

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0258-01

Planning Report Date: January 25, 2010

PROPOSAL:

- **Development Variance Permit**

in order to relax the minimum lot depth for a proposed RF lot.

LOCATION:

Portion of 13153 - 60 Avenue

OWNER:

Harcharan & Avtar Singh Sendher

ZONING:

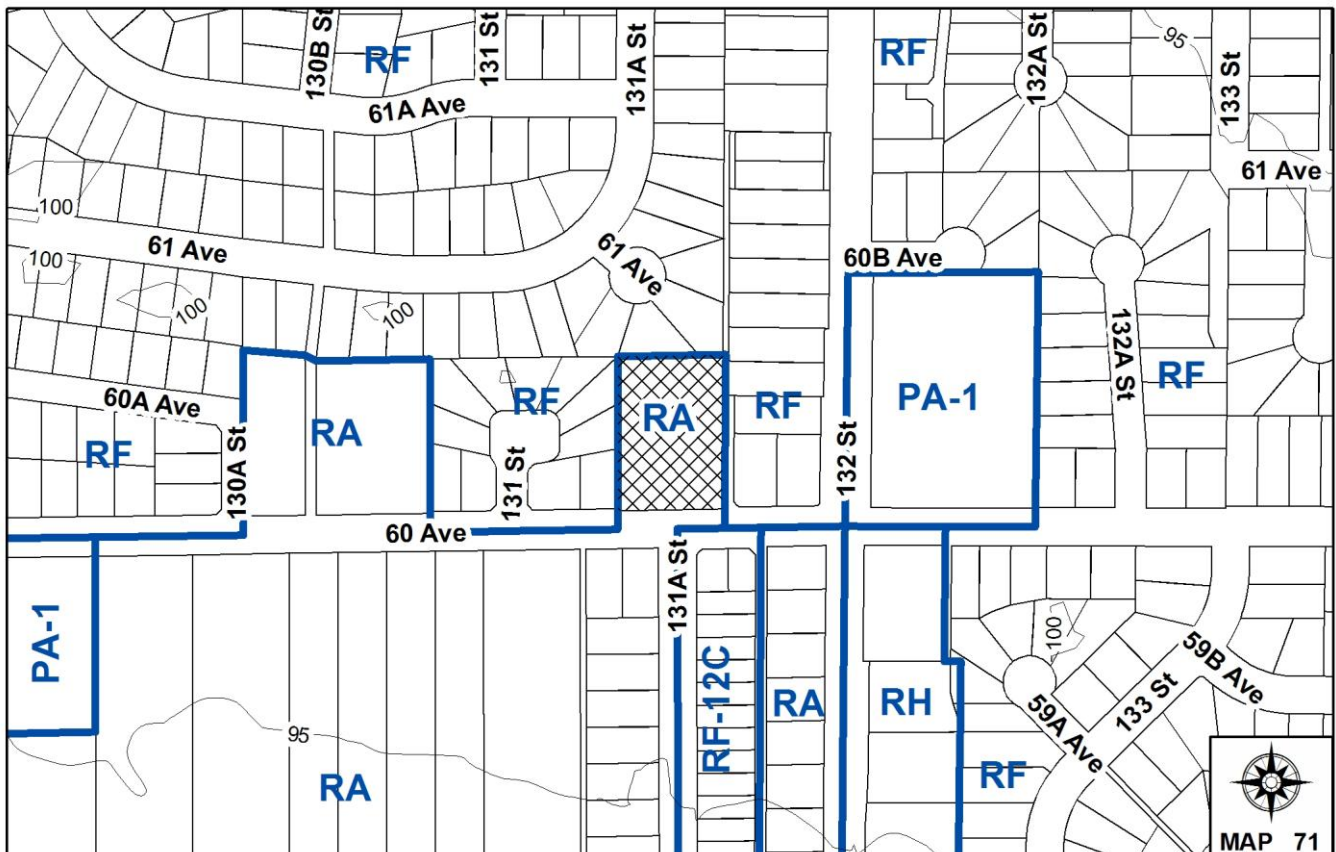
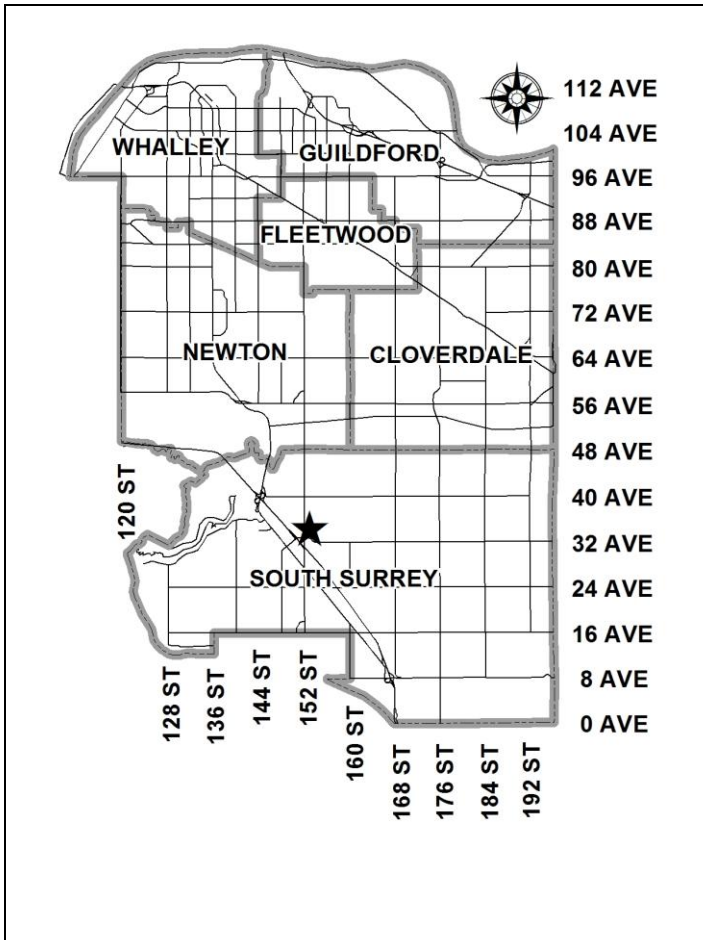
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Proposed Single Family Residential
 (6 upa)



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit No. 7907-0258-01 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The minimum lot depth for the RF Zone is 28 metres (90 feet). The proposed subdivision includes a lot (Lot 2) that has a lot depth of 24.2 metres (80 feet), therefore a Development Variance Permit (DVP) is required to relax the minimum lot depth for this lot.

RATIONALE OF RECOMMENDATION

- The subject property is proposed to be rezoned and subdivided under Project No. 7907-0258-00 into six (6) single family lots, in compliance with the OCP and the West Newton/Highway 10 NCP. Council granted Third Reading to the rezoning By-law for this subdivision on November 2, 2009. A DVP to vary setback requirements on various lots (Lots 1, 3 and 6) in order to modify building envelopes and achieve tree retention was approved and issued by Council on November 2, 2009.
- The applicant's consultant has identified the need for an additional DVP on proposed Lot 2, in order to allow the subdivision to proceed with a reduced lot depth of 24.2 metres (80 feet) for proposed Lot 2. This was not identified previously by the Consultant or City staff. This relaxation is a result of the narrow configuration of the existing parcel and the impact of the necessary road dedication and can be supported.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0258-01, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone on proposed Lot 2 from 28 metres (90 feet) to 24.2 metres (80 feet).

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on acreage property.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:, East and West:	Single family dwelling.	Urban/Urban Single Family Residential	RF
South (Across 6o Avenue):	Single family dwelling.	Urban /Small Lot with Lane 13 upa	RA and RF-12(c)

DEVELOPMENT CONSIDERATIONSBackground

- At the October 19, 2009 Regular Council – Land Use Meeting, Council considered a proposal to rezone the property at 13153 – 6o Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" to allow subdivision into 6 single family lots, and that Development Variance Permit No. 7907-0258-00 proceed to Public Notification to relax the setback requirements of the RF Zone on proposed Lots 1, 3, and 6 to establish modified building envelopes and achieve tree retention.
- The application received Third Reading on November 2, 2009. DVP No. 7907-0258-00 was executed on November 2, 2009.

Proposal

- The applicant is in the process of completing the outstanding requirements for the proposed subdivision. During this process, it was determined that the minimum lot depth of the RF Zone (28 metres) could not be met for Lot 2. Lot 2 meets the RF Zone lot size requirement of 560 m² (6,028 sq.ft.), but due to its orientation, it has a minimum lot depth of 24.2 metres (80 ft.). The applicant has submitted a DVP application to address this oversight. The additional DVP is discussed below

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the RF Zone for Lot 2 from 28 metres (90 feet) to 24.2 metres (80 feet).

Applicant's Reasons:

- The proposed lot depth for Lot 2 cannot be met due to the narrow width of the parent lot and the need for road dedication to serve the lots.

Staff Comments:

- The proposed subdivision layout requires a lot depth reduction due to the road dedication requirements.
- The proposed Lot 2 meets the minimum lot size requirement of the RF Zone (560m²) despite the lot depth reduction.
- The variance will not impact the proposed tree retention plan approved for the site.
- The additional variance therefore can be supported by staff.

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. 7907-0258-01

Jean Lamontagne
General Manager
Planning and Development

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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.12 ac
Hectares	0.45 ha
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	15 m – 24.0 m
Range of lot areas (square metres)	504 sq.m. – 671 sq m
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.3 upha/5.4 upa
Lots/Hectare & Lots/Acre (Net)	17.5 upha/7.1 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	YES
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
Others	YES