

City of Surrey
PLANNING & DEVELOPMENT REPORT

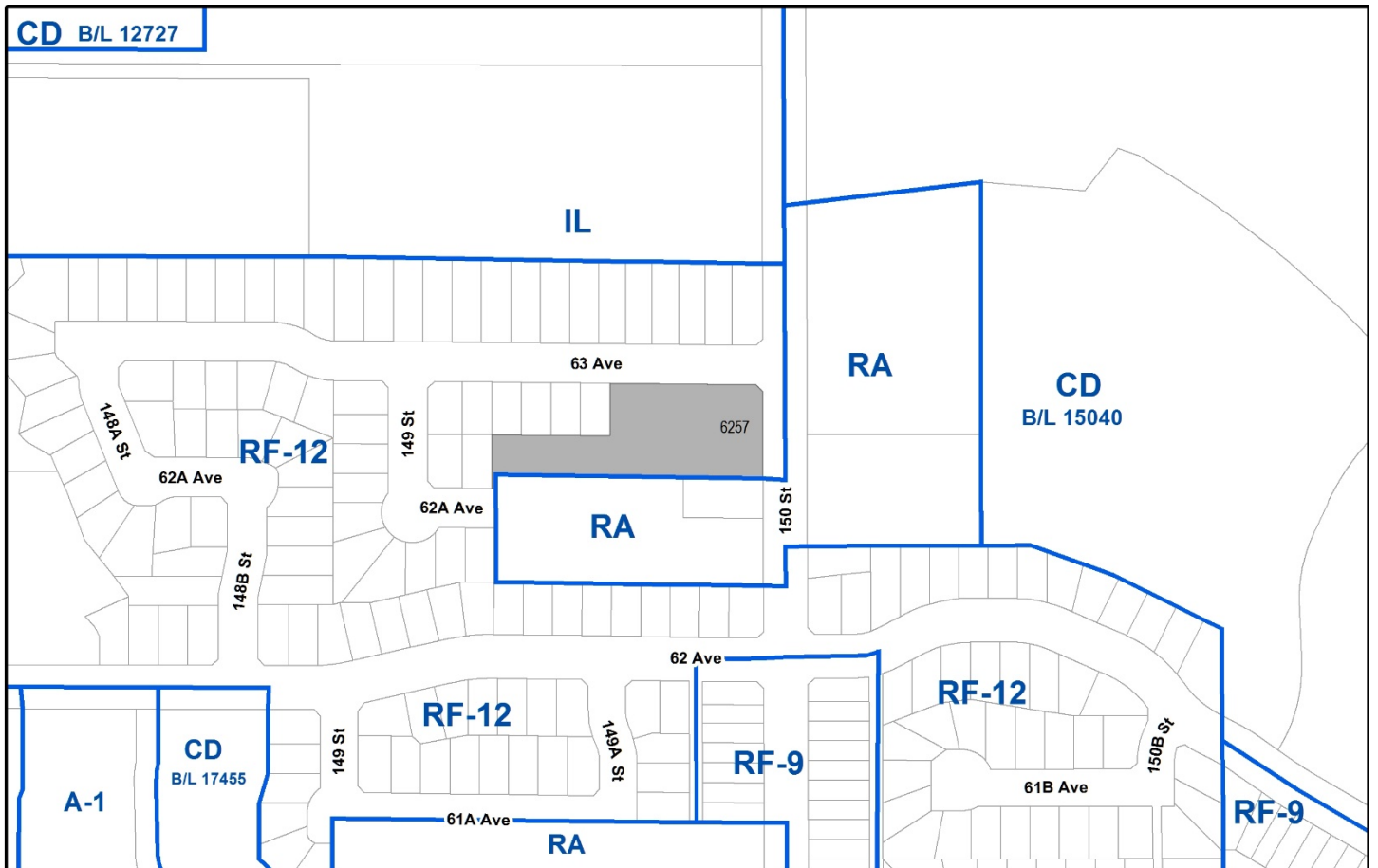
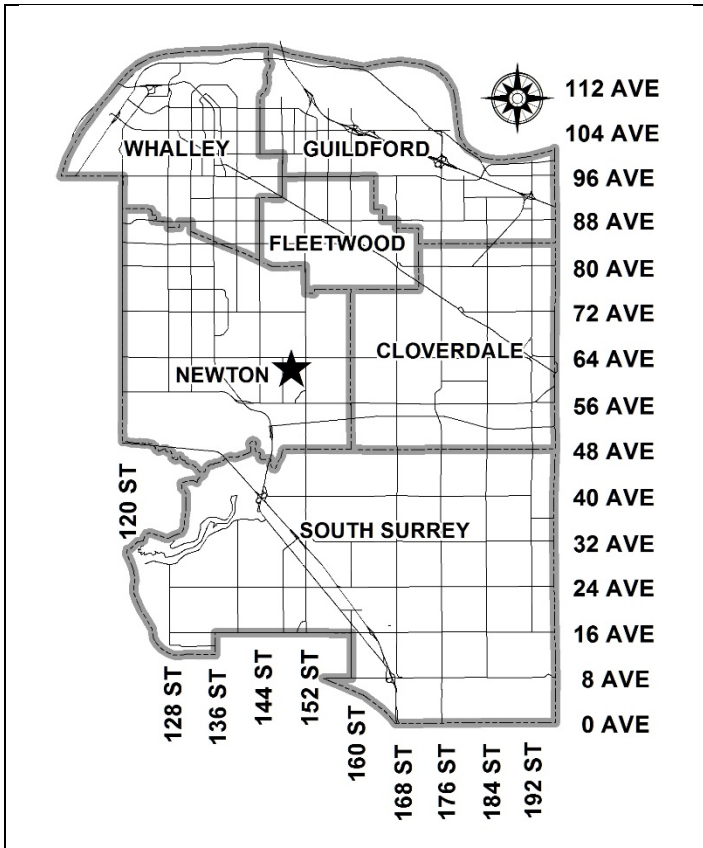
File: 7917-0338-00

Planning Report Date: November 19, 2018

PROPOSAL:

- **Development Variance Permit**
 to reduce the minimum rear yard setback on an existing dwelling, to permit subdivision into two (2) lots.

LOCATION: 6257 – 150 Street
ZONING: RF-12
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Residential Flex
 6-14.5 u.p.a.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to reduce the minimum rear yard setback for a retained dwelling as part of a subdivision application.

RATIONALE OF RECOMMENDATION

- The reduced rear yard setback is for an existing dwelling on the property, which is proposed to be retained as part of the proposed subdivision. The retained dwelling on proposed Lot 2 will ultimately be removed when the lot is further subdivided into 3 RF-12 lots in the future.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0338-00 (Appendix II), to reduce the minimum rear yard setback of a principal building in the "Single Family Residential (12) Zone (RF-12)" from 7.5 metres (25 ft.) to 0.70 metres (2.3 ft.), to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 63 Avenue):	Single family dwellings	Single Family Residential Flex 6-14.5 u.p.a.	RF-12
East (Across 150 Street):	Single family dwellings; under application to rezone to permit a RF-12/RF-13 single family subdivision (at Third Reading)	Single Family Residential Flex 6-14.5 u.p.a.	RA
South:	Single family dwellings	Single Family Residential Flex 6-14.5 u.p.a.	RA
West:	Single family dwellings (under construction)	Single Family Residential Flex 6-14.5 u.p.a.	RF-12

DEVELOPMENT CONSIDERATIONSBackground

- The subject property, located at 6257 – 150 Street, is designated "Urban" in the Official Community Plan, "Single Family Residential Flex 6-14.5 u.p.a." in the South Newton Neighbourhood Concept Plan, and zoned "Single Family Residential (12) Zone (RF-12)".
- The subject property is a remnant lot from previous subdivision application no. 7915-0308-00, which received Final Adoption on May 8, 2017. Under that application, the existing dwelling on the property was retained, leaving the lot available for future development and subdivision with the two properties to the south (6227 and 6245 – 150 Street). A No-Build Restrictive Covenant was registered on the property title, until further subdivision of the property.

Current Proposal

- The applicant is proposing to subdivide the subject property into two lots, one fronting 63 Avenue and the other onto 150 Street.
- Proposed Lot 2 will retain the existing dwelling for the time being, but could be further subdivided into three RF-12 lots in the future. Lot 1 is proposed to be further subdivided in the future in conjunction with adjacent property at 6227 and 6245 – 150 Street. Subdividing the subject property into two lots would facilitate future development of Lot 1 without the need to involve the owner residing in the existing dwelling on Lot 2.
- In order to subdivide and retain the existing dwelling on proposed Lot 2, the applicant proposes a Development Variance Permit (DVP) to reduce the rear yard setback from 7.5 metres (25 ft.) to 0.70 metres (2.3 ft.).
- To meet minimum limiting distance requirements in the BC Building Code, the applicant is proposing to register an additional 4 metre (13 ft.) wide and 26.8 metre (88 ft.) long No-Build Restrictive Covenant along the north property line of proposed Lot 1. The Restrictive Covenant would be discharged once the dwelling on proposed Lot 2 is removed and the property subdivided.

PRE-NOTIFICATION

- The applicants installed a Development Proposal Sign along the north and east frontages of the subject property for the subdivision proposal on October 17, 2018. To date, Staff has not received any comment from the public in opposition to the proposal.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of a principal building in the RF-12 Zone from 7.5 metres (25 ft.) to 0.70 metres (2.3 ft.).

Applicant's Reasons:

- The applicant wishes to retain and continue living in their existing dwelling after subdivision of the subject property.
- In the future, the retained dwelling will be removed when proposed Lot 2 is further subdivided into three RF-12 lots.
- A Spatial Separation Report was submitted and found to be acceptable by City staff.

Staff Comments:

- The reduced rear yard setback will have minimal impact on proposed Lot 1, as the property will not be developed until further subdivision with the two properties to the south (6227 and 6245 – 150 Street).
- In order to meet minimum limiting distance requirements in the BC Building Code, the applicant is proposing to register an additional 4 metre (13 ft.) wide and 26.8 metre (88 ft.) long No-Build Restrictive Covenant along the north property line of proposed Lot 1. The Restrictive Covenant would be discharged once the dwelling on proposed Lot 2 is removed and the property subdivided.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners & Action Summary (Confidential)
Appendix II. Development Variance Permit No. 7917-0338-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DZ/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0338-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 030-181-658
 Lot 20 Section 10 Township 2 New Westminster District Plan EPP71442

6257 – 150 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 Part 17A, Section F. Yards and Setbacks of the “Single Family Residential (12) Zone (RF-12)”, the minimum Rear Yard Setback for a Principal Building is reduced from 7.5 metres (25 ft.) to 0.70 metres (2.3 ft.).
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. 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 unless the subdivision, as conceptually shown on Schedule A 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.

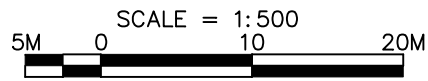
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

B.C. LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE OF DWELLING ON PROPOSED LOT 2 SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT

CITY OF SURREY



"ALL DISTANCES ARE IN METRES"

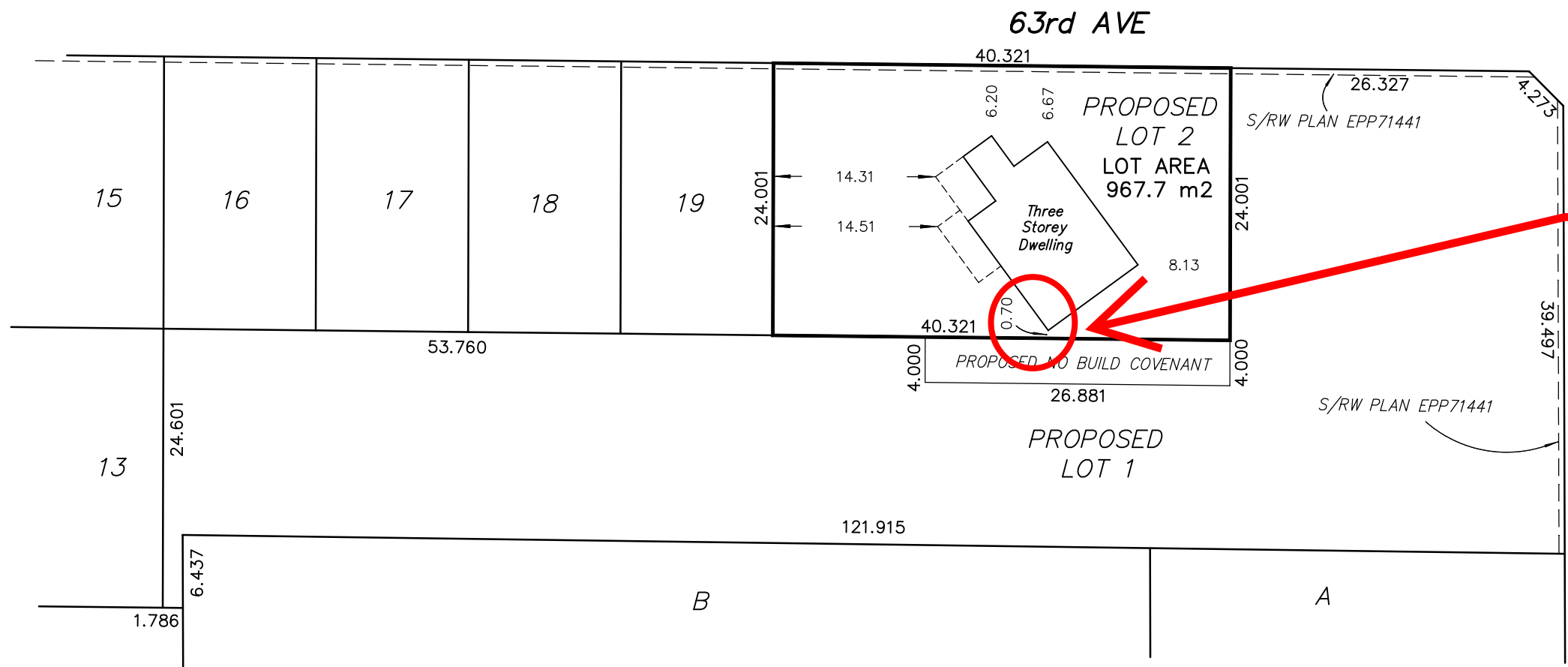
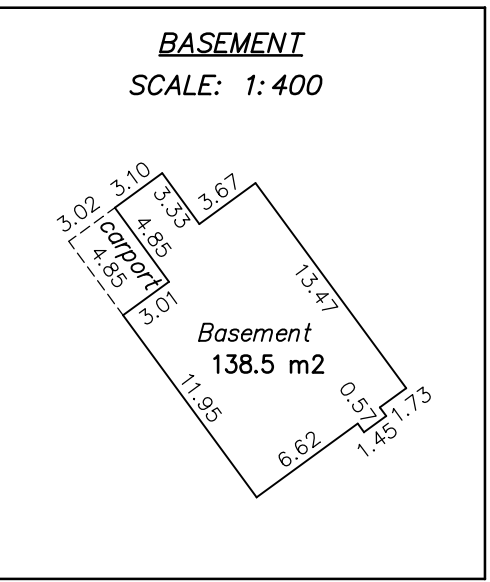
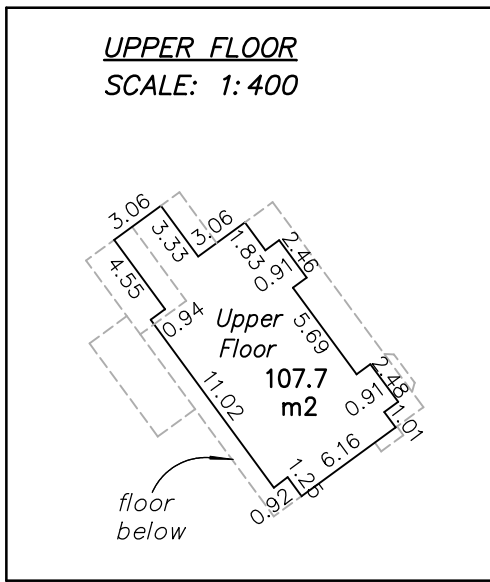
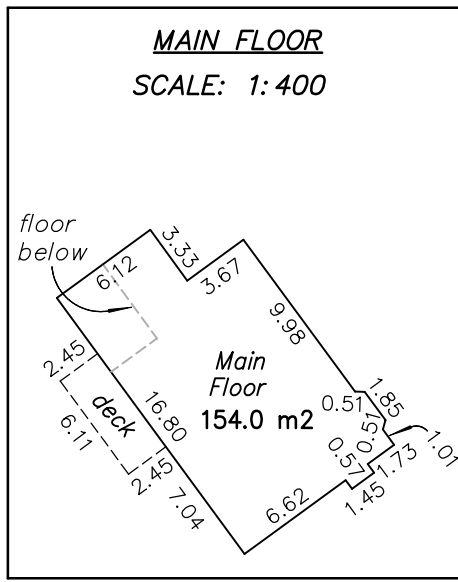
(unless noted otherwise)

The intended plot size of this plan is 432mm (17") in width by 280mm (11") in height (B size) when plotted at a scale of 1:500

CIVIC ADDRESS: #6257 150th STREET

Lot dimensions are derived from Plan EPP71442

#6257 150th STREET	
LOT COVERAGE:	
House coverage	= 154.0 m ²
Deck coverage	= 15.0 m ²
Total building coverage	= 169.0 m ²
Lot Area	= 967.7 m ²
Lot coverage	= 0.17
F.A.R. CALCULATION:	
House floor area(level 1)	= 154.0 m ²
House floor area(level 2)	= 107.7 m ²
Total floor area	= 261.7 m ²
Lot Area	= 967.7 m ²
F.A.R.	= 0.27



Development Variance Permit to reduce the minimum Rear Yard Setback from 7.5 metres to 0.70 metres.

This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

This plan was prepared for mortgage and building permit purposes only and is for the exclusive use of our client. The signatory 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 of the signatory.

SOUTH FRASER LAND SURVEYING LTD.
#212 - 12992 76th AVENUE
SURREY, B.C. V3W 2V6
604-599-1886
151014 LOT 2 FAR-2018 REV

BUILDING DIMENSIONS ARE TO EXTERIOR WALLS
" THIS DOCUMENT IS NOT VALID "
UNLESS ORIGINALLY SIGNED AND SEALED

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Certified correct this 19th day of SEPTEMBER, 2018

GENE PAUL NIKULA BCLS (803) 151014 LOT 20 FAR-

SCHEDULE A