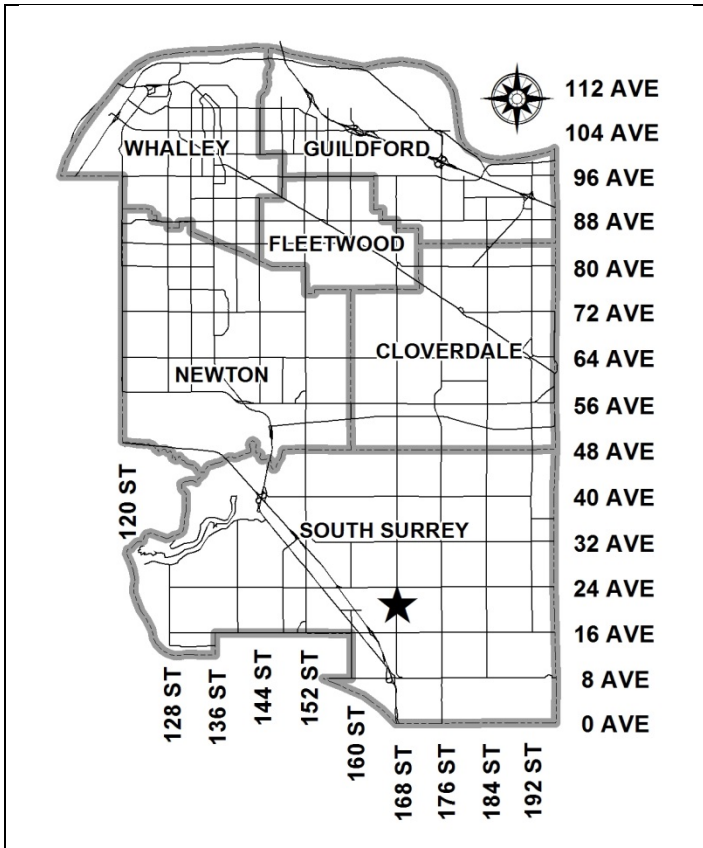


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0073-00

Planning Report Date: September 11, 2017



PROPOSAL:

- **Rezoning** from RF-10 to RF-13
- **Development Variance Permit**

to facilitate construction of larger homes on the existing lots.

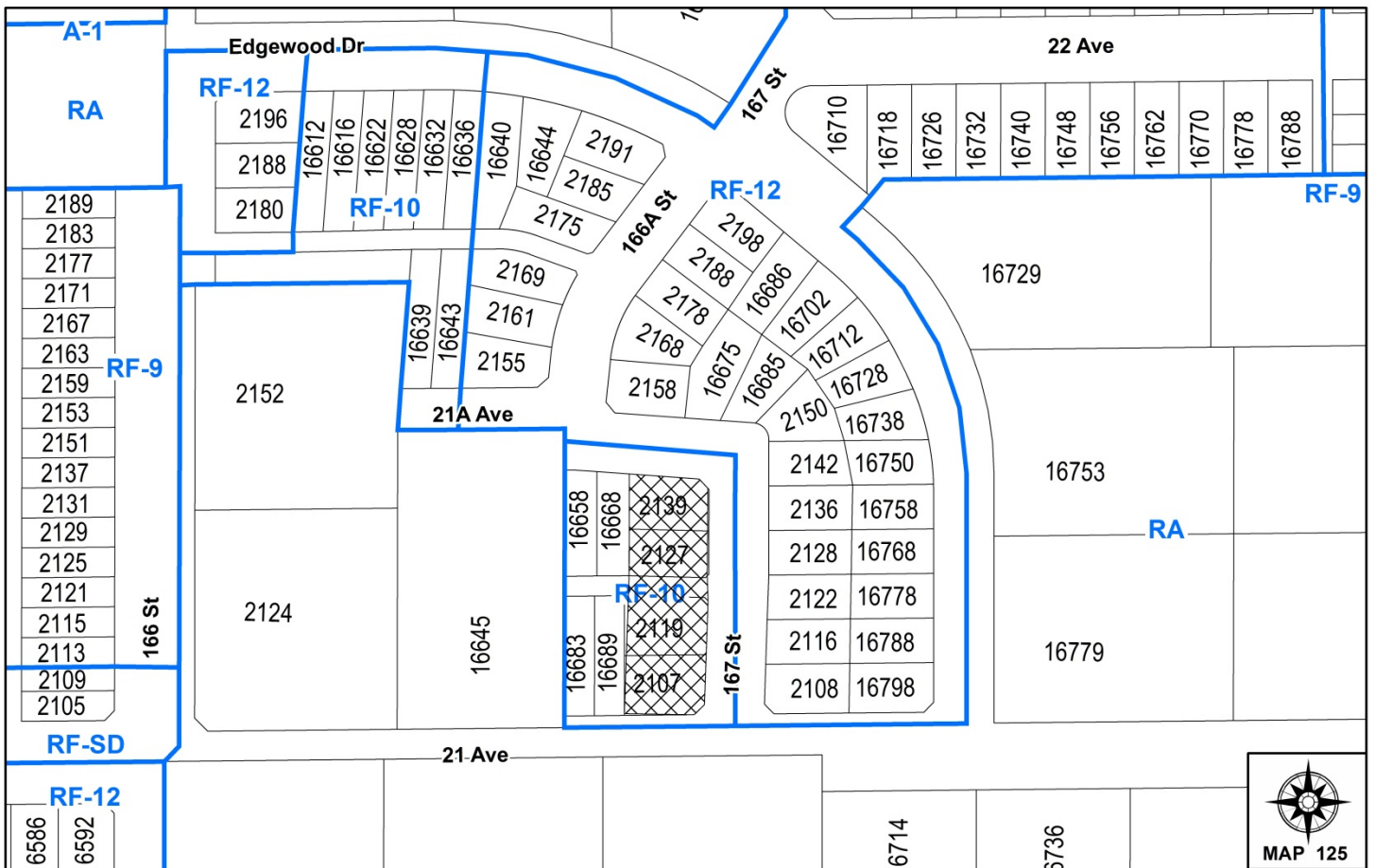
LOCATION: 2107, 2119, 2127, and 2139 - 167 Street

OWNER: Edgewood Properties Inc.

ZONING: RF-10

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Residential 10-15
 upa



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit (DVP) is required to allow front access driveways on Lots 29 and 30 (2119 and 2127 – 167 Street).

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's "Urban" OCP Designation.
- The proposal complies with the Sunnyside Heights NCP land use designation.
- The proposed RF-13 lots are complementary with approved lots to the east, across 167 Street, and approved single family small lot developments in the surrounding area of Sunnyside Heights. The RF-13 Zone will permit larger houses to be built in comparison to the existing RF-10 Zone.
- The requested Development Variance Permit (DVP) to allow front access driveways for Lots 29 and 30 will provide a consistent streetscape along 167 Street with the existing RF-12 lots on the east side of 167 Street which have front access driveways.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential (10) Zone (RF-10)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7917-0073-00 (Appendix II), varying the Off-Street Parking requirements of the RF-13 Zone to permit front access driveways on Lots 29 and 30, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Vacant single family residential lots

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 21A Avenue):	Single family small lots.	Urban/ Medium Density Residential (10-15 upa)	RF-12
East (Across 167 Street):	Single family small lots.	Urban/ Medium Density Residential (10-15 upa)	RF-12
South (Across 21 Avenue):	Acreage residential. Development Application No. 7917-0095-00 proposes redevelopment into single family lots and townhouses (Pre-Council).	Urban/ Low Density Residential (6-10 upa)	RA
West:	Single family small lots.	Urban/ Medium Density Residential (10-15 upa)	RF-10

DEVELOPMENT CONSIDERATIONS

Site Context

- The site consists of four (4) lots located on the west side of 167 Street, north of 21 Avenue in Sunnyside Heights. The properties are designated "Urban" in the Official Community Plan (OCP) and "Medium Density Residential 10-15 upa" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The subject lots are zoned "Single Family Residential (10) Zone (RF-10)" and range in area from 336 square metres (3,617 sq.ft.) to 439 square metres (4,725 sq.ft.).
- The subject lots were recently created under the rezoning and subdivision Development Application No. 7915-0046-00 in May 2017.

Current Proposal

- The applicant is proposing to rezone the four (4) subject lots from "Single Family Residential (10) Zone (RF-10)" to "Single Family Residential (13) Zone (RF-13)".
- The existing RF-10 Zone lots are oversized, and meet the lot width, depth, and area requirements of the RF-13 Zone.
- The proposed RF-13 Zone will permit larger homes with greater floor area ratio (FAR) and lot coverage requirements in comparison to the RF-10 Zone. Specifically, the RF-10 Zone would allow a house size of 217 square metres (2,335 sq. ft.), whereas the RF-13 Zone allows a house size of 265 square metres (2,860 sq. ft.).
- Vehicular access for the lots is proposed via the new construction of 167 Street. Under the RF-13 Zone, where there is a lane up to or along the rear or side lot line, driveway access is permitted from the lane only. The applicant has requested a Development Variance Permit (DVP) to allow front loaded driveways for Lots 29 and 30.

Building Design and Lot Grading

- Under Development Application No. 7915-0046-00 in which the subject lots were created, the applicant retained design consultant, Mike Tynan of Tynan Consulting Ltd. to carry out a character study of the surrounding homes and based on the findings, proposed a set of Building Design Guidelines for the proposed subdivision. The accepted Building Design Guidelines are registered on title and apply to the subject four lots.
- A preliminary lot grading and servicing plan, submitted by WSP Canada Inc., have been reviewed by staff. Based on the proposed lot grading, basements are proposed for all lots.

TREES

- Under Development Application No. 7915-0046-00 in which the subject lots were created, Max Rathburn, ISA Certified Arborist of Diamond Head Consulting Ltd., prepared an Arborist Assessment for the subject properties. The Arborist Assessment was reviewed by staff and accepted under Development Application No. 7915-0046-00. No tree removal is proposed for the subject rezoning application.

PRE-NOTIFICATION

- Pre-notification letters were sent on August 9, 2017 to 28 property owners within 100 metres (328 ft.) of the subject properties, as well as the Grandview Heights Stewardship Association and Little Campbell Watershed Society. A Development Proposal Sign was also installed on site on August 16, 2017. To date staff have received no feedback on the proposed rezoning.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 10, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the Sunnyside Heights NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal is consistent with the OCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Dry swales, natural landscaping, and sediment control devices are proposed for rain management. • Composting, recycling, and organic waste pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Houses will be oriented to the street to provide natural surveillance.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public notification has taken place. • Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.

BYLAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Off-Street Parking requirements of the RF-13 Zone to permit front access driveways on Lots 29 and 30.

Applicant's Reasons:

- The proposed front driveways will provide a consistent streetscape on 167 Street.

Staff Comments:

- The RF-13 Zone stipulates that where there is a lane up to or along the rear or side lot line, driveway access is permitted from the lane only.
- Development Variance Permit No. 7915-0046-00 was previously granted on the subject lots to permit front access driveways; however, this DVP cannot be transferred to the current application, as it was specific to the RF-10 Zone, and a new DVP is required in conjunction with the proposed rezoning to the RF-13 Zone.
- The existing lots across 167 Street to the east, and Lots 28 and 31 of the subject application, are permitted to have front access driveways under the RF-12 and RF-13 Zones, as there is no lane access to these lots. Allowing front access driveways for Lots 29 and 30 will maintain continuity in the streetscape on 167 Street.
- Staff supports the variance proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit 7917-0073-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DH/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Dexter Hirabe
WSP Group Canada
Address: 65 - Richmond Street, Unit 300
New Westminister, BC V3L 5P5

2. Properties involved in the Application

(a) Civic Address: 2107 - 167 Street
2119 - 167 Street
2127 - 167 Street
2139 - 167 Street

(a) Civic Address: 2107 - 167 Street
Owner: Edgewood Properties Inc.
PID: 030-177-103
Lot 28 Section 13 Township 1 New Westminister District Plan EPP71261

(b) Civic Address: 2119 - 167 Street
Owner: Edgewood Properties Inc.
PID: 030-177-111
Lot 29 Section 13 Township 1 New Westminister District Plan EPP71261

(c) Civic Address: 2127 - 167 Street
Owner: Edgewood Properties Inc.
PID: 030-177-120
Lot 30 Section 13 Township 1 New Westminister District Plan EPP71261

(d) Civic Address: 2139 - 167 Street
Owner: Edgewood Properties Inc.
PID: 030-177-138
Lot 31 Section 13 Township 1 New Westminister District Plan EPP71261

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the site.

(b) Proceed with Public Notification for Development Variance Permit No. 7917-0073-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0073-00

Issued To: EDGEWOOD PROPERTIES INC.

("the Owner")

Address of Owner: 12219 - Beecher Street, Unit 200
Surrey, BC V4A 3A2

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: 030-177-111

Lot 29 Section 13 Township 1 New Westminster District Plan EPP71261

2119 - 167 Street

Parcel Identifier: 030-177-120

Lot 30 Section 13 Township 1 New Westminster District Plan EPP71261

2127 - 167 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section H.1 Off-Street Parking of Part 16B "Single Family Residential (13) Zone (RF-13)" is varied to permit front access driveways for Lots 29 and 30.
4. 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.
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 – Linda Hepner

City Clerk – Jane Sullivan

**SUBDIVISION PLAN OF LOTS 50, 51, 52, 53 AND 55
ALL OF SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 59000**

PLAN EPP71261



The intended plot size of this plan is 404m in width by 282m in height (2 size) when plotted at a scale of 1:500.
All distances are in metres and decimals thereof.
Integrated Survey Area No. 1, Survey, NAD83 / CSRS 4.0, S.B.C. 1, GVRD.
Grid bearings are derived from observations between geodetic control monuments GCM 5747 and GCM 5748.
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from MAGNET published coordinates and standard deviations for geodetic control monuments GCM 5747 and GCM 5748.
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.999970 which has been derived from geodetic control monument GCM 5747.

- LEGEND**
- denotes control monument found
 - denotes standard iron post found
 - denotes lead plug found
 - denotes standard iron post placed
 - denotes lead plug placed
 - NSP denotes Not Suitable to Post
 - W denotes Witness
 - denotes square stakes
- Note: This plan shows one or more witness posts which are not set on the true corners.
Note: Some lines and symbols may be exaggerated for clarity.



DVP to permit front access driveways on Lots 29 and 30

This plan has been approved by the Approving Officer for the City of Surrey.

WSP
WSP Group (BC) Limited Partnership
3000 West 4th Avenue, Suite 100
V6P 3K1, Surrey, BC
Phone: 604-273-1111
Fax: 604-273-1112
www.wspgroup.com

BCM 5748
UTM Zone 18N
Datum: NAD83/CSRS 4.0, S.B.C. 1, GVRD
UTM Northing: 5431748.00
UTM Easting: 677117.00
Plan Coordinate Factor: 0.999970
Estimated Horizontal Positional Accuracy: 0.40m

This plan lies within the Greater Vancouver Regional District.
The field survey represented by this plan was completed on the 10th day of April, 2017.
Jeffrey D. Thompson, SCLS 322
EOR# 197652