

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0242-00

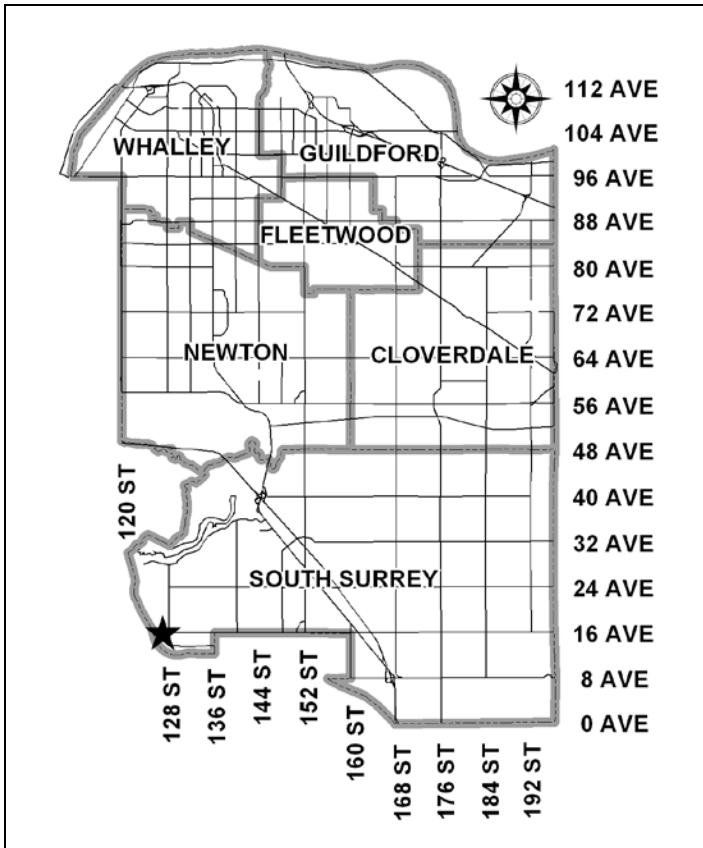
Planning Report Date: January 28, 2008

PROPOSAL:

- **Development Variance Permit**

in order to relax the front yard setback of an existing dwelling to facilitate subdivision for an additional RF lot.

LOCATION: 12623 - 16 Avenue and 1630 Ocean Park Road
OWNERS: Patrick Embley et al
ZONING: RF
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- Approval for DVP to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The front yard setback for the existing dwelling being retained is required to be varied from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) in order to permit subdivision from two to three RF lots.

RATIONALE OF RECOMMENDATION

- The proposed subdivision conforms with the RF zoning and the City's subdivision infill policy.
- Proposed setback variance will only apply to the existing dwelling being retained on proposed Lot 3; any future dwelling on this lot will have to comply with the setback requirements of the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0242-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the existing dwelling being retained only.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, South, East and West:	Single family residential.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site comprises of two (2) properties located at the northeast corner of Ocean Park Road and 16 Avenue. These properties are designated 'Urban' in the OCP, 'Urban Residential' in the Semiahmoo Peninsula LAP, and are zoned 'Single Family Residential (RF)'.
- All the surrounding properties are designated 'Urban' in the OCP and 'Urban Residential' in the Semiahmoo Peninsula LAP. The surrounding properties are also zoned RF and developed with single family dwellings.

Subdivision Layout

- The applicant proposes to subdivide the two (2) properties into three (3) lots (Appendix II). Proposed Lot 2 would meet the minimum size requirement of an RF lot with a proposed area of 560m² (6,030 ft²). However, proposed Lots 1 and 3 will substantially exceed the minimum area requirement with proposed lot sizes of 876m² (9,430 ft²) and 665m² (7,160 ft²) respectively. The proposed widths of all three lots will also exceed the minimum requirement, with the narrowest width being approximately 18m (60 ft).
- The properties to the north are large, and also have the potential to subdivide in the future. The proposed subdivision of the subject lands will not affect the future subdivision concept for adjacent lands.

Retention of Existing Dwelling

- The applicant is proposing a DVP to allow a variance in the front yard setback for the existing home, which will be located on proposed Lot 3. The requested DVP would relax the required front yard setback from 7.5m (25 ft) to 5.2m (17 feet), which would allow the existing home to remain at its current location. This variance is discussed below.

Tree Preservation

- Randy Greenizan prepared the Arborist Report and Tree Preservation/Replacement Plans for Clark Kavolinas & Associates Inc. (Appendix IV). The plans have been reviewed by the City's Landscape Architect and has been deemed acceptable.
- The report identifies twelve (12) protected trees, four (4) of which are recommended to be removed, including three (3) firs and a cherry. Two of the trees are recommended to be removed due to the poor condition they are in, and the other two are within the future building envelope.

- The below chart provides a summary of the tree retention and removal on the subject site:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention	Total Proposed for Removal
Cherry	1	0	1
Cedar	6	6	0
Balsam Fir	1	0	1
Douglas Fir	2	0	2
Mountain Ash	1	1	0
Holly	1	1	0
Total	12	8	4

- With respect to replanting trees, eight (8) replacement trees are proposed throughout the site. Six (6) of the proposed trees are Western Red Cedars, and the other two (2) trees are Green Japanese Maple trees. The number of trees being planted meet the required replacement tree ratio.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduction in the required front yard setback of the RF Zone from 7.5m (25 ft) to 5.2m (17 feet) in order to retain the existing house on proposed Lot 3, and to accommodate additional road dedication on 16 Avenue.

Applicant's Reasons:

- The existing house at 12623 – 16 Avenue is in good condition, and is proposed to be retained.

Staff Comments:

- The RF Zone requires a front yard (and flanking side yard) setback of 7.5m (25 feet). The existing dwelling has a setback of 6.2m (20 feet) to 16 Avenue.
- The proposed subdivision will necessitate road dedication of nearly 1m (3 feet) for this subdivision, further reducing the existing setback to 5.2m (17 feet).
- The proposed reduction of the setback along 16 Avenue to accommodate the location of the existing dwelling unit is reasonable, given that the dwelling unit is in good condition and that it would be an acceptable distance from the road.
- The DVP (Appendix V) would only apply to the dwelling unit as it currently exists; any new dwelling to be constructed on this lot in the future, or any additions or modifications to the existing dwelling would be required to comply with the RF zone requirements.

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 and Site Plan
- Appendix III. Engineering Summary
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Development Variance Permit No. 7907-0242-00

Jean Lamontagne
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Planning and Development

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