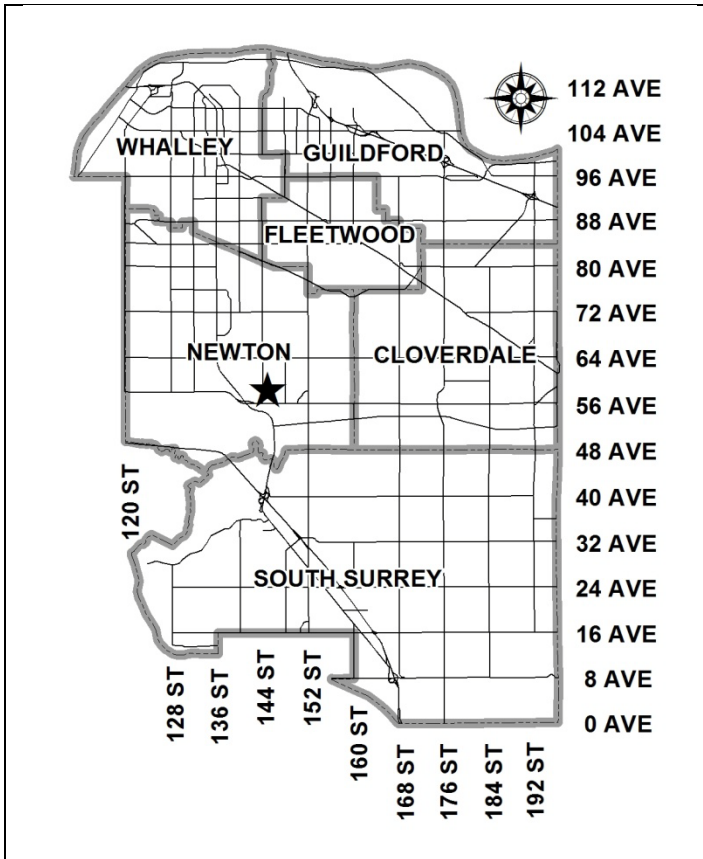


City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7911-0046-00

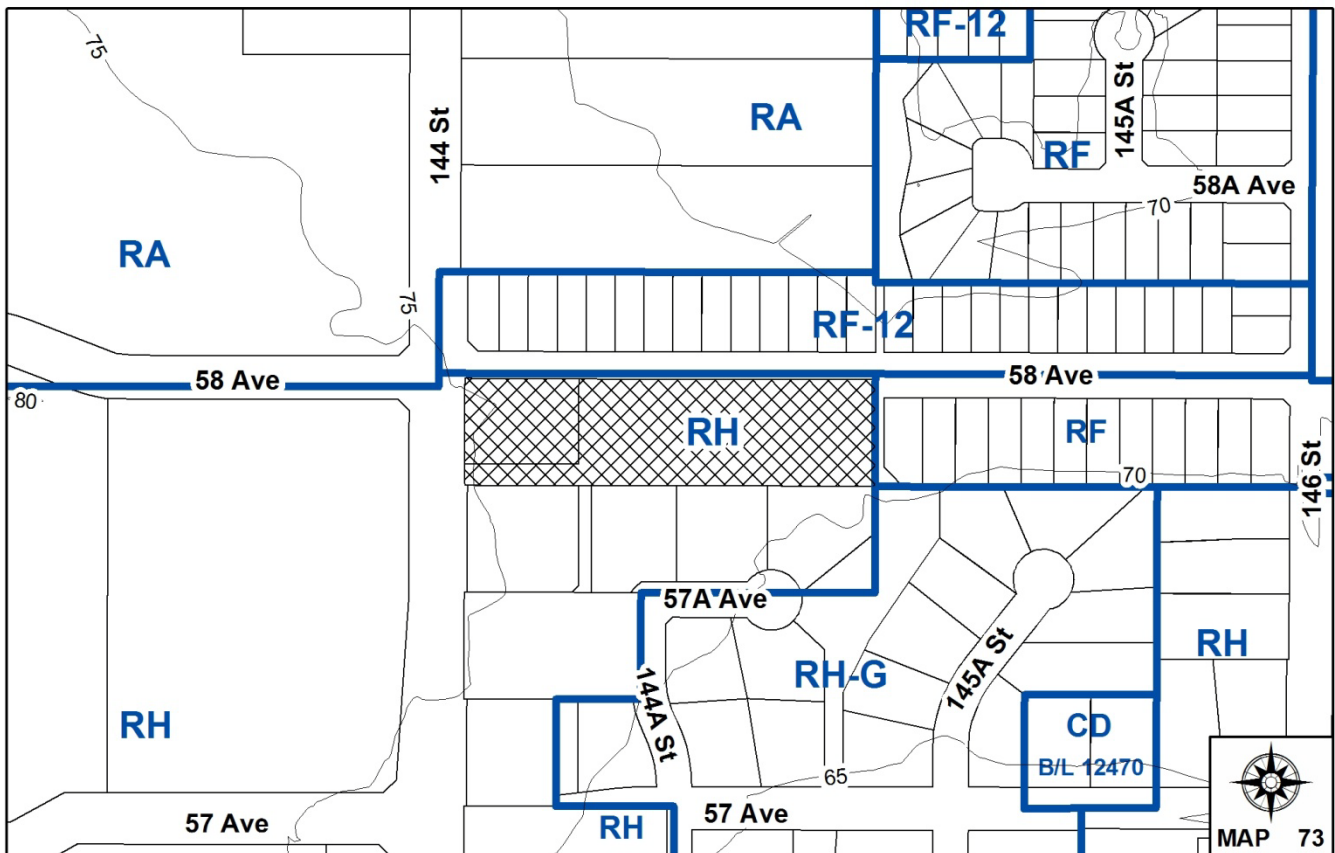
Planning Report Date: November 28, 2011



PROPOSAL:

- **Development Variance Permit**
 in order to retain and relocate an existing single family dwelling as part of a 13-lot subdivision.

LOCATION: 5784 and 5772 - 144 Street
OWNERS: Linda A Parsons, Glen R Parsons and First Rate Holdings Inc
ZONING: RH
OCP DESIGNATION: Urban
NCP DESIGNATION: Urban Single Family Residential



RECOMMENDATION SUMMARY

- Provide Additional Planning Comments as information.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit for minimum side yard setback relaxation in order to retain and relocate the existing single family dwelling.

RATIONALE OF RECOMMENDATION

- Subsequent to the Public Hearing, staff reviewed the issues pertaining to the proposed lane and concluded that the lane is required and the potential impact of the lane on the dwelling located at 14425 58 Avenue is minimal.
- The existing dwelling, once it is relocated to proposed Lot 1, will contribute towards a more pedestrian-oriented streetscape. The orientation of the porch to 144 Street achieves a more human-scale interface between the dwelling and the street.
- The variance only applies to the existing building. Any future new buildings will have to comply with the minimum setbacks of the RF Zone.
- The retention and upgrade of the existing dwelling is a sustainable option, as opposed to demolition.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council review the Additional Planning Comments as information.
2. Council approve Development Variance Permit No. 7911-0046-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RF Zone from 3.6 metres (12 ft.) to 2.8 metres (9.2 ft.).

ADDITIONAL PLANNING COMMENTS

- At its Land Use meeting on July 25, 2011, Council received a report from the Planning & Development Department for an NCP Amendment from Urban Single Family Residential to Single Family Small Lots and a Rezoning of the subject site from RH to RF and RF-12 in order to permit subdivision into 13 single family residential lots.
- At the September 12, 2011 Public Hearing, the neighbour located at 14425 58 Avenue addressed Council with concerns related to the requirement and location of the proposed lane between proposed Lots 3 and 4. Specifically, concern was raised over the impact of headlights shining into the first floor windows of the dwelling located at 14425 58 Avenue and the safety of cars exiting the lane onto 58 Avenue. Council gave 3rd reading to the rezoning, but requested that the rationale behind the lane and its functionality be assessed and that staff report back to Council before Final Adoption of the Rezoning By-law.
- City staff from Planning and Engineering visited the subject site on November 2, 2011 to examine the proposed location of the lane and evaluate the potential impact of the lane to the owner of 14425 58 Avenue. As a result of this examination, staff concluded that the impact of the lane on the dwelling located at 14425 58 Avenue is minimal. The proposed lane is 6 metres wide. Cars exiting the lane onto 58 Avenue will be travelling along the eastern 3 metres of the lane width. The lane in this location slopes down to 58 Avenue. Therefore, the passenger-side headlight will shine on the space in between the dwellings located at 14425 58 Avenue and 14431 58 Avenue. The driver's side headlight will shine directly at the BC Hydro utility box and surrounding hedges. Consequently, it is unlikely that headlights will penetrate the first floor windows of the dwelling located 14425 58 Avenue. A stop sign will be installed where the lane meets 58 Avenue to address the safety of cars exiting the lane onto 58 Avenue
- The lane is both a By-law requirement for arterial roads and a part of the South Newton NCP. In order to achieve NCP urban lot designation along 144 Street, lane access is required as 144 Street is an arterial road which does not permit front driveway access for single family lots. Appendix IV shows the location and alignment of the lane from 58 Avenue running north-south towards 56 Avenue

BY-LAW VARIANCE AND JUSTIFICATION

The proposal includes the relocation of an existing single family dwelling to a proposed corner lot at the southeast corner of 58 Avenue and 144 Street and requires a front yard variance.

(a) Requested Variance:

- to reduce the minimum side yard setback of the RF Zone from 3.6 metres (12 ft.) to 2.8 metres (9.2 ft.).

Applicant's Reasons:

- The existing dwelling is in good condition and the owners intend to continue to reside in the dwelling on proposed Lot 1.

Staff Comments:

- The existing dwelling, once it is relocated to proposed Lot 1, will contribute towards a more pedestrian-oriented streetscape. The orientation of the front porch to 144 Street achieves a more human-scale interface between the dwelling and the street.
- The variance only applies to the existing building. Any future new buildings will have to comply with the minimum setbacks of the RF Zone.
- The retention and upgrade of the existing dwelling is a sustainable option, as opposed to demolition.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan
Appendix III.	Development Variance Permit No. 7911-0046-00
Appendix IV.	South Newton NCP Map

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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. 11/28/11 4:00 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Dirk Kerkhoff
 Buildworks Construction
 Address: 9962 Chapman Road
 Rosedale BC VOX 1XO

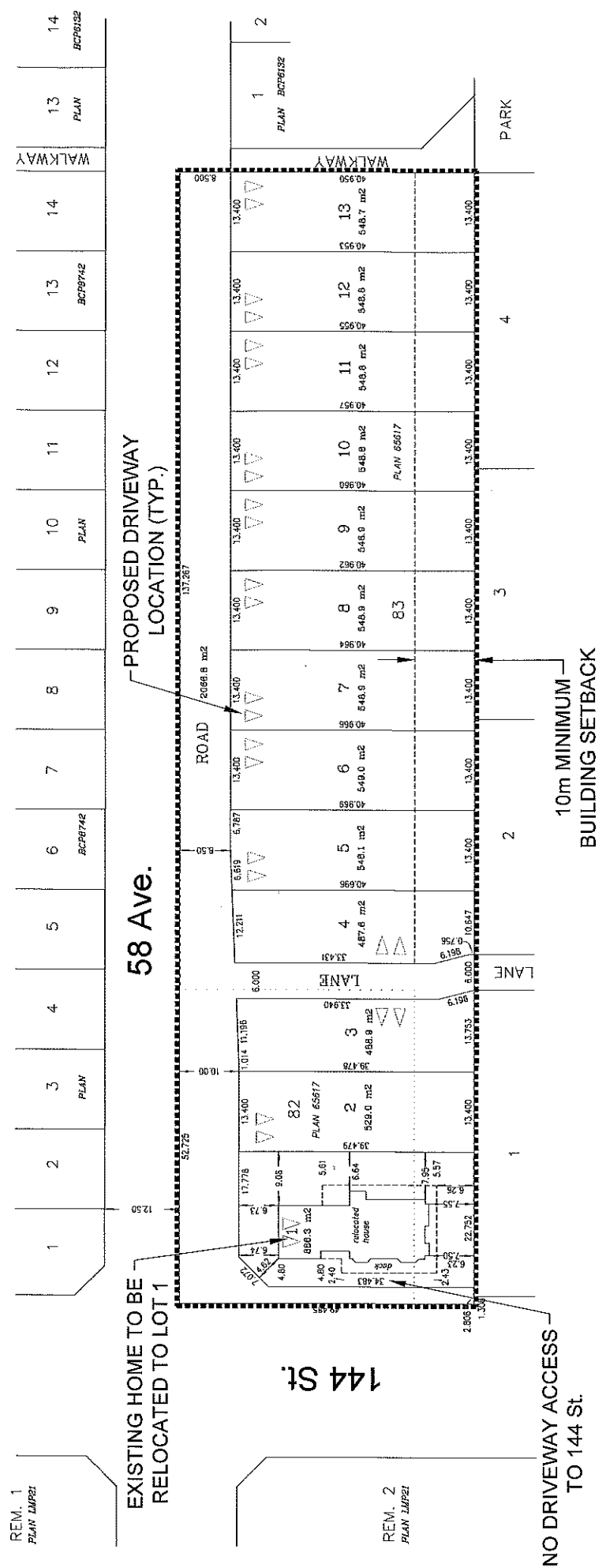
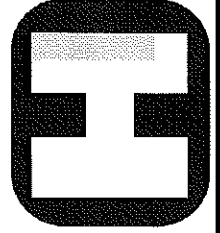
 Tel: 604-794-3628

2. Properties involved in the Application
 - (a) Civic Addresses: 5784 - 144 Street and 5772 - 144 Street

 - (b) Civic Address: 5784 - 144 Street
 Owner: First Rate Holdings Inc., Inc. No. 0878075
 PID: 001-267-582
 Lot 82 Section 10 Township 2 New Westminster District Plan 65617

 - (c) Civic Address: 5772 - 144 Street
 Owners: Glen R Parsons
 Linda A Parsons
 PID: 001-267-591
 Lot 83 Section 10 Township 2 New Westminster District Plan 65617

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7911-0046-00



Proposed Subdivision
7911-0046-00
5772 & 5784 - 144 Street
Proposed rezoning to RF-12
Client : Buildworks

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0046-00

Issued To: LINDA A PARSONS
GLEN R PARSONS

("the Owners")

Address of Owner: 5772 - 144 Street
Surrey BC
V3X 1A7

Issued To: FIRST RATE HOLDINGS INC

("the Owner")

Address of Owner: 400 - 20033 - 64 Avenue
Langley BC
V2Y 1M9

(collectively referred to as the "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: 001-267-582
Lot 82 Section 10 Township 2 New Westminster District Plan 65617

5784 - 144 Street

Parcel Identifier: 001-267-591
Lot 83 Section 10 Township 2 New Westminster District Plan 65617

5772 144 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F of Part 16 Single Family Residential Zone (RF) the minimum side yard setback is reduced from 3.6 metres (12 ft.) to 2.8 metres (9.2 ft.).

5. The siting of buildings and structures shall be in accordance with the drawing numbered Schedule (A) which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. 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.

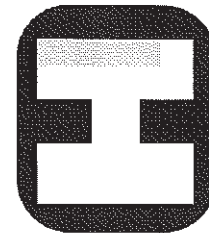
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

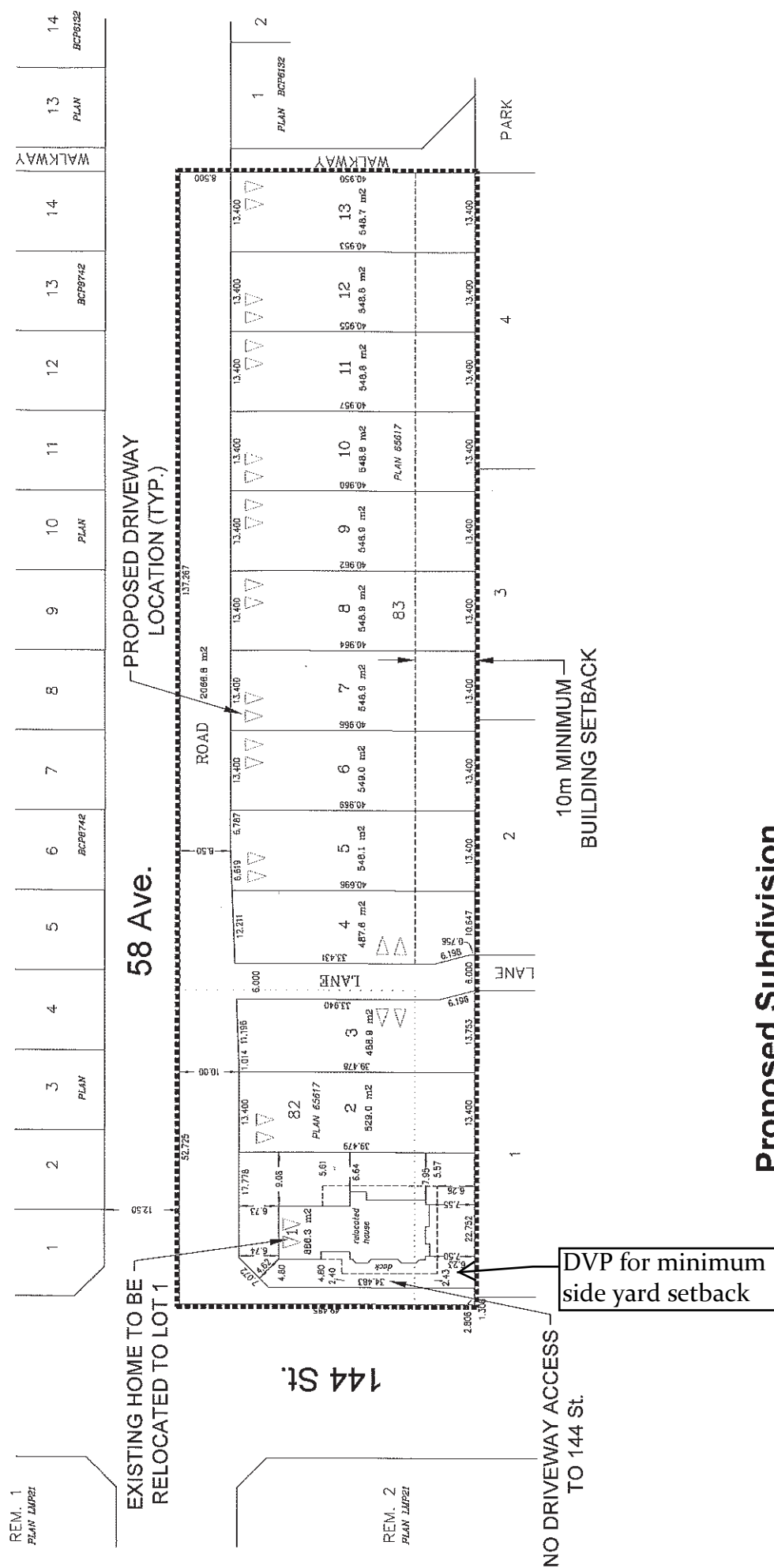
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

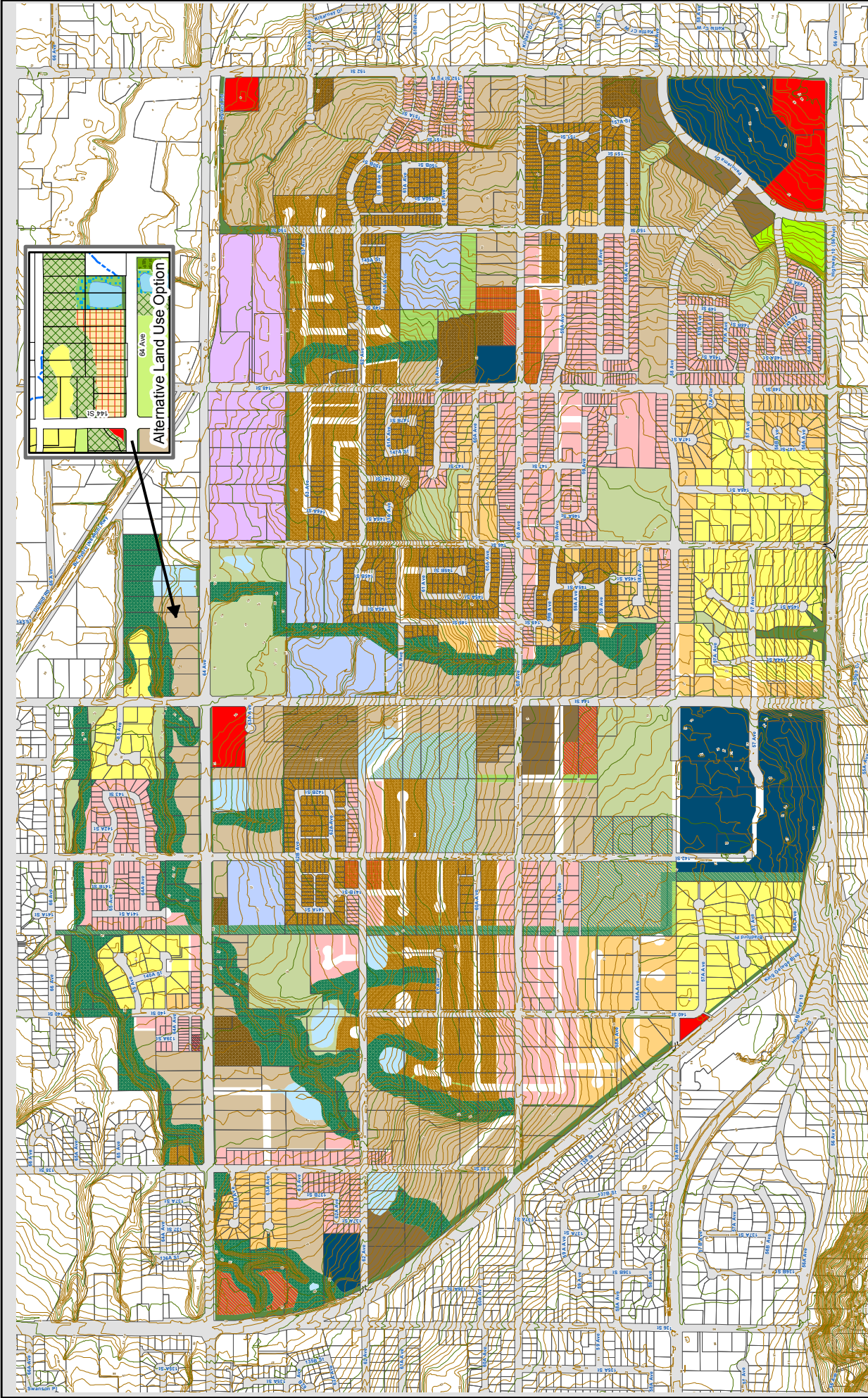



Proposed Subdivision
7911-0046-00
5772 & 5784 - 144 Street
Proposed rezoning to RF-12
Client : Buildworks



REM. 1
PLAN LMP02

REM. 2
PLAN LMP02





SOUTH NEWTON
NEIGHBOURHOOD CONCEPT PLAN
PLANNING AND DEVELOPMENT DEPARTMENT

Apartment 45 upa max
Townhouses 25 upa max
Townhouses 20 upa max
Townhouses 15 upa max
Single Family Small Lots
Row Housing

Single Family Residential Flex 6 to 14.5
Single Family Residential
Suburban Residential 1/2 Acre
Mixed Com/Res Apartments
Mixed Com/Res Townhouse

Commercial
Institutional
Office Park
Industrial
Schools
Proposed School

Proposed School and Park
Parks
Proposed Park and Walkway
Recreational
Creeks and Riparian Set-back

Buffers
Detention Ponds
Utility R/W Greenway

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information, and is not responsible for any action taken in reliance on the information contained here.

Adopted by Council Resolution December 6, 2004. Amended June 25, 2007, April 28, 2008, July 28, 2008, and July 30, 2008; Nov. 3 and Nov. 30, 2008; Nov. 3 and Nov. 30, 2009; December 15, 2009, January 15, 2009, November 30, 2009, May 17, 2010, June 21, 2010.