

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0308-00

Planning Report Date: April 12, 2021

PROPOSAL:

- **Development Variance Permit**

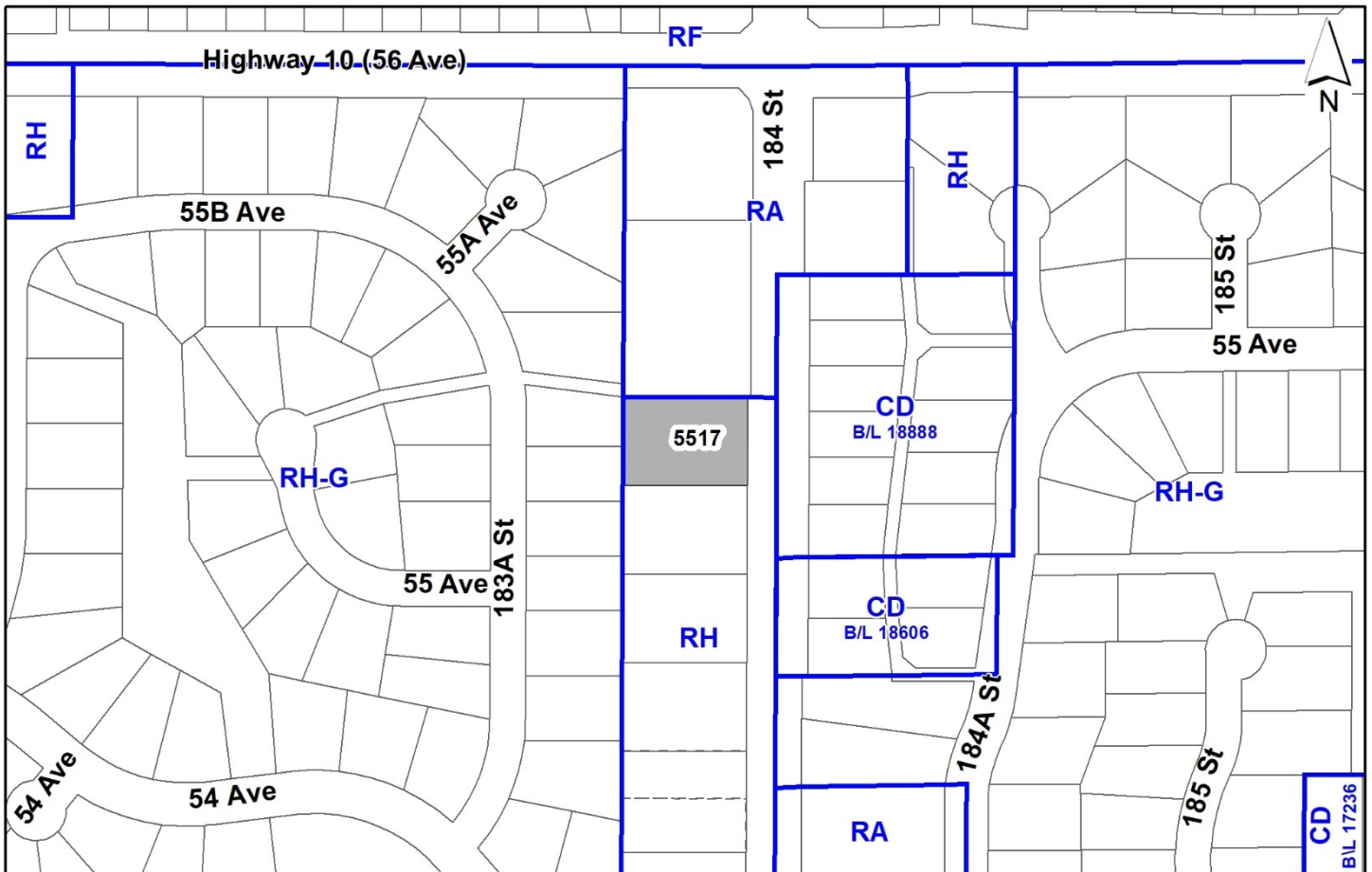
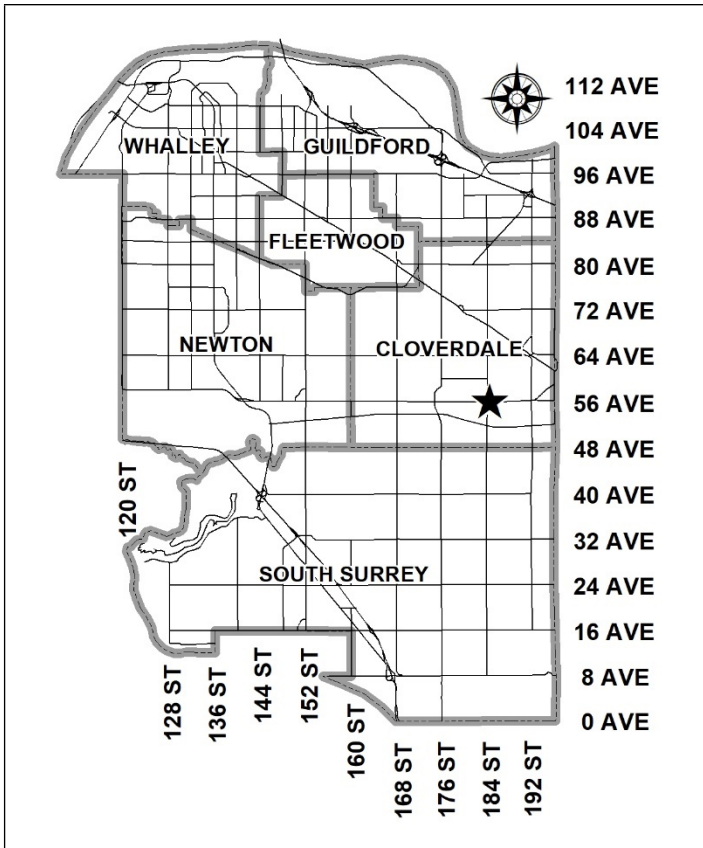
to reduce the south side yard setback of the "Half-Acre Residential Zone (RH)" from 4.5 metres to 2.4 metres in order to construct a new single family dwelling on the lot.

LOCATION: 5517 - 184 Street

ZONING: RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential (Half Acre)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the south side yard setback requirement of the "Half-Acre Residential Zone (RH)" from 4.5 metres to 2.4 metres in order to construct a new single family dwelling on the lot.

RATIONALE OF RECOMMENDATION

- The subject property is a 2,349 square metre lot that is currently zoned "Half-Acre Residential Zone (RH)".
- The applicant is ultimately seeking to rezone this lot from RH to "Quarter-Acre Residential Zone (RQ)" and to subdivide the lot into two smaller RQ lots. The applicant is aware that such a rezoning would be subject to Council approval, but there is contextual merit, given the narrower lots directly across the street (184 Street) to the east, which are zoned CD (By-law No. 18888).
- The applicant is not seeking to pursue a rezoning and subdivision application at this time. Instead, the applicant proposes to construct a new single family dwelling on the south side of the existing lot, and to site this new dwelling in a location that will not preclude future rezoning and subdivision.
- A demolition permit has been issued for the existing house on the property to be removed.
- Reducing the south side yard setback of the RH Zone from 4.5 metre to 2.4 metres will allow the applicant to locate the new dwelling closer to the south property line, thereby potentially accommodating 2 equally sized RQ lots to be created in the future. The proposed 2.4 metre south side yard setback is the same setback as required in the RQ Zone.
- The proposed setback reduction will achieve a uniform streetscape and transition to the narrower lots directly across the street (184 Street) to the east.
- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0308-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the "Half-Acre Residential Zone (RH)" from 4.5 metres to 2.4 metres for the principal building.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant single family dwelling	Suburban	RH
North:	Single family dwelling	Suburban	RA
East (Across 184 Street):	Vacant lot	Suburban	CD Bylaw No. 18888
South:	Single family dwelling	Suburban	RH
West:	Single family dwellings	Suburban	RH-G

Context & Background

- The subject property is located at 5517 184 Street in Cloverdale. It is designated Suburban in the Official Community Plan (OCP) and zoned "Half-Acre Residential Zone (RH)".
- The property is 2,349 square metres in size and has an existing house on the lot. A demolition permit has been issued for the house to be removed.
- The neighbourhood consists of suburban single family residential lots zoned "Half-Acre Residential Zone (RH)" and "Comprehensive Development (CD)" (based on RH-G).
- A BC Hydro utility right-of-way used to encumber almost half of the property in the west portion. This right-of-way has recently been discharged from title allowing the applicant to build a single family dwelling more centrally on the lot.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is ultimately seeking to rezone this lot from RH to "Quarter-Acre Residential Zone (RQ)" and to subdivide the lot into two smaller RQ lots. The applicant is aware that such a rezoning would be subject to Council approval, but there is contextual merit, given the narrower lots directly across the street (184 Street) to the east, zoned CD (By-law No. 18888). These adjacent lots have frontages of between 21 metres and 22 metres, consistent with the proposed 20.4 metre lot frontage that would result from a 2-lot subdivision of the subject property.
- The applicant is not seeking to pursue a rezoning and subdivision application at this time. Instead, the applicant proposes to construct a new single family dwelling on the south side of the existing lot, and to site this new dwelling in a location that will not preclude future rezoning and subdivision.
- Reducing the south side yard setback of the RH Zone from 4.5 metre to 2.4 metres will allow the applicant to site the new dwelling closer to the south property line, thereby potentially accommodating 2 equally sized RQ lots to be created in the future. The proposed 2.4 metre south side yard setback is the same setback as required in the RQ Zone.

Referrals

Engineering: The Engineering Department comments that the future dedication along 184 Street is consistent with discussions with Transportation Engineering. They have no objection to the project.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The property is designated "General Urban" in the Regional Growth Strategy (RGS). The proposal complies with the RGS designation, which is intended for development in residential neighbourhoods and centres that are supported by shopping, service institutions, recreational facilities, and parks.

Official Community Plan

Land Use Designation

- The property is designated "Suburban" in the OCP. The Suburban designation is intended to support low-density residential uses and complementary institutional, small-scale commercial and public facilities in keeping with a suburban neighbourhood character. The proposal complies with the Suburban OCP designation.

Zoning By-law

Setback Variance

- The applicant is requesting the following variance:
 - to reduce the minimum south side yard setback of the "Half-Acre Residential Zone (RH)" from 4.5 metres to 2.4 metres for the principal building.
- Reducing the south side yard setback of the RH Zone from 4.5 metre to 2.4 metres will allow the applicant to site the new dwelling closer to the south property line, thereby potentially accommodating 2 equally sized RQ lots to be created in the future. The proposed 2.4 metre south side yard setback is the same setback as required in the RQ Zone.
- The applicant is aware that such a rezoning would be subject to Council approval, but there is contextual merit, given the narrower lots directly across the street (184 Street) zoned CD (By-law No. 18888).
- The proposed setback reduction will achieve a uniform streetscape and transition to the narrower lots directly across the street (184 Street) to the east.
- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- Staff support the requested variances to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

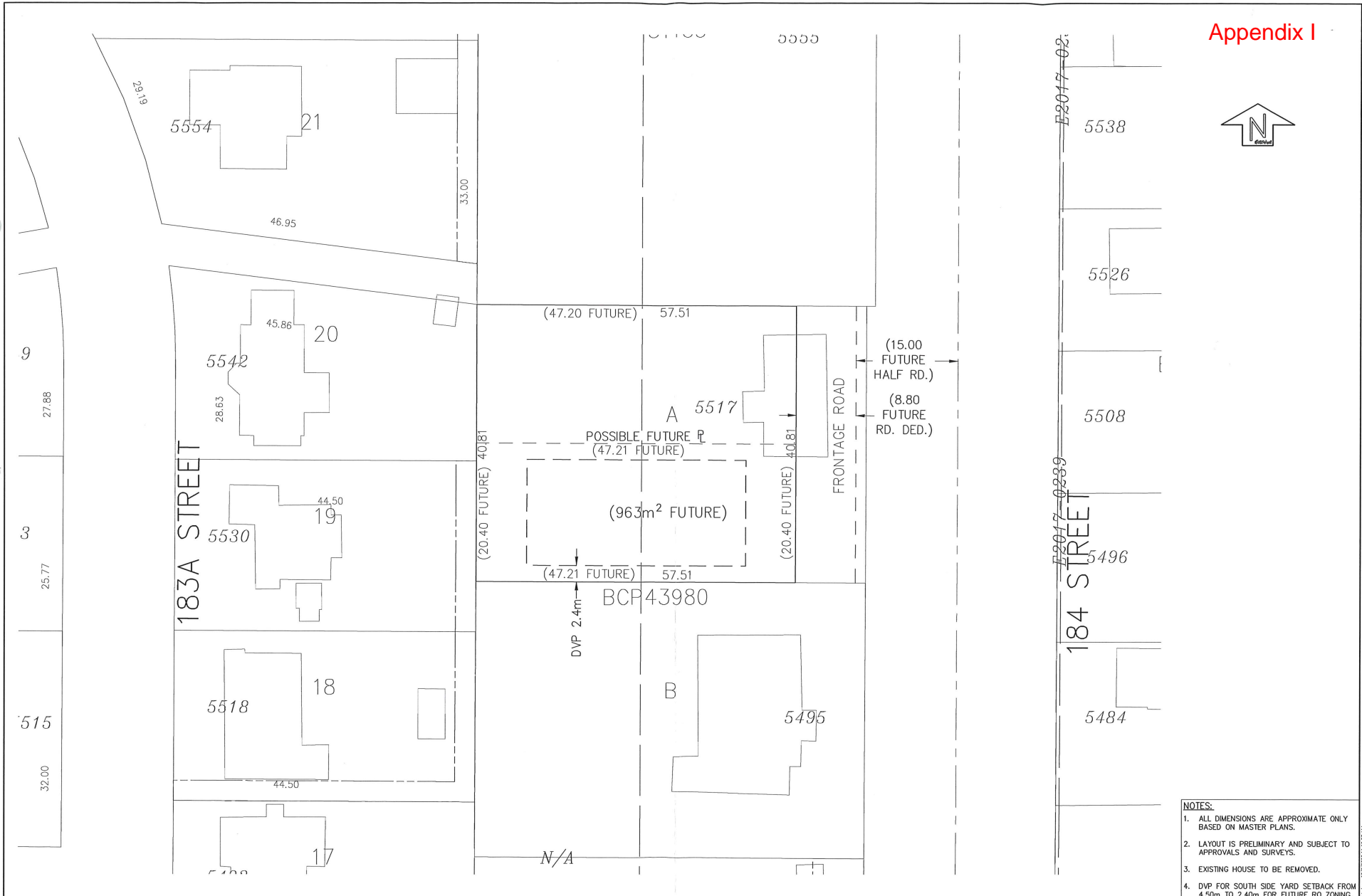
The following information is attached to this Report:

Appendix I. Preliminary Lot Layout
Appendix II. Development Variance Permit No. 7920-0308-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DQ/cm



- 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 FOR SOUTH SIDE YARD SETBACK FROM 4.50m TO 2.40m FOR FUTURE RQ ZONING.



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(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0308-00

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: 028-163-940
Lot A Section 5 Township 8 New Westminster District Plan BCP43980
5517 - 184 Street

(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 14 "Half Acre Residential Zone (RH)", the minimum south side yard setback for the principal building is reduced from 4.5 metres to 2.4 metres.
4. 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.
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.

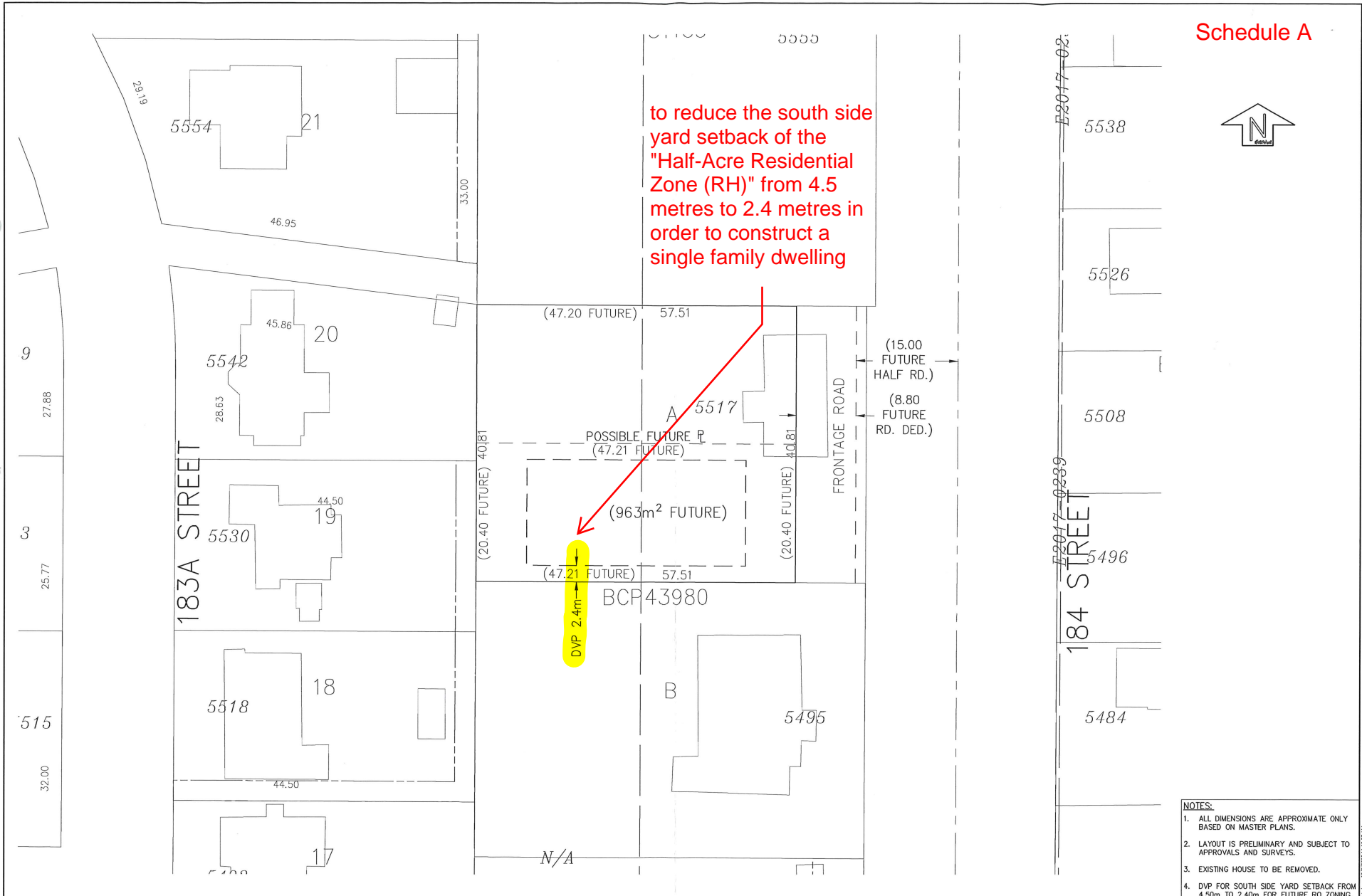
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



to reduce the south side yard setback of the "Half-Acre Residential Zone (RH)" from 4.5 metres to 2.4 metres in order to construct a single family dwelling



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