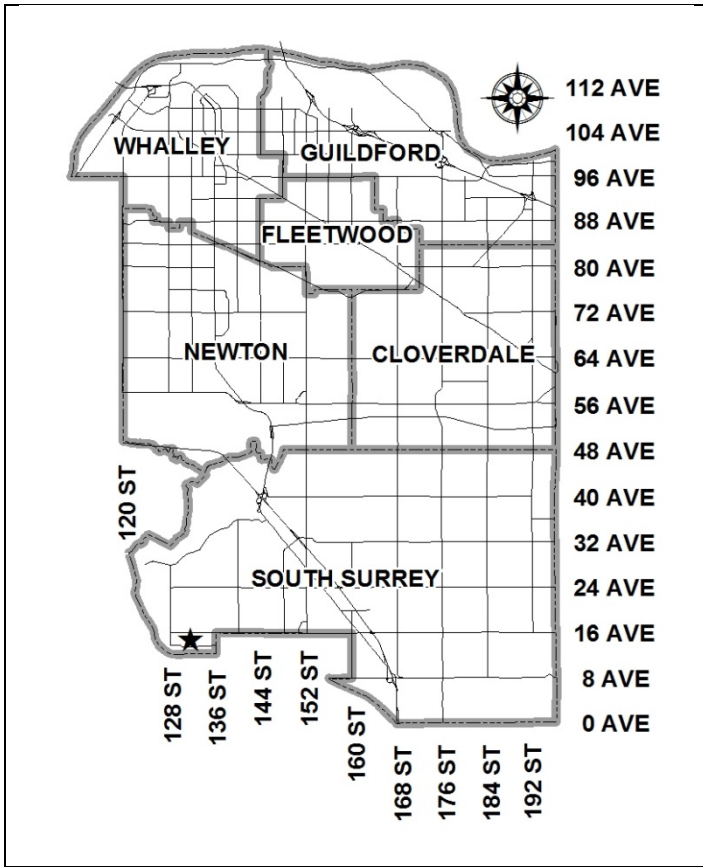


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0186-00

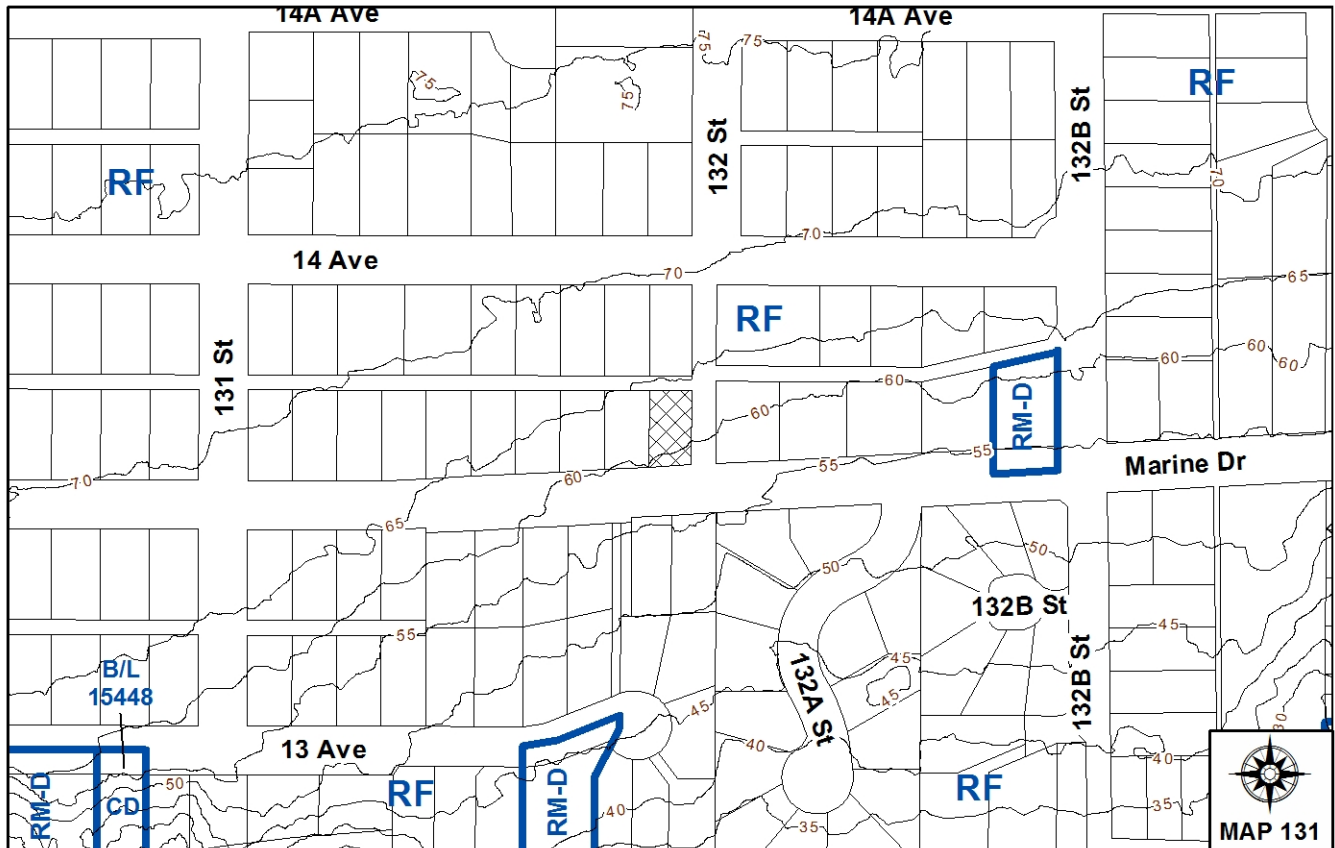
Planning Report Date: September 8, 2014



PROPOSAL:

- **Development Variance Permit**
 to vary the minimum front yard and east side yard setback to permit the development of a new single family dwelling.

LOCATION: 13189 - Marine Drive
OWNER: Natasha Taylor
 Ryan Taylor
ZONING: RF
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to reduce the front and east side yard setback in order to construct a new single family dwelling.

RATIONALE OF RECOMMENDATION

- In accordance with Part 7, Special Building Setbacks of the Zoning by-law, lots fronting or flanking an Arterial Road or a Collector Road, front yard setbacks are measured from the centerline of the ultimate road allowance.
- Marine Drive is an Arterial Road, and under the new standards of the Subdivision and Development By-law recently approved by Council, the ultimate width for an Arterial Road, specifically Marine Drive, increased from 20 metres (66 feet) to 24 metres (79 feet).
- Since the previous 20 metre (66 feet) wide road allowance standard for Marine Drive has increased 4 metres (13 feet) to the current 24 metres (79 feet), the minimum front yard setback along Marine Drive has been increased by 2 metres (6.5 feet) on either side of the road. Therefore, a variance of 2.0 metres (6.5 feet) is required in order to maintain the 6.7 metre (22 feet) front yard setback of the RF Zone for the proposed new dwelling.
- The proposed front yard setback variance will achieve a consistent streetscape with uniform building setback along Marine Drive.
- The proposed variance to reduce the side yard setback will allow the undersized RF Zone lot to increase the width of the building envelope and to construct a dwelling which is more complementary to surrounding dwellings in the neighbourhood. If approved, the variance will not result in the proposed dwelling to exceed the maximum lot coverage and FAR requirements.
- The proposed variance will pose minimal impact on the adjacent single family dwelling to the east which also abuts the unopened road allowance.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0186-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF Zone for a minimum of 50% of the width of the principal building from 6.7 metres (22 feet) to 4.7 metres (15 feet); and
- (b) to reduce the minimum east side yard setback on a flanking street of the RF Zone from 3.6 metres (12 feet) to 1.8 metres (6 feet).

REFERRALS

Engineering: The Engineering Department has no objection to the Development Variance Permit subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Unopened lane and single family residential	Urban/ Urban Residential	RF
East:	Unopened road allowance and single family residential	Urban/Urban Residential	RF
South (Across Marine Drive):	Single Family Residential	Urban/Urban Residential	RF
West:	Single Family Residential	Urban/ Urban Residential	RF

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located on the north side of Marine Drive, east of 131 Street. The property is designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the Semiahmoo Peninsula Local Area Plan (LAP).
- The subject property is currently zoned "Single Family Residential Zone (RF)" and is 536 square metres (5,769 square feet) in area, 17.4 metres (57 feet) wide, and 30.3 metres (99 feet) deep.

- In accordance with Part 7, Special Building Setbacks of the Zoning By-law, front yard setbacks of lots fronting or flanking an Arterial Road are measure from the centerline of the ultimate road allowance.
- Marine Drive is an Arterial Road, and under the revised standards of the Subdivision and Development By-law approved by Council in 2012, the width for Marine Drive increased from 20 metres (66 feet) to 24 metres (79 feet).
- When the existing dwelling was constructed in 1974 under Zoning By-law, 1964, No. 2265, the minimum front yard setback was 7.5 metres (25 feet). At that time, the front yard setback, as measured from the centerline was 17.5 metres (57 feet).
- The current Zoning By-law, 1993, No. 12000, allows a front yard setback reduction from 7.5 metres (25 feet) to 6.7 metres (22 feet) from an attached garage, if a minimum of 50% of the width of the principal building is set back 9 metres (30 feet).
- Abutting the property to the east is a 10 metre (33 feet) unopened road allowance which the subject property has used for a portion of the existing driveway. Transportation Engineering has indicated that there are no plans to open the road allowance due to grade issues, but it will be retained for the possible construction of a future lane or walkway connecting to the unopened east-west lane running immediately north of the subject property. Consequently, Engineering is requesting a Restrictive Covenant to be registered on title requiring the subject property to remove access to Marine Drive in the future and replace access to the rear lane or to the unopened road allowance to the east, which ever becomes established first.

Current proposal

- The applicant is proposing to redevelop the property with a new single family dwelling. The proposed new dwelling has a 6.7 metre (22 feet) front yard setback from the front property line. This is a reduced front yard setback allowed under the RF Zone provided a minimum of 50% of the width of the principal building is set back 9 metres (30 feet).
- Since the previous 20 metre (66 feet) wide road allowance standard for Marine Drive has increased 4 metres (13 feet) to the current 24 metres (79 feet), the minimum front yard setback along Marine Drive has been increased by 2 metres (6.5 feet) on either side of the road. Therefore, a variance of 2.0 metres (6.5 feet) is required in order to maintain the 6.7 metre (22 feet) front yard setback of the RF Zone for the proposed new dwelling.
- Under the RF Zone, a minimum 3.6 metre (12 feet) side yard setback on a flanking street is required. Since there is no intention to open the road allowance, the applicant is requesting to reduce the side yard setback from 3.6 metres (12 feet) to 1.8 metres (6 feet). This will result in both side yard setbacks of the subject property to be consistent.
- The proposed dwelling does not exceed the maximum lot coverage and Floor Area Ratio (FAR) requirements under the RF Zone.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone for a minimum of 50% of the width of the principal building from 6.7 metres (22 feet) to 4.7 metres (15 feet).

Applicant's Reasons:

- The revised Marine Drive standard of 24 metre (79 feet) width will result in any future buildings to be set back 2 metres (6.5 feet) further than the RF Zone requires. The applicant wishes to maintain the 6.7 metre (22 feet) front yard setback for a minimum of 50% of the width of the proposed new dwelling.

Staff Comments:

- The subject property is located on Marine Drive, which is designated Arterial Road in the Surrey Road Classification Map (R-91), attached as Schedule D to the Surrey Subdivision and Development By-law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 24 metre (79 feet) wide road allowance for Marine Drive. The current 24 metre (79 feet) wide road allowance for Marine Drive is a 4 metre (13 feet) increase from the current arterial road allowance of 20 metres (66 feet).
- Part 7, Special Building Setbacks of Zoning By-law No. 12000 stipulates that the setback of buildings on a lot abutting an existing or future major road as shown in the Surrey Major Road Allowance Map, shall be the sum of one-half of the ultimate highway allowance shown in the Major Road Allowance Map measured from the centreline of the road plus the required setback of the Zone in which the lot is located.
- In the case of this application, the required front yard setback for the existing lots would be 12 metres (39 feet) from the ultimate centerline of Marine Drive plus the 6.7 metre (22 feet) front yard setback requirement for a minimum of 50% of the width of the principal building. The total setback from the centerline of Marine Drive will be 18.7 metres (61 feet).
- To achieve a consistent streetscape within this block of Marine Drive and 131 Street, a variance to reduce the front yard setback of the RF Zone from 6.7 metres (22 feet) for a minimum of 50% of the width of the principal building to 4.7 metres (15 feet) is supported. This would provide a building setback from the centerline of Marine Drive of 12 metres (39 feet) plus the 4.7 metre (15 feet) front yard setback for a total setback of 16.7 metres (55 feet).

(b) Requested Variance:

- To reduce the minimum east side yard setback on a flanking street of the RF Zone from 3.6 metres (12 feet) to 1.8 metres (6 feet).

Applicant's Reasons:

- The City has indicated that there is no intention of opening the road allowance abutting the subject property to the east; therefore a variance is requested to reduce the side yard setback to the standard requirement under the RF Zone.
- The subject property is an undersized RF Zone lot and the smallest and narrowest lot on the block fronting Marine Drive with an area of 536 square metres (5,767 square feet) and width of 17.4 metres (57 feet). The variance will allow a wider dwelling to be constructed, which is more complementary to the surrounding dwellings in the neighbourhood.

Staff Comments:

- The area of the lots on the same block fronting Marine Drive range from 679 square metres (7,310 square feet) to 931 square metres (10,021 square feet). The variance will allow this undersized RF Zone lot to increase the width of the building envelope and still remain under the maximum lot coverage and FAR requirements.
- The redevelopment of the subject property will require the applicant to remove the existing driveway and replace with topsoil and sod. No paving or private use of the road allowance will be permitted. It is expected the owner of the subject property and/or the owner abutting the other side of the road allowance (i.e. 13209 Marine Drive) will maintain the lands.
- There will be minimal impact on the adjacent single family dwelling to the east also abutting the unopened road allowance.

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.	Site Plan and Proposed Building Elevations
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7914-0186-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/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: Vijesh Khosla

 Address: 16425 - High Park Avenue
 Surrey, BC V3S 0M1

 Tel: 604-837-7783

2. Properties involved in the Application
 - (a) Civic Address: 13189 - Marine Drive

 - (b) Civic Address: 13189 - Marine Drive
 Owner: Natasha Taylor
 Ryan Taylor
 PID: 011-108-606
 Lot 11 Block 3 Section 8 Township 1 New Westminster District Plan 4828

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7914-0186-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

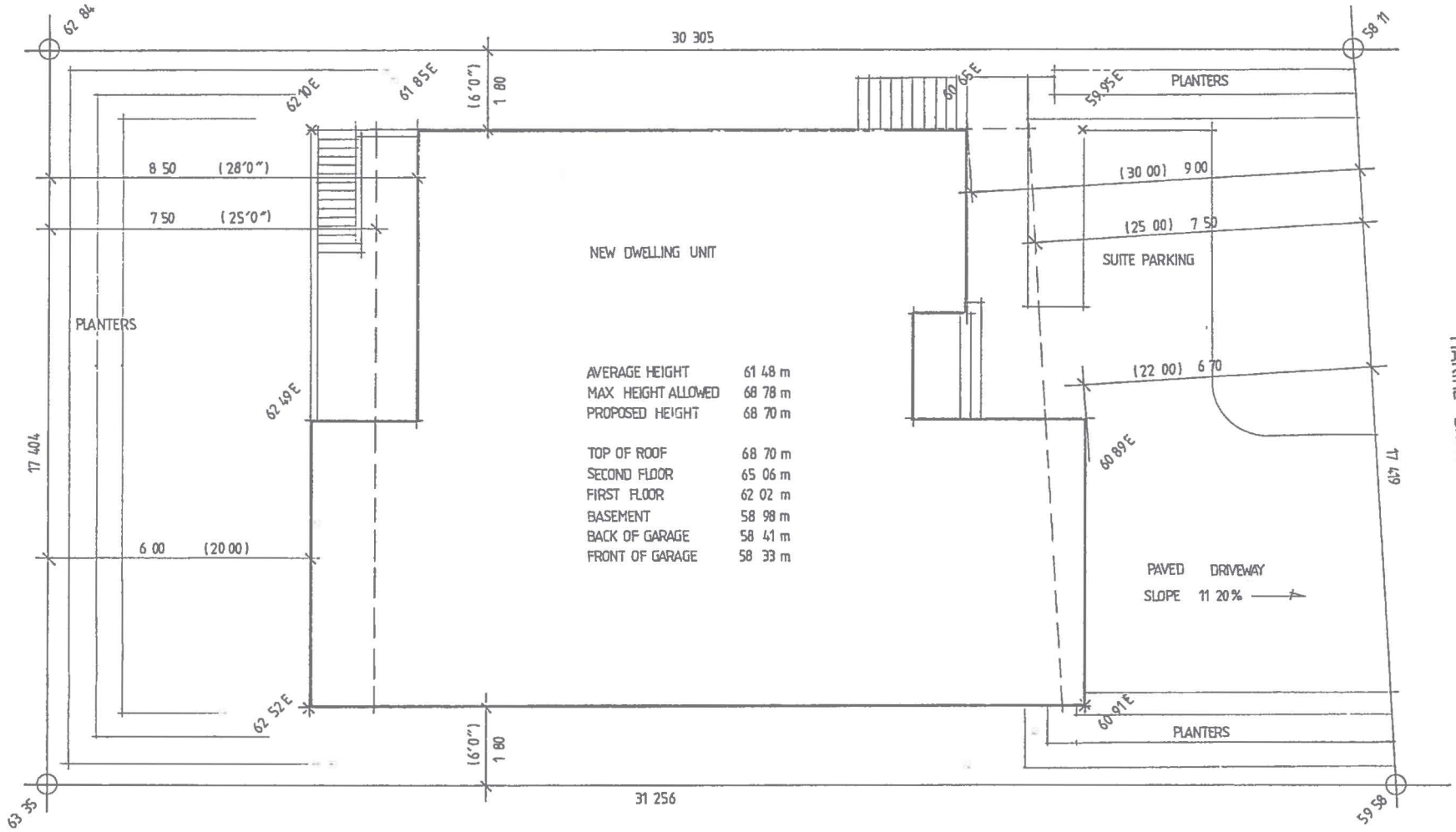
Existing Zoning: RF

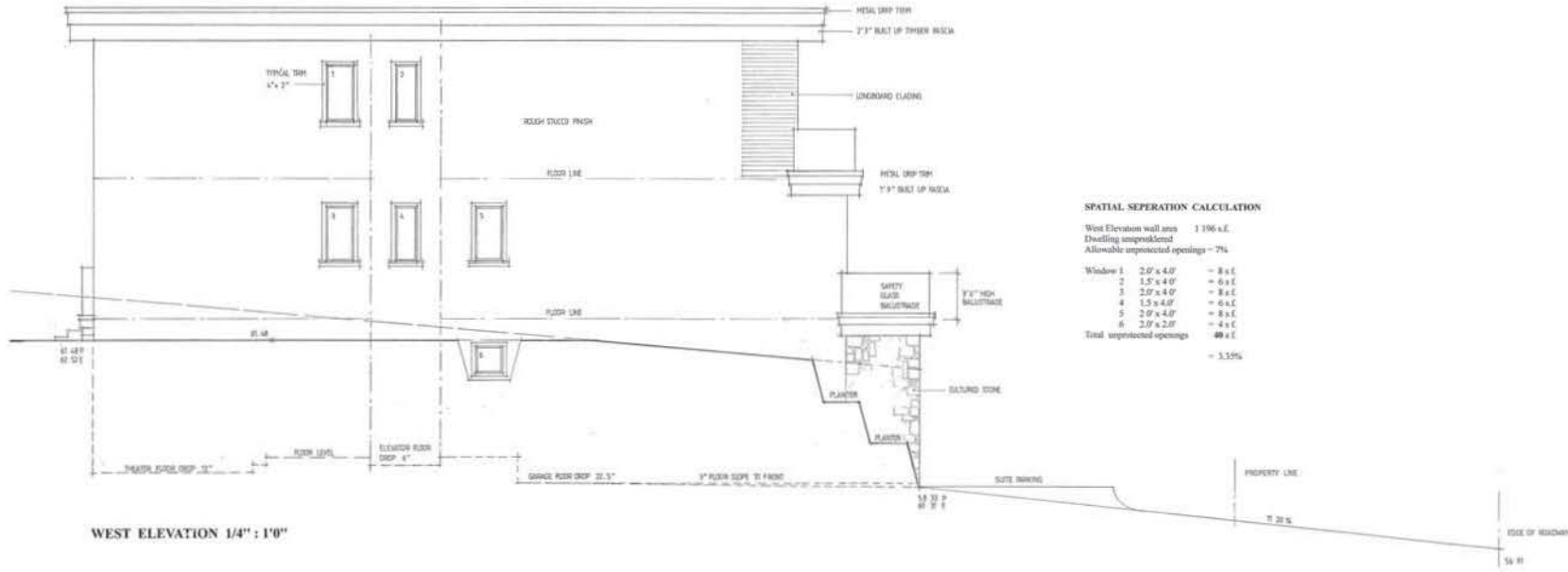
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	536 sq.m	
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	40%	38.3%
SETBACKS (in metres)		
Front (min. 50% of width of dwelling at 9.0m)	6.7m	6.7m
Rear (min. 50% of width of dwelling at 8.5m)	6.0m	6.0m
Side #1 (E)	3.6m	1.8m
Side #2 (W)	1.8m	1.8m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0m	7.3m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		1
TOTAL RESIDENTIAL FLOOR AREA		3,460 sq.m

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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APPENDIX II





WEST ELEVATION 1/4" : 1'0"

SPATIAL SEPERATION CALCULATION

West Elevation wall area 1196 s.f.
 Dwelling unprotected 1196 s.f.
 Allowable unprotected openings - 7%

Window 1	2.0' x 4.0'	= 8 s.f.
2	1.5' x 4.0'	= 6 s.f.
3	2.0' x 4.0'	= 8 s.f.
4	1.5' x 4.0'	= 6 s.f.
5	2.0' x 4.0'	= 8 s.f.
6	2.0' x 2.0'	= 4 s.f.
Total unprotected openings		= 40 s.f.
		= 3.35%



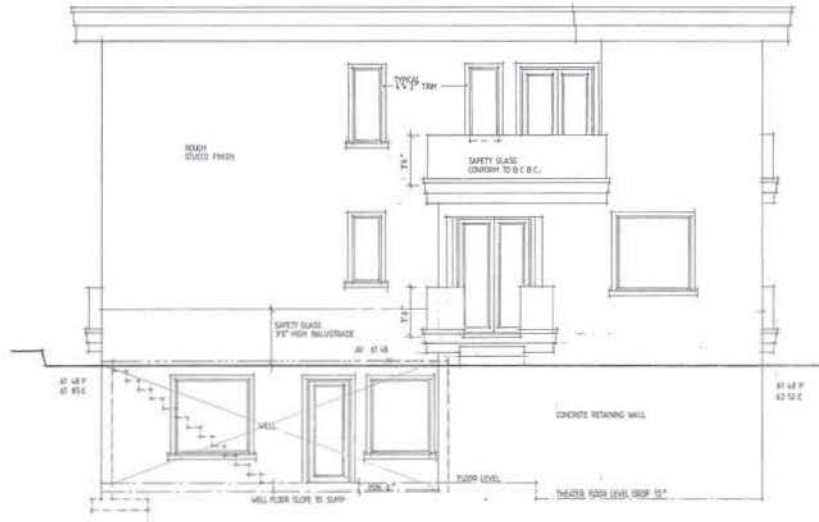
SOUTH ELEVATION 1/4" : 1'0"

CASS PAREL LIMITED
 architectural
 1107 29th Avenue
 Surrey, B.C.
 V4P 1C3
 Tel: 604 531 2224
 Fax: 604 531 2224
 Email: cass@parel.com

PROJECT No. RCS L-172, Sheet No. A07
 ELEVATIONS
 Date: June 2014
 Scale: As Indicated
 REVISIONS
 REVISIONS BY DATE
 REVISIONS BY DATE
 REVISIONS BY DATE

CONTRACTOR:
 THESE PLANS AND SPECIFICATIONS INCLUDE PRELIMINARY INFORMATION
 AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL
 OF THE ARCHITECT. THE ARCHITECT'S OFFICE SHALL BE NOTIFIED
 IMMEDIATELY BY THE CONTRACTOR IN WRITING OF ANY DISCREPANCY
 BETWEEN THESE PLANS AND THE SPECIFICATIONS.
 PREPARED BY CASS PAREL LIMITED

NEW RESIDENCE: TAYLOR
 CIVIC ADDRESS: 1199 MARINE DRIVE, SURREY, B.C.
 LEGAL ADDRESS: LOT 11, BLOCK 3, SECTION 8, TSP 1, NW1/4, PLAN 4828



NORTH ELEVATION 1/4" = 1'0"



EAST ELEVATION 1/4" = 1'0"

CASS PAREL LIMITED
 ARCHITECTS
 100-101-102
 10377 Sunbury St
 Suite 101
 Vancouver, BC
 V6P 1C3

PROJECT No. RCS 1-172 Sheet No. AW8
 CLIENT: BCS 2011
 DESIGNER: BCS 2011
 DRAWING TYPE: EXTERIOR ELEVATIONS
 DATE: 2011

CONTRACTOR: TAYLOR RESIDENCE DEVELOPMENT INC.
 1189 MARINE DRIVE, SURREY, B.C.
 LEGAL ADDRESS: LOT 11, BLOCK 3, SECTION 8, TSP-1, NWD, PLAN 4828
 PREPARED BY: JAVAN MANSOURI
 CHECKED BY: JAVAN MANSOURI
 APPROVED BY: JAVAN MANSOURI
 PROJECT NO. RCS 1-172 SHEET NO. AW8

NEW RESIDENCE: TAYLOR
 CIVIC ADDRESS: 1189 MARINE DRIVE, SURREY, B.C.
 LEGAL ADDRESS: LOT 11, BLOCK 3, SECTION 8, TSP-1, NWD, PLAN 4828

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

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

DATE: **September 02, 2014** PROJECT FILE: **7814-0186-00**

RE: **Engineering Requirements
Location: 13189 Marine Drive**

DEVELOPMENT VARIANCE PERMIT

Property and Right-of-Way Requirements

- dedicate 2.00m for the ultimate 24.00-metre special arterial road allowance.

The applicant is advised that the following items are to be addressed as a condition of issuance of the Building Permit:

- Remove and relocate driveway;
- Abandon and replace existing service connections as needed;
- Lot grading of boulevard to +/- 300mm of road centre line should be considered as part of the BP and grading design; and
- Registration of the RC for future removal of access to Marine Drive.



Rémi Dubé, P.Eng.
Development Services Manager

MS

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0186-00

Issued To: NATASHA TAYLOR
RYAN TAYLOR

("the Owner")

Address of Owner: 15180 - Royal Avenue
White Rock, BC V4B 1M3

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: 011-108-606
Lot 11 Block 3 Section 8 Township 1 New Westminster District Plan 4828

13189 - Marine Drive

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F, Part 16 "Single Family Residential Zone (RF)" the minimum front yard setback for a minimum of 50% of the width of the principal building from 6.7 metres (22 ft.) to 4.7 metres (15 ft.); and
 - (b) In Section F, Part 16 "Single Family Residential Zone (RF)" the minimum east side yard setback on a flanking street is varied from 3.6 metres (12 ft.) to 1.8 metres (6 ft.).
4. The siting of buildings and structures shall be in accordance with the drawings numbered Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.

5. 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.

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 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.

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

