

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0402-01

Planning Report Date: May 28, 2018

PROPOSAL:

- **Development Variance Permit**

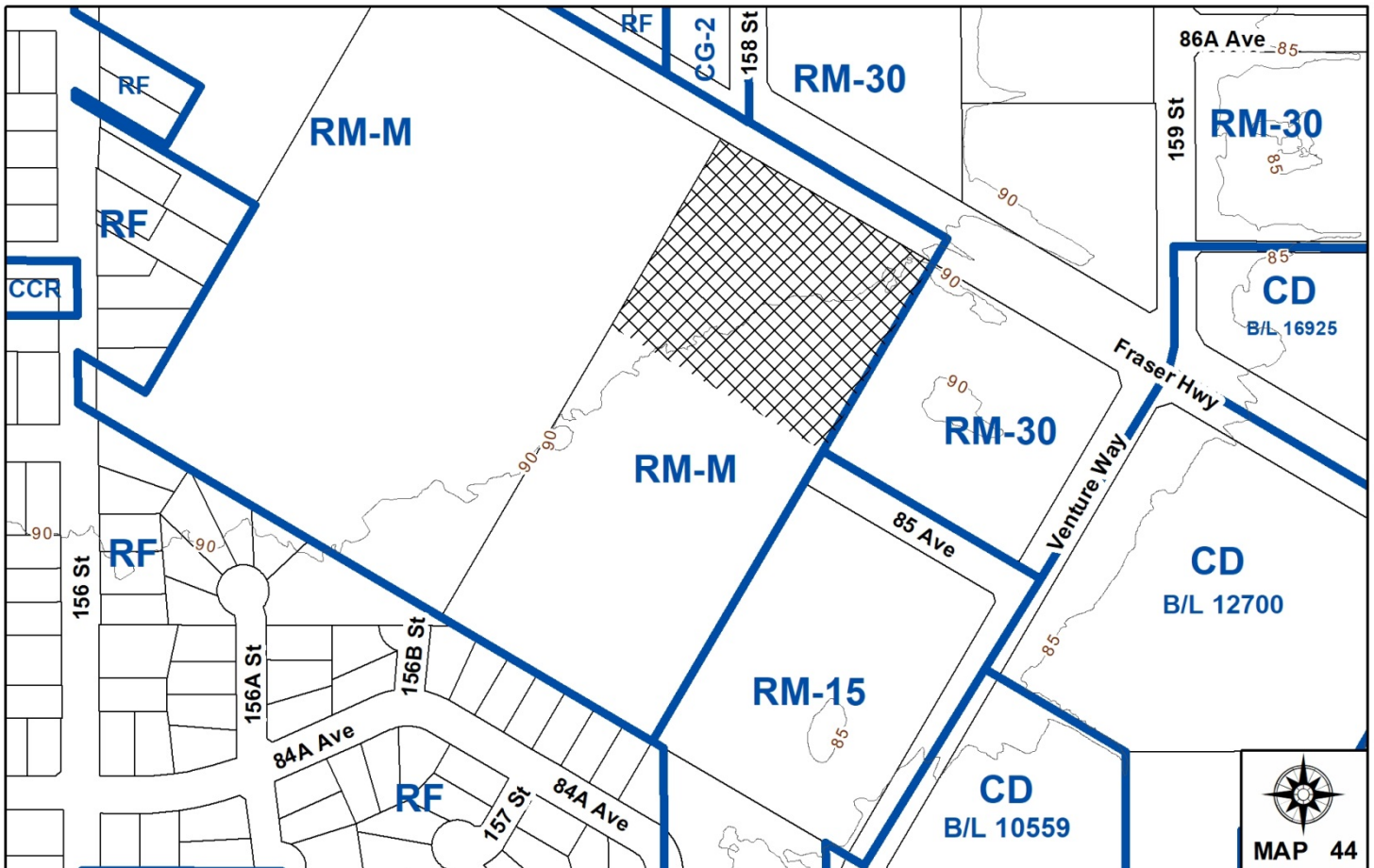
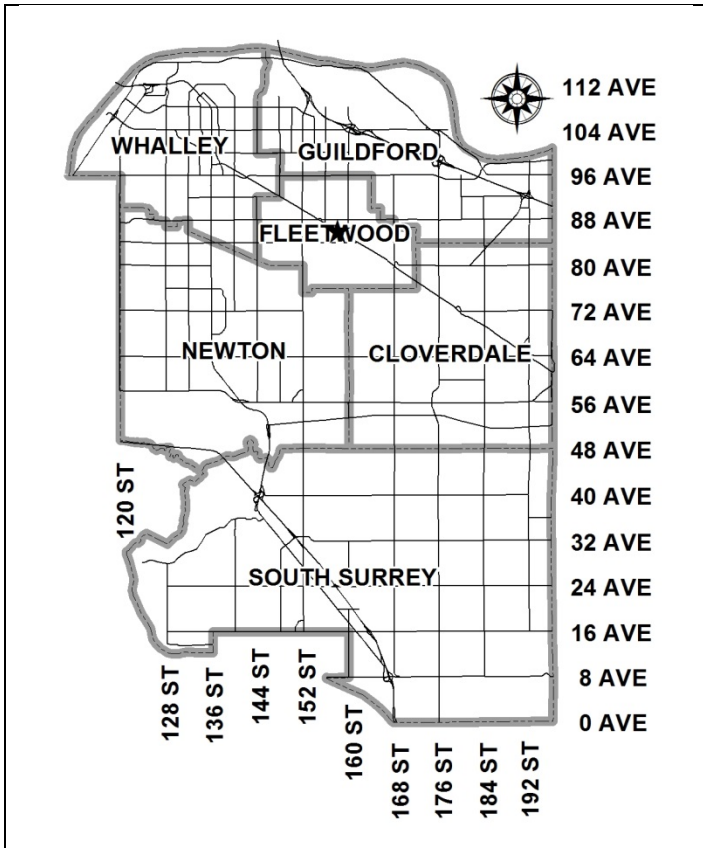
to reduce the minimum lot size for a proposed RM-M zoned remnant lot (proposed Lot 2) to be created through subdivision to facilitate a townhouse development on the southern portion of the site (proposed Lot 1).

LOCATION: 15820 - Fraser Highway

ZONING: RM-M

OCP DESIGNATION: Urban

TCP DESIGNATION: Manufactured Homes



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the minimum lot size requirement of the RM-M Zone for proposed Lot 2 from 2.0 hectares (5 acres) to 1.3 hectares (3.2 acres).

RATIONALE OF RECOMMENDATION

- Due to an oversight in the process, a Development Variance Permit (DVP) to reduce the minimum lot size requirement of the RM-M Zone for the remnant lot (proposed Lot 2) was not included in the original Planning Report for the development, which proposes 137 townhouse units on proposed Lot 1 and a public park on proposed Lot 3.
- The proposed DVP to reduce the minimum lot size requirement of the RM-M Zone is for proposed Lot 2 only, and does not impact the density or the site plan for proposed Lot 1 (townhouse site). The rezoning of proposed Lot 1 (townhouse) and Lot 3 (park) were granted Third Reading by Council on May 7, 2018.
- Proposed Lot 2 will be created through subdivision and will be a remnant, vacant lot with future redevelopment potential. A No-Build Restrictive Covenant will be registered on proposed Lot 2 as part of the original rezoning application (File No. 7917-0402-00) until a development application is submitted to redevelop this remnant lot in the future.
- The RM-M Zone is intended to accommodate a manufactured home park, and therefore the minimum lot size of 2.0 hectares (5 acres) is suited for such a land use. However, proposed Lot 2 will no longer contain a manufactured home park and will be a vacant, remnant lot once Development Application No. 7917-0402-00 is completed. Therefore, the proposed variance to reduce the minimum lot size requirement of the RM-M Zone is supportable.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0402-01 (Appendix III), to vary the RM-M Zone to reduce the minimum lot size requirement for proposed Lot 2 from 2.0 hectares (5 acres) to 1.3 hectares (3.2 acres), to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Manufactured home site (Green Tree Estates), with approximately 80 manufactured homes.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Fraser Highway):	3-storey townhouse units (Springfield Village)	Apartment and Medium Density Townhouses	RM-30
East:	3- and 2-storey townhouse units (Huckleberry and Chestnut Grove).	Apartment and Medium Density Townhouses	RM-30 and RM-15
South:	Single family lots.	Single Family Urban	RF
West:	Manufactured home site (West Villa Estate)	Manufactured Homes	RM-M

DEVELOPMENT CONSIDERATIONSBackground

- At the May 7, 2018 Regular Council – Land Use meeting, Council granted Third Reading to Application No. 7917-0402-00 (Rezoning By-law No. 19586), which allows for a 137-unit townhouse development on proposed Lot 1 of the site. The applicant proposes to convey proposed Lot 3 to the City for a public park (Appendix II).
- Through subdivision, proposed Lot 2 will be a remnant lot with future redevelopment potential and will remain zoned Manufactured Home Residential (RM-M). A No-Build Restrictive Covenant will be registered on proposed Lot 2 as part of the rezoning application (File No. 7917-0402-00) until a rezoning and development application is submitted to redevelop Lot 2 in the future.

- Proposed Lot 2 is approximately 1.3 hectares (3.2 acres) in size, which does not meet the minimum lot size requirement of 2.0 hectares (5 acres) of the RM-M Zone.
- Due to an oversight in the process, a Development Variance Permit (DVP) to reduce the minimum lot size requirement of the RM-M Zone for proposed Lot 2 (remnant lot) was not included in the original Planning Report (File No. 7917-0402-00). The DVP has now been included in this application (see By-law Variance section).
- If the subject DVP to reduce the minimum lot size of proposed Lot 2 is supported, it will be forwarded to Council for consideration of issuance and execution in conjunction with the final adoption of the associated Rezoning By-law No. 19586.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum lot size of the RM-M Zone for proposed Lot 2 (remnant lot) from 2.0 hectares (5 acres) to 1.3 hectares (3.2 acres).

Applicant's Reason:

- No development is proposed on this remnant lot at this time and will be part of a future rezoning and development application, which will be forwarded to Council for consideration.
- All existing manufactured homes on the subject site will be removed prior to Council consideration of final adoption of Rezoning By-law No. 19586 (File No. 7917-0402-00).

Staff Comments:

- Due to an oversight, a Development Variance Permit (DVP) to reduce the minimum lot size requirement of the RM-M Zone for the remnant lot (proposed Lot 2) was not included in the original Planning Report for the development, which proposes 137 townhouse units on proposed Lot 1 and a public park on proposed Lot 3.
- The proposed DVP is to reduce the minimum lot size requirement of the RM-M Zone from 2.0 hectares (5 acres) to 1.3 hectares (3.2 acres) for proposed Lot 2 only.
- Proposed Lot 2 will be created through subdivision and is a remnant lot for future redevelopment. Prior to final adoption of Rezoning Application No. 7917-0402-00, all buildings and structures will be removed from the site, including proposed Lot 2.
- A No-Build Restrictive Covenant will be registered on proposed Lot 2 as part of the rezoning application (File No. 7917-0402-00). Therefore, proposed Lot 2 will remain vacant until a rezoning and development application is submitted.

- The proposed variance to reduce the lot size of proposed Lot 2 does not impact the original proposal that was granted Third Reading by Council on May 7, 2018. All aspects of the project, including the density on proposed Lot 1, will remain the same.
- The RM-M Zone is intended to accommodate a manufactured home park, and therefore the minimum lot size of 2.0 hectares (5 acres) is suited for such a land use. However, proposed Lot 2 will no longer contain a manufactured home park and will be a vacant, remnant lot once Development Application No. 7917-0402-00 is completed.
- Staff support the proposed 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. 7917-0402-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DN/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

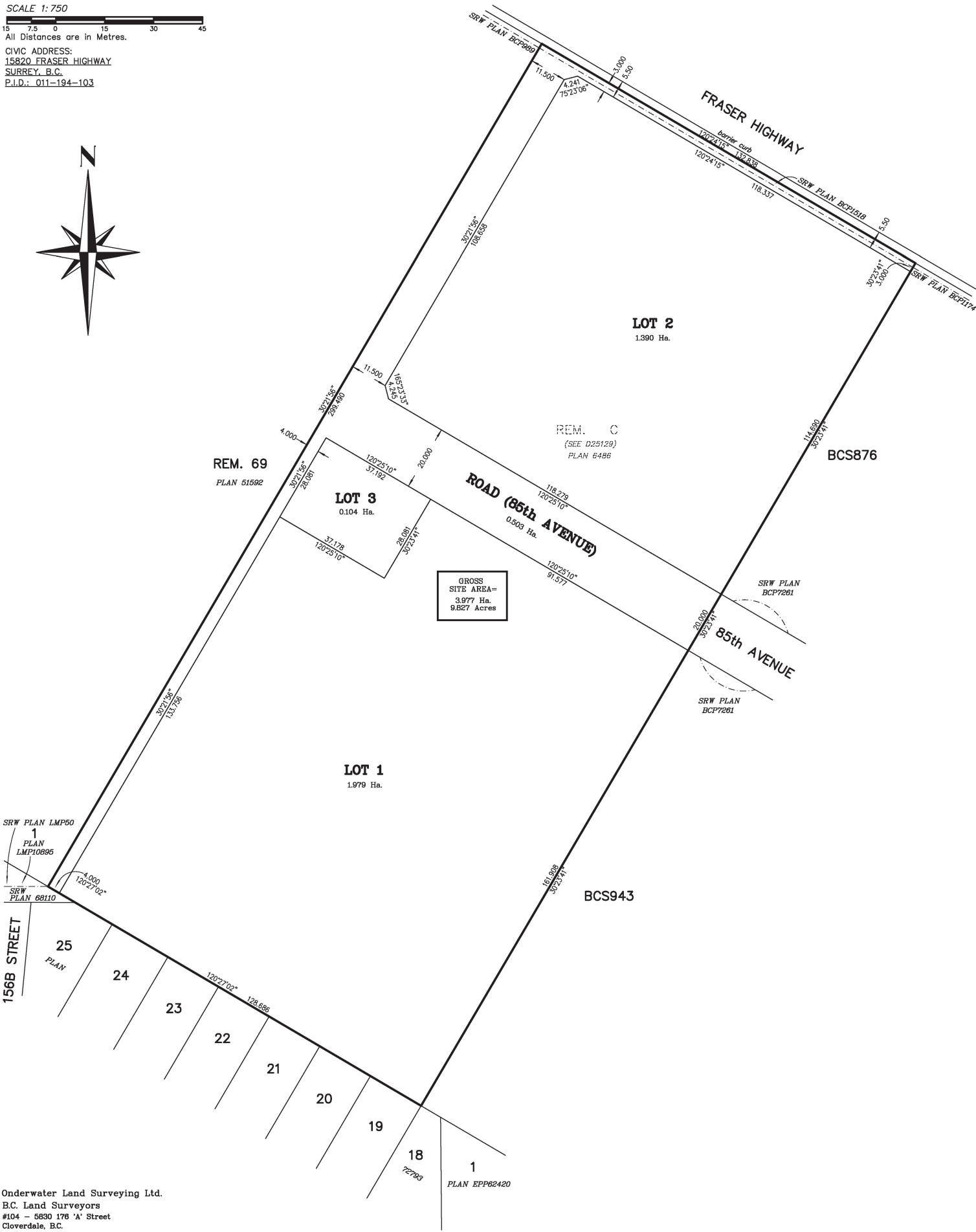
PRELIMINARY SUBDIVISION PLAN OF LOT "C" (SEE D25129), EXCEPT PART DEDICATED ROAD IN PLAN BCP1517, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 6486.

SCALE 1:750



All Distances are in Metres.

CIVIC ADDRESS:
15820 FRASER HIGHWAY
SURREY, B.C.
P.I.D.: 011-194-103



GROSS SITE AREA= 3.977 Ha. 9.827 Acres

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0402-01

Issued To:

Address of Owner:

("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: 011-194-103
 Lot "C" (See D25129) Except Part Dedicated Road in Plan BCP1517 Section 26 Township 2
 New Westminster District Plan 6486

15820 Fraser Highway

(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 Part 19 Manufactured Home Residential Zone (RM-M), Section K Subdivision, the minimum lot size for lots created through is reduced for proposed Lot 2 (remnant lot) from 2.0 hectares (5 acres) to 1.3 hectares (3.2 acres).
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.
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 Westminster 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.

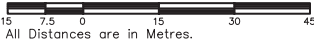
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

PRELIMINARY SUBDIVISION PLAN OF LOT "C" (SEE D25129), EXCEPT PART DEDICATED ROAD IN PLAN BCP1517, SECTION 26, TOWNSHIP 2, NEW WESTMINSTER DISTRICT PLAN 6486.

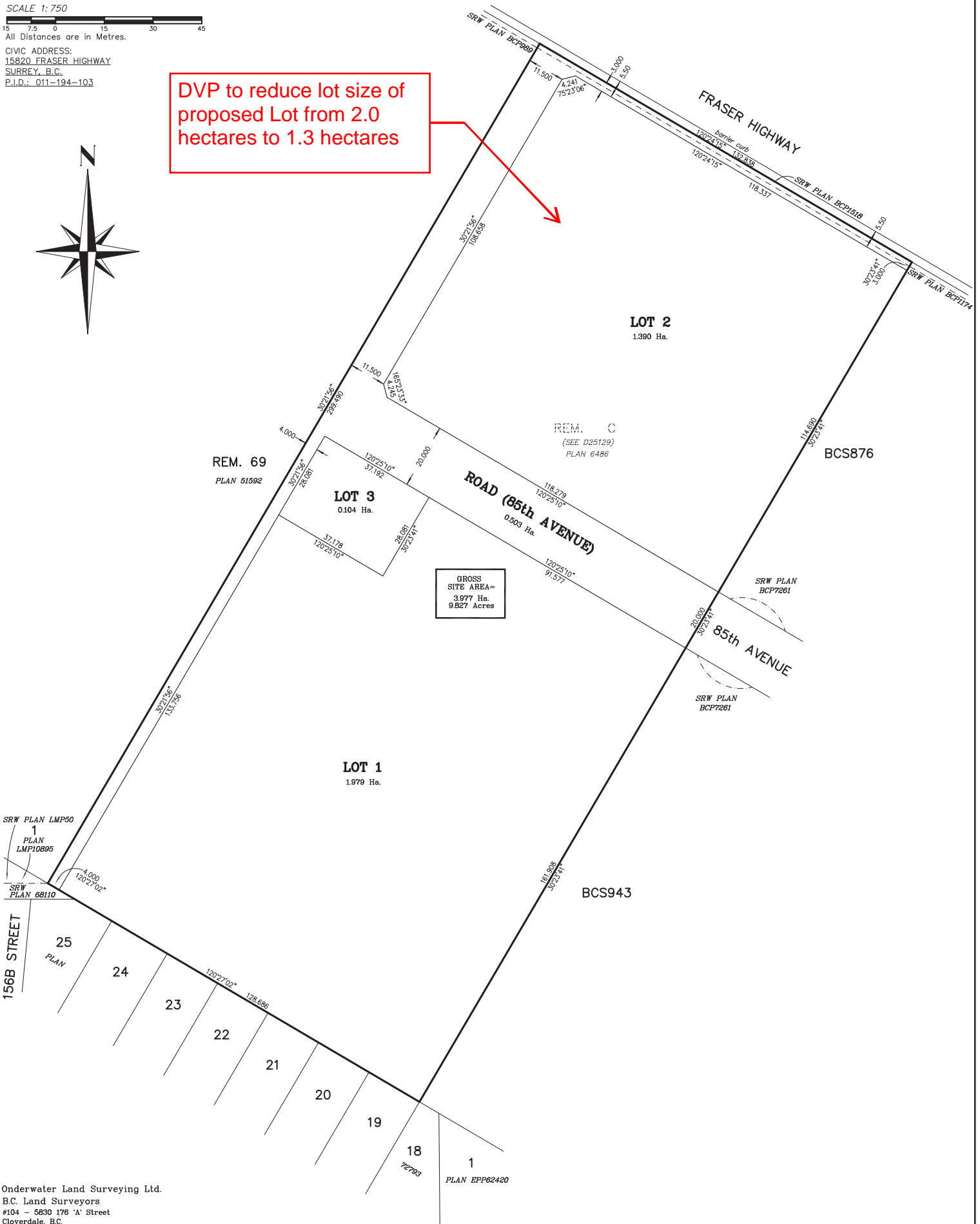
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DVP to reduce lot size of proposed Lot from 2.0 hectares to 1.3 hectares



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9.827 Acres