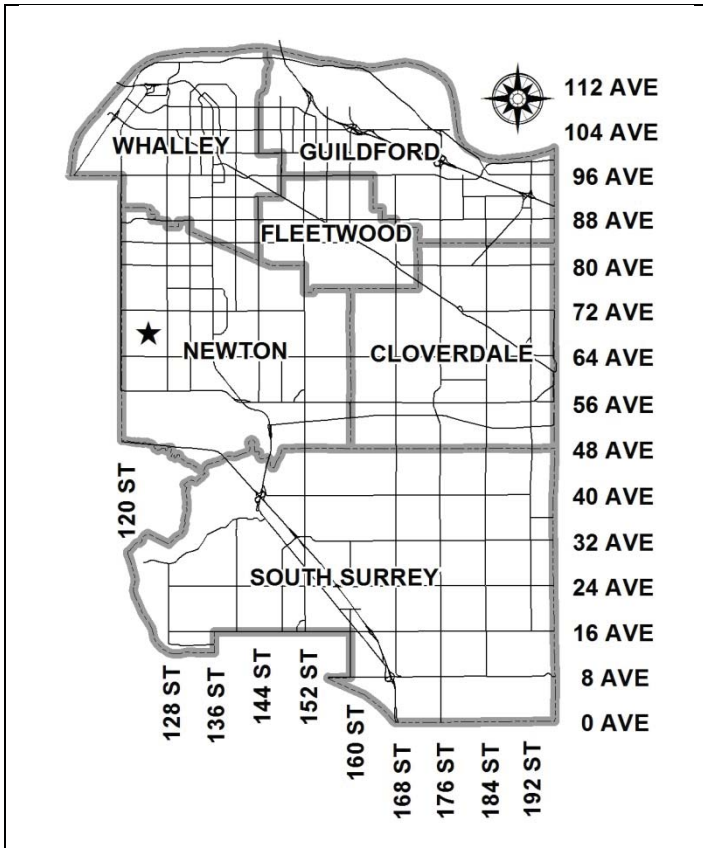


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0657-00

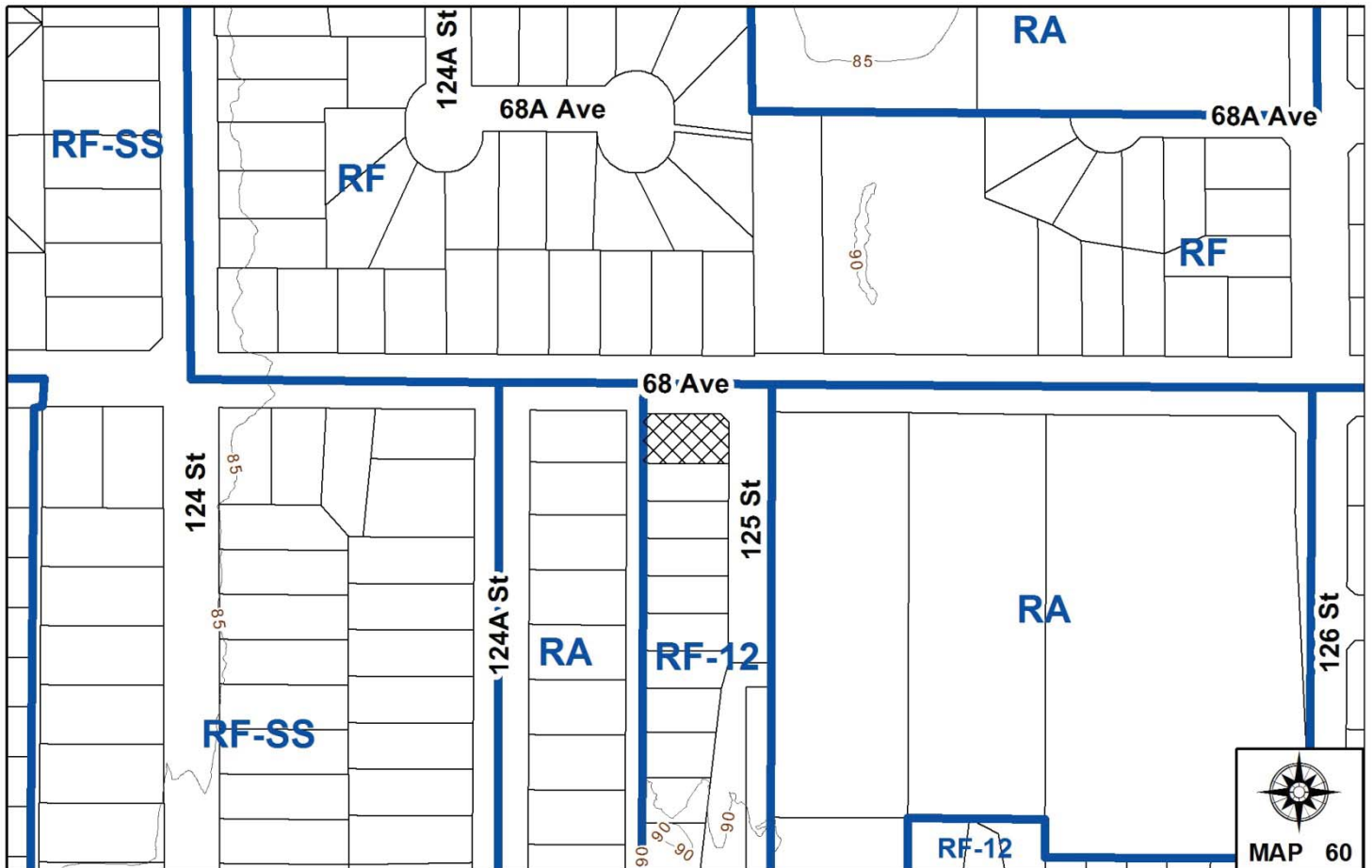
Planning Report Date: March 6, 2017



PROPOSAL:

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

LOCATION: 12486 - 68 Avenue
OWNER: Gurbachan S. Garha
 Jaswinder K. Garha
ZONING: RF-12
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 driveway access from the fronting street (125 Street) on an RF-12 lot that has a rear lane.

RATIONALE OF RECOMMENDATION

- The proposed variance follows the pattern of driveways that has been established on this block.
- There is an existing driveway and letdown on the subject property to the fronting street (125 Street). The proposed driveway will be in approximately the same location.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0657-00 (Appendix II), to vary Section H "Off-Street Parking and Loading/Unloading" of the RF-12 Zone to allow driveway access from the fronting street to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 68 Avenue):	Single family dwellings	Urban	RF
East (Across 125 Street):	Park	Urban	RA
South:	Single family dwelling	Urban	RF-12
West:	Single family dwelling	Urban	RA

DEVELOPMENT CONSIDERATIONS

- The subject property, located at the southwest corner of 68 Avenue and 125 Street, is designated Urban in the Official Community Plan (OCP) and is zoned "Single Family Residential (12) Zone (RF-12)".
- The subject lot was created in October 2002 under Development Application No. 7900-0065-00, whereby the parent parcel was rezoned from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and subdivided into 13 lots. The existing dwelling was retained on the subject property.
- A driveway and letdown to 125 Street was constructed on the subject property at the time of subdivision.
- Under the RF-12 Zone, where there is a lane along the rear or side lot line, driveway access is only permitted from the lane.

- The applicant is proposing to construct a new single family dwelling on the subject site and wishes to utilize the existing driveway letdown fronting 125 Street and to construct a new driveway in the same approximate location as the existing driveway. In order to do so, the applicant is proposing a variance which would allow driveway access from the fronting street.

TREES

- Freedom Sukenick, ISA Certified Arborist of Freedom Tree Care Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	2	1	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
English Oak	1	1	0
Coniferous Trees			
Douglas Fir	3	0	3
Total (excluding Alder and Cottonwood Trees)	4	1	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		3	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there are a total of four (4) protected trees on the site, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 33% of the total trees on the site, are Alder and Cottonwood trees. It was determined that four (4) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of three (3) replacement trees on the site. The applicant is proposing three (3) replacement trees, meeting City requirements.
- In summary, a total of seven (7) trees are proposed to be retained or replaced on the site.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the Off-Street Parking requirement of the RF-12 Zone to allow driveway access to the fronting street (125 Street).

Applicant's Reasons:

- The other 12 properties to the south on 125 Street have driveways to the fronting street.
- The subject property has an existing driveway and letdown to 125 Street, which was constructed when the lots to the south were created.

Staff Comments:

- Providing driveway access from the front of this property would be consistent with the pattern of driveways that has been established for this block.
- There is an existing driveway letdown on the subject site to the fronting street (125 Street) that is proposed to be utilized for the new driveway.
- Staff supports the requested variance to proceed to Public Notification

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7916-0657-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Gurbachan S. Garha
 Address: 12486 – 68 Avenue
 Surrey, BC V3W 2E2

2. Properties involved in the Application

- (a) Civic Address: 12486 – 68 Avenue

- (b) Civic Address: 12486 – 68 Avenue
 Owner: Jaswinder K. Garha
 Gurbachan S. Garha
 PID: 025-516-426
 Lot 13 Section 18 Township 2 New Westminster District Plan BCP1701

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7916-0657-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0657-00

Issued To: GURBACHAN S. GARHA
JASWINDER K. GARHA

(the Owner)

Address of Owner: 12486 – 68 Avenue
Surrey, BC V3W 2E2

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: 025-516-426
Lot 13 Section 18 Township 2 New Westminster District Plan BCP1701

12486 – 68 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section H.1. of Part 17A "Single Family Residential (12) Zone (RF-12)" to permit driveway access to the fronting road (125 Street).
4. 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

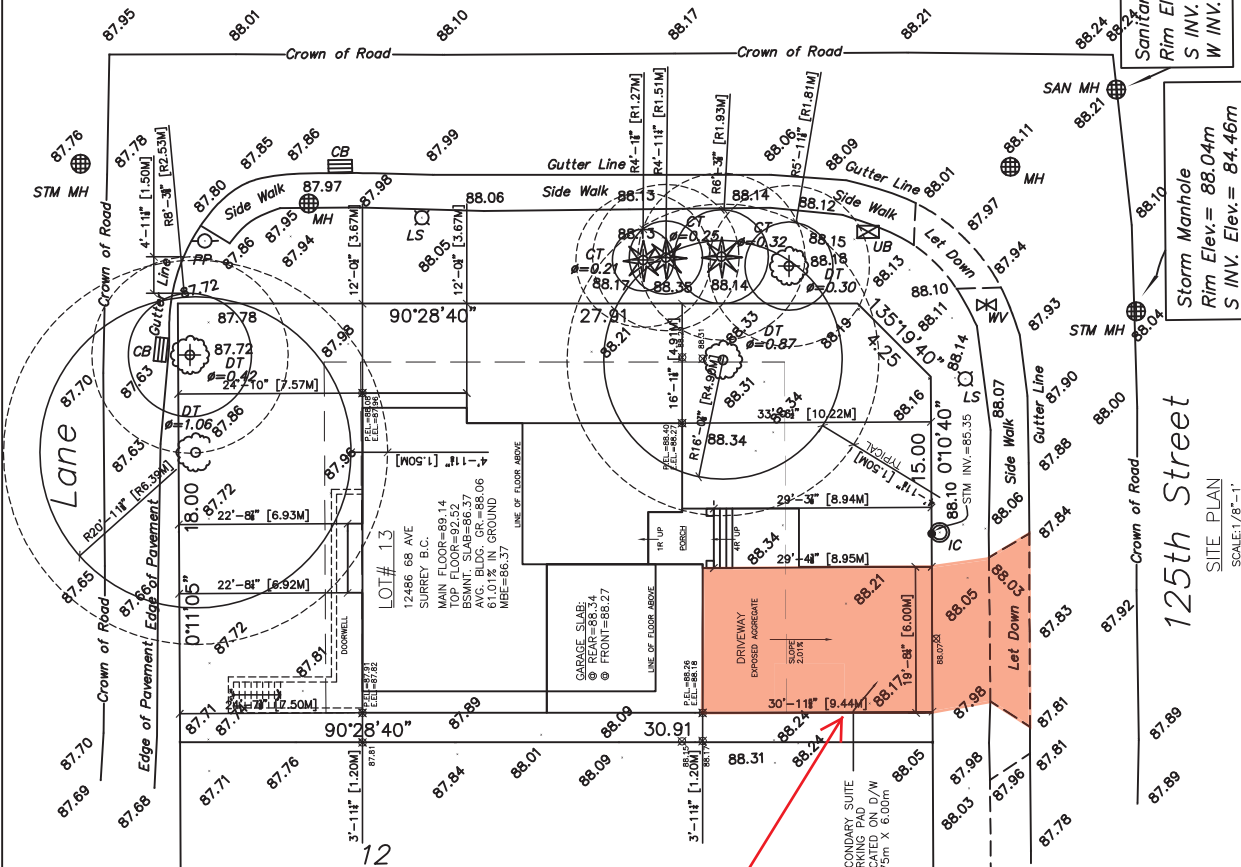
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



68th AVENUE



Proposed variance to allow driveway access from the fronting street (125 Street).

LOT CALCULATIONS

- CIVIC ADDRESS: LOT #13, 12486 68 AVE, SURREY, B.C.
- ZONING: RF 12
- LOT AREA: 5935.00 SQ.FT.
- PERMITTED FLOOR AREA RATIO: = 2800.00 SQ.FT.
- PROPOSED FLOOR AREA RATIO: MAIN + GARAGE + NET TOP FL. = 2796.27 SQ.FT.
- PERMITTED TOP FLOOR AREA: 80% x (TOTAL MAIN FLOOR + PORCH) = 1460.59 SQ.FT.
- PROPOSED TOP FLOOR AREA: = 1132.40 SQ.FT.
- PERMITTED LOT COVERAGE: 50% x 5935.00 SQ.FT. = 2967.50 SQ.FT.
- PROPOSED LOT COVERAGE: 31.08% = 1844.41 SQ.FT.
- PERMITTED BUILDING HEIGHT: 9.00M
- PROPOSED BUILDING HEIGHT: 8.52M

LEGEND :

- DT Denotes deciduous tree
- CT Denotes coniferous tree
- Denotes spot elevation
- SAN MH Denotes sanitary manhole
- STM MH Denotes storm manhole
- MH Denotes manhole
- PP Denotes power pole
- LS Denotes lamp stand
- WV Denotes water valve
- CB Denotes rectangular catch basin
- UB Denotes utility box
- IC Denotes inspection chamber

125th Street
SITE PLAN
SCALE: 1/8" = 1'

Sanitary Manhole
Rim Elev. = 88.21m
S INV. Elev. = 85.13m
W INV. Elev. = 85.07m

Storm Manhole
Rim Elev. = 88.04m
S INV. Elev. = 84.46m

DATE: 1/8/11	SCALE: 1/8" = 1'
DATE: SEP 29 2016	SCALE: 1/8" = 1'
DATE: SEP 29 2016	SCALE: 1/8" = 1'
DATE: SEP 29 2016	SCALE: 1/8" = 1'
DATE: SEP 29 2016	SCALE: 1/8" = 1'

PROPOSED RESIDENCE FOR JASWINDER KAUR LOT #13 12486 68 AVE SURREY, B.C.	TITLE
DD16-7335-P1	DRAWING NO.



DRAWING NO.	REFERENCE	NO.	DATE

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.