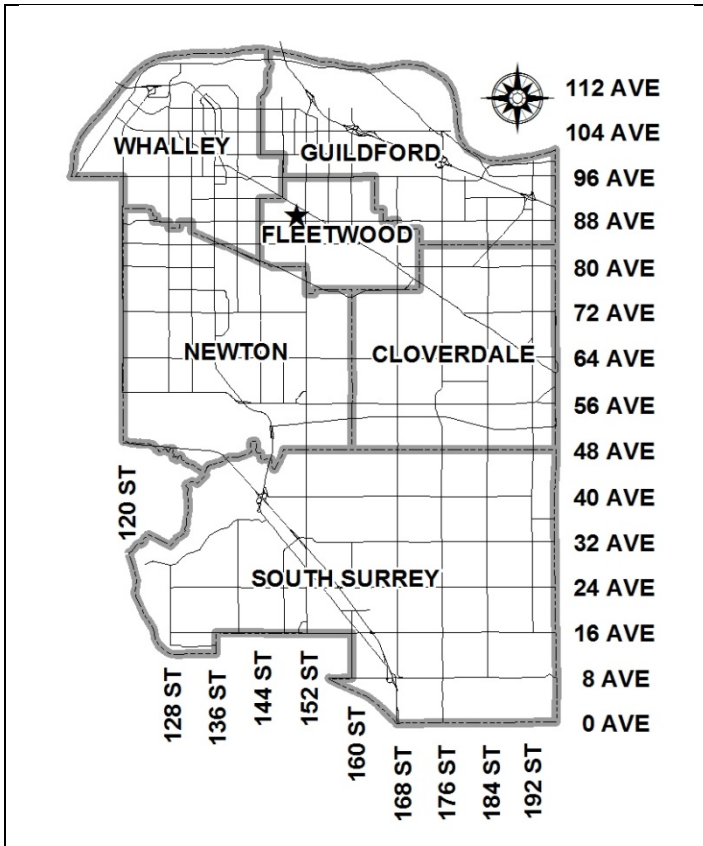


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0115-00

Planning Report Date: June 9, 2014



PROPOSAL:

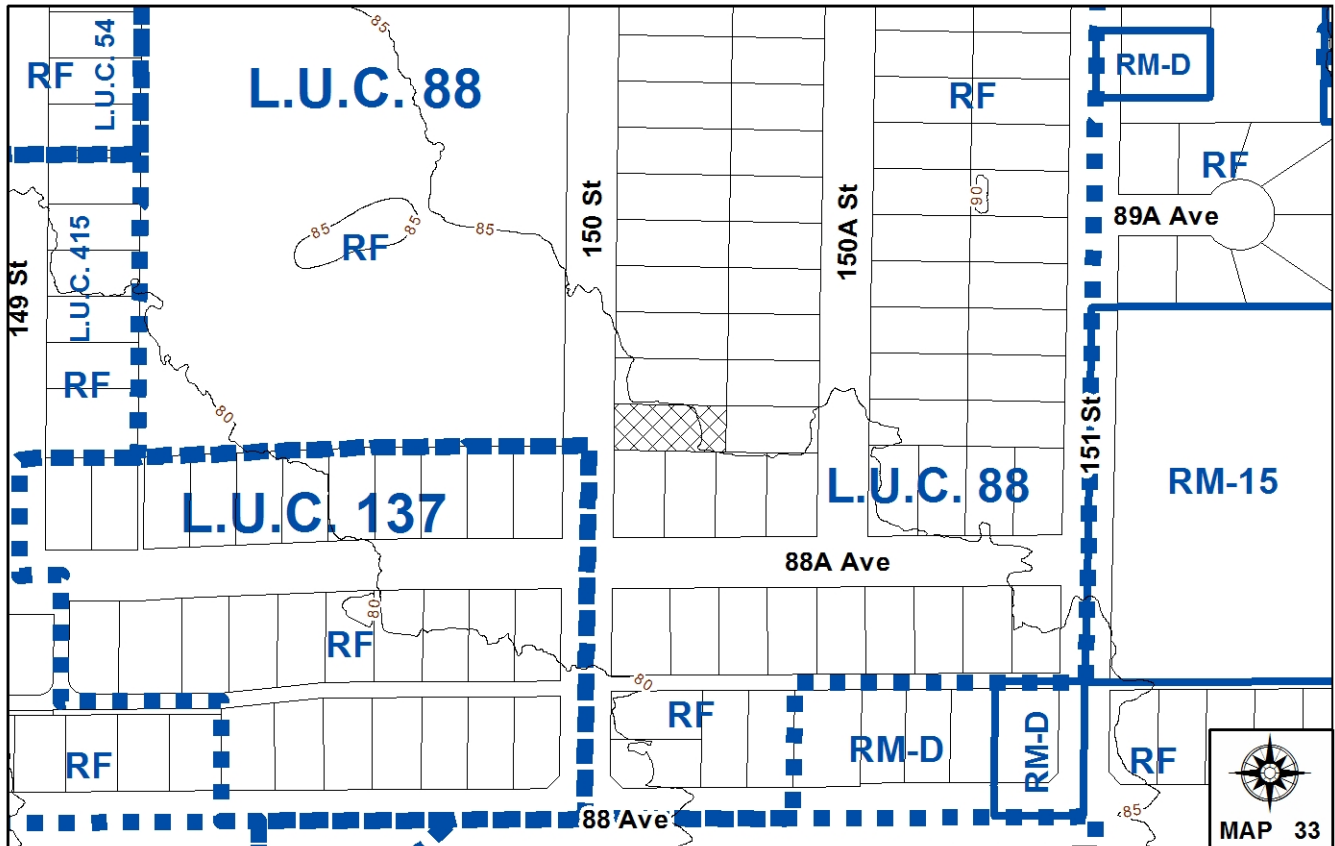
- **Development Variance Permit**
 to vary the front yard setback in order to permit the construction of a new single family dwelling.

LOCATION: 8876 - 150 Street

OWNER:

ZONING: Land Use Contract No. 88
 (underlying RF Zone)

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary LUC No. 88 to increase the front yard setback for a new single family dwelling from 3.7 metres (12 ft.) to 6.7 metres (22 ft.).

RATIONALE OF RECOMMENDATION

- Increasing the front yard setback requirement of Land Use Contract No. 88 will allow the applicant to have a driveway long enough to park their vehicles while still achieving the goal of the LUC by creating a varied streetscape.
- Accommodating additional driveway parking on the lot will relieve on-street parking pressures.
- The proposed front yard setback variance will result in a setback similar to the adjacent two houses to the north.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0115-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to increase the minimum front yard setback of Land Use Contract No. 88 from 3.7 metres (12 ft.) to 6.7 metres (22 ft.).

REFERRALS

Engineering: The Engineering Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be removed and replaced.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	Land Use Contract No. 88 (underlying RF)
East:	Single family dwellings.	Urban	Land Use Contract No. 88 (underlying RF)
South:	Single family dwellings.	Urban	Land Use Contract No. 88 (underlying RF)
West (Across 150 Street):	Single family dwellings and Maple Green Park	Urban	Land Use Contract No. 88 and 137 (underlying RF)

DEVELOPMENT CONSIDERATIONSBackground

- The subject lot is 812 square metres (8,740 sq ft.) in area and is located on 150 Street, north of 88A Avenue in the Fleetwood area.
- The property is designated "Urban" in the Official Community Plan (OCP), is regulated by Land Use Contract (LUC) No. 88 and has "Single Family Residential Zone (RF)" as the underlying zone.
- LUC No. 88 requires that each lot have an allocated building setback of either 3.7 metres (12 ft.), 5.1 metres (17 ft.), 6.7 metres (22 ft.) or 8.2 metres (27 ft.) as indicated on the sketch plan which forms part of the LUC.
- Under LUC No. 88, the front yard setback requirement for the subject lot is 3.7 metres (12 ft.).

Current Proposal

- The applicant is proposing to demolish the existing two-storey house on the subject property in order to build a two-storey house, approximately 384 square metres (4,130 sq. ft.) in size, including an attached double garage, which will be accessed from 150 Street.
- There is currently an attached single-car garage on the subject site and the driveway is located on the north side of the house.
- The minimum length of an uncovered parking space is 6 metres (20 ft.). If the proposed dwelling and driveway were constructed in accordance with the LUC No. 88 front yard setback requirement of 3.7 metres (12 ft.), the driveway in front of the attached garage would not be long enough to accommodate a parked vehicle.
- The owner of the subject property wishes to park vehicles on the driveway in front of the garage and has, therefore, applied for a Development Variance Permit to vary the front yard setback prescribed for the lot under LUC No. 88 from 3.7 metres (12 ft.) to 6.7 metres (22 ft.).
- The proposed dwelling will have a front yard setback of 6.7 metres (22 ft.), a rear yard setback of 15.6 metres (51 ft.), and a north and south side yard setback of 1.8 metres (6 ft.). The proposed dwelling is consistent in scale and form with the other new houses in the area.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Schedule “B” of Land Use Contract No. 88 in order to increase the front yard setback from 3.7 metres (12 ft.) to 6.7 metres (22 ft.).

Applicant's Reasons:

- The requested variance would allow the owner to park vehicles on the driveway.

Staff Comments:

- Under the provisions of the Zoning By-law No. 12000, a standard uncovered parking space requires a width of 2.75 metres (9 ft.) and a length of 6.0 metres (20 ft.). As a result, in the absence of a variance to the 3.7-metre (12.-ft) front yard setback requirement of LUC No. 88, the owner would be unable to park any vehicles on the driveway.
- Permitting an increased front yard setback to 6.7 metres (22 ft.), which is more consistent with the 7.5-metre (25-ft.) front yard setback of the RF Zone, will allow two standard sized vehicles to be parked on the driveway in front of the proposed attached double-car garage.

- The neighbouring dwelling to the north has a front yard setback of 7.6 metres (25 ft.). While the proposed 6.7-metre (22-ft.) setback will represent a variation from the 3.7-metre (12-ft.) requirement of Schedule B, the proposed variation will continue to meet the intent of LUC No. 88 of creating a varied streetscape appearance along 150 Street.
- The proposed increase to the 3.7-metre (12-ft.) front yard setback prescribed in LUC No. 88 will not have a negative impact to the streetscape or on adjoining properties and will accommodate additional parking on the lot, relieving on-street parking pressures.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Site Plan
Appendix III.	Development Variance Permit No. 7914-0115-00

INFORMATION AVAILABLE ON FILE

- Complete set of building plans prepared by Gill Drafting Ltd., dated May 22, 2014.
- Schedule B (Sketch Plan) of Land Use Contract No. 88.

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LM/da

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Information for City Clerk

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

1. (a) Agent: Name:

2. Properties involved in the Application

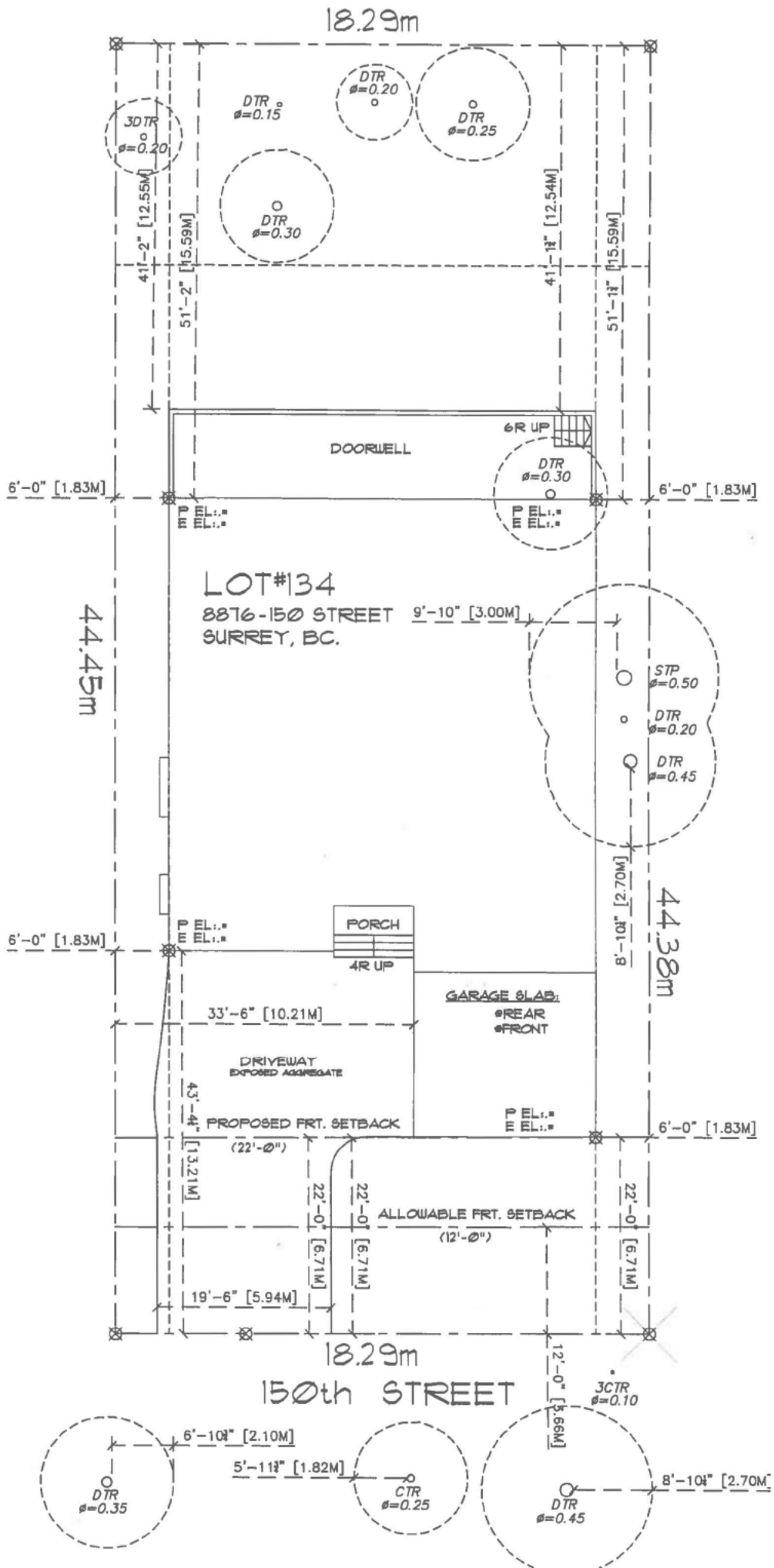
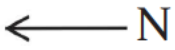
(a) Civic Address: 8876 - 150 Street

(b) Civic Address: 8876 - 150 Street
Owner:

PID: 004-214-234
Lot 134 Section 34 Township 2 New Westminster District Plan 50905

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7914-0115-00 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.: 7914-0115-00

Issued To:

("the Owner")

Address of Owner:

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: 004-214-234
Lot 134 Section 34 Township 2 New Westminster District Plan 50905

8876 - 150 Street

(the "Land")

3. Surrey Land Use Contract No. 88 Authorization By-law, 1976, No. 4852 is varied as follows:

(a) In Schedule B, the front yard setback is increased from 3.7 metres (12 ft.) to 6.7 metres (22 ft.).

4. This development variance permit applies to only 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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

