

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0374-00

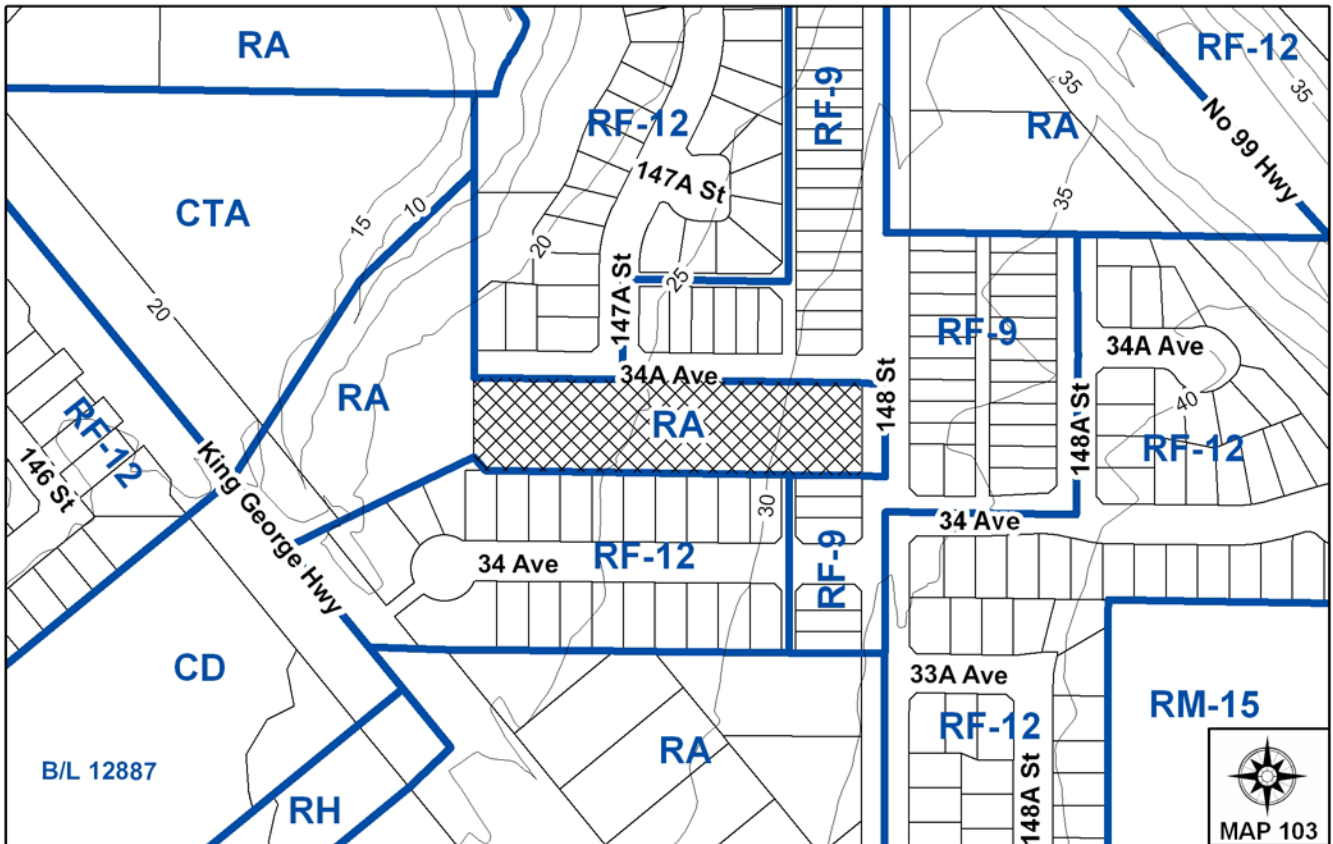
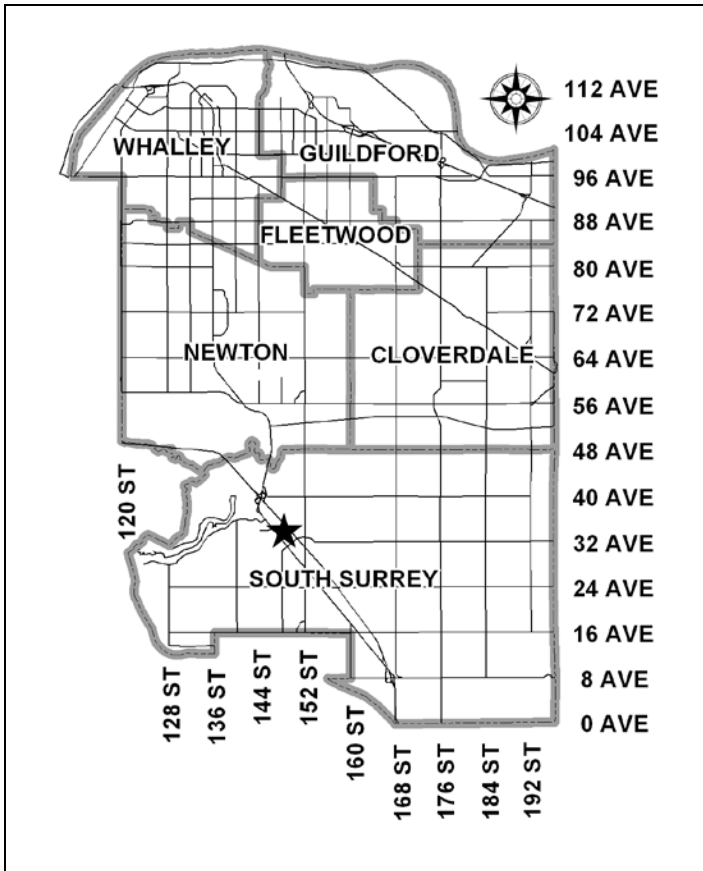
Planning Report Date: November 5, 2007

**PROPOSAL:**

- **Development Variance Permit**

in order to vary the requirement for lane access for a proposed RF-12 lot and allow a front access driveway.

**LOCATION:** 3417 - 148 Street  
**OWNER:** Walter and Anne Paton  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Clustering Urban Single Family (8 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to have front driveway access for proposed Lot 4 rather than access from the abutting lane, which is a requirement for the proposed RF-12 Zone.

### RATIONALE OF RECOMMENDATION

- The proposed variance will allow consistent house design along 34A Avenue.
- Engineering Department supports the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0374-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary Part 17A Section H.1 of Surrey Zoning By-law (No. 12000) to permit front driveway access for one (1) lot from 34A Avenue rather than from the lane.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: The subject lot (proposed Lot 4) is currently part of a subdivision and rezoning application (No. 7906-0374-00) which received Third Reading on February 12, 2007.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North (Across 34A Avenue):	Single family small lots with homes under construction, as approved through Application No. 7904-0010-00/01.	Urban in the OCP and Clustering (8 upa) in the King George Highway Corridor LAP.	RF-12 and RF-9
East (Across 148 Street):	Single family small lots and homes under construction, as approved through Application No. 7904-0409-00.	Urban in the OCP and clustering (8 upa) in King George Highway Corridor LAP.	RF-9
South:	Single family small lots, approved through Application No. 7905-0240-00.	Urban in the OCP and clustering (8 upa) in King George Highway Corridor LAP.	RF-12 and RF-9
West:	Existing single family dwelling.	Urban in the OCP and clustering (8 upa) in King George Highway Corridor LAP.	RA

### DEVELOPMENT CONSIDERATIONS

- The subject property at 3417 – 148 Street is under a development application (No. 7906-0374-00), currently at third reading, to rezone and subdivide the property into ten (10) RF-12 lots and three (3) RF-9 lots (Appendix II). The applicant is presently finalizing the required Servicing Agreement and outstanding zoning conditions.
- In the proposed subdivision, a lane abuts the east side of proposed Lot 4. The primary purpose of the lane is to provide rear access to the proposed RF-9 lots fronting 148 Street.
- The lots along 34A Avenue, to the west of proposed Lot 4, are also zoned RF-12, while those to the east, across the lane, are zoned RF-9. These RF-9 lots will have driveway access from the abutting lane.
- Under the provisions of the RF-12 Zone, driveway access is permitted from the front as long as the lot does not abut a lane. When a lot zoned RF-12 abuts a lane, the provisions of the Zone require access to be via that lane only. A Development Variance Permit (DVP) is therefore required to allow a front access driveway for proposed Lot 4, which abuts a lane.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Relax the off-street parking requirements of the RF-12 zone for proposed Lot 4 in order to allow a front access driveway from 34A Avenue.

Applicant's Reasons:

- Front yard access would provide a consistent house design and streetscape along 34 Avenue.
- A more desirable house plan and better use of exterior yard space can be achieved if access is not required from the side yard.

Staff Comments:

- Within the RF-12 Zone, driveway access is permitted from the front when the property does not abut a lane. All of the proposed lots to the west of proposed Lot 4, which are part of the same subdivision (File No. 7906-0374-00), are permitted to have front access directly to and from 34A Avenue because they do not abut a lane.
- Providing front access for proposed Lot 4 would be consistent with the pattern of driveways that has been established on this block and will not detract from the pedestrian use of the block.
- Allowing front access will also enable the proposed house design to match the pattern of other dwellings on 34A Avenue.

- The City has allowed a similar DVP for the project immediately to the south (File No. 7905-0240-00) under identical conditions.
- The Engineering Department does not consider the proposal to result in any access or pedestrian impacts, and therefore has no objection to this DVP.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7906-0374-00

Jean Lamontagne  
General Manager, Planning and Development

LCR/kms

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Information for City Clerk

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

1. (a) Agent:      Name:                    Mike Helle, Coastland Engineering & Surveying Ltd.  
                         Address:                    Unit 101 - 19292 - 60 Avenue  
                                                            Surrey, BC  
                                                            V3S 3M2  
                         Tel:                                    604-532-9700

2.      Properties involved in the Application

(a)      Civic Address:                    3417 - 148 Street

(b)      Civic Address:                    3417 - 148 Street  
            Owners:                                Walter and Anne Paton  
            PID:                                        002-155-940  
            Lot 7 District Lot 165 Group 2 New Westminster District Plan 14023

3.      Summary of Actions for City Clerk's Office

(a)      Proceed with Public Notification for Development Variance Permit No. 7906-0374-00.