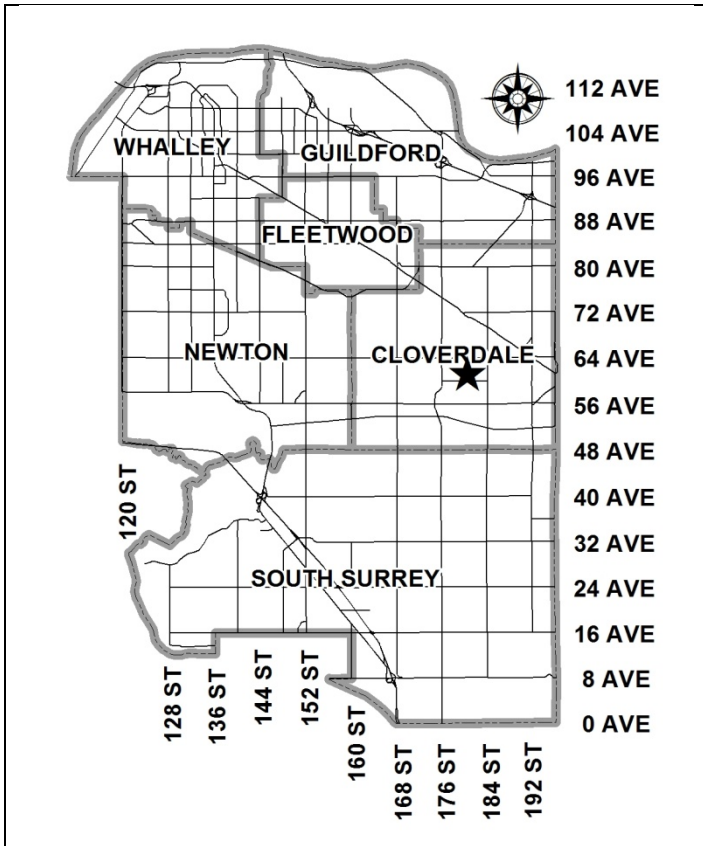


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0029-00

Planning Report Date: April 22, 2013

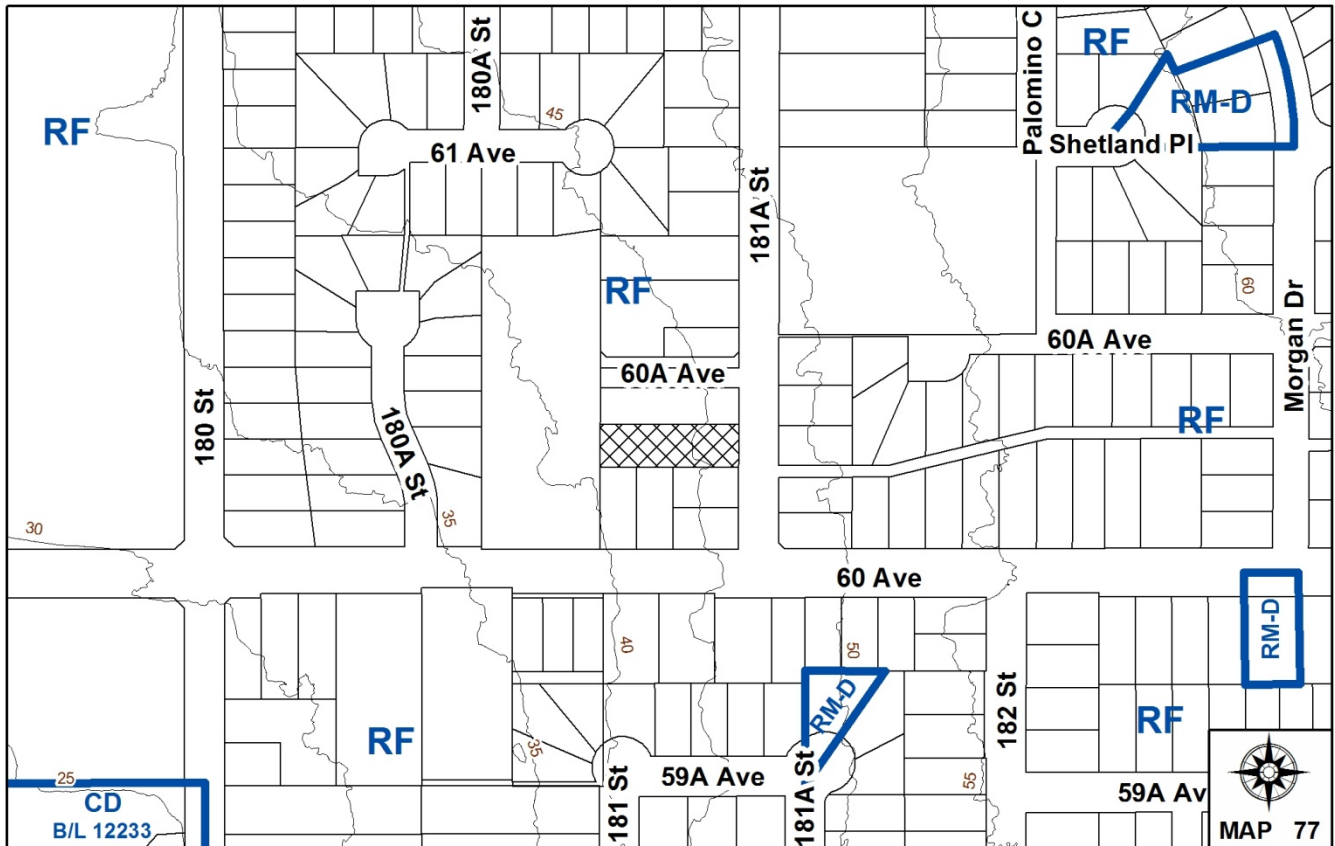


PROPOSAL:

- **Development Variance Permit**

in order to allow an existing house to be retained on proposed Lot 2 as part of a proposed 4-lot single family subdivision with an adjoining lot.

LOCATION: 6033 - 181A Street
OWNERS: Douglas J Johannessen
 Carrie D Lajeunesse
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced rear yard setback for the principal building is requested in order to retain an existing house on proposed Lot 2.

RATIONALE OF RECOMMENDATION

- The proposed variance will allow retention of the existing house on proposed Lot 2.
- Larger than required front and side yard setbacks will create adequate yard space for the proposed lot.
- The adjoining proposed lot to the west will have sufficient depth to ensure adequate separation between the existing dwelling and any new dwelling on the adjoining lot.
- The proposed variance will only apply to the existing house; any new construction will be subject to the minimum requirements of the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0029-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the principal building in the RF Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) on proposed Lot 2.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which is intended to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling, under the subject subdivision application No. 7913-0029-00	Urban	RF
East (Across 181A Street):	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RF
West:	Vacant 2.3-acre lot under Development Application No. 7912-0104-00 to subdivide.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located in Cloverdale, just to the east of the Cloverdale Town Centre Plan area, consists of one large single family lot (approximately 1/3 acre). The site is designated "Urban" in the Official Community Plan and is zoned "Single Family Residential Zone (RF)". A single family house currently exists on the subject site, which will be retained.

- The subject site is part of a larger subdivision application which includes the property located immediately to the north, at 6041-181A Street. The subject property and the property at 6041 - 181A Street are proposed to be subdivided in order to create four (4) single family lots under the existing RF Zone.
- There is an existing house on the property at 6041 - 181A Street, which is to be retained on proposed Lot 1. Proposed Lot 1 complies with the minimum requirements of the RF Zone, and the retained house will comply with the floor area ratio (FAR) of 0.48 for the RF Zone.
- There is an existing house on the subject site, which is to be retained on proposed Lot 2 (Appendix II). Proposed Lot 2 is 777.3 square metres (8,363 sq.ft.) in area, and therefore exceeds the 560 square metre (6,028 sq. ft.) area requirement of the RF Zone.
- The existing house will have a floor area ratio (FAR) of 0.36, based on the area of the proposed new Lot 2, which is less than the maximum permitted FAR of 0.48 for the RF Zone.
- However, after subdivision, the existing dwelling on proposed Lot 2 will be located 5.0 metres (16 ft.) from the proposed rear lot line, which is 2.5 metres (8 ft.) less than the 7.5 metres (25 ft.) required in the RF Zone.
- As a result, the applicant has submitted a Development Variance Permit application, requesting that the minimum rear yard setback requirements of the RF Zone be relaxed in order to allow the existing dwelling to be retained on proposed Lot 2 (see By-Law Variance section).

PRE-NOTIFICATION

Pre-notification letters and development proposal signs are not required for Development Variance Permit applications. However, a development proposal sign was installed as part of the associated subdivision application, and staff received no response.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback requirement of the RF Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for the existing house on proposed Lot 2.

Applicant's Reasons:

- The minimum rear yard setback must be reduced to retain the existing house.

Staff Comments:

- Although the existing house to be retained is over 30 years old, it is in good condition.

- On the main floor of the principal building, approximately 1/3 of the building face is set back 5.0 metres (16 ft.) from the proposed rear property line. The second storey deck is also set back 5.0 (16 ft.) metres from the proposed new property line.
- The remainder of the main floor and the entire second floor of the principal building is set back 8.0 metres (26 ft.) from the rear property line.
- Proposed Lot 3, to the west of the subject proposed Lot 2, will be approximately 32 metres (105 ft.) deep, which is 4 metres (13 ft.) deeper than the minimum 28-metre (90 ft.) lot depth required under the RF Zone. As a result of this increased lot depth, any future dwelling on proposed Lot 3 should be able to be sited with adequate separation between this future dwelling and the existing dwelling on proposed Lot 2.
- As a result, the proposed lot to the west should not be negatively impacted by this small encroachment.
- The house to be retained will have a front yard setback of approximately 15 metres (49 ft.), and a south side yard setback of 6.3 metres (21 ft.), which will provide ample yard space on proposed Lot 2.
- The house to be retained complies with all other requirements of the RF Zone including other setbacks, lot coverage and density.
- The proposed variance will only apply to the existing house; any new construction will be subject to the minimum requirements of the RF Zone.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7913-0029-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

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Information for City Clerk

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

1. (a) Agent: Name: Kewal (K.S.) Athwal
 Athwal Construction Inc
 Address: 8240 - 151 Street
 Surrey, BC V3S 8K1

 Tel: 604-307-2404 - Primary
 604-307-2404 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 6033 - 181A Street

 - (b) Civic Address: 6033 - 181A Street
 Owner: Carrie D Lajeunesse
 Douglas J Johannessen
 PID: 002-339-706
 Lot 2 Section 8 Township 8 New Westminster District Plan 70400

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0029-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

PROPOSED SUBDIVISION PLAN OF LOTS 1 AND 2 SECTION 8 TOWNSHIP 8 PLAN 70400

SCALE 1:500



CIVIC ADDRESS
6041 & 6033 181A STREET
SURREY B.C.
P.I.D. 002-339-676
& 002-339-706

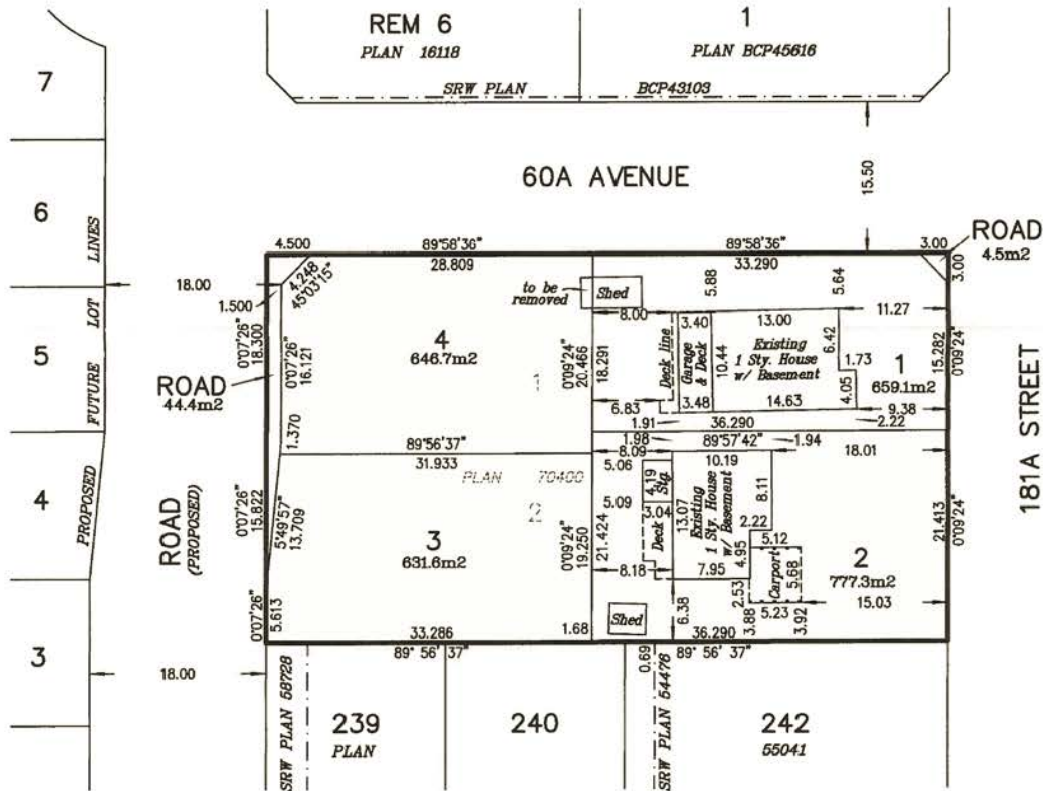


F.A.R. Calculations (Poposed Lot 1)	
Garage/Carport	=55.2m2
Basement floor	=122.8m2
Upper floor	=137.4m2
Total	=315.4m2
Lot Area	=659.1m2
Allowable	=316.4m2
F.A.R.	=48%

F.A.R. Calculations (Poposed Lot 2)	
Garage/Carport	=37.0m2
Basement floor	=121.9m2
Upper floor	=121.9m2
Total	=280.8m2
Lot Area	=777.3m2
Allowable	=330.0m2
F.A.R.	=36%

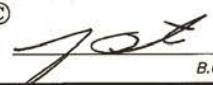
Lot Coverage	
Lot Area	=659.1m2
Lot Coverage	=178.0m2
Lot Coverage	=(27%)

Lot Coverage	
Lot Area	=777.3m2
Lot Coverage	=197.4m2
Lot Coverage	=(25%)



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1312_PS2

Certified correct, completed on
the 30th day of January, 2013.

© 
B.C.L.S.

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

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

DATE: **April 16, 2013** PROJECT FILE: **7813-0029-00**

RE: **Engineering Requirements
Location: 6033/ 6041 181A Street**

SUBDIVISION

Property and Right-of-Way Requirements

- dedicate approximately 1.5 m on 181 Street for an 18 m local road;
- dedicate 3.0-metre x 3.0-metre corner cuts at 60A intersections with 181 Street and 181A Street; and
- provide 0.5-metre statutory right-of-ways along 60A Avenue, 181 Street, and 181A Street.

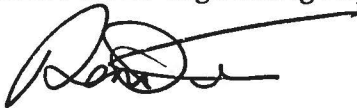
Works and Services

- construct 60A Avenue, 181 Street, and 181 A Street frontages; and
- construct storm sewer mains, sanitary sewer mains, and water mains to service the development and provide service connections.

A Servicing Agreement is required prior to Subdivision. Note that completion of the Servicing Agreement is subject to the subdivision proposed under project 7912-0104-00 to the West.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

sk

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0029-00

Issued To: DOUGLAS J JOHANNESSEN
CARRIE D LAJEUNESSE

("the Owner")

Address of Owner: 6033 - 181A Street
Surrey, BC V3S 4M1

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: 002-339-706
Lot 2 Section 8 Township 8 New Westminster District Plan 70400

6033 - 181A 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 has been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum rear yard setback of the principal building is reduced from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) on proposed Lot 2.
5. 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.
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 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

PROPOSED SUBDIVISION PLAN OF LOTS 1 AND 2 SECTION 8 TOWNSHIP 8 PLAN 70400

SCALE 1:500



CIVIC ADDRESS
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 SURREY B.C.
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