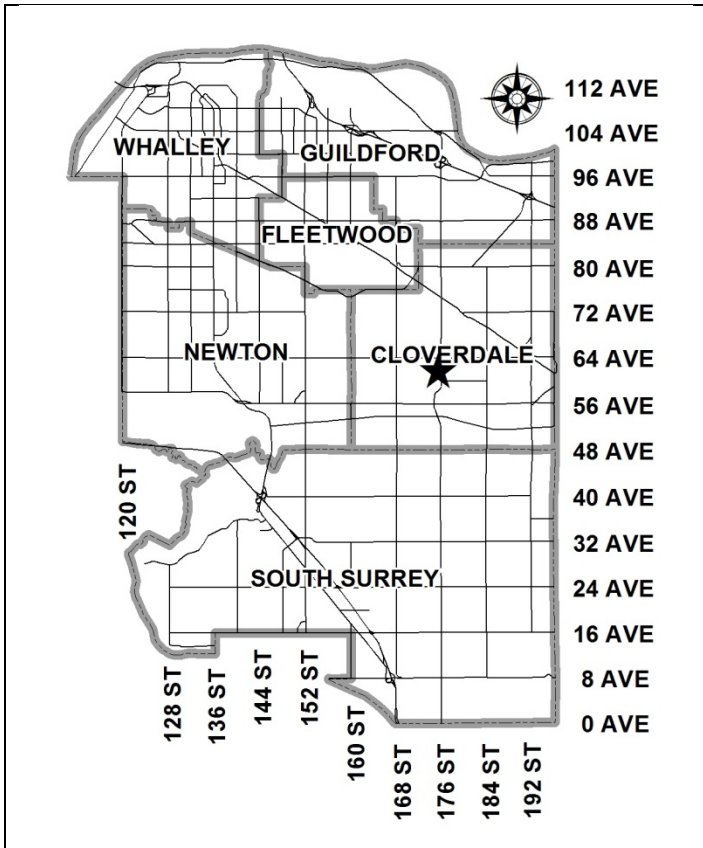


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0077-01

Planning Report Date: September 17, 2018



PROPOSAL:

- **Development Variance Permit**

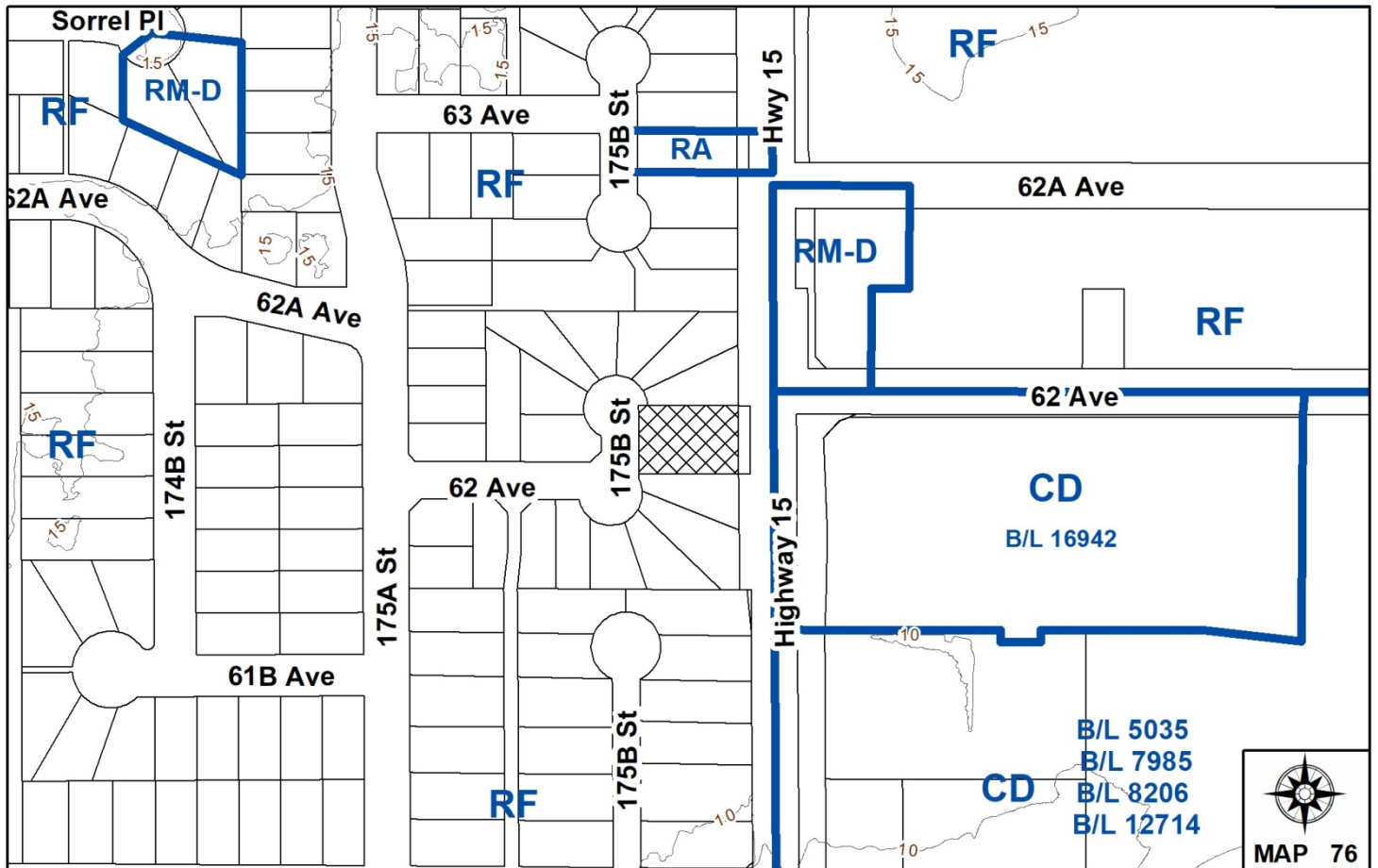
to reduce the north side yard setback for Lot 2 of a proposed 2-lot subdivision.

LOCATION: 6216 – 175B Street

OWNER: 635160 BC Ltd.

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the north side yard setback of proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

RATIONALE OF RECOMMENDATION

- Development Variance Permit (DVP) No. 7913-0077-00 to permit a reduced north side yard setback of proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) was approved by Council on June 23, 2014. However, DVP No. 7913-0077-00 expired on June 23, 2017 since the subdivision plan has yet to be finalized and registered at the Land Title Office.
- The applicant has advised that the subdivision application has been on hold due to some challenges negotiating the relocation of the fence and shed situated on the property to the north (6226 – 175B Street), in order to accommodate the public walkway connection between 175B Street and 176 Street (Highway No. 15). The applicant is now actively working to complete the subdivision and has requested the same setback variance that was previously approved (and since expired) under Development Variance Permit No. 7913-0077-00.
- The northern portion of proposed Lot 1 is impacted by a 1.8-metre (6 ft.) wide right-of-way for a 3.0-metre (10 ft.) wide pedestrian walkway, which requires that proposed Lot 1 be wider and proposed Lot 2 be narrower than the standard RF Zone width requirement of 15 metres (50 ft.).
- The proposed variance accommodates the necessary pedestrian connection while still allowing the applicant to construct a house with an appropriate floor area on the narrower Lot 2 (14.3 metres / 47 ft. lot frontage).

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0077-01 (Appendix III), to reduce the minimum north side yard setback of the RF Zone from 1.8 metres (6.0 ft.) to 1.2 metres (4.0 ft.) for Lot 2 of a proposed 2-lot subdivision, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection or requirements relative to the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and shed, which will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East (Across Highway No. 15):	Cloverdale Recreation Centre.	Urban	CD (By-law No. 16942)
South:	Single family dwellings.	Urban	RF
West (Across 175B Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 6216 – 175B Street in Cloverdale, across Highway No. 15 from the Cloverdale Recreation Centre. The property is approximately 1,300 square metres (0.32 acre) in size, designated Urban in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)". A single family dwelling and shed currently occupy the site.
- The owners applied to subdivide the subject property into two (2) RF lots with driveway accesses off 175B Street.
- Development Variance Permit (DVP) No. 7913-0077-00, to permit a reduced north side yard setback on proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.), was approved by Council on June 23, 2014. However, DVP No. 7913-0077-00 has lapsed since the related subdivision plan was not registered at the Land Title Office within three (3) years of the date of DVP issuance.

- During the original subdivision review process, staff identified the need for a pedestrian connection from 175B Street to the existing sidewalk located to the east along Highway No. 15. Currently, there is no direct pedestrian connection for residents in this neighborhood (west of Highway No. 15) to the Cloverdale Recreation Centre. Residents must walk south to 61A Avenue or north to 64 Avenue, which is a circuitous route to reach the recreation centre.
- There is an existing 1.2-metre wide (4.0 ft.) right-of-way for a pedestrian walkway along the south lot line of the property (6226 – 175B Street) directly north of the subject site, which was secured in 2003 as part of subdivision application No. 7902-0286-00.
- As a result, the applicant of the subject development application agreed to provide an additional 1.8-metre (6.0 ft.) wide right-of-way along the north lot line of proposed Lot 1 in order to achieve a 3.0-metre wide (10 ft.) pedestrian walkway connecting 175B Street with the sidewalk along Highway No. 15.
- In order to construct the 3.0-metre wide (10 ft.) pedestrian walkway, at least two (2) panels of the sound attenuation fence along Highway No. 15 will need to be removed. The Ministry of Transportation and Infrastructure (MOTI) will need to authorize the removal of these panels to accommodate the pedestrian walkway, and had previously indicated that they did not have any concerns with this.
- The owners of the property to the north (6226 – 175 B Street) have tentatively agreed to relocate their shed that currently occupies the south-east corner of their property and conflicts with the proposed walkway connection. The existing cedar fence between their property and the subject site will also need to be removed and repositioned.

Subdivision Proposal

- The applicant is proposing to subdivide the subject site into two (2) RF lots, and is requesting a Development Variance Permit (DVP) to reduce the north side yard setback of proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).
- Proposed Lot 1 is approximately 650 square metres (7,000 sq.ft.) in size with a lot width of 15.6 metres (51 ft.), while proposed Lot 2 is approximately 623 square metres (6,700 sq.ft.) in size with a lot width of 14.3 metres (47 ft.).
- The reduction in lot width, from 15 metres (50 ft.) to 14.3 metres (47 ft.), for proposed Lot 2 may be granted by the Approving Officer as noted in the General Provisions section of the Zoning By-law, which allows a 10% lot width reduction. The proposed lots are oversized RF lots and the width reduction on proposed Lot 2 will accommodate the pedestrian walkway on a wider Lot 1.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the north side yard setback of the principal building in the RF Zone, from 1.8 metres (6 ft.) to 1.2 metres (4.0 ft.) for proposed Lot 2.

Applicant's Reasons:

- The subdivision application has been on hold due to some challenges negotiating the relocation of a fence and shed situated on the property to north (6226 – 175B Street), in order to accommodate the walkway connection. Some progress has since been made, and in order to complete the subdivision, the same setback variance along the north lot line of proposed Lot 2, as previously supported by Council, is requested.
- The 1.8-metre (6 ft.) wide right-of-way for the pedestrian walkway along the north property line has resulted in a wider Lot 1 (15.6 m. / 51 ft.) and a narrower Lot 2 (14.3 m. / 47 ft.). The side yard setback variance is for proposed Lot 2 only.

Staff Comments:

- Development Variance Permit (DVP) No. 7913-0077-00 to permit a reduced north side yard setback of proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) was approved by Council on June 23, 2014, but has since expired. The proposed setback variance under DVP No. 7913-0077-01 is the same setback variance that was previously approved under DVP No. 7913-0077-00.
- The proposed variance allows the applicant to construct a house with a more proportional front façade and efficient floor plan on proposed Lot 2.
- The proposed variance still maintains an appropriate distance between structures on proposed Lots 1 and 2 for privacy and fire safety. It also does not negatively impact any of the existing single family dwellings to the north or south of the subject site.
- Staff support the variance.

INFORMATION ATTACHED TO THIS REPORT

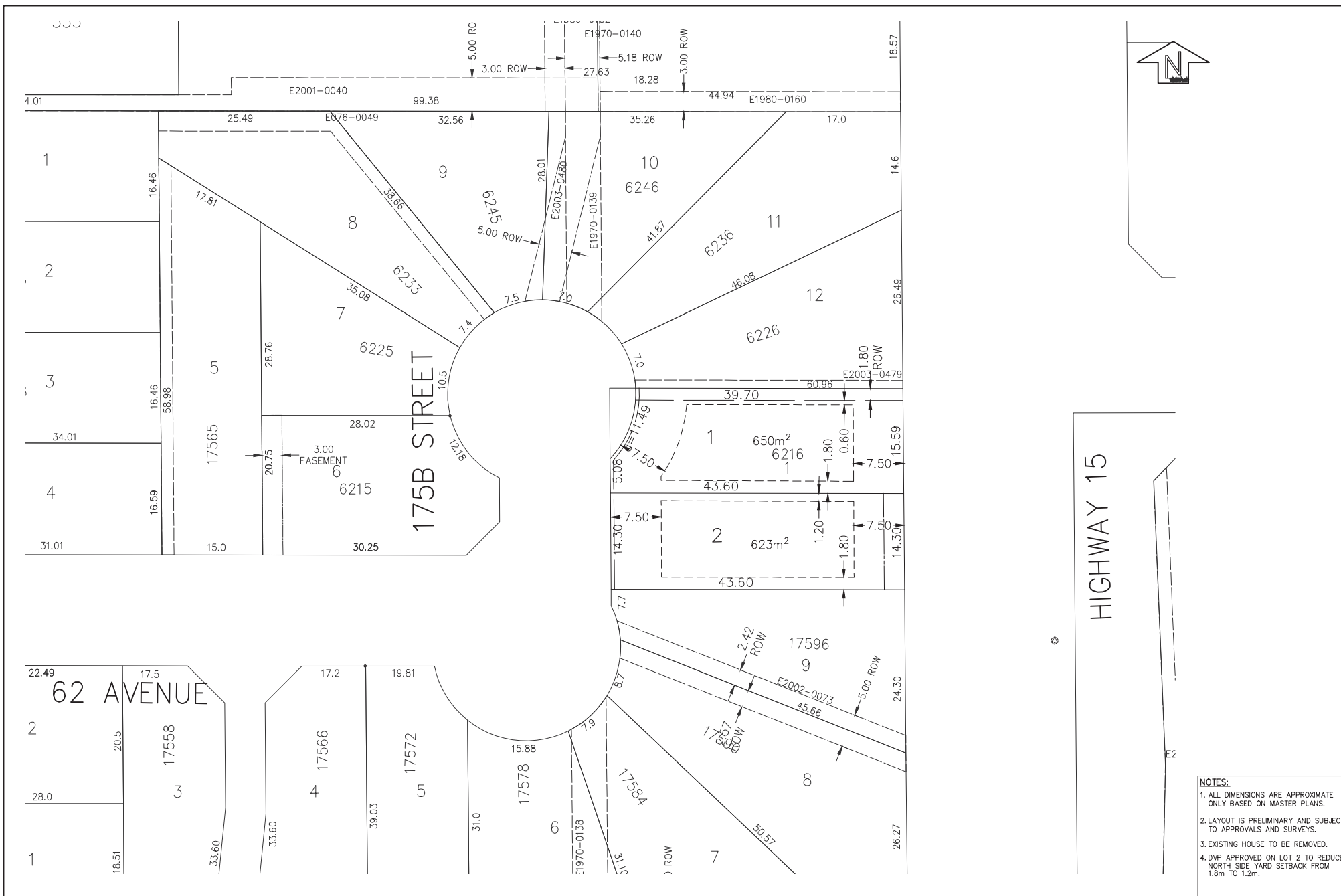
The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Development Variance Permit No. 7913-0077-01
Appendix IV.	Original June 9, 2014 Planning Report for Development Application No. 7913-0077-00 (without appendices)

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. DVP APPROVED ON LOT 2 TO REDUCE NORTH SIDE YARD SETBACK FROM 1.8m TO 1.2m.

No.	Date	Revision	Dr.	Ch.
4	18/05/25	APPROVED LAYOUT	TWD	PM
3	14/05/26	REVISED SETBACK	JW	SS
2	14/05/21	REVISED LOT WIDTH	JW	SS
1	14/05/08	REVISED SETBACK ON LOT 2	LC	SS

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



635160 BC LTD
 26030 - 28 AVENUE, ALDERGROVE, BC, V4W 2Z8 TEL: 604-856-6337

LOT LAYOUT
 SUBDIVISION AT 6216 - 175B STREET, SURREY, BC

Scale:	1:500
Drawn:	TWD
Designed:	PM
P.W. / P.U.:	
Approved:	

Mun. Proj. No.	7913-0077-00	Dwg. No.	A
Mun. Dwg. No.			
Job No.	13-3018	Of	X
Date	JUN /18	Revision	4

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0077-01

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: 008-042-969

Lot 1 Except Part In Plan BCP27968 Section 7 Township 8 New Westminster District Plan 18370

6216 - 175B Street

(the "Land")

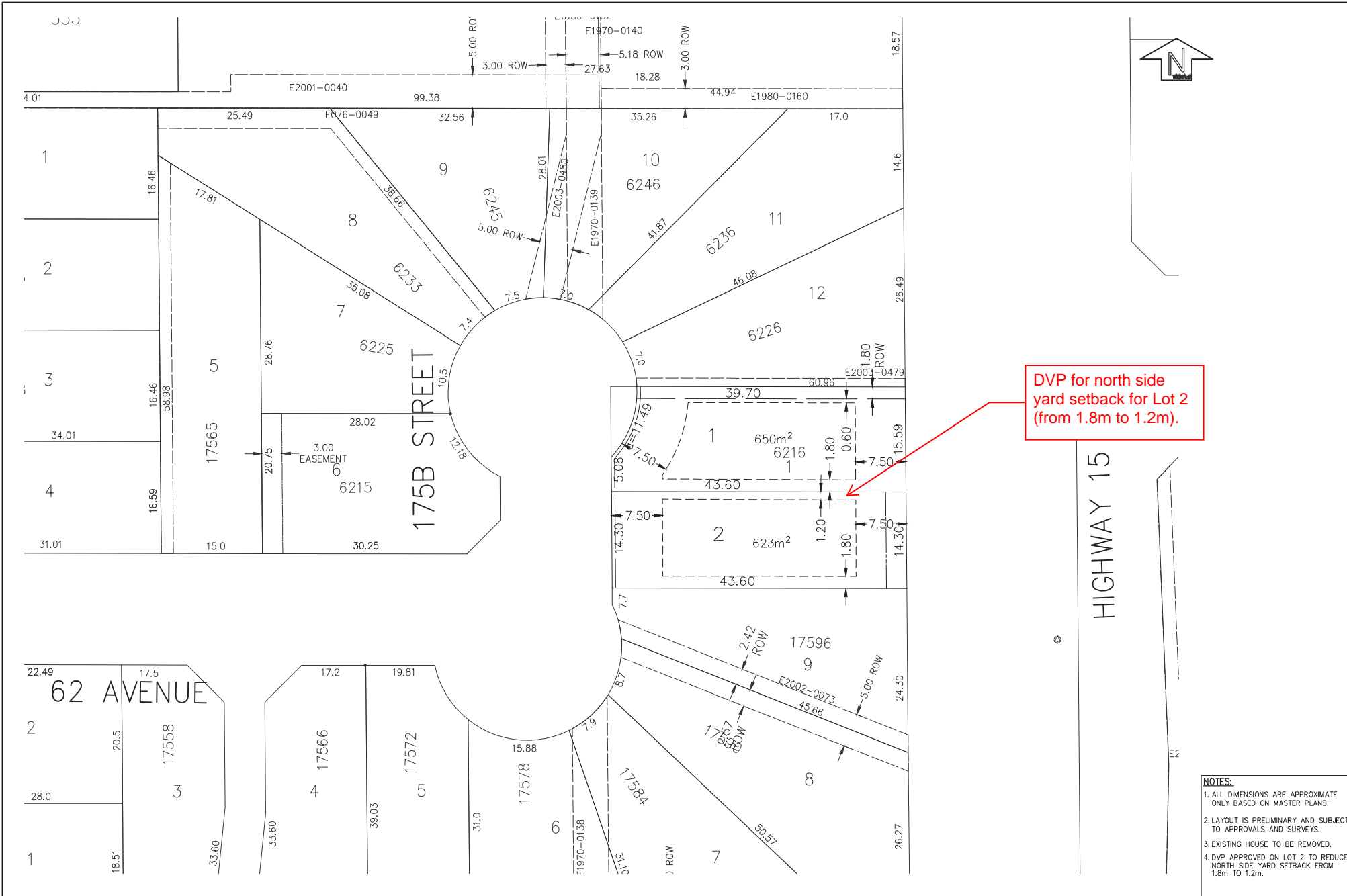
3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

- (b) If the civic address changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

4. 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 (RF)", the minimum north side yard setback of the principal building on proposed Lot 2 is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).



DVP for north side yard setback for Lot 2 (from 1.8m to 1.2m).

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
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Designed:	PM	Job No.	13-3018	Of	X
P.W. / P.U.		Date	JUN /18	Revision	4
Approved:					

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