

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7917-0290-00

Planning Report Date: December, 17, 2018

PROPOSAL:

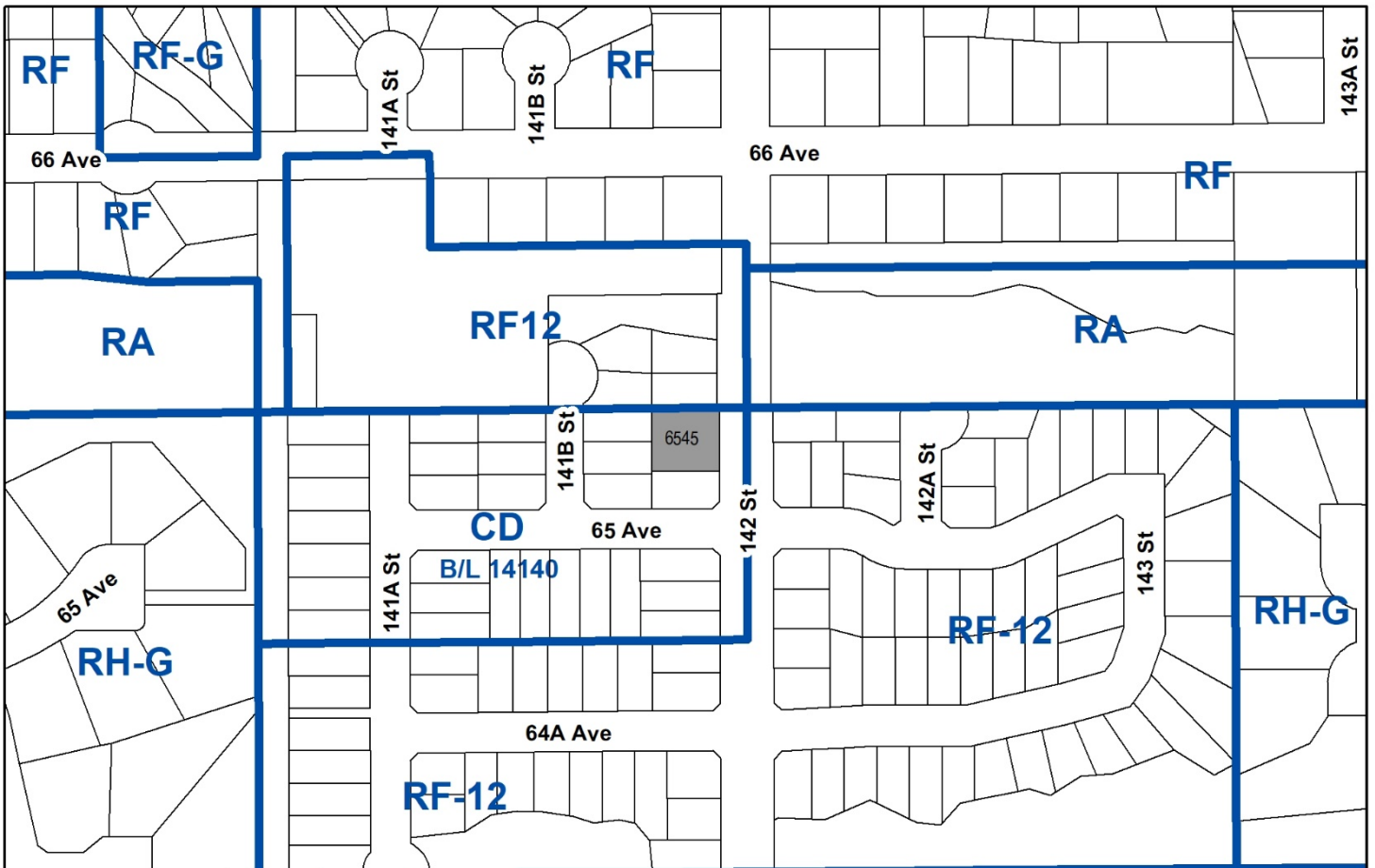
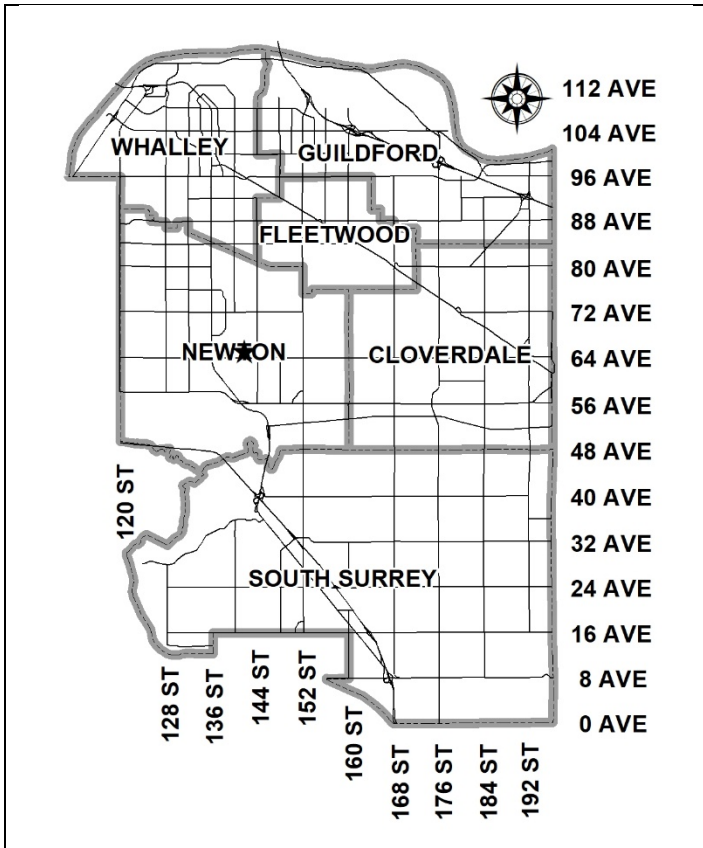
- **Development Variance Permit**
 to allow front access double garages

LOCATION: 6545 - 142 Street

ZONING: CD Zone (By-law No. 14140)
 (proposed RF-13)

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes a Development Variance Permit (DVP) to permit front access, side-by-side double garages.

RATIONALE OF RECOMMENDATION

- The proposed widths of Lots 1 and 2 are 13 metres (43 ft.). The RF-13 zone requires a lot width of at least 13.4 metres (44 ft.) for a double garage to be permitted with access to the fronting street.
- Proposed Lots 1 and 2 meet the minimum lot depth and lot area requirements of the RF-13 Zone and are wide enough to accommodate a double garage to house a minimum two (2) off-street parking spaces per lot.
- Allowing a double garage to front 142 Street on Lots 1 and 2 will keep with the form and character of the surrounding neighborhood and ensure a consistent streetscape.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0290-00 (Appendix II), varying the following, to proceed to Public Notification:

- (a) to allow a front access side-by-side double garage on two proposed lots (1 and 2), which are 13.0 metres wide (43 ft.).

REFERRALS

Engineering: The Engineering Department has no objection or requirements relative to the issuance of the proposed variance.

Fire: Referral not required.

Parks: Referral not required.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling (to be demolished)

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling	Single Family Small Lots	RF-12
East (Across 142 Street):	Single family dwelling	Single Family Small Lots	RF-12
South:	Single family dwelling	Single Family Small Lots	CD Zone (By-law No. 14140)
West:	Single family dwelling	Single Family Small Lots	CD Zone (By-law No. 14140)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site, located at 6545 – 142 Street, is designated "Urban" in the Official Community Plan, "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan, and zoned "CD Zone By-law No. 14140".
- The applicant was granted Third Reading of Rezoning By-law No. 19686 on November 19, 2018 to facilitate the rezoning and subdivision of the subject site into two "Single Family Residential (13) Zone (RF-13)" lots. The applicant's desire to apply for a Development Variance Permit for the proposed lots was not identified until after the project was granted Third Reading of the Rezoning By-Law.

Building Scheme

- The existing Building Scheme, registered with the original subdivision under 7900-0231-00, will remain on title. This will ensure that the house designs will be consistent with surrounding properties.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum lot width requirement in the RF-13 zone from 13.4 metres (44 ft.) to 13.0 metres (43 ft.) to allow a front access side-by-side double garage on proposed Lots 1 and 2.

Applicant's Reasons:

- The proposed double garages will allow for an additional enclosed parking space on Lots 1 and 2.

Staff Comments:

- Double garages are not permitted on lots less than 13.4 metres (44 ft.) wide in the RF-13 Zone.
- The proposed Lots 1 and 2 are 13 metres (43 ft.) wide which is marginally less than the 13.4 metres (44 ft.) width required for a lot to have a double garage.
- This proposed variance is considered minor (approximately 3% reduction) and will not negatively impact the streetscape along 142 Street as the homes in the surrounding neighborhood also have side-by-side double garages. The provision of a side-by-side double garage on the subject lots would thus ensure that the proposed homes have a consistent appearance as the surrounding homes in the neighborhood.
- A minimum of 3 off-street parking spaces are required in the RF-13 zone and the inclusion of a front access side-by-side double garage would allow for two parking spaces within the garage and two parking spaces on the driveway, exceeding the off-street parking requirements for the zone.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II. Development Variance Permit No. 7917-0290-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

WS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.18
Hectares	0.073
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	13 m
Range of lot areas (square metres)	363 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	27.4 u.p.h. & 11.11 u.p.a.
Lots/Hectare & Lots/Acre (Net)	27.4 u.p.h. & 11.11 u.p.a.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	0.72
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	NO
MODEL BUILDING SCHEME	NO
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Other	YES

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0290-00

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: 025-067-982
 Lot 1 Section 16 Township 2 New Westminster District Plan LMP50252
 6545 - 142 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 titles have been issued, as follows:

Parcel Identifier:

- (b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

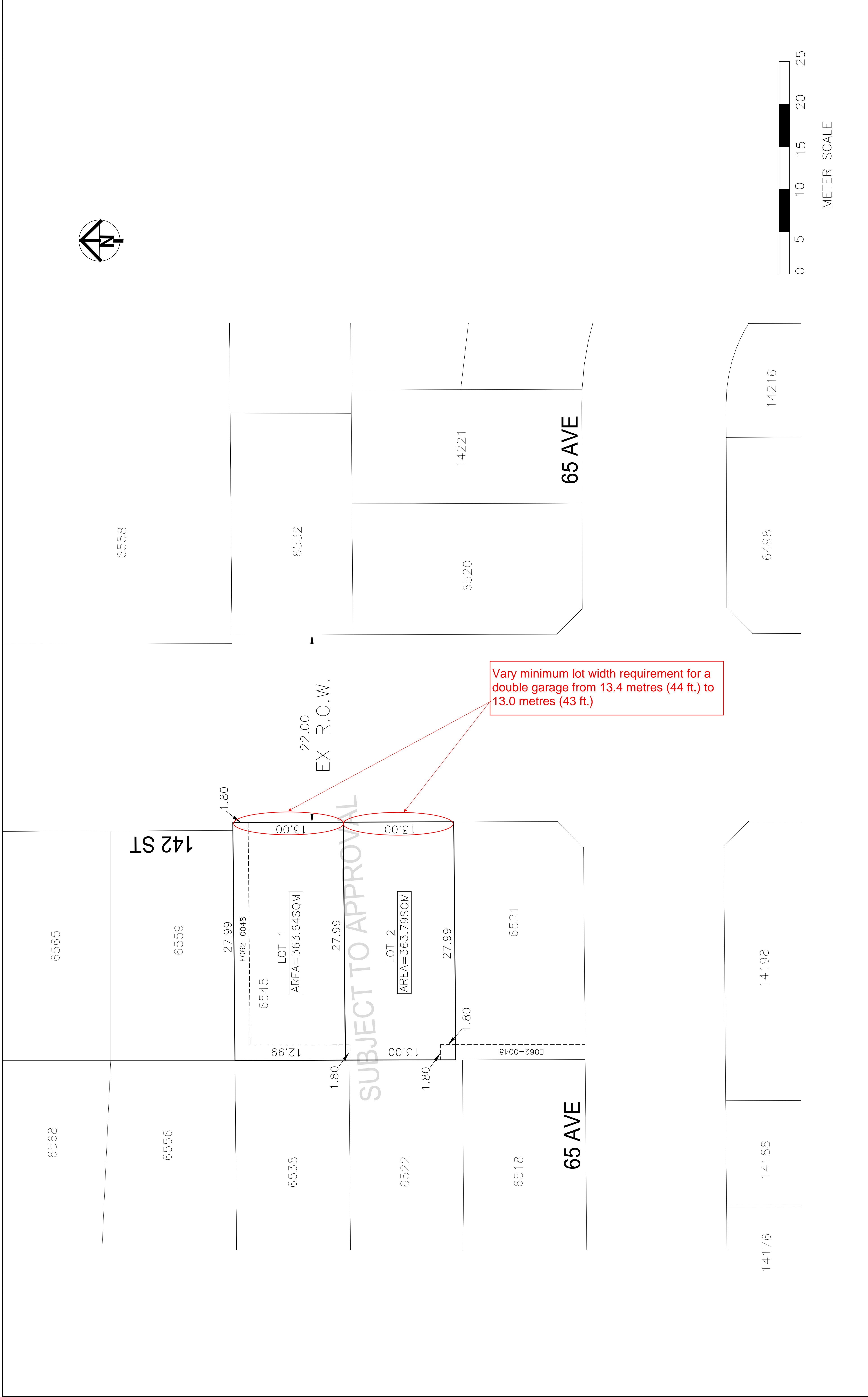
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section H.5 Off-Street Parking of Part 16B Single Family Residential (13) Zone (RF-13) a front access side-by-side double garage is permitted for proposed Lot 1 and Lot 2, which are 13.0 metres (43 ft.) wide.
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 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 Westminister 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 – Doug McCallum

City Clerk



Vary minimum lot width requirement for a double garage from 13.4 metres (44 ft.) to 13.0 metres (43 ft.)

SUBJECT TO APPROVAL

NOTE: 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.	ZONING: EXISTING ZONING: CD PROPOSED ZONING: CD		NO. / Y. / MM. / DD. / DRN. / CH. / REVISION
	SITE AREA GROSS SITE AREA: 727.43 sqm.		
MAINLAND ENGINEERING DESIGN CORPORATION SUITE 206 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM			
DEVELOPMENT/SITE LOCATION #6545 142 ST, SURREY, B.C.		SEAL	
DWG. NAME PRELIMINARY LAYOUT PLAN		SCALE N.T.S. DESIGNED IG DRAWN HS CHECKED RM APPROVED AB	
2 LOT SUBDIVISION		SURREY PROJECT NO.	
DRAWING NO.		MAINLAND PROJECT NO.	
DATE 17/06/09		REV. 0	

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0290-00

Planning Report Date: October 1, 2018

PROPOSAL:

- **Rezoning** from CD to RF-13 to allow subdivision into 2 single family small lots.

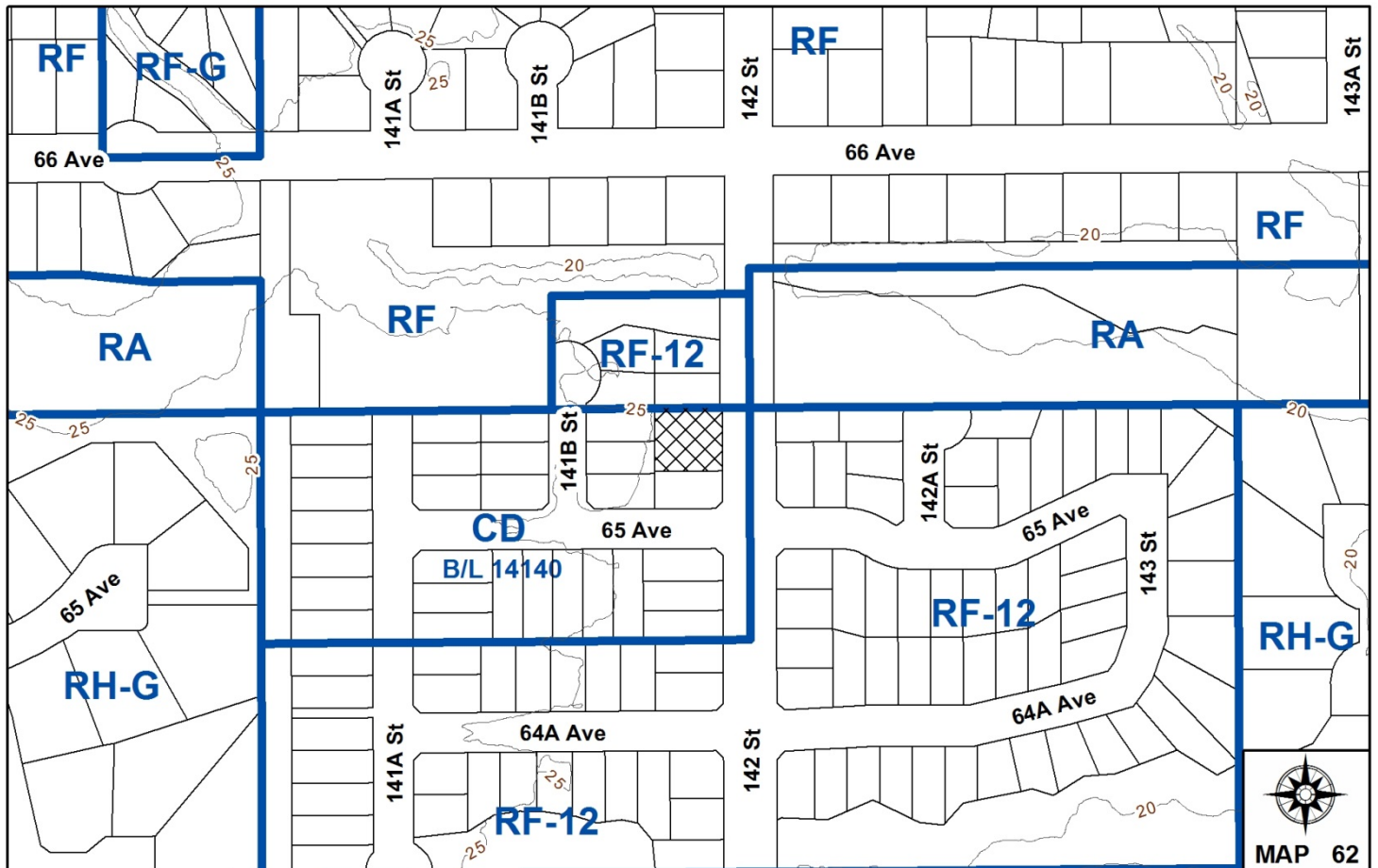
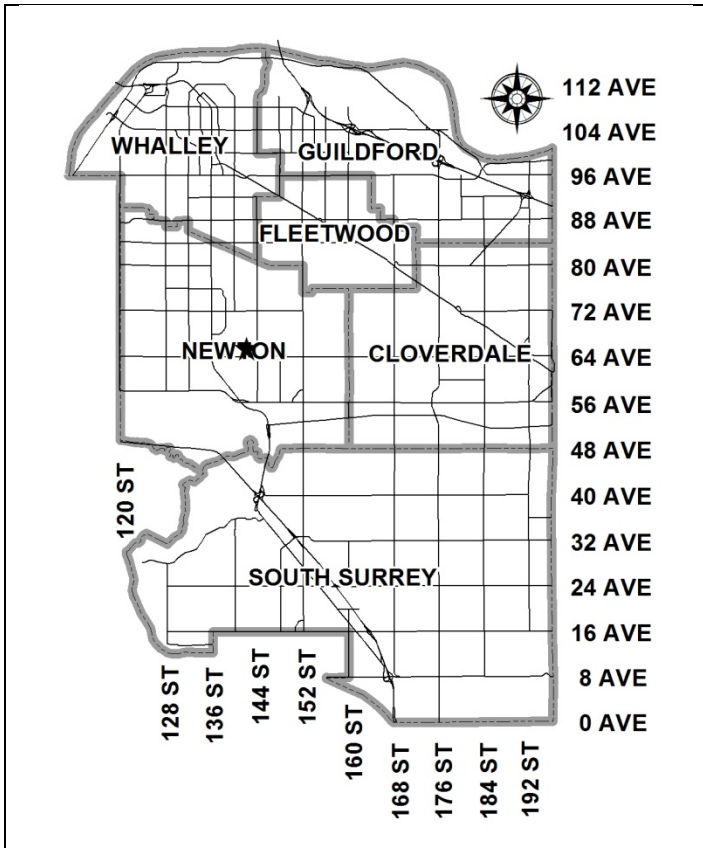
LOCATION: 6545 - 142 Street

ZONING: CD Zone (By-law No. 14140)

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots

DESIGNATION:



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the property's land use designation in the Official Community Plan, and the land use designation in the South Newton Neighbourhood Concept Plan.
- The proposed RF-13 zoning for the two proposed lots would allow for larger houses to be constructed on the lots, than what can be constructed under the current CD zoning. The size of houses permitted will be consistent with the size of houses allowed on the RF-12 zoned properties to the north and across 142 Street to the east.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "CD Zone (By-law No. 14140)" to "Single Family Residential (13) Zone (RF-13)" and set a date for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: Projected number of students from this development:
 One (1) Elementary student at Hyland Elementary School
 One (1) Secondary student at Sullivan Heights Secondary School
 (Appendix IV)

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling (to be demolished)

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling	Single Family Small Lots	RF-12
East (Across 142 Street):	Single family dwelling	Single Family Small Lots	RF-12
South:	Single family dwelling	Single Family Small Lots	CD Zone (By-law No. 14140)
West:	Single family dwelling	Single Family Small Lots	CD Zone (By-law No. 14140)

DEVELOPMENT CONSIDERATIONS

Background

- The subject site, located at 6545 – 142 Street, is designated "Urban" in the Official Community Plan, "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan, and zoned "CD Zone By-law No. 14140".
- The applicant had previously proposed to subdivide the property from one to two lots under the existing CD Zone. The CD Zone (By-law No. 14140) was completed under Application No. 7900-0213-00, and is based on the "Single Family Residential (12) Zone (RF-12)".
- Basements are not achievable on the property due to unique soil and ground water conditions present in the area. All properties created under development application 7900-0231-00, including the subject property, as well as the recent development to the north (7907-0213-00), were not able to achieve basements.
- Under the CD Zone (By-law No. 14140), the maximum allowable Floor Area Ratio (FAR) is 0.60, which would result in a house of approximately 218 square metres (2359 sq. ft.) in size including the garage. The maximum allowable FAR under the RF-12 and RF-13 Zones is 0.72, which would result in a house of approximately 261 square metres (2800 sq. ft.) in size including the garage. The applicant is proposing to rezone the site to RF-13 to allow for a larger house with a secondary suite located on the main level.
- The size of houses permitted under the RF-13 Zone will be consistent with the size of homes that are allowed on the RF-12 zoned lands to the north and across 142 Street to the east.
- Proposed Lots 1 and 2 comply with the minimum lot area, width, and depth requirements prescribed under the RF-13 Zone.

Lot Grading & Building Scheme

- The existing Building Scheme, registered with the original subdivision under 7900-0231-00, will remain on title. This will ensure that the house designs will be consistent with surrounding properties.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation has been reviewed by staff and found to be generally acceptable. No basements are proposed for the two new lots.

PRE-NOTIFICATION

- Pre-Notification letters were sent on July 20, 2018 to 150 households within 100 metres (328 ft.) of the site, as well as the Newton Community Association. The development proposal sign was erected on July 19, 2018. To date, staff has received no comments on the proposed development.

TREES

- There are no by-law sized trees on the property.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

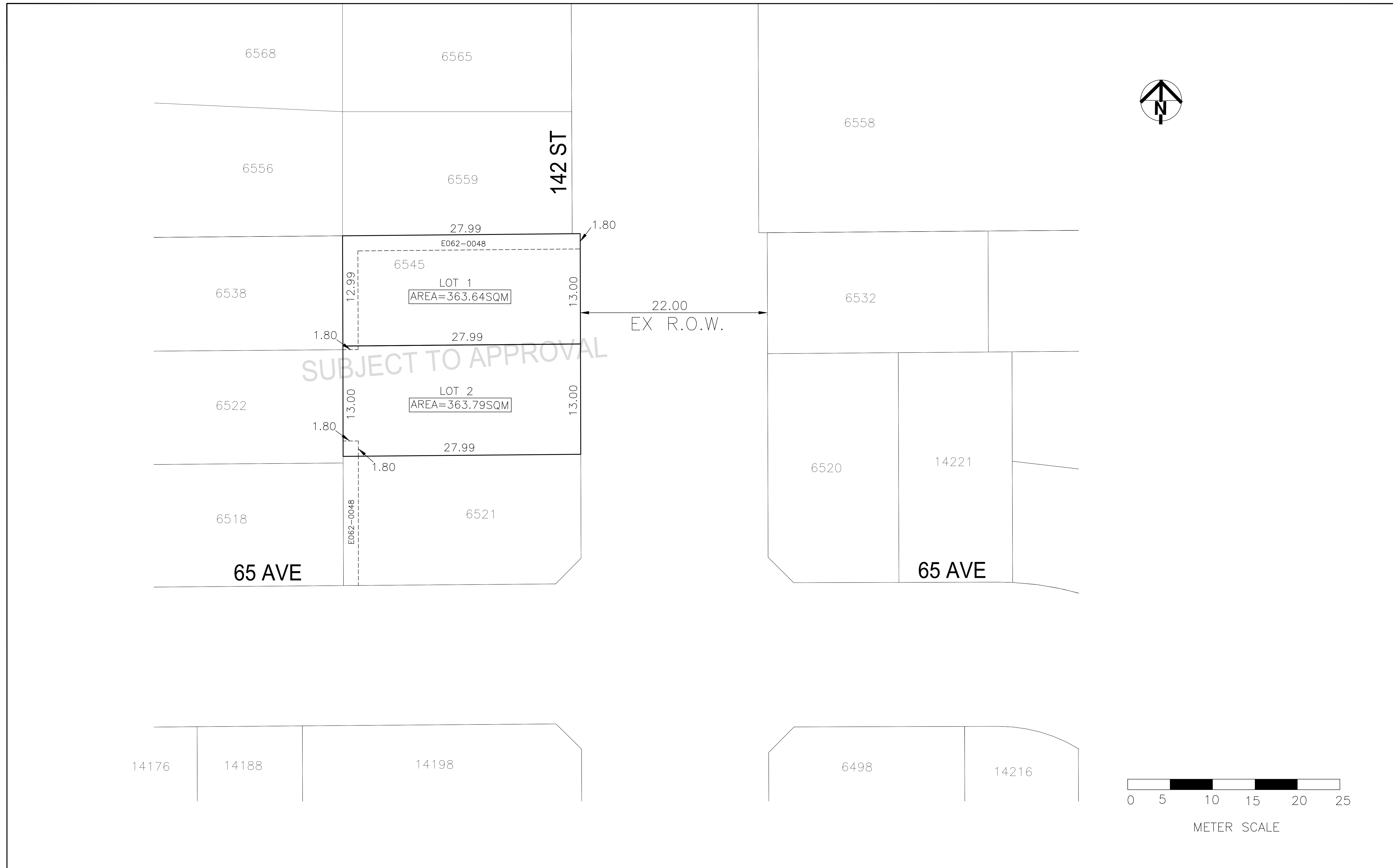
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Lots/Hectare & Lots/Acre (Net)	27.4 u.p.h. & 11.11 u.p.a.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	0.72
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	NO
MODEL BUILDING SCHEME	NO
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



<p>NOTE: 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR</p>	<p>ZONING: EXISTING ZONING: CD PROPOSED ZONING: CD</p> <p>SITE AREA GROSS SITE AREA: 727.43sqm.</p>	<table border="1"> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td>0</td> <td>17/06/09</td> <td>HS</td> <td>RM</td> <td>ISSUED FOR APPROVAL</td> <td> </td> </tr> <tr> <td>NO.</td> <td>YY/MM/DD</td> <td>DRN.</td> <td>CH.</td> <td>REVISION</td> <td> </td> </tr> </table>													0	17/06/09	HS	RM	ISSUED FOR APPROVAL		NO.	YY/MM/DD	DRN.	CH.	REVISION		<p>MAINLAND ENGINEERING DESIGN CORPORATION</p> <p>SUITE 206 8363 128TH STREET SURREY, B.C. V3W 4G1</p> <p>TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM</p>	<p>DEVELOPMENT/SITE LOCATION 2 LOT SUBDIVISION #6545 142 ST, SURREY, B.C.</p>	<p>SEAL</p>	<p>SCALE N.T.S.</p>	SURREY PROJECT NO.	DRAWING NO.
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<p>DESIGNED IG</p> <p>DRAWN HS</p> <p>CHECKED RM</p> <p>APPROVED AB</p>	<p>MAINLAND PROJECT NO. C-1740</p> <p>DATE 17/06/09</p>	<p>1</p> <p>OF 1</p> <p>REV. 0</p>																														

PRELIMINARY LAYOUT PLAN

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Engineer, Engineering Department**

DATE: **Sep 19, 2018** PROJECT FILE: **7817-0290-00**

RE: **Engineering Requirements
Location: 6545 142 Street**

REZONE/SUBDIVISION

Works and Services

- Construct 6.0 m driveway concrete letdowns for each lot. Pair driveways where possible to accommodate additional parking.
- Provide sanitary and storm service connections, complete with inspection chamber, to each lot.
- Cap and abandon any existing service connections unused or older than 30 years at the main.
- Video inspect any existing service connections to be utilized in order to confirm adequacy.
- Provide an adequately-sized metered water service connection to each lot.
- Construct onsite drainage mitigation features per Hyland Creek Integrated Stormwater Management Plan (ISMP).
- Register on title Restrictive Covenants (RC) for onsite storm water mitigation measures and for engineered foundations.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

AY



Planning

September 20, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0290 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2017 Enrolment/School Capacity

Hyland Elementary	
Enrolment (K/1-7):	44 K + 383
Operating Capacity (K/1-7)	38 K + 373
Sullivan Heights Secondary	
Enrolment (8-12):	1540
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

School Enrolment Projections and Planning Update:

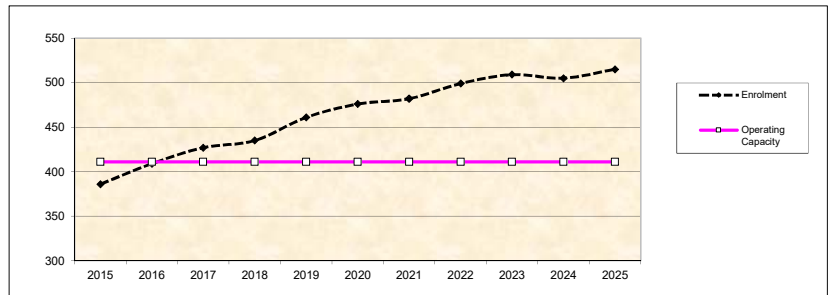
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Hyland Elementary enrolment is expected to grow modestly peaking around 2025. Based on the City's housing projections, like enrolment, construction of new housing will start to increase around 2021 and end in 2025. Post 2025, the City does not envision anymore new housing in the catchment. Any modest growth arising from the building spike will easily be accommodated by portables at the school.

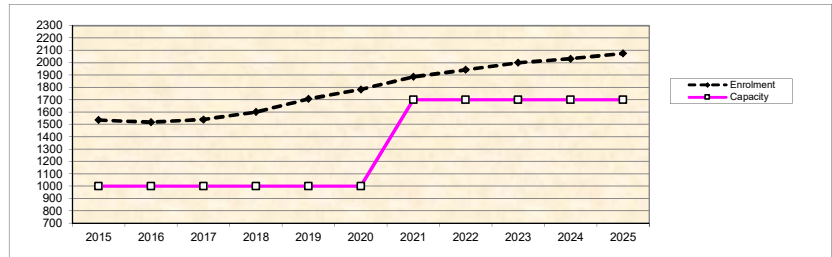
Hyland may be effected by the future revised land use plans for the Newton Town Center and King George Boulevard. Until further work is done on each plan, by the City, to determine new population counts and type and number of high density housing units, the District can not determine the impact these land use plans will have to the surrounding school catchments. The District will continue to monitor these areas to watch how growth and development evolve in the area.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700 capacity addition at Sullivan Heights. This is one of 3 projects that are planned to address the overcrowding at the secondary level in the Newton area. The two other projects are on the 2019/2020 Five Year Capital Plan waiting for approval from the Ministry to move to the feasibility stage. They are an addition to Frank Hurt Secondary and building a new 1000 capacity secondary school in the area.

Hyland Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.