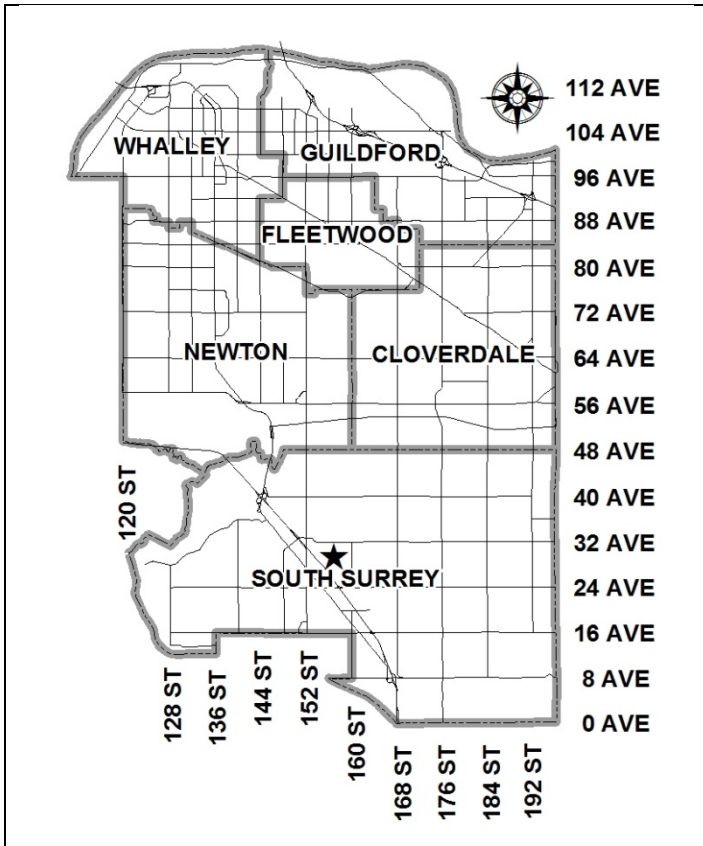


City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7914-0082-00

Planning Report Date: April 14, 2014



PROPOSAL:

- **Development Variance Permit**
 to vary a rear yard setback to allow for the retention of an existing dwelling.

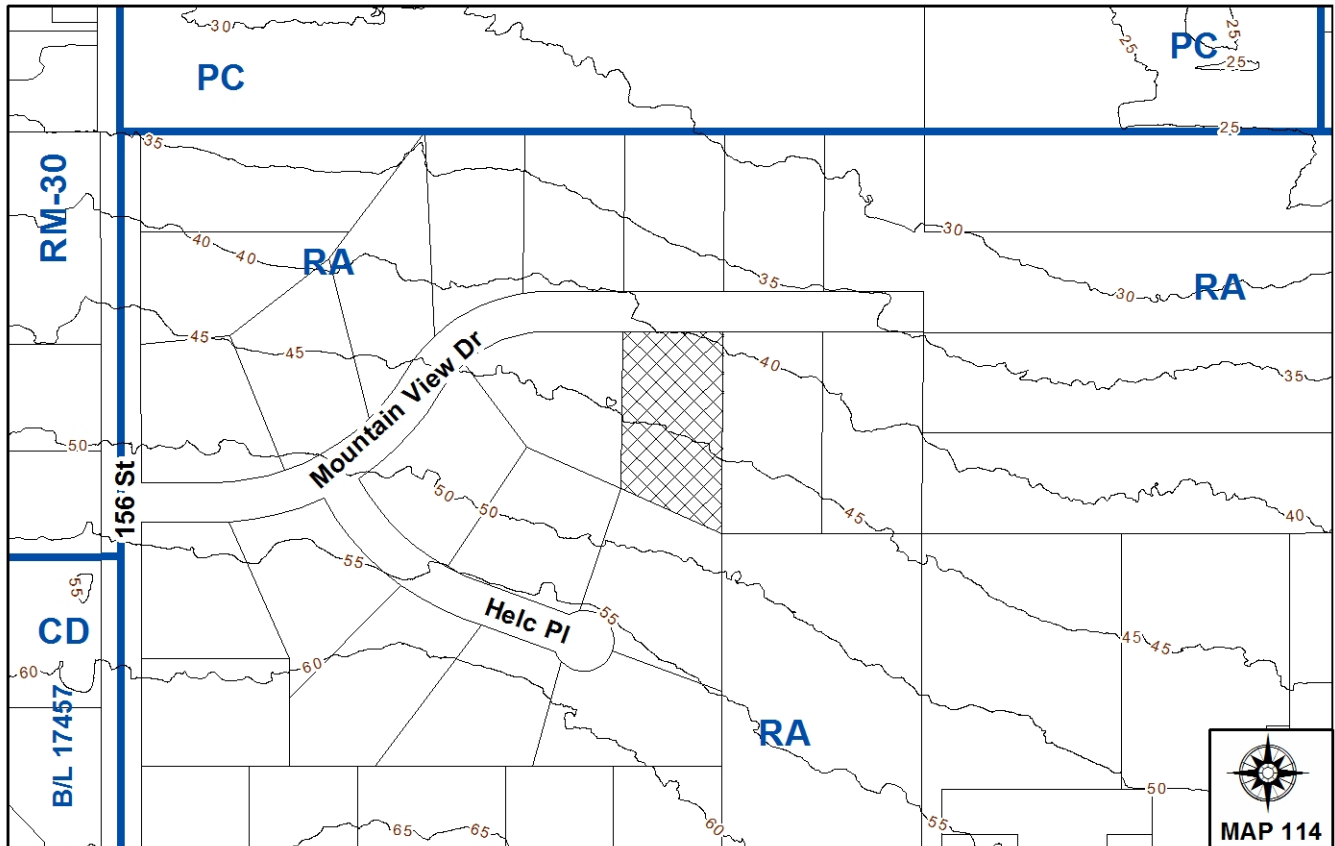
LOCATION: 15736 - Mountain View Drive

OWNER: o882090 B.C. Ltd.

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Cluster Housing (6-8 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a rear yard setback relaxation in order to retain an existing dwelling.

RATIONALE OF RECOMMENDATION

- The existing dwelling is in good condition. The existing garage will be modified to ensure compliance with the side yard setback.
- The lot upon which the dwelling is proposed to be retained has been sized sufficiently to permit subdivision into 2 RF-12 lots in the future.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0082-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum southerly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the existing dwelling on proposed Lot 12.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed variance.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Mountain View Drive):	Single family residential.	Suburban/ Cluster Housing (6-8upa)	RA
East and West:	Single family residential, part of application no. 7911-0287-00.	Suburban/ Cluster Housing (6-8upa)	RA
South:	Single family residential.	Suburban/ Cluster Housing (6-8upa)	RA

DEVELOPMENT CONSIDERATIONS

- The subject site at 15736 - Mountain View Drive is part of a larger application (File No. 7911-0287-00) consisting of 6 properties at 15656/15712/15736/15758/15792 - Mountain View Drive and 2880 - Helc Place. Under File No. 7911-0287-00, the applicant is proposing a rezoning from RA to "Single Family Residential (12) Zone (RF-12)" and "Comprehensive Development Zone (CD)" (based on RF-12) to permit subdivision into 44 single family lots (Appendix II). File No. 7911-0287-00 received Third Reading on September 23, 2013.
- Subsequent to receiving Third Reading, the applicant decided to retain the existing dwelling at 15736 - Mountain View Drive, and is requesting a rear yard variance to permit the retention of the existing dwelling. The existing dwelling is on proposed Lot 12. Lot 12 has been designed in terms of area and dimensions to permit subdivision into 2 RF-12 lots in the future.

- The current garage is proposed to be demolished to accommodate the proposed new westerly property line. A new garage structure is proposed that will conform to the RF-12 side yard setback.
- The applicant has submitted a spatial separation report which has been reviewed by staff and is found to be acceptable. With the exception of the proposed changes to the garage no further changes to the dwelling are required.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the rear yard setback of proposed Lot 12 from 7.5 metres [25 ft.] to 5.5 metres [18 ft.] for the existing dwelling on proposed Lot 12.

Applicant's Reasons:

- Reduction of the rear yard setback will allowed the existing dwelling to be retained.

Staff Comments:

- The existing dwelling is in good condition.
- The proposed variance will only apply to the existing dwelling. In the event that the dwelling is destroyed or demolished, new dwelling construction will be subject to the minimum requirements of the RF-12 Zone.
- The current garage will be demolished and a smaller garage will be built to accommodate the side yard setback of the RF-12 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 Project Data Sheets
- Appendix II. File No. 7911-0287-00 Proposed Subdivision Plan
- Appendix III. Picture of Existing Dwelling Proposed to be Retained
- Appendix IV. Development Variance Permit No. 7914-0082-00

Original signed by Nicholas Lai for
Jean Lamontagne
General Manager
Planning and Development

KB/da

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. 4/10/14 11:18 AM

Information for City Clerk

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

1. (a) Agent: Name: Gordon Cameron
 Canadian Horizons Land Investment Corp.
 Address: P.O. Box 11166
 Suite 710, 1055 - W. Georgia Street
 Vancouver, BC
 V6E 3R5

 Tel: 604-644-8952

2. Properties involved in the Application

- (a) Civic Address: 15736 - Mountain View Drive

- (b) Civic Address: 15736 - Mountain View Drive
 Owner: o882090 B.C. Ltd.
 Director Information:
 Alan Baumann
 Richard DeGroat

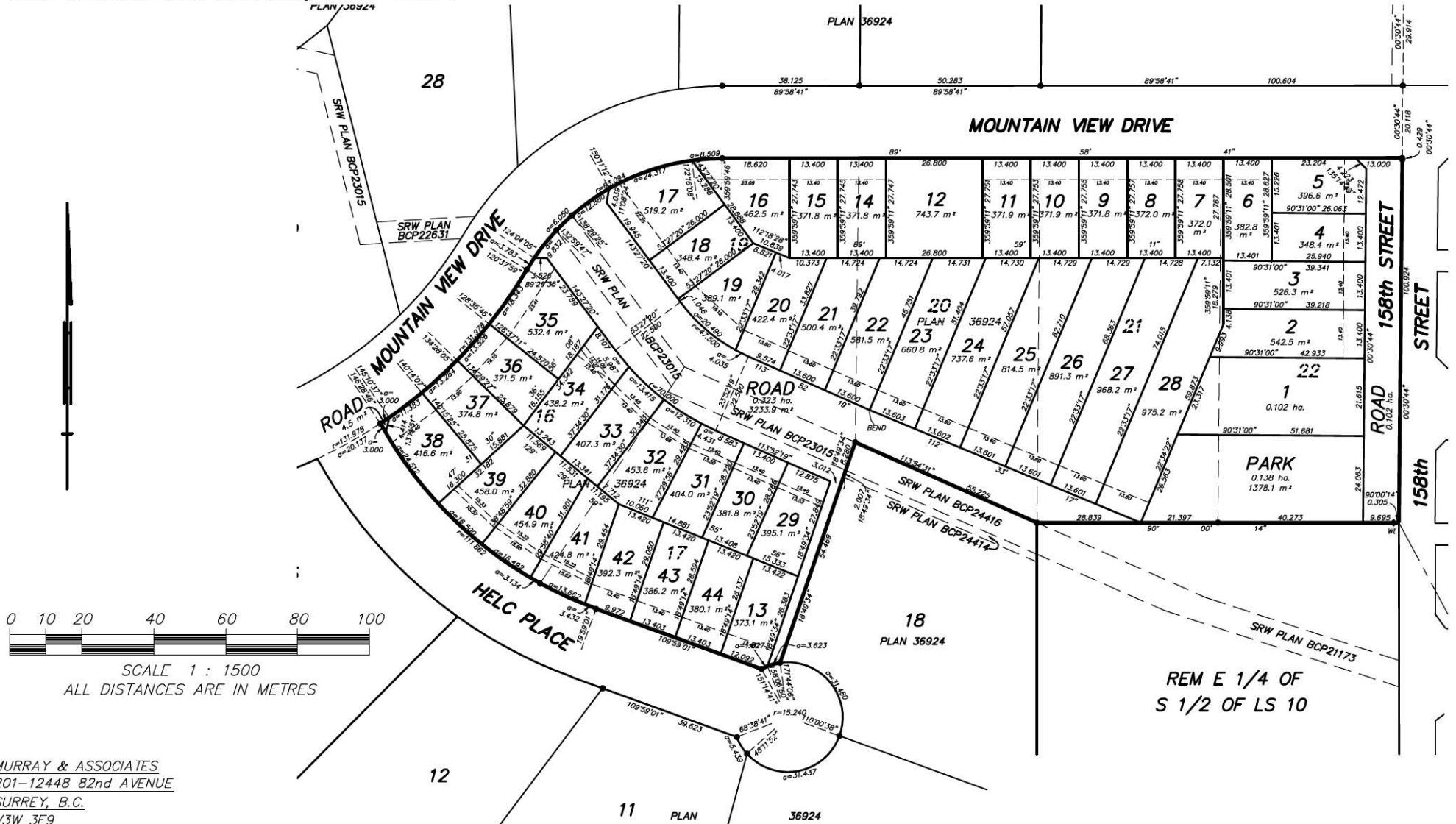
No Officer Information Filed

PID: 007-445-610
Lot 20 Section 23 Township 1 New Westminster District Plan 36924

3. Summary of Actions for City Clerk's Office

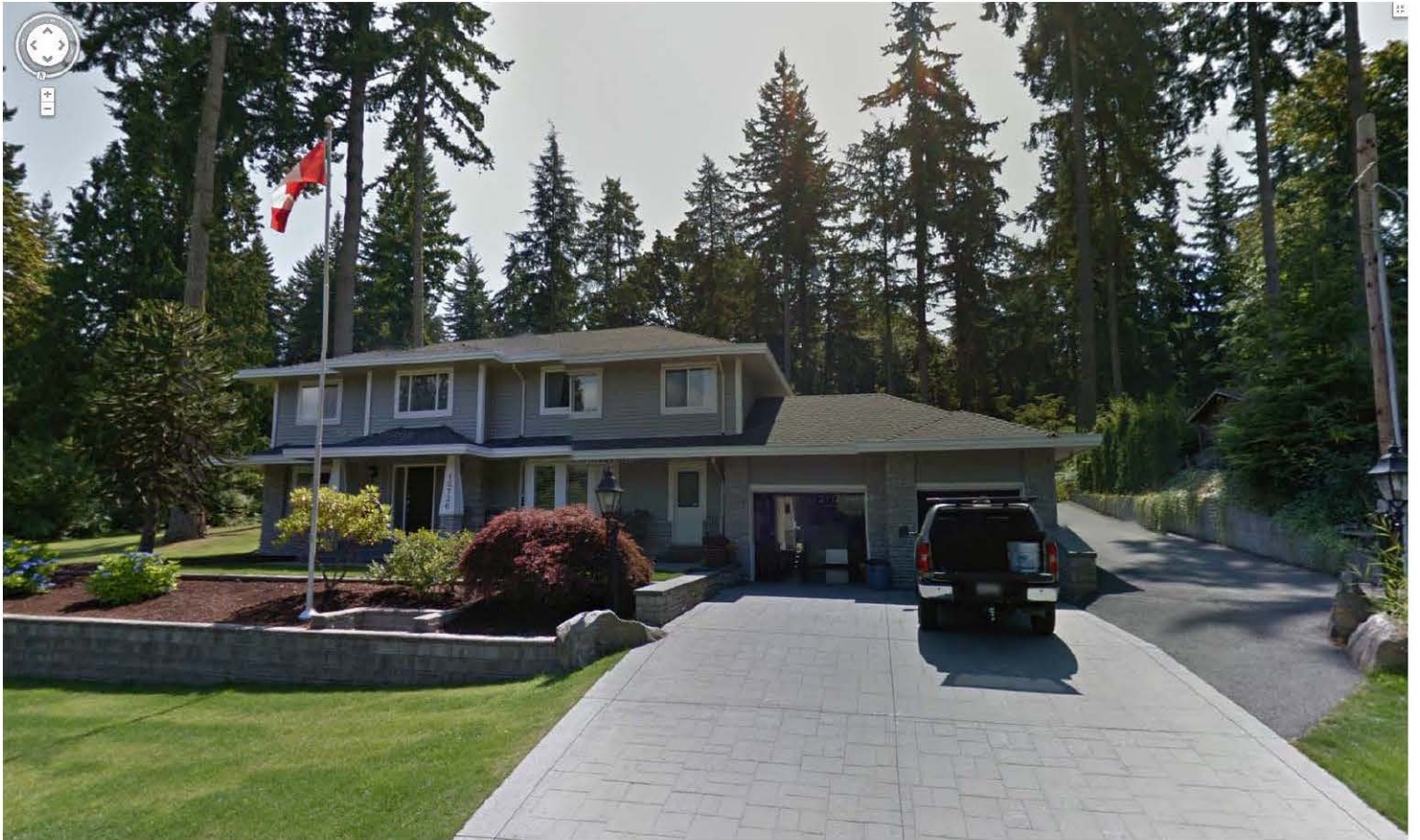
- (a) Proceed with Public Notification for Development Variance Permit No. 7911-0287-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

**PROPOSED SUBDIVISION OF
 LOTS 16, 17, 19, 20, 21, AND 22, SECTION 23, TOWNSHIP 1,
 NEW WESTMINSTER DISTRICT, PLAN 36924**



Appendix III

House proposed to be retained at 15736 Mountain View Drive.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0082-00

Issued To: o882090 B.C. Ltd.

("the Owner")

Address of Owner: Suite 710, 1055 W. Georgia St.
Vancouver, BC
V6E 3R5

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: 007-445-610
Lot 20 Section 23 Township 1 New Westminster District Plan 36924
15736 Mountain View 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) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (20 ft.) for the existing dwelling on proposed Lot 12.
5. The siting of buildings and structures shall be in accordance with the drawing numbered 7914-0082-00 (A) (the "Drawing") which is attached hereto and form part of this development variance permit.
 6. 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.
 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 10. 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

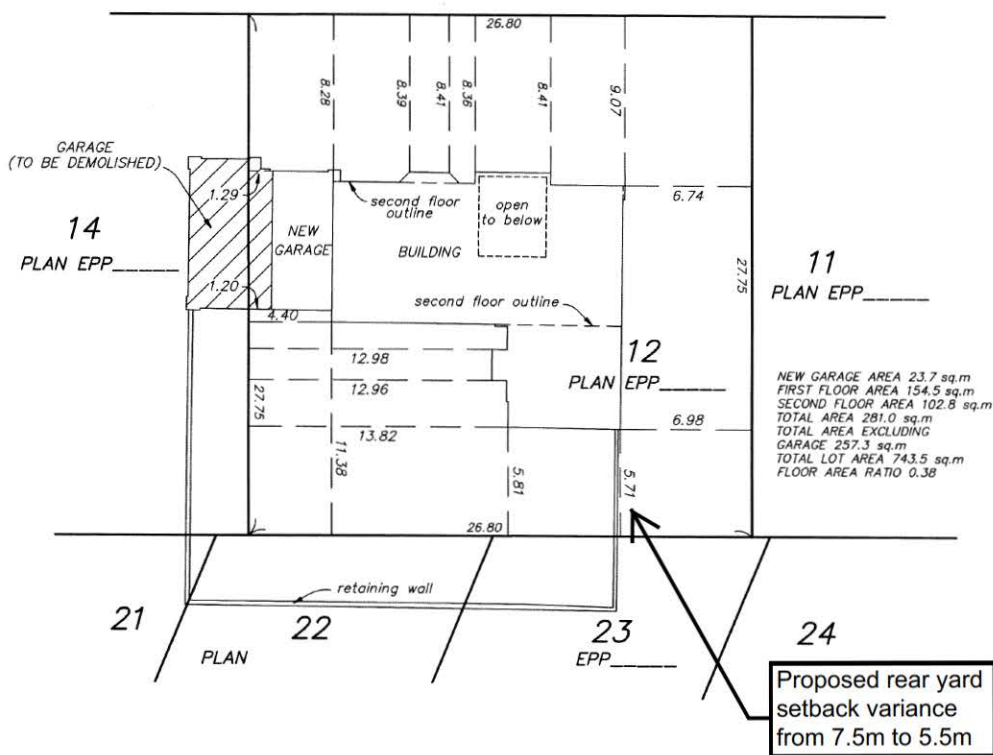
**BRITISH COLUMBIA LAND SURVEYOR'S
CERTIFICATE OF LOCATION OF IMPROVEMENTS
ON PROPOSED LOT 12, SECTION 23, TOWNSHIP 1
NEW WESTMINSTER DISTRICT, PLAN EPP**



SCALE 1 : 250
ALL DISTANCES ARE IN METRES

PARCEL IDENTIFIER
CIVIC ADDRESS 15736 MOUNTAIN VIEW DRIVE
.....
SURREY, BC

MOUNTAIN VIEW DRIVE



NEW GARAGE AREA 23.7 sq.m
FIRST FLOOR AREA 154.5 sq.m
SECOND FLOOR AREA 102.8 sq.m
TOTAL AREA 281.0 sq.m
TOTAL AREA EXCLUDING GARAGE 257.3 sq.m
TOTAL LOT AREA 743.5 sq.m
FLOOR AREA RATIO 0.38

Proposed rear yard setback variance from 7.5m to 5.5m

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MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

NOTE:
This plan is prepared solely for a limited contractual use between Murray & Associates and our client. It is not to be used for the location of property lines. We accept no responsibility for any unauthorized use. Property line dimensions are according to Land Title Office records.

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

Certified correct this 25th day of

MARCH 20 14

B.C. Land Surveyor

FILE NUMBER : 9707 COE 1