

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0077-00

Planning Report Date: June 9, 2014

PROPOSAL:

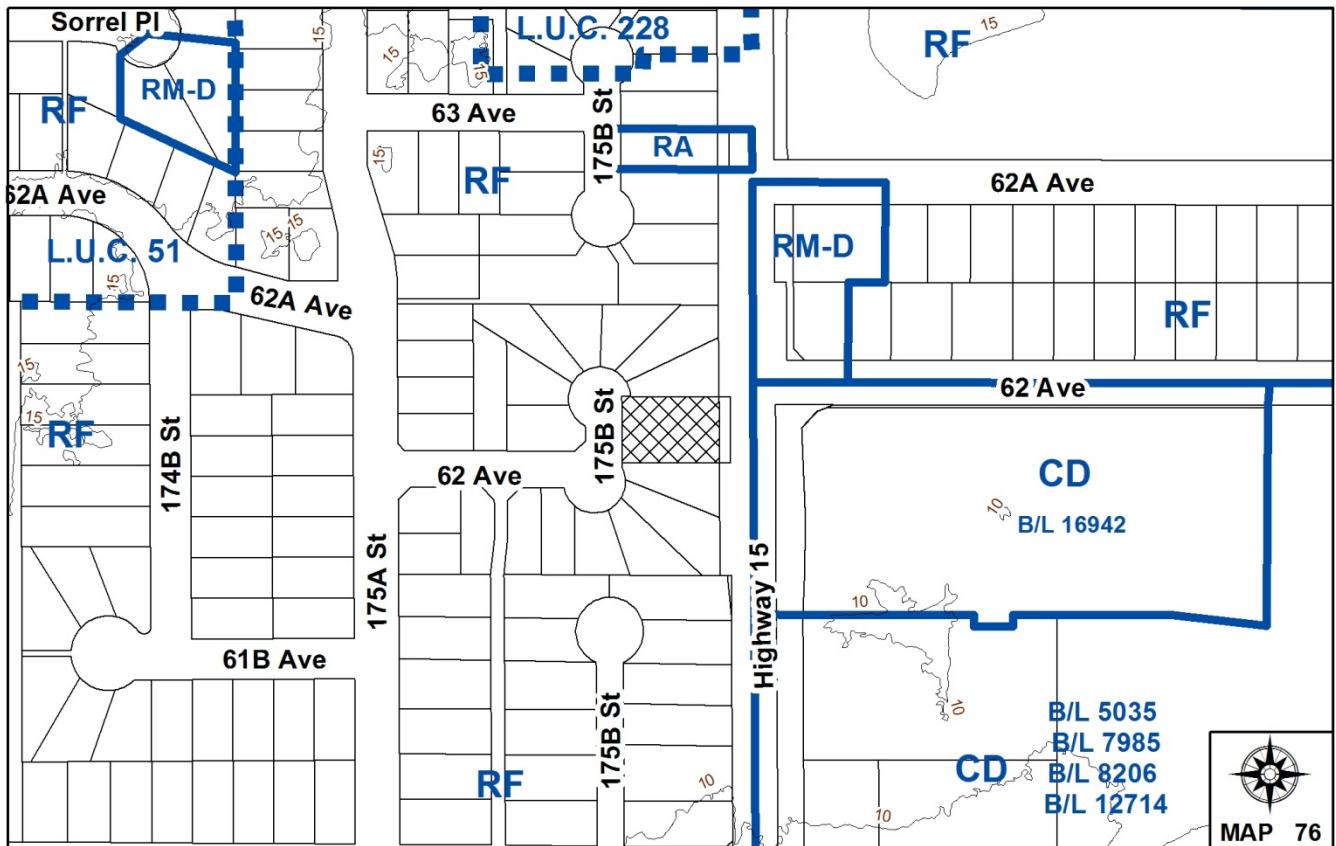
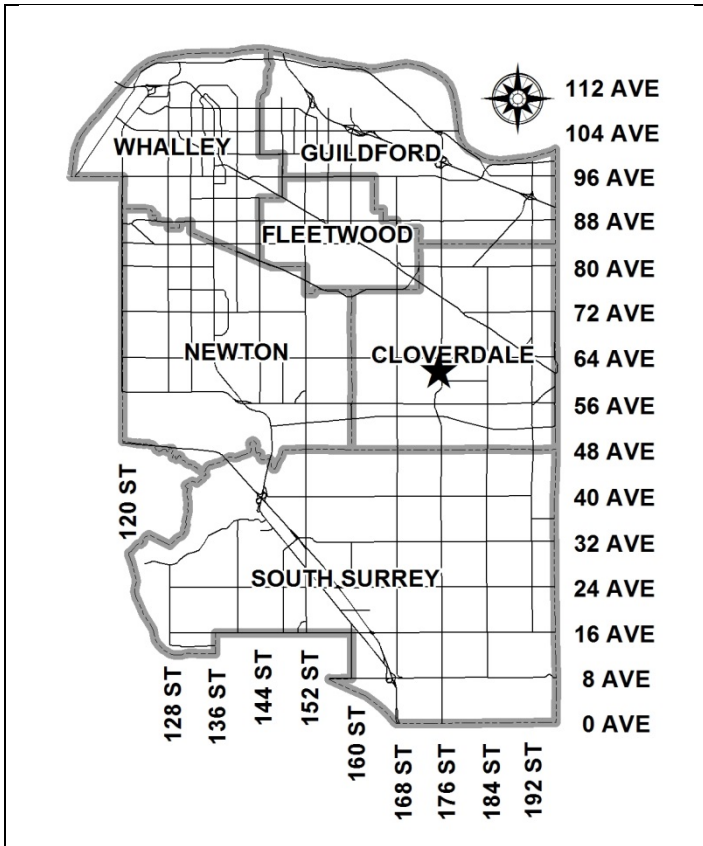
- **Development Variance Permit**
 in order to reduce the north side yard setback for Lot 2 of a proposed 2-lot subdivision.

LOCATION: 6216 - 175B Street

OWNER: 635160 BC 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 north side yard setback of proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

RATIONALE OF RECOMMENDATION

- The northern portion of proposed Lot 1 is impacted by a 1.8-metre (6 ft.) wide right-of-way for a 3.0-metre (10 ft.) wide pedestrian walkway, which requires that proposed Lot 1 be wider and proposed Lot 2 be narrower than the standard RF Zone width requirement of 15 metres (50 ft.).
- The proposed variance accommodates the necessary pedestrian connection while still allowing the applicant to construct a house with an appropriate floor area and a more efficient floor plan on the narrower Lot 2 (14 metres / 46 ft. lot frontage).
- The proposed subdivision conforms to the City's infill policy.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0077-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum north side yard setback of the RF Zone from 1.8 metres (6.0 ft.) to 1.2 metres (4.0 ft.) for Lot 2 of a proposed 2-lot subdivision.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and shed, which will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East (Across Highway No. 15):	Cloverdale Recreation Centre.	Urban	CD (By-law No. 16942)
South:	Single family dwellings.	Urban	RF
West (Across 175B Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 6216 – 175B Street in Cloverdale, across Highway No. 15 from the Cloverdale Recreation Centre. The property is approximately 1,300 square metres (0.32 acre) in size, designated Urban in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)". A single family dwelling and shed currently occupy the site.
- The owners have applied to subdivide the subject property into two (2) RF lots with driveway access off 175B Street.

- During the development application review process, staff identified the need for a pedestrian connection from 175B Street to the existing sidewalk located to the east along Highway No. 15. Currently, there is no direct pedestrian connection for residents in this neighborhood (west of Highway No. 15) to the Cloverdale Recreation Centre. Residents must walk south to 61A Avenue or north to 64 Avenue, which is a circuitous route to reach the recreation centre.
- There is an existing 1.2-metre wide (4.0 ft.) right-of-way for a pedestrian walkway along the south lot line of the property (6226 – 175B Street) directly north of the subject site, which was secured in 2003 as part of subdivision application No. 7902-0286-00.
- As a result, the applicant of the subject development application has agreed to provide an additional 1.8-metre (6.0 ft.) wide right-of-way along the north lot line of proposed Lot 1 in order to achieve a 3.0-metre wide (10 ft.) pedestrian walkway connecting 175B Street with the sidewalk along Highway No. 15.
- There is an existing signalized pedestrian crosswalk directly east of the subject site, which crosses Highway No. 15 at 62 Avenue (Bill Reid Way), leading to the Cloverdale Recreation Centre.
- In order to construct the 3.0-metre wide (10 ft.) pedestrian walkway, at least two (2) panels of the sound attenuation fence along Highway No. 15 will need to be removed. The Ministry of Transportation and Infrastructure (MOTI) has no objections to the removal of the panels to accommodate the pedestrian walkway.
- The owners of the property to the north (6226 – 175 B Street) have agreed to relocate a shed that currently occupies the south-east corner of their property, and conflicts with the proposed walkway connection. The existing cedar fence between their property and the subject site will also need to be removed and relocated.
- The owners of the subject site (6216 – 175B Street) have agreed to contribute money to cover a portion of the relocation costs for the shed and cedar fence.

RF Zone Changes

- On July 29, 2013, Council granted final adoption to Zoning By-law Text Amendment By-law No. 17989, which included changes to the floor area ratio and lot coverage provisions of the RF Zone, as well as other housekeeping revisions.
- Previously, the RF Zone allowed a reduction of the minimum 1.8-metre (6-ft.) side yard setback to 1.2 metres (4 ft.) when the opposite side yard setback was a minimum of 2.4 metres (8 ft.). This provision was removed in order to establish consistency with revised requirements in the 2012 BC Building Code with respect to limiting distances (for fire safety). The minimum side yard setback of the RF Zone is now 1.8 metres (6 ft.) in all instances.

Current Subdivision Proposal

- The applicant is proposing to subdivide the subject site into two (2) RF lots, and is requesting a Development Variance Permit (DVP) to reduce the north side yard setback of proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

- Proposed Lot 1 is approximately 663 square metres (7,135 sq.ft.) in size with a lot width of 15.8 metres (52 ft.), while proposed Lot 2 is approximately 611 square metres (6,575 sq.ft.) in size with a lot width of 14.0 metres (46 ft.).
- The reduction in lot width, from 15 metres (50 ft.) to 14 metres (46 ft.), for proposed Lot 2 may be granted by the Approving Officer as noted in the General Provisions section of the Zoning By-law, which allows a 10% lot width reduction. The proposed lots are oversized RF lots and the relaxation will accommodate the pedestrian walkway on the wider Lot 1.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the north side yard setback of the principal building in the RF Zone, from 1.8 metres (6 ft.) to 1.2 metres (4.0 ft.) for proposed Lot 2.

Applicant's Reasons:

- The 1.8-metre (6 ft.) wide right-of-way for the pedestrian walkway along the north property line has required a wider Lot 1 (15.8 m. / 52 ft.) and a narrower Lot 2 (14 m. / 46 ft.).
- The requested variance will increase the width of the future dwelling on proposed Lot 2 by 0.6 metre (2 ft.), which will lessen the impact of the garage as the focal point of the front façade.

Staff Comments:

- The requested 1.8-metre (6 ft.) wide right-of-way for a pedestrian walkway along the north property line of proposed Lot 1 has resulted in a slightly larger lot width for proposed Lot 1 (15.8 metres / 52 ft.) and a slightly smaller lot width for proposed Lot 2 (14 metres / 46 ft.).
- In order to allow the applicant to construct a house with a more proportional front façade and efficient floor plan on proposed Lot 2, a north side yard setback variance is requested.
- The proposed variance still maintains a reasonable distance between structures on proposed Lots 1 and 2 for privacy and fire safety.
- Staff support the 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. 7913-0077-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DN/da

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DRV 6/4/14 3:30 PM

Information for City Clerk

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

1. (a) Agent: Name: Roger Jawanda
CitiWest Consulting Ltd.
Address: 9030 - King George Boulevard, Unit 101
Surrey, BC V3V 7Y3
Tel: (604) 591-2213

2. Properties involved in the Application

(a) Civic Address: 6216 - 175B Street

(b) Civic Address: 6216 - 175B Street
Owner: 635160 BC Ltd.
Director Information:
Chamkaur S. Pannu

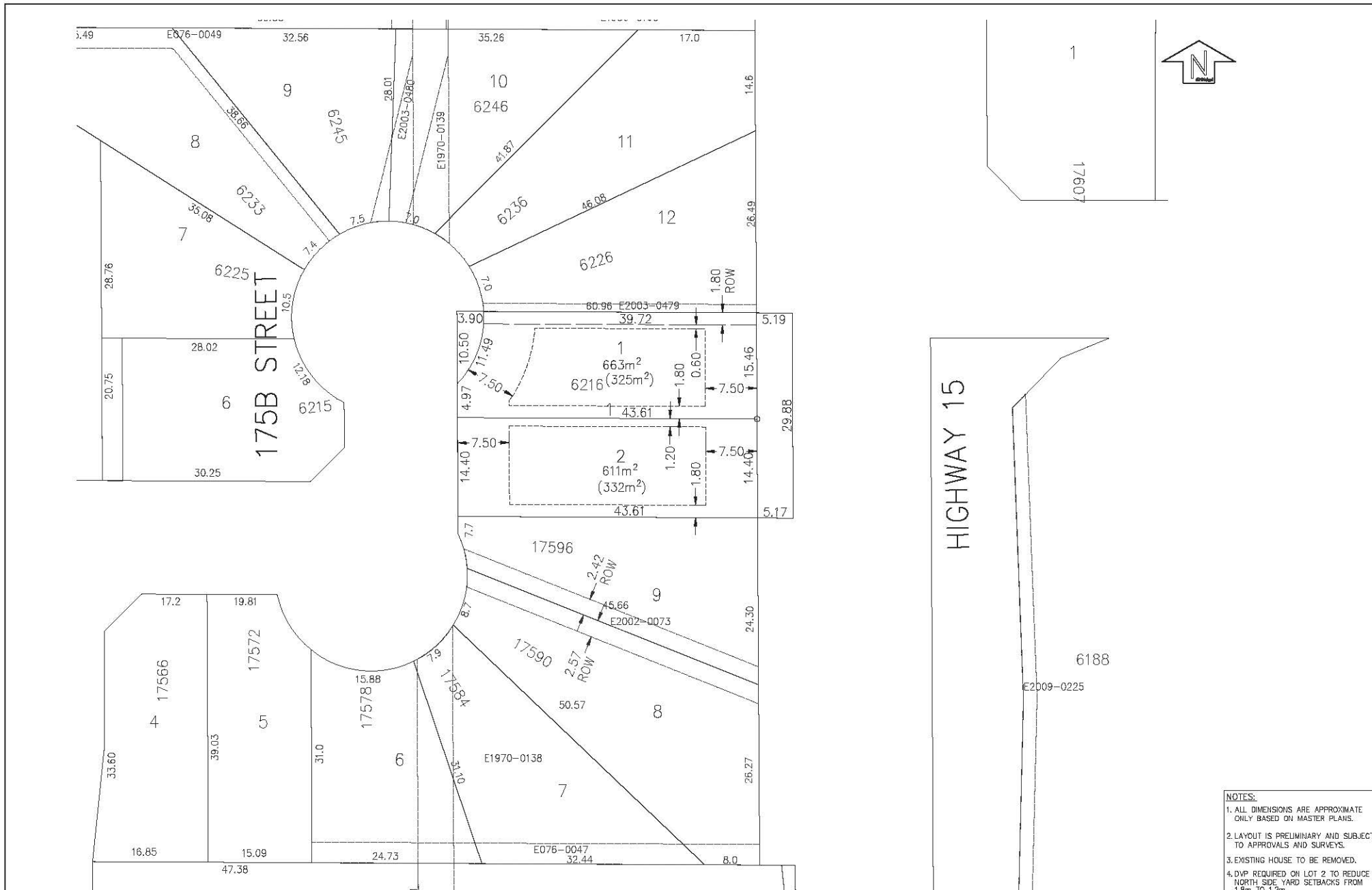
Officer Information as at October 4, 2013:

Balbir K Pannu (Secretary)
Chamkaur S. Pannu (President)

PID: 008-042-969
Lot 1 Except Part In Plan BCP27968 Section 7 Township 8 New Westminster District Plan
18370

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7913-0077-00, and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. DVP REQUIRED ON LOT 2 TO REDUCE NORTH SIDE YARD SETBACKS FROM 1.8m TO 1.2m.

No.	Date	Revision	Dr	Ch
3	14/05/08	REVISED SETBACK	JW	SS
2	14/05/08	REVISED LOT WIDTH	JW	SS
1	14/05/08	REVISED SETBACK ON LOT 2	LC	SS

CitiWest Consulting Ltd.
 No. 101-8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5519
 E-MAIL: office@citiwest.com



635160 BC LTD
 26030 - 28 AVENUE, ALDERGROVE, BC, V4W 2Z8 TEL: 604-856-6337

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 6216 - 175B STREET, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7913-0077-00	Dwg. No. A
Drawn: JC	Mun. Dwg. No.	
Designed: PM	Job No. 13-3018	Of 2
P.W. P.U.	Date MAY/26	Revision 3
Approved:		

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0077-00

Issued To: 635160 BC LTD.

("the Owner")

Address of Owner: 26030 - 28 Avenue
Aldergrove, BC V4W 2Z8

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: 008-042-969

Lot 1 Except Part In Plan BCP27968 Section 7 Township 8 New Westminster District Plan 18370

6216 - 175B 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:

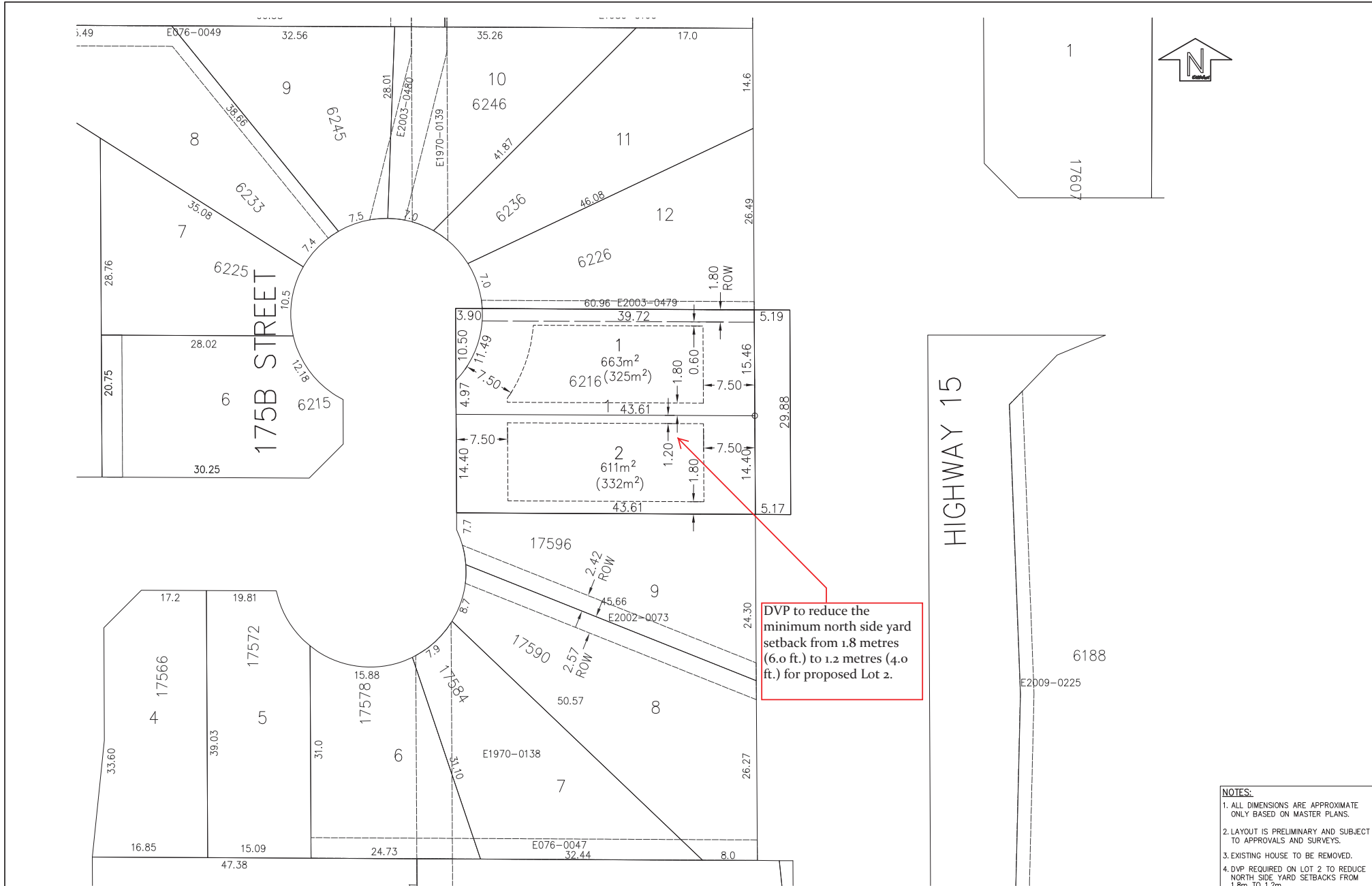
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum north side yard setback of the principal building on proposed Lot 2 is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

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.
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 _____, 2014.
ISSUED THIS _____ DAY OF _____, 2014.

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



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No.	Date	Revision	Dr	Ch
3	14/05/08	REVISED SETBACK	JW	SS
2	14/05/21	REVISED LOT WIDTH	JW	SS
1	14/05/08	REVISED SETBACK ON LOT 2	LC	SS

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PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 6216 - 175B STREET, SURREY, BC

Scale: 1:500	Mun. Proj No. 7913-0077-00	Dwg. No. A
Drawn: JC	Mun. Dwg. No.	
Designed: PM	Job No. 13-3018	Of X
P.W. P.U.	Date MAY/26	Revision 3
Approved:		destroy all prints bearing previous number

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Schedule A