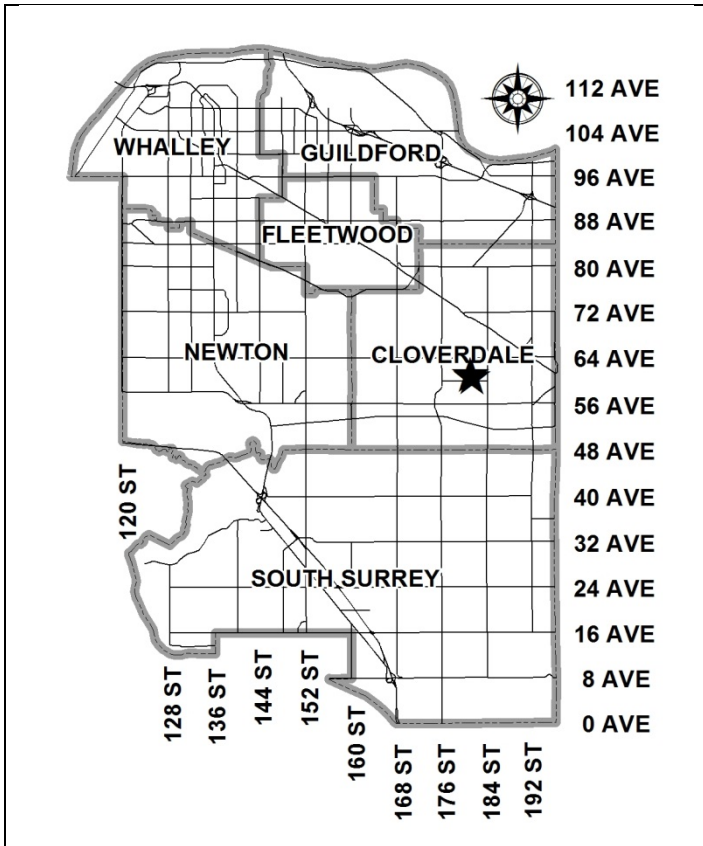


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0039-00

Planning Report Date: October 28, 2013



PROPOSAL:

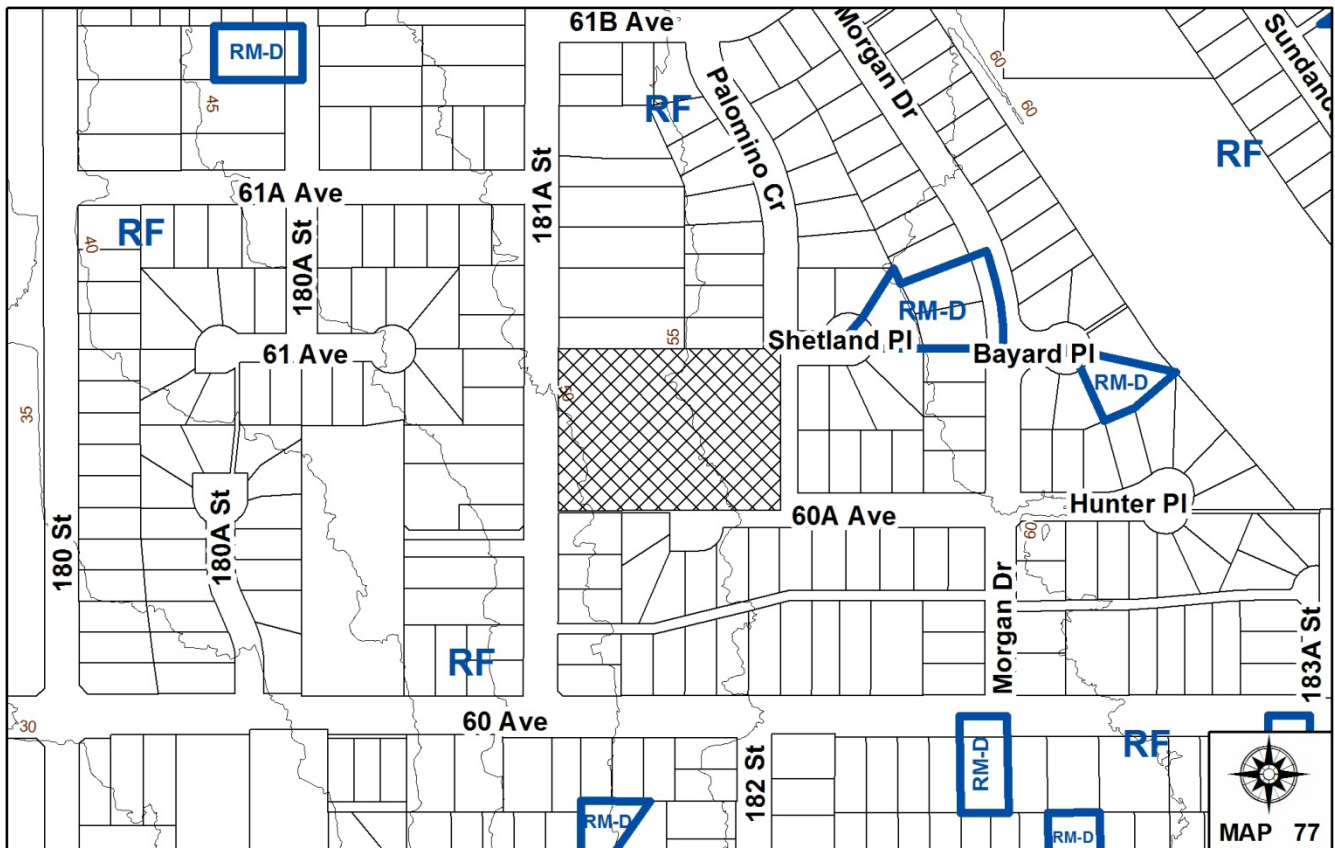
- **Development Variance Permit**
 to relax the front yard setback for proposed Lot 14 of a 16-lot single family subdivision, in order to retain trees.

LOCATION: 6092 - 181A Street

OWNER: 0956849 B.C. Ltd.

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Relax the front yard setback of proposed Lot 14 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) in order to retain a Douglas fir in excellent condition.

RATIONALE OF RECOMMENDATION

- The Douglas fir tree to be retained on proposed Lot 14 is a specimen-quality tree with high retention value.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0039-00 (Appendix V) 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 ft.) to 6.5 metres (21 ft.) for proposed Lot 14.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: 1.2-hectare (3-acre) lot with two dwellings and accessory buildings to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings on large lots, ranging in size from 840sq.m. to 2,104sq.m. (0.2 ac. to 0.5 ac.).	Urban	RF
East (Across Palomino Crescent):	Single family dwellings.	Urban	RF
South (Across 60A Avenue):	Single family dwellings.	Urban	RF
West (Across 181A Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 1.2-hectare (3 acre) subject property is located in Cloverdale, just to the east of the Cloverdale Town Centre Plan area. The site is designated "Urban" in the Official Community Plan and is zoned "Single Family Residential Zone (RF)".
- The current proposal is to subdivide the subject property in order to create 16 single family lots under the existing RF Zone. Two single family dwellings and an accessory building currently exist on the site and will be removed.

- The applicant is proposing to retain a Douglas fir in excellent condition (Tree No. 1196) on proposed Lot 14. In order to retain Tree No. 1196 and maintain an adequate house size for Lot 14, the applicant is requesting a Development Variance Permit to relax the front yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) (see By-law Variance section).
- Each of the proposed 16 lots conforms to the minimum width, depth and area requirements of the RF Zone.

PRE-NOTIFICATION

Pre-notification letters are not required for the requested Development Variance Permit. However, Development Proposal Signs were erected on the property on May 8, 2013 for the associated subdivision application No. 7913-0039-00. As a result of the Development Proposal Sign, staff received 13 responses from residents (6 phone calls, 7 emails), with the following comments (*staff responses in italics*):

- Six (6) residents expressed concern about an east-west through-road which would connect 181A Street to Palomino Crescent and increase traffic through the neighbourhood. One caller who initially opposed the through-road later indicated that they were in support of a through-road concept.

(The applicant's original subdivision layout is very similar to the current subdivision layout. However, staff initially expressed desire for a through-road along the north portion of the site because the existing road connectivity in this part of Cloverdale is limited. A through-road would have provided alternative vehicular options and improved pedestrian circulation through this neighbourhood, and would allow redevelopment of the lots to the north of the subject site.)

Upon closer review of the road layout and in considering the neighbourhood response, it was determined that a cul-de-sac from 181A Street is acceptable, and that this cul-de-sac would allow some redevelopment of the lots that front 181A Street to the north of the subject site. A new walkway located at the southwest portion of the site, aligned with 60A Avenue, will allow for improved pedestrian connectivity.)

- Six (6) residents expressed concern about the effects that secondary suites have on parking and traffic in the neighbourhood. Residents have expressed that there is limited parking available within the neighbourhood and that secondary suites will exacerbate the problem.

(Staff explained that the surrounding neighbourhood is zoned Single Family Residential (RF), and that a secondary suite is a permitted use provided that the appropriate building permits are issued, and provided that there is a minimum of 2 on-site parking spaces for the principal dwelling, and 1 on-site parking space for the secondary suite.)

Furthermore, the 60A Avenue cul-de-sac and Palomino Crescent are currently half-roads. As part of this development application, the 60A Avenue cul-de-sac and Palomino Crescent will be completed to their full-widths, and will offer additional on-street parking opportunities.)

- Two (2) residents expressed concern about traffic speeding along 181A Street as an alternative to 180 Street. These respondents asked about traffic calming options along 181A Street.

(181A Street is a local road and may be eligible for traffic calming if requested by the area residents. Staff directed the two inquirers to the traffic calming section of the www.surrey.ca website, so that they can begin the traffic calming request process.)

- Two (2) residents were curious about whether the “little yellow house” on the subject site had heritage value.

(Staff reviewed the site for heritage value and conducted a site visit. It was determined that the house has not been recognized for its heritage value to date. Staff requested that the applicant provide photo-documentation of the house, which the applicant has provided (Appendix III).)

- Four (4) residents expressed concern about tree retention and wildlife displacement.

(Staff informed the residents about the arborist report review and tree cutting permit process. The applicant’s arborist initially recommended that 2 trees be retained, however staff felt that additional trees that could be retained. The arborist and the design consultant re-considered the tree retention for the subject site and it was subsequently determined that 6 trees can be retained.

The applicant’s arborist did not identify nests in the arborist report and tree cutting should be avoided between the breeding bird nesting season in order to avoid disruption of wildlife.)

- Two (2) residents expressed concern that the proposed lot sizes are too small for the context of the neighbourhood.

(The lots to the north and east of the subject site were developed in the 1970’s and 1980’s, which, at that time, required single family lot sizes of 660 square metres (7,200 sq.ft.) or larger. While the proposed lots within the current development are smaller than the lots to the north and east of the subject site, the proposal complies with the RF Zone. The current RF Zone requires a minimum lot size of 560 sq.m. (6,000 sq.ft.), and the proposed development has lot sizes ranging from 560 square metres (6,000 sq.ft.) to 800 square metres (8,611 sq.ft.).)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 14.

Applicant's Reasons:

- In order to protect the Douglas Fir tree and to achieve the maximum house size on proposed Lot 14, a front yard setback relaxation to 6.5 metres (21 ft.) is requested.

Staff Comments:

- Proposed Lot 14 is of an irregular shape, and the applicant's design consultant recommends that the front yard setback for this lot be reduced to 6.5 metres (21 ft.) in order to achieve a reasonable house design and protect the Douglas Fir.
- According to the arborist report, the tree to be retained in the rear yard of proposed Lot 14 is a Douglas Fir tree in excellent condition with high retention potential.
- The applicant has provided lot grading information that shows that the proposed lot grading will not negatively affect the tree protection zones of the retained Douglas Fir tree.

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.	Photo of "little yellow house"
Appendix IV.	Location of Douglas Fir tree on Proposed Lot 14
Appendix V.	Development Variance Permit No. 7913-0039-00

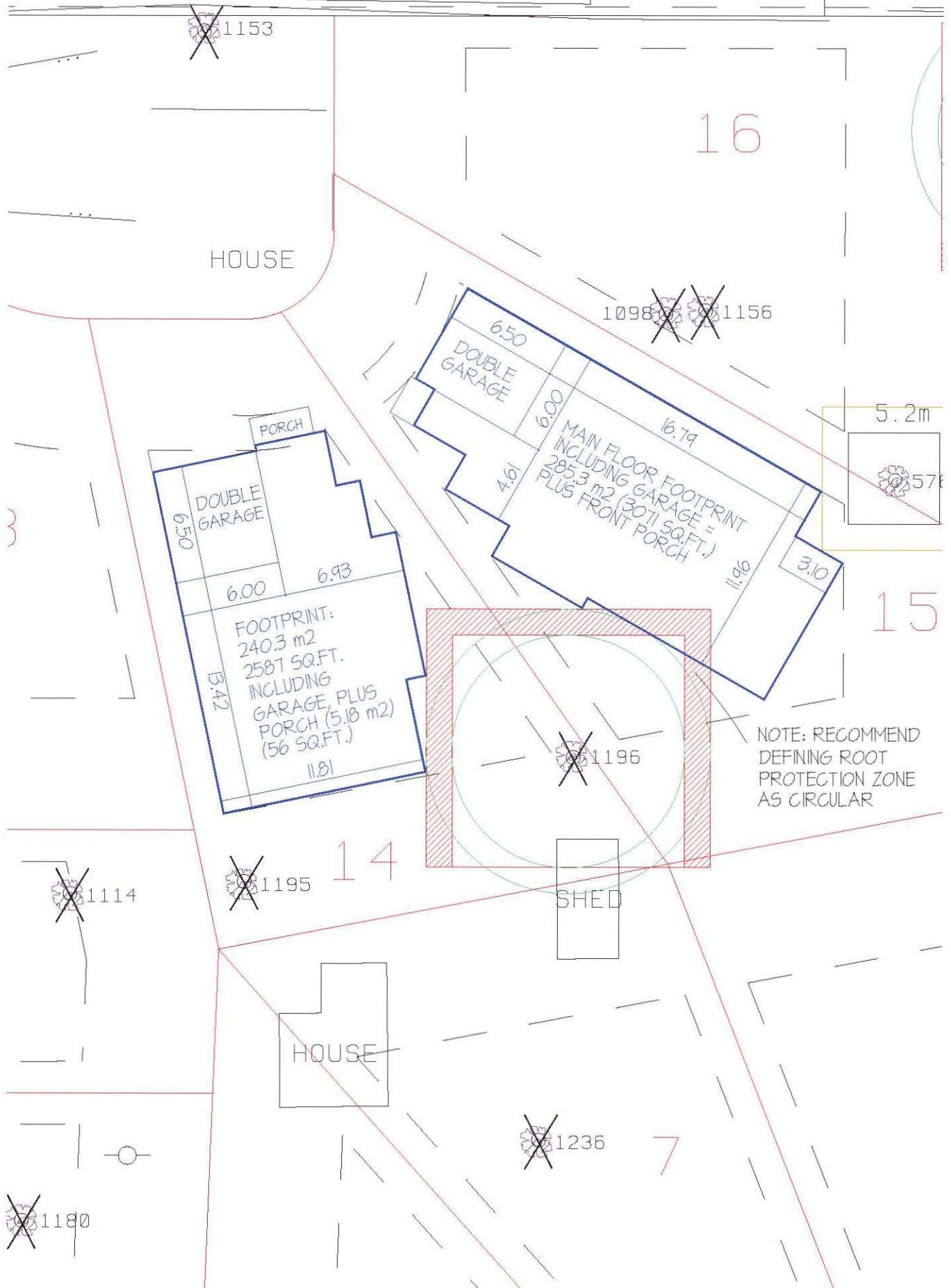
original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

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(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0039-00

Issued To: 0956849 B.C. Ltd., Inc. No. BC0956849
("the Owner")

Address of Owner: 16341 - 60 Avenue
Surrey, BC V3S 1S5

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: 012-146-510
West Half Lot 15 Section 8 New Westminster District Plan 1827

6092 - 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(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 front yard setback is reduced from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 14.
5. This development variance permit applies to only the portion of the Land shown on 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

