

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0305-00

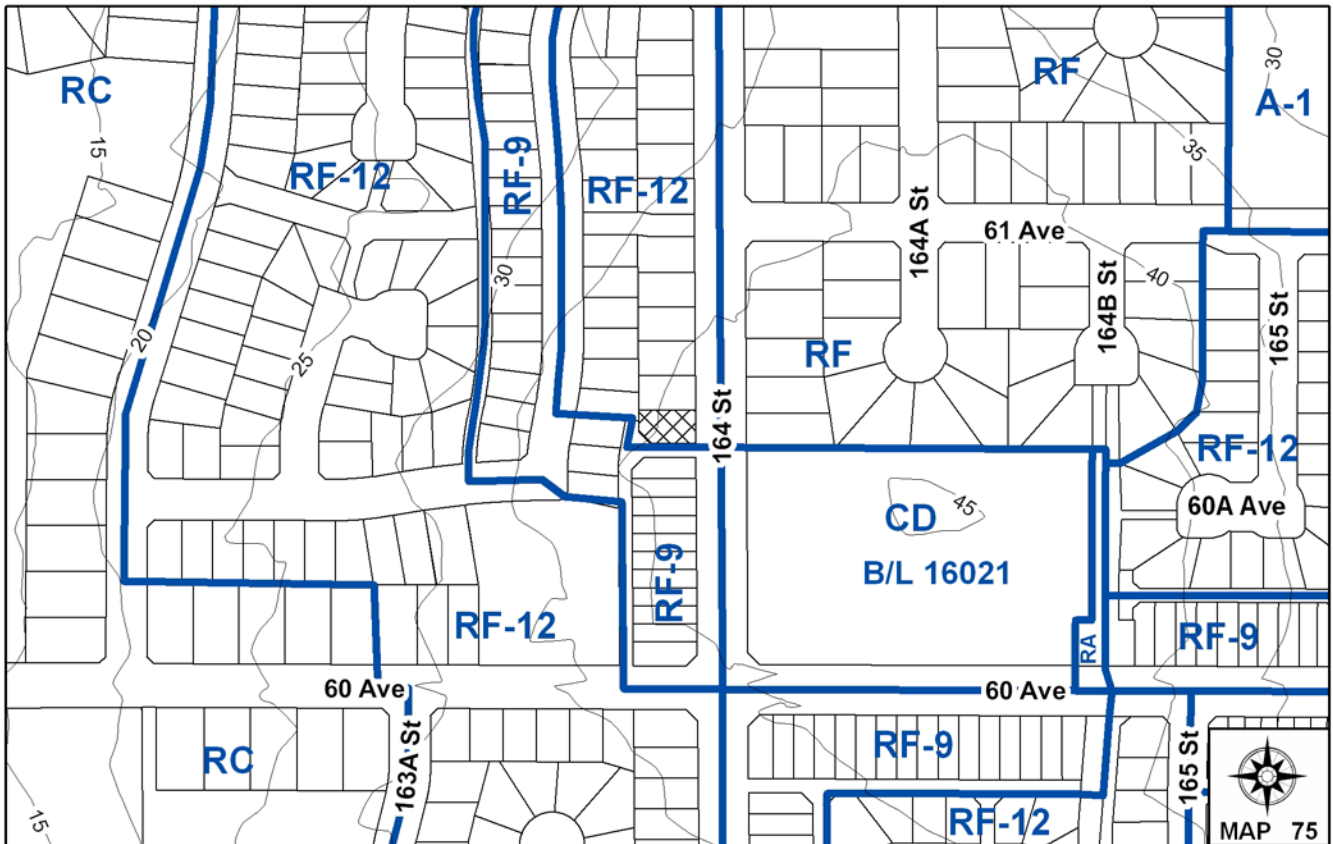
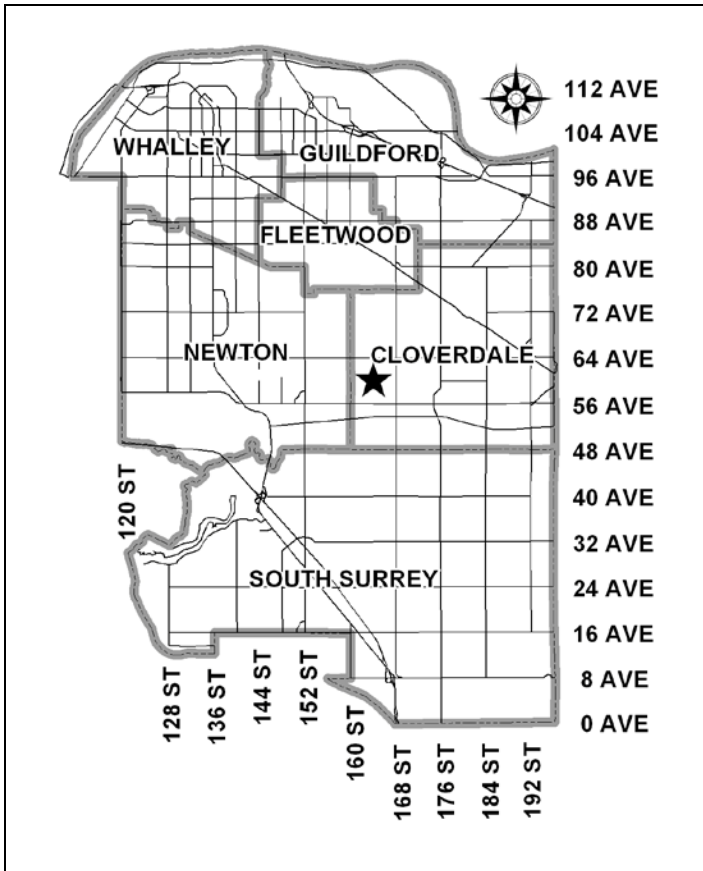
Planning Report Date: January 28, 2008

**PROPOSAL:**

- **Development Variance Permit**

in order to permit driveway access from the fronting street.

**LOCATION:** 6057 - 164 Street  
**OWNER:** Qualico Developments (Vancouver) Inc.  
**ZONING:** RF-12  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Urban Single Family Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting driveway access from the fronting street (164 Street) rather than the adjacent lane.

### RATIONALE OF RECOMMENDATION

- The proposed variance will allow consistent house designs along 164 Street and follows the pattern of driveways that has been established on this block.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0305-00, (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to vary the RF-12 Zone to permit driveway access from the street, rather than the adjoining lane.

**REFERRALS**

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

**SITE CHARACTERISTICS**

Existing Land Use: Vacant small single family lot recently created under Development Application No. 7906-0228-00.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Single family residential lots under construction (Application No. 7906-0228-00).	Urban Single Family Residential	RF-12
East (Across 164 Street):	Single family residential homes.	Urban Single Family Residential	RF
South:	Single family residential lots under construction (Application No. 7906-0228-00).	Urban Single Family Residential	RF-9
West:	Single family residential lots under construction (Application No. 7906-0228-00).	Urban Single Family Residential	RF-12 and RF-9

## DEVELOPMENT CONSIDERATIONS

- The subject property is located in the West Cloverdale North Neighbourhood Concept Plan (NCP) area, on 164 Street near 60 Avenue. It is part of a 171-lot master-planned development approved on June 25, 2007 (under Application No. 7906-0228-00), which consists of a combination of RF-12, RF-9, and RC lots plus open space. The site is designated Urban Single Family Residential in the West Cloverdale North NCP, and is zoned RF-12.
- The subject property fronts onto 164 Street and abuts a lane to the west and south. The primary purpose of the lane is to provide rear access to RF-9 lots south of the site, fronting 164 Street and 163B Street.
- Across 164 Street to the east are existing RF lots, with driveway access from 164 Street.
- All of the RF-9 lots to the west and south of the subject property will have driveway access from the abutting lane. Under the provisions of the RF-12 zone, driveway access is permitted from the front as long as the lot does not abut a lane. When a lot zoned RF-12 abuts a lane, the provisions of the Zone require access be via that lane.
- The applicant is proposing a Development Variance Permit to allow for front driveway access for the subject property (Lot 150), which abuts a lane.

## BY-LAW VARIANCE AND JUSTIFICATION

### (a) Requested Variance:

- To vary the RF-12 Zone to permit driveway access to the fronting street, rather than the adjacent lane

### Applicant's Reasons:

- The newly created RF-12 lots along 164 Street were developed to create a similar streetscape as the existing RF lots on the east side of 164 Street.
- Driveway access from the street would provide a consistent streetscape along 164 Street.

### Staff Comments:

- Within the RF-12 Zone, driveway access is permitted from the street when the property does not abut a lane. All of the RF-12 lots to the north of the subject lot, which were created as part of the same subdivision, have driveway access from 164 Street.
- Providing front access for this property would be consistent with the pattern of driveways that has been established on this block and will not detract from the pedestrian use of the block.
- The Engineering Department has not identified any concerns related to the proposed variance

- Staff support this Development Variance Permit application

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary  
Appendix II. Engineering Summary  
Appendix III. Development Variance Permit No. 7907-0305-00

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:                    Clarence Arychuk, Hunter Laird Engineering Ltd.  
                         Address:                    #300 - 65 Richmond Street  
                                                            New Westminster, BC  
                                                            V3L 5P5  
                         Tel:                                    604-525-4651
  
2.      Properties involved in the Application
  - (a)      Civic Address:                    6057 - 164 Street
  
  - (b)      Civic Address:                    6057 - 164 Street  
                         Owner:                                    Qualico Developments (Vancouver) Inc.  
                         PID:                                        027-201-813  
                         Lot 150 Section 12 Township 2 Plan BCP32346
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7907-0305-00.