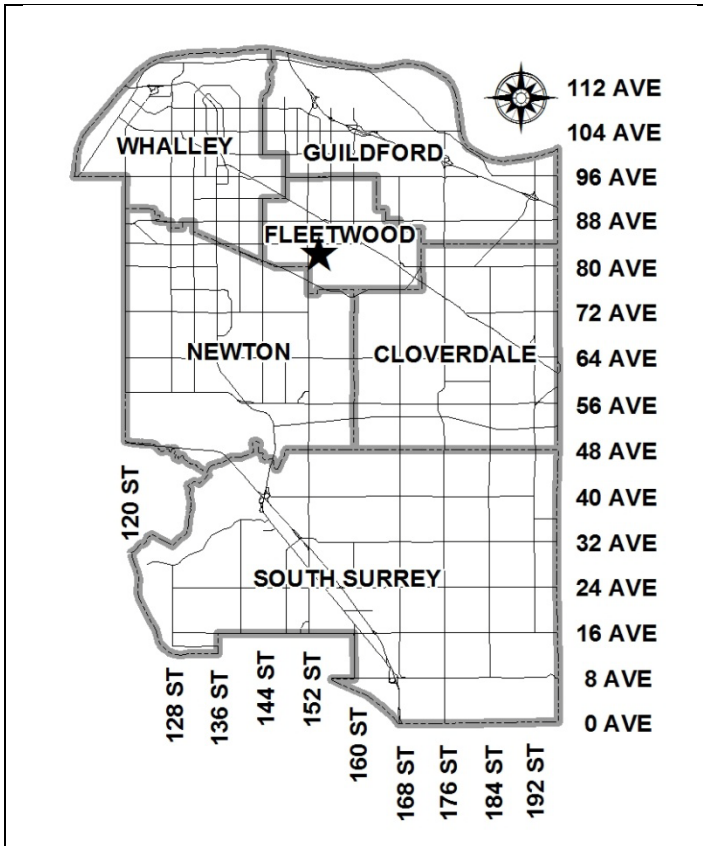


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0279-00

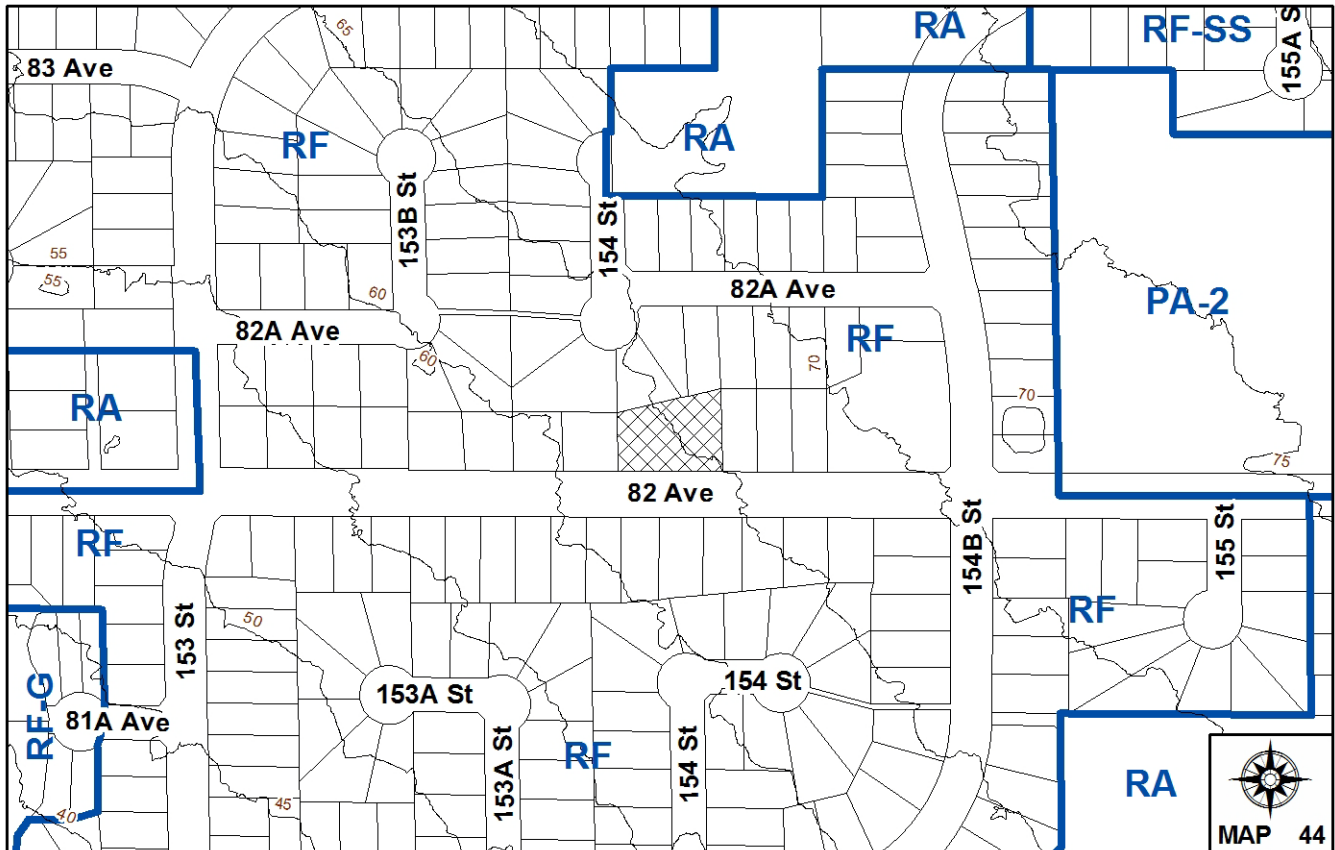
Planning Report Date: February 6, 2012



**PROPOSAL:**

- **Development Variance Permit**  
 in order to reduce the front yard setback for 2 proposed single family lots impacted by the road allowance requirements for a major road.

**LOCATION:** 15411 - 82 Avenue  
**OWNER:** Clotilde Cabello-Cruzado  
**ZONING:** RF  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Urban Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a Development Variance Permit to reduce the front yard setback of the RF Zone from 7.5 metres (25 feet) to 6.5 metres (21 feet) for two proposed lots impacted by the road allowance requirements for a major road.

### RATIONALE OF RECOMMENDATION

- For lots fronting or flanking an arterial road or a collector road, in accordance with Part 7 Special Building Setbacks of the Zoning By-law, front yard setbacks and side yard setbacks on a flanking street are measured from the ultimate centerline of the road.
- 82 Avenue is a major collector road, and under the new standards of the Subdivision & Development By-law recently approved by Council, the width for a collector road increased from 22 metres (72 feet) to 24 metres (80 feet).
- The Engineering Department has concluded that a 22-metre (72-ft.) dedication is sufficient for this portion of 82 Avenue, however setbacks will still be measured from the ultimate centerline of 82 Avenue (i.e. a 24-metre/40-ft. wide collector). To achieve a consistent streetscape, a reduced front yard setback of 6.5 metres (21 feet) for the two proposed lots is required.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0279-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 feet) to 6.5 metres (21 feet) for proposed Lots 1 and 2.

REFERRALS

Engineering: The Engineering Department has no objection to the Development Variance Permit as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on the eastern portion, which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East:	Single family dwelling.	Urban	RF
South (Across 82 Avenue):	Single family dwellings.	Urban	RF
West:	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site located at 15411 – 82 Avenue is currently zoned "Single Family Residential (RF)" and is designated Urban in the OCP.
- The applicant proposes to subdivide the subject property into 2 single family lots, with a possible further subdivision in the future, for a total of 3 single family lots.
- Proposed Lot 1 is 560 square metres (6,028 square feet) in size and 19.08 metres (63 feet) wide and proposed Lot 2 is 1,082 square metres (11,647 square feet) in size and 30.76 metres (101 feet) wide. Both lots comply with the minimum requirements of the RF Zone and are consistent with the existing lots in the area and conform to the Infill Policy.

- In conjunction with this subdivision application, the applicant is requesting a Development Variance Permit to vary the minimum front yard setback of the RF Zone from 7.5 metres (25 feet) to 6.5 metres (21 feet) for a property impacted by the setback requirements for a major road.

#### BY-LAW VARIANCE AND JUSTIFICATION

##### Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 feet) to 6.5 metres (21 feet) for proposed Lots 1 and 2.

##### Applicant's Reasons:

- The revised collector road standard of 24 metres (80 feet) will result in any future buildings to be set back 8.5 metres (28 feet) from the front property line, which is 1 metre (3.3 feet) greater than the RF Zone requires. The applicant wishes to maintain the 7.5-metre (25 ft.) front yard setback.

##### Staff Comments:

- The subject site is located on 82 Avenue, which is a designated Collector Road in the Surrey Road Classification Map (R-91), attached as Schedule D to the Surrey Subdivision and Development By-law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 24-metre (80 ft.) wide road allowance for collector roads. The current 24-metre (80 ft.) wide road allowance for a collector road, recently approved by Council, is a 2.0-metre (6.6 ft.) increase from the previous collector road allowance of 22 metres (72 ft.).
- Part 7 Special Building Setbacks of Zoning By-law No. 12000 stipulates that the setback of buildings on a lot abutting an existing or future major road as shown in the Surrey Major Road Allowance Map, shall be the sum of one-half of the ultimate highway allowance shown in the Major Road Allowance Map measured from the centre-line of the road plus the required setback of the Zone in which the lot is located.
- In the case at hand, the required setback would be 12 metres (39 feet) from the centre line of 82 Avenue plus the 7.5-metre (25 ft.) front yard setback requirement of the RF Zone for a total setback of 19.5 metres (64 feet) from the centre-line of 82 Avenue.
- In reviewing this portion of 82 Avenue between 153 Street and 154B Street, the Engineering Department has concluded that the previous 22 metres (72 feet) road allowance is sufficient since there is little chance that this portion will redevelop in the near future.
- Based on a 22-metre (72 ft.) road allowance, one-half of the road allowance requirement is 11 metres (36 feet) and when combined with the 7.5-metre (25 ft.) front yard setback requirement of the RF Zone, the building setback from the centre-line of the road would be a total of 18.5 metres (61 feet).

- Rather than vary the road allowance requirement for a collector road, as specified in Schedule K of the Subdivision & Development By-law, staff support a variance to the front yard setback requirement of the RF Zone.
- To achieve a consistent streetscape within this block of 82 Avenue, a variance to the front yard setback requirement of the RF Zone from 7.5 metres (25 feet) to 6.5 metres (21 feet) is supported. This would provide a building setback from the centre line of 82 Avenue of 18.5 metres (60.7 feet) based on one-half of the road allowance requirement for a collector road (12 metre/39.4 feet) plus a 6.5-metre (21.3 ft.) front yard setback.

#### 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 Subdivision Layout
Appendix III	Engineering Summary
Appendix IV.	Development Variance Permit No. 7911-0279-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LM/kms/dlg

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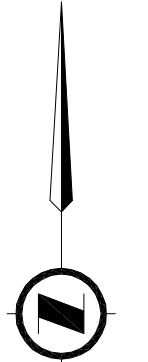


## SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.417ac
Hectares	0.169ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	19.08 m to 30.76 m
Range of lot areas (square metres)	560 sq. m. to 1,082 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	YES
Works and Services	NO
Building Retention	NO
Others	NO

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82 AVENUE

**NOTES:**

- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
- NOT TO BE USED FOR LEGAL TRANSACTIONS.

LAYOUT ASSUMES RF ZONE;  
 MINIMUM 560 sq.m.; 15.0m WIDE, 28.0m DEEP  
 EXISTING HOUSE TO REMAIN ON TWO FUTURE LOTS,  
 WITH FUTURE LOT AREA RELAXATION REQUIRED.

**SKETCH 2**

Scale: 1:500  
 Date: January 16, 2012  
 Job No.: 2111-02855-0

**McElhanney**  
 McElhanney Consulting Services Ltd.  
 13160-88TH AVENUE      PHONE(604)596-0391  
 SURREY, B.C.              FAX(604)596-8853

M:\Proj\2111-02855-0\_McElhanney Consulting Services Ltd. - 82 Avenue Subdiv. in RP/W/MS/SL/02 - 21/01/12 - 11:46:20 AM - 11/16/2012 5:08:45 PM



INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **January 30, 2012** PROJECT FILE: **7811-0279-00**

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RE: **Engineering Requirements  
Location: 15411 82 Ave.**

**SUBDIVISION**

***Property and Right-of-Way Requirements***

- dedicate 0.942m on 82 Avenue for a Collector road standard.

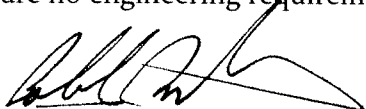
***Works and Services***

- construct driveway and reinstate sidewalk for lot 1, and regrade boulevard;
- construct sanitary, drainage, and water connections to service the proposed lots.

A Servicing Agreement is required prior to Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Variance Permit.



Bob Ambardar, P.Eng.  
Development Project Engineer

BA

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0279-00

Issued To: CLOTILDE CABELLO-CRUZADO

("the Owner")

Address of Owner: 15411 82 Avenue  
Surrey, BC V3S 2K8

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: 018-986-684  
Lot 16 Section 26 Township 2 New Westminster District Plan LMP19304

15411 82 Avenue

(the "Land")

3. 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 front yard setback is reduced from 7.5 metres (25 feet) to 6.5 metres (21 feet) for proposed Lots 1 and 2.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

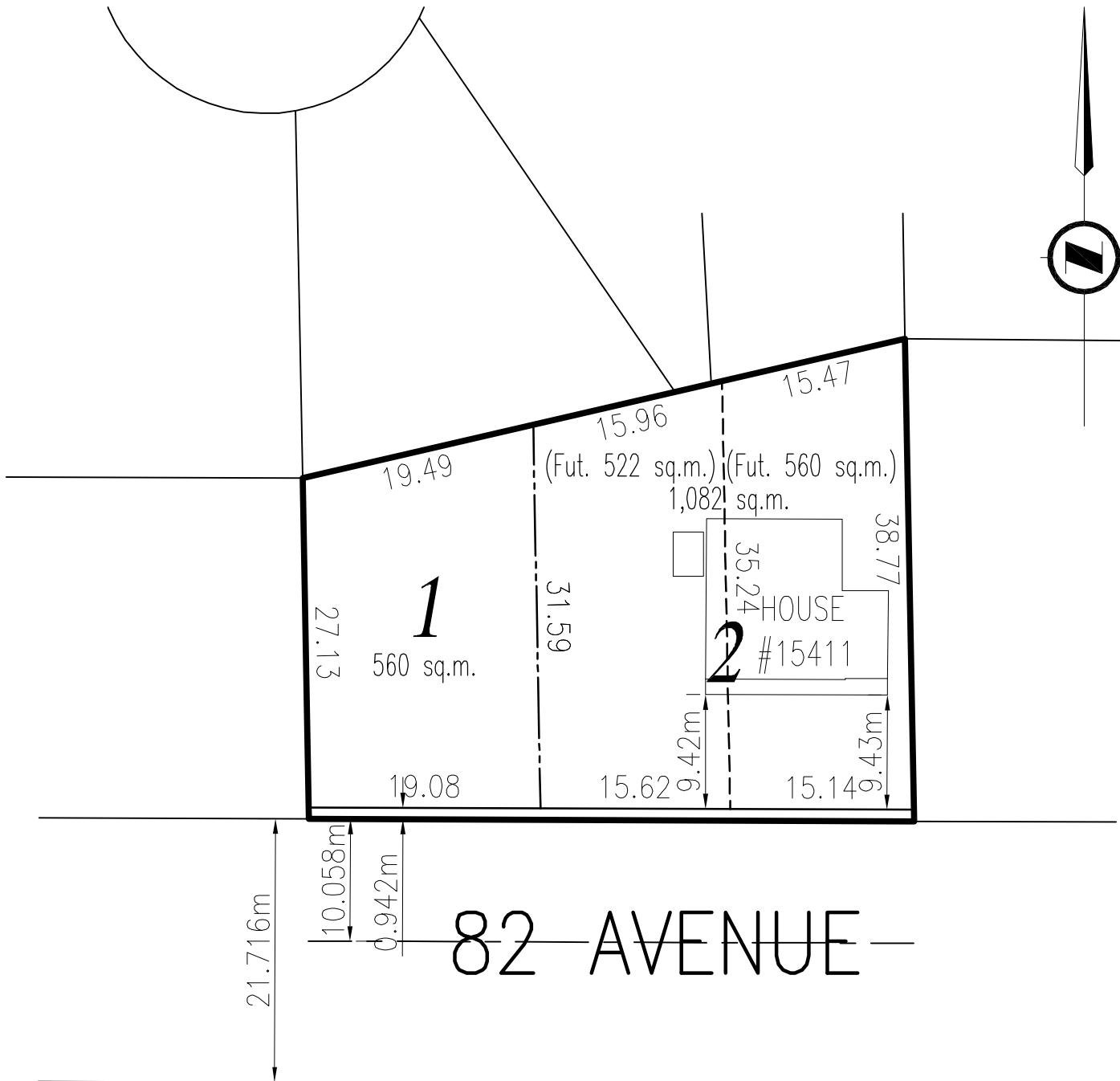
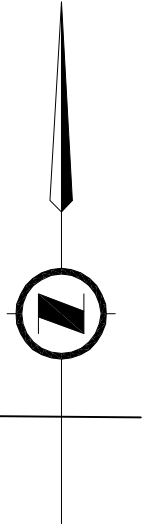
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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

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