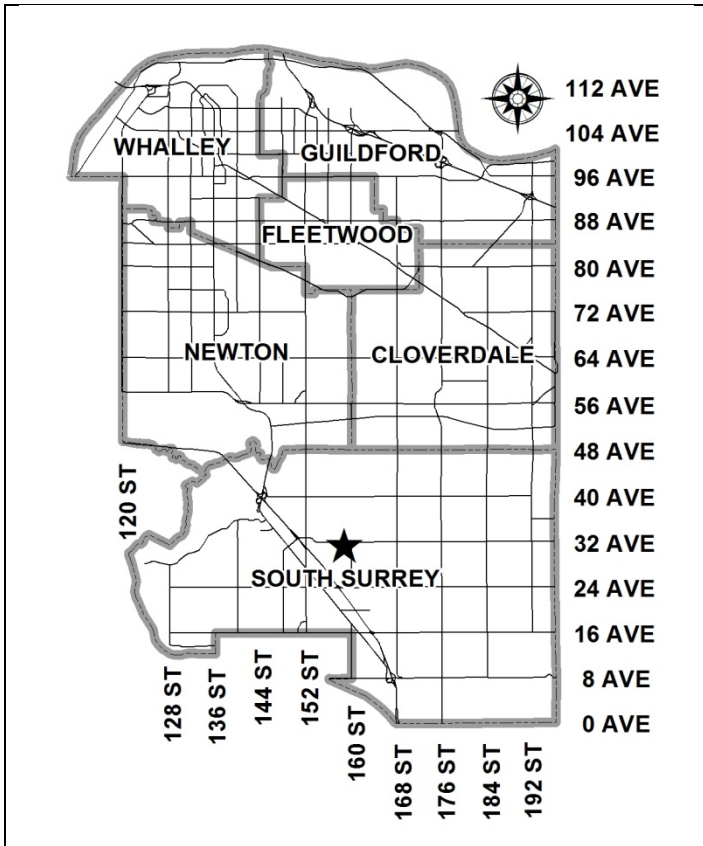


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0136-00

Planning Report Date: July 8, 2013



PROPOSAL:

- **Development Variance Permit**
 in order to vary the requirement for 3-metre (10 feet) wide landscaping strip.

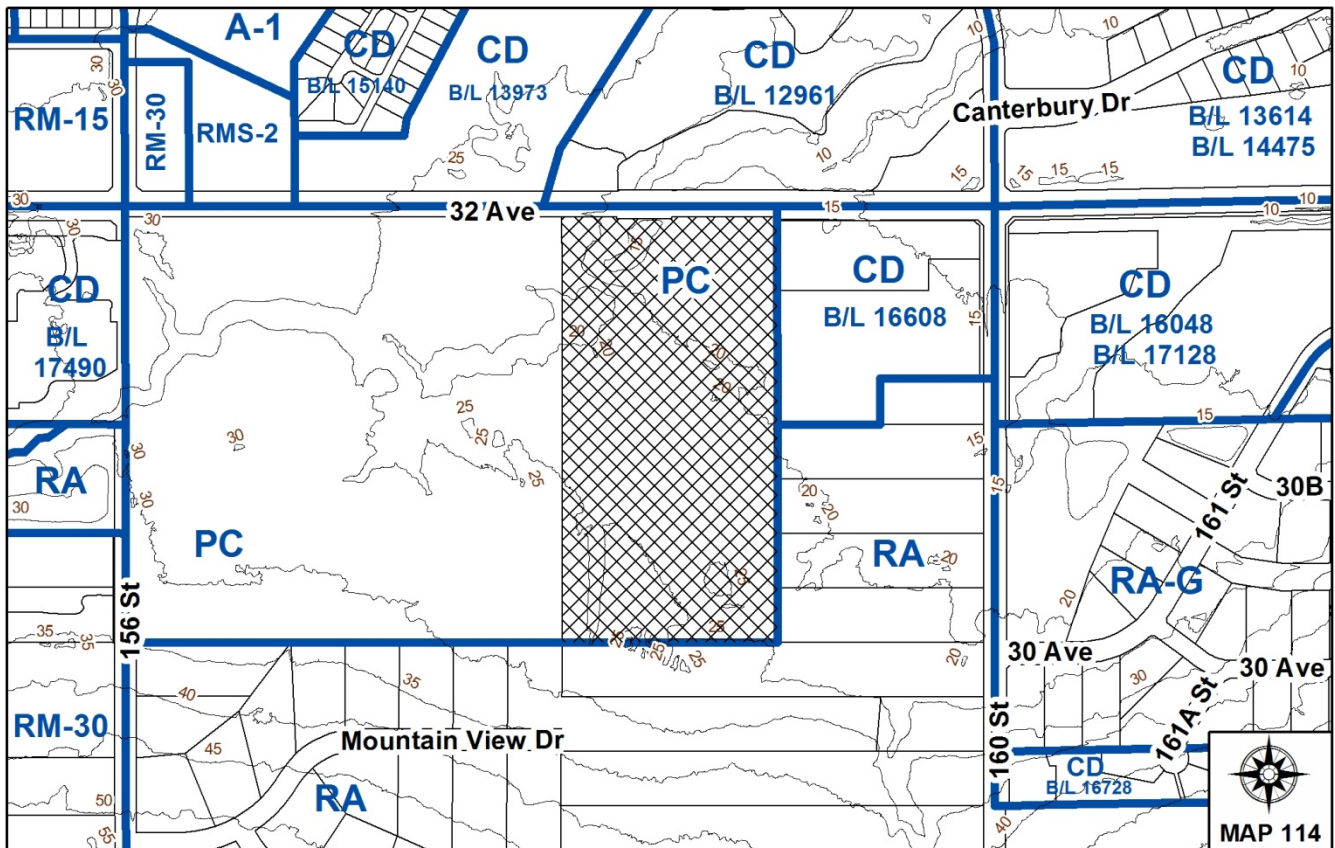
LOCATION: 15850 - 32 Avenue

OWNER: Roman Catholic Archbishop of Vancouver

ZONING: PC

OCP DESIGNATION: Suburban

NCP DESIGNATION: Cemetery



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The “Cemetery Zone (PC)” requires a 3-metre (10 feet) wide landscaping strip. The applicant is requesting that this be reduced to a 1-metre (3 feet) wide landscaping strip in the southeast corner of the site, and that in lieu of planting, a fence and trail be constructed within the 1-metre (3 feet) area.

RATIONALE OF RECOMMENDATION

- There is an existing statutory right-of-way (SRW) area for drainage purposes in the southeast corner of the site. The PC zone has no landscaping strip requirement adjacent to a SRW boundary. The applicant is proposing to convey the SRW area to the City for detention pond purposes. Once this land is conveyed to the City, the landscaping strip requirement of the PC zone will come into effect, creating a loss of usable land to the applicant.
- The proposed variance allows more land to be retained by the applicant for cemetery uses while still providing for a separation along the property line.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0136-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum landscaping strip width required in the PC zone from 3 metres (10 feet) to 1 metre (3 feet) along the new property line that will be created when the existing SRW area is conveyed to the City in the southeast corner of the site, and that in lieu of planting, a fence and trail be constructed within the 1-metre (3 feet) area.

REFERRALS

Engineering: The Engineering Department has no objection to the project as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Gardens of Gethsemani cemetery.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 32 Avenue):	Riparian area.	Urban/ Open Space	CD By-law No. 12961
East:	Townhouses and single family residential (with several active applications for townhouses).	Urban and Suburban/ Cluster Housing (6-8 upa), Environmental Area	RA and CD By-law No. 16608
South:	Vacant, under application 7911-0169-00 for single family and townhouses.	Suburban/ Cluster Housing (6-8 upa), Neighbourhood Park	RA
West:	Gardens of Gethsemani cemetery.	Suburban/ Cemetery	PC

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 15850 – 32 Avenue and is designated “Suburban” in the OCP and “Cemetery” in the North Grandview Heights NCP. The property is zoned PC. The property, and the parcel immediately adjacent to the west, 15800 – 32 Avenue, is the site of the Gardens of Gethsemani cemetery.

- There is an existing statutory right-of-way (SRW) for drainage purposes in the southeast corner of the site. The SRW area contains 2 ponds: one pond crosses the property line and is shared with the property to the south. The other pond is a compensatory habitat pond.
- The applicant is working with the applicant to the south (File No. 7911-0269-00) to develop the cross-property line pond as a detention facility. As part of this work, the cemetery is required to convey the SRW area to the City.
- The PC zone requires screen planting at least 3 metres (10 feet) wide to be provided along all property lines, and shall include trees and/or hedges. The PC zone has no landscaping strip requirement along a SRW boundary. Once the SRW area is conveyed to the City, the landscaping strip requirement of the PC zone will come into effect, creating a loss of usable land to the applicant.
- The applicant is therefore requesting that the requirement for a 3-metre (10 feet) wide landscaping strip be reduced to 1-metre (3 feet) adjacent to the new property line which will be created when the SRW area is dedicated to the City. In lieu of planting, the applicant is proposing to construct a fence and trail within the 1-metre (3 feet) strip.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum landscaping strip width required in the PC zone from 3 metres (10 feet) to 1 metre (3 feet) along the new property line that will be created when the SRW area is conveyed to the City in the southeast corner of the site, and in lieu of planting, to construct a fence and trail within the 1-metre strip.

Applicant's Reasons:

- The proposed variance allows more land to be retained by the applicant for cemetery uses.

Staff Comments:

- The conveyance of the SRW area to the City helps achieve an important piece of drainage infrastructure in this area of the NCP. The impact to the applicant of the dedication of the land to the City is that the 3-metre (10 feet) wide landscape strip requirement of the PC zone comes into effect when the land is dedicated. The proposed variance reduces the impact on the usable land for the applicant.
- The proposed variance is adjacent to a riparian area. There is no impact on any neighbouring property from the proposed relaxation of the width of the landscaping strip.
- The applicant has agreed to construct and maintain a fence and trail along the boundary of the reduced setback area, which will ensure that cemetery development does not interfere with maintenance of the berm located in the SRW area to be conveyed to the City.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Development Variance Permit No. 7913-0136-00
- Appendix III. Engineering Summary

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/da

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DRV 7/4/13 9:56 AM

Information for City Clerk

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

1. (a) Agent: Name: Tom Fletcher

 Address: 393 - 67A Avenue
 Delta, BC
 V4L 2B8

 Tel: 604-948-9697

2. Properties involved in the Application
 - (a) Civic Address: 15850 - 32 Avenue

 - (b) Civic Address: 15850 - 32 Avenue
 Owner: Roman Catholic Archbishop of Vancouver
 PID: 013-216-562
 West Half Legal Subdivision 16 Section 23 Township 1 New Westminster District Except:
 Part Dedicated Road On Plan LMP46971

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0136-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0136-00

Issued To: Roman Catholic Archbishop of Vancouver
("the Owner")

Address of Owner: Attn: Finance Office
150 Robson Street
Vancouver, BC
V6B 2A7

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: 013-216-562
West Half Legal Subdivision 16 Section 23 Township 1 New Westminster District
Except: Part Dedicated Road On Plan LMP46971
15850 - 32 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) to reduce the minimum landscaping strip width required in the PC zone from 3 metres (10 feet) to 1 metre (3 feet) along the new property line that will be created when the existing SRW area is conveyed to the City in the southeast corner of the site, and that in lieu of planting, a fence and trail be constructed within the 1-metre (3 feet) area.




4. 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. 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.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. This development variance permit is not a building permit.

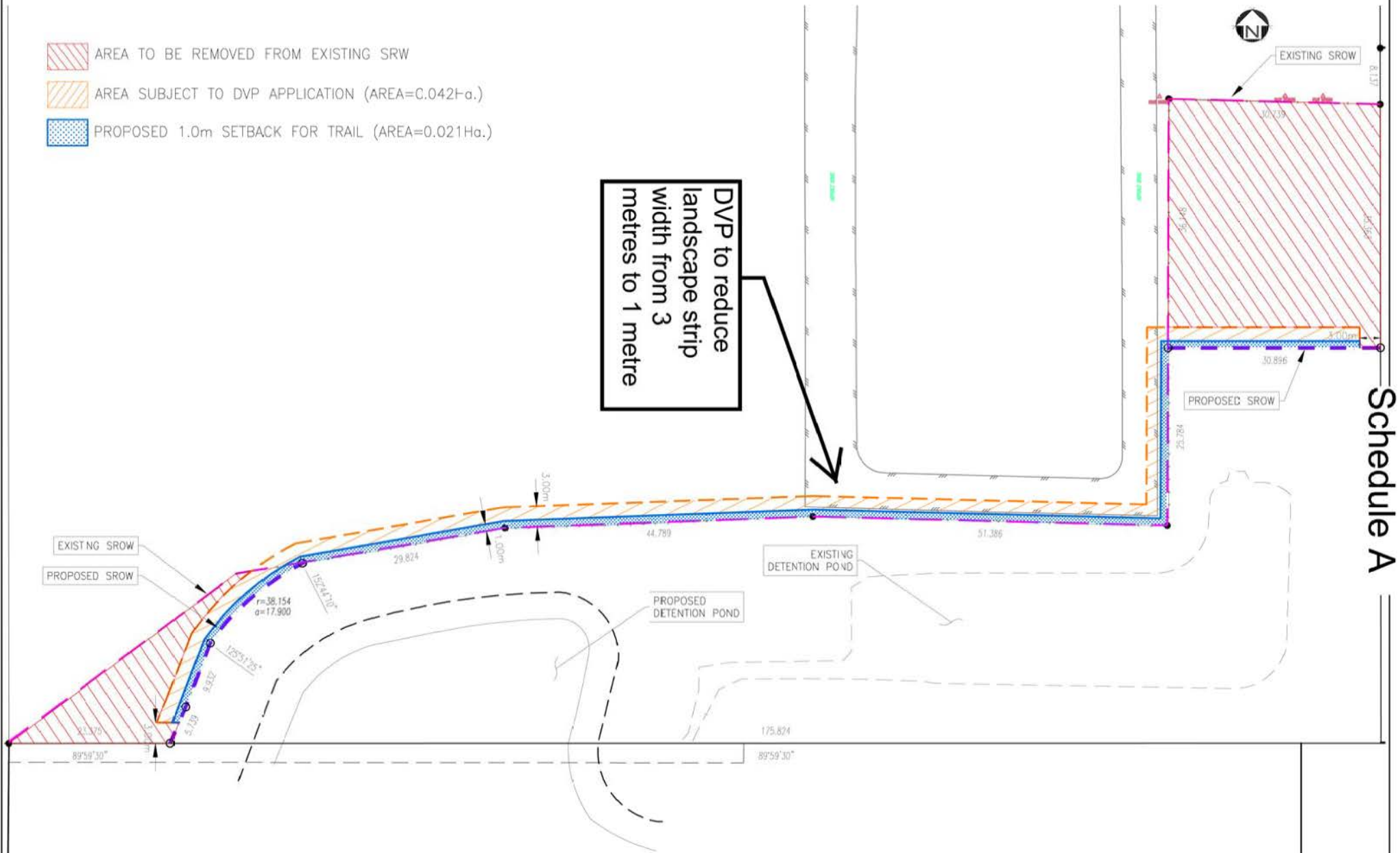
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

-  AREA TO BE REMOVED FROM EXISTING SRW
-  AREA SUBJECT TO DVP APPLICATION (AREA=C.042Ha.)
-  PROPOSED 1.0m SETBACK FOR TRAIL (AREA=0.021Ha.)

DVP to reduce
landscape strip
width from 3
metres to 1 metre



15850 - 32nd Avenue
DEVELOPMENT VARIANCE
PERMIT APPLICATION
27/06/2013
1:750



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

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

DATE: **July 3, 2013** PROJECT FILE: **7813-0136-00**

RE: **Engineering Requirements
Location: 15850 32 Ave**

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit for reducing the setback from 3.0 metres to 1.0 metre.



Rémi Dubé, P.Eng.
Development Services Manager

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