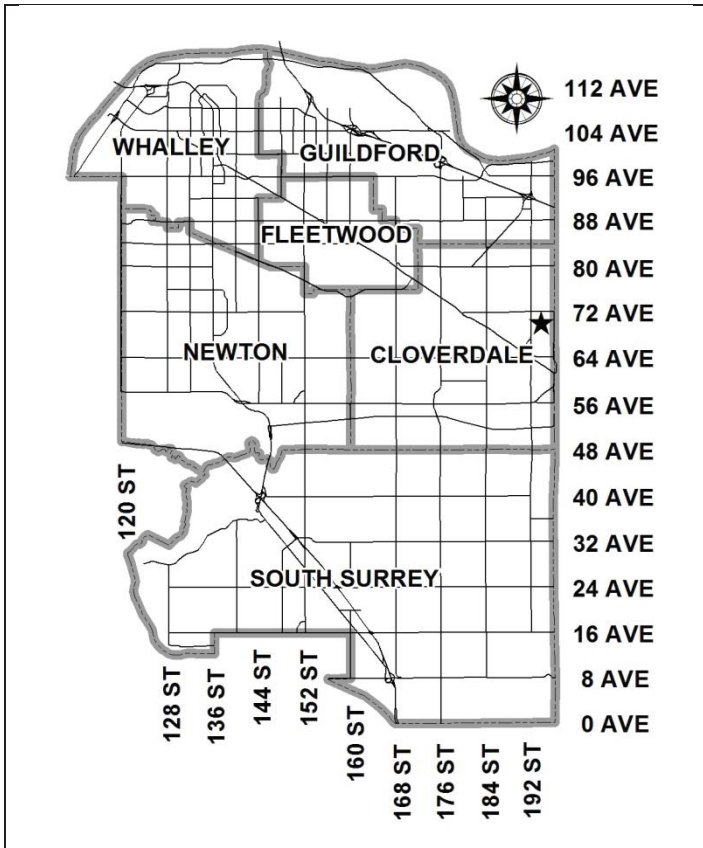


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0051-01

Planning Report Date: December 18, 2017



PROPOSAL:

- **Development Variance Permit**

to reduce the minimum required lot width of the RF-10 and RF-12 Zones in order to allow subdivision into twenty-one (21) single family small lots.

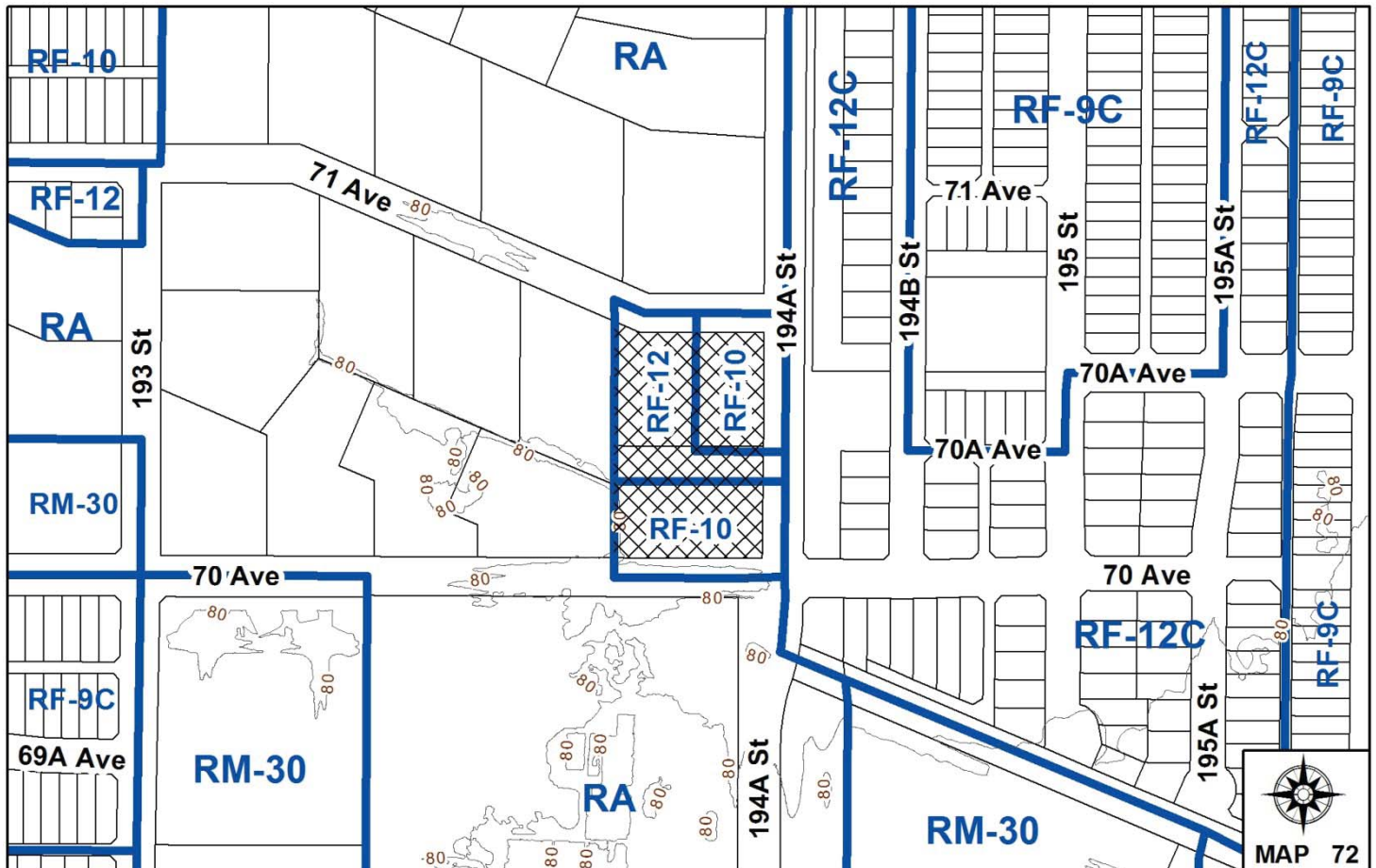
LOCATIONS: 19436 - 71 Avenue
 7019 - 194A Street

ZONING: RF-10 and RF-12

OCP DESIGNATION: Urban

NCP DESIGNATION: 10-15 upa (Medium Density)

INFILL PLAN DESIGNATION: Single Family Lane Accessed (10-12 upa)



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.
- City Clerk to remove Development Variance Permit (DVP) No. 7915-0051-00 from title.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To reduce the minimum lot width of proposed Lot 1 (RF-10, Type I corner lot) from 12.8 metres (42 ft.) to 12.6 metres (41.6 ft.), and proposed Lots 17 to 20 (RF-12, Type I interior lots) from 12 metres (39 ft.) to 11.7 metres (38.4 ft.), of the proposed 21-lot subdivision.

RATIONALE OF RECOMMENDATION

- On October 2, 2017, Council granted final adoption to Rezoning By-law No. 18159, rezoning the subject site from RA to RF-12 and RF-10, and issued Development Variance Permit (DVP) No. 7915-0051-00, varying the minimum lot width of the RF-12 Zone, from 12 metres (39 ft.) to 11.8 metres (38.5 ft.), for proposed Lots 17 to 20, to permit a 21-lot subdivision of the site.
- Following final adoption, staff identified that on the finalized plan of subdivision submitted by the applicant, the lot width of proposed Lots 1 and 17 to 20 do not comply with the minimum dimensional requirements of the RF-10 Zone and RF-12 Zone respectively, nor with the DVP previously issued by Council. A subsequent Development Variance Permit (DVP) is requested by the applicants to proceed with completion of the 21-lot subdivision.
- Proposed Lot 1 and Lots 17 to 20 meet the minimum lot depth and lot area requirements of the RF-10 Zone and RF-12 Zone respectively. The proposed reduction to the minimum lot width is minor and would not negatively affect the ability to achieve a consistent built form and streetscape within this part of Aloha Estates.
- Proposed Lots 1 and 17 to 20 will be still wide enough accommodate a minimum of three (3) off-street parking spaces - two (2) within a side-by-side garage plus one (1) parking pad - on each lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0051-01 (Appendix III), varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width for a Type I RF-10 corner lot, from 12.8 metres (42 ft.) to 12.6 metres (41.6 ft.), for proposed Lot 1; and
 - (b) to reduce the minimum lot width for a Type I RF-12 interior lot, from 12 metres (39 ft.) to 11.7 metres (38.4 ft.), for proposed Lots 17 to 20.
2. The City Clerk remove notice of Development Variance Permit (DVP) No. 7915-0051-00 from title upon execution of DVP No. 7915-0051-01.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Proposed twenty-one (21) lot rezoning and subdivision under Development Application No. 7915-0051-00, which was granted final adoption by Council on October 2, 2017.

Adjacent Area:

| Direction | Existing Use | NCP Designation | Existing Zone |
|---------------------------|-------------------------|---|----------------------|
| North (Across 71 Avenue): | Acreage residential lot | Single Family Front Accessed (6-10 upa) and Single Family Lane Accessed (10-12 upa) in Aloha Estates Infill Area Concept Plan | RA |

| Direction | Existing Use | NCP Designation | Existing Zone |
|----------------------------|---|--|---------------|
| East (Across 194A Street): | Linear park and single family dwellings with coach houses | Public Open Space/Park and 6-10 upa (Low Density) in East Clayton NCP | RF-12C |
| South (Across 70 Avenue): | Katzie Elementary School | School and Park in East Clayton NCP | RA |
| West: | Acreage residential lot | Single Family Front Accessed (6-10 upa) and Park in Aloha Estates Infill Area Concept Plan | RA |

DEVELOPMENT CONSIDERATIONS

Background

- The subject lots, at 19436 – 71 Avenue and 7019 – 194A Street, are located within the Aloha Estates subdivision, which was approved in 1978.
- The 0.9-hectare (2.2-acre) subject site is designated "Urban" in the Official Community Plan (OCP), "10-15 upa (Medium Density)" in the East Clayton Neighbourhood Concept Plan (NCP) and "Single Family Lane Accessed (10-12 upa)" in the Aloha Estates Plan. Under Development Application No. 7915-0051-00, the area comprising proposed Lots 1 to 6 and 8 to 15 was rezoned to "Single Family Residential (10) Zone (RF-10)" and the area comprising proposed Lots 7 and 16 to 21 was rezoned to "Single Family Residential (12) Zone (RF-12)".
- On September 14, 2016 Council considered Planning Report No. 7915-0051-00 for the subject application which included a Neighbourhood Concept Plan (NCP) Amendment, Rezoning and Development Variance Permit for lot width reductions to proposed Lots 17 to 20 to allow subdivision into twenty-one (21) single family small lots. All proposed lots within the layout plan reviewed by staff, and subsequently supported by Council, met the both the dimensional and area requirements of the Zoning By-law, except for the reduced lot widths requested under Development Variance Permit (DVP) No. 7915-0051-00.
- On October 2, 2017, Council granted final adoption to Rezoning By-law No. 18159, amended the East Clayton NCP by redesignating the subject site from "Half-Acre Residential" to "10-15 upa (Medium Density)" and issued DVP No. 7915-0051-00, varying the minimum lot width of the RF-12 Zone, from 12 metres (39 ft.) to 11.8 metres (38.5 ft.), for proposed Lots 17 to 20.
- Subsequent to final adoption, staff identified that on the finalized plan of subdivision submitted by the applicant, the lot width of proposed Lots 1 and 17 to 20 do not comply with the minimum dimensional requirements of the RF-10 Zone and RF-12 Zone respectively, nor with the DVP previously issued by Council.

- As a result, the subject Development Variance Permit No. 7915-0051-00 is requesting to reduce the minimum lot width of proposed Lot 1 (RF-10, Type I corner lot) from 12.8 metres (42 ft.) to 12.6 metres (41.6 ft.), and proposed Lots 17 to 20 (RF-12, Type I interior lots) from 12 metres (39 ft.) to 11.7 metres (38.4 ft.).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum lot width for a Type I RF-10 Zone corner lot, from 12.8 metres (42 ft.) to 12.6 metres (41.6 ft.), for proposed Lot 1; and
- To reduce the minimum lot width for a Type I RF-12 Zone interior lot, from 12 metres (39 ft.) to 11.7 metres (38.4 ft.), for proposed Lots 17 to 20.

Applicant's Reasons:

- The applicant contends that the change to the lot dimensions arose due to minor variations between the original survey and final survey plan. Revising the proposed layout to meet the minimum lot width requirements is not feasible without impacting lot yield. The subject DVP has been requested in order to proceed with the project.

Staff Comments:

- Although Part 4 General Provisions of the Surrey Zoning By-law permits the Approving Officer to reduce the minimum lot width by 10%, this provision does not apply to either the RF-10 or RF-12 Zones.
- Proposed Lot 1 and Lots 17 to 20 meet the minimum lot depth and lot area requirements of the RF-10 Zone and RF-12 Zone respectively. The proposed reduction to the minimum lot width is minor and would not negatively affect the ability to achieve a consistent built form and streetscape within this part of Aloha Estates.
- Proposed Lots 1 and 17 to 20 will still be wide enough to accommodate a minimum of three (3) off-street parking spaces, two (2) within a side-by-side garage plus one (1) parking pad, on each lot.
- The requested variances are necessary in order to finalize the subject development application as originally contemplated and allow the Approving Officer to sign-off on the plan of subdivision.
- The proposed variances will supersede DVP No. 7915-0051-00, previously issued by Council on October 2, 2017. The City Clerk will remove the notice of this previous DVP from title, upon execution of the proposed DVP, should Council support the variances.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Plan of Subdivision
- Appendix III. Development Variance Permit No. 7915-0051-01

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

**SUBDIVISION PLAN OF LOT 40 AND 41
ALL OF SEC 15 TP 8 NWD PLAN 54452**

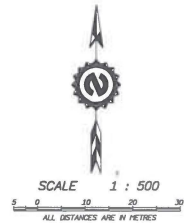
PLAN EPP75792

B.C.G.S. 926.017

LEGEND

- ⊙ DENOTES CONTROL POINT FOUND
- DENOTES LEAD PILE FOUND
- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST SET
- ha DENOTES HECTARES
- m² DENOTES SQUARE METRES

Coordinates shown are for mapping purposes only.



The intended plot size of this plan is 600mm in width and 500mm in height (D size) when plotted at a scale of 1:500.

INTEGRATED SURVEY AREA No. 1, SURVEY

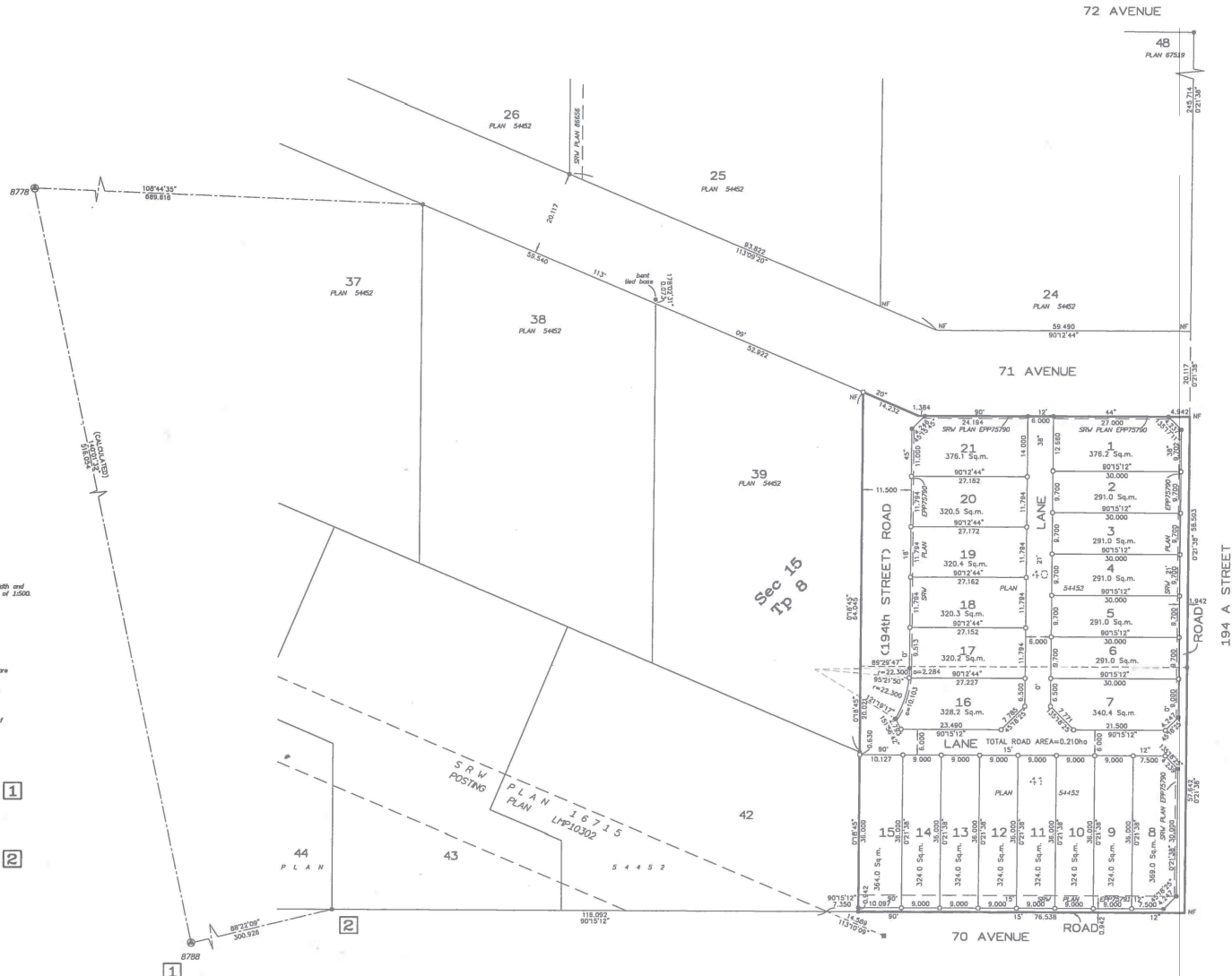
MAP 83 (2005) 40.08C1.019RD
Grid bearings are derived from conventional survey observations to control monuments 8788 and 8778 and are referred to the control marks of UTM Zone 10 N. The UTM coordinates and adjusted horizontal positional accuracy achieved are derived from the above mentioned survey observations. This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999961, which has been derived from the control monument 8788.

1
Datum: NAD 83 (2011) 40.08C1.019RD
UTM Zone: 10 N
UTM Coordinates
N: 544107.86
E: 529554.96
Field combined scale factor: 0.999961
Estimated horizontal positional accuracy: +/- 0.02

2
Datum: NAD 83 (2011) 40.08C1.019RD
UTM Zone: 10 N
UTM Coordinates
N: 544108.52
E: 529555.24
Field combined scale factor: 0.999961
Estimated horizontal positional accuracy: +/- 0.04

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey.

The field survey represented by this plan was completed on the 6th day of September, 2022.
T. Adam Fulmer, B.C.S. 306



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0051-01

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: 005-240-841
Lot 40 Section 15 Township 8 New Westminster District Plan 54452

19436 - 71 Avenue

Parcel Identifier: 005-240-859
Lot 41 Section 15 Township 8 New Westminster District Plan 54452

7019 - 194A 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 K of Part 17C "Single Family Residential (10) Zone (RF-10)", the minimum lot width for proposed Lot 1 is reduced from 12.8 metres (42 ft.) to 12.6 metres (41.6 ft.); and
 - (b) In Section K of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum lot width for proposed Lots 17 to 20 is reduced from 12 metres (39 ft.) to 11.7 metres (38.4 ft.).
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 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 if the Owner does not substantially start any construction with respect to which the development variance permit is issued, within two (2) years after the date this development variance permit is issued.39 ft
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

PLAN EPP75792

SUBDIVISION PLAN OF LOT 40 AND 41 ALL OF SEC 15 TP 8 NWD PLAN 54452

B.C.G.S. 930217

- LEGEND
- IDENTIFY CONTROL POINTS
 - IDENTIFY LEAD POINT FOUND
 - IDENTIFY STANDARD BORN POINT FOUND
 - IDENTIFY BORN POINT FOUND
 - IDENTIFY RECTANGULAR
 - m 2 IDENTIFY SQUARE METRES
- Coordinates shown are for mapping purposes only.



SCALE 1 : 500

ALL DISTANCES ARE IN METRES. The horizontal distance shown is the horizontal distance between the points of measurement.

REGISTERED SURVEYOR (B.C.) Mr. J. SHERBY
 AND SAUCO 44362/LAND
 The bearings and distances shown on this plan were derived from a traverse of the lots shown on the plan. The accuracy of the bearings and distances shown on this plan is based on the accuracy of the measurements taken in the field. The plan shows horizontal ground-line distances unless otherwise indicated. The plan also shows the horizontal distance between the points of measurement. The plan also shows the horizontal distance between the points of measurement.

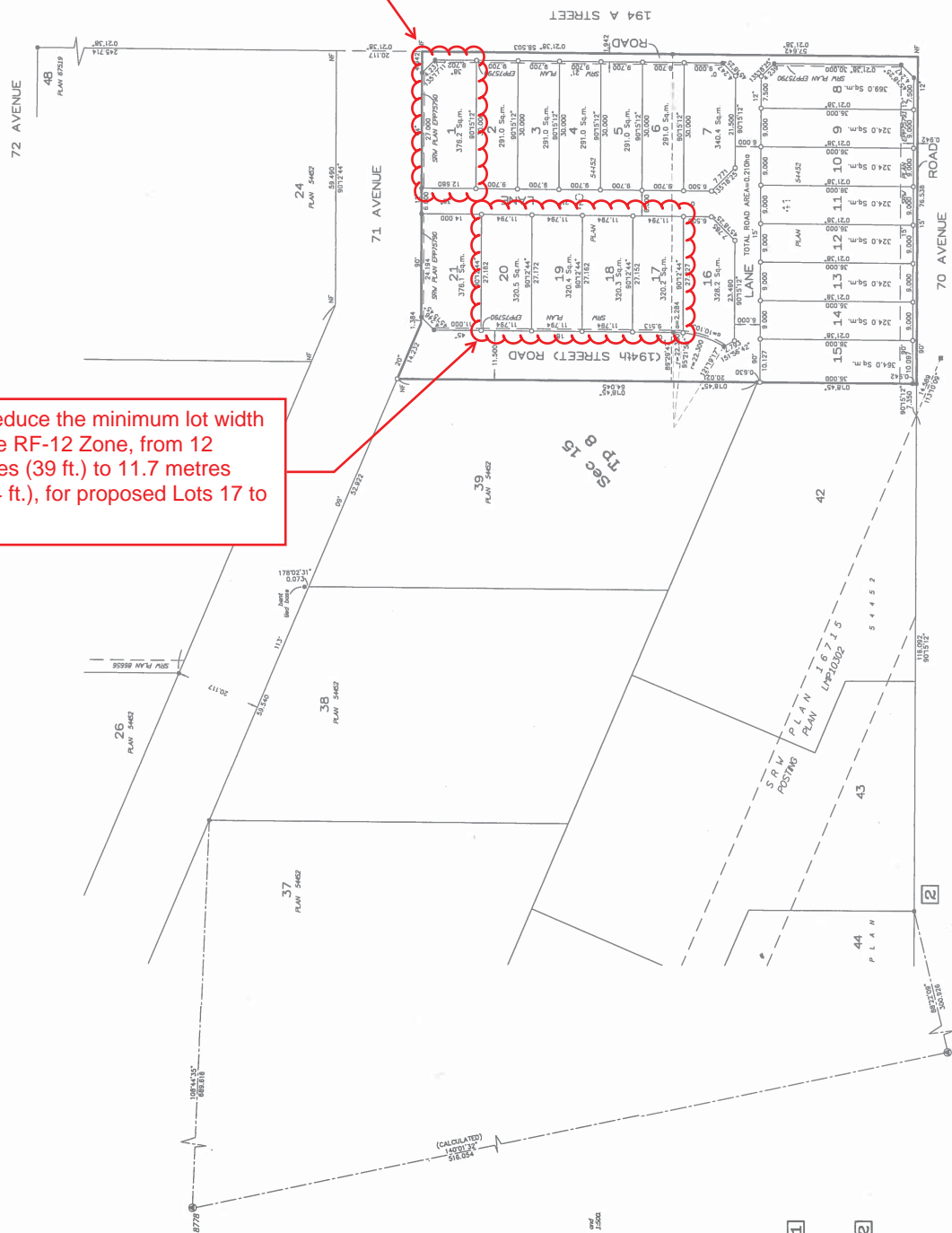
| | |
|---|--|
| 1 | Owner: Mr. D. CORSO 44362/LAND LPTI Coordinates E. 52055455 Estimated horizontal positional accuracy: 1:4-5/2 |
| 2 | Owner: Mr. D. CORSO 44362/LAND LPTI Coordinates E. 52055455 Estimated horizontal positional accuracy: 1:4-5/4 |

This plan was prepared by the author of the plan and is not to be used for any other purpose without the approval of the author of the plan.

The field survey was completed by the author of the plan and is not to be used for any other purpose without the approval of the author of the plan.

To reduce the minimum lot width of the RF-10 Zone, from 12.8 metres (42 ft.) to 12.6 metres (41.6 ft.), for proposed Lot 1.

To reduce the minimum lot width of the RF-12 Zone, from 12 metres (39 ft.) to 11.7 metres (38.4 ft.), for proposed Lots 17 to 20.



THE PLAN LIES WITH THE GREATER VALLEY DISTRICT