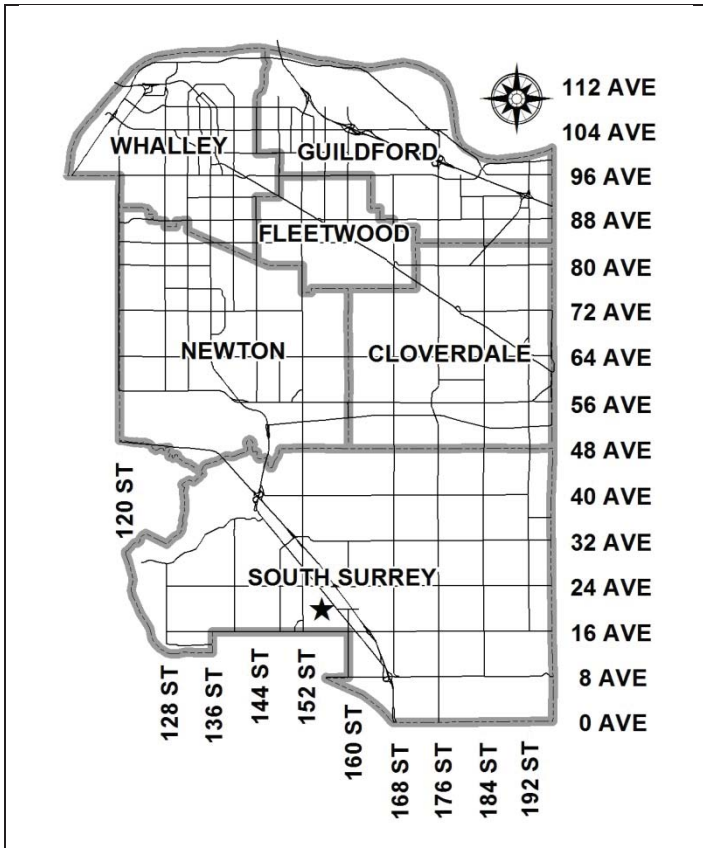


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0344-00

Planning Report Date: January 22, 2018



PROPOSAL:

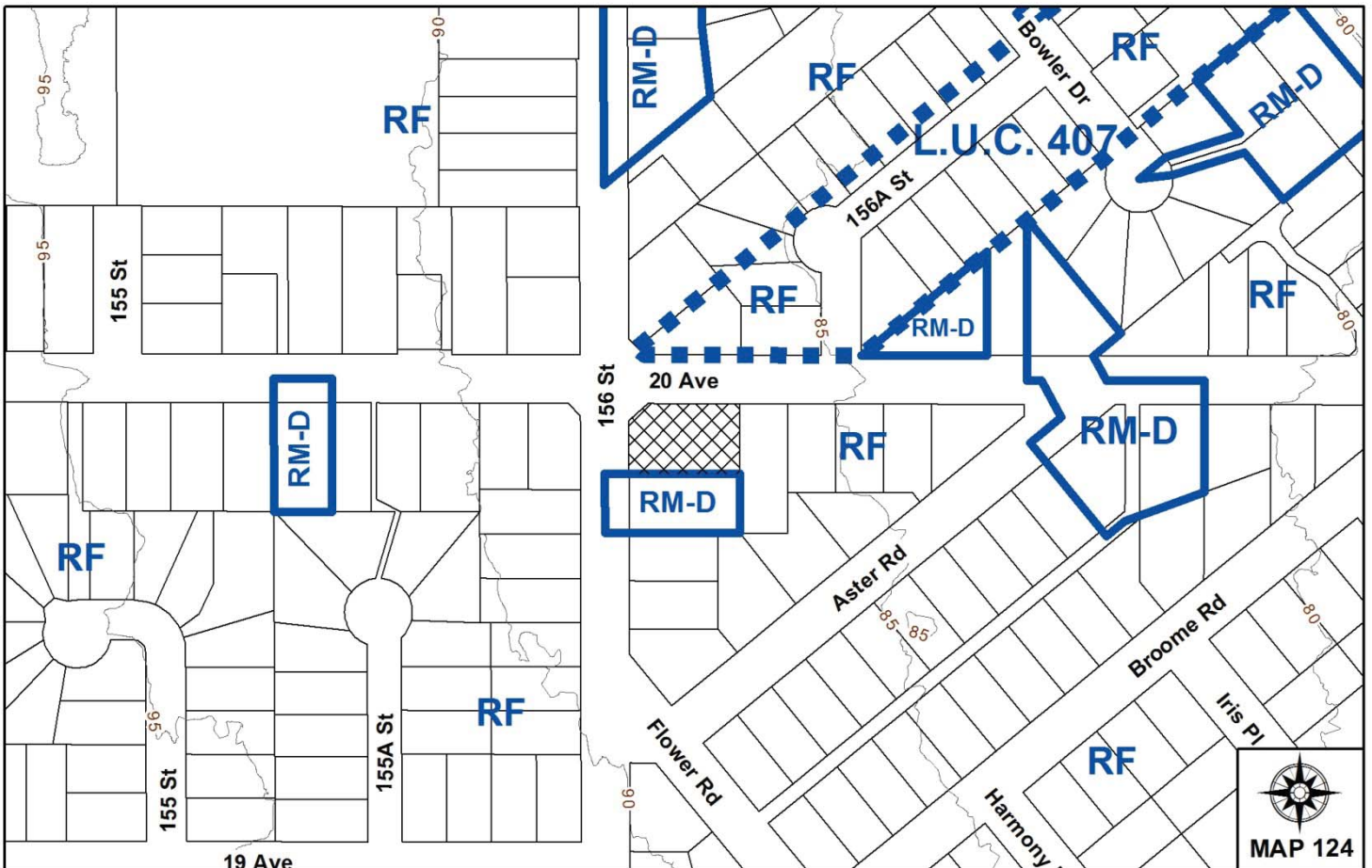
- **Development Variance Permit**

to reduce the minimum Lot depth to allow for the subdivision into two single family lots.

LOCATION: 15614 - 20 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to reduce the minimum lot depth of the "Single Family Residential Zone (RF)".

RATIONALE OF RECOMMENDATION

- The applicant proposes a reduction to the minimum required lot depth from 28 metres (90 ft.) to 26.9 metres (88 ft.) to allow the property to be subdivided into two single family lots.
- Proposed Lots 1 and 2 are wider than the minimum 15 metres (50 ft.) required for new lots in the RF Zone, at approximately 22.8 metres (74 ft.) and 20.8 metres (68 ft.) respectively. Despite the reduced lot depth, Lots 1 and 2 are proposed to be approximately 611 square metres (6,576 sq. ft.) and 560 square metres (6,000 sq. ft.), respectively. These lot areas meet or exceed the RF Zone minimum lot size of 560 square metres (6,000 sq. ft.).

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0344-00 (Appendix III), to reduce the minimum lot depth of the "Single Family Residential Zone (RF)" from 28 metres (90 ft.) to 26.9 metres (88 ft.) for proposed Lots 1 and 2, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 20 Avenue):	Single family dwelling	Urban	L.U.C. 407 (Underlying RF)
East:	Single family dwelling	Urban	RF
South:	Duplex	Urban	RM-D
West (Across 156 Street):	Single family dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property, located at 15614 – 20 Avenue, is designated "Urban" in the Official Community Plan and zoned "Single Family Residential Zone (RF)".
- The subject property is approximately 1,297 square metres (13,956 sq. ft.) in size, with a width of 45.7 metres (150 ft.) and a depth of 29 metres (95 ft.), making it an oversized lot in the RF Zone. The property is much larger than its immediate neighbours and is one of the largest lots on the block.

Current Proposal

- The applicant is proposing to subdivide the subject property into two single family residential lots, both of which would front 20 Avenue.

- To facilitate this subdivision, the applicant is proposing a Development Variance Permit (DVP) to reduce the depths of proposed Lots 1 and 2.
- Lot 1 is proposed to be 22.8 metres (74 ft.) wide, 26.9 metres (88 ft.) deep, and have a total area of 611 square metres (6,576 sq. ft.). Lot 2 is proposed to be 20.8 metres (68 ft.) wide, 26.9 metres (88 ft.) deep, and have a total area of 560 square metres (6,000 sq. ft.).
- The proposed lot depths are below the RF Zone minimum requirement of 28 metres (90 ft.). However, even with the reduced depth, the proposed lots meet or exceed the minimum RF Zone lot size of 560 square metres (6,000 sq. ft.).

PRE-NOTIFICATION

- The applicants erected a Development Proposal Sign along the frontage of the subject property for the subdivision proposal on September 12, 2017. To date, Staff have not received any comment from the public in opposition to the proposal.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 26.9 metres (88 ft.) for proposed Lots 1 and 2.

Applicant's Reasons:

- Reducing the required lot depths will allow the subject property to be subdivided into two lots.

Staff Comments:

- Currently, the subject property is the largest amongst its immediate neighbours. If the property were to be subdivided as proposed, the new lot widths would be similar to other properties on the block. The widths of surrounding lots range from 19.8 metres (65 ft.) to 24.4 metres (80 ft.).
- Despite the reduced lot depth, Lots 1 and 2 are proposed to be 611 square metres (6,576 sq. ft.) and 560 square metres (6,000 sq. ft.), respectively. The proposed lot areas meet or exceed the RF Zone minimum lot size of 560 square metres (6,000 sq. ft.).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners & Action Summary (Confidential) and Project Data Sheet
- Appendix II. Engineering Summary
- Appendix III. Development Variance Permit No. 7917-0344-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DZ/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF Zone

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.29 ac
Hectares	0.11 ha
NUMBER OF LOTS	
Existing	One (1)
Proposed	Two (2)
SIZE OF LOTS	
Range of lot widths (metres)	20.87m – 22.88m
Range of lot areas (square metres)	560 m ² – 611 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	18.18 upha / 6.89 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40% / 38%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	Max 50%
PARKLAND	n/a
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others – Lot Depth & Front Yard Setbacks	YES



INTER-OFFICE MEMO

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

FROM: **Development Services Manager, Engineering Department**

DATE: **December 5, 2017** PROJECT FILE: **7817-0344-00**

RE: **Engineering Requirements
Location: 15614 20 Avenue**

SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 1.942-metres along 20 Avenue for the ultimate 24.0-metre Collector Road Standard.
- Dedicate 1.942-metres along 156 Street for the ultimate 24.0-metre Collector Road Standard.
- Dedicate 5.0-metre x 5.0-metre corner cut at the intersection of 20 Avenue and 156 Street.
- Register a 0.5-metre Statutory Right-of-Way (SRW) on 20 Avenue and 156 Street for service connections and maintenance access for sidewalks.

Works and Services

- Construct south side of 20 Avenue and east side of 156 Street to the Collector Road Standard. Cash-in-lieu for frontage requirement may be considered at project Detailing design as there is a Capital Project for Collector widening along 20 Avenue (includes 156 Street frontage).
- Construct 6.0-metre wide concrete driveway letdowns for each lot.
- Construct storm, sanitary, and water service connections to service each lot.
- Provide on-site stormwater management features to meet applicable Integrated Stormwater Management Plan requirements.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.

Tommy Buchmann, P.Eng.
Development Engineer

A3H

NOTE: Detailed Land Development Engineering Review available on file

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0344-00

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: 003-328-040

Lot 195 Section 14 Township 1 New Westminster District Plan 63437 Except Plan EPP61751

15614 – 20 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:

- (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. Subdivision of Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres (90 ft.) to 26.9 metres (88 ft.) for proposed Lots 1 and 2.

5. 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.
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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

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McElhinney
McElhinney Consulting Services Ltd.

1350, 11th Ave
St. Catharines, ON
L2R 6K5
Tel: 905.289.2575

Scale: 1:250
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DRAFT
FOR DISCUSSION ONLY

Prepared for: Ranj Jabbal
Proposed Subdivision
15614-20 Ave
June 1, 2017

Project No: 2114-20300-00

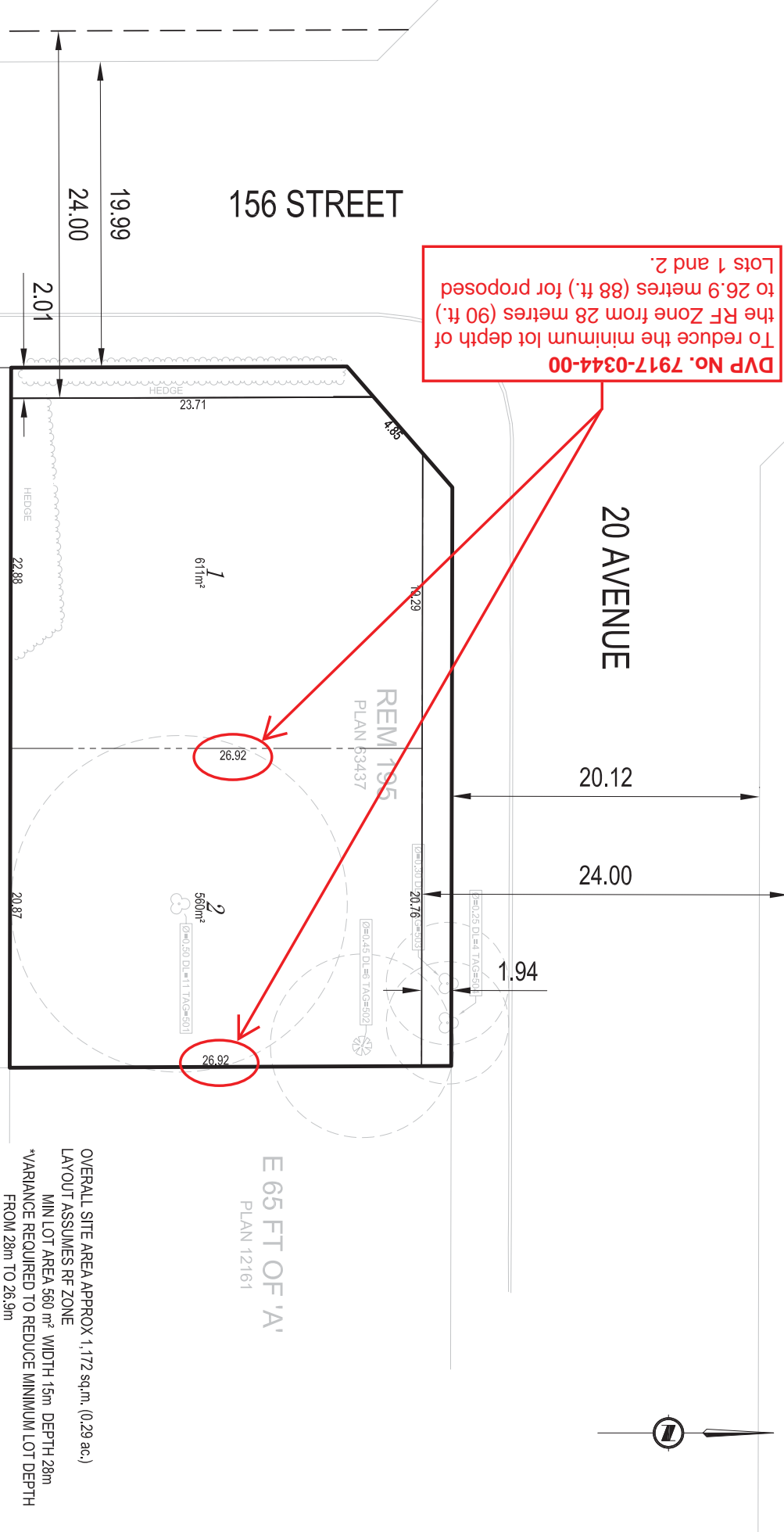
Sketch 2

Project Number: 2114-20300-00

Overall Site Area Approx 1,172 sq.m. (0.29 ac.)
Layout Assumes Rf Zone
Min Lot Area 560 m² Width 15m Depth 28m
*VARIANCE REQUIRED TO REDUCE MINIMUM LOT DEPTH FROM 28m TO 26.9m
*VARIANCE REQUIRED TO REDUCE MINIMUM FRONT YARD SETBACK FROM 7.5m TO 6.5m

SCHEDULE A

- NOTES:
- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL
 - THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
 - THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS



DVP No. 7917-0344-00
To reduce the minimum lot depth of the Rf Zone from 28 metres (90 ft.) to 26.9 metres (88 ft.) for proposed Lots 1 and 2.

20 AVENUE

156 STREET

E 65 FT OF 'A'
PLAN 12161

20.12

24.00

1.94

19.99
24.00

2.01

HEDGE

HEDGE

HEDGE

1
611m²

26.92

2
560m²

26.92

REMI 195
PLAN 63437

Ø=0.45 DL=8 TAG=02

Ø=0.50 DL=11 TAG=01

Ø=0.50 DL=11 TAG=01

Ø=0.50 DL=11 TAG=01

Ø=0.50 DL=11 TAG=01