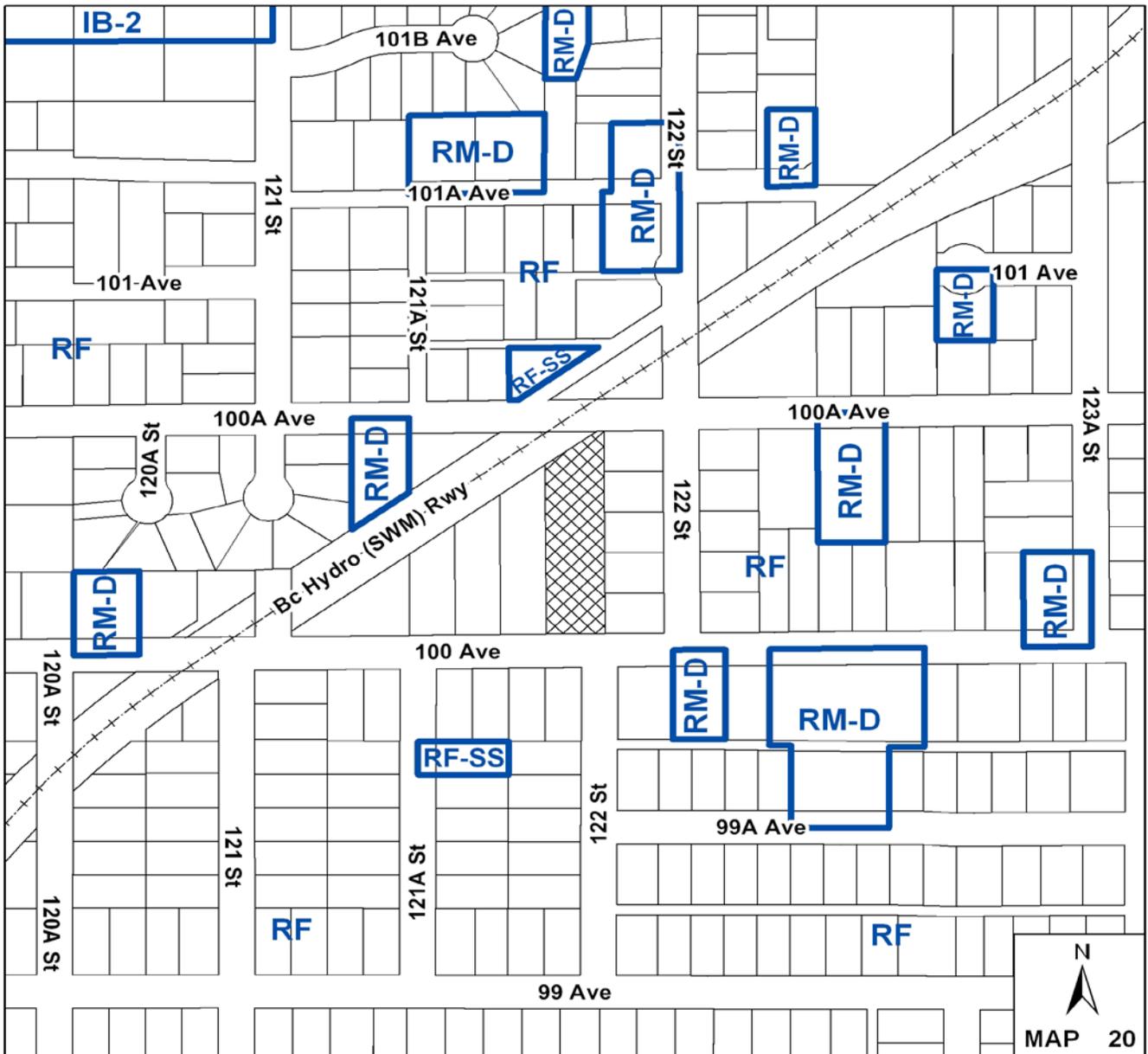


Proposal: Development Variance Permit to relax the minimum width of 2 proposed panhandle lots to allow subdivision into three single family residential lots.

Recommendation: Approval to Proceed

Location: 12175 - 100 Avenue **Zoning:** RF

OCP Designation: Urban **Owners:** Malkit Singh Gill and Parvinder Kaur Gill



PROJECT TIMELINE

Initial Application Submission Date:	March 21, 2006
Completed Application Submission Date:	August 11, 2006
Application Revision & Re-submission Date:	November 16, 2006
Planning Report Date:	December 18, 2006

PROPOSAL

The applicant is proposing:

- a Development Variance Permit to vary the following Zoning By-law regulation:
 - to reduce the minimum width of 2 proposed panhandle lots (proposed Lots 2 and 3) from 4.5 metres (15 ft.) to 2.25 metres (7.38 ft.)

in order to allow subdivision into three single family residential lots with a shared driveway.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0117-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of 2 proposed panhandle lots (proposed Lots 2 and 3) from 4.5 metres (15 ft.) to 2.25 metres (7.38 ft.).

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

SITE CHARACTERISTICS

- **Existing Land Use** Existing house and gazebo on the southern portion of the lot which will be retained.
- **Significant Site Attributes** The site falls approximately 15 metres (49 ft.) in elevation from the south to the north portion of the site.
- **East:** Single family dwellings, zoned RF, designated Urban.
- **South:** Across 100 Avenue, single family dwellings, zoned RF, designated Urban.
- **West:** Single family dwellings, zoned RF, designated Urban.

- **North:** Across BC Hydro Rail right-of-way, single family dwellings zoned RF and single family dwelling with secondary suite, zoned RF-SS, all designated Urban.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the north side of 100 Avenue on the second lot west of 122 Street. The site is designated Urban in the Official Community Plan (OCP) and zoned “Single-Family Residential (RF)”.
- The subject site is a large lot with an area of 3,698 square metres (0.91 acre). An existing single-family residential dwelling located on the southern portion of the site will be retained as part of the proposed subdivision.
- The abutting property to the west is a large single-family residential lot with an area of 2,333 square metres (0.58 acre). Neighbouring properties backing onto the east property line of the subject property and fronting 122 Street range in area from 793 to 797 square metres (approximately 0.196 acre). A BC Hydro Rail right-of-way abuts the north property line of the subject property.
- Because the subject lot and the two lots to the west are zoned RF and are over-sized, various subdivision concepts for the subject block have been developed. One layout proposed a new road parallel to the rail right-of-way, to provide frontage for lots proposed in the northern portion of the block. With the presence of a new house at the location where the new road would connect with 100 Avenue (i.e. at the 121A Street alignment) and taking into account the cost of a new road, panhandles were considered a reasonable alternative.

Current Proposal

- The applicant has submitted an application to subdivide the property into three lots under the existing RF zoning. The proposed subdivision layout (Appendix III) would create two new panhandle lots for dwellings that would be located behind the existing house. Reciprocal access would be provided for all three lots by a shared driveway running along the west property line.
- Initially, the applicant proposed a shared driveway for proposed Lots 2 and 3 on the panhandle portion of the site, with a separate driveway access for the existing dwelling on proposed Lot 1. However, to avoid continuous driveways along 100 Avenue, the Engineering Department will require a shared driveway and easement for reciprocal access for all three proposed lots as a condition of subdivision.

- The applicant is seeking approval to reduce the minimum width of a panhandle to 2.25 metres (7.38 ft.) for the proposed Lots 2 and 3 in order to create a 4.5-metre (15 ft.) wide driveway that would provide shared access to all three properties.
- The proposed lots range in size from 1,080 to 1,376 square metres (11,625 to 14,812 sq. ft.). The proposed lots all exceed the 560-square metre (6,000 sq. ft.) minimum lot size and 28-metre (90 ft.) minimum lot depth requirements of the RF Zone.
- Notwithstanding the request to vary the width of the panhandle portion of proposed Lots 2 and 3, the proposed lots all exceed the 15-metre (50 ft.) minimum lot width requirements of the RF Zone, as defined in Sub-section E.21(d)iv. of Part 4 General Provisions, Surrey Zoning By-law, 1993, No. 12000, as amended.
- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has provided a north-south cross section of the subject site indicating that from 100 Avenue, the elevation of dwellings built on proposed Lots 2 and 3 would be below the roofline of the existing house on proposed Lot 1, due to a decrease in elevation from the south to the north portion of the subject site.
- The applicant has retained Randy Greenizan of C. Kavolinas & Associates Inc. to conduct a tree survey and prepare an arborist report. The arborist report indicates there are 28 mature trees on the site. The applicant proposes the retention of eight (8) of these mature trees and the planting of 19 replacement trees, thus providing an average of nine (9) trees per proposed lot.
- In order to provide four (4) replacement trees along the west lot line of proposed Lot 3 (Appendix III), the applicant has proposed a corner cut on Lot 2 to provide for driveway access to proposed Lot 3 and to increase the west side yard setback for proposed Lot 3.

PRE-NOTIFICATION

Pre-notification letters are not required for Development Variance Permit applications, but as part of the subdivision application the applicant installed a development proposal sign. Staff received five telephone calls and one follow-up letter with the following comments:

- Residents expressed concerns about increased density and access to the proposed new lots. One caller expressed a particular concern about safety regarding additional driveway access to 100 Avenue because of the hill.

(The OCP designation is Urban and the proposed lots significantly exceed the minimum lot size and dimension requirements of the RF Zone. A width of 4.5 metres (15 ft.) for a shared driveway and the existing grade of approximately 4% on the subject section of 100 Avenue, which is classified as a local road, are within acceptable City standards.)

- Callers expressed concerns about loss of trees, views and privacy with the proposed development.

(The applicant has undertaken to revise his subdivision layout and tree retention plan in order to accommodate the planting of four (4) replacement trees along the west lot line at the rear of the subject property that will act as a buffer with the neighbouring property. The applicant proposes to retain eight (8) trees and provide 19 replacement trees, giving an average of nine (9) trees per proposed lot. The applicant's design consultant has provided a cross-section of the subject site indicating that views from 100 Avenue will largely be unchanged due to a decrease in elevation from the south to the north portion of the subject site. The design consultant has proposed design elements, such as maximum roof slopes, restrictions for roof ridge heights, minimum required basement depths and a privacy fence, in order to protect view corridors and address privacy issues, which will be included in the Building Scheme registered on Title.)

- The owners of the abutting property to the west of the subject site had an additional concern about the impact of the proposed development on their future subdivision potential.

(The applicant originally proposed a subdivision concept having a new road along the rear of the subject property and neighbouring properties to the west. However, new house construction on one of neighbouring lots precluded this layout and a panhandle subdivision was then considered. The applicant has provided a conceptual layout for a possible subdivision of the neighbouring lot to the west. The layout shows a panhandle subdivision of the neighbouring lot, with the panhandle portion adjacent the subject lot. This would in effect provide rear lot access for both developments through a shared driveway along the common lot line.)

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum width of two (2) proposed panhandle lots (proposed Lots 2 and 3) from 4.5 metres (15 ft.) to 2.25 metres (7.38 ft.).

Applicant's Reasons:

- A previously discussed cul-de-sac option for development of the subject site and neighbouring lots to the west is not feasible because of a nearby house under construction.
- Two 4.5-metre (15 ft.) wide panhandles (for a total width of 9.0 metres/30 ft.) on the west side of the property would conflict with the existing structures on the property, which are in good condition and intended to be retained.
- A separate 4.5-metre (15 ft.) wide panhandle on the east side of the property is not feasible because of the steep grade on the east side.

Staff Comments:

- The three proposed lots are well in excess of minimum area and depth requirements of the RF Zone.
- The panhandle configuration allows for development of the subject site, which would otherwise be limited given the BC Hydro Railway along the north property line.
- The reduced minimum panhandle width for proposed Lots 2 and 3 allows for a single shared driveway to the three proposed lots, without compromising future subdivision potential for the adjacent lot to the west.
- Due to the topography of the site, existing views from 100 Avenue will largely be unchanged. Specific design elements will be incorporated in the Building Design Guidelines to protect view corridors and address privacy issues.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7906-0117-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated November 23, 2006.
- Soil Contamination Review Questionnaire prepared by Malkit Gill dated March 16, 2006.

How Yin Leung
Acting General Manager
Planning and Development

HC/kms

v:\wp-docs\planning\plncom06\12060955.hc.doc
KMS 12/6/06 10:46 AM

Information for City Clerk

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

1. (a) Agent: Name: Mark McMullen, New East Consulting Services Ltd.
 Address: #203, 12877 - 76 Avenue
 Surrey, B.C.
 V3W 1E6
 Tel: 604-591-1915

2. Properties involved in the Application

- (a) Civic Address: 12175 - 100 Avenue
- (b) Civic Address: 12175 - 100 Avenue
 Owners: Malkit Singh Gill and Parvinder Kaur Gill
 PID: 011-565-683
 West Half Lot 16 Except: Part on Plan with Fee Deposited 20341F, Block 2
 Section 30 Block 5 North Range 2 West New Westminster District Plan 454

3. Summary of Actions for City Clerks Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7906-0117-00.

SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.913 ac
Hectares	0.369 ha
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)*	28.2 m - 32.7 m
Range of lot areas (square metres)	1,080 sq.m. - 1,376 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	8.11 uph/3.28 upa
Lots/Hectare & Lots/Acre (Net)	8.11 uph/3.28 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	22%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	32%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Width of Panhandle	YES

* *Excluding panhandle portion*

CONTOUR MAP FOR SUBJECT SITE

