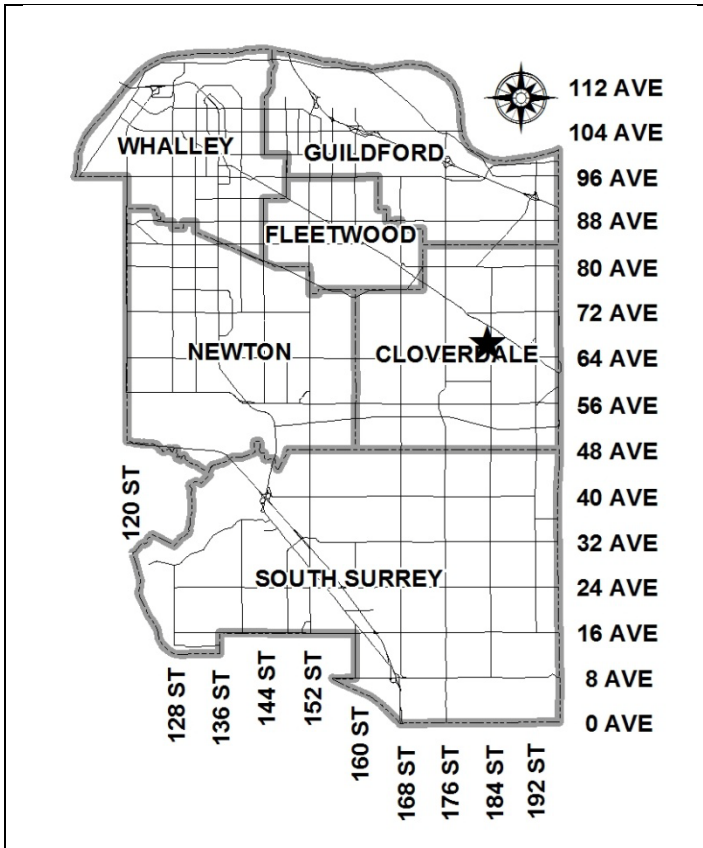


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0078-00

Planning Report Date: July 9, 2012



**PROPOSAL:**

- **Development Variance Permit**

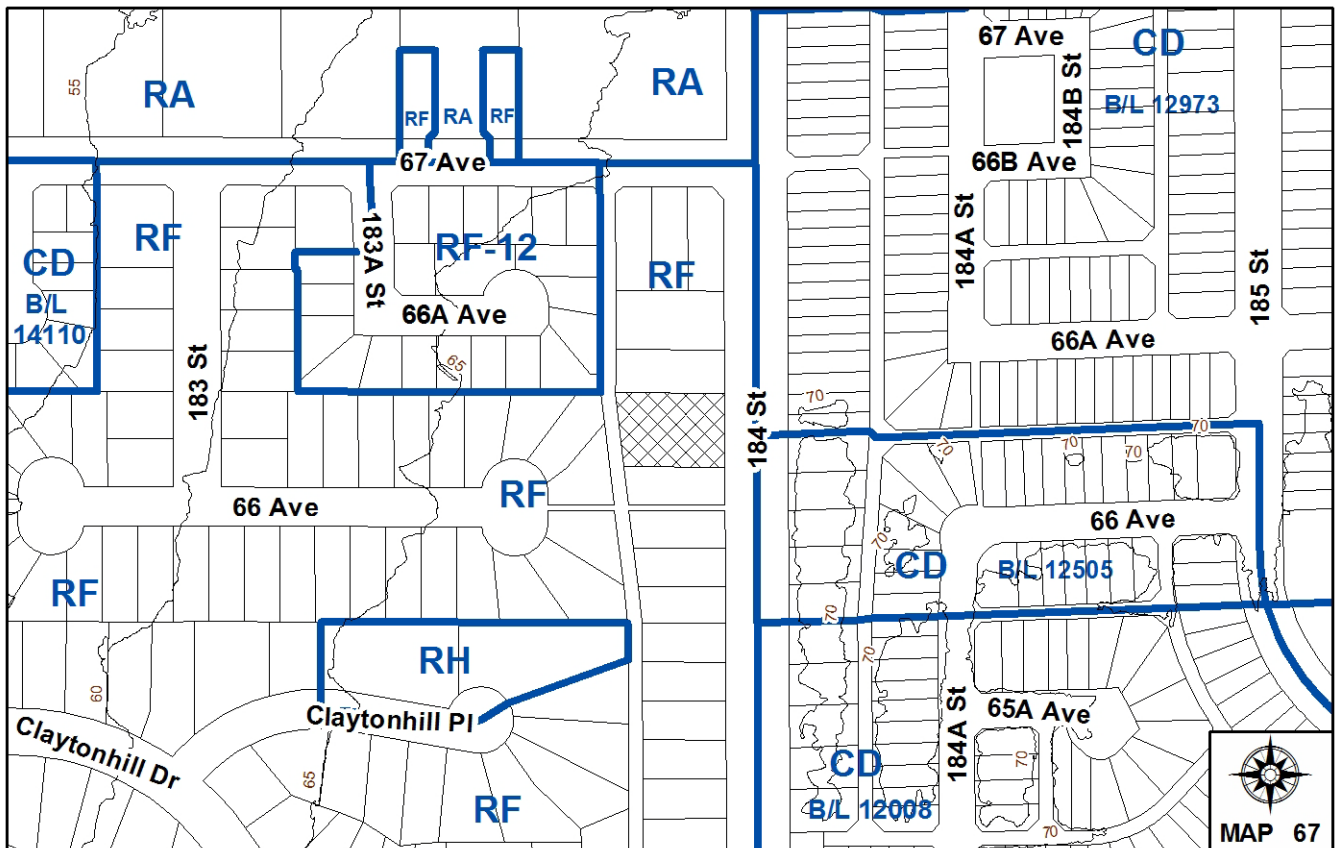
in order to vary the south side yard setback and hutch encroachment provision for proposed Lot 1, and to reduce the front yard setback for 2 proposed single family lots impacted by the road allowance requirements.

**LOCATION:** 6649 - 184 Street

**OWNER:** Diane E Kristensen  
 Idar A Kristensen

**ZONING:** RF

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the south side yard setback of the RF Zone including hutch encroachment.
- Seeking to reduce the front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for two proposed lots impacted by the road allowance requirements.

### RATIONALE OF RECOMMENDATION

- A portion of the existing house is being removed to pursue subdivision into 2 RF lots. The requested side yard setback variance would allow for additional floor space in the living room, and therefore a more functional floor plan.
- The requested variance to increase the horizontal length of the hutch on the southern exterior wall would allow for the applicant to retain an antique couch of sentimental value.
- The variances proposed along the south side yard of proposed Lot 1 will only impact proposed Lot 2 and not any existing lots.
- 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.
- 184 Street is an arterial road, and under the new standards of the Subdivision & Development By-law recently approved by Council, the width for an arterial road increased from 27 metres (89 ft.) to 30 metres (98 ft.).
- The Engineering Department has concluded that a 27-metre (89 ft.) dedication is sufficient for this portion of 184 Street, however building setbacks will still be measured from the ultimate centerline of 184 Street (i.e. a 30-metre/98-ft. wide arterial). To achieve a consistent streetscape, a reduced front yard setback of 6.058 metres (20 ft.) for the two proposed lots is required.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0078-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1;
  - (b) to vary the definition of setbacks by increasing the maximum horizontal length along the south exterior wall for a hutch encroachment from 2.4 metres (8 ft.) to 2.7 metres (9 ft.) for proposed Lot 1; and
  - (c) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) 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 house, which will be modified and retained.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwellings	Urban in OCP/Single Family Residential in NCP	RF
East (Across 184 Street):	Small single family dwellings	Urban in OCP/Single Family Residential in NCP	CD By-law Nos. 12973 & 12505
South:	Single family dwellings	Urban in OCP	RF
West:	Single family dwellings	Urban in OCP	RF

DEVELOPMENT CONSIDERATIONS

- The subject site located at 6649 – 184 Street is currently zoned "Single Family Residential" (RF) and is designated Urban in the OCP.

- The subject site is located in Cloverdale and is just south and west of the North Cloverdale West NCP.
- The applicant proposes to subdivide the subject property into 2 RF-zoned single family lots.
- Proposed Lot 1 is 735.9 square metres (7,921 square feet) in size and 16.2 metres (53 feet) wide while proposed Lot 2 is 654.3 square metres (7,043 square feet) in size and 15.0 metres (50 feet) wide. Both lots meet the minimum requirements of the RF Zone.
- The width of proposed Lot 1 is smaller than the widths of existing lots on the block, which range from 15.48 metres (51 ft.) to 24.89 metres (82 ft.), and therefore do not meet the Infill Policy. However, the applicant has obtained signatures from neighbours in support of the proposed lot widths.
- The existing home on the subject site will be retained but a portion along the southern side of the home will need to be removed in order to accommodate the proposed subdivision.
- In conjunction with this subdivision application, the applicant is requesting a Development Variance Permit to reduce the south side yard setback and to increase the allowable encroachment of the proposed hutch (see By-law Variance section).
- The applicant is also requesting a Development Variance Permit to vary the minimum front yard setback of the RF Zone for both proposed lots (see By-law Variance section).

#### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1; and
- To vary the definition of “setback” in the Zoning By-law by increasing the maximum horizontal length along the south exterior wall of an encroaching hutch from 2.4 metres (8 ft.) to 2.7 metres (9 ft.) for proposed Lot 1.

Applicant's Reasons:

- A portion of the southern side of the existing house is being removed to pursue a 2-lot subdivision and the requested side yard setback variance would allow for additional floor space in the living room, and therefore a more functional floor plan.
- The requested variance to increase the length of encroachment for a proposed hutch on the southern exterior wall of the existing house, would allow for the applicant to retain an antique couch of sentimental value.

## Staff Comments:

- The RF Zone requires a minimum side yard setback of 1.8 metres (6 ft.).
- The applicant wishes to retain the existing house on proposed Lot 1 and as a result, there are limited options for the floor layout. If the south side yard setback were to conform to the minimum 1.8-metre (6 ft.) setback, it would result in the loss of valuable floor space.
- The Zoning By-law permits encroachments up to 0.6 metre (2.0 ft.) for eaves, chimneys, hutches, balconies or sun decks and bay or boxed windows, provided they do not exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall (excluding the eaves). The proposed hutch encroaches 0.6 metre (2.0 ft.) into the southern side yard setback, however, the hutch is 2.7 metres (9 ft.) in length and, therefore, slightly exceeds the permitted 2.4 metres (8 ft.) in horizontal length.
- The visible impact of the extended hutch length is negligible and will only affect proposed Lot 2.
- Staff support the requested variances.

## (b) Requested Variances:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lots 1 and 2.

## Applicant's Reasons:

- The revised arterial road standards of 30 metres (98 ft.) will result in any future buildings to be set back 8.942 metres (29 ft.) from the front property line, which is 1.442 metres (5 ft.) 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 184 Street, which is a designated Arterial 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 30-metre (98-ft.) wide road allowance for arterial roads. The current 30-metre (98-ft.) wide road allowance for an arterial road, recently approved by Council, is a 3.0-metre (10-ft.) increase from the previous arterial road allowance of 27 metres (89 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 centreline 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 15 metres (49 ft.) from the centreline of 184 Street plus the 7.5-metre (25-ft.) front yard setback requirement of the RF Zone for a total setback of 22.5 metres (74 ft.) from the centreline of 184 Street.
- In reviewing this portion of 184 Street between 67 Avenue and Claytonhill Drive, the Engineering Department has concluded that the previous 27-metre (89-ft.) road allowance is sufficient since there is little chance that lots fronting this portion will redevelop in the near future.
- Based on a 27-metre (89-ft.) road allowance, one-half of the road allowance requirement is 13.5 metres (44 ft.) and when combined with the 7.5-metre (25 ft.) front yard setback requirement of the RF Zone, the building setback from the centreline of the road would be a total of 21 metres (69 ft.).
- To achieve a consistent streetscape within this block of 184 Street, a variance to the front yard setback requirement of the RF Zone from 7.5 metres (25 feet) to 6 metres (20 ft.) is supported. This would provide a building setback from the centre line of 184 Street of 21 metres (69 ft.) based on one-half of the road allowance requirement for an arterial road (15 metres/49 ft.) plus a 6-metre (20 ft.) front yard setback.
- 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, Lot 1 Floor Plan
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7912-0078-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LM/kms

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## SUBDIVISION DATA SHEET

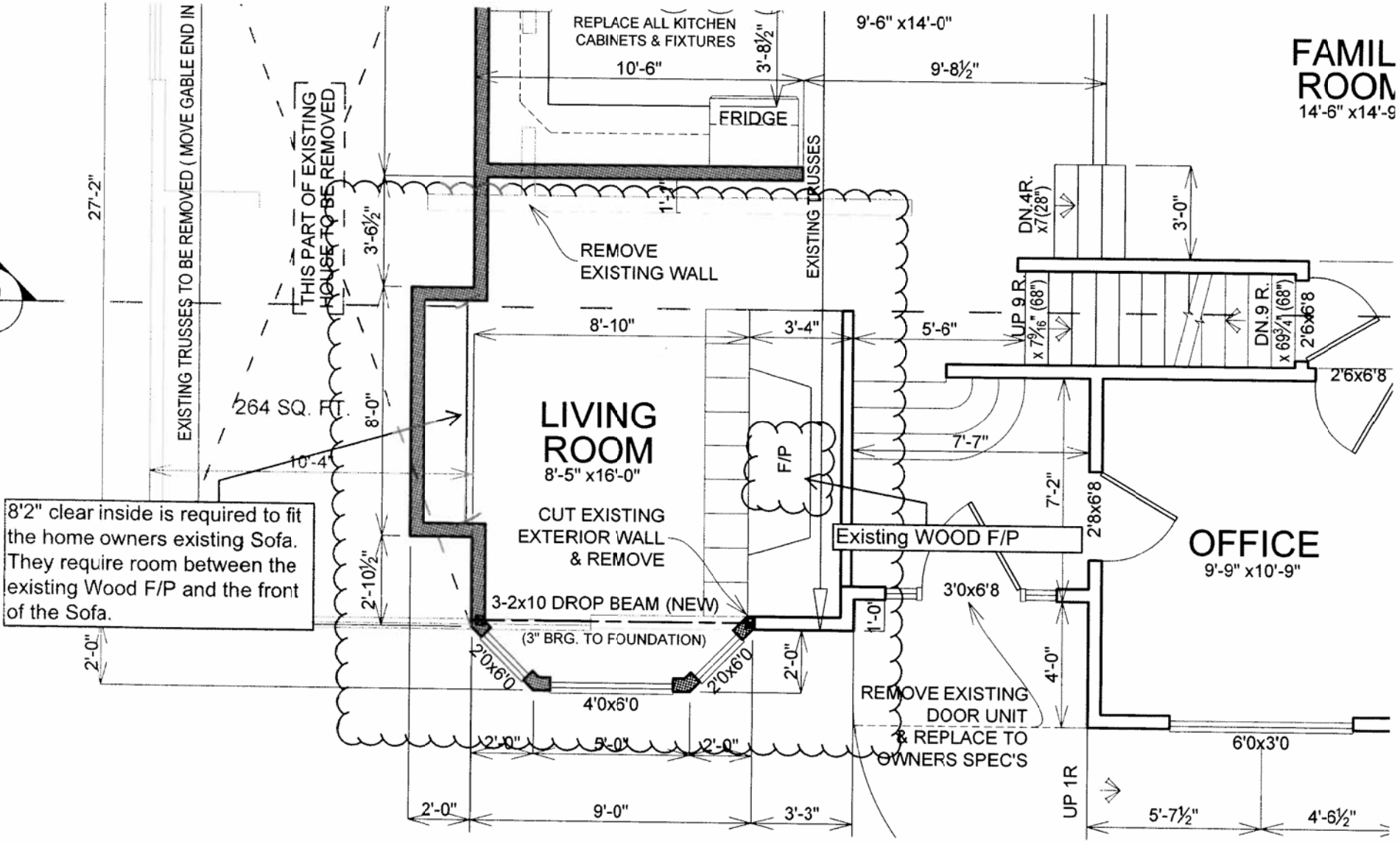
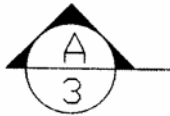
Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1,388 m <sup>2</sup>
Hectares	
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.0 m - 16.2 m
Range of lot areas (square metres)	654.3 m <sup>2</sup> - 735.9 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	2.9
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% 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>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Side yard setback and hutch length	YES









# FAMIL ROOM

14'-6" x 14'-9"

8'-2" clear inside is required to fit the home owners existing Sofa. They require room between the existing Wood F/P and the front of the Sofa.

EXISTING TRUSSES TO BE REMOVED ( MOVE GABLE END IN

THIS PART OF EXISTING HOUSE TO BE REMOVED

REPLACE ALL KITCHEN CABINETS & FIXTURES

FRIDGE

REMOVE EXISTING WALL

LIVING ROOM  
8'-5" x 16'-0"

CUT EXISTING EXTERIOR WALL & REMOVE

F/P

Existing WOOD F/P

OFFICE  
9'-9" x 10'-9"

REMOVE EXISTING DOOR UNIT & REPLACE TO OWNERS SPEC'S

DN 4 R.  
x 7'(28")

UP 9 R.  
x 7 7/16" (68")

DN 9 R.  
x 69 3/4" (68")

UP 1 R.

27'-2"

264 SQ. FT.

9'-6" x 14'-0"

9'-8 1/2"

3'-0"

3'-6 1/2"

3'-6 1/2"

8'-0"

10'-4"

10'-4"

2'-10 1/2"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

2'-0"

5'-0"

2'-0"

9'-0"

3'-3"

3'-4"

5'-6"

7'-7"

7'-2"

2'-8x6'8"

4'-0"

6'-0x3'0"

5'-7 1/2"

4'-6 1/2"

2'6x6'8"

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

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

DATE: **June 27, 2012** PROJECT FILE: **7812-0078-00**

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RE: **Engineering Requirements  
Location: 6649 184 St.**

**SUBDIVISION**

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

- Provide 0.500m Statutory Right-of-Way on 184<sup>th</sup> for service connections and IC's;

***Works and Services***

- Construct water, sanitary, and drainage connections to service the lots;

A Servicing Agreement is required prior to Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

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

  
Bob Ambardar, P.Eng.  
Development Project Engineer

BA

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0078-00

Issued To: DIANE E. KRISTENSEN  
("the Owner")

Address of Owner: 6649 - 184 Street  
Surrey, BC V3S 1G5

Issued To: IDAR A. KRISTENSEN  
("the Owner")

Address of Owner: 6649 - 184 Street  
Surrey, BC V3S 1G5

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: 023-852-551  
Lot 34 Section 17 Township 8 LMP34106  
6649 - 184 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:

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- (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 ~~17A~~ **16** Single Family Residential Zone (RF), the minimum south side yard setback for the principal building is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1;
  - (b) In Part 1 Definitions the definition for “Setback” is varied to allow the maximum horizontal length along any exterior wall of a hutch to increase from 2.4 metres (8 ft.) to 2.7 metres (9 ft.) on the south exterior wall for proposed Lot 1; and
  - (c) In Section F of Part 16 Single Family Residential Zone (RF), the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lots 1 and 2.
5. This development variance permit applies to only the portions 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.
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 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.
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 .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

