

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

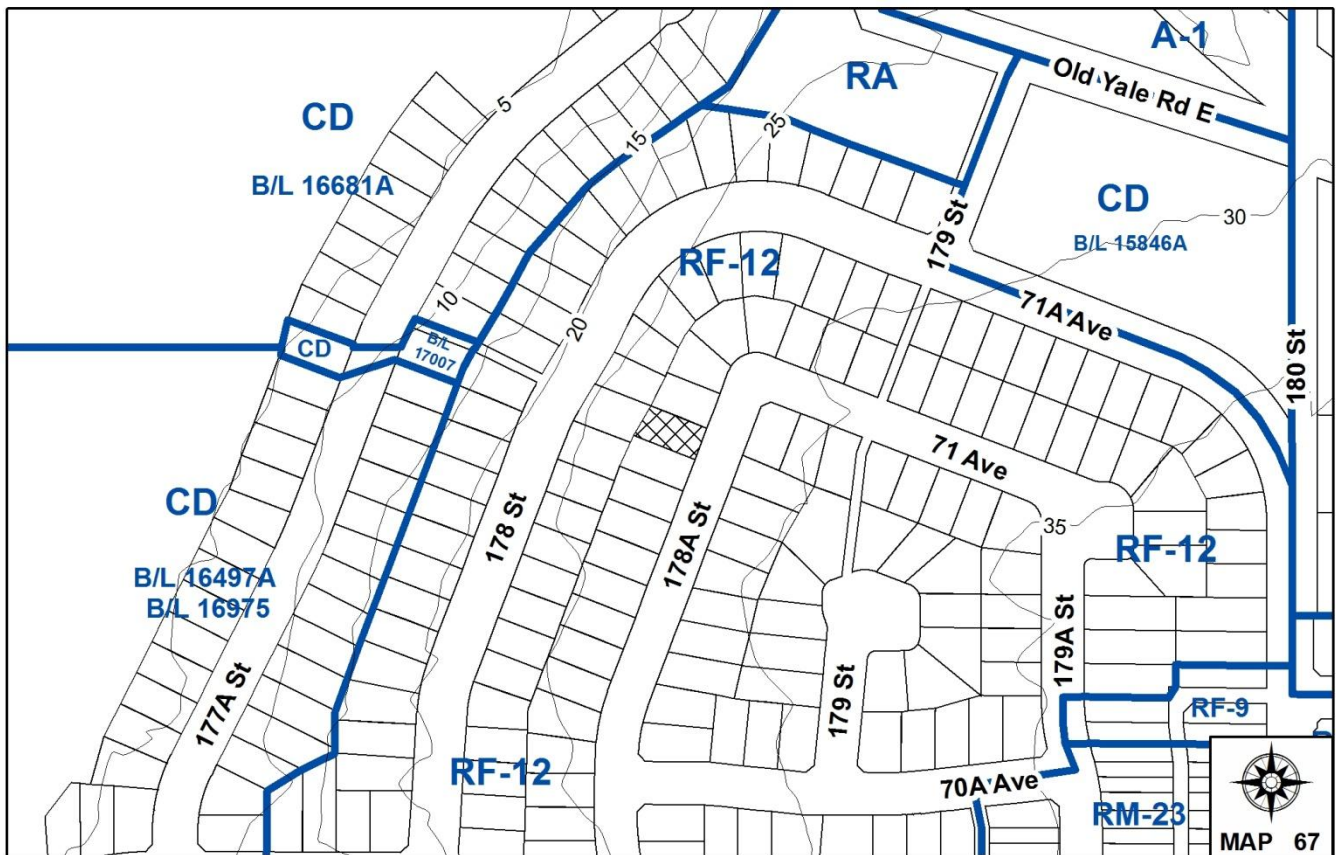
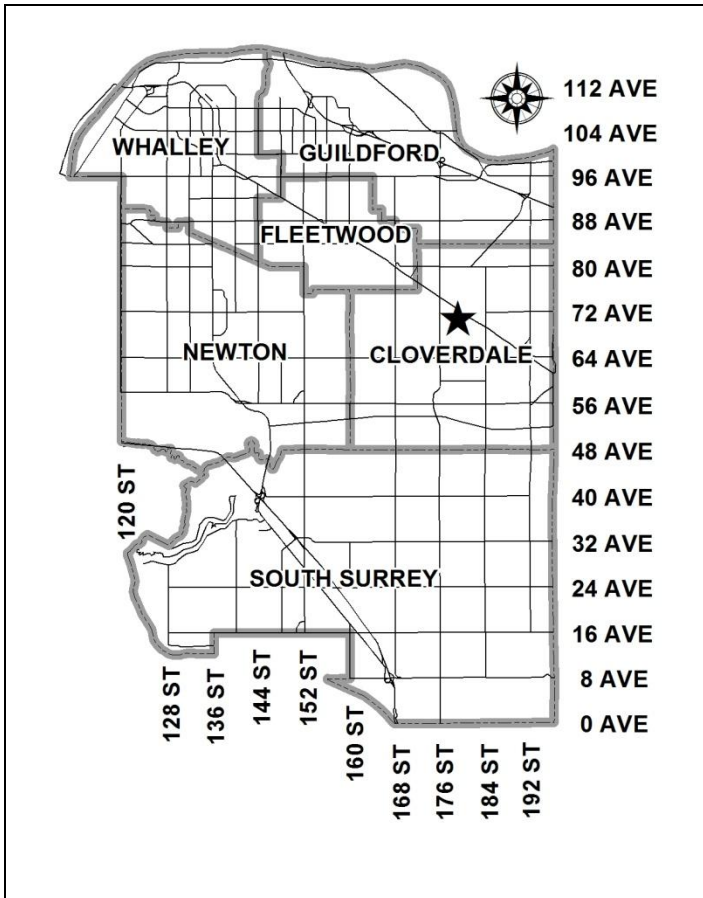
File: 7909-0225-00

Planning Report Date: January 11, 2010

**PROPOSAL:**

- **Development Variance Permit**  
 in order to reduce the rear yard setback.

**LOCATION:** 7087 - 178A Street  
**OWNER:** Morningstar Homes Ltd.  
**ZONING:** RF-12  
**OCF DESIGNATION:** Urban  
**NCP DESIGNATION:** Single Family Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.7 ft.)

RATIONALE OF RECOMMENDATION

- By reducing the rear yard setback as requested, the lot can accommodate a house that will be consistent with the massing of the surrounding homes.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0225-00, (Appendix II) 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 6.0 metres (19.7 ft.) for 7087 – 178A Street.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family residential lot.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North, South & West:	Single family dwellings.	Urban/Single Family Small Lots	RF-12
East (Across 178A Street):	Single family dwellings.	Urban/Single Family Small Lots	RF-12

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 7087 – 178A Street and is zoned "Single Family Residential (12) Zone (RF-12). It is designated "Single Family Small Lots" in the North Cloverdale West Neighbourhood Concept Plan (NCP).
- The subject lot was created under completed land development application 7907-0090-00 as part of a comprehensively planned 98-lot subdivision. The land development company which created these lots, Morningstar Homes Ltd., is also building the houses on these lots.
- The rear lot line of the subject lot is tapered, creating an irregular shaped rear yard.
- Nearby lots located to the west along 177A Street, also created under land development application 7907-0090-00 by the applicant, are zoned under CD By-law No. 16497A. Under CD By-law No. 16497A, the minimum rear yard setback can be reduced to 3.0 m (10 ft.) for a maximum of 50% of the width of the rear of the principal building by an unenclosed deck, provided that the said deck is an integral part of the principal building. These CD-zoned lots are similar in size and shape to an RF-12 lot.

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 6.0 metres (19.7 ft.) to accommodate an unenclosed deck.

## Applicant's Reasons:

- Given grade change and the irregular shape of the rear yard, the lot cannot accommodate a house size that is consistent with the surrounding homes.
- The lot cannot accommodate one of the standard house plans that is being used on the surrounding lots, and even with a reduced rear yard setback, a "custom" home will need to be designed for the lot.
- The proposed home for this site will comply with all of the other requirements of the RF-12 Zone.
- CD By-law No. 16497A which regulates lots to the west, permits a 3.0 m (10 ft.) rear yard setback for an unenclosed deck. This is less than the 6.0 m (19.7 ft.) rear yard setback that the applicant is requesting.

## Staff Comments:

- The maximum house size in the RF-12 Zone is 260 square metres (2,800 sq.ft.) including the garage.
- The applicant has provided a drawing that illustrates how their standard "Curtis" house plan cannot fit on the lot, even with the proposed reduced rear yard setback (Appendix III).
- The "Curtis" house plan is one of three house plans which the applicant is constructing in this subdivision. The "Curtis" is the shortest of the three footprints.
- 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.	Development Variance Permit No. 7909-0225-00
Appendix III.	Standard "Curtis" Building Footprint on Subject Lot

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Planning and Development

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