

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0296-00

Planning Report Date: February 25, 2019

**PROPOSAL:**

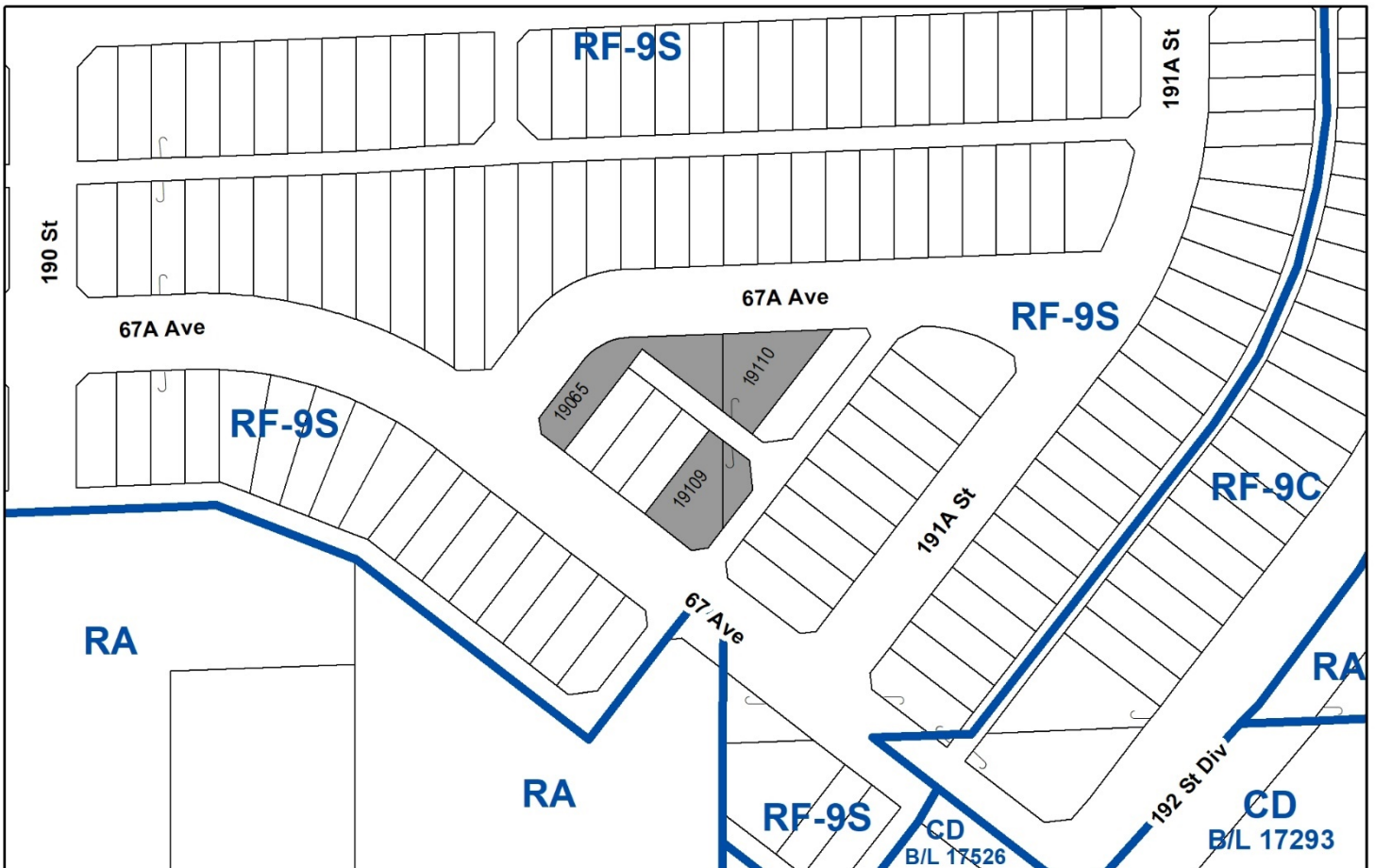
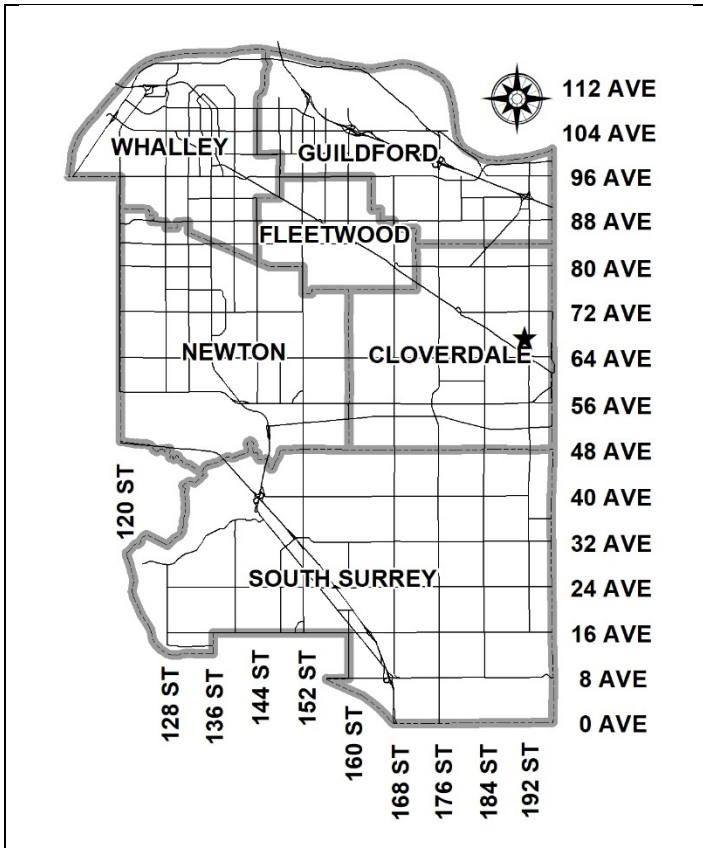
- **Development Variance Permit**  
 to reduce the lot depth and to reduce the separation between the principal building and accessory building for proposed Lot B, to permit a subdivision from 3 lots into 5 lots.

**LOCATION:** 19110 - 67A Avenue  
 19065 - 67 Avenue  
 19109 - 67 Avenue

**ZONING:** RF-9S

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Special Residential (10 to 15 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced lot depth and reduced separation between the principal building and accessory building/coach house for proposed Lot B.

### RATIONALE OF RECOMMENDATION

- Due to the irregular triangular shape of the parent parcels, the variance to lot depth is required to allow for Lot B to be created. The proposed 5 lot subdivision configuration was anticipated when the three subject lots were created in 2007 and 2008 and will complete the development pattern established in the East Clayton NCP.
- The proposed reduction in separation between the principal building and accessory building will allow a detached garage to be constructed while allowing for a large useable yard space to the west of the proposed home on Lot B.
- The applicant has provided a garage and parking layout that will allow for a minimum of three parking spaces on each lot.

RECOMMENDATION

The Planning & Development Department recommends that

1. Council approve Development Variance Permit No. 7917-0296-00, (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF-9S Zone from 28 metres (90 ft.) to 19.5 metres (64 ft.) for proposed Lot B; and
  - (b) to reduce the minimum separation between the principal building and an accessory building/coach house of the RF-9S Zone from 6.0 metres (20 ft.) to 2.4 metres (8 ft.) for proposed Lot B.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Primarily vacant lots. One house has been constructed at 19065 - 67 Avenue.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 67A Avenue):	Single family dwellings.	Special Residential (10-15 upa)	RF-9S
South-East (Across Lane):	Single family dwellings.	Special Residential (10-15 upa)	RF-9S
West (Across 67 Avenue):	Single family dwellings.	Special Residential (10-15 upa)	RF-9S
South-West (Across 67 Avenue):	Single family dwellings.	Special Residential (10-15 upa)	RF-9S

DEVELOPMENT CONSIDERATIONS

- The three subject properties are located at 19110 - 67A Avenue and 19065 and 19109 - 67 Avenue and are zoned "Special Single Family Residential (9) Zone (RF-9S)." The properties are designated "Special Residential 10 to 15 u.p.a." in the East Clayton Neighbourhood Concept Plan (NCP).
- The subject properties are remnants of previous development applications (7904-0193-00 and 7905-0384-00) which were approved on January 25, 2007 and January 28, 2008 respectively. These applications rezoned the subject lots to RF-9S, which allows low impact retail, office

establishments or service uses, as an optional use, within single family dwellings and either a secondary suite or a coach house.

- Lot A (19065 – 67 Avenue) has a dwelling and detached coach house that were constructed in 2011, they are the only buildings that exist on the three properties.
- A similar application (7910-0192-00) for a Development Variance Permit (DVP) on the subject site to allow for a subdivision into 5 lots was issued by Council on January 10, 2011 and subsequently expired on January 10, 2013 as the subdivision plans were not registered within 2 years of the DVP being issued.
- A new development application has been submitted to subdivide the 3 remnant lots into five (5) RF-9S lots. The current subdivision layout follows the original concept from previous applications. The subdivision is dependent on Council approval of this DVP.
- The majority of the site's land area is encumbered by no-build Restrictive Covenants which were secured to facilitate the current joint application. These Restrictive Covenants will be discharged as a condition of the proposed subdivision.
- Due to the irregular shape of proposed Lot B, the subdivision proposal requires variances for lot depth and separation requirements between the accessory building/coach house and principal building (see By-law Variance section) for this proposed lot.

#### Parking, Garages and Access

- The RF-9S lots are intended to be accessed from the rear lane with detached garages being located 0.5 metres (1.5 ft.) from the lane, typically resulting in two parking spaces being provided within a double garage. Also, the side yard setback requirement provides an additional parking space on the concrete pad between the garage and the side property line.
- The developable area of proposed Lot D is compromised by a 6.0-metre (20 ft.) by 6.0 metre (20 ft.) corner cut between the two lanes. A coach house is not feasible on proposed Lot D and only a single garage is proposed. Two outside parking spaces are provided between the garage and the lane for a total of three parking spaces.
- As a condition of subdivision, Restrictive Covenants will be registered over all lots to:
  - specify location and size of garages;
  - enable maintenance of garages and to provide more efficient use of rear yard space; and
  - prohibit buildings, structures or fencing to encroach into the space between the garages.
- In addition, reciprocal access easements for maintenance and access will be required between the properties.

## PRE-NOTIFICATION

A Development Proposal Sign for the proposed subdivision was installed June 14, 2017. In response to the sign, staff received 3 phone calls and residents submitted 57 form letters on August 28, 2017 opposed to the proposed project due primarily to parking, garbage pickup concerns and the wide home design for proposed Lot B (the triangular lot). Residents indicated that they would prefer a community garden/green space and a parking lot on this site.

### Applicant's Response:

- Parking – The proposed development meets Surrey parking standards, and the applicant has looked for additional ways to ensure adequate parking for the additional few lots. Lot D is proposed to have only a single car garage so that two exterior parking stalls will be available for residents. Lot B is proposed to have a double car garage as well as two exterior parking spaces.
- Garbage pickup – Lanes are already dedicated at 6 metre (20 ft.) width per Surrey's standards. No encroachment into the lanes is proposed.
- Design – All principal buildings will be designed to acknowledge the street with front doors facing the street.
- Lot sizes – the proposed lot sizes are the same as adjacent lots, and similar to lots across the street.

### Staff's Response:

- The applicant is proposing a minimum of three parking spaces per lot in compliance with the RF-9S Zone.
- Garbage pickup will be similar to other homes in the area with garbage bins located by the rear lanes. As a condition of the subdivision, staff are requiring that Restrictive Covenants and easements are registered against the new lots to make parking and garbage bin storage more efficient.
- High quality design of homes will be ensured through a building scheme based on a neighbourhood character study that will be a requirement of the subdivision.
- Parks staff are not supportive of purchasing the subject site for parkland as it does not meet the minimum one-acre size guidelines for new neighbourhood parks.
- The subject site is within 400 meters (1,312 ft.) of two neighbourhood parks (Magee Park and Starr Park), within 800 metres (0.5 mile) of Hazelgrove Park and within one kilometer (0.6 miles) of Clayton Park.
- Parks has also identified a large 0.86 hectare (2.12 acres) neighbourhood park associated with the East Clayton Transit-Oriented Area Concept plan to the south of the subject site. This new park will feature a small plaza and gathering space for the community, as well as a children's playground, paved pathways and newly planted landscaping/trees.

- The proposal is compliant with the Special Residential (10 - 15 UPA) designation in the East Clayton NCP.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the RF-9S Zone from 28 metres (90 ft.) to 19.5 metres (64 ft.) for proposed Lot B.

Applicant's Reasons:

- Although proposed Lot B is the largest of the proposed lots, it has insufficient depth due to the triangular shape of the property.
- A proposed footprint design has been submitted for the subject lot which illustrates the buildable area of the lot, subject to the requested variances being approved.
- A large outdoor yard space is provided on the west side of the house.

Staff Comments:

- Proposed Lot B is 435 square metres (4,700 sq. ft.) in size, which is considerably larger than the 250-square metre (2,690 sq. ft.) minimum lot size of the RF-9S Zone.
- The proposed lot depth is similar to the minimum RF-9 Type III lot depth of 22 metres (72 ft.).
- Landscape hedging is proposed along 67A Avenue to provide privacy for the western portion of the lot that will act as the rear yard for residents. Securities for this hedging will be collected as a condition of subdivision.
- A building scheme based on a neighbourhood character study will be registered on title that will ensure a well-designed house is constructed on the lot.
- The proposed home on lot B will be of similar size to other adjacent homes under the RF-9S Zone.
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum separation between the principal building and the accessory building/coach house of the RF-9S Zone from 6.0 metres (20 ft.) to 2.4 metres (8 ft.) for proposed Lot B.

Applicant's Reasons:

- The proposed detached garage requires 6 metres (20 ft.) separation from the principal building which is difficult due to the triangular shape of the property.
- A large outdoor yard space is provided on the west side of the house.
- A proposed building envelope has been submitted for the subject lot which illustrates the buildable area of the lot, subject to the requested variances being approved

Staff Comments:

- The 6 metres (20 ft.) separation requirement for an accessory building from the principal building is difficult to achieve due to the triangular shape of the property.
- A large yard area can be achieved to the west of the proposed house.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Proposed Subdivision Plan
Appendix III.	Development Variance Permit No. 7917-0296-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION





LEGEND

- Existing site boundary
- Existing and proposed building footprint
- Existing property line
- Car

DRAFT - FOR DISCUSSION ONLY

DATE	#	REVISION	INITIAL
11/28/18	0	Drawing Created	CM

SKETCH 2

Layout  
67 Avenue & 67a Avenue  
City of Surrey, BC

DATE: November 28, 2018  
 PREPARED FOR: Jasdeep Singh Gadhi  
 SCALE: 1 : 500 @ 11" X 17"  
 MCSL PROJECT: 2111-03703-00  
 MUN. PROJECT: 7917-0296-00



NOTES

1. Overall site area approximately 1562m<sup>2</sup>
2. Existing zoning RF-9S
3. Proposed zoning RF-9S
4. Covenant proposed for Lot B and D to preclude construction of coach house
5. Variance required for separation between principal building and accessory buildings and structures for Lot B from 6m to 2.4m to allow double garage & on-site parking spaces
6. Assumes no additional road dedication required

DATE: 2018-11-28 14:53 FILE: W:\P21\20180328\0296-00\0301\01\_Avenue\_Surrey\03\_Drawing\0322\_Sketch2.dwg

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0296-00

Issued To:

Address of Owner:

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: 027-230-198  
Lot 79 Section 16 Township 8 New Westminster District Plan BCP32098

19110 - 67A Avenue

Parcel Identifier: 027-454-029  
Lot 11 Section 16 Township 8 New Westminster District Plan BCP35548

19065- 67 Avenue

Parcel Identifier: 027-454-061  
Lot 15 Section 16 Township 8 New Westminster District Plan BCP35548

19109 - 67 Avenue

(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:

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

- (a) Section K of Part 17G "Special Single Family Residential (9) Zone is varied to reduce the minimum lot depth from 28 metres (90 ft.) to 19.5 metres (64 ft.) for proposed Lot B; and
- (b) Section F of Part 17G "Special Single Family Residential (9) Zone is varied to reduce the minimum separation requirement between the principal building and the accessory building/coach house from 6.0 metres (20 ft.) to 2.4 metres (8 ft.) for proposed Lot B.

5. This development variance permit applies to only the portion of the Land and 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 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.

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 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

