

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0244-00

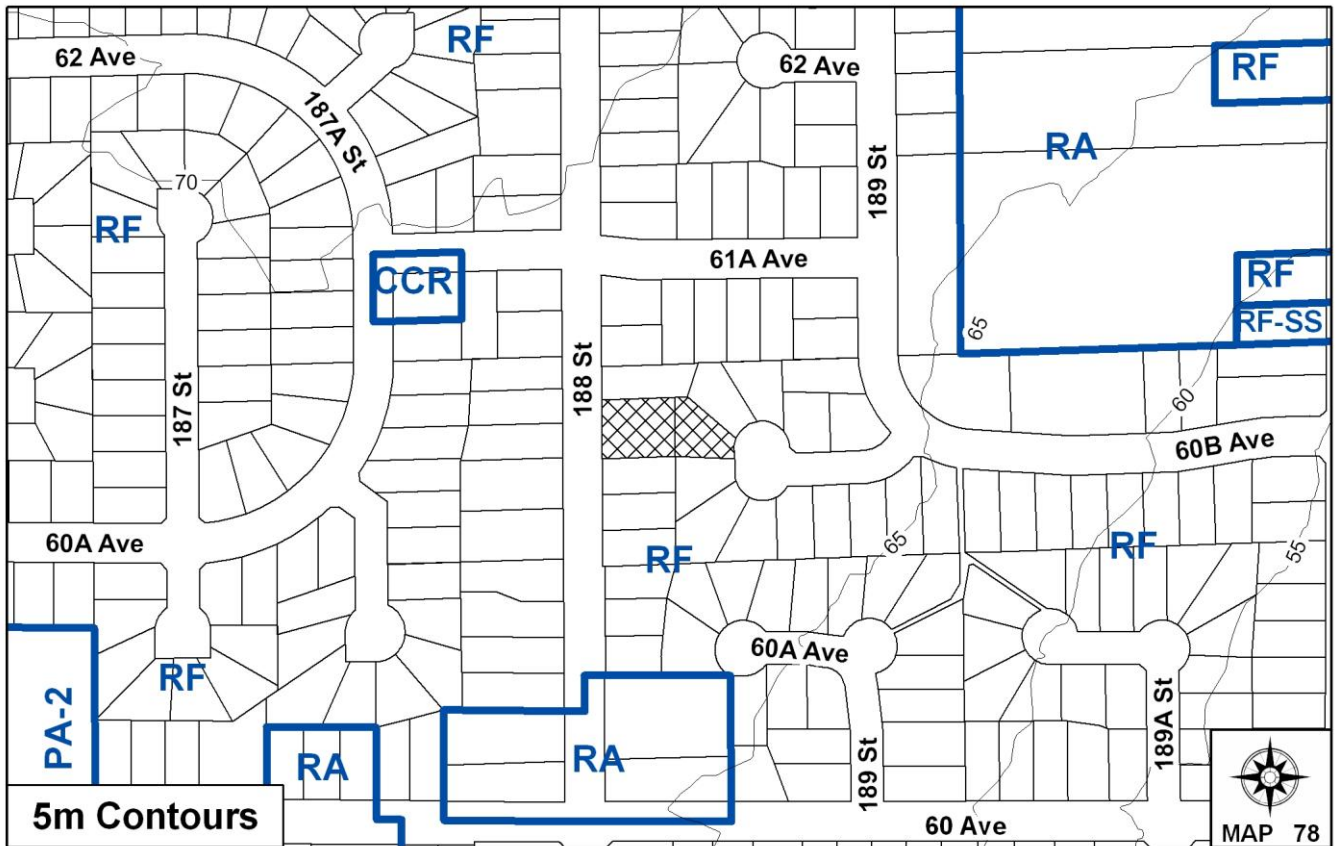
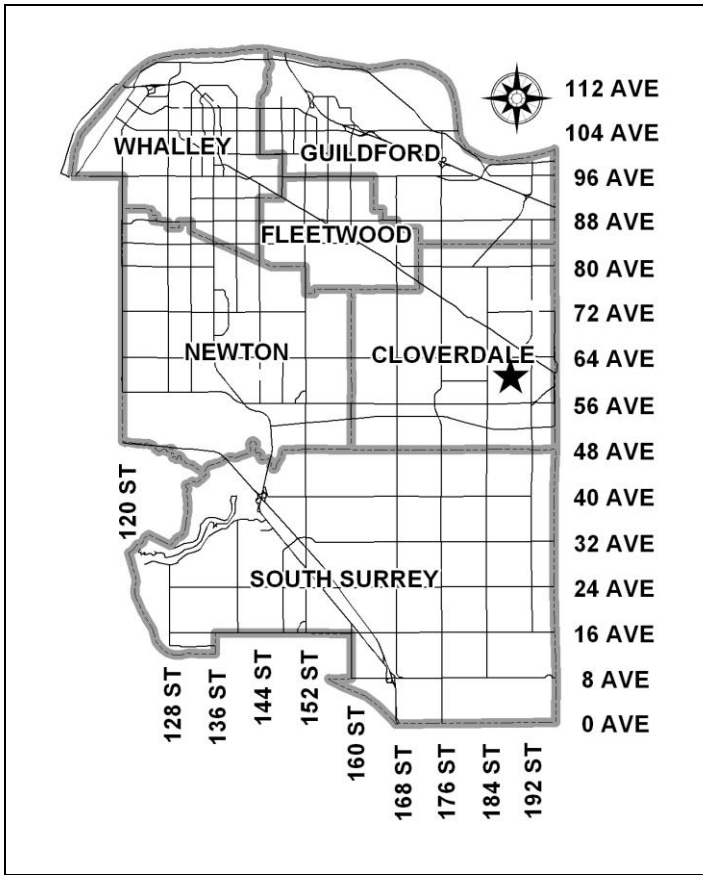
Planning Report Date: November 30, 2009

PROPOSAL:

- **Development Variance Permit**

in order to waive works and services along 188 Street and to waive road dedication requirements for 188 Street.

LOCATION: 6094 - 188 Street and 18849 - 60B Avenue
OWNERS: Alice McKimmon 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 and to waive road dedication requirements along 188 Street.

RATIONALE OF RECOMMENDATION

- The requested variance is minimal, but non-support would be onerous given the context.
- The area surrounding the subject site is fully developed to the same basic servicing standard.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0244-00, (Appendix IV) varying the following requirements of Surrey Subdivision and Development By-law, 1986, No. 8830, as amended, to proceed to Public Notification:
 - (a) to waive the requirement to provide road widening for the fronting portion of 188 Street; and
 - (b) to waive the requirement 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 188 Street.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: One single family dwelling located on each subject property.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East:	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RF
West (Across 188 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject properties are located in the Cloverdale area, at 6094 - 188 Street and 18849 - 60B Avenue. The subject properties are designated Urban in the Official Community Plan and zoned RF (Single Family Residential Zone). There is a single family dwelling located on each lot.
- The subject properties share a common rear lot line. One owner has agreed to acquire a portion of the other owner's yard, which is the equivalent of 2.4 metres (8 ft.) in depth and 71.5m² (769 ft²) in area. A subdivision application is required to complete this type of lot line adjustment.

- The applicants are proposing to adjust the common rear lot line by shifting it 2.4 metres (8 ft.) to the west. The purpose of this lot line adjustment is to allow the owners of the property at 18849 – 60B Avenue to acquire a garden and greenhouse from the owners of the property at 6094 – 188 Street.
- This type of lot line adjustment is considered a subdivision and is subject to the requirements of the Subdivision and Development By-law, which includes road dedication and improvements to works and services along the frontages of the subject properties.
- The applicant is requesting a Development Variance Permit to waive the cash-in-lieu requirement for engineering works and services, and to waive the road dedication requirement for 188 Street.

PRE-NOTIFICATION

Pre-notification letters and development proposal signs are not required for Development Variance Permit applications. However, development proposal signs were installed as part of the associated subdivision application, and staff have received no comments.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the works and services and road dedication requirements of the Subdivision and Development By-law, for the east portion of 188 Street.

Applicant's Reasons:

- The applicants have requested that the road dedication and the works and services requirements for the fronting portion of 188 Street be waived as they feel the improvements are too onerous for the type of subdivision application they are pursuing.

Staff Comments:

- The ultimate standard for 188 Street includes a 22-metre (72 ft.) wide collector road standard, and curb and gutter, sidewalk and street lights to major collector standard. As a condition of subdivision the applicant would typically be responsible for improvements up to through local road standard, and the City would complete the ultimate standard for pavement width, pavement structure and street lighting.
- No new lots will be created through the subdivision application process. The applicant intends to adjust the location of the rear lot line shared by both properties and intends to retain the houses located on each lot.
- The area surrounding the subject site is fully developed to the same basic servicing standard.
- The Engineering Department can support the request to waive the road dedication and road improvements along this portion of 188 Street.

- Staff 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.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7907-0244-00

Jean Lamontagne
General Manager
Planning and Development

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