

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7919-0140-00

Planning Report Date: September 16, 2019

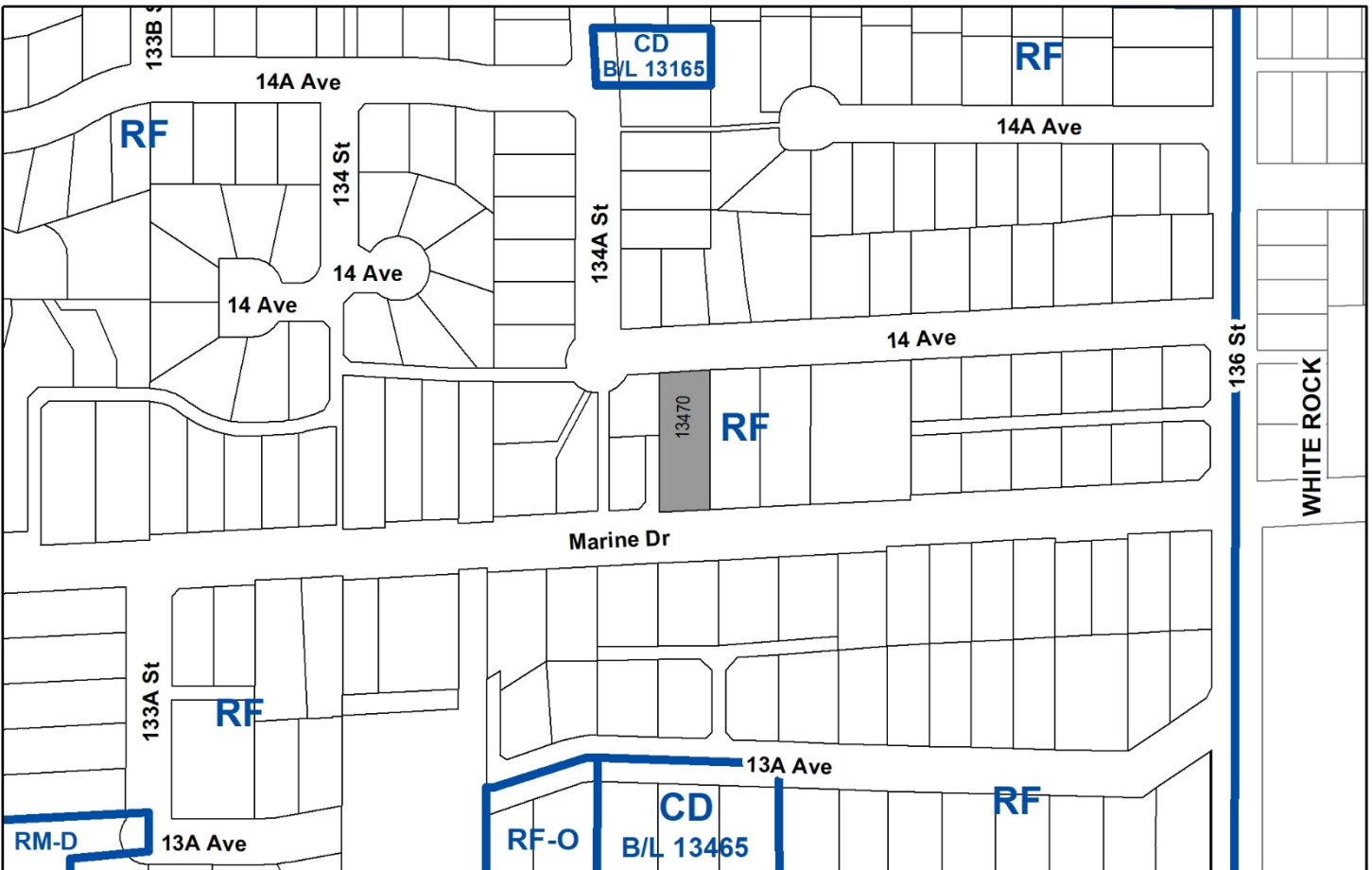
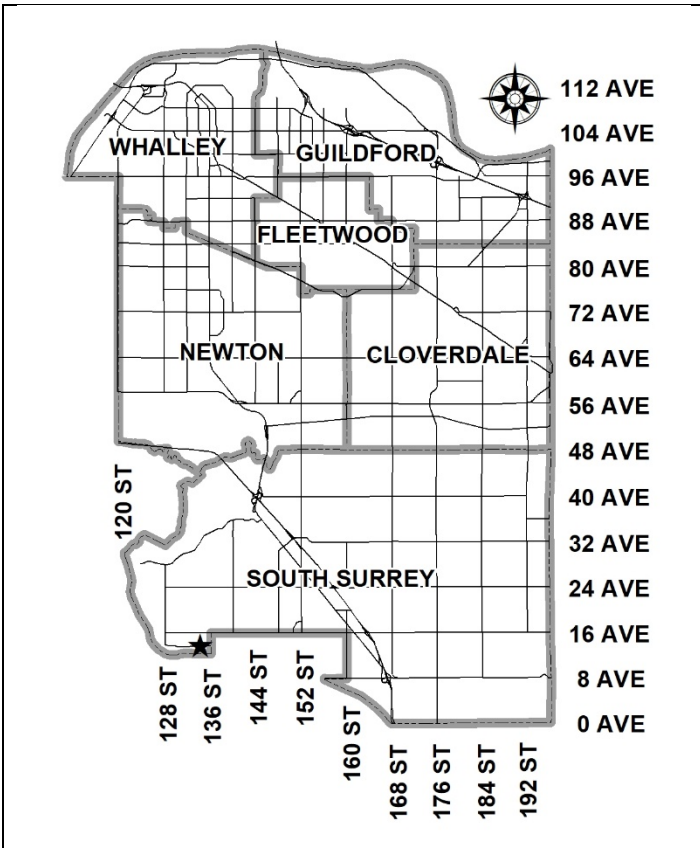
**PROPOSAL:**

- **Development Variance Permit**  
 to reduce the minimum lot depth to facilitate a proposed two lot subdivision.

**LOCATION:** 13470 - 14 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 proposing to reduce the minimum lot depth of the "Single Family Residential Zone (RF)" for two proposed single family lots.

RATIONALE OF RECOMMENDATION

- The depth of the parent lot is insufficient to achieve the proposed subdivision, while dedicating a rear lane and achieving the necessary road widening on Marine Drive.
- Similar lot depth variances were approved to allow subdivision of 7 properties within the eastern portion of this block. The proposed subdivision, therefore, is consistent with the subdivision pattern established for the properties located to the east.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0140-00 (Appendix II), to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26 metres (85 ft.) for proposed Lot 1; and to 26.9 metres (88 ft.) for proposed Lot 2, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no comments or concerns regarding the proposed DVP.

Parks, Recreation & Culture: No referral required.

Surrey Fire Department: No referral required.

SITE CHARACTERISTICS

Existing Land Use: Single family lot

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 14 Avenue):	Single family dwellings	Urban	RF
East:	Single family dwellings	Urban	RF
South (Across Marine Drive):	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground:

- The subject site, located at 13470 – 14 Avenue, is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The existing single family house on 13470 – 14 Avenue is proposed to be demolished.

Current Proposal:

- The applicant proposes to subdivide the property into two lots. The existing east-west lane located adjacent to the western boundary of the site is proposed to be extended eastward to provide rear lane access for proposed Lot 1, which will front Marine Drive, which is an arterial road.
- Each of the proposed lots would meet the minimum area and width requirements of the RF Zone. Given the property dimensions of the parent lot and the road dedication requirements the proposed lots would not meet the minimum lot depth required under the Zoning By-law.
- The RF Zone requires a minimum lot depth of 28 metres (92 ft.), whereas the applicant is proposing to reduce the minimum lot depth of proposed Lot 1 to 26 metres (85 ft.) and proposed Lot 2 to 26.9 metres (88 ft.).
- Seven properties to the east of the subject site have previously been subdivided to nearly identical dimensions creating 16 single family lots with rear lane access (Development Application Nos. 7916-0514-00, 7907-0344-00, 7903-0223-00, 7902-0388-00, 7995-0229-00, 7994-0247-00, and 7906-0033-00).
- The proposed subdivision is consistent with these previous applications, including the continuation of the lane.
- The existing two properties directly to the east of the subject site may achieve similar sized parcels with the continuation of the lane.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- Reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26 metres (85 ft.) for proposed Lot 1 and from 28 metres (92 ft.) to 26.9 metres (88 ft.) for proposed Lot 2.

## Applicant's Reasons:

- To create two (2) RF lots consistent with the development pattern to the east.

## Staff Comments:

- The applicant is required to dedicate 1.492 metres (4.9 ft.) of road allowance along Marine Drive and 6 metres (19.5 ft.) in the middle of the site to facilitate the extension of the rear lane.
- With the road and lane dedication, the proposed lots do not meet the minimum depth of 28 metres (92 ft.) required under the RF Zone. The same condition existed for seven properties to the east, all of which previously received Council approval to reduce the lot depth to facilitate subdivision.

- The proposed lots meet the minimum lot width and area required under the Zoning By-law.
- The proposed variance will allow the applicant to follow the development pattern established to the east. The remaining two properties on the block to the east would have potential to follow a similar development pattern in the future.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Project Data Sheets  
Appendix II. Development Variance Permit No. 7919-0140-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

WS/cm

## SUBDIVISION DATA SHEET

Proposed Zoning: RF

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.3313
Hectares	0.1341
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	21.97 metres – 22.01 metres
Range of lot areas (square metres)	556.10 sq. metres – 591.73 sq. metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Net)	8.71 lots/hectare or 3.52 lots/acre
<b>SITE COVERAGE (in % of gross site area)</b>	38.17%
Maximum Coverage of Principal & Accessory Building	421.92 sq. metres
Estimated Road, Lane & Driveway Coverage	90.0 sq. metres
Total Site Coverage	511.92 sq. metres
<b>PARKLAND</b>	
Area (square metres)	-
% of Gross Site	-
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>FRASER HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others (Lot Depth)	YES

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0140-00

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: 000-478-857  
 Parcel "A" (J165751AE) Lot 6 Section 8 Township 1 New Westminster District Plan 8337  
 13470 - 14 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 titles have been issued, as follows:

Parcel Identifier:

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

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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 (92 ft.) to 26 metres (85 ft.) for proposed Lot 1; and

- (b) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)" the minimum lot depth is reduced from 28 metres (92 ft.) to 26.9 metres (88 ft.) for proposed Lot 2.
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   .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



