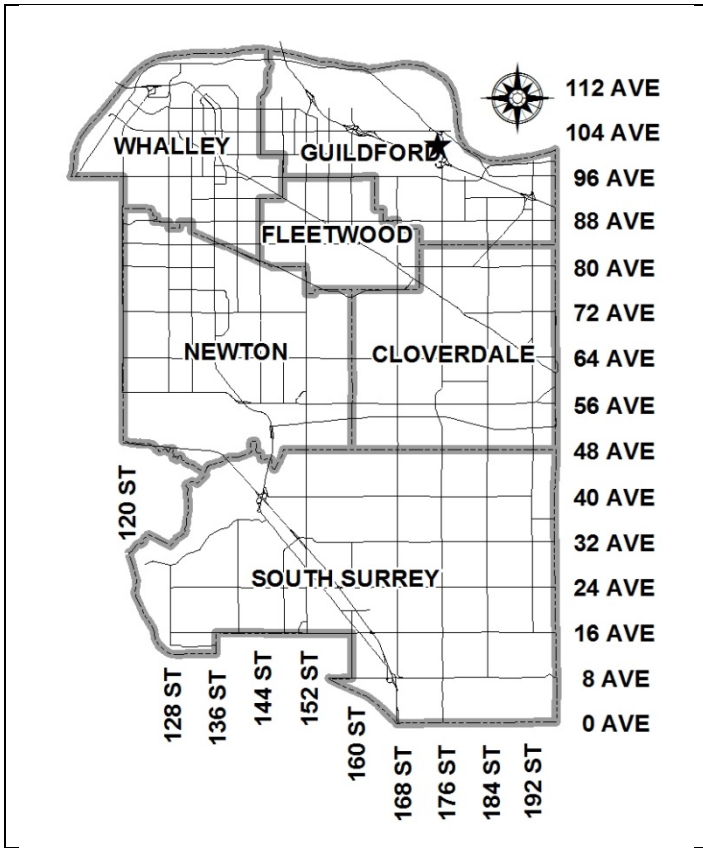


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0029-00

Planning Report Date: September 8, 2014



PROPOSAL:

- **Rezoning** from RA to RH and PA-1
- **Development Variance Permit**

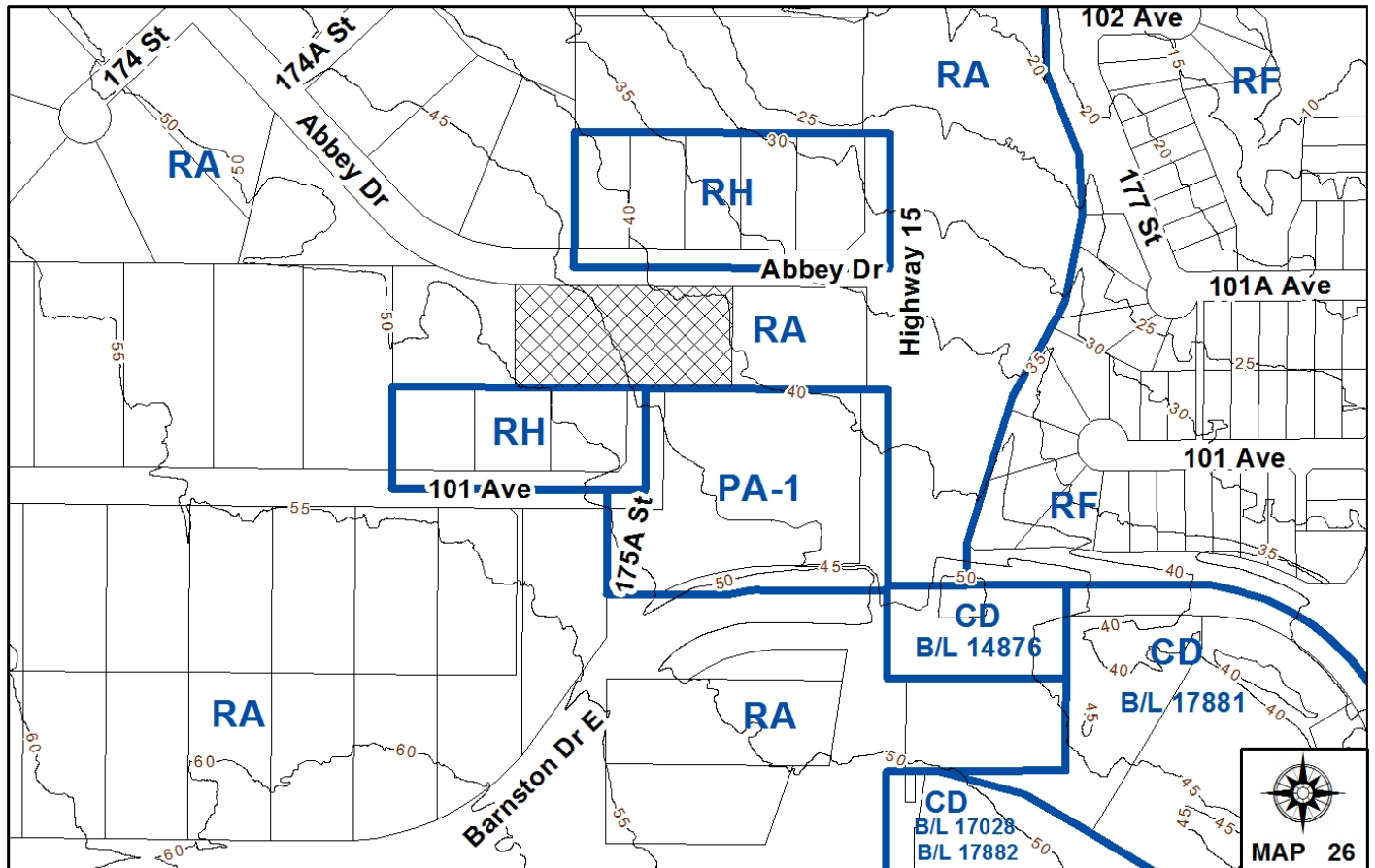
in order to allow subdivision into 1 half-acre residential lot and 1 consolidated church site with the adjoining PA-1-zoned lot to the south.

LOCATION: 17518 - Abbey Drive

OWNER: Korean Central Presbyterian Church of The Greater Vancouver

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Variance requested to reduce the rear yard setback of the RH Zone for proposed Lot 1 from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) to retain an existing house.

RATIONALE OF RECOMMENDATION

- The proposed rezoning and subdivision will facilitate dedication of two portions of 175A Street that are already constructed between Abbey Drive and Barnston Drive.
- The portion of the subject site east of the 175A Street dedication will be assembled with the church lands to the south. The portion west of the road will become a half-acre residential lot consistent with the surrounding suburban area.
- The existing house to be retained on proposed Lot 1 is in good condition and the lot is well landscaped. Any new house construction will be required to comply with the RH Zone requirements.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown on the Survey Plan (Appendix I) as Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half Acre Residential Zone (RH)" (By-law No. 12000) and the portion of the subject site shown on the Survey Plan (Appendix I) as Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to " Assembly Hall 1 Zone (PA-1)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0029-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RH Zone from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (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; and
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) approval from the Ministry of Transportation and Infrastructure.

REFERRALS

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

Ministry of Transportation and Infrastructure (MOTI): MOTI has granted preliminary approval.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Abbey Drive):	Single family dwellings.	Suburban	RH

Direction	Existing Use	OCP Designation	Existing Zone
East:	Single family dwelling.	Suburban	RA
South:	Existing church and single family dwellings.	Suburban	RA
West:	Single family dwelling.	Suburban	RA and RH

DEVELOPMENT CONSIDERATIONS

- The subject site is zoned "One-Acre Residential Zone (RA)" and is approximately 6,529 square metres (1.63 acres) in size. The property has an existing dwelling on the western portion of the lot which is proposed to be retained. The applicant proposes to dedicate 175A Street and rezone the portion of the property west of the road to "Half-Acre Residential Zone (RH)" and rezone the portion east of 175A Street as "Assembly Zone One (PA-1)" and consolidate with the parcel to the south at 10110 – 175A Street.
- The property at 10110 – 175A Street, which is included in the associated subdivision application, is zoned Assembly Hall 1 Zone (PA-1) and is approximately 1.19 hectares (2.93 acres) in size. The property has an existing church, dwelling and outbuilding which are allowed under the PA-1 Zone.

Proposed Lot 1 - RH Zone

- Proposed Lot 1, the proposed half-acre residential (RH) lot, has a 55.5-metre (182 ft.) lot width, 61-metre (200 ft.) lot depth and a lot area of 3,380 square metres (0.84 acre), which meets the dimensional and area requirements of the RH Zone.
- Due to the subdivision, the readjusted lot lines cause the previous western side yard to become a rear yard. A Development Variance Permit (DVP) is therefore required to retain the existing house (see By-law Variance Section).

Proposed Lot 2 - PA-1 Zone

- Proposed Lot 2, the PA-1 lot, meets the minimum lot dimensions of the PA-1 Zone and has a lot area of 1.29 hectares (3.2 acres).
- The 10110 – 175A Street property is zoned "Assembly Zone One (PA-1)". The subject site includes the assembly hall and a two-storey house/dwelling unit. The northern portion to be consolidated includes a historical fox barn which is proposed to be retained. The church plans to use this building for storage.
- The applicant is not proposing to construct any new structures or buildings. The intent of the rezoning application is to facilitate the subdivision and land assembly with the PA-1 parcel.

Access Issues

- Currently, 175A Street between Abbey Drive and 101 Avenue is constructed and is protected through a Statutory Right-of-Way. The applicant will dedicate 175A Street as an engineering condition of the associated subdivision.
- The portion of 175A Street between Barnston Drive and 101 Avenue is also constructed but not yet dedicated. The applicant will dedicate this portion of 175A Street a condition of the subdivision.
- Existing driveways were reconfigured as part of Barnston Drive and Highway No. 15/17 upgrades and are not proposed to be changed as part of the current application.
- It is noted that a previous development application (No. 7908-0181-00) was submitted for a similar proposal on the subject site. However, the applicant did not proceed due to timing issues around the Barnston Drive and Highway No. 15/17 upgrades.

PRE-NOTIFICATION

Pre-notification letters were sent out on June 20, 2014 and development proposal signs were installed on June 30, 2014. Staff received no comments from the neighbourhood.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the rear yard setback in the RH Zone from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) for proposed Lot 1.

Applicant's Reasons:

- Due to the dedication of 175A Street and reconfiguration of the lot, the previous western side yard setback at 17518 Abbey Drive will become the rear yard setback for proposed Lot 1.

Staff Comments:

- The existing dwelling to be retained is in good condition.
- The existing south side of the dwelling will continue to act as the functional rear yard.
- This lot is well landscaped including mature trees.
- The proposed variance is for the existing dwelling only. Any new house construction will be required to comply with the RH Zone.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Survey Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7914-0029-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

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DRV 9/4/14 8:51 AM

Information for City Clerk

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

1. (a) Agent: Name: Sik Ryu (Benjamin) Hong
 Korean Central Presbyterian Church
 Address: 10110 - 175A Street
 Surrey, BC V4N 4H2

 Tel: 604-888-8113

2. Properties involved in the Application
 - (a) Civic Address: 17518 - Abbey Drive

 - (b) Civic Address: 17518 - Abbey Drive
 Owner: Korean Central Presbyterian Church of The Great Vancouver
 PID: 012-776-823
 Lot 1 Section 6 Township 9 New Westminster District Plan 80133

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

 - (b) Proceed with Public Notification for Development Variance Permit No. 7914-0029-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

 - (c) The application is within the jurisdiction of MOTI

 MOTI file: 2014-03003

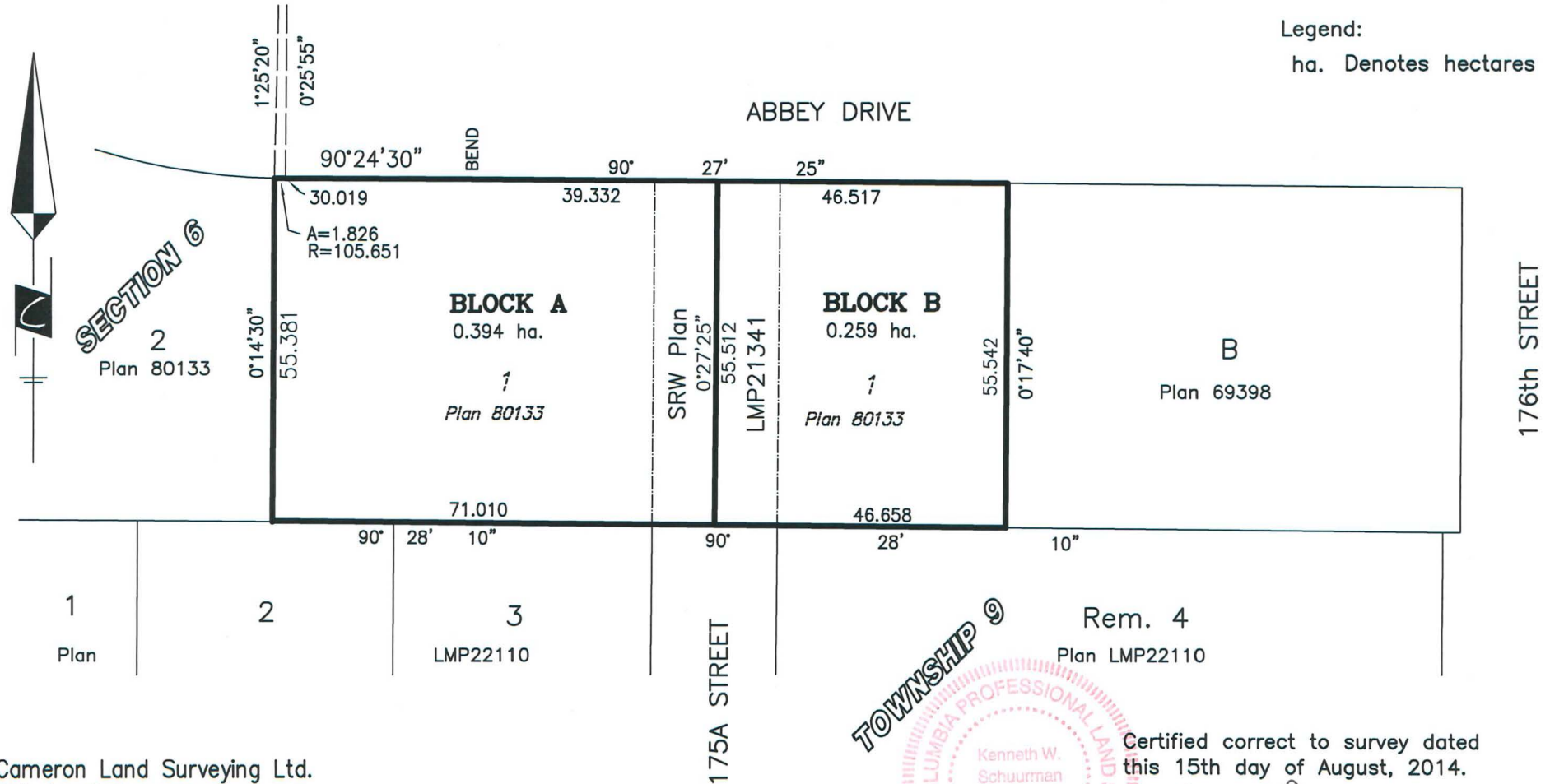
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW
NO. _____ OF LOT 1, SECTION 6, TOWNSHIP 9,
NEW WESTMINSTER DISTRICT, PLAN 80133**

City of Surrey B.C.G.S. 92G.017



SCALE 1 : 1000

All distances are in metres



Certified correct to survey dated
this 15th day of August, 2014.

K. Schuurman
Kenneth W. Schuurman, B.C.L.S. (800)

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206, 16055 Fraser Hwy
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

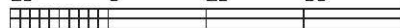
This plan lies within the Greater Vancouver Regional District

File: 3115-ZONING

**SKETCH PLAN SHOWING PROPOSED DEVELOPMENT OF LOT 1, PLAN 80133;
LOT 4, PLAN LMP22110, EXCEPT PLAN EPP4732; BOTH OF SECTION 6,
TOWNSHIP 9, N.W.D.**

CITY OF SURREY B.C.G.S. 92G.017

25 0 25 50 75

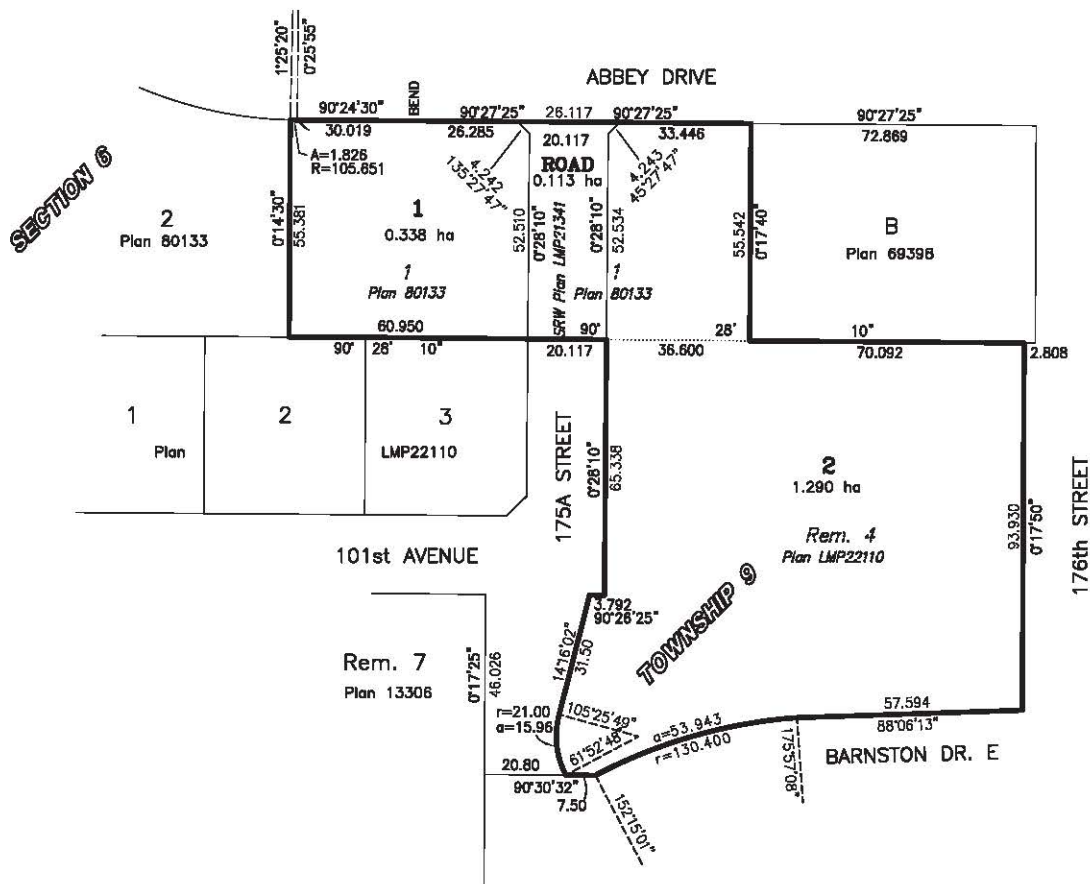


GRAPHIC SCALE - METRES- 1:1250

All distances are in metres

Integrated Survey Area No. 1, Surrey, B.C.
Grid bearings are derived from observations
between Control Monuments 5709 and 5851.

This Plan shows ground level measured
distances. Prior to computation of U.T.M.
coordinates, multiply by combined factor
0.99959547



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206, 16055 Fraser Hwy
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

Certified correct this 2nd day of January, 2014.

Kenneth W. Schuurman, B.C.L.S.

This plan lies within the Greater Vancouver Regional District

File: 3115-SK4

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

FROM: Development Services Manager, Engineering Department

DATE: September 3, 2014 **PROJECT FILE: 7814-0029-00**

**RE: Engineering Requirements
 Location: 17518 Abbey Drive & 10110 175A Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 20.117 metres for 175A Street south of Abbey Drive, currently within a statutory right-of-way, SRW Plan LMO21341;
- dedicate 20.8 metres for 175A Street south of 101 Avenue; and
- 3.0-metre x 3.0-metre corner cuts at the intersection of 175A Street and Abbey Drive.

Works and Services

- construct west side of 175A Street to the through local road standard south of Abbey Road; complete with 8.5-metres pavement width; barrier curb and gutter; 1.5-metre concrete sidewalk, and street lighting (sidewalk requirement to be reviewed at detailed design);
- construct south side of Abbey Drive to the through local road standard; complete with 8.5-metres pavement width; barrier curb and gutter; 1.5-metre concrete sidewalk, and streetlighting;
- construct 1.5-metre concrete sidewalk extension along 175A Street fronting 17533-101 Avenue (City funded) pending detailed design review;
- construct north side Abbey Drive to the through local road standard; complete with 8.5-metres pavement width; barrier curb and gutter; 1.5-metre concrete sidewalk, and streetlighting from 17517 Abbey Drive to 17585 Abbey Drive (funds from future works 7806-0327-00);
- Pay 50% cash-in-lieu of construction to extend the existing watermain along Barnston Drive East to the centre line of 175A Street, and north along 175A Street to 101 Avenue to provide a future looped system;
- Pay 50% cash-in-lieu of construction to extend the existing sanitary sewers along Barnston Drive East to the centre line of 175A Street and along the Abbey Drive frontage;

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

sk

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0029-00

Issued To: Korean Central Presbyterian Church of the Greater Vancouver
("the Owner")

Address of Owner: 10117 - 176 Street
SURREY BC V4N 4H2

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: 012-776-823
 Lot 1 Section 6 Township 9 New Westminster District Plan 80133
 17518 Abbey Drive

(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 14 Half-Acre Residential Zone (RH), the minimum rear yard setback of the principal building is reduced from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.) on proposed Lot 1;

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 B 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

**B.C. LAND SURVEYOR'S CERTIFICATE
OF LOCATION OF IMPROVEMENTS ON
LOT 1 EXCEPT: PART ON PLAN
EPP_____, SECTION 6, TOWNSHIP 9,
NWD, PLAN 80133**

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

Civic Address:
17518 Abbey Drive
Surrey, B.C.



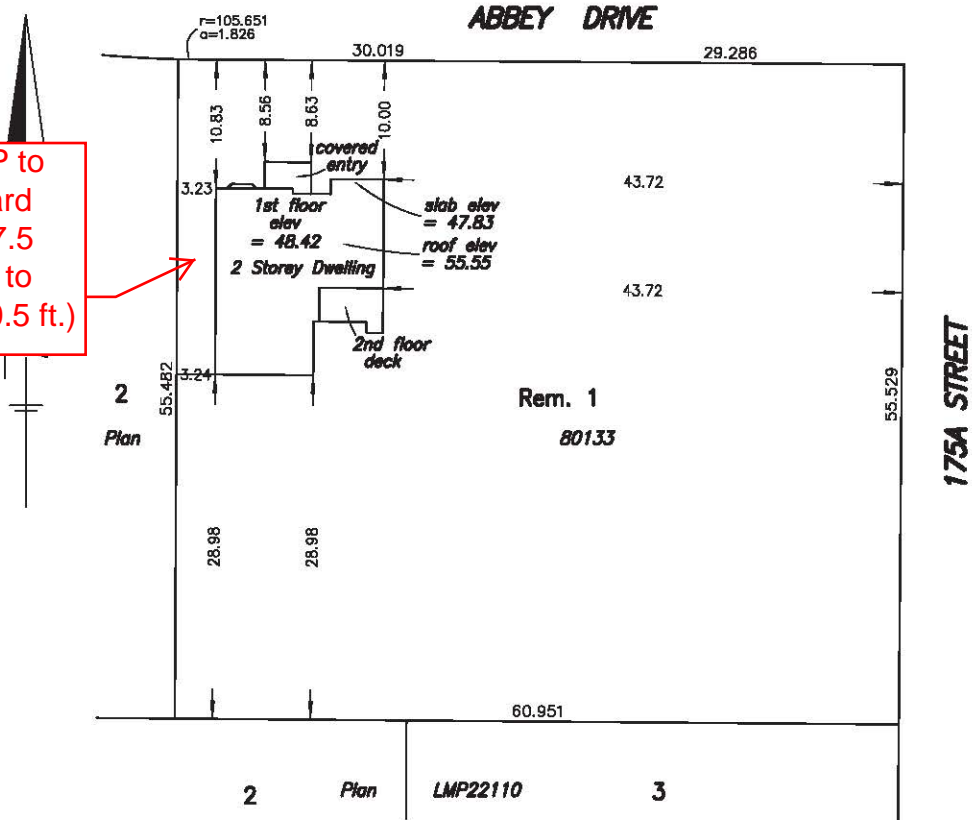
SCALE - 1 : 500

All distances are in metres

NOTES:

- 1) Elevations are in metres and are geodetic.
- 2) Elevations are derived from OCM #5851, Elev= 62.389m located 288 metres west of 176th Street on 100th Ave

Proposed DVP to reduce rear yard setback from 7.5 metres (25 ft.) to 3.2 metres (10.5 ft.)



This document is not valid unless originally signed and sealed.

This building location certificate has been prepared in accordance with the manual of standard practice and with additional specifications from the client and is certified correct this 18th day of

_____ June _____, 2014.

_____ B.C.L.S.

This plan was prepared FOR BUILDING PERMIT PURPOSES ONLY and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of decisions made or actions taken based on this document.

©CAMERON LAND SURVEYING LTD.
PROFESSIONAL LAND SURVEYORS
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Phone 597-3777
Fax 597-3783
File: 3115-CE3