

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 of the Single Family Residential 12 (RF-12) Zone.

RATIONALE OF RECOMMENDATION

- The subject properties were created as part of Development Application No. 7912-0290-00. A multi-use pathway (MUP) was established as a condition of approval for Development Application 7912-0290-00. The MUP was partially secured through a 3 metre Statutory Right-of-Way (SRW) over the southern portion of the lot at 2010 165A Street (southern lot).
- Development Variance Permit No. 7912-0290-00 established an increased setback of 4.2 metres for 2010 – 165A Street to provide a standard side yard condition to the MUP.
- The 3 metre SRW and increased setback significantly reduces the available building area of 2010 – 165A Street. The lot line adjustment and development variance permit are proposed to help off-set this lost buildable area.
- The depths of the existing lots constrain the ability to design a functional floor plan, especially in the area that is located behind the garage.
- The proposed rear yard variances will result in more functional layouts and provide the builder with more flexibility in designing the future single family dwellings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0118-00 (Appendix II) to reduce the minimum rear yard setback of the Single Family Residential (12) Zone from 7.5 metres to 6.5 metres for 50% of the building width and from 6 metres to 5.5 metres for the remaining 50% of the building width for the lots at 2020 165A Street and 2010 165A Street, to proceed to Public Notification; and
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) submission of a subdivision layout to the satisfaction of the Approving Officer.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant Single Family Residential	Medium Density Residential 10 – 15 u.p.a.	RF-12
North, and East:	Vacant Single Family Residential	Medium Density Residential 10 – 15 u.p.a.	RF-12
West (Across 165A Street):	Vacant Single Family Residential	Medium Density Residential 10 – 15 u.p.a.	RF-12
South (Across 20 Avenue):	Single Family Residential	Multiple Residential 10 – 15 u.p.a.	RA

Context & Background

- The subject site consists of two properties at 2010 – 165A Street and 2020 – 165A Street. 2010 - 156S Street is 375 square metres in area and has a lot width of 15.8 metres. 2020 – 165A Street is 342 square metres in area and is 14.7 metres in width.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Medium Density Residential 10 – 15 u.p.a." in the Sunnyside Heights Neighbourhood Concept Plan (NCP), and zoned "Single Family Residential (12) Zone (RF-12)".
- The two properties were created through Development Application No. 7912-0290-00, which received final adoption by Council at the April 24, 2017 Regular Council – Land Use meeting.
- A multi-use pathway (MUP) was established as a condition of approval for Development Application 7912-0290-00. The MUP was partially secured through a 3 metre wide Statutory Right-of-Way (SRW) that was registered over the southern portion of 2010 165A Street (southern lot).

- applicant with more flexibility in designing the future single family dwelling and will improve the functionality of the layout.
- With the proposed reductions to the rear yard setback, the applicant will be able to construct a dwelling with 246.4 square metre in floor area.
 - Rationale for 2020 – 165A Street:
 - The applicant is able to construct a dwelling with 235.6 square metre in floor area, which is the maximum for this property as allowed by the RF-12 Zone. However, the applicant is not able to maximize the lot coverage allowed by the RF-12 Zone.
 - The depth of 2020 – 165A Street constrains the applicant’s ability to design a functional floor plan, especially behind the garage. The additional lot depth will provide the applicant with more flexibility in designing the future single family dwelling and will improve the functionality of the layout.
 - The proposed variance will not result in a larger home on 2020 – 165A Street but will provide the applicant with the option to locate more of the floor area on the ground floor.
 - Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- A Development Proposal Signs was installed on July 8, 2020. Pre-notification letters were not required to be sent for this application as no rezoning or OCP amendment is proposed. Staff have not received any correspondence on the proposal to-date.

TREES

- Tree removal was addressed through Development Application No. 7912-0290-00. The applicant is obligated to plant two trees each on Lots 56 and 57. No trees are being removed as part of this application.

INFORMATION ATTACHED TO THIS REPORT

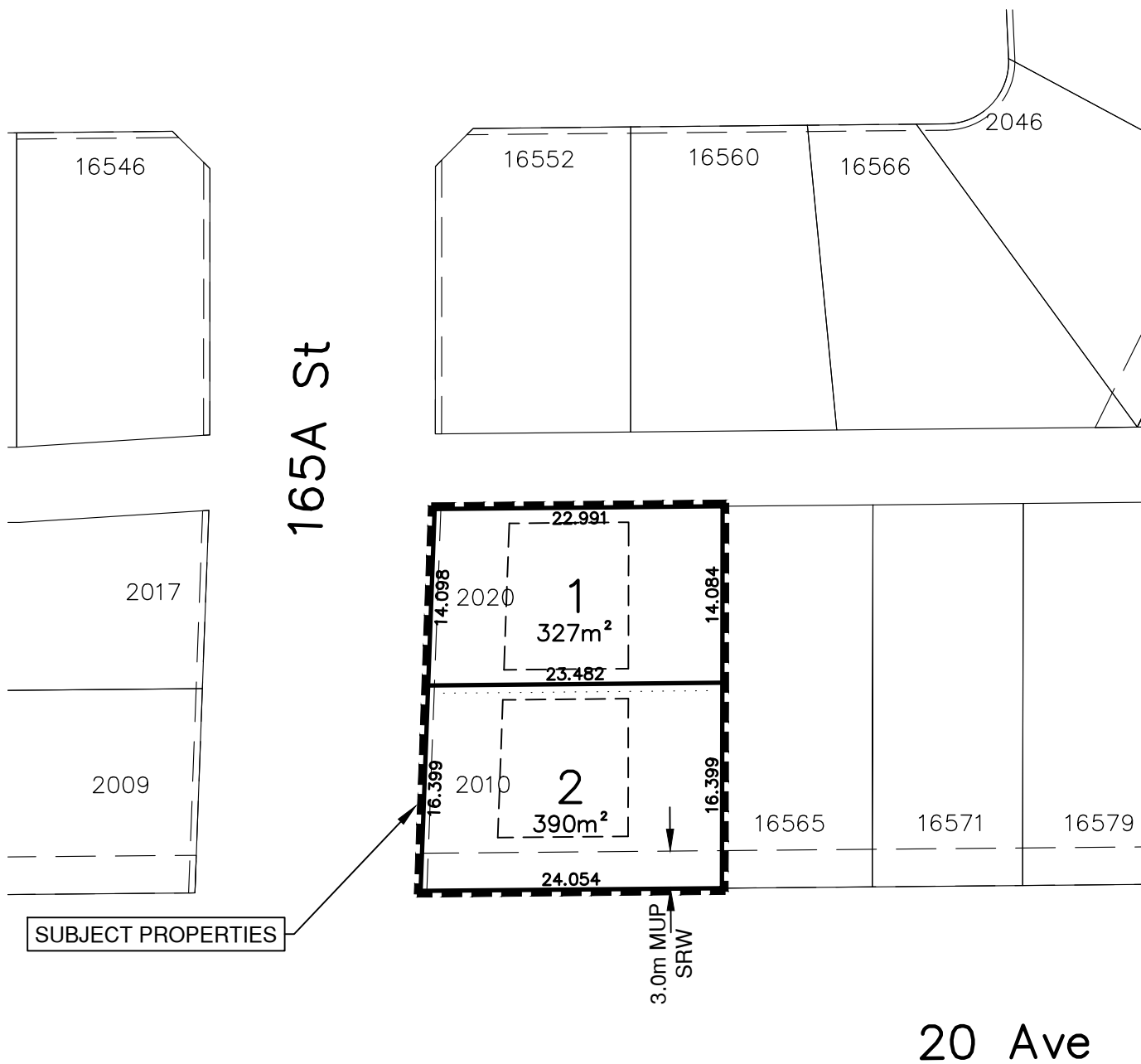
The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Development Variance Permit No. 7920-0118-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

BD/cm



SUBJECT PROPERTIES

2010 & 2020 165A ST
PROPOSED SUBDIVISION
 MARATHON HOMES LTD.



WSP CANADA INC.
 #300 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 5P5
 TEL. 604-525-4651 | FAX. 604-525-5715
 www.wsp.com

MAY 2020

201-05467-00

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0118-00

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: 030-151-376

Lot 56 Section 13 Township 1 New Westminster District Plan EPP68730

2020 - 165A Street

Parcel Identifier: 030-151-384

Lot 57 Section 13 Township 1 New Westminster District Plan EPP68730

2010 - 165A Street

(the "Land")

3. 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:

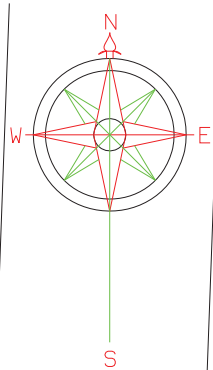
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 17A "Single Family Residential (12) Zone (RF-12)" the minimum rear yard setback for a principal building is reduced from 7.5 metres to 6.5 metres for 50% of the width of the principal building face, and from 6.0 metres to 5.5 metres for the remaining 50% of the width of the principal building face for the lots at 2010 165A Street and 2020 165A Street.
5. 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.
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 – Doug McCallum

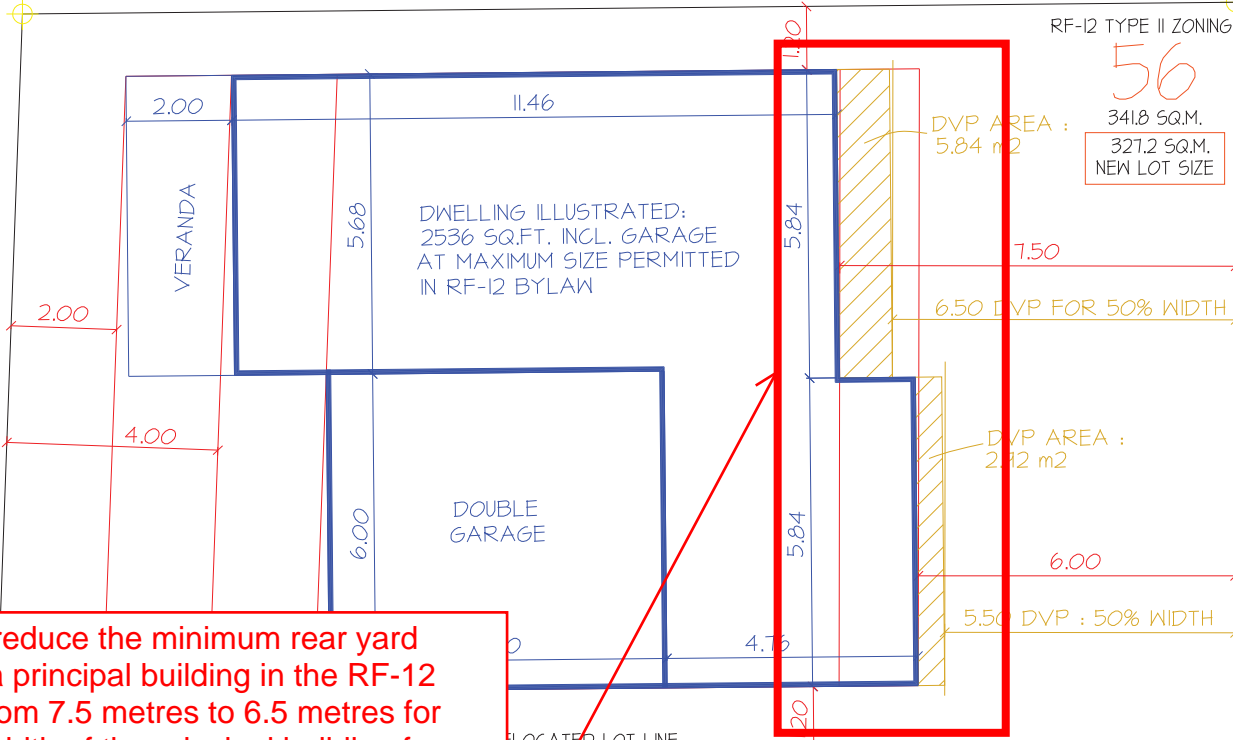
City Clerk – Jennifer Ficocelli

165A STREET

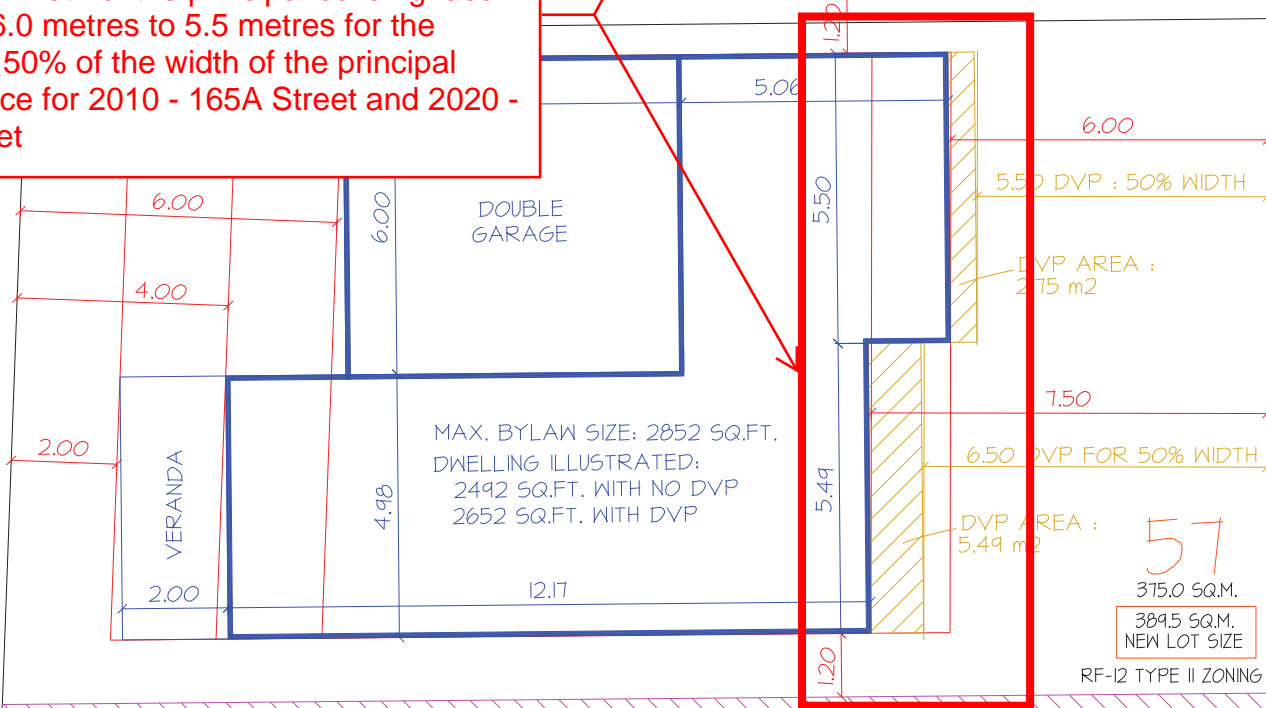


RF-12 TYPE II ZONING

56
341.8 SQ.M.
327.2 SQ.M.
NEW LOT SIZE



Variance to reduce the minimum rear yard setback for a principal building in the RF-12 Zone from from 7.5 metres to 6.5 metres for 50% of the width of the principal building face and from 6.0 metres to 5.5 metres for the remaining 50% of the width of the principal building face for 2010 - 165A Street and 2020 - 165A Street



57
375.0 SQ.M.
389.5 SQ.M.
NEW LOT SIZE

RF-12 TYPE II ZONING

3.0m WIDE MULTIPLE USE PATHWAY - 72.0 m²

20TH AVENUE