

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0279-00

Planning Report Date: January 17, 2022

PROPOSAL:

- **Development Variance Permit**

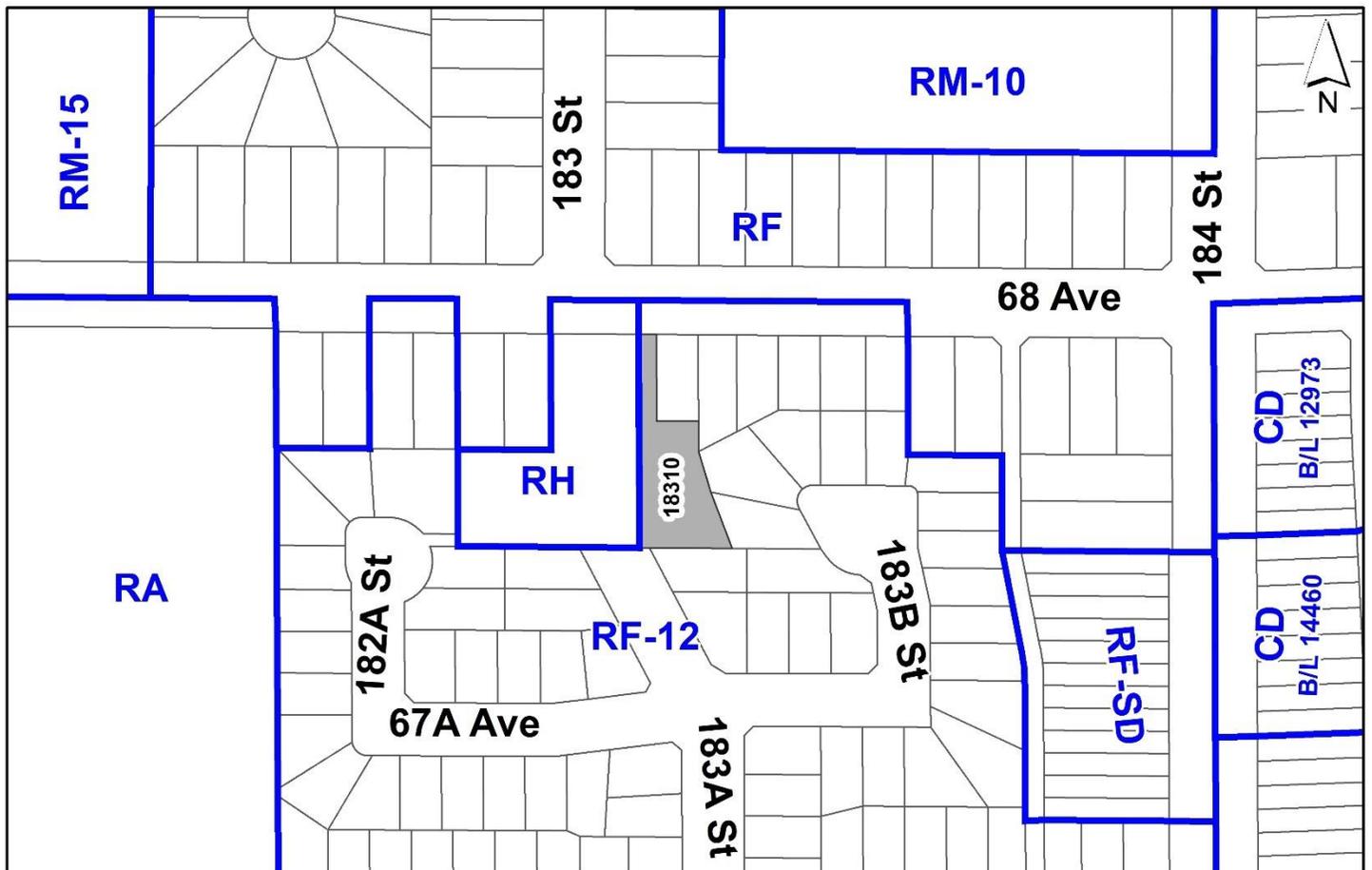
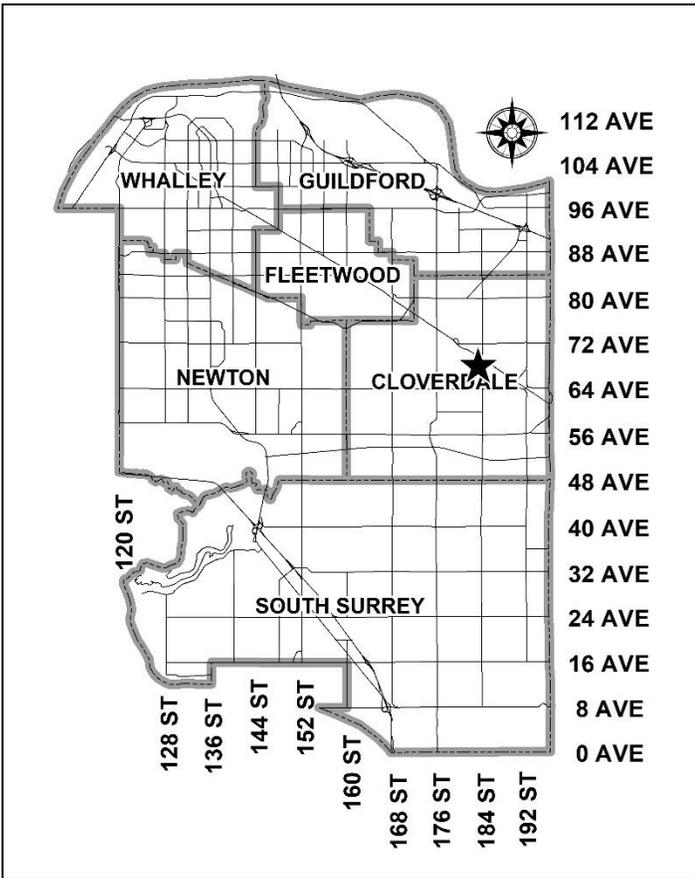
to reduce the rear yard setback from 7.5 metres to 2.0 metres to allow the construction of a single family dwelling.

LOCATION: 18310 - 68 Avenue

ZONING: RF-12

OCP DESIGNATION: Urban

NCP DESIGNATION: Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the rear yard setback requirements of the RF-12 Zone from 7.5 metres to 2.0 metres.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the small lots designation in the North Cloverdale West Neighbourhood Concept Plan (NCP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Cloverdale.
- The proposed variance will permit the development of a single family dwelling on a portion of the subject site and will protect the future development potential of the remainder of the subject site, once conditions are conducive for it be redeveloped.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0279-00 (Appendix V) 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 to 2.0 metres to the principal building face.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) discharge existing CA5401957 Section 219 Restrictive Covenant for "no build" on the property;
 - (c) registration of a Section 219 Restrictive Covenant for "no build" on portions of the property (future Lots 2 and 3) until future development (Appendix II).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Vacant lot	Urban in the OCP/Small Lots in the NCP	RF-12
North (Across 68 Avenue):	Single Family Dwellings	Urban in the OCP/ Small Family Residential in the NCP	RF
East:	Single Family Dwellings	Urban in the OCP/ Small Lots in the NCP	RF-12
South:	Single Family Dwellings	Urban in the OCP/ Small Lots in the NCP	RF-12
West:	Single Family Dwelling on .29 ha lot	Urban in the OCP/partially Small Lots and partially future road in the NCP	RH

Context & Background

- The subject property is a 1,096 square metre panhandle lot located at 18310 - 68 Avenue in Cloverdale. It is designated "Urban" in the Official Community Plan (OCP) and "Small Lots" in the North Cloverdale West Neighbourhood Concept Plan (NCP). It is zoned "Single Family Residential (12) Zone (RF-12)".

- The subject property is a remainder lot of a subdivision created under Development Application No. 7915-0165-00. The lot has subdivision potential upon consolidation with 18294 - 68 Avenue to the immediate west. A no-build covenant on the subject property is registered on title as a condition of final approval under Development Application No. 7915-0165-00.
- At the time of application, the owners of Development Application No. 7915-0165-00 attempted to purchase the neighbouring RH-zoned property to the west, however, the owner of 18294 - 68 Avenue was not prepared to sell at that time. A no-build restrictive covenant was registered on the subject parcel until such time as the necessary land assembly to facilitate further redevelopment is achieved.
- Having seen no indication from the neighbour to sell or develop within the past five years, the owner of the lot has decided to move forward and construct a single family dwelling on the southernmost portion of the property (future Lot 4) while protecting the development potential of the remainder of the subject site until the necessary land assembly can be achieved to facilitate redevelopment.
- The proposed single family dwelling with basement will have its interim frontage along 68 Avenue with interim access to the dwelling through the "panhandle" portion of the lot. At the time of further consolidation and subdivision, the ultimate location of the future driveway will be from the future 183 Street extension.
- As a condition of final approval, the existing "no build" restrictive covenant over the property must be discharged and a replacement "no build" restrictive covenant must be registered over the norther portion of the subject site (future lots 2 and 3- Appendix II). This will accommodate construction of the proposed single family dwelling on the southern portion, while protecting the northern portion for future redevelopment.

DEVELOPMENT PROPOSAL

Planning Considerations

- In planning for the siting of the proposed single family dwelling, the future subdivision potential of the subject property with the neighbouring lot to the west was considered. Mike Tynan, the applicant's design consultant, provided a feasibility drawing that shows the building footprint where the proposed single family dwelling will be situated, on future proposed Lot 4 at the rear of the site (Appendix I).
- A variance to the rear yard setback is required for the proposed siting of the single family dwelling with legal frontage along 68 Avenue, in the interim, in order to comply with the requirements of the RF-12 Zone. The applicant is proposing to reduce the required rear yard setback from 7.5 metres to 2.0 metres.
- The proposed single family dwelling will achieve the maximum allowable size permitted by the RF-12 Zone with a proposed lot coverage of 40%. It is consistent with the surrounding context.

- When the subject property develops with 18294 - 68 Avenue, it will become the future Lot 4 with legal frontage ultimately from the future 183 Street (Appendix II). The proposed single family dwelling will comply with all setback requirements of the RF-12 Zone without requiring variances. The existing rear yard setback will become the interior side yard setback of the future lot, which requires a 1.2 metre setback (Appendix I).
- All lots created under Development Application No. 7915-0165-00 are Type II, RF-12 zoned lots. When the subject property further develops with 18294 - 68 Avenue in accordance with the subdivision layout (Appendix II), the proposed lot sizes will meet the area, width and depth requirements of Type I, RF-12 Zone lots. The future lots will meet the OCP and NCP designation requirements and will maintain the consistency of lot sizes in the area achieved through previous development applications.
- Development Application No. 7915-0165-00 amended the North Cloverdale West Neighbourhood Concept Plan (NCP) to redesignate the subject site from "Single Family Residential" and "Townhouse (15 upa)" to "Small Lots". A number of land development applications south of the site have sought similar amendments and were approved. The proposed amendment was consistent with the pattern of single family development that has emerged in the area.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" in Metro Vancouver's Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject site is designated "Urban" in the Official Community Plan.

Themes/Policies

- The proposed development is consistent with the following OCP Themes and Policies:
 - Theme A1.3c accommodates urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.
 - Theme A3.2 encourages the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

Secondary Plans

Land Use Designation

- The subject site is designated "Small Lots" in the amended North Cloverdale West Neighbourhood Concept Plan (NCP) and the proposal complies with the designation.
- The proposal is also consistent with the following design principle in the North Cloverdale West NCP:
 - Locate urban single family lots adjacent to existing areas of urban single family lots.

Zoning By-law

Setback Variance

- The applicant is requesting the following variance:
 - to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres to 2.0 metres to the principal building face.
- To accommodate the proposed siting of the new single family dwelling with legal frontage along 68 Avenue in the interim, a variance to the rear yard setback is required to comply with the requirements of the RF-12 Zone.
- Approving the requested variance will enable the applicant to build a single family dwelling. The remainder of the subject property cannot develop without 18294 - 68 Avenue and it is uncertain when its owner will be ready to sell or develop the property with the subject property.
- The future of development of the remainder of the property will be protected with the proposed siting of the house at the rear of the lot, on what will be future Lot 4.
- The proposed single family dwelling will achieve the maximum allowable size permitted by the RF-12 Zone with a proposed lot coverage of 40%. It is consistent with the surrounding context.
- Staff support the requested variance to proceed for consideration.

TREES

- There are no trees on the property.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

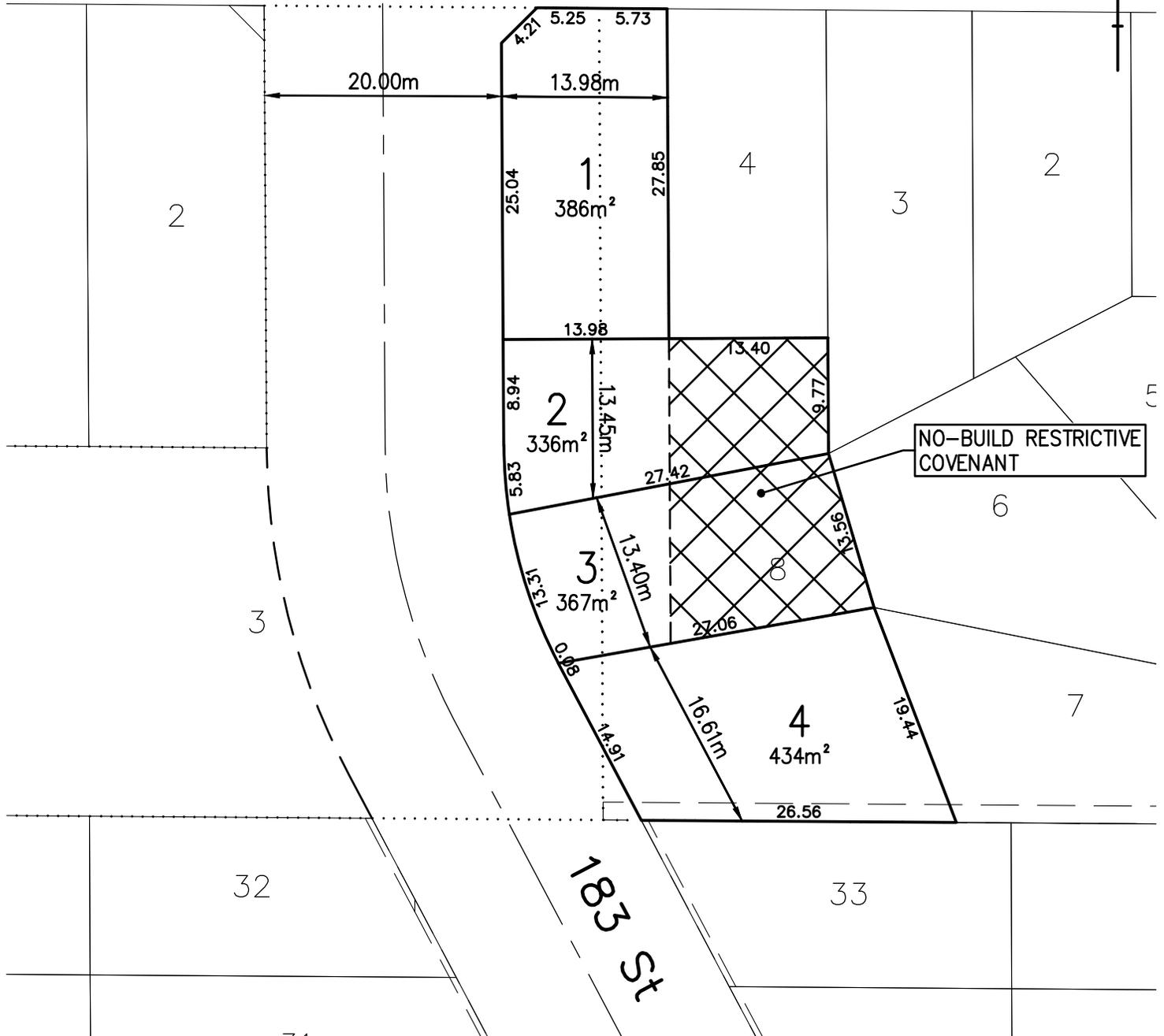
- Appendix I. Site Plan/Feasibility Drawing
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. NCP Plan
- Appendix V. Development Variance Permit No. 7921-0279-00
- Appendix VI. Aerial Photo

approved by Ron Gill

Ron Gill
Acting General Manager
Planning and Development

DQ/cm

68 Ave



FUTURE SUBDIVISION LAYOUT w/RC

18310 68 AVENUE
OCEAN PARK DEVELOPMENTS



WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL. 604-525-4651 | FAX. 604-525-5715
www.wsp.com

JANUARY 2022

211-05439-00



INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **January 11, 2022** PROJECT FILE: **7821-0279-00**

RE: **Engineering Requirements
Location: 18310 68 Ave**

DEVELOPMENT VARIANCE PERMIT

There are no Engineering requirements related to the proposed Development Variance Permit to permit a rear yard setback of 2.0 metres.

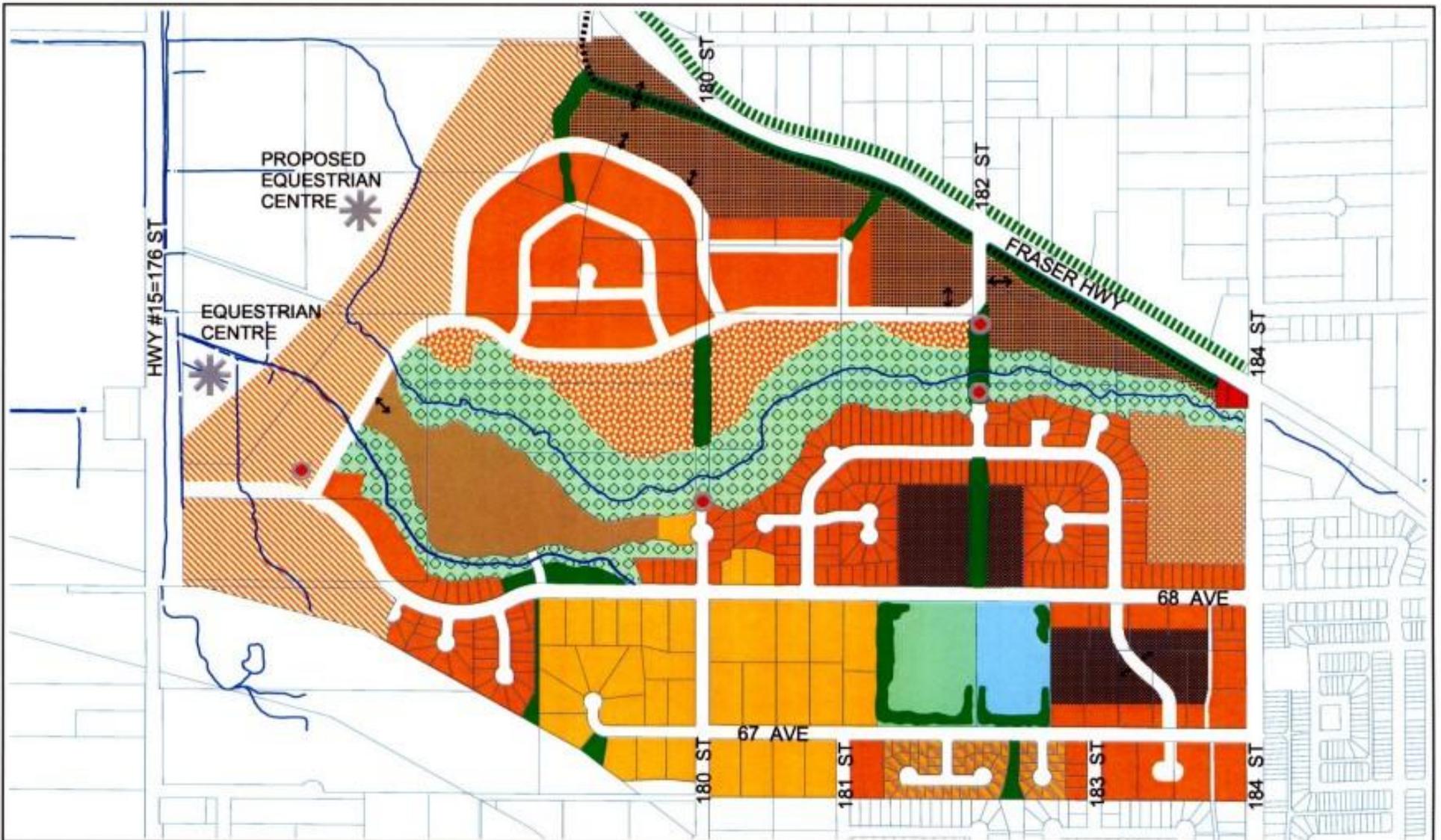
BUILDING PERMIT

The following issues are to be addressed as conditions of the subsequent Building Permit:

- Install new service connections along 183 Street.
- Install new driveway letdown onto 68 Avenue.

A Servicing Agreement is not required.

Jeff Pang, P.Eng.
Development Services Manager



- | | | | |
|---------------------------------|----------------------------------|---------------|--------------------------------------|
| Half Acre Cluster (2 u.p.a.) | Small Lots | Commercial | Creeks |
| Existing Homes | Townhouse (9 u.p.a.) | Creek Area | Open Space/Linear Park/Buffer |
| Single Family Residential | Townhouse Cluster (10 u.p.a.) | Access Points | Park |
| Single Family Cluster (6u.p.a.) | Townhouse Cluster (10-12 u.p.a.) | View Points | Elementary School |
| Townhouse (15 u.p.a.) | | | Landscape Buffer & Multi Use Pathway |

PHASE II Adopted by Council July 8, 1996

NOTE: This plan is conceptual in nature and is only intended to reflect a general pattern of land uses. These maps are general reference only and all information should be verified by the Surrey Planning and Development Department.

NORTH CLOVERDALE WEST LAND USE PLAN



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0279-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 029-906-555
Lot 8 Section 17 Township 8 New Westminster District Plan EPP55267
18310 - 68 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum rear yard setback for the principal building is reduced from 7.5 metres to 2.0 metres.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

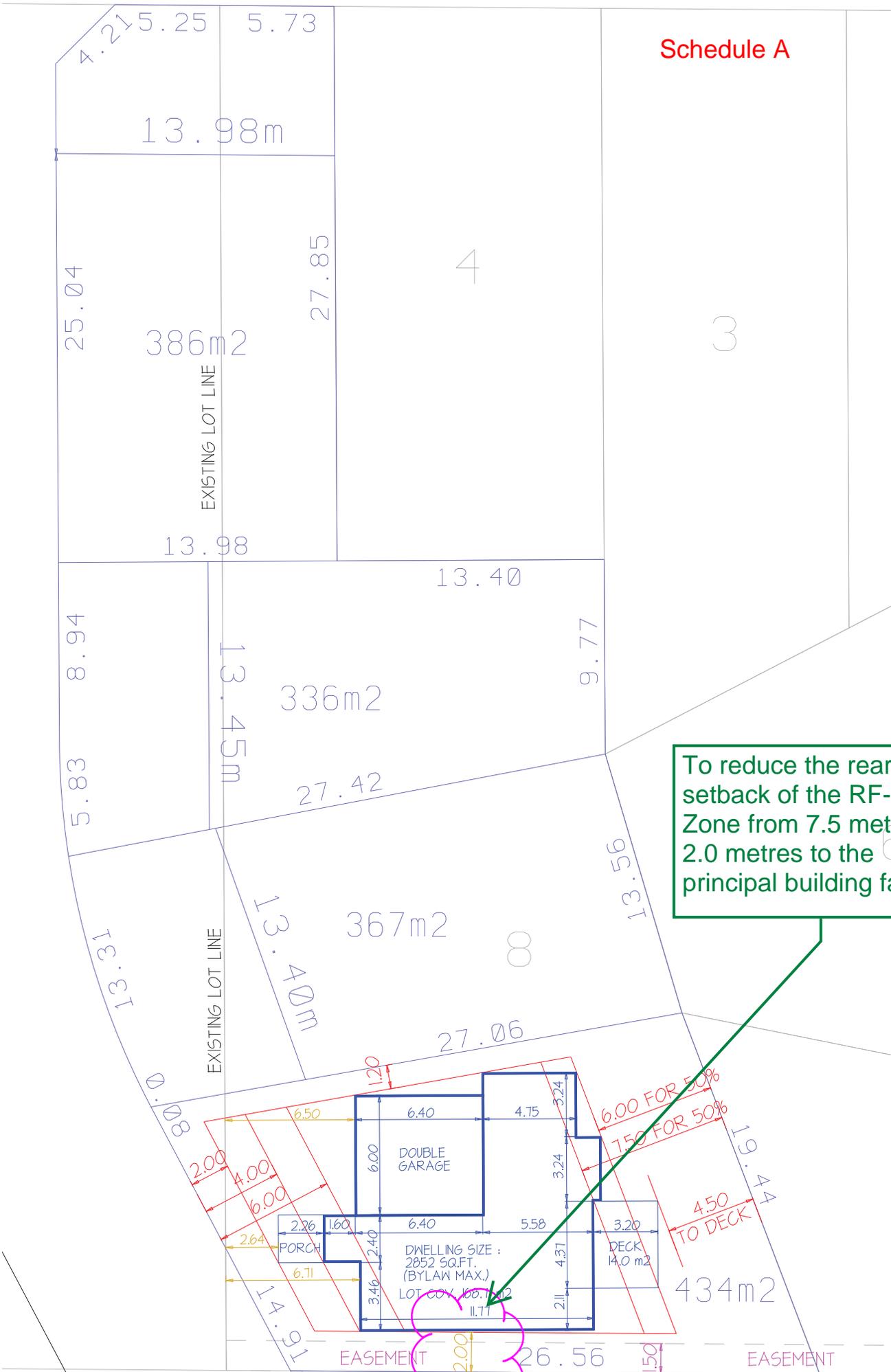
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Schedule A



To reduce the rear yard setback of the RF-12 Zone from 7.5 metres to 2.0 metres to the principal building face.



