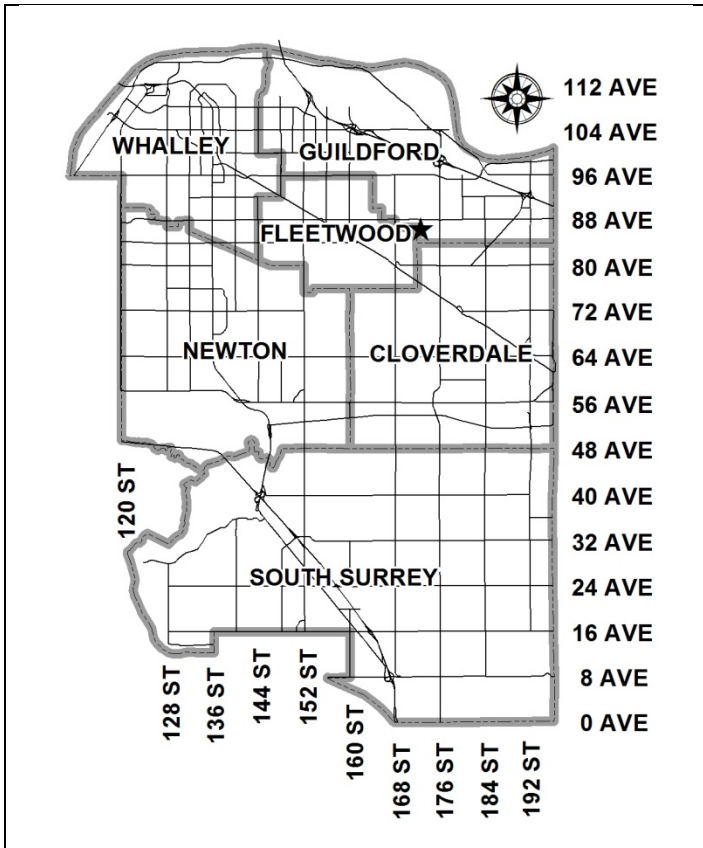


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0148-01

Planning Report Date: May 28, 2018



PROPOSAL:

- **Development Variance Permit**
to reduce the rear yard setback to retain an existing house on Lot 1 of a proposed 4-lot residential subdivision.

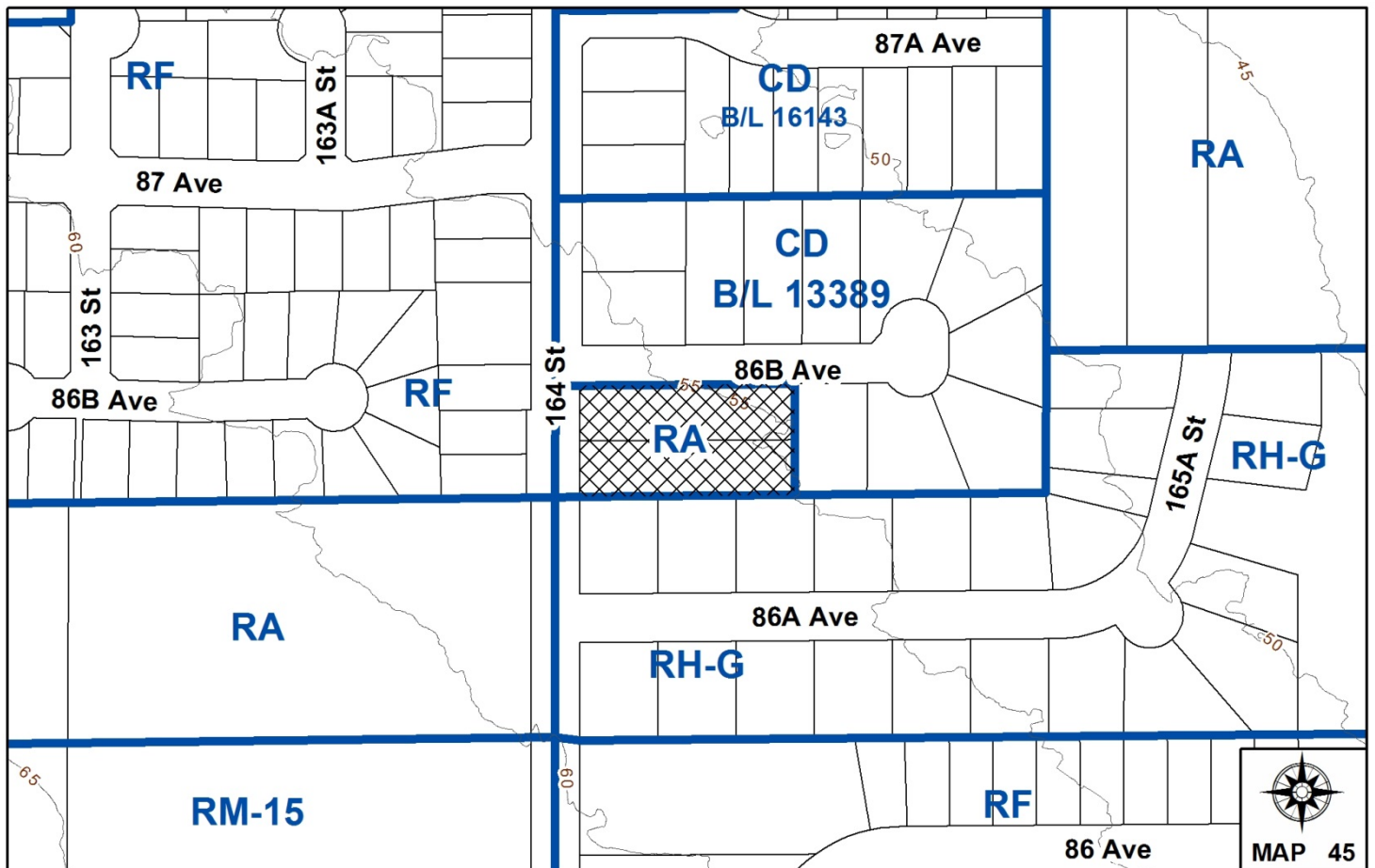
LOCATION: 8656 - 164 Street

8660 - 164 Street

ZONING: RA

OCP DESIGNATION: Suburban

TCP DESIGNATION: Single Family Suburban (Stage 1 Fleetwood TCP Update)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the rear yard setback in the proposed Comprehensive Development (CD) By-law (Appendix III – *Planning Report “Appendix IX”*) from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) to retain an existing house on proposed Lot 1.

RATIONALE OF RECOMMENDATION

- The proposed rear yard variance is to allow retention of an existing house on proposed Lot 1, while ensuring any new construction will retain the suburban character of the neighbourhood. The variance will have negligible impact on adjacent lots.
- On May 8, 2017, Council granted Third Reading to Rezoning Bylaw No. 19235 to rezone the subject site from “One-Acre Residential Zone (RA)” to “Comprehensive Development Zone (CD)” based on the “Half-Acre Gross Density Zone (RH-G)”. Council also authorized staff to bring Development Variance Permit No. 7916-0148-00 forward for issuance and execution in conjunction with final adoption of the related Rezoning By-law. Development Variance Permit No. 7916-0148-00 is a variance to the south side yard in the proposed CD By-law from 3 metres (10 ft.) to 1.8 metres (6 ft.) for an existing house to be retained on the adjacent, proposed Lot 2.
- Due to an oversight, the necessary variance to the rear yard setback to retain another existing house on the proposed Lot 1 was overlooked and is now being presented for Council’s consideration.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0148-01 (Appendix II), to reduce the minimum rear yard setback in the proposed CD By-law (Appendix III – *Planning Report “Appendix IX”*) from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) for an existing house to be retained on proposed Lot 1, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings on half-acre lots, which are intended to be retained.

Adjacent Area:

Direction	Existing Use	TCP Designation (Stage 1)	Existing Zone
North (Across 86B Avenue):	Single family dwellings on 1/3-acre lots	Single Family Suburban	CD By-law No. 13389
East:	Single family dwellings on 1/3-acre lots	Single Family Suburban	CD By-law No. 13389
South:	Single family dwellings on 1/3-acre lots	Single Family Suburban	RH-G
West (Across 164 Street):	Single family dwellings on urban lots.	Single Family Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the southeast corner of 164 Street and 86B Avenue in Fleetwood. The site is designated "Suburban" in the Official Community Plan (OCP) and is currently zoned "One Acre Residential Zone (RA)".
- The subject site is designated "Single Family Suburban" in the Stage 1 Fleetwood Town Centre Plan Update, which received approval from Council on July 25, 2016 (Corporate Report No. R187).
- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the "Half-Acre Gross Density Zone (RH-G)" in order to permit subdivision into 4 small suburban lots.

- The subject site comprises 2 approximately half-acre properties that front onto 164 Street. Both properties are occupied by single family dwellings, which are proposed to be retained on proposed Lots 1 and 2. Proposed Lot 1 is a corner lot, which will retain its current access from 86B Avenue. Proposed Lot 2 will retain its current access from 164 Street.
- Proposed Lots 3 and 4, which would be created by a subdivision in the rear yards of the existing properties, will have access from 86B Avenue.
- The CD By-law is to facilitate small Suburban lots to complete the streetscape of 86B Avenue, while providing an appropriate transition to the Urban lots on the west side of 164 Street.
- On May 8, 2017, Council granted Rezoning By-law No. 19235 to rezone the subject site. Council also authorized staff to bring Development Variance Permit No. 7916-0148-00 forward for issuance and execution in conjunction with final adoption of the related Rezoning By-law. Development Variance Permit No. 7916-0148-00 is a variance to the south side yard in the proposed CD By-law from 3 metres (10 ft.) to 1.8 metres (6 ft.) for an existing house on the adjacent, proposed Lot 2.
- Due to an oversight, the necessary variance to the rear yard setback to retain another existing house on the proposed Lot 1 was overlooked and is now being presented for Council's consideration.

BY-LAW VARIANCE AND JUSTIFICATION

a) Requested Variance:

- To reduce the rear yard setback in the proposed CD By-law (Appendix III – *Planning Report “Appendix IX”*) from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) for the rear yard of an existing house to be retained on proposed Lot 1.

Applicant's Reasons:

- The applicant is retaining the existing house on proposed Lot 1, which is set back from the east rear property line by 5.8 metres (19 ft.).

Staff Comments:

- The existing house is a two-storey building with a floor area of 411 square metres (4,424 sq. ft.), which is below the maximum of 465 square metres (5,000 sq. ft.) permitted in the proposed CD By-law.
- The rear yard of proposed Lot 1 shares a property line with the side yard of proposed Lot 3. As such, the variance will have negligible impact on the adjacent lot.

- In the event that the existing house is rebuilt to the maximum floor area and height permitted in the proposed CD Zone, the larger 7.5-metre (25 ft.) setback would provide a more suitable interface with the adjacent proposed Lot 3 for a larger house.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|--|
| Appendix I. | Lot Owners and Action Summary (Confidential) |
| Appendix II. | Development Variance Permit No. 7916-0148-01 |
| Appendix III. | Hyperlink to Planning Report 7916-0148-00 dated April 24, 2017 |

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

HC/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0148-01

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: 013-239-007

North Half Parcel "E" (Explanatory Plan 9087) of the North Half of the North East Quarter
Section 25 Township 2 New Westminster District

8660 - 164 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(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) In Section F Yards and Setbacks, of By-law No. 19235, the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) for the rear yard of an existing house to be retained on proposed Lot 1.

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 Schedule A, which is attached hereto and form 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 B 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 – Linda Hepner

City Clerk – Jane Sullivan

BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE AND F.A.R. CALCULATION FOR PROPOSED LOTS 1 & 2 SEC 25 TP 2 NWD PLAN EPP_____

CIVIC ADDRESSES

8656 & 8660 164 Street, Surrey, BC
 P.I.D: 002-262-762 (8656)
 P.I.D: 013-239-007 (8660)

F.A.R. CALCULATION (LOT 1)
 1st FLOOR AREA = 239 Sq.m.
 2nd FLOOR AREA = 172 Sq.m. (stairs area not included)
 Total FLOOR AREA = 411 Sq.m.
 Proposed Lot AREA = 878 Sq.m.
 F.A.R. = 0,47

F.A.R. CALCULATION (LOT 2)
 1st FLOOR AREA = 239 Sq.m.
 Total FLOOR AREA = 239 Sq.m.
 Proposed Lot AREA = 883 Sq.m.
 F.A.R. = 0,27

SCALE 1 : 500



Notes:
 Measurements shown are to the outside exterior of the houses.
 Property boundary dimensions shown hereon, are derived from FIELD SURVEY.

This document shows the relative location of surveyed structures with respect to the boundaries of the parcel described above.

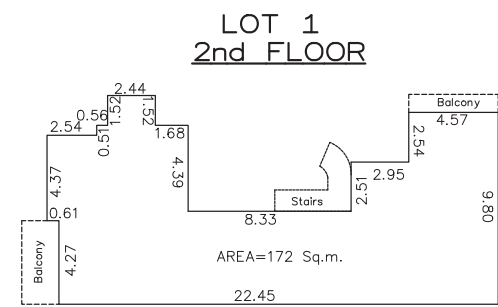
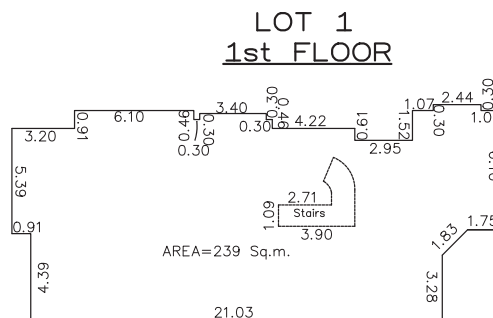
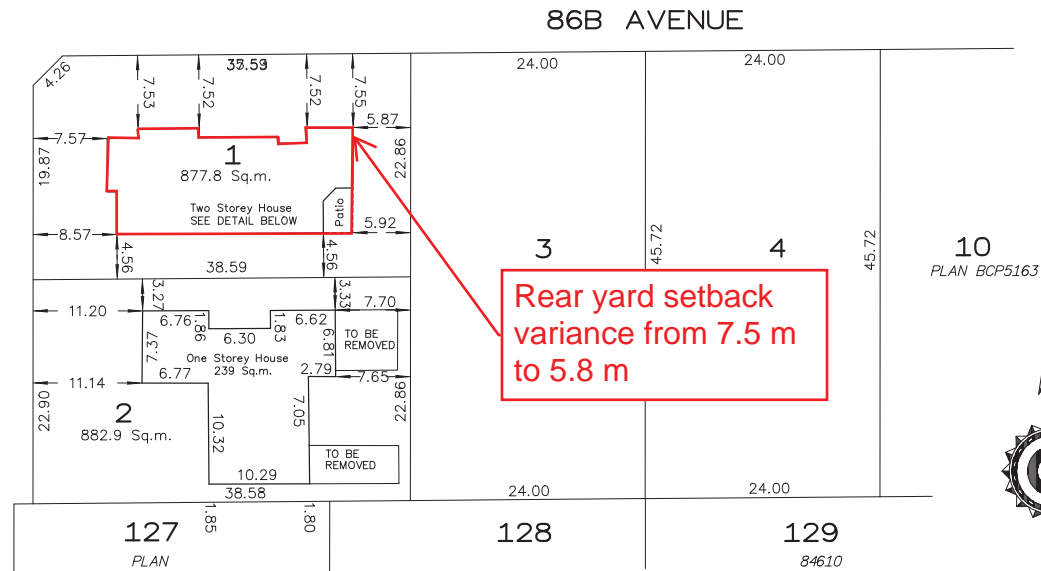
All rights reserved . No person may copy, reproduce, transmit or alter this document in whole or part without the consent of the signatory.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

CERTIFIED CORRECT
 DATED THIS 7th DAY OF October 2016.

M. Adam Fulkerson B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED
 BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY CORNERS



**PROPOSED SUBDIVISION OF BOTH THE NORTH & SOUTH HALF PARCEL 'E'
(EXPLANATORY PLAN 9087) OF THE NORTH HALF OF THE NORTH EAST
QUARTER SECTION 25 TOWNSHIP 2 PLAN 9087 NWD**

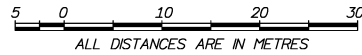
DRAFT - Oct-7-2016

CIVIC ADDRESSES

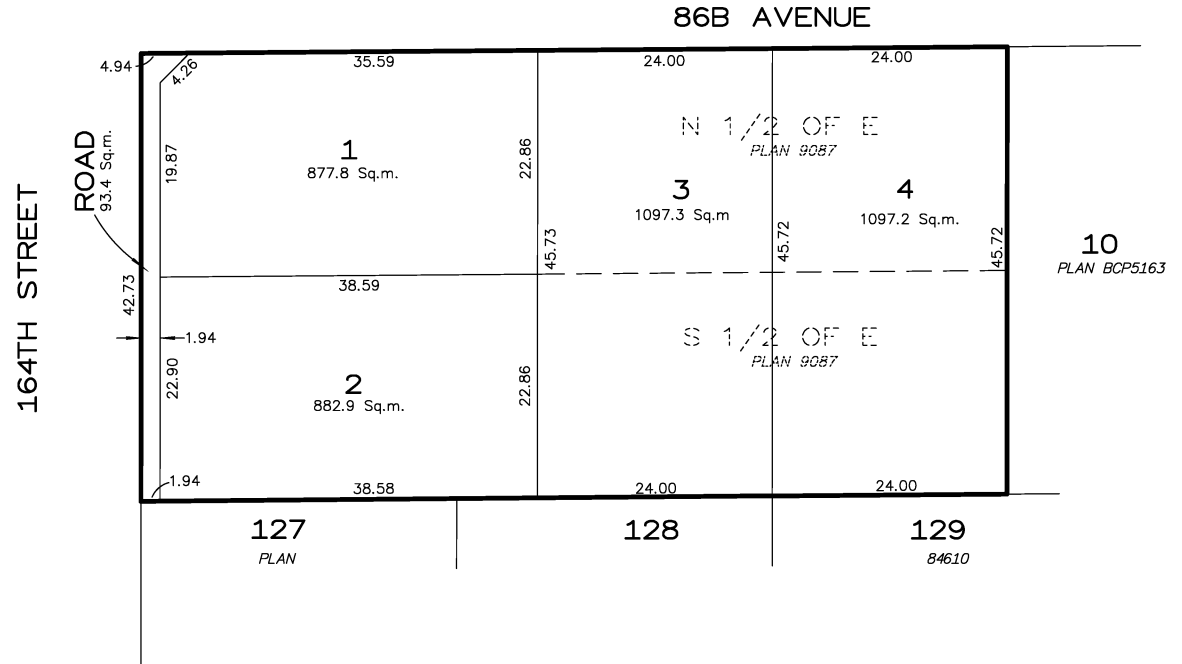
8656 & 8660 164 Street, Surrey, BC
P.I.D: 002-262-762 (8656)
P.I.D: 013-239-007 (8660)



SCALE 1 : 500



The intended plot size of this plan is 432mm in width and 280mm in height (B size) when plotted at a scale of 1:500.



Notes:

Perimeter dimensions are derived from FIELD SURVEY.

Subject to review and approval by the City of Surrey.

Not to be used for legal transaction purposes.

This Plan was prepared for discussion purposes, and is for the exclusive use of our client.

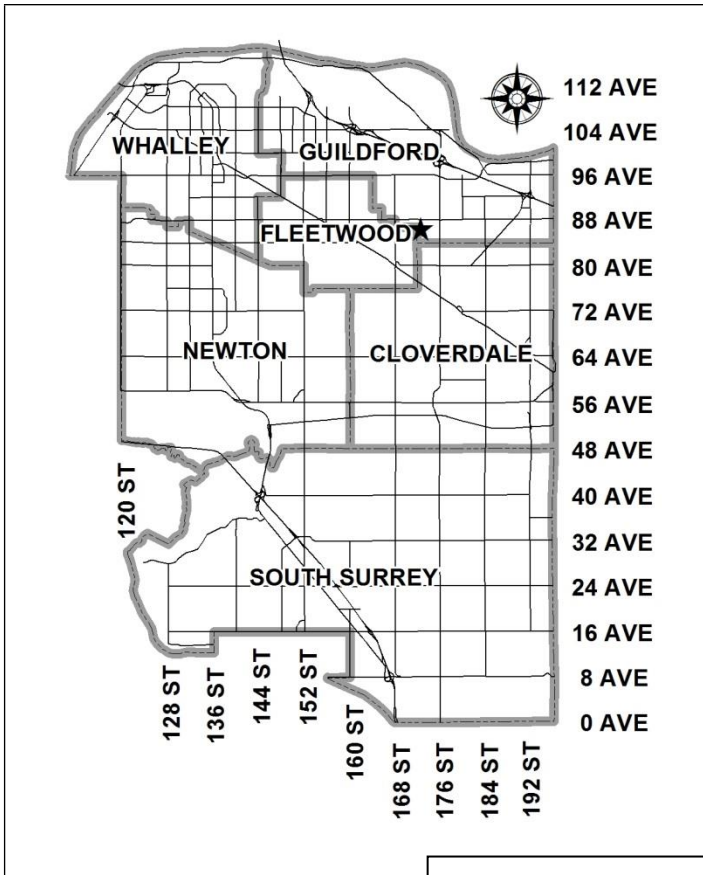
Target Land Surveying (SURLANG) Ltd. accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent.



City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0148-00

Planning Report Date: April 24, 2017



PROPOSAL:

- Rezoning from RA to CD (based on RH-G)
- Development Variance Permit

to allow subdivision into 4 small suburban lots.

LOCATION: 8656 - 164 Street
8660 - 164 Street

OWNERS: Manjeet K. Randhawa
Dilbagh S. Randhawa
Navneet K. Randhawa
Amninder S. Randhawa

ZONING: RA

OCP DESIGNATION: Suburban

TCP DESIGNATION: Single Family Suburban (Stage 1 Fleetwood TCP Update)

[Hyperlink to Report 7916-0148-00 dated April 24, 2017 \(click\)](#)

