

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7906-0428-00

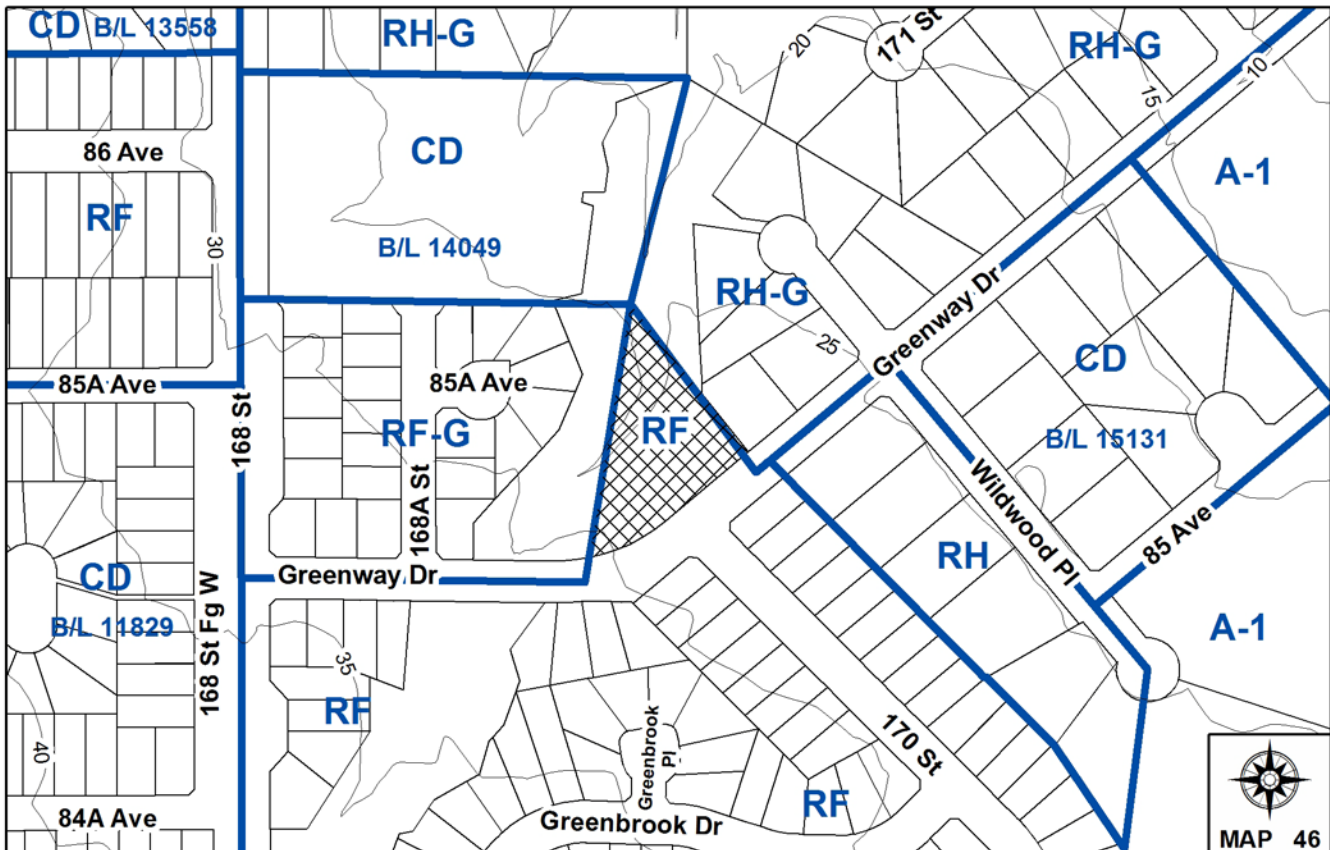
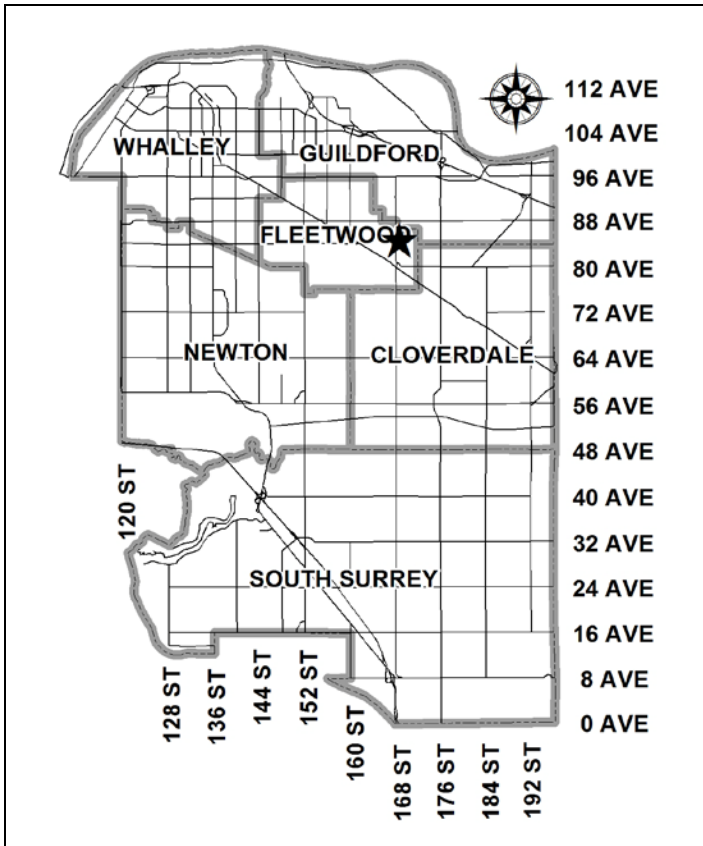
Planning Report Date: November 3, 2008

**PROPOSAL:**

- **Development Variance Permit**

in order to reduce lot depth and rear yard setback to allow subdivision into two single family residential lots.

**LOCATION:** 16927 Greenway Drive  
**OWNERS:** Jatinder Singh Gandham et al  
**ZONING:** RF  
**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduction of the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 14 metres (46 ft.) for proposed Lot 2.
- Reduction of the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 2.

### RATIONALE OF RECOMMENDATION

- The variance will allow subdivision into two single family residential lots.
- Proposed Lot 2 significantly exceeds the minimum lot area requirement of the RF Zone.
- Upon subdivision, 58.2% of the subject site will be dedicated as park.
- Proposed Lot 2 can accommodate a house with a 173-square metre (1,862 sq.ft.) building footprint.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0428-00, (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 14 metres (46 ft.) for proposed Lot 2; and
  - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 2.

REFERRALS

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

**Environmental Review Committee (ERC):** On July 18, 2007, a layout that infringed into the top-of-bank setback by 239 square metres (2,573 sq.ft.) was reviewed by the ERC. At the request of the ERC, the layout has been revised so that it does not encroach into the 15-metre (50 ft.) top-of-bank setback from Swanson Creek.

SITE CHARACTERISTICS

**Existing Land Use:** One single family dwelling, which is to be demolished.

**Significant Site Attributes:** Swanson Creek, a red-coded watercourse, runs parallel to the western property line of the subject site.

**Adjacent Area:**

| <b>Direction</b>               | <b>Existing Use</b>                     | <b>OCP Designation</b> | <b>Existing Zone</b> |
|--------------------------------|---|------------------------|----------------------|
| North:                         | Greenbelt/park including Swanson Creek. | Urban                  | RF                   |
| East:                          | Single family dwellings.                | Suburban               | RH-G                 |
| South (Across Greenway Drive): | Single family dwellings.                | Urban                  | RF                   |
| West:                          | Greenbelt including Swanson Creek.      | Urban                  | RF-G                 |

### DEVELOPMENT CONSIDERATIONS

- The subject property is designated Urban in the Official Community Plan and is currently zoned Single Family Residential Zone (RF).
- The applicant proposes to remove the existing dwelling and subdivide the subject property into 2 single family lots.
- A red-coded watercourse, Swanson Creek runs parallel to the western lot line.
- The applicant is dedicating 2,563 square metres (27,588 sq. ft.) or 58.2% of the subject site as open space. This area will be added to the existing Swanson Creek Park area immediately to the west. This forms part of a linear natural space that follows the area's ravines and watercourses from the Surrey Sports and Leisure Complex on Fraser Highway near 168 Street, down to the Serpentine River near 88 Avenue.
- Within the proposed setback area, all non-native materials would be removed and the area would be fully rehabilitated in accordance with a detailed landscape plan. Invasive plant species would be removed from the setback area, and a landscape management plan would be initiated.
- As a condition of subdivision, the applicant will demolish the existing house, which encroaches into the top-of-bank setback.
- Both of the proposed lots exceed the 560-square metre (6,028 sq. ft.) area requirements of the RF Zone.
- In order to prevent encroachment into the established 15-metre (50 ft.) from top-of-bank creek preservation area for Swanson Creek, the applicant is requesting a Development Variance Permit to reduce the lot depth for proposed Lot 2 from 28 metres (92 ft.) to 14 metres (46 ft.). The applicant is also requesting a Development Variance Permit to reduce the rear yard setback of proposed Lot 2 from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth requirement of the RF Zone from 28 metres (92 ft.) to 14 metres (46 ft.) for proposed Lot 2.

Applicant's Reasons:

- The minimum lot depth of the west lot line must be reduced to achieve a two-lot subdivision, while respecting the 15-metre (50 ft.) top-of-bank setback.

Staff Comments:

- The applicant has demonstrated a standard RF house can be accommodated on proposed Lot 2 (with a slight rear yard setback relaxation).

- The lot depth for proposed Lot 2 is 14.08 metres (46 ft.) at the western edge but generally exceeds the lot depth of 22 metres (72 ft.) in the RF-12 Zone.
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 2.

Applicant's Reasons:

- Given the configuration of proposed Lot 2, a reduction in rear yard setback is needed to achieve a house on this lot.

Staff Comments:

- The applicant will be installing a 6.0-metre "no-build" restrictive covenant in addition to the 15-metre (50 ft.) top-of-bank setback.
- The applicant is proposing a 1.8-metre (16 ft.) high Cedar Fence along the 15-metre top-of-bank setback.
- Given the site constraints and the proposed creek protection, the variance to the rear yard setback is reasonable.
- 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.  | Proposed Subdivision Layout                        |
| Appendix III. | Development Variance Permit No. 7906-0428-00       |

Jean Lamontagne  
General Manager  
Planning and Development

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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:                Richard Brooks, H.Y. Engineering Ltd.  
                         Address:                #200, 9128 - 152 Street  
   Surrey, BC  
   V3R 4E7  
                         Tel:                     604-583-1616
  
2.      Properties involved in the Application
  - (a)      Civic Address:                16927 Greenway Drive
  
  - (b)      Civic Address:                16927 Greenway Drive  
                 Owners:                Jatinder Singh Gandham, Nafisa Jasmin Ali, Perry  
   Gandham and Ram Singh Gandham  
                 PID:                     024-002-437  
                 Lot 9 Section 30 Township 8 New Westminster District Plan LMP35991
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7906-0428-00.

## SUBDIVISION DATA SHEET

**Existing Zoning: RF**

| Requires Project Data                              | Proposed                    |
|--|-----------------------------|
| <b>GROSS SITE AREA</b>                             |                             |
| Acres  | 1.09 ac                     |
| Hectares   | .44 ha                      |
| <b>NUMBER OF LOTS</b>                              |                             |
| Existing   | 1                           |
| Proposed   | 2                           |
| <b>SIZE OF LOTS</b>                                |                             |
| Range of lot widths (metres)                       | 21.8 m - 70 m               |
| Range of lot areas (square metres)                 | 650 sq.m. - 1,185 sq.m.     |
| <b>DENSITY</b>                                     |                             |
| Lots/Hectare & Lots/Acre (Gross)                   | 1.8 lots/ac    4.5 lots/ha  |
| Lots/Hectare & Lots/Acre (Net)                     | 4.2 lots/ac    10.5 lots/ha |
| <b>SITE COVERAGE (in % of gross site area)</b>     |                             |
| Maximum Coverage of Principal & Accessory Building | 8%                          |
| Estimated Road, Lane & Driveway Coverage           | 2%                          |
| Total Site Coverage                                | 10%                         |
| <b>PARKLAND</b>                                    |                             |
| Area (square metres)                               | 2.663 sq.m.                 |
| % of Gross Site                                    | 58.2%                       |
| <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>BOUNDARY HEALTH Approval</b>                    |                             |
|  | NO                          |
| <b>DEV. VARIANCE PERMIT required</b>               |                             |
| Road Length/Standards                              | NO                          |
| Works and Services                                 | NO                          |
| Building Retention                                 | NO                          |
| Reduce Min. Lot Depth for Proposed Lot 2           | YES                         |
| Reduce Min. Rear Yard Setback for Proposed Lot 2   | YES                         |

