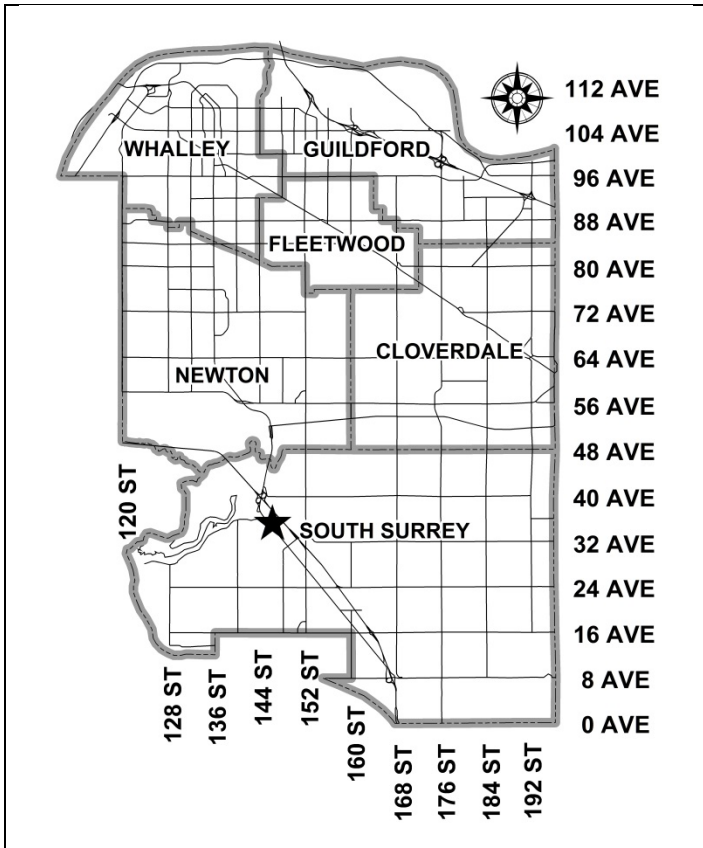


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0608-00

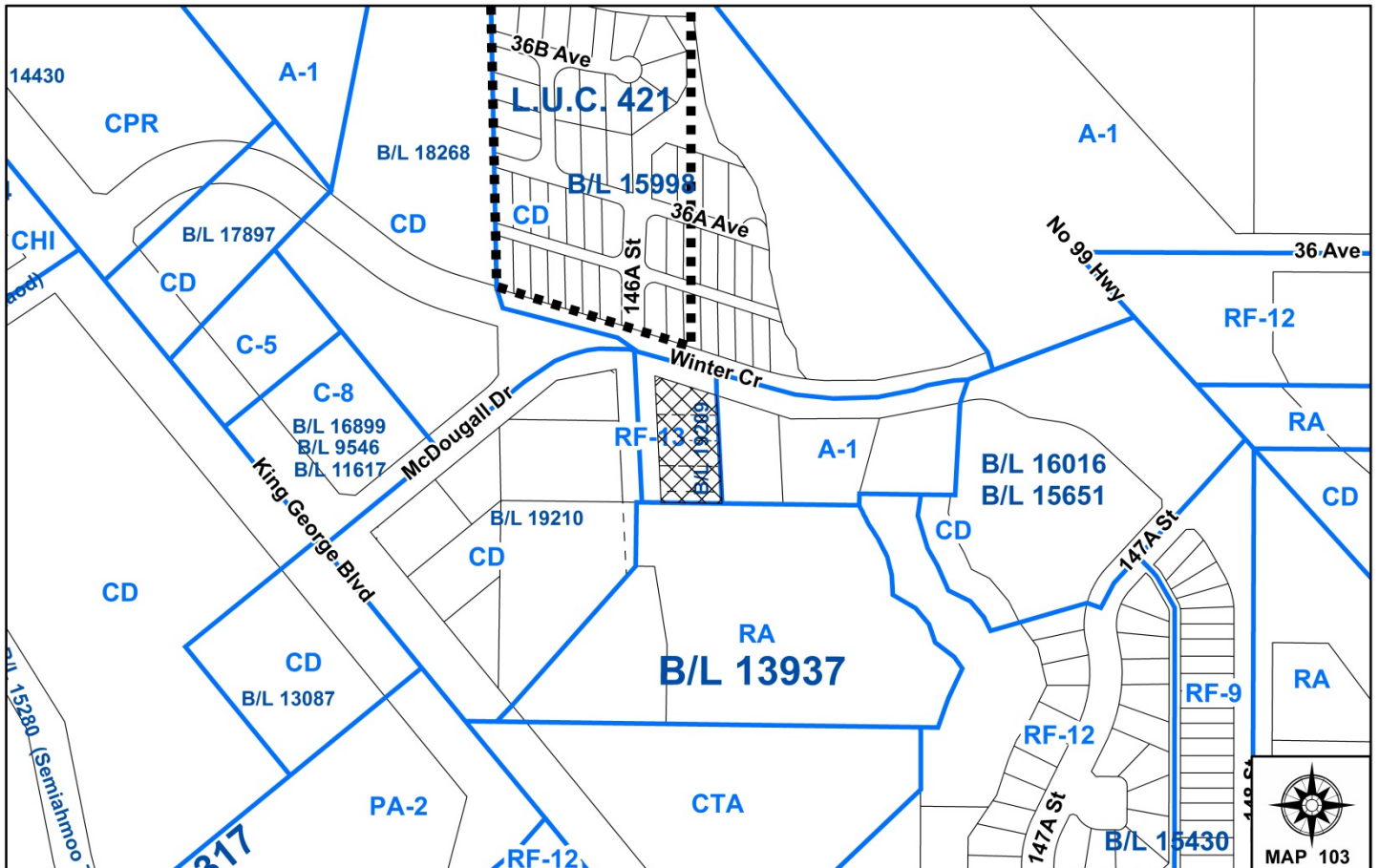
Planning Report Date: February 5, 2018



PROPOSAL:

- **Development Variance Permit**
 to allow driveway access from the fronting street.

LOCATION: 3562 - 146A Street
ZONING: 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 is proposing driveway access from the fronting street (146A Street) for a "Single Family Residential (13) Zone (RF-13)" lot that has a side lane.

RATIONALE OF RECOMMENDATION

- The proposed variance follows the pattern of driveways of the adjacent lots on this block and will maintain a consistent streetscape for 146A Street.
- Allowing access from the fronting street will result in a house design that matches the form and character of the surrounding dwellings on 146A Street.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0608-00 (Appendix II), to allow driveway access from the fronting street for an RF-13-zoned lot, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant lot

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Winter Crescent):	Single family small lots	Clustering at Urban Single Family Density (8 u.p.a.) and 15-metre Landscape Buffer	CD (By-law No. 15998)
East:	Single family residential	Clustering at Urban Single Family Density (8 u.p.a.) and 15-metre Landscape Buffer	A-1
South:	RV Park (Under application for townhouses (File No. 7915-0322-00; pre-Council).	Clustering at Urban Single Family Density (8 u.p.a.) and 15-metre Landscape Buffer	RA
West (Across 146A Street):	Vacant single family lots. Development Application No. 7915-0255-00, which has received Final Adoption, proposes the development of approximately 177 apartment units	Apartments	CD (By-law No. 19210)

DEVELOPMENT CONSIDERATIONS

- The subject property, located at the southeast corner of 146A Street and Winter Crescent, is designated Urban in the Official Community Plan (OCP) and is zoned "Single Family Residential (13) Zone (RF-13)".

- The subject lot (Lot 4) was created under application (File No.7915-0255-00), which was given Final Adoption on November 20, 2017. The parent parcel was rezoned from "General Agricultural Zone (A-1)" to "Single Family Residential (13) Zone (RF-13)" to facilitate a 4-lot subdivision.
- Under application No. 7915-0255-00, the applicant provided a 6-metre (20-ft.) wide east-west lane south of proposed Lot 4 to provide access for the properties to the east of the subject site (14670 and 14684 – Winter Crescent), to facilitate a future subdivision similar to the existing lots on the north side of Winter Crescent.
- The RF-13 Zone requires that where there is a lane along the rear or side lot line, driveway access is only permitted from the lane.

Current Proposal

- The applicant is proposing to construct a new single family dwelling with driveway access from 146A Street. In order to do so, the applicant is proposing a Development Variance Permit to allow driveway access from the fronting street.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Section H.1 of Part 16B "Single Family Residential (13) Zone (RF-13)" to allow driveway access from the fronting street (146A Street), rather than from the flanking lane.

Applicant's Reasons:

- The Lot Grading and Servicing plans that were approved under the original subdivision plan (7915-0255-00) included driveway access from the fronting street (146A Street). The variance will maintain a consistent streetscape for 146A Street.
- The variance will result in a house design that matches the form and character of the surrounding dwellings on 146A Street.

Staff Comments:

- Proposed Lots 1-3 to the north of the subject application are permitted to have front access driveways under the RF-13 Zone, as there is no lane access to these lots. Allowing a front access driveway for Lot 4 will maintain continuity in the streetscape on 146A Street.
- Staff support the proposed 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 (Confidential)
- Appendix II. Development Variance Permit No. 7917-0608-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KS/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0608-00

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: 007-482-523
 Lot 15 District Lot 165 Group 2 New Westminster District Plan 17141
 3562 - 146A 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 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:

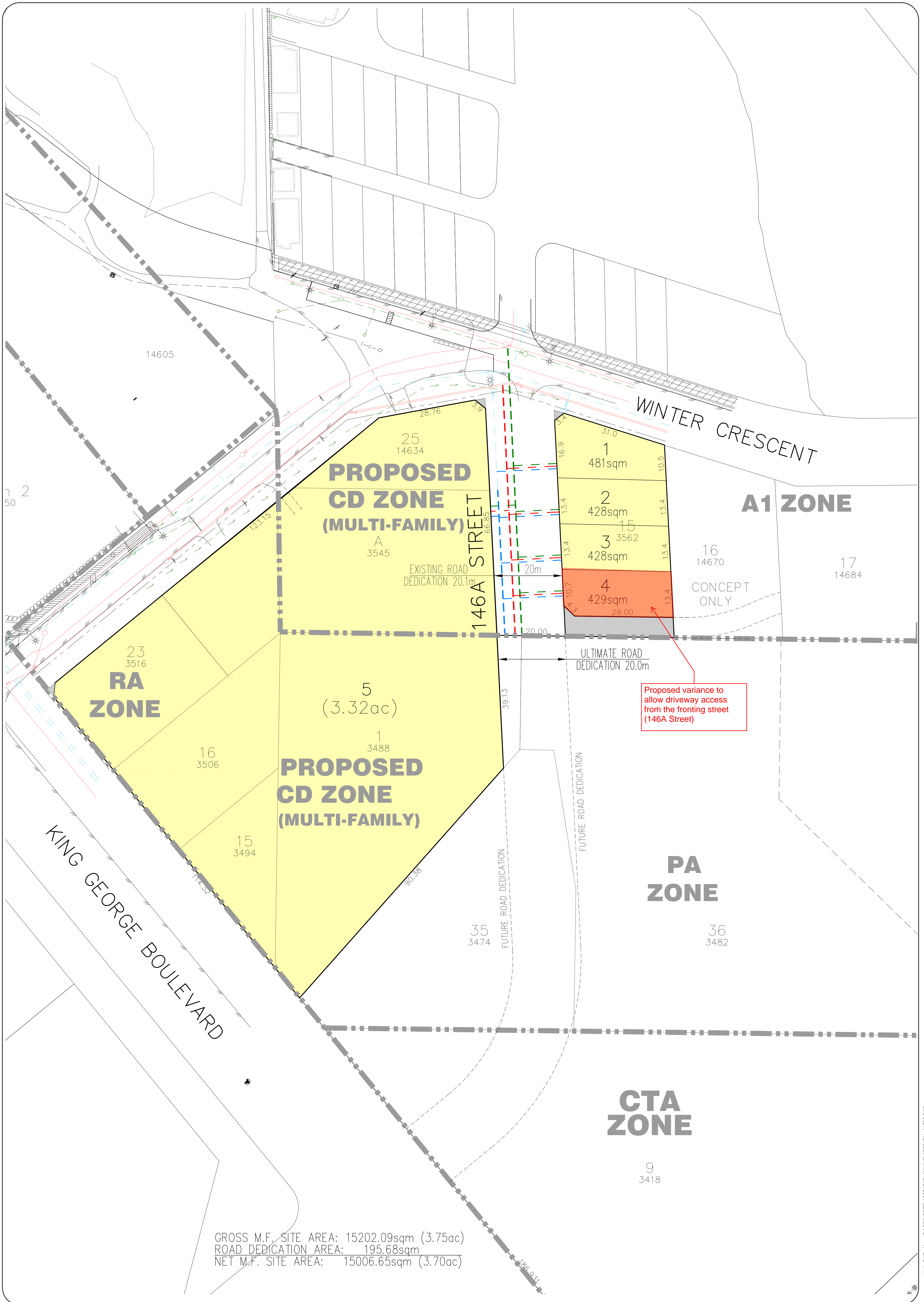
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section H.1 of Part 16B "Single Family Residential (13) Zone (RF-13)" is varied to permit driveway access to the fronting road (146A Street).

5. This development variance permit applies only to 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 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.

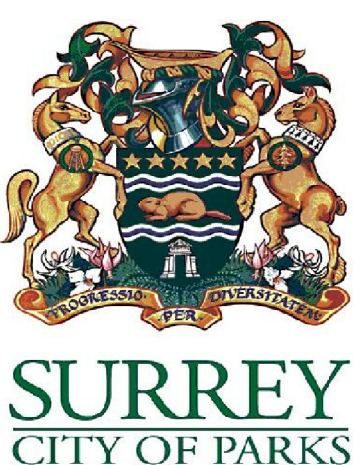
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

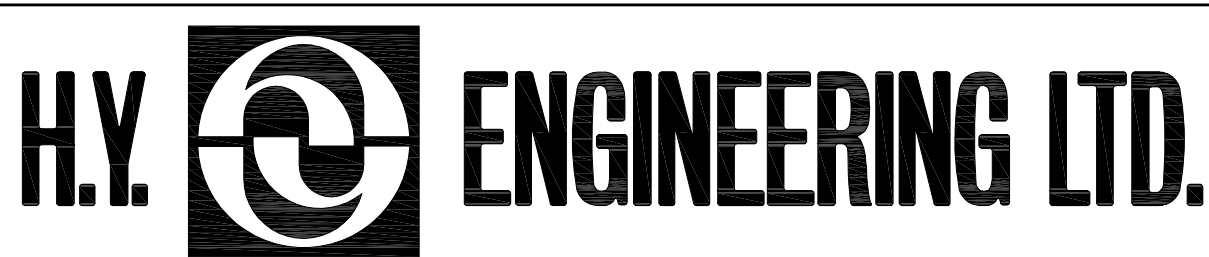
City Clerk – Jane Sullivan



PROPOSED SUBDIVISION LAYOUT - SERVICING CONCEPT

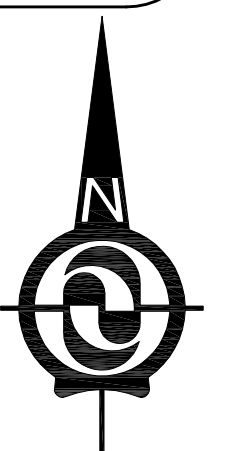


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 Website: www.hyengineering.com • FAX 604-583-1737

File No: 7915-0255-00
 MAP #: 103
 EXIST. ZONE: RA/A1
 PROP. ZONE: CD/RF-13



H.Y.#:133747A | ALTERNATIVE#02 | DATE: 27 JAN/16 | SCALE: 1:1000

H.Y. ENG. No. E:\PROJECTS\133747\PLANNING\133747A-AL702.DWG