

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0199-00

Planning Report Date: March 9, 2009

PROPOSAL:

- **Development Variance Permit**

in order to reduce road dedication requirements for 87A Avenue and to reduce lot depth and front setback for proposed Lot 1 to permit a 5-lot subdivision.

LOCATION:

8740 - 158 Street

OWNERS:

Ryan Amit Parmar, Yashpal Inderjit Parmar et al

ZONING:

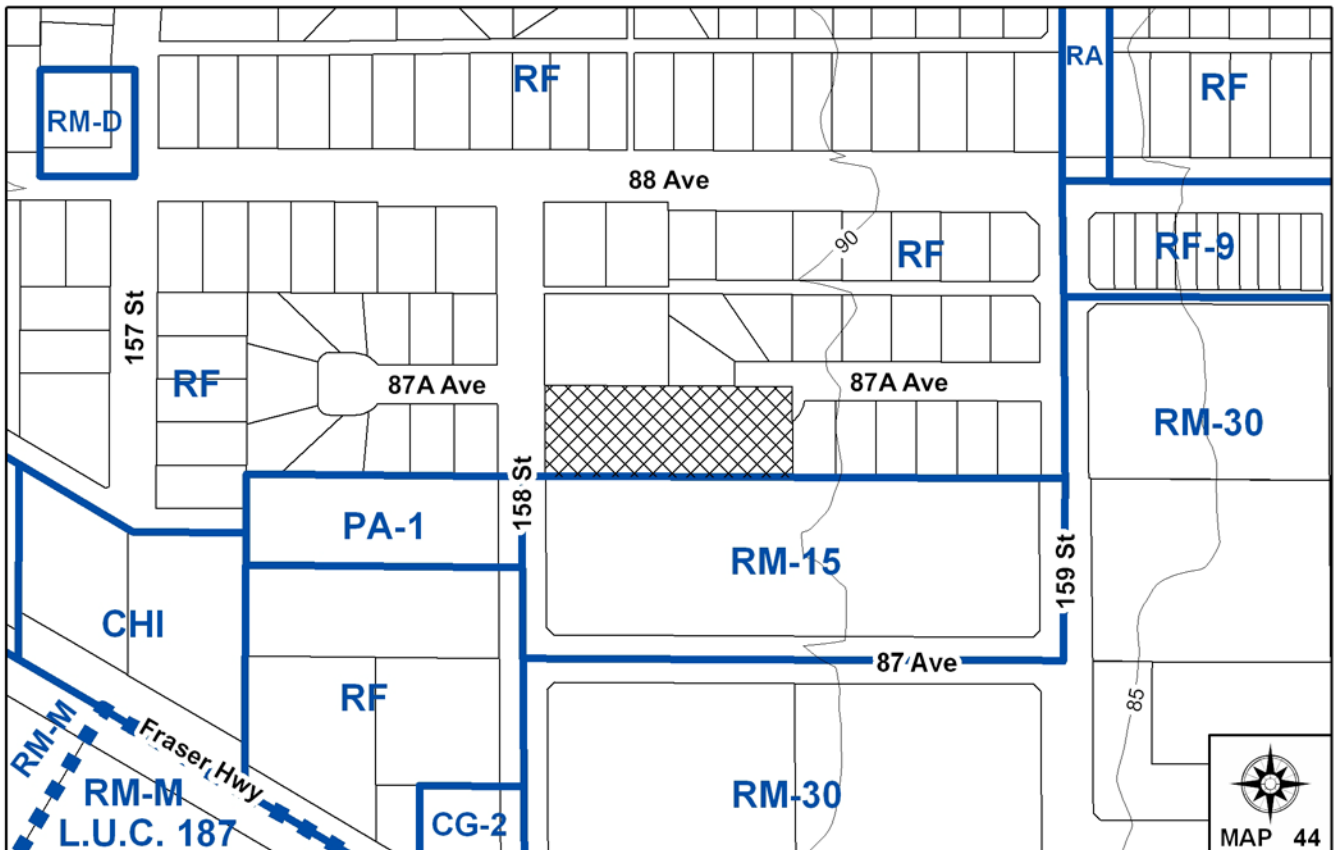
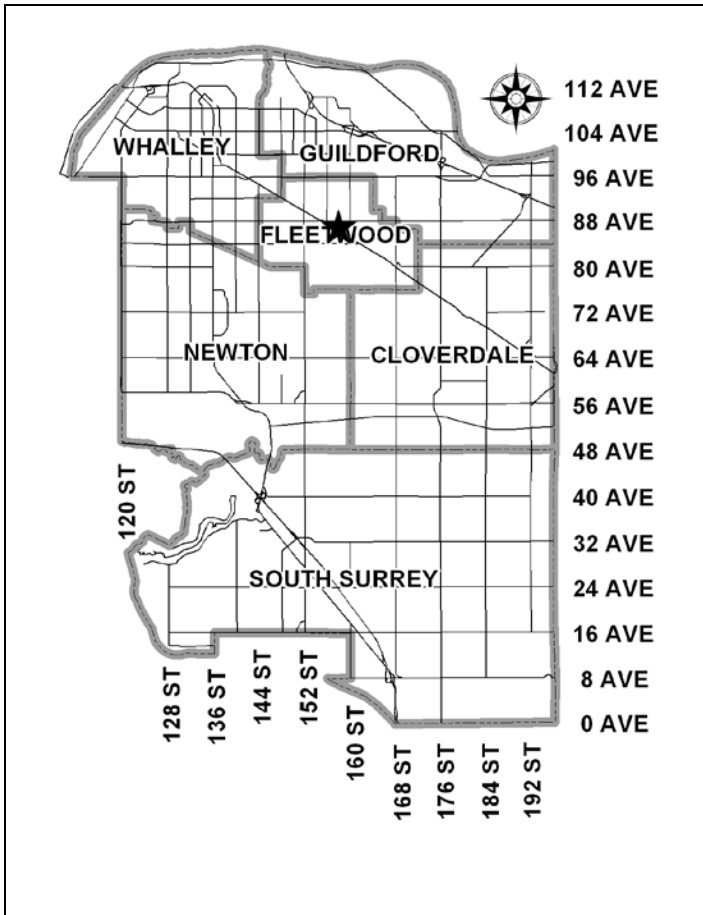
RF

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Fleetwood Town Centre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduction of the cul-de-sac bulb dedication.
- Seeking reduction of the lot depth for proposed Lot 1.
- Seeking reduced front yard setback for proposed Lot 1.

RATIONALE OF RECOMMENDATION

- The proposed variance to the road dedication facilitates a 22-metre (72 ft.) lot depth which is similar to the RF-12 Zone requirements.
- The applicant has provided documentation that the 22-metre (72 ft.) lot depth will accommodate an adequate rear yard.
- The proposed variance to the front yard setback will create an improved building envelope for proposed Lot 1.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0199-00, (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the cul-de-sac bulb dedication requirement in the Subdivision & Development By-law from a 28-metre (92 ft.) diameter to a 27.04-metre (89 ft.) diameter;
 - (b) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 22 metres (72 ft.) for proposed Lot 1; and
 - (c) to reduce the front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 1.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: One single family dwelling which is to be retained.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family residential lots.	Single Family	RF
East:	Single family residential lots.	Single Family	RF
South:	Townhouses	Low Density Townhouses	RM-15
West (Across 158 Street):	Single family residential lots.	Single Family	RF

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 8740 – 184 Street and is zoned "Single Family Residential Zone (RF)." It is designated Urban in the Official Community Plan (OCP) and Single Family in the Fleetwood Town Centre Plan. A single family house currently exists on the site.

- A development application has been submitted to subdivide the subject lot into 5 RF lots. The applicant proposes to retain the existing house on proposed Lot 4 but will remove the carport.
- In order to develop a third lot off of the cul-de-sac at the end of 87A Avenue, the applicant has applied for a Development Variance Permit to:
 - (a) Reduce the cul-de-sac bulb diameter from 28 metres (92 ft.) to 27.04 metres (89 ft.);
 - (b) Reduce the lot depth of proposed Lot 1 from 28 metres (92 ft.) to 22.0 metres (72 ft.); and
 - (c) Reduce the front yard setback for proposed Lot 1 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the cul-de-sac road dedication requirements of Drawing Number SSD – R.13 of Supplementary Standard Drawings of Schedule A of Subdivision and Development By-law, 1986, No. 8830, of a Local Road from a 28-metre (92 ft.) diameter to a 27.04-metre (89 ft.) diameter.

Applicant's Reasons:

- Due to the offset cul-de-sac a creative layout was required for the proposed subdivision.
- The reduced cul-de-sac bulb will provide for a 22-metre (76 ft.) lot depth which is similar to the RF-12 Zone requirement for lot depth.

Staff Comments:

- The reduced cul-de-sac bulb diameter will not impact servicing or pavement width.
- Fire Department vehicles are able to turn around adequately.
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the lot depth of the RF Zone from 28 metres (92 ft.) to 22 metres (72 ft.) for proposed Lot 1.

Applicant's Reasons:

- The variance will allow for an additional lot to be developed on the 87A Avenue cul-de-sac.
- The 22-metre (72 ft.) lot depth is similar to the RF-12 Zone.

Staff Comments:

- The Approving Officer is not authorized to permit relaxation to lot depth.
- The proposed relaxation in lot depth is required to create the third lot on the 87A Avenue cul-de-sac.
- Proposed Lot 1 is approximately 592 square metres (6,372 sq. ft.) in area which is above the minimum 560-square metre (6,027 sq.ft.) minimum requirement of the RF Zone.
- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. to perform a footprint analysis which found proposed Lot 1 to be buildable while providing a 7.5-metre (25 ft.) back yard (Appendix II).
- Staff support the requested variance.

(c) Requested Variances:

- To reduce front yard setback on proposed Lot 1 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.).

Applicant's Reasons:

- Due to the reduced footprint area the additional one metre in building footprint will allow for a powder room and laundry room to be placed behind the garage. This will allow for a much more functional layout.

Staff Comments:

- The requested relaxation still allows sufficient driveway length.
- 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 and Survey Plan
Appendix II.	Proposed Subdivision Layout and Footprint Analysis
Appendix III.	Development Variance Permit No. 7908-0199-00

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: Yashpal Parmar
 Address: 1170 - 21331 Gordon Way
 Richmond, BC
 V6W 1J9
 Tel: 604-551-5050

2. Properties involved in the Application
 - (a) Civic Address: 8740 - 158 Street

 - (b) Civic Address: 8740 - 158 Street
 Owners: Ryan Amit Parmar, Yashpal Inderjit Parmar, Samarjit
 Kaur Parmar and Kalwam Singh Manhas
 PID: 010-764-666
 Lot 10 Section 26 Township 2 New Westminster District Plan 2824

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7908-0199-00.

SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0 ac
Hectares	0.404 ha
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	15.0 m - 19.2 m
Range of lot areas (square metres)	596 sq.m. - 830 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.5 upha/5 upa
Lots/Hectare & Lots/Acre (Net)	13.7 upha/5.6 upa
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)	
% 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	YES
Works and Services	NO
Building Retention	NO
Front Yard Setback	YES