

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7913-0077-02

Planning Report Date: October 3, 2022

PROPOSAL:

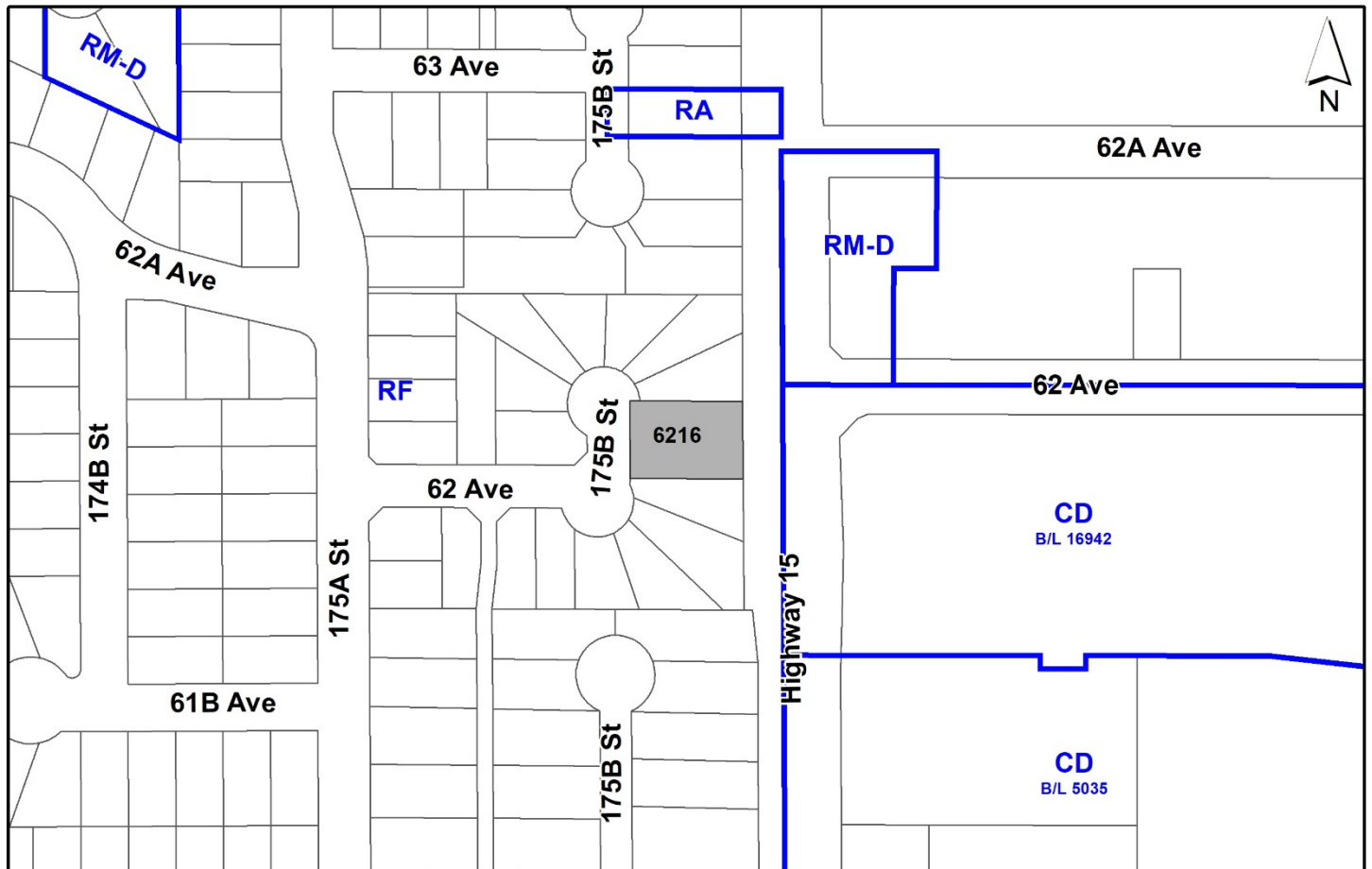
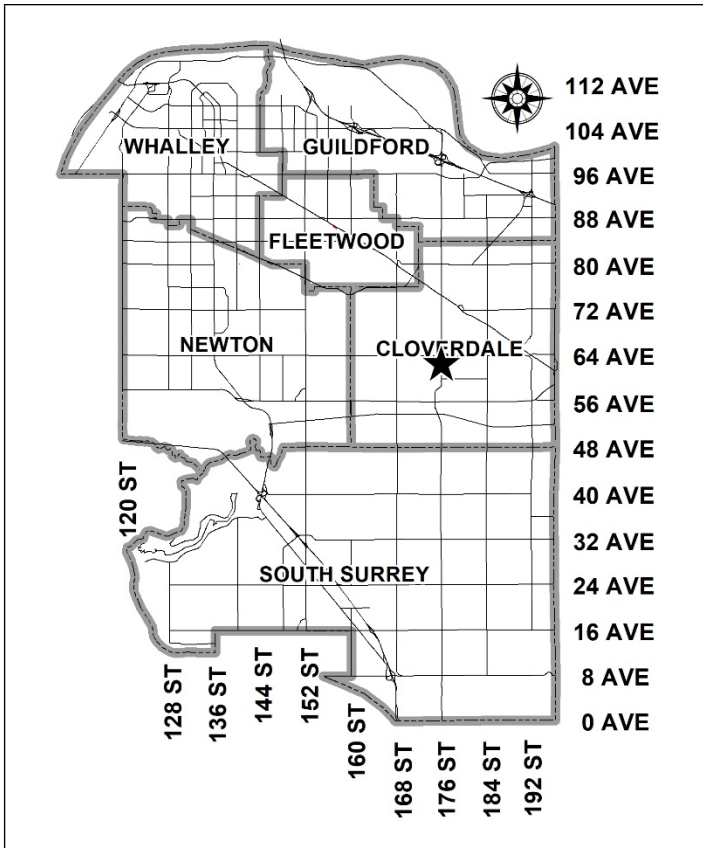
- **Development Variance Permit**

to reduce the north side yard setback for Lot 2 of a proposed 2-lot subdivision

LOCATION: 6216 - 175B Street

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 to 1.2 metres.

RATIONALE OF RECOMMENDATION

- Development Variance Permit (DVP) No. 7913-0077-00 to permit a reduced north side yard setback on proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) was approved by Council on June 23, 2014, and again on September 20, 2018 under DVP No. 7913-0077-01. However, DVP No. 7913-0077-01 expired on October 1, 2021, since the subdivision plan has yet to be finalized and registered at the Land Title Office.
- The applicant has advised that the subdivision application has been on hold due to some challenges negotiating the relocation of the fence and shed situated on the property to the north (6226 – 175B Street), in order to accommodate the public walkway connection between 175B Street and 176 Street (Highway No. 15). The applicant is now actively working to complete the subdivision and has requested the same setback variance that was previously approved (and since expired) under Development Variance Permit No's 7913-0077-00 and 7913-0077-01.
- The northern portion of proposed Lot 1 is impacted by a 1.8-metre wide right-of-way for a 3.0-metre 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.
- The proposed variance accommodates the necessary pedestrian connection while still allowing the applicant to construct a house with an appropriate floor area on the narrower Lot 2 (14.3 metres lot frontage).

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0077-02 (Appendix III), to reduce the minimum north side yard setback of the RF Zone from 1.8 metres to 1.2 metres for Lot 2 of a proposed 2-lot subdivision, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to issuance:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Existing single family dwelling	Urban	RF
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

Context & Background

- 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 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 applied to subdivide the subject property into two (2) RF lots with driveway accesses off 175B Street.

- Development Variance Permit (DVP) No. 7913-0077-00, to permit a reduced north side yard setback on proposed Lot 2 from 1.8 metres to 1.2 metres, was approved by Council on June 23, 2014 and again on September 20, 2018 under DVP No. 7913-0077-01. However, DVP No. 7913-0077-01 has lapsed since the related subdivision plan was not registered at the Land Title Office within three (3) years of the date of DVP issuance.
- During the original subdivision 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 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 agreed to provide an additional 1.8-metre wide right-of-way along the north lot line of proposed Lot 1 in order to achieve a 3.0-metre wide pedestrian walkway connecting 175B Street with the sidewalk along Highway No. 15.
- In order to construct the 3.0-metre wide 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) will need to authorize the removal of these panels to accommodate the pedestrian walkway and had previously indicated that they did not have any concerns with this.
- The owners of the property to the north (6226 – 175 B Street) have tentatively agreed to relocate their 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 repositioned.

DEVELOPMENT PROPOSAL

Planning Considerations

- 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 to 1.2 metres.
- Proposed Lot 1 is approximately 650 square metres in size with a lot width of 15.6 metres, while proposed Lot 2 is approximately 623 square metres in size with a lot width of 14.3 metres.
- The reduction in lot width, from 15 metres to 14.3 metres, 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 width reduction on proposed Lot 2 will accommodate the pedestrian walkway on a wider Lot 1.

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policy:
 - A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.
 - *The proposed RF lots offers an appropriate transition to the RF zoned lots to the immediate north and south.*

Zoning By-law

- The subject property is zoned RF.
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)" and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
Yards and Setbacks (RF Zone)		
Lot 1		
(West) Front Yard:	7.5 metres	7.5 metres
(North) Side Yard:	1.8 metres	1.8 metres
(South) Side Yard:	1.8 metres	1.8 metres
(East) Rear Yard:	7.5 metres	7.5 metres
Lot 2		
(West) Front Yard:	7.5 metres	7.5 metres
(North) Side Yard:	1.8 metres	1.2 metres*
(South) Side Yard:	1.8 metres	1.8 metres
(East) Rear Yard:	7.5 metres	7.5 metres
Lot Size (RF Zone)		
Lot 1		
Lot Size:	560 square metres	650 square metres
Lot Width:	15 metres	15.6 metres
Lot Depth:	28 metres	39.7 – 43.6 metres
Lot 2		
Lot Size:	560 square metres	623 square metres
Lot Width:	15 metres	14.3 metres
Lot Depth:	28 metres	43.6 metres
Parking (Part 5)		
Number of Spaces	Required	Proposed
	3	3

* Variance requested (see Variances Section).

Variance

- The applicant is requesting to reduce the minimum north side yard setback of the RF Zone from 1.8 metres to 1.2 metres for Lot 2 of a proposed 2-lot subdivision.
- The applicant has advised that the subdivision application has been on hold due to some challenges negotiating the relocation of the fence and shed situated on the property to the north (6226 – 175B Street), in order to accommodate the public walkway connection between 175B Street and 176 Street (Highway No. 15). The applicant is now actively working to complete the subdivision and has requested the same setback variance that was previously approved (and since expired) under Development Variance Permit No's 7913-0077-00 and 7913-0077-01.
- The northern portion of proposed Lot 1 is impacted by a 1.8-metre wide right-of-way for a 3.0-metre 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.
- The proposed variance allows the applicant to construct a house with a more proportional front façade and efficient floor plan on proposed Lot 2.
- The proposed variance accommodates the necessary pedestrian connection while still allowing the applicant to construct a house with an appropriate floor area on the narrower Lot 2 (14.3 metres lot frontage).
- The proposed variance still maintains an appropriate distance between structures on proposed Lots 1 and 2 for privacy and fire safety. It also does not negatively impact any of the existing single family dwellings to the north or south of the subject site.
- Staff support the requested variance to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines.
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that there is a mix of old urban and modern urban styles in the neighborhood. The Design Consultant has proposed a set of building design guidelines that recommends "Neo-Traditional" and "Neo-Heritage" as the preferred style of home.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., and dated May 2013, has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,000 per new lot.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

PUBLIC ENGAGEMENT

- Development Proposal Signs for the proposed subdivision were installed on June 6, 2014. Staff have not received any responses from neighboring properties.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Red Maple	1	1	0
Plum Cherry	1	0	1
Total (excluding Alder and Cottonwood Trees)	2	1	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		5	
Total Retained and Replacement Trees		6	

- The Arborist Assessment states that there are a total of 2 mature trees on the site. It was determined that 1 tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 2 replacement trees on the site. The applicant is proposing 5 replacement trees, exceeding City requirements.
- In summary, a total of 6 trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

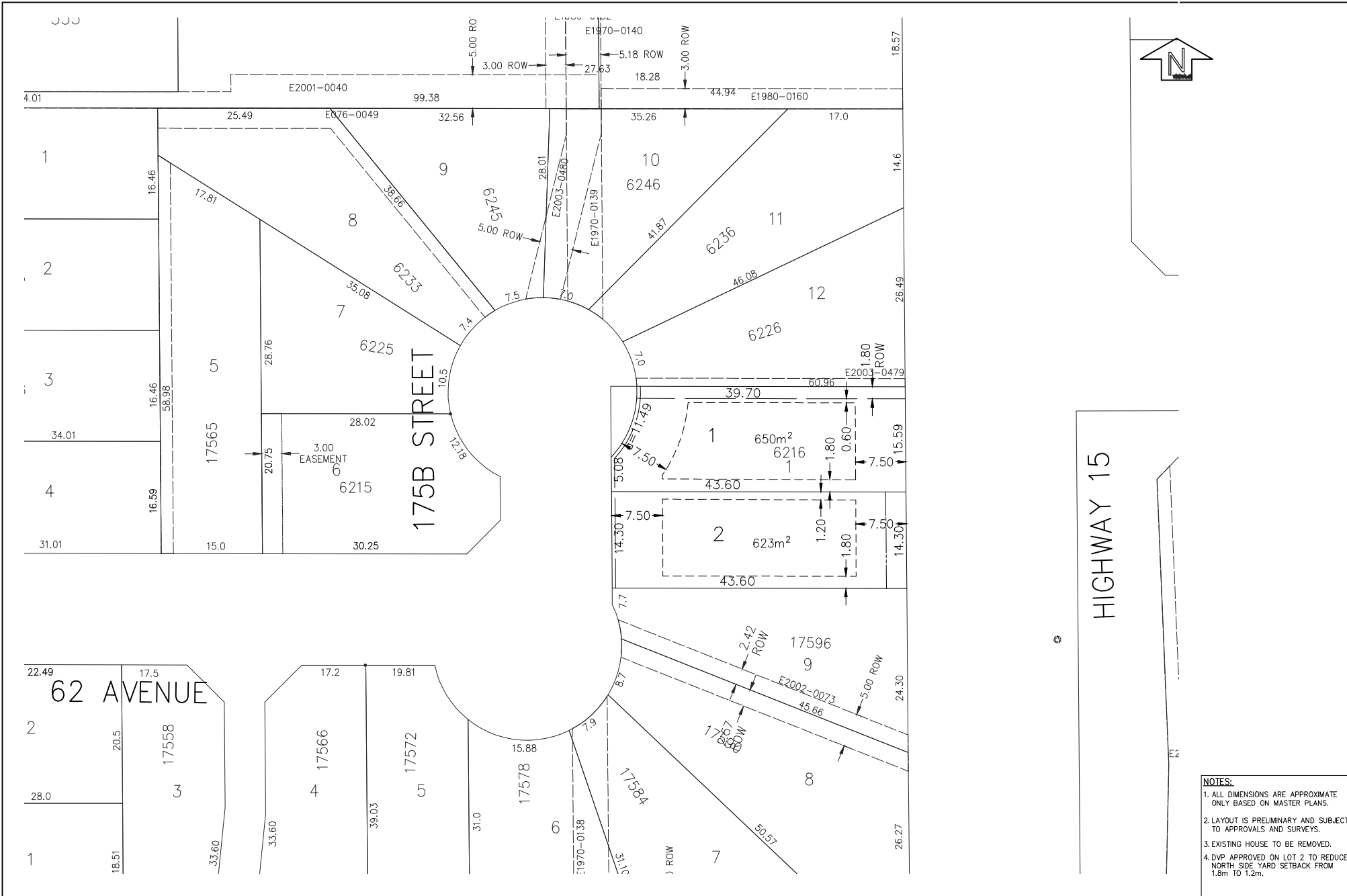
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Summary of Tree Survey and Tree Preservation
Appendix III.	Development Variance Permit No. 7913-0077-02
Appendix IV.	Original June 9, 2014 Planning Report for Development Application No. 7913-0077-00 (without appendices)
Appendix V.	Original September 17, 2018 Planning Report for Development Application No. 7913-0077-01 (without appendices)

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

ELM/cm



- 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 APPROVED ON LOT 2 TO REDUCE NORTH SIDE YARD SETBACK FROM 1.8m TO 1.2m.

No.	Date	Revision	Dr.	Ch.
4	18/05/25	APPROVED LAYOUT	TWO	PM
3	14/05/26	REVISED SETBACK	JW	SS
2	14/05/21	REVISED LOT WIDTH	JW	SS
1	14/05/08	REVISED SETBACK ON LOT 2	LC	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@citiwest.com



635160 BC LTD
 26030 - 28 AVENUE, ALDERGROVE, BC, V4W 2Z8 TEL: 604-856-6337
LOT LAYOUT
 SUBDIVISION AT 6216 - 175B STREET, SURREY, BC

Scale:	1:500	Mun. Proj. No.	7913-0077-00	Dwg. No.	A
Drawn:	TWO	Mun. Dwg. No.			
Designed:	PM	Job No.	13-3018	Of	X
P.W. P.U.		Date	JUN /18	Revision	4
Approved:					

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MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 13-0077-00

Address: 6216 175B Street

Registered Arborist: Tim Vandenberg, PN-8565A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	2
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 	2
Replacement Trees Proposed	5
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

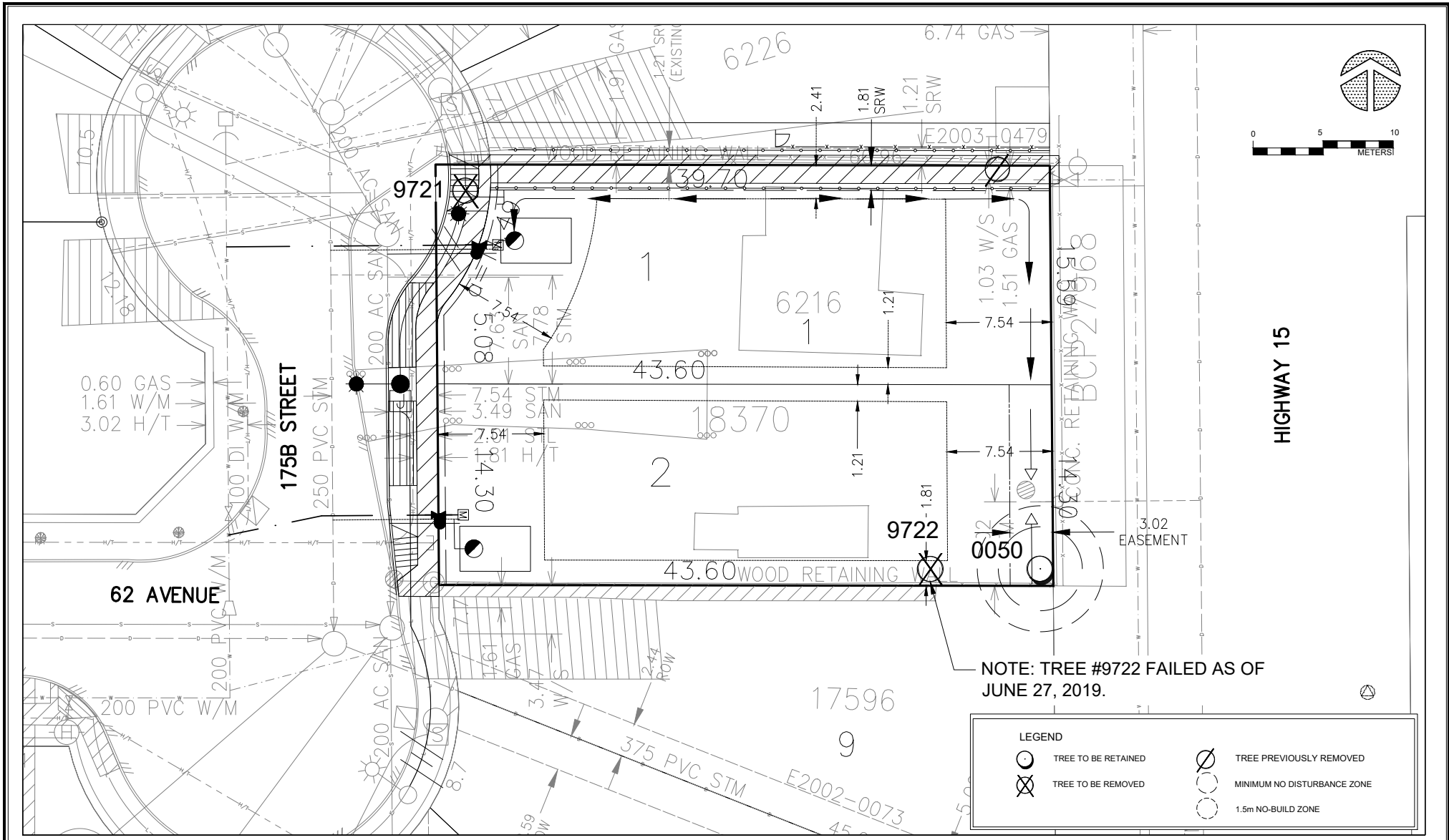


Date: January 25, 2022



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





NOTE: TREE #9722 FAILED AS OF JUNE 27, 2019.

LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	TREE PREVIOUSLY REMOVED
	MINIMUM NO DISTURBANCE ZONE
	1.5m NO-BUILD ZONE

NO.	DATE	BY	REVISION
1	JUN28/19	MK	REVISIONS
2	FEB04/22	MK	CIVIL PLAN

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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PROJECT TITLE
6216 175B STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN
 SGL

SCALE
 AS SHOWN

DATE
 DECEMBER 9, 2013

T-1
 SHEET 1 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0077-02

Issued To:

(the "Owner")

Address of Owner:

- 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(s) has/have been issued, as follows:

Parcel Identifier:

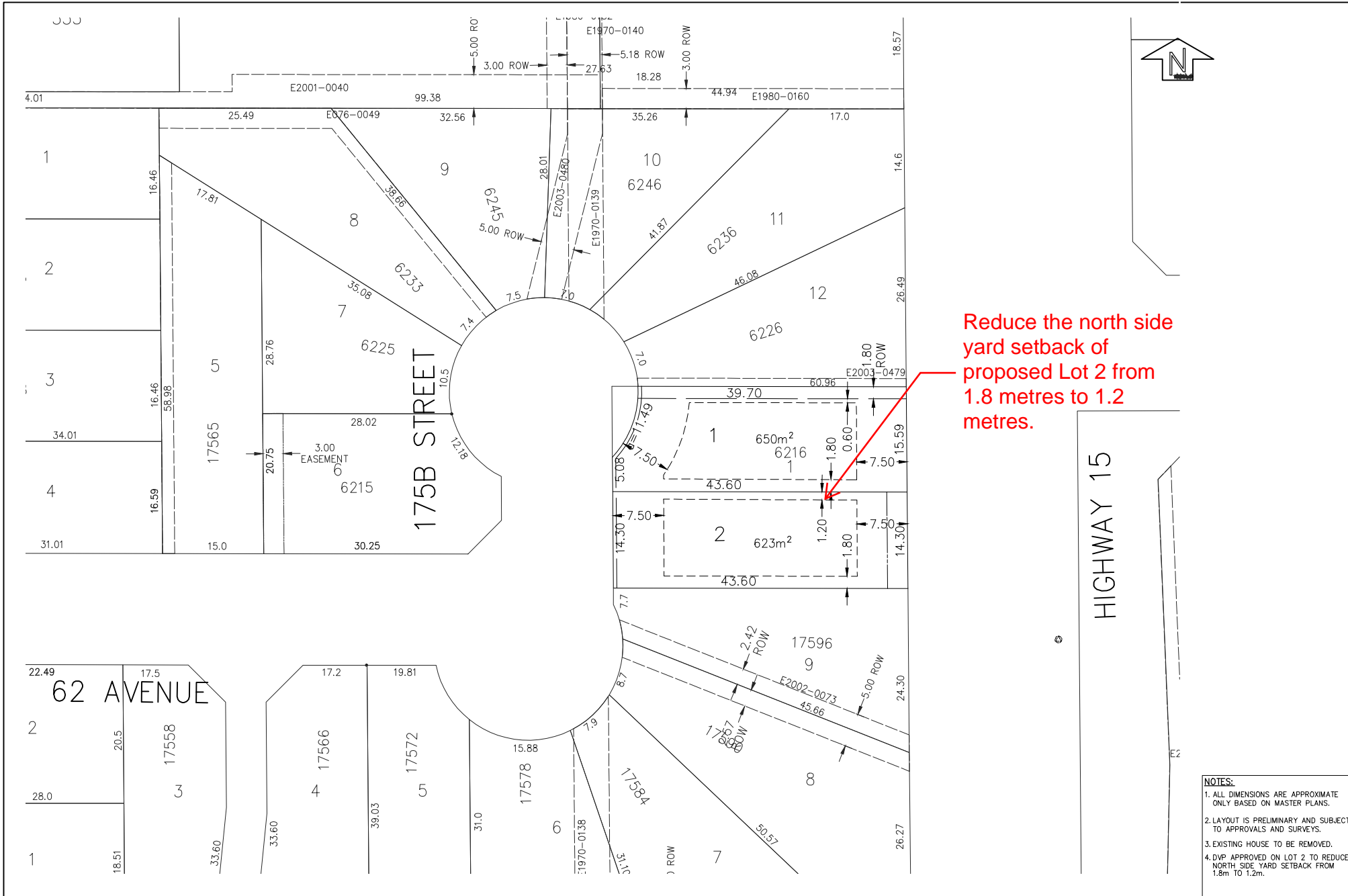
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. 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 , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



Reduce the north side yard setback of proposed Lot 2 from 1.8 metres to 1.2 metres.

- 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 APPROVED ON LOT 2 TO REDUCE NORTH SIDE YARD SETBACK FROM 1.8m TO 1.2m.

No.	Date	Revision	Dr.	Ch.
4	18/05/25	APPROVED LAYOUT	TWO	PM
3	14/05/26	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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 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



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

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

Scale:	1:500
Drawn:	TWO
Designed:	PM
P.W. / P.U.:	
Approved:	

Mun. Proj. No.	7913-0077-00	Dwg. No.	A
Mun. Dwg. No.			
Job No.	13-3018	Of	X
Date	JUN /18	Revision	4

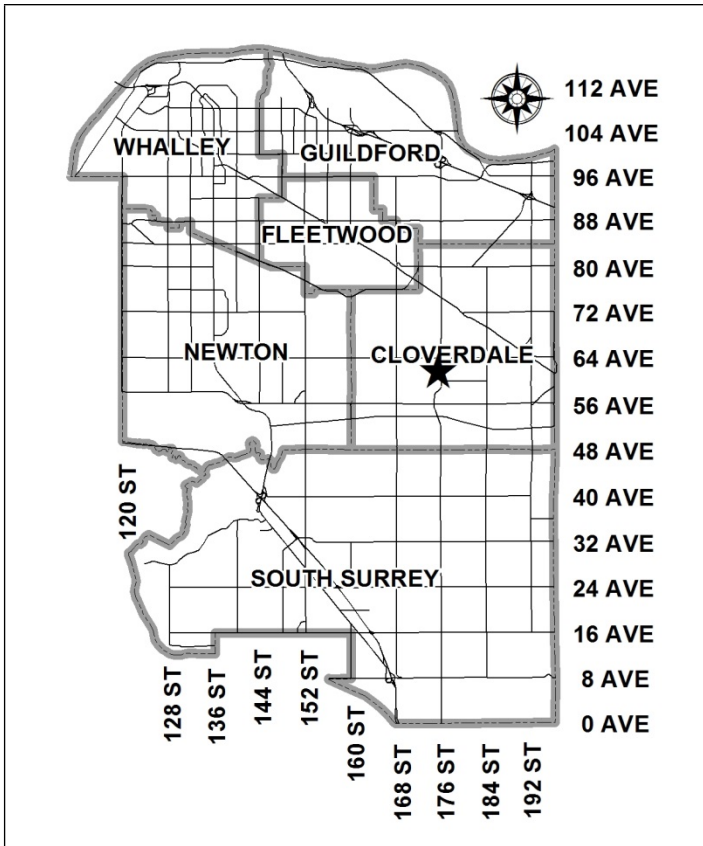
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City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0077-00

Planning Report Date: June 9, 2014



PROPOSAL:

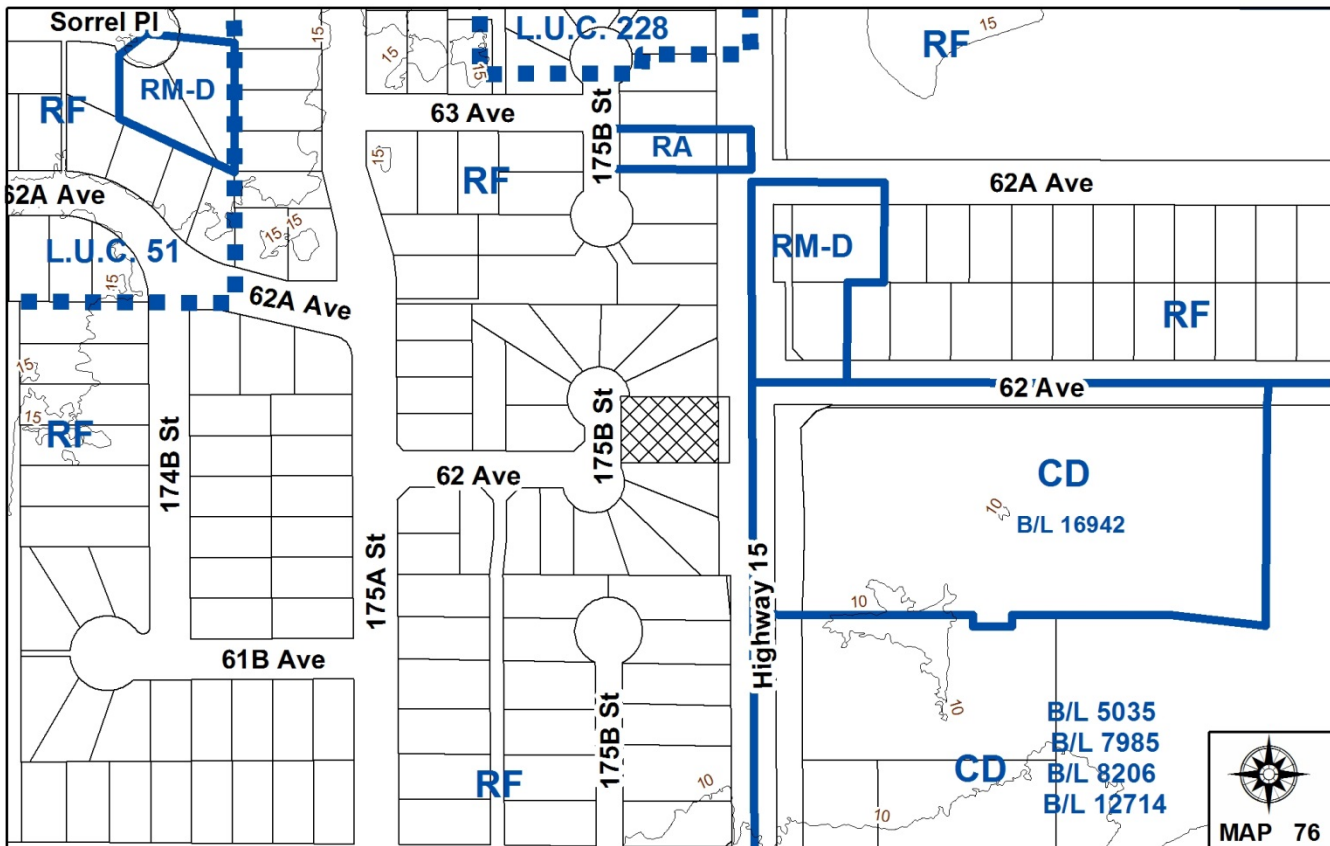
- **Development Variance Permit**
 in order to reduce the north side yard setback for Lot 2 of a proposed 2-lot subdivision.

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

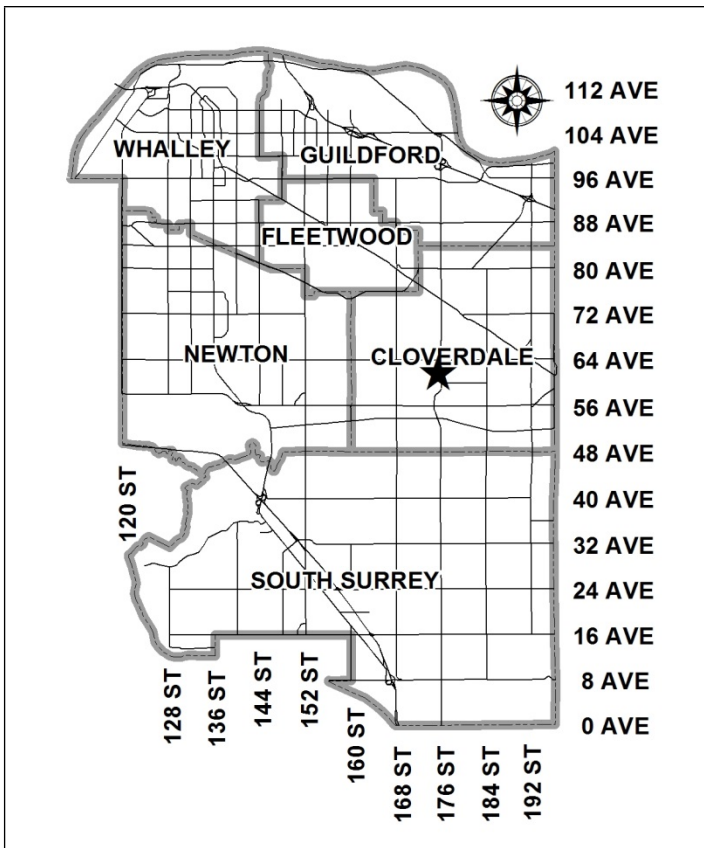
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City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0077-01

Planning Report Date: September 17, 2018



PROPOSAL:

- **Development Variance Permit**

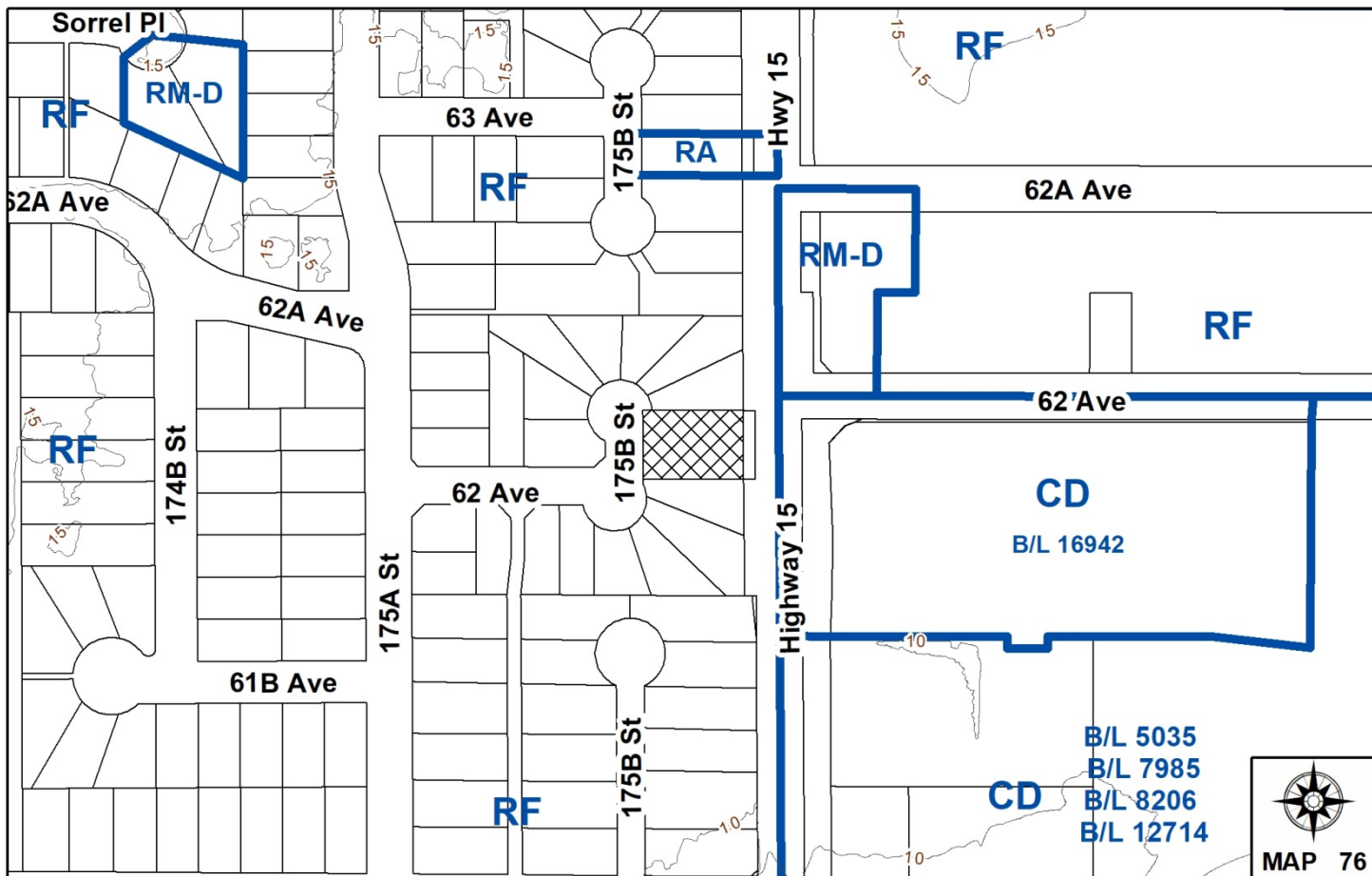
to reduce the north side yard setback for Lot 2 of a proposed 2-lot subdivision.

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

- Development Variance Permit (DVP) No. 7913-0077-00 to permit a reduced north side yard setback of proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) was approved by Council on June 23, 2014. However, DVP No. 7913-0077-00 expired on June 23, 2017 since the subdivision plan has yet to be finalized and registered at the Land Title Office.
- The applicant has advised that the subdivision application has been on hold due to some challenges negotiating the relocation of the fence and shed situated on the property to the north (6226 – 175B Street), in order to accommodate the public walkway connection between 175B Street and 176 Street (Highway No. 15). The applicant is now actively working to complete the subdivision and has requested the same setback variance that was previously approved (and since expired) under Development Variance Permit No. 7913-0077-01.
- 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 on the narrower Lot 2 (14.3 metres / 47 ft. lot frontage).

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0077-01 (Appendix III), 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, to proceed to Public Notification.

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 applied to subdivide the subject property into two (2) RF lots with driveway accesses off 175B Street.
- Development Variance Permit (DVP) No. 7913-0077-00, to permit a reduced north side yard setback on proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.), was approved by Council on June 23, 2014. However, DVP No. 7913-0077-00 has lapsed since the related subdivision plan was not registered at the Land Title Office within three (3) years of the date of DVP issuance.

- During the original subdivision 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 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.
- 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) will need to authorize the removal of these panels to accommodate the pedestrian walkway, and had previously indicated that they did not have any concerns with this.
- The owners of the property to the north (6226 – 175 B Street) have tentatively agreed to relocate their 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 repositioned.

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 650 square metres (7,000 sq.ft.) in size with a lot width of 15.6 metres (51 ft.), while proposed Lot 2 is approximately 623 square metres (6,700 sq.ft.) in size with a lot width of 14.3 metres (47 ft.).
- The reduction in lot width, from 15 metres (50 ft.) to 14.3 metres (47 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 width reduction on proposed Lot 2 will accommodate the pedestrian walkway on a 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 subdivision application has been on hold due to some challenges negotiating the relocation of a fence and shed situated on the property to north (6226 – 175B Street), in order to accommodate the walkway connection. Some progress has since been made, and in order to complete the subdivision, the same setback variance along the north lot line of proposed Lot 2, as previously supported by Council, is requested.
- The 1.8-metre (6 ft.) wide right-of-way for the pedestrian walkway along the north property line has resulted in a wider Lot 1 (15.6 m. / 51 ft.) and a narrower Lot 2 (14.3 m. / 47 ft.). The side yard setback variance is for proposed Lot 2 only.

Staff Comments:

- Development Variance Permit (DVP) No. 7913-0077-00 to permit a reduced north side yard setback of proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) was approved by Council on June 23, 2014, but has since expired. The proposed setback variance under DVP No. 7913-0077-01 is the same setback variance that was previously approved under DVP No. 7913-0077-00.
- The proposed variance allows the applicant to construct a house with a more proportional front façade and efficient floor plan on proposed Lot 2.
- The proposed variance still maintains an appropriate distance between structures on proposed Lots 1 and 2 for privacy and fire safety. It also does not negatively impact any of the existing single family dwellings to the north or south of the subject site.
- 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. 7913-0077-01
Appendix IV.	Original June 9, 2014 Planning Report for Development Application No. 7913-0077-00 (without appendices)

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

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