

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0090-00

Planning Report Date: July 27, 2009

PROPOSAL:

- **Development Variance Permit**

in order to relax the works and services and allow a land exchange with the City to proceed.

LOCATION:

6320/46 181A Street and 6369 Sundance Drive

OWNERS:

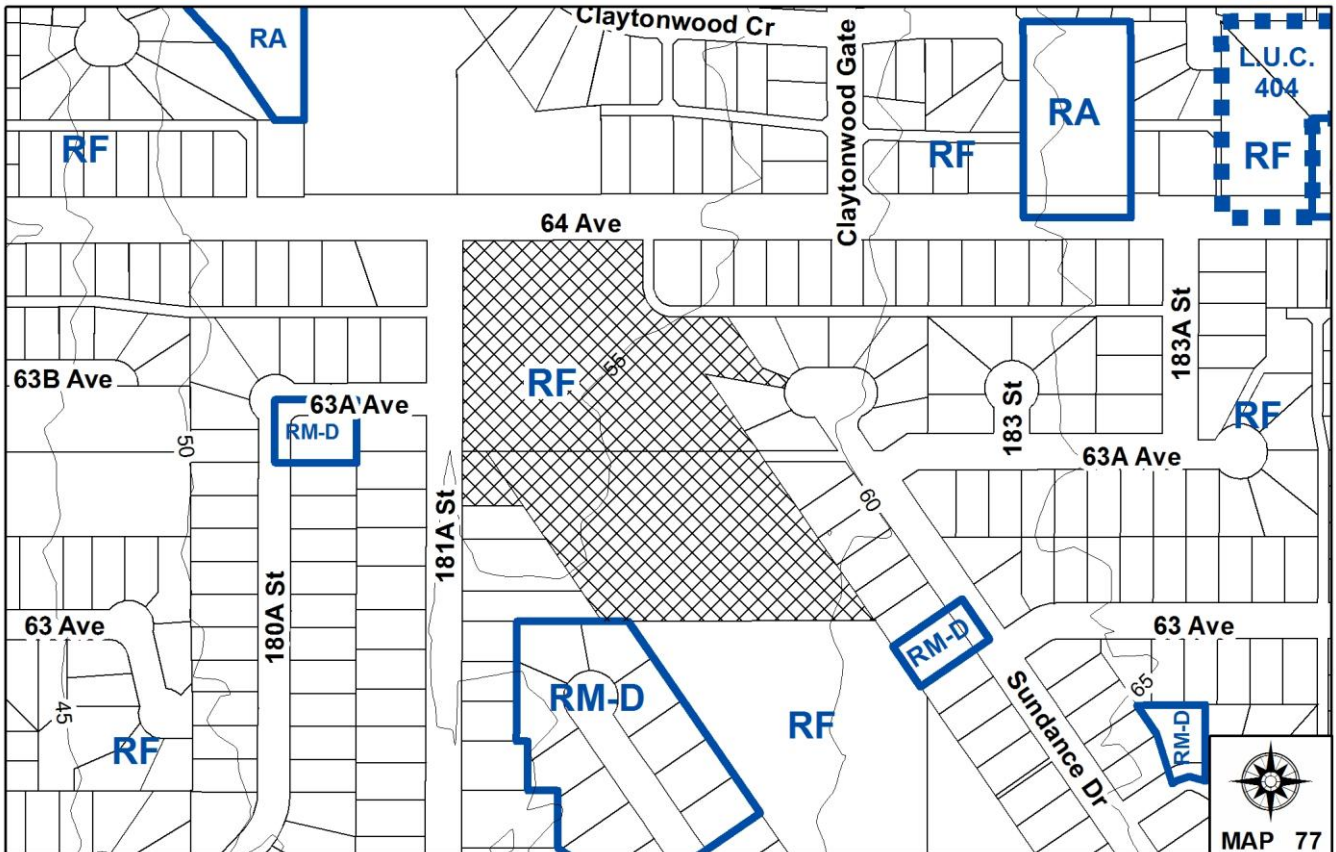
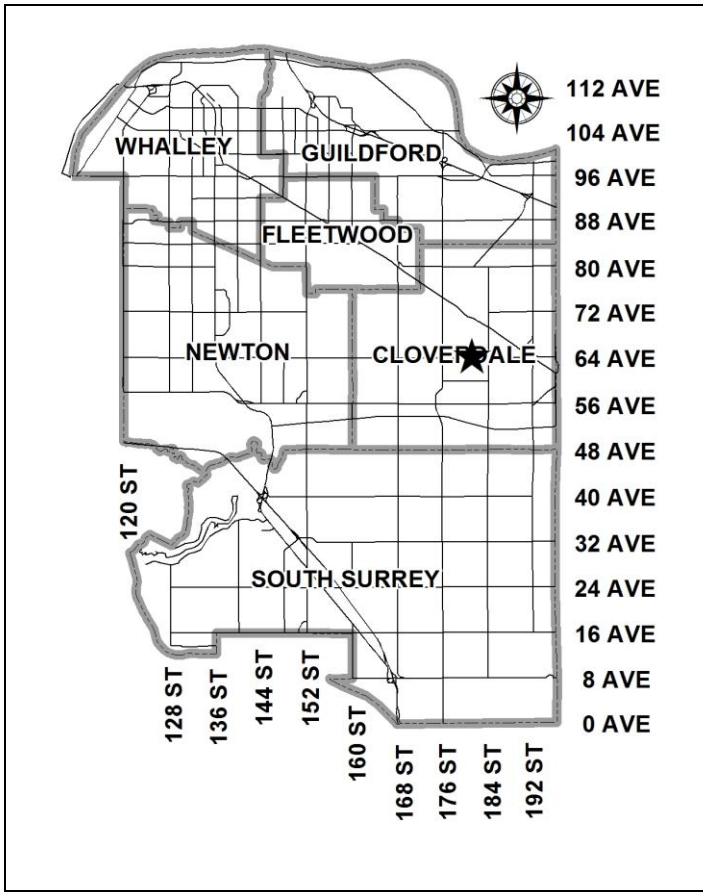
Milan Robert Krgovich et al

ZONING:

RF

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To relax the works and services requirements of the Subdivision & Development By-law for improvements along 181A Street.

RATIONALE OF RECOMMENDATION

- The requested variance will allow a land exchange with the City to proceed.
- The area surrounding the subject site is developed to the same basic servicing standard.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0090-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to waive the requirement of the Subdivision & Development By-law, No. 8830, as amended to provide vehicular and pedestrian highway systems, water distribution, sanitary sewer and drainage works, underground wiring and street lighting systems for the fronting portion of 181A Street.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Parks, Recreation & Culture: No concerns.

BC Hydro: No objection in principle to the proposed subdivision but reserves final approval following a further review of the final subdivision plan when submitted.

SITE CHARACTERISTICS

Existing Land Use: Single family residential and pasture and parkland encumbered by BC Hydro right-of-way.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 64 Avenue):	Single family dwellings and parkland under the Hydro right-of-way.	Urban	RF
East:	Single family dwellings.	Urban	RF
South:	Single family dwellings, duplexes and parkland under Hydro right-of-way.	Urban	RF and RM-D
West (Across 181A Street):	Single family residential.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located in the Cloverdale area, at the corner of 64 Avenue and 181A Street. The site consists of three properties and is designated Urban in the Official Community Plan and is zoned RF.
- Two of the subject properties are owned by the same land owner, and the third property is owned by the City of Surrey.
- The majority of the subject site is located under a Hydro right-of-way and is used as open space and pasture.
- The City's Cloverdale Greenway is currently under construction and, when completed, will run south-east under the Hydro right-of-way to Highway No. 10 and north-west under the Hydro right-of-way to Highway No. 15. From the subject site, the Cloverdale Greenway also connects to the Hook Greenway that runs along 64 Avenue.
- City Realty staff have reached an agreement with the owner of 6369 Sundance Drive (the most easterly subject lot) to pursue a land exchange so that the north-south alignment of the Cloverdale Greenway can be completed.
- The land exchange involves:
 - The subdivision of 6369 Sundance Drive to create a remainder lot for the dwelling at 6369 Sundance Drive and one additional lot for the extension of Cloverdale Greenway to 64 Avenue;
 - The consolidation of the western pasture land of 6369 Sundance Drive with 6320-181A Street; and
 - The consolidation of the new greenway parkland with existing City land to south.
- The applicant is requesting a Development Variance Permit, to relax works and services required along 181A Street, to proceed with the proposed subdivision.

PRE-NOTIFICATION

- Development Variance Permit applications do not require pre-notification, however a Development Proposal sign was installed on July 5, 2009 for the associated subdivision application. Furthermore, the Realty Division sent letters to 14 property owners on Sundance Drive to notify the area residents of the proposed development.
- The Realty Division received 3 responses (2 phone calls and one walk-in) with respect to the application. One caller has no concerns with the development. The other two residents' comments are summarized below (*staff comments in italics*):
 - The callers' properties back onto the future greenway and are concerned about security.

(The walkway is more than 15 metres (50 ft.) from the rear property line of the single family lots to the east.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the works and services requirements of the Subdivision and Development By-law for the fronting portion of 181A Street.

Applicant's Reasons:

- There is no net increase in the number of lots created through this subdivision application and the area surrounding the subject site is fully developed to the same base servicing standard

Staff Comments

- The applicant would typically be responsible for improvements up to the through local road standard for the fronting portion of 181A Street, as part of the subdivision application.
- There is no net increase in the number of lots created through this subdivision application. The applicant and the City are completing a land exchange in order to facilitate the construction of the Cloverdale Greenway. The owner intends to retain the houses located on each lot.
- The area surrounding the subject site is developed to the same basic servicing standard.
- The Engineering Department can support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Subdivision Layout
Appendix III.	Existing and Proposed Greenways
Appendix IV.	Development Variance Permit No. 7909-0090-00

Jean Lamontagne
General Manager
Planning and Development

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