

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0278-00

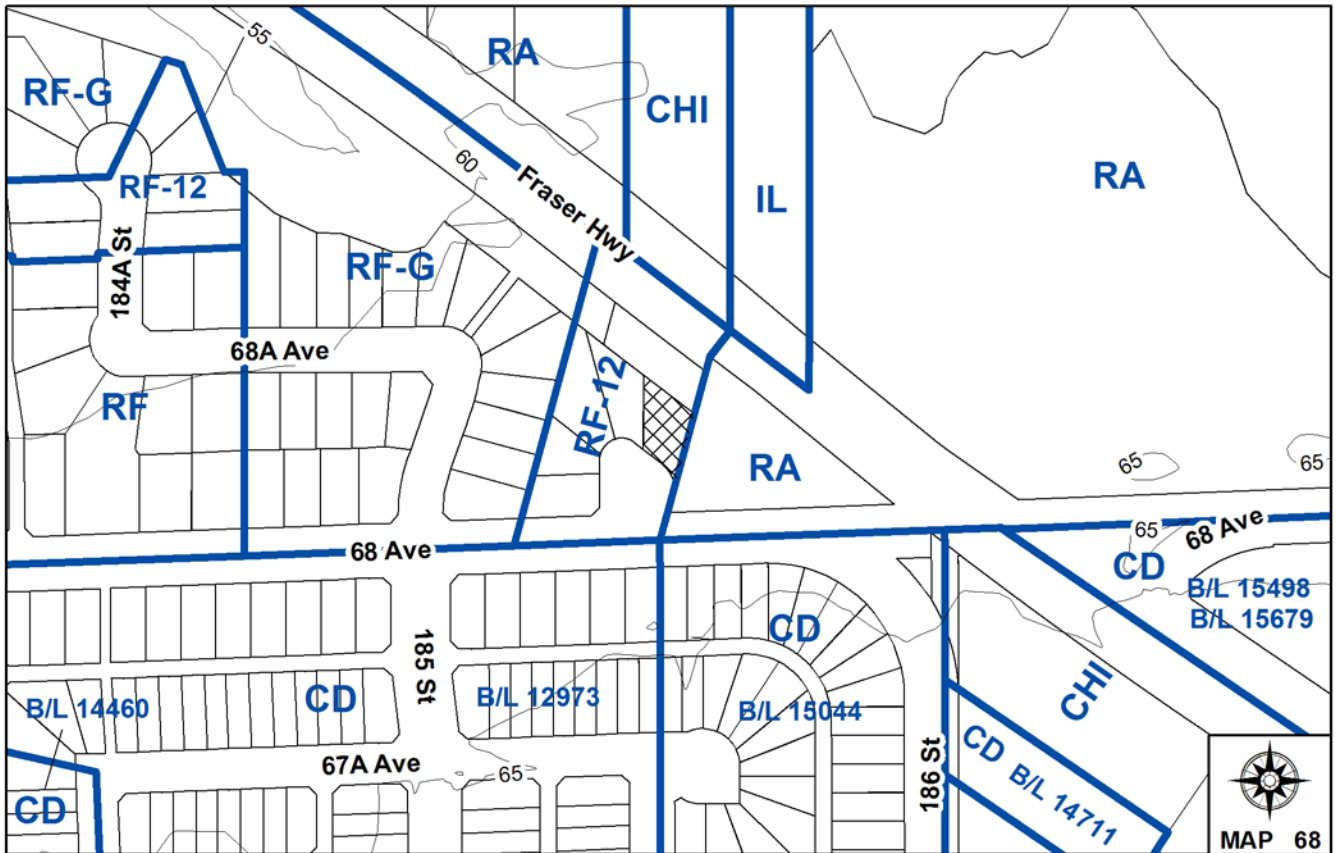
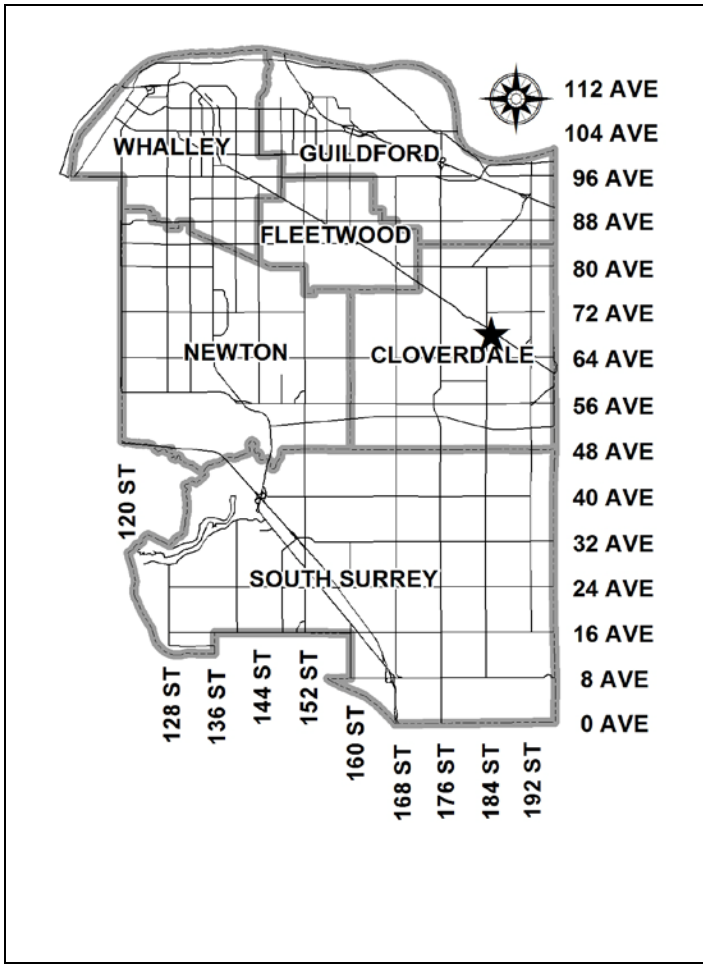
Planning Report Date: February 9, 2009

PROPOSAL:

- **Development Variance Permit**

in order to reduce the rear yard setback to achieve a more typical house size.

LOCATION: 6848 - 185A Street
OWNER: Progressive Construction Ltd.
ZONING: RF-12
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced rear yard setback in the RF-12 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.).

RATIONALE OF RECOMMENDATION

- Due to a statutory right-of-way along the west side of the property, there will be adequate yard space.
- A greenbelt that is approximately 15.0m (50 ft.) wide provides a sufficient buffer between the subject lot and Fraser Highway to the north. A fence separates the subject lot from the greenbelt.
- According to a concept plan provided by the applicant, a home constructed on the subject site, under the current RF-12 Zone setback requirements, would yield a main floor with only 52 square metres (560 sq.ft.) of liveable space (i.e. excluding 37 m²/400 sq.ft. garage). This creates a less functional floor plan, and a house size that is smaller in the context of the existing homes in the neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0278-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.).

REFERRALS

Engineering: The Engineering Department has no Engineering requirements

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Greenbelt along Fraser Highway.	Public Open Space and Park	RF-12
East:	Single family dwelling.	Single Family Residential	RA
South (Across 68 Avenue):	Single family dwellings.	Single Family Residential	CD (By-law No. 12973)
West:	Single family dwellings under construction.	Single Family Residential	RF-12

DEVELOPMENT CONSIDERATIONS

- The subject property is designated "Urban" in the Official Community Plan and "Single Family Residential" in the North Cloverdale East Neighbourhood Concept Plan (NCP). It is currently zoned Single Family Residential (12) Zone (RF-12).
- The subject lot was approved under development application No. 7905-0374-00 which created five (5) single family lots. Of those 5 lots, a house has been finished on one lot, one lot has a home under construction and the remaining three (3) lots are vacant.
- A portion of a 5.0-metre (16.4 ft.) wide statutory right-of-way (ROW) for drainage is located along the west property line of the site. Approximately 50% of the ROW lies on the subject lot while the remaining portion lies on the neighbouring lot to the west.

- A 92-square metre (990 sq.ft.) Section 219 "no-build" Restrictive Covenant was registered over the eastern portion of the property. This area is to be consolidated with the neighbouring lot to the east, to achieve one additional single family residential lot under future development.
- Due to the site constraints posed by the statutory right-of-way and the Section 219 "no-build" restrictive covenant, the applicant is requesting a Development Variance Permit to reduce the minimum rear yard setback requirement of the RF-12 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.) to achieve a more typical sized building footprint.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 4.0 metres (13.1 ft.).

Applicant's Reasons:

- Under the current setback requirements of the RF-12 Zone, the largest home that could be built would only have 52 square metres (560 sq. ft.) of liveable floor area on the main floor. The applicant feels that this is too small for the market to absorb. With the variance approved, the liveable floor area on the main floor would be 89 square metres (960 sq.ft.).
- The area of the lot and its building envelope is reduced significantly by a "no-build" Restrictive Covenant on the east side of the property. This restrictive covenant amounts to 21% of the gross lot area of the subject property (92 square metres/1,000 sq.ft.).
- The lot is encumbered by a statutory right-of-way along its western property line. This right-of-way is for servicing and further reduces the potential size of the building envelope for the lot.
- The impact of reducing the rear yard setback on the neighbouring properties is negligible. The lot is bounded by a greenbelt to the north, the cul-de-sac to the south, and another vacant lot to the west. Reducing the rear yard setback to 4.0 metres (13.1 ft.) would not result in any aesthetic or functional harm to the adjacent properties.

Staff Comments:

- The maximum house size in the RF-12 Zone is 260 square metres (2,800 sq.ft.) including the garage.
- A home was recently constructed on a nearby lot to the west of the subject site. This new home was approved for 242 square metres (2,609 sq.ft.) which is comparable to the size of home that the subject site can achieve with the requested variance.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan
- Appendix III. Development Variance Permit No. 7908-0278-00

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: Progressive Construction Ltd.
 Address: 5591 No. 3 Road
 Richmond, BC
 V6X 2C7
 Tel: 604-303-7225

2. Properties involved in the Application
 - (a) Civic Address: 6848 - 185A Street

 - (b) Civic Address: 6848 - 185A Street
 Owner: Progressive Construction Ltd., Inc. No. BC0074269
 PID: 027-106-616
 Lot 5 Section 16 Township 8 New Westminster District Plan BCP30777

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7908-0278-00.

DEVELOPMENT DATA SHEET

Existing Zoning: RF-12

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		442 m ²
Road Widening area		
"No Build" area		92 m ²
Net Total		350 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	
Paved & Hard Surfaced Areas		
Total Site Coverage		50%
SETBACKS (in metres)		
Front	6.0 m	6.0 m
Rear	7.5 m	4.0 m*
Side #1 (East)	1.2 m	1.2 m
Side #2 (West)	1.2 m	1.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.5 m	9.5 m
Accessory	3.0 m	3.0 m
NUMBER OF RESIDENTIAL UNITS	n/a	
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	n/a	
FLOOR AREA: Commercial	n/a	
Retail		
Office		
Total		
FLOOR AREA: Industrial	n/a	
FLOOR AREA: Institutional	n/a	
TOTAL BUILDING FLOOR AREA	245 m ²	224 m ²

* *Variance requested*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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MULTIPLE BUILDINGS DATA SHEET

Proposed/Existing Zoning _____

Required Development Data	Building #1	Building #2	Building #3
SETBACK (in metres)			
Front			
Rear			
Side #1 (N,S,E, or W)			
Side #2 (N,S,E, or W)			
Side #3 (N,S,E, or W)			
Building Height (in metres/storeys)			
NUMBER OF RESIDENTIAL UNITS/ SIZE RANGE			
Bachelor			
One Bedroom			
Two Bedroom			
Three Bedroom +			
TOTAL FLOOR AREA			