

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0355-00

Planning Report Date: October 1, 2007

**PROPOSAL:**

- **Development Variance Permit**

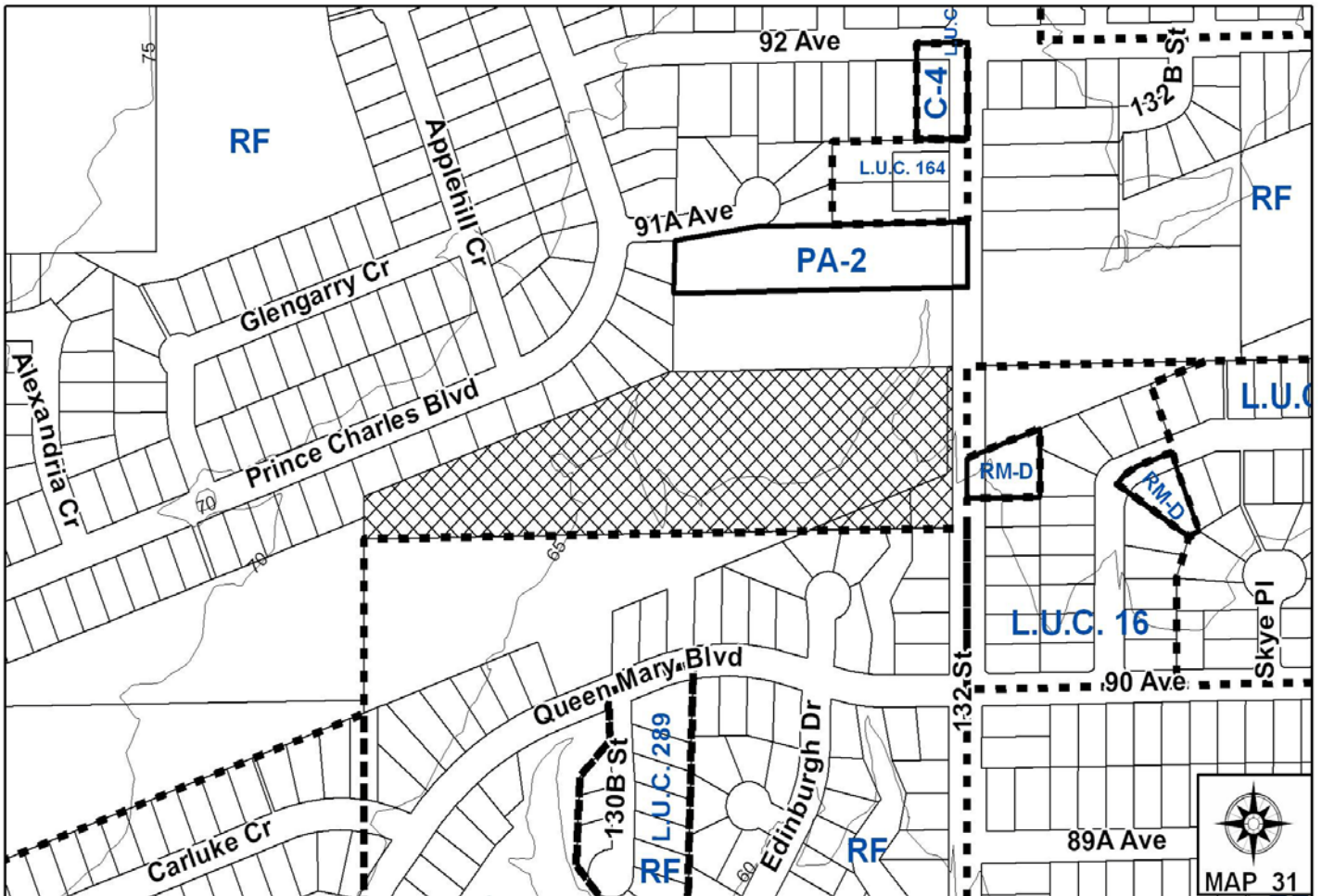
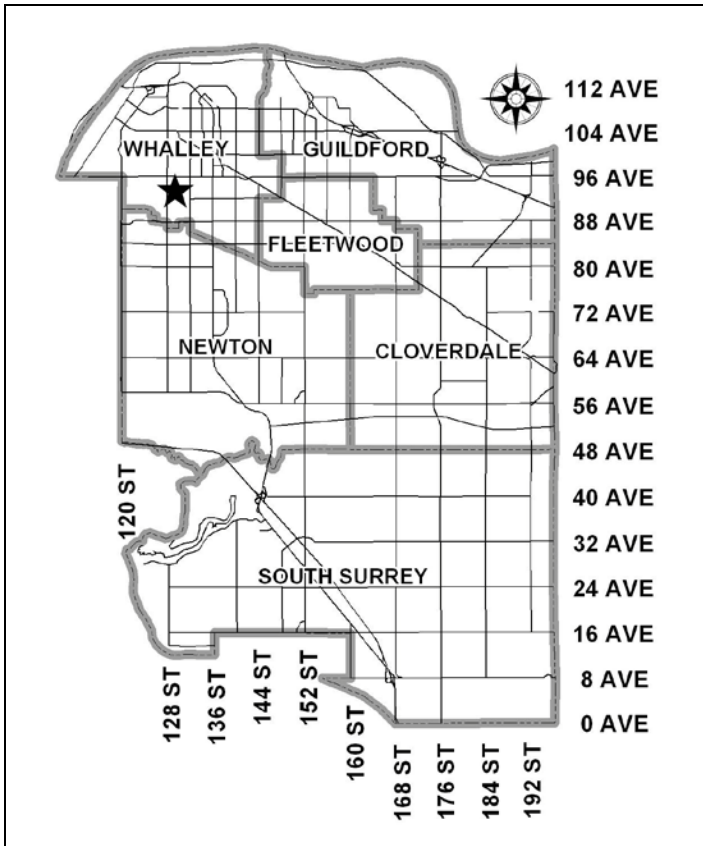
in order to subdivide off a portion of a City-owned lot to create a single family residential lot.

**LOCATION:** 9077 - 132 Street

**OWNER:** City of Surrey

**ZONING:** RF

**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0355-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth requirement of the RF Zone on proposed Lot 1 from 28 metres (92 ft.) to 21.5 metres (70 ft.); and
  - (b) to reduce the minimum rear yard setback of the RF Zone on proposed Lot 1 from 7.5 metres (25 ft.) to 4.50 metres (15 ft.).

REFERRALS

Engineering:	The Engineering Department has no objection to the project as subject to the completion of Engineering servicing requirements outlined in Appendix III.
Department of Fisheries (DFO):	DFO will approve an average 15-metre (50 ft.) wide setback protected under a Restrictive Covenant.

SITE CHARACTERISTICS

Existing Land Use: Parkland impacted by a major hydro corridor and a red-coded watercourse.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	City park under a BC Hydro utility right-of-way.	Urban	RF
East (Across 132 Street):	One duplex lot and single family lots.	Urban	RM-D and LUC No. 16
South:	Single family lots.	Urban	RF
West:	City park under a BC Hydro utility right-of-way.	Urban	RF

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject land (9077 – 132 Street) was identified in the 2001 Park Acquisition Program. In 2006, Council approved the acquisition of the subject property for park / open space as set out in the City's Wildflower Greenway plan.
- The subject property is encumbered by a Hydro right-of-way. However, the creation of a serviceable building lot for the unencumbered 1,700 m<sup>2</sup> (0.42 acre) southeast portion of the property is achievable. Council approved disposition of this area (proposed Lot 1) in Corporate Report R096 on May 19, 2006. Proposed Lot 2 will remain as parkland.
- The design and style of the dwelling on proposed Lot 1 will be regulated with a Restrictive Covenant.

## BY-LAW VARIANCES AND JUSTIFICATION

### (a) Requested Variance:

- To reduce the minimum lot depth of the RF Zone for proposed Lot 1 from 28 metres (92 ft.) to 21.5 metres (70 ft.).

### Applicant's Reasons:

- Due to the location of the red-coded creek, to avoid encroachment into the riparian setback area, the lot layout results in the creation of one (1) lot with a lot depth less than the minimum 28 metres required in the RF Zone.

### Staff Comments:

- A red-coded creek (Healy Creek) is located west (at the rear) of proposed Lot 1. The relaxation in the lot depth is required to meet the 15-metre (50 ft.) riparian setback to protect the creek (Appendix III). The riparian area will be dedicated as parkland.
- Proposed Lot 1 will have a lot depth of 21.5 metres (70 ft.) with a lot frontage of 33.75 metres (110 ft). This results in an oversized RF lot at approximately 645 m<sup>2</sup> (6,940 ft<sup>2</sup>). Therefore, the requested depth variance is supportable.

### (b) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone for proposed Lot 1 from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

**Applicant's Reason:**

- To construct a standard-sized single family dwelling, given the size and dimensions of the proposed lot, relaxation of the rear yard setback is required.

**Staff Comment:**

- In order to achieve a reasonable building envelope, a variance for rear yard setback is required on proposed Lot 1.
- The proposed rear yard variance will not create an intrusion on any adjacent properties. The rear (west portion) of proposed Lot 1 abuts the riparian setback area, which will become a park. A 1.2-metre (4.0 ft) high chain-linked fence will be installed on the north (side yard) and west (rear yard) property lines to protect the integrity of the greenspace.
- The future dwelling on proposed Lot 1 will be constructed approximately 10.0 metres (33.0 ft.) from the Hydro right-of-way to the north (Appendix III). This is in compliance with City requirements.
- All other setbacks comply with the City of Surrey Zoning By-law.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7906-0355-00

Jean Lamontagne  
General Manager, Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Eleanor Enns, City of Surrey (Realty Services)  
                         Address:                    14245 - 56 Avenue  
   Surrey, BC V3X 3A2  
   Tel:                         604-591-5727
  
2.      Properties involved in the Application
  - (a)      Civic Address:            9077 - 132 Street
  
  - (b)      Civic Address:            9077 - 132 Street  
                 Owner:                         City of Surrey  
                 PID:                                000-819-093  
                 The North Half of Lot 5 Except: Part Subdivided by Plan 40114; South West  
                 Quarter Section 32 Township 2 New Westminster District Plan 3270
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7906-0355-00.

## SUBDIVISION DATA SHEET

**Existing Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	8.0 ac
Hectares	3.2 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	
Range of lot areas (square metres)	
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	19%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	39%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES