

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0364-00

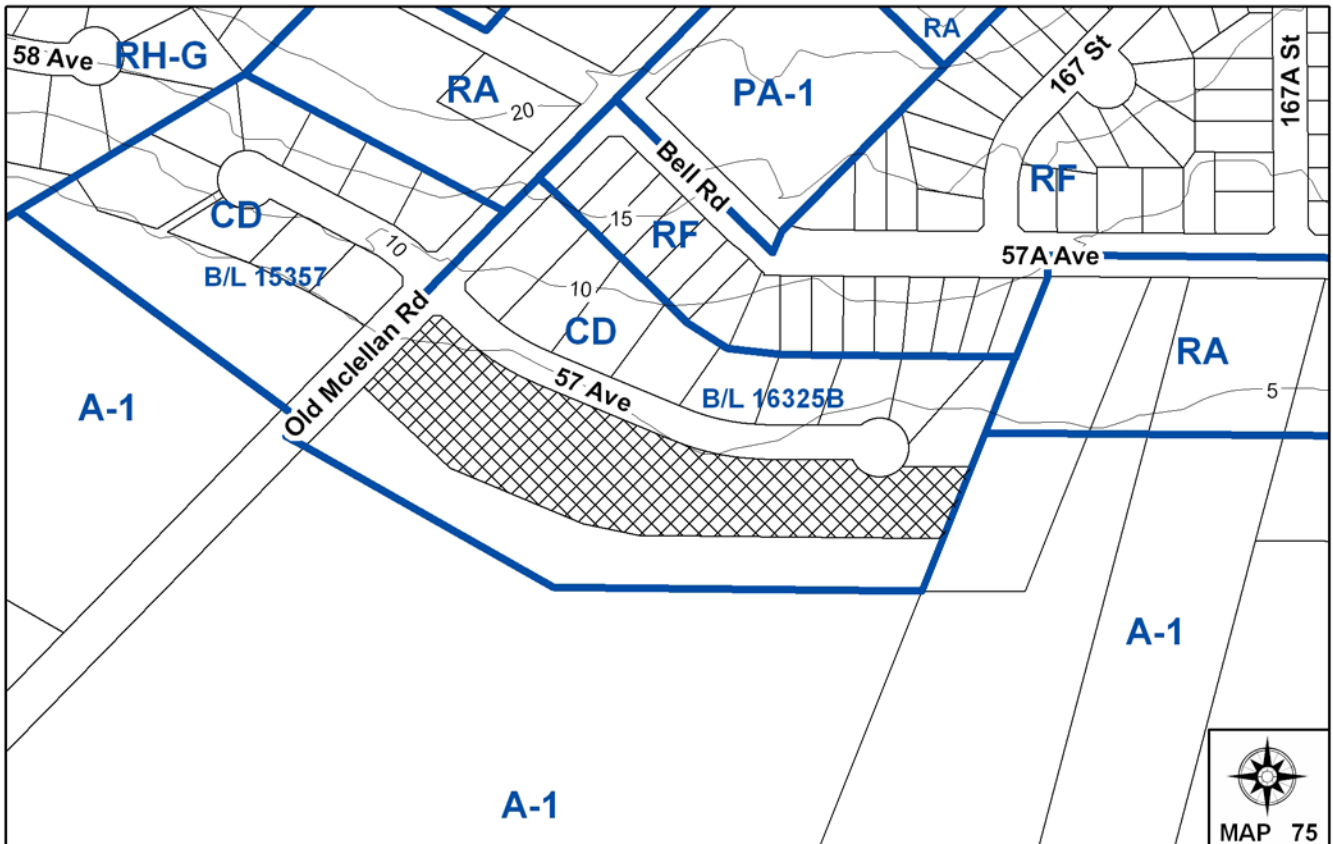
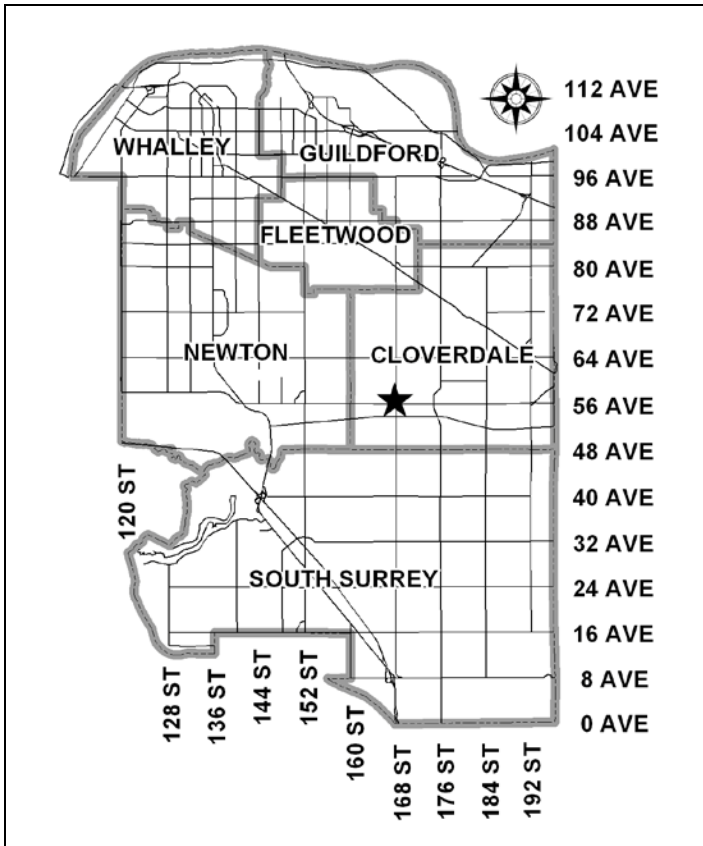
Planning Report Date: June 23, 2008

PROPOSAL:

- **Development Variance Permit**

in order to allow lot width variances on 7 lots of a proposed 11-lot subdivision.

LOCATION: 16552 Old McLellan Road
OWNER: 57th Avenue Developments Ltd.
ZONING: CD (By-law No. 16325B)
OCP DESIGNATION: Suburban
NCP DESIGNATION: Half-Acre Cluster



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The lot width for 7 single family residential lots (proposed Lots 2 to 8) is to be reduced from that required under CD By-law No. 16325B, from 24 metres (80 ft.) to 20 metres (66 ft.).

RATIONALE OF RECOMMENDATION

- The proposed lot width variance does not change the number of lots previously proposed by the applicant (Appendix II), which is a total of 36 lots, with 11 proposed on the south side of 57 Avenue.
- The proposed lots comply with the lot area and lot depth dimensions of the equivalent RH-G Zone.
- The proposed variance does not change the proposed overall density of the Suburban designated portion of the original development area (based upon Lots 1 to 20 shown in Appendix II), at 5.49 units per hectare (2.2 units per acre).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0364-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the CD Zone (By-law No. 16325B) for proposed Lots 2 to 8 only, from 24 metres (80 ft.) to 20 metres (66 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Currently a vacant lot. .

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 57 Avenue):	Vacant half-acre type lots.	Half-Acre Cluster	CD (By-law No. 16325B)
Further North:	Vacant single family residential lots.	Urban Single Family	RF
East:	Single family home on large acreage.	Half-Acre Cluster and Parks/Open Space	RA
South:	Linear Park	Parks/Open Space	CD (By-law No. 16325B)
Further South:	Vacant agricultural land in the ALR.	Agriculture in the OCP.	A-1
West (Across Old McLellan Road):	Single family residential homes on half-acre type lots.	Half Acre Cluster	CD (By-law No. 15357)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 16552 Old McLellan Road. The subject property is zoned Comprehensive Development Zone (By-law No. 16325B) and is designated Suburban in the Official Community Plan and Half-Acre Cluster in the West Cloverdale South Neighbourhood Concept Plan (NCP).

- The subject property was created as part of a larger application, which included an Official Community Plan amendment, Neighbourhood Concept Plan amendment, Rezoning, Development Permit and Heritage Revitalization Agreement to allow for a subdivision of 36 single family residential lots, dedication of open space and the relocation and restoration of the Charles Bell House, under Application No. 7905-0019-00.
- The original Official Community Plan Amendment By-law (No. 16325A) and Rezoning By-law (No. 16325B) received Final Adoption on June 26, 2007. However, only 26 lots (including the subject lot) were created at the time, as the majority of Lot 26 falls within the floodplain. Engineering staff were concerned that the placement of fill on Lot 26 could impact adjacent property owners. Without further technical analysis, Engineering staff could not provide support for allowing Lot 26 to be subdivided.
- The applicant was advised that if he wished to proceed with the subdivision on remnant Lot 26, he would be required to provide a floodplain analysis to deal with these issues. This information has since been provided and reviewed by Engineering Department staff. Surrey Engineering has indicated that the proposed subdivision of Lot 26 may proceed on the condition that the applicant complete the Engineering requirements identified in the Engineering comments (Appendix IV).

Current Application

- The current application is to subdivide Lot 26 (the subject property) into 11 single family lots as Phase II of the original 36-lot subdivision proposal.
- The proposed lots comply with the lot area (1,000 square metres) and lot depth (29.0 metre) requirements of the CD Zone (By-law No. 16325B), which governs the subject lot. However, a development variance permit is required to reduce the lot width of proposed Lots 2 to 8 to 20.0 metres (66 ft.) (see By-law Variance section).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Section K of Comprehensive Development By-law No. 16325B, to reduce the lot width for proposed Lots 2 to 8, from 24 metres (80 ft.) to 20 metres (66 ft.).

Applicant's Reasons:

- The proposed reduction in lot widths is the same as previously proposed under Application No. 7905-0019-00 (Appendix II).

Staff Comments:

- The minimum lot width of 20 metres (66 ft.) should have been reflected in the Comprehensive Development By-law which received final adoption on June 26, 2007.

- The proposed lot width reduction does not affect the overall density and the lots comply with the minimum lot area and lot depth of CD By-law No. 16328B.
- Staff can support the proposed 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.	Original Subdivision Layout under Application No. 7905-0019-00
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	Development Variance Permit No. 7907-0364-00

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: Joe Dhaliwal
 Address: #305 - 9288 - 120 Street
 Surrey, BC
 V3V 4B8
 Tel: 604-583-0505

2. Properties involved in the Application
 - (a) Civic Address: 16522 Old McLellan Road

 - (b) Civic Address: 16522 Old McLellan Road
 Owner: 57th Avenue Developments Ltd.
 PID: 027-256-049
 Lot 26 Section 12 Township 2 New Westminster District Plan BCP31792

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7907-0364-00.

SUBDIVISION DATA SHEET

Existing Zoning: CD (By-law No. 16325B)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.1 acres
Hectares	1.26 hectares
NUMBER OF LOTS	
Existing	1
Proposed	11
SIZE OF LOTS	
Range of lot widths (metres)	20 m to 28 m
Range of lot areas (square metres)	1,000 m ² to 1,270 m
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.49 uph/2.2 upa (overall Suburban area)
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres) (provided under 7905-0019-00)	8,430 m ²
% of Gross Site	18%
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT (provided under 7905-0019-00)	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention (provided under 7905-0019-00)	YES
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot Width	YES