

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0066-00

Planning Report Date: May 4, 2020

PROPOSAL:

- **Development Variance Permit**

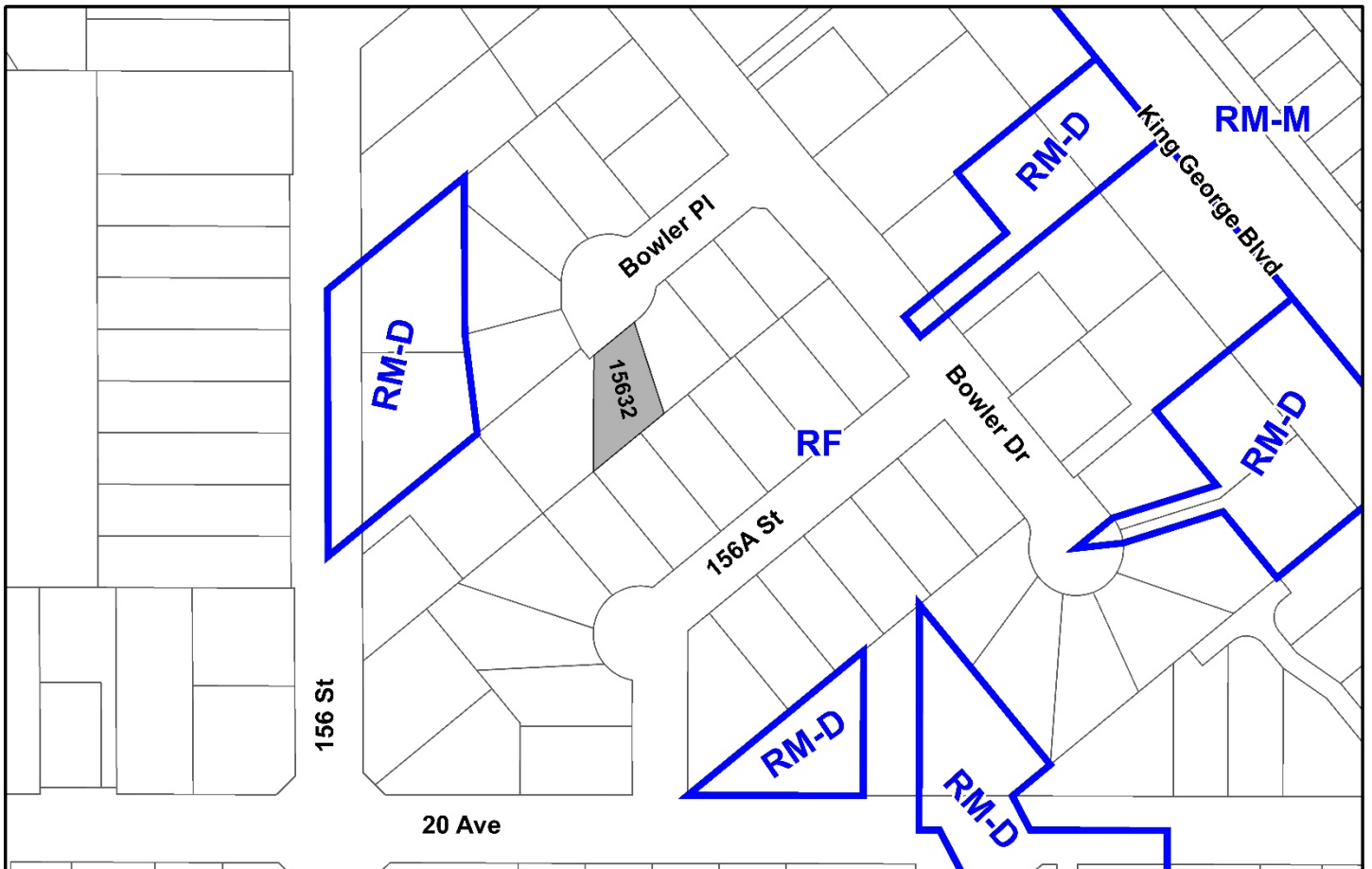
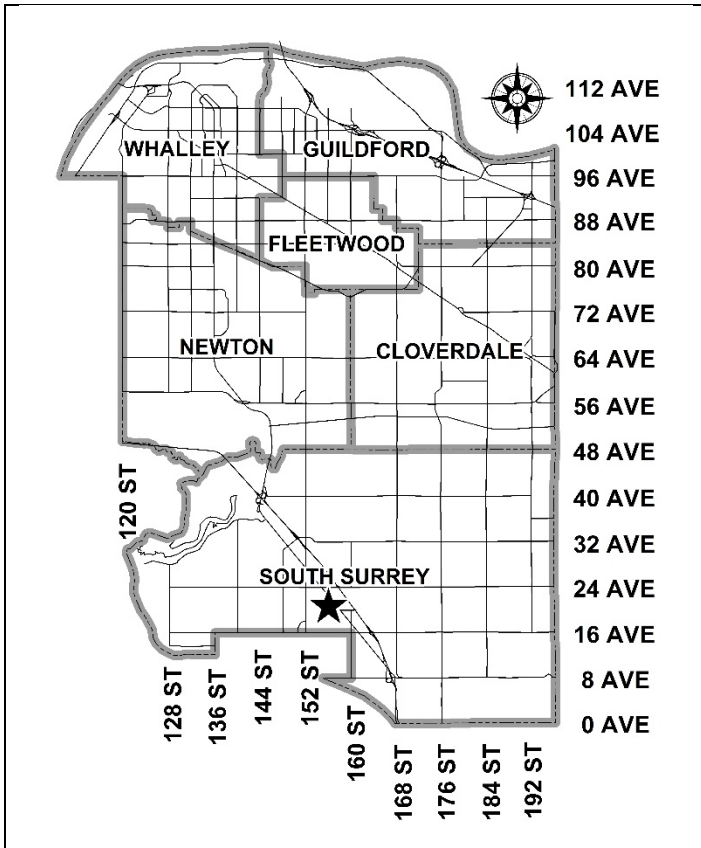
to reduce the rear yard setback in order to permit the construction of a new single family dwelling.

LOCATION: 15632 - Bowler Place

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential (6 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the rear yard setback requirements for a principle building of the "Single Family Residential Zone (RF)".

RATIONALE OF RECOMMENDATION

- The subject property is an irregularly shaped lot, on which a principal building cannot be constructed at the maximum size permitted by the Zoning By-law for the RF Zone using standard setbacks.
- The proposed variance will ensure that the future owner of the subject property can build a home with a functional floor plan given that the depth of services will not allow for construction of a basement on the lot.
- The subject property is an interior lot located in a cul-de-sac. The proposed variance should have minimal impact on the neighbouring properties and will provide a useable rear yard.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0066-00 (Appendix I), to reduce the minimum rear yard setback of a principal building of the 'Single Family Residential Zone (RF)' from 7.5 metres to 6.0 metres, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant Lot	Single Family Residential (6 upa)	RF
North (Across Bowler Place):	Single Family Residential	Single Family Residential (6 upa)	RF
East:	Vacant Lot	Single Family Residential (6 upa)	RF
South:	Single Family Residential	Single Family Residential (6 upa)	RF
West:	Vacant Lot	Single Family Residential (6 upa)	RF

Context & Background

- The subject property, 15632 – Bowler Place, is an interior cul-de-sac lot on the south side of Bowler Place, located west of Bowler Drive and east of 156 Street.
- The property is zoned "Single Family Residential Zone (RF)," designated "Urban" in the Official Community Plan (OCP) and designated "Single Family Residential (6 upa)" in the King George Corridor Neighbourhood Concept Plan (NCP).
- The subject property is located near the southwestern boundary of the King George Corridor NCP.
- The subject property was recently created with Development Application No. 7916-0199-00, a subdivision application to create six (6) single family lots that was approved on April 30, 2019.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to reduce the required rear yard setback of a principal building of the RF Zone from 7.5 metres to 6.0 metres in order to permit the construction of a new single family dwelling.

Referrals

Engineering: The Engineering Department has no objection to the project

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Setback Variance

- The applicant is proposing a Development Variance Permit to reduce the minimum rear yard setback of a principal building for the 'Single Family Residential Zone (RF)' from 7.5 metres to 6.0 metres.
- The applicant has demonstrated that given the irregular shape of the subject property using standard RF Zone setbacks the largest home that could be constructed (300 square metres) is smaller than the maximum that would be permitted under the Floor Area Ratio (FAR) provisions of the RF Zone (336 square metres). The proposed variance will allow for a house to be built at the maximum size of 336 square metres.
- The subject property has a large rear yard which is 27.0 metres wide along its southern boundary. The applicant has demonstrated that the proposed variance would create a rear yard of approximately 174 square metres, whereas the rear yard created on a 15 metre wide RF lot with a standard 7.5 metre rear yard setback would only be approximately 113 square metres.
- The depth of services for the subject property does not allow for a basement to be accommodated with the proposed construction. The proposed variance will ensure that the future owner of the subject property can build a home with a functional floor plan.
- The applicant has demonstrated that as a result of the perpendicular alignment of the rear lot line to the side lot lines, the rear face of the proposed new dwelling will not be set along the 6.0 metre setback line for the entire width of the property.
- The Arborist Report approved as part of Development Application No. 7916-0199-00 included protection for two hedges located along the southern property line of the subject property. One hedge to be protected is shared between the subject property and 2049 – 156A Street. The other hedge to be protected is off-site, located entirely on 2057 – 156A Street. The Arborist Report also approved three (3) replacement trees to be planted on the subject property, two (2) of which are proposed to be planted in the rear yard.
- Staff support the requested variance to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I Development Variance Permit No. 7920-0066-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0066-00

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: 030-771-978
Lot 2 Section 14 Township 1 New Westminster District Plan EPP73364
15632 - Bowler Place

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone, the minimum rear yard setback for a principal building is reduced from 7.5 metres to 6.0 metres.
4. This development variance permit applies to only the 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.
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 – Doug McCallum

City Clerk – Jennifer Ficocelli

Development Variance Permit No. 7920-0066-00 to reduce the minimum rear yard setback of the 'Single Family Residential (RF) Zone' for a principal building from 7.5 metres to 6.0 metres.

