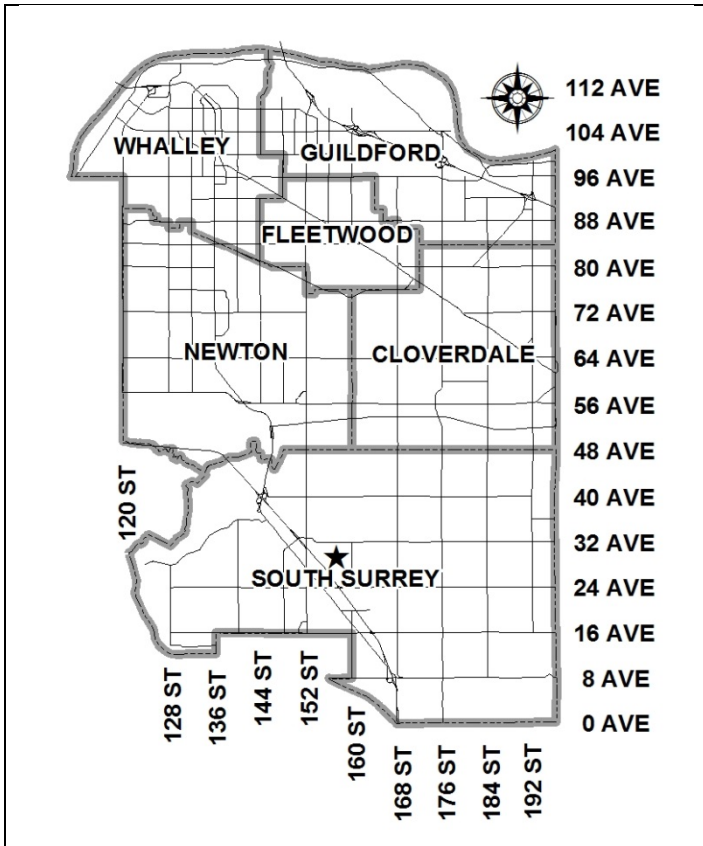


City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7914-0152-00

Planning Report Date: June 9, 2014



PROPOSAL:

- **Development Variance Permit** to vary setbacks to allow for tree retention.

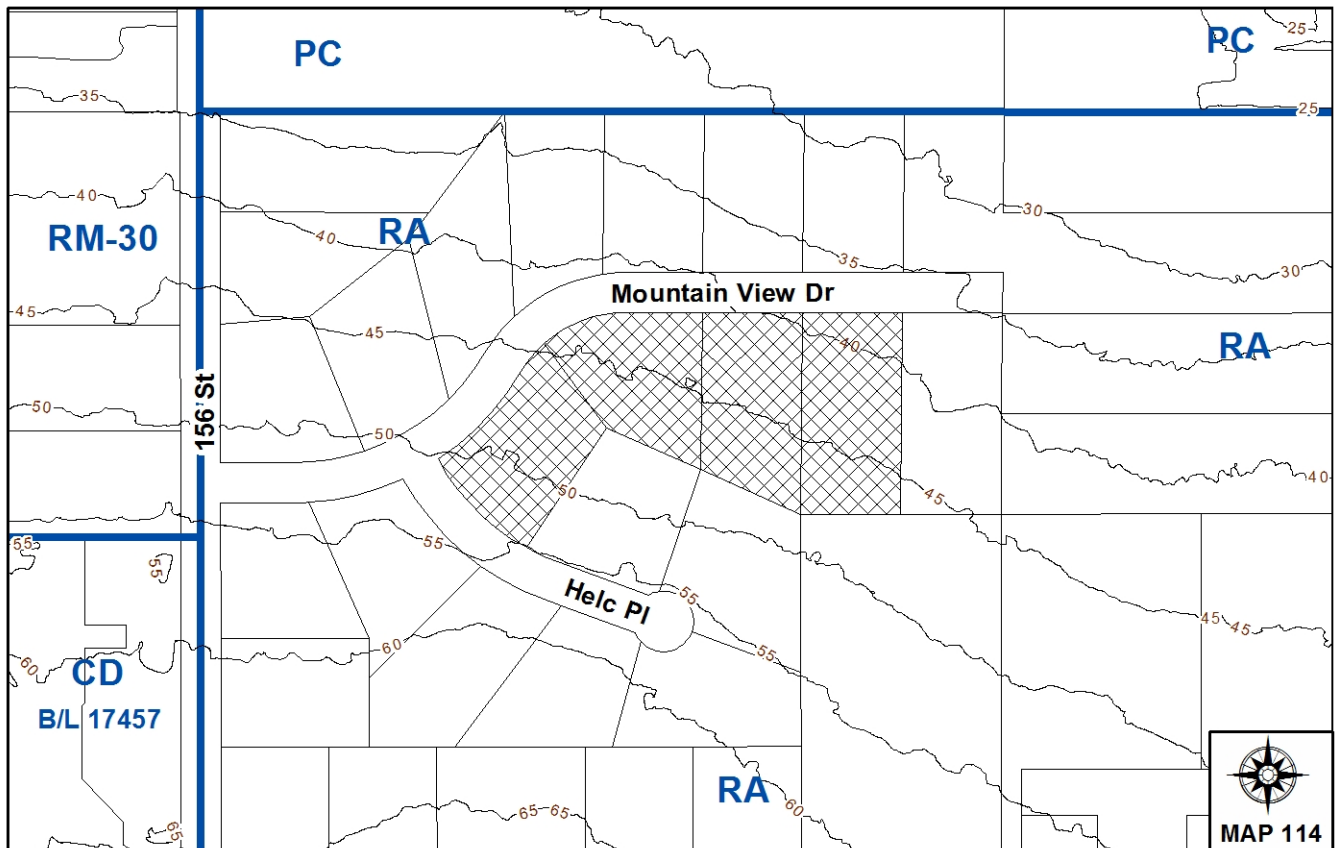
LOCATION: 15656, 15712, 15736, and 15758 - Mountain View Drive

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 various setback relaxation for the purposes of tree retention on 5 proposed lots.

RATIONALE OF RECOMMENDATION

- The proposed setback relaxations on 5 proposed lots are due to tree retention efforts.
- The variances will provide for appropriate building footprints which are consistent with the size of dwellings on other lots within the proposed subdivision.
- Each lot will maintain reasonably sized yard areas for the enjoyment of the owners.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0152-00 (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 6.0 metres (20 ft.) for proposed Lot 8;
- (b) 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 proposed Lot 10;
- (c) to reduce the minimum northerly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for proposed Lot 17;
- (d) to reduce the minimum easterly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 36; and
- (e) to reduce the minimum easterly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 38.

REFERRALS

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

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:	Single family residential, part of application no. 7911-0287-00.	Suburban/ Cluster Housing (6-8upa)	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
West:	<p>Single family residential, under application no. 7913-0083-00 for townhouses.</p> <p>Single family residential, part of application no. 7907-0363-00 for townhouses.</p> <p>Single family residential.</p>	Suburban/ Cluster Housing (6-8upa)	RA
South:	<p>Single family residential, under application nos. 7913-0083-00 and 7911-0255-00 for townhouses.</p> <p>Single family residential.</p>	Suburban/ Cluster Housing (6-8upa)	RA

DEVELOPMENT CONSIDERATIONS

- The subject site at 15656, 15712, 15736, and 15758 - Mountain View Drive is part of a larger application (File No. 7911-0287-00) consisting of 6 properties at 15656, 15712, 15736, 15758 and 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 (Appendix II).
- Subsequent to receiving Third Reading, the applicant decided to explore the possibility of retaining more trees on the site. The applicant has identified an additional 10 trees that can be retained on the site, including trees on proposed Lots 17, 36 and 38. The additional tree retention on proposed Lots 17, 36 and 38 has necessitated a variance request on these lots to maintain a sufficient building envelope. The proposed variances on proposed Lots 8 and 10 are also due to tree retention efforts at the front of the lots (Appendix III).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum southerly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 8;
- 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 proposed Lot 10.;
- to reduce the minimum northerly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for proposed Lot 17;

- to reduce the minimum easterly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 36; and
- to reduce the minimum easterly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 38.

Applicant's Reasons:

- The proposed setback relaxations will provide a sufficient building envelope.

Staff Comments:

- The applicant is working hard to retain as many trees as possible on the site. Efforts to save trees often decrease the size of building envelopes. All of the proposed variances are due to tree retention efforts, and increase the proposed building footprints on each lot as shown in the following table:

Lot No.	Building footprint with no variance	Building footprint with variance
8	148.5 sq.m. (1,600 sq.ft.)	156.7 sq.m. (1,690 sq.ft.)
10	137.7 sq.m. (1,480 sq.ft.)	151.5 sq.m. (1,630 sq.ft.)
17	132.9 sq.m. (1,430 sq.ft.)	171.2 sq.m. (1,840 sq.ft.)
36	129.7 sq.m. (1,400 sq.ft.)	139 sq.m. (1,500 sq.ft.)
38	143.2 sq.m. (1,540 sq.ft.)	152.4 sq.m. (1,640 sq.ft.)

- The proposed variances will not substantially reduce the usable area in the rear yards of Lot Nos. 8, 10, 36 and 38.
- In the case of proposed Lot 17 the rear yard is proposed to be very small, but there will be a much larger side yard on this lot than is typical, which will provide an outdoor yard area on the lot.
- The proposed variances will not impact any existing area residents as all proposed lots are adjacent to the applicant's own lots.
- 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 with Lots Proposed for DVPs Highlighted
- Appendix III. Detailed Lot Plans for Lots 8, 10, 17, 36 and 38
- Appendix IV. Development Variance Permit No. 7914-0152-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/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: 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: 15656 – Mountain View Drive
 15712 – Mountain View Drive
 15736 – Mountain View Drive
 15758 - Mountain View Drive
- (b) Civic Address: 15656 - Mountain View Drive
 Owner: 0882090 B.C. Ltd.
 Director Information:
 Alan Baumann
 Richard DeGroat

 No Officer Information Filed

 PID: 007-445-474
 Lot 16 Section 23 Township 1 New Westminster District Plan 36924
- (c) Civic Address: 15712 - Mountain View Drive
 Owner: 0882090 B.C. Ltd.
 Director Information:
 Alan Baumann
 Richard DeGroat

 No Officer Information Filed

 PID: 007-445-539
 Lot 19 Section 23 Township 1 New Westminster District Plan 36924
- (d) Civic Address: 15736 - Mountain View Drive
 Owner: 0882090 B.C. Ltd.
 Director Information:
 Alan Baumann
 Richard DeGroat

 No Officer Information Filed

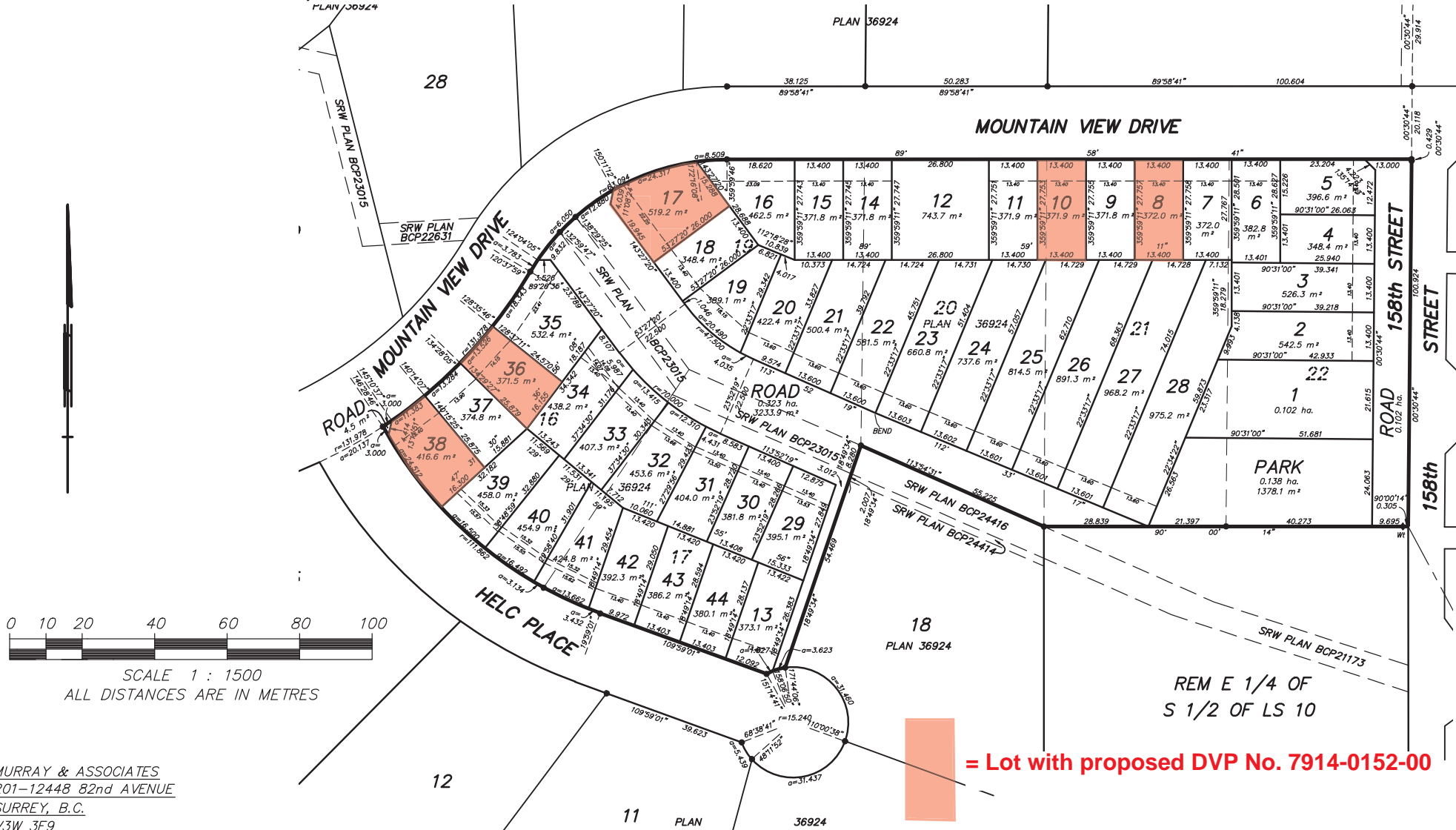
 PID: 007-445-610
 Lot 20 Section 23 Township 1 New Westminster District Plan 36924

- (e) Civic Address: 15758 - Mountain View Drive
Owner: o882090 B.C. Ltd.
Director Information:
Alan Baumann
Richard DeGroat
- No Officer Information Filed
- PID: 007-445-644
Lot 21 Section 23 Township 1 New Westminster District Plan 36924

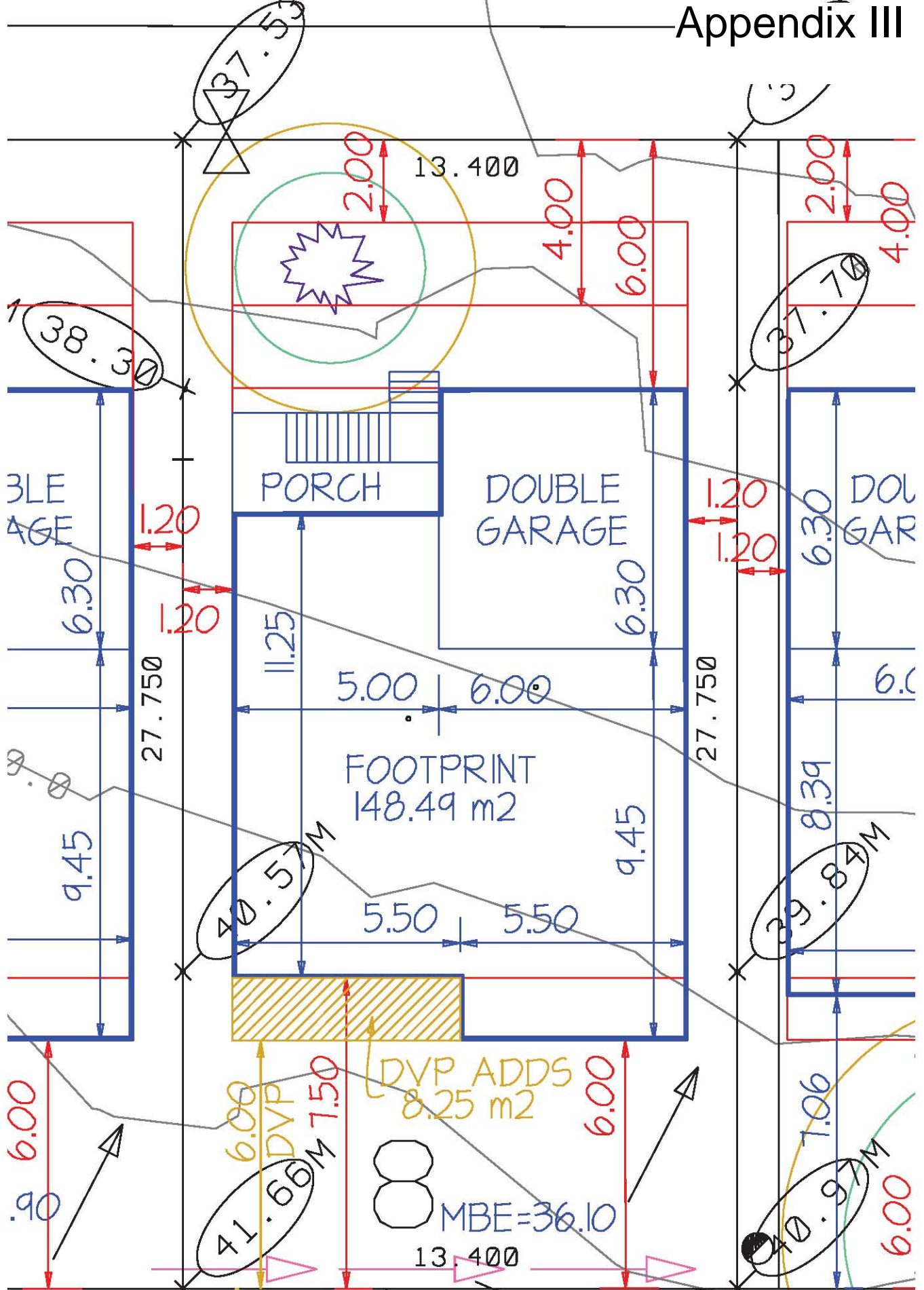
3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7914-0152-00 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**



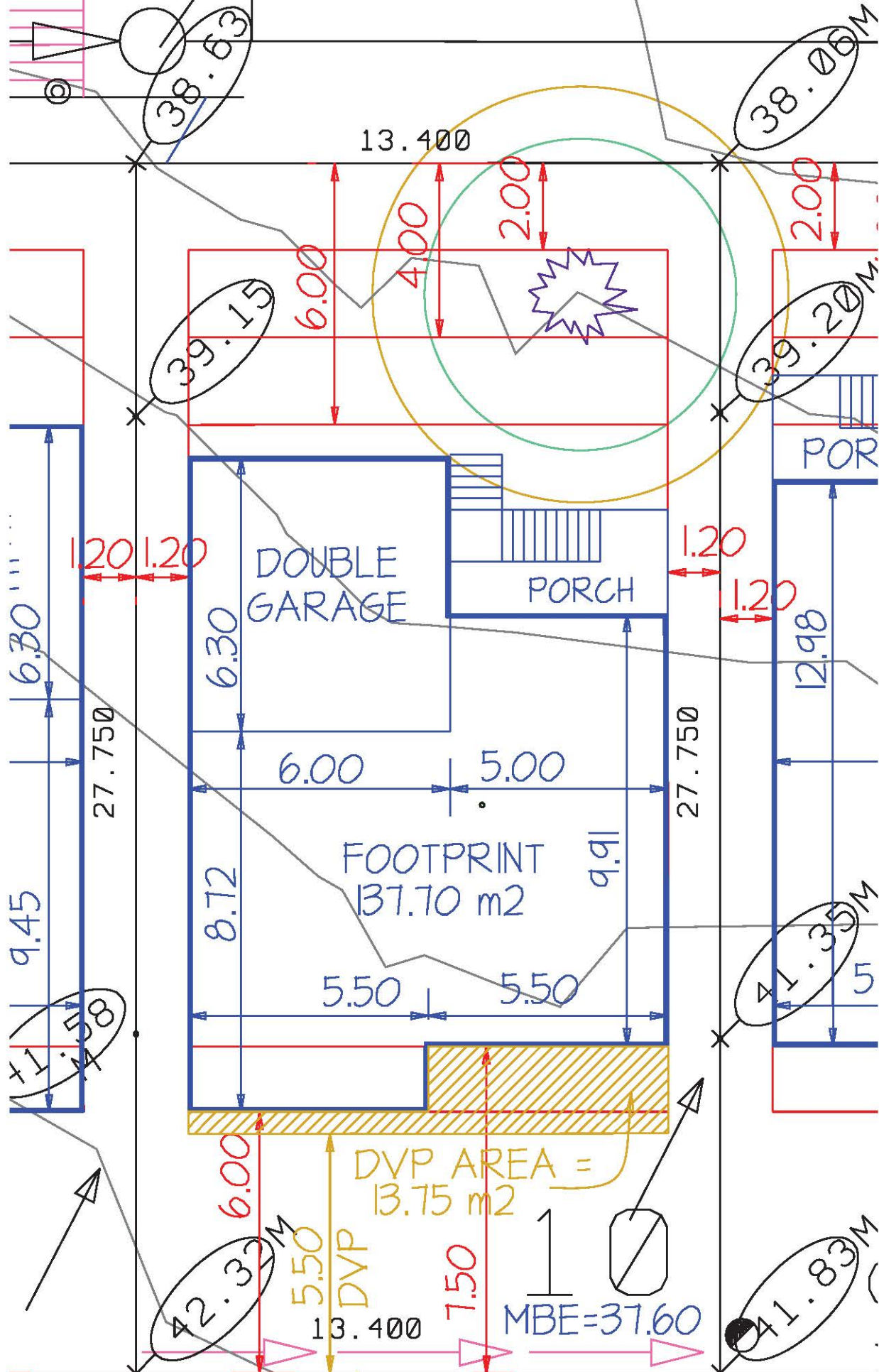
MURRAY & ASSOCIATES
 201-12448 82nd AVENUE
 SURREY, B.C.
 V3W 3E9
 (604) 597-9189



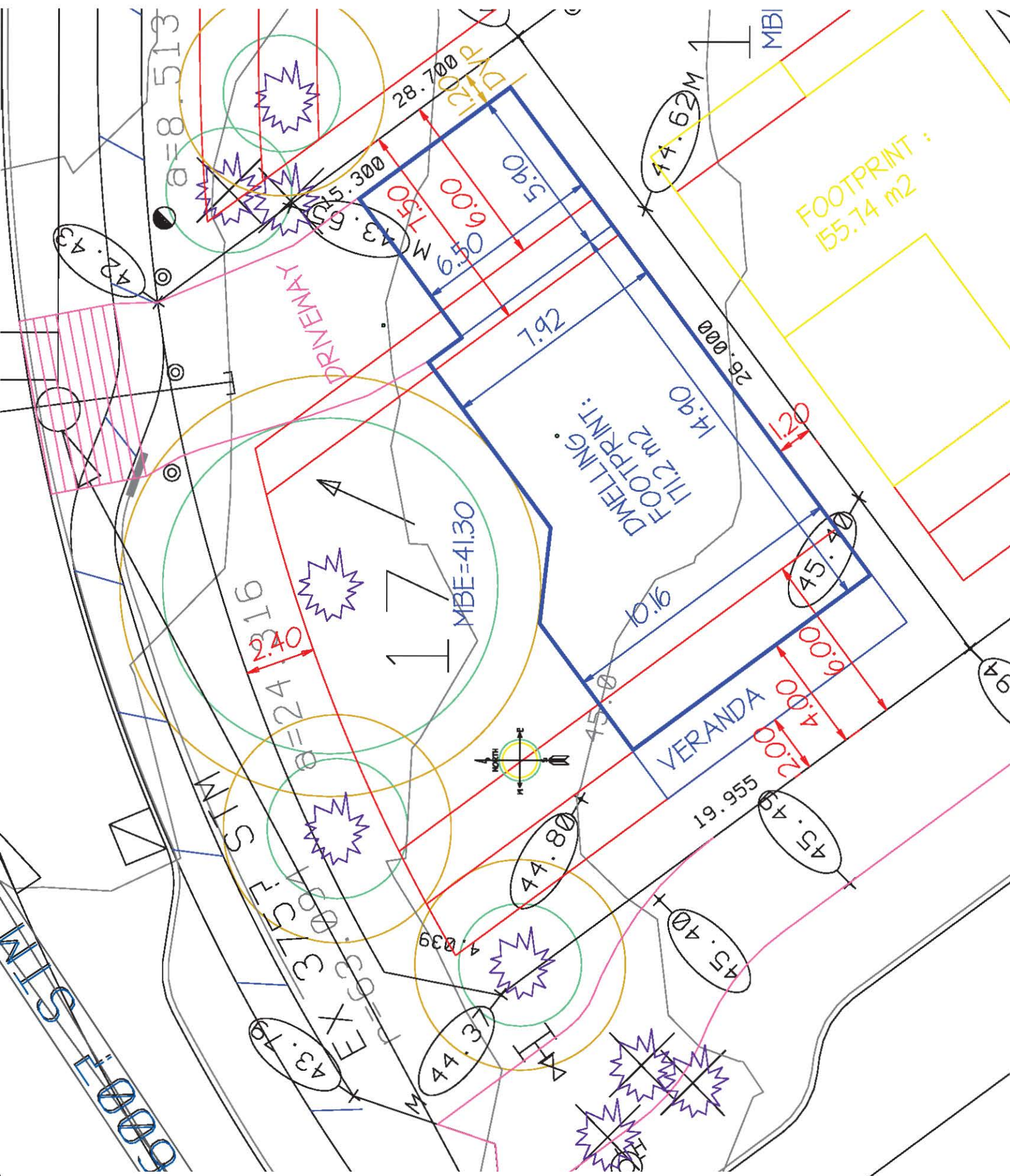
Lot 8

14

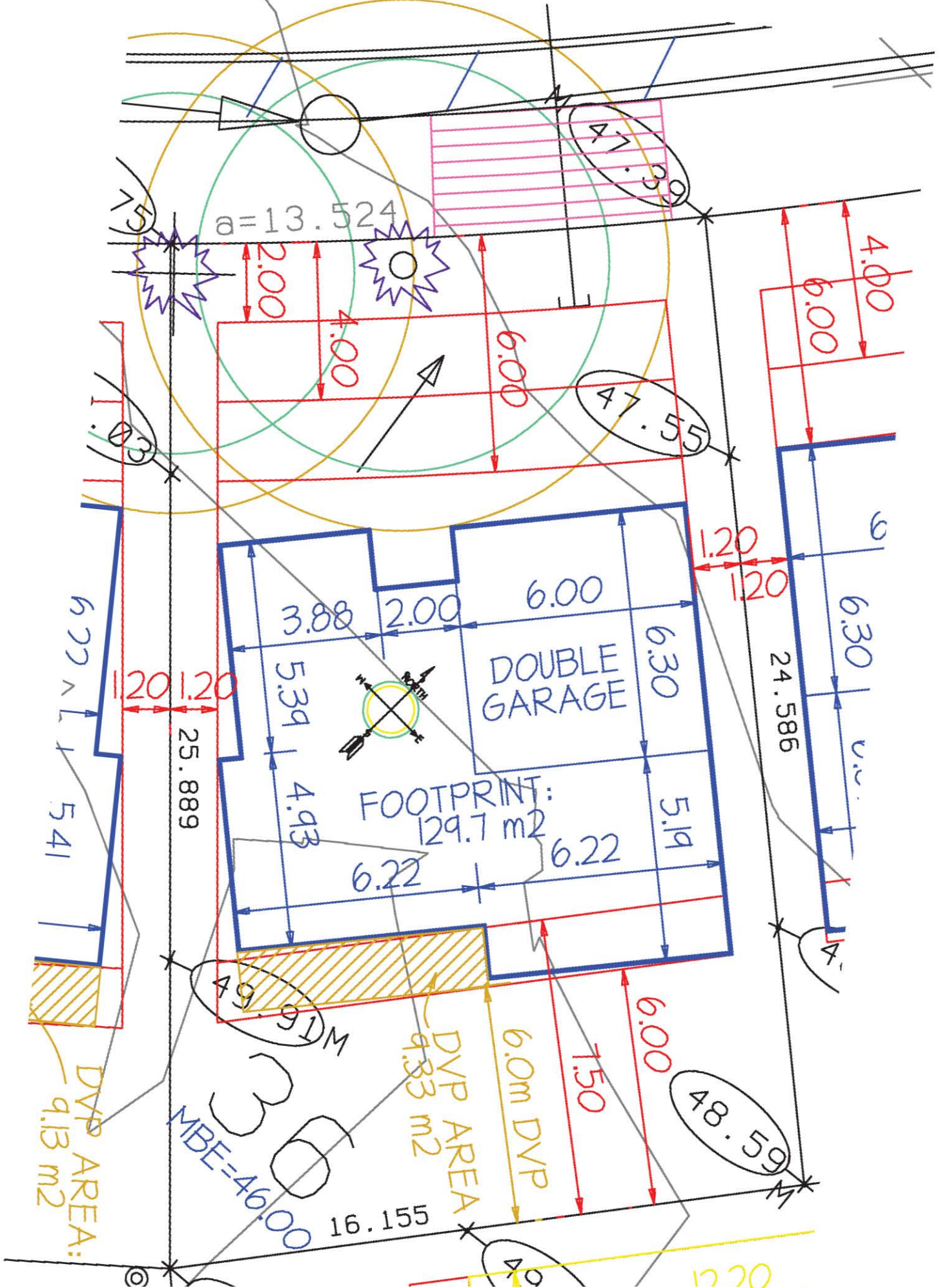
MBE 37.05 / MBE 36.65



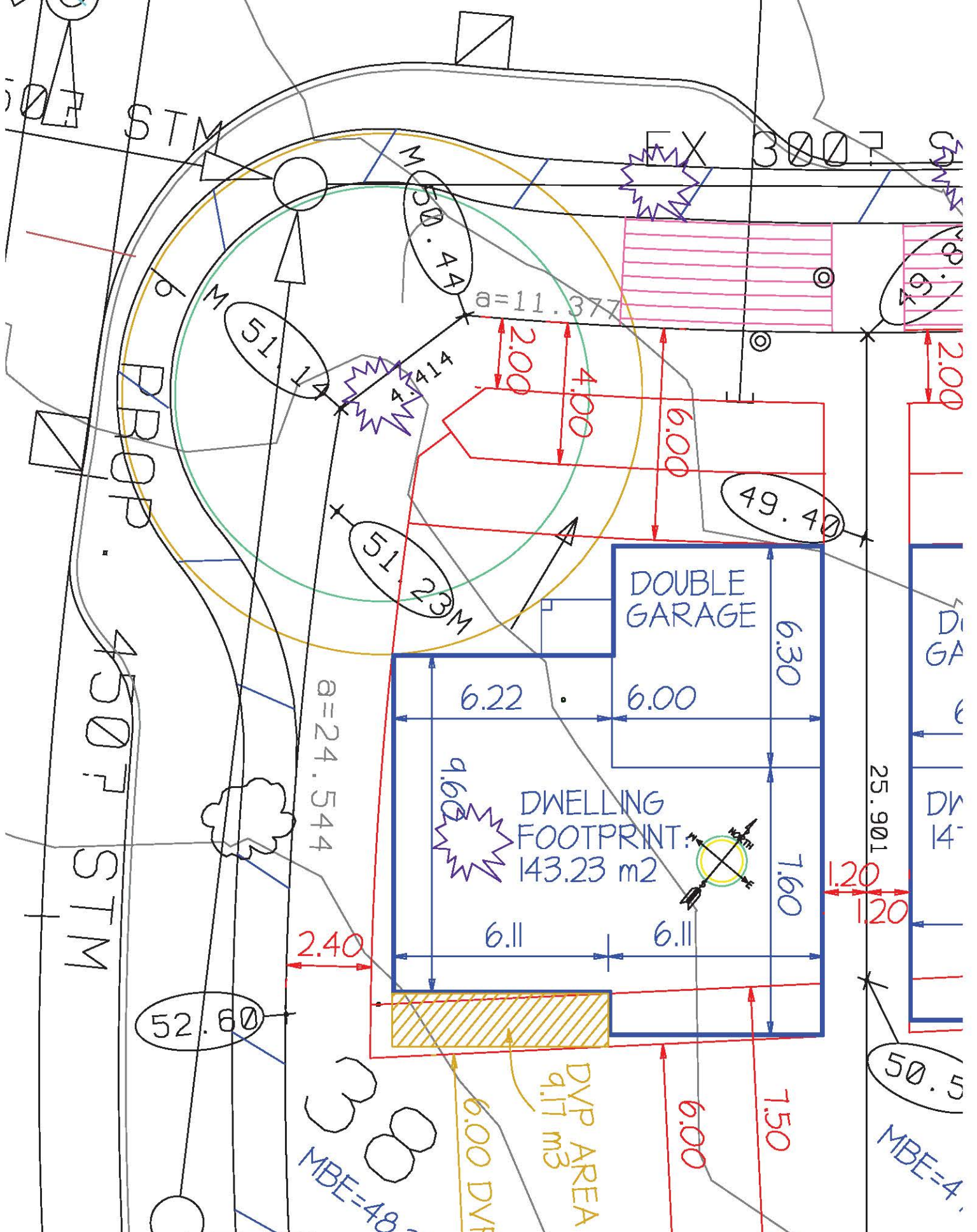
Lot 10



Lot 17



Lot 36



Lot 38

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0152-00

Issued To: o882090 B C Ltd
("the Owner")

Address of Owner: 710-1055 W. Georgia Street
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: 007-445-474
 Lot 16 Section 23 Township 1 New Westminster District Plan 36924
 15656 Mountain View Drive

Parcel Identifier: 007-445-539
 Lot 19 Section 23 Township 1 New Westminster District Plan 36924
 15712 Mountain View Drive

Parcel Identifier: 007-445-610
 Lot 20 Section 23 Township 1 New Westminster District Plan 36924
 15736 Mountain View Drive

Parcel Identifier: 007-445-644
 Lot 21 Section 23 Township 1 New Westminster District Plan 36924
 15758 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:
-

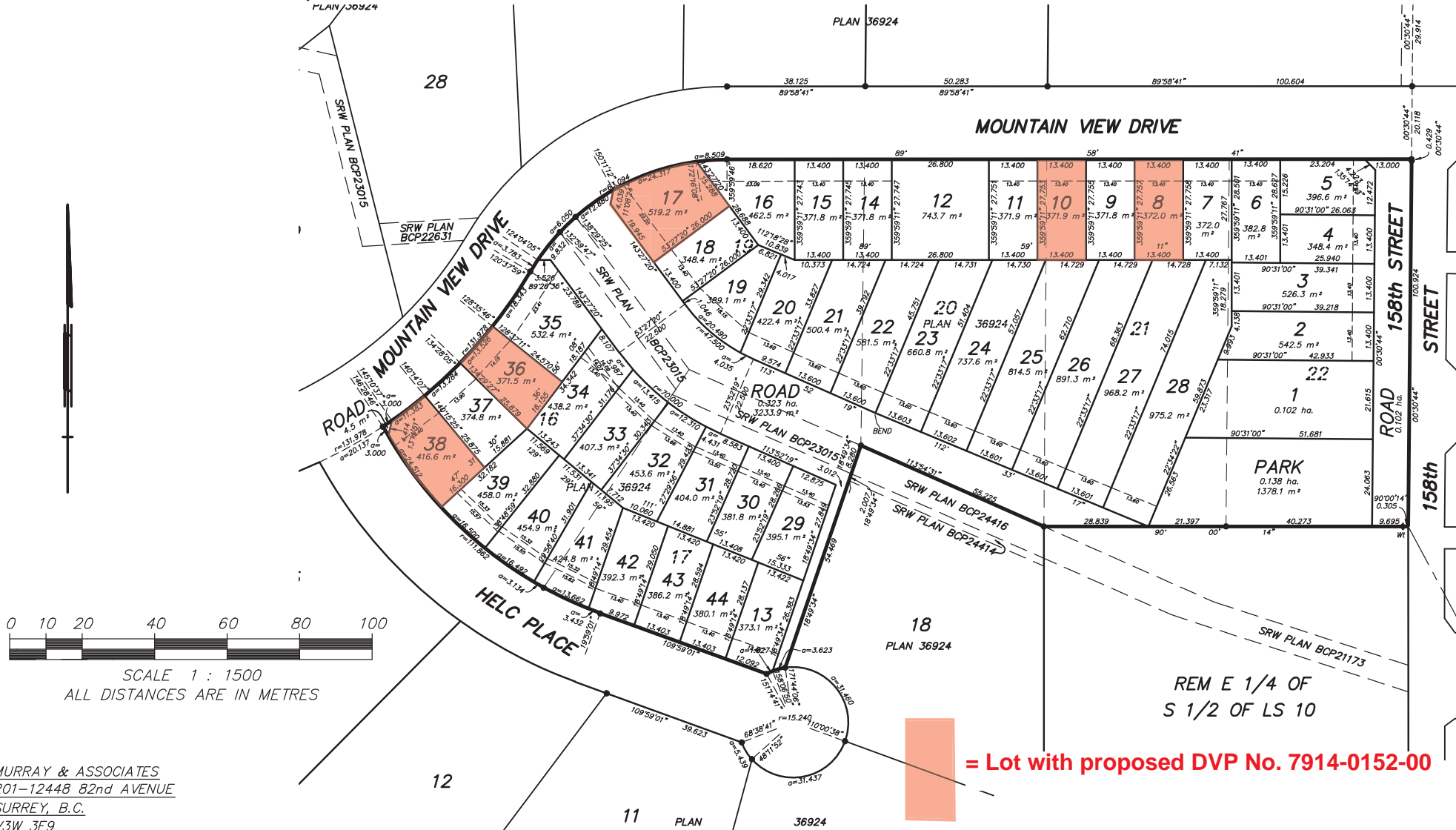
- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to reduce the minimum southerly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 8.
 - (b) to reduce the minimum southerly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 10.
 - (c) to reduce the minimum northerly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for proposed Lot 17.
 - (d) to reduce the minimum easterly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 36.
 - (e) to reduce the minimum easterly rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 38.
- 5. The siting of buildings and structures shall be in accordance with 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 – Dianne L. Watts

City Clerk – Jane Sullivan

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



Schedule A

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

FILE 9707-17/1500