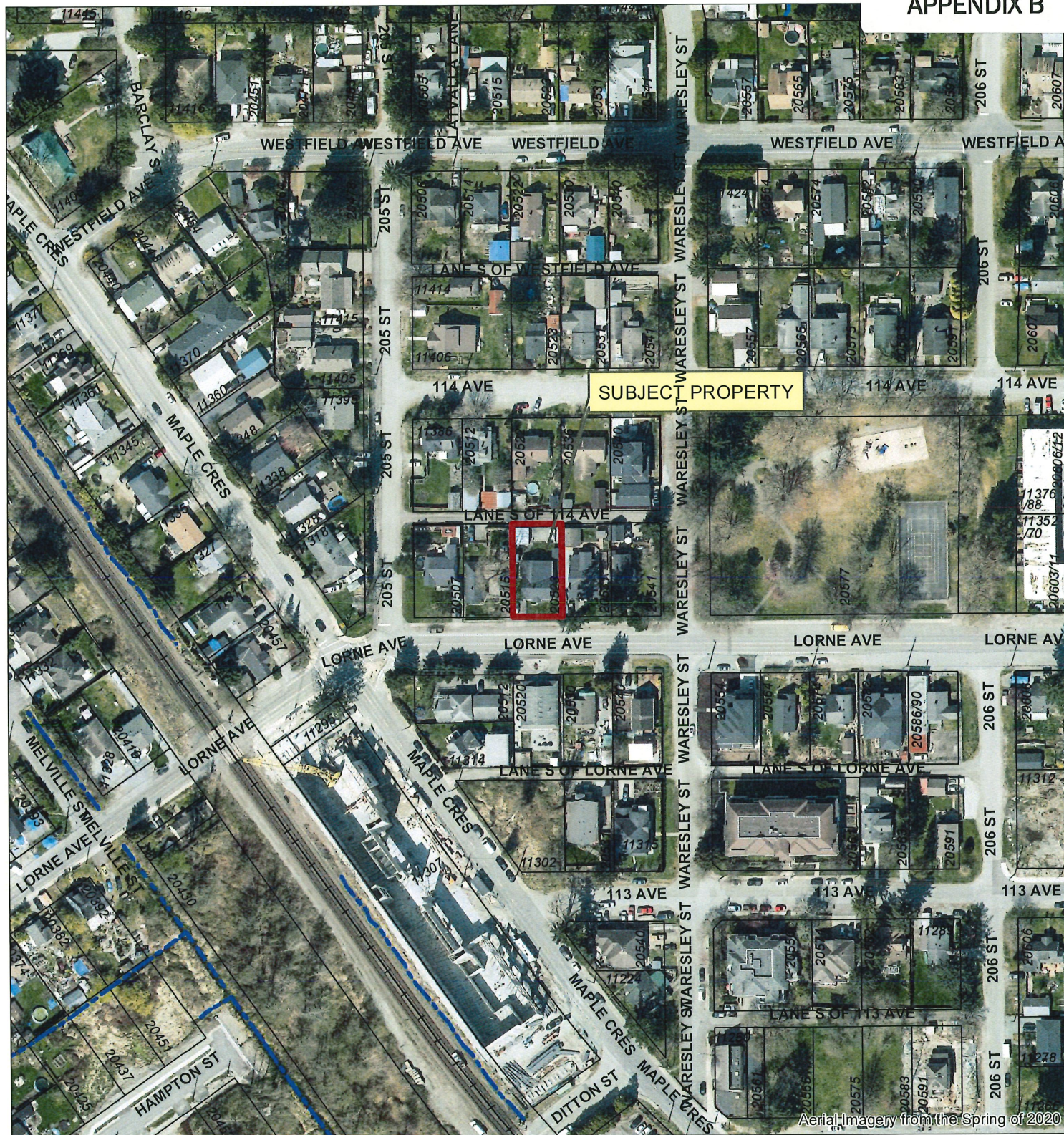
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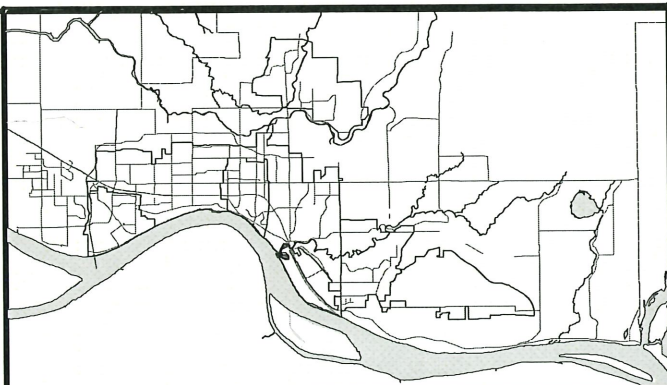
FILE: 2023-022-VP  
DATE: Feb 28, 2023

BY: AL





Scale: 1:2,000



20523 LORNE AVENUE  
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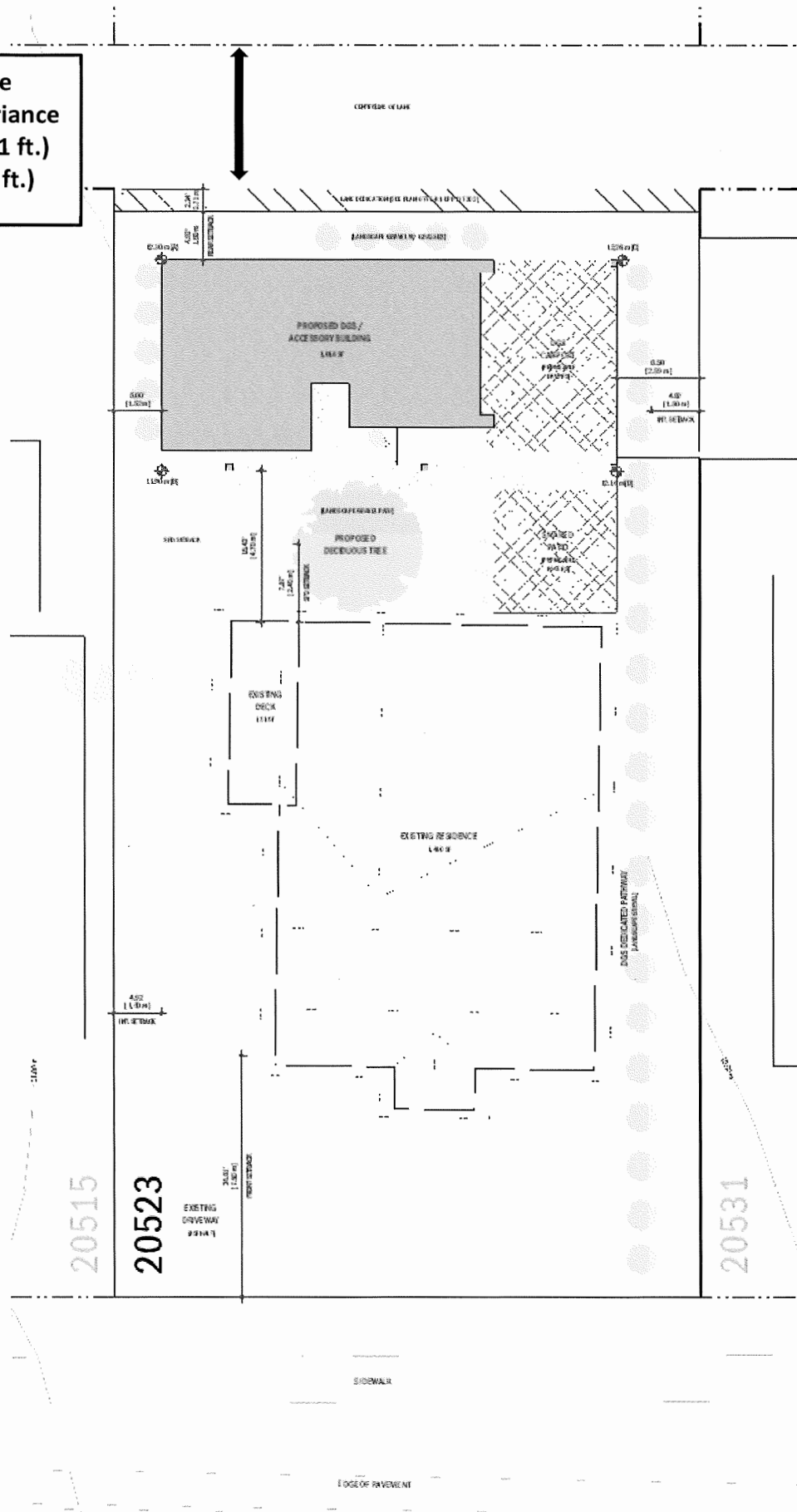
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BY: AL



**Reduced Lane  
Right-of-Way Variance  
from 7.5m (24.61 ft.)  
to 6.0m (19.69 ft.)**



Lorne Avenue