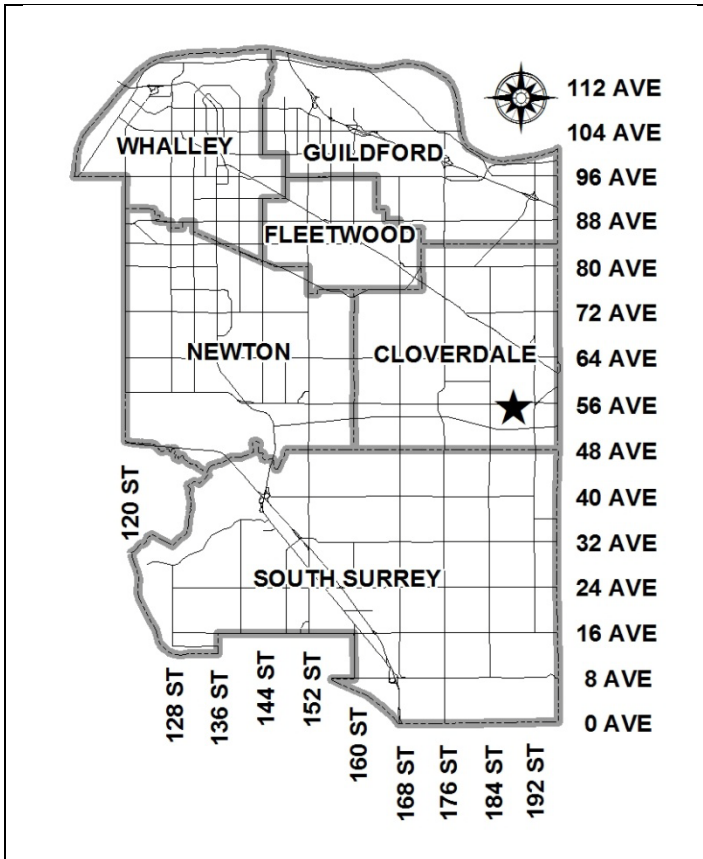


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0039-00

Planning Report Date: October 1, 2012



PROPOSAL:

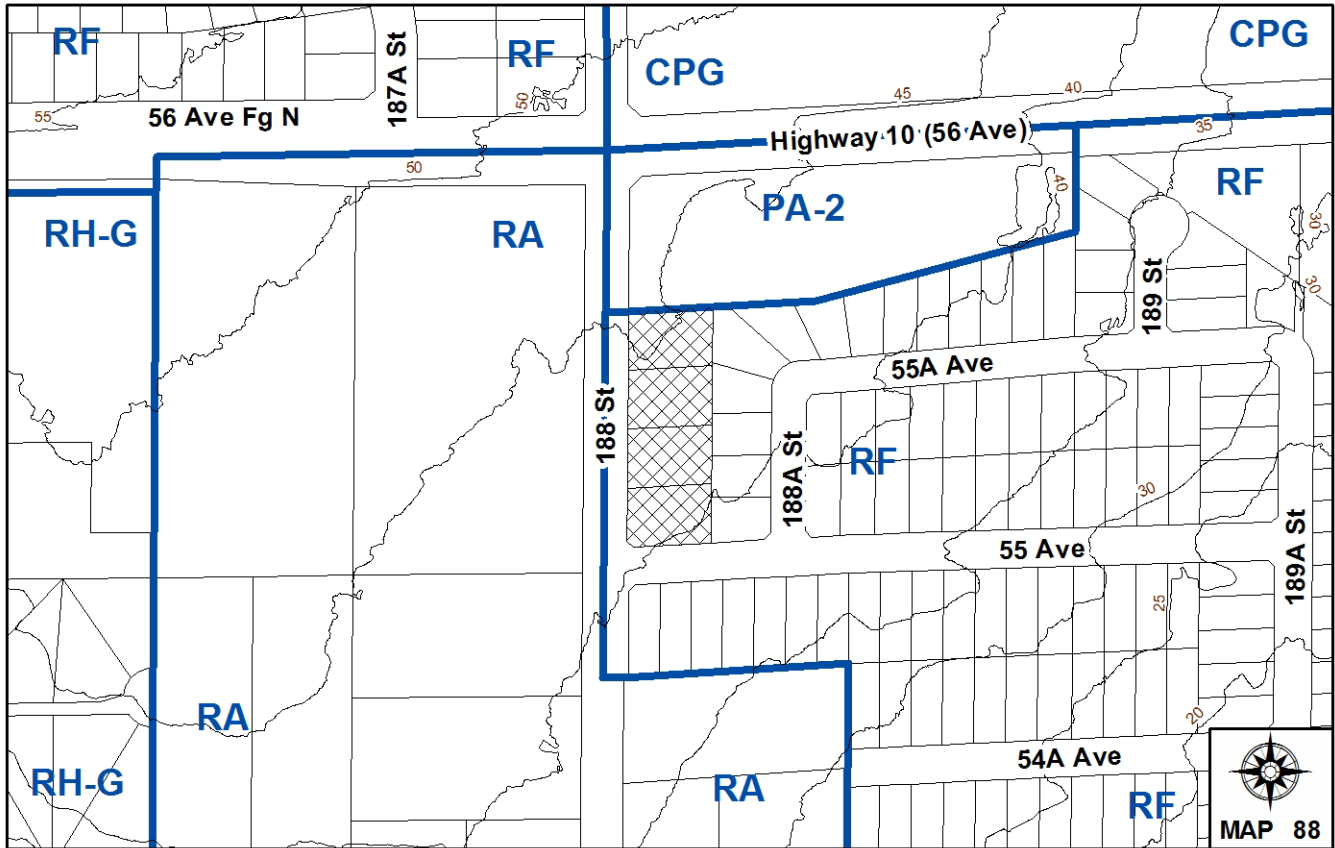
- **Development Variance Permit**
 in order to reduce the front yard setback for 5 proposed single family lots and the west side yard flanking street setback for 1 proposed lot impacted by the road allowance requirements.

LOCATION: 5556, 5544, 5532 and 5520 - 188 Street

OWNER: Cloverdale Hill Development Ltd.

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for five proposed lots impacted by the road allowance requirements.
- Seeking to reduce the side yard setback on a flanking street of the RF Zone from 3.6 metres (12 ft.) to 2.6 metres (9 ft.) for one proposed lot impacted by the road allowance requirements.

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.
- 188 Street is a 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 ft.) to 24 metres (79 ft.).
- The Engineering Department has concluded that a 22-metre (72-ft.) dedication is sufficient for this portion of 188 Street, however building setbacks will still be measured from the ultimate centerline of 188 Street (i.e. a 24-metre/79-ft. wide collector). To achieve a consistent streetscape, a reduced front yard setback of 6.5 metres (21 ft.) is requested for proposed Lots 3 to 7. A reduced west side yard setback on a flanking street of 2.6 metres (9 ft.) for proposed Lot 1 is also requested, to align with the flanking side yard of the house to the south.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0039-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lots 3-7; and
 - (b) to reduce the minimum west side yard setback on a flanking street of the RF Zone for the principal building from 3.6 metres (12 ft.) to 2.6 metres (9 ft.) for proposed Lot 1.

REFERRALS

Engineering: The Engineering Department has no objection to the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lots.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Sonrise Church.	Suburban	PA-2
East:	Single family dwellings.	Urban	RF
South (Across 55 Avenue):	Single family dwellings and vacant lot.	Urban	RF
West (Across 188 Street):	Single family dwellings.	Suburban	RA

DEVELOPMENT CONSIDERATIONS

- The subject lots located at 5520, 5532, 5544 and 5556 – 188 Street are currently zoned "Single Family Residential" (RF) and are designated "Urban" in the Official Community Plan (OCP).
- The subject site is located in South Cloverdale and the subject lots were created as part of a 106-lot proposal involving an OCP amendment and rezoning (file no. 7905-0094-00).
- The applicant proposes to subdivide the 5 subject properties into 7 RF-zoned single family lots.

- The lots range in size from 616 square metres (6,631 square feet) to 645 square metres (6,943 square feet). The lots range in width from 16.04 metres (53 ft.) to 19.53 metres (64 ft.) All lots meet the minimum dimensional requirements of the RF Zone.
- The applicant is requesting a Development Variance Permit to vary the minimum front yard setback of the RF Zone for proposed Lots 3-7.
- The applicant is also requesting a Development Variance Permit to vary the minimum west side yard setback on a flanking street of the RF Zone for proposed Lot 1.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for the principal building on proposed Lots 3-7; and
- To reduce the minimum west side yard setback on a flanking street of the RF Zone for the principal building from 3.6 metres (12 ft.) to 2.6 metres (9 ft.) for proposed Lot 1.

Applicant's Reasons:

- The revised collector road standard of 24 metres (79 ft.) will result in any future buildings on proposed Lots 3-7 to be set back 8.5 metres (28 ft.) from the front property line, which is 1.0 metre (3 ft.) greater than the RF Zone requires. The applicant wishes to maintain the 7.5-metre (25-ft.) front yard setback.
- Similarly, the revised standard will result in any future buildings on proposed Lot 1 to be set back 4.6 metres (15 ft.) from the west side property line, which is 1.0 metre (3 ft.) greater than the RF Zone requires. The applicant wishes to maintain the 3.6-metre (12-ft.) side yard setback.

Staff Comments:

- The subject site is located on 188 Street, 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 (79-ft.) wide road allowance for collector roads. The current 24-metre (79-ft.) wide road allowance for a collector road, recently approved by Council, is a 2.0-metre (7-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 centerline of the road plus the required setback of the Zone in which the lot is located.

- In the case at hand, the required front yard setback for proposed Lots 3-7 would be 12 metres (39 ft.) from the ultimate centerline of 188 Street plus the 7.5-metre (25-ft.) front yard setback requirement of the RF Zone for a total setback of 19.5 metres (64 ft.) from the centerline of 188 Street.
- Similarly, the required west flanking side yard setback for proposed Lot 1 would be 12 metres (39 ft.) from the centerline of 188 Street plus the 3.6-metre (12-ft.) side yard setback on a flanking street requirement of the RF Zone for a total setback of 15.6 metres (51 ft.) from the centerline of 188 Street.
- However, in reviewing this portion of 188 Street which lies between 55 Avenue and Highway No. 10, the Engineering Department has concluded that the previous 22-metre (72-ft.) road allowance is sufficient as it is unlikely that the existing lots fronting the east side of this block will redevelop in the near future.
- Based on a 22-metre (72-ft.) road allowance, one-half of the road allowance requirements is 11 metres (36 ft.) and when combined with the 7.5-metre (25-ft.) front yard setback requirement of the RF Zone, the building setback from the centerline of the road would be a total of 18.5 metres (61 ft.) for proposed Lots 3-7.
- Similarly, combining the one-half road allowance requirements of 11 metres (36 ft.) with the 3.6-metre (12-ft.) side yard setback on a flanking street requirement of the RF Zone, the west side yard building setback from the centerline of the road would be a total of 14.6 metres (48 ft.) for proposed Lot 1.
- To achieve a consistent streetscape within this block of 188 Street, a variance to the front yard setback requirement of the RF Zone for proposed Lots 3-7 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) is supported. This would provide a building setback from the centerline of 188 Street of 18.5 metres (61 ft.) based on one-half of the road allowance requirement for a collector road (12 metres/39 ft.) plus a 6.5-metre (21 ft.) front yard setback.
- A variance to the west side yard setback on a flanking street requirement of the RF Zone for proposed Lot 1 from 3.6 metres (12 ft.) to 2.6 metres (9 ft.) is supported. This would provide a side yard building setback from the centerline of 188 Street of 14.6 metres (48 ft.) based on one-half of the road allowance requirement for a collector road (12 metres/39 ft.) plus a 2.6-metre (9-ft.) side yard setback and would be consistent with the siting of the corner house on the south side of 55 Avenue.
- 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 Subdivision Layout
- Appendix III. Development Variance Permit No. 7912-0039-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.111
Hectares	0.4498
NUMBER OF LOTS	
Existing	4
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	16.04m - 19.53m
Range of lot areas (square metres)	616m ² - 645 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15.56 Lots/Hectare
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	9%
Total Site Coverage	49%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO (paid as part of Phase I)
TREE SURVEY/ASSESSMENT	
	NO
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.

No	Date	Revision	Dr	Ch
1	12/09/06	ROAD DEDICATION REVISED	JC	SS

CITIWEST CONSULTING LTD.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citivest.com



CLOVERDALE HILL DEVELOPMENT LTD, INC. No. 736975
 18001 - 77A AVENUE, SURREY, BC, V4H 0T8 PH: 604-729-1304 FAX: 604-572-8030

PRELIMINARY LOT LAYOUT

SUBDIVISION AT 5520, 5532, 5544, 5556 - 188 STREET, SURREY, BC

Scale: 1:1000	Min. Proj. No.	Dwg. No.
Drawn: JC	Min. Dwg. No.	A
Designed: GRJ	Job No. 11-2874	Of
P.W. P.U.	Date SEP / 11	Revision 1
Approved:	Delete all prints bearing previous number	

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0039-00

Issued To: CLOVERDALE HILL DEVELOPMENT LTD.
("the Owner")

Address of Owner: 16051 - 77A Avenue
Surrey, BC V4N 0T6

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: 026-901-692
Lot 1 Section 4 Township 8 New Westminster District Plan BCP27400

5556 - 188 Street

Parcel Identifier: 026-901-706
Lot 2 Section 4 Township 8 New Westminster District Plan BCP27400

5544 - 188 Street

Parcel Identifier: 026-901-714
Lot 3 Section 4 Township 8 New Westminster District Plan BCP27400

5532 - 188 Street

Parcel Identifier: 026-901-722
Lot 4 Section 4 Township 8 New Westminster District Plan BCP27400

5520 - 188 Street

(the "Land")

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

Parcel Identifier:

- (b) If the civic addresses change, the City Clerk is directed to insert the new civic addresses 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 front yard setback for the principal building is reduced from 7.5 metres (25 ft.) to 6.5 metres (20 ft.) for proposed Lots 3-7, as shown on the conceptual subdivision shown on Schedule A which is attached hereto and forms part of this permit; and
 - (b) In Section F of Part 16 Single Family Residential Zone (RF), the minimum west side yard on a flanking street setback for the principal building is reduced from 3.6 metres (12 ft.) to 2.6 metres (9 ft.) for proposed Lot 1, as shown on the conceptual subdivision shown on Schedule A.
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 unless the subdivision, as conceptually shown on Schedule A, is registered in the New Westminster Land Title Office within three (3) 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 – Dianne L. Watts

City Clerk – Jane Sullivan



NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.

No.	Date	Revision	Dr	Ch
1	12/09/05	ROAD DEDICATION REVISED	JC	SS

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PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 5520, 5532, 5544, 5556 - 188 STREET, SURREY, BC

Scale:	1:1000	Mun. Proj. No.		Dwg. No.	A
Drawn:	JC	Mun. Dwg. No.			
Designed:	GRJ	Job No.	11-2874	Of	
P.W. P.U.		Date	SEP / 11	Revision	1

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destroy all prints bearing previous number

SCHEDULE A