

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 File: 7908-0227-00

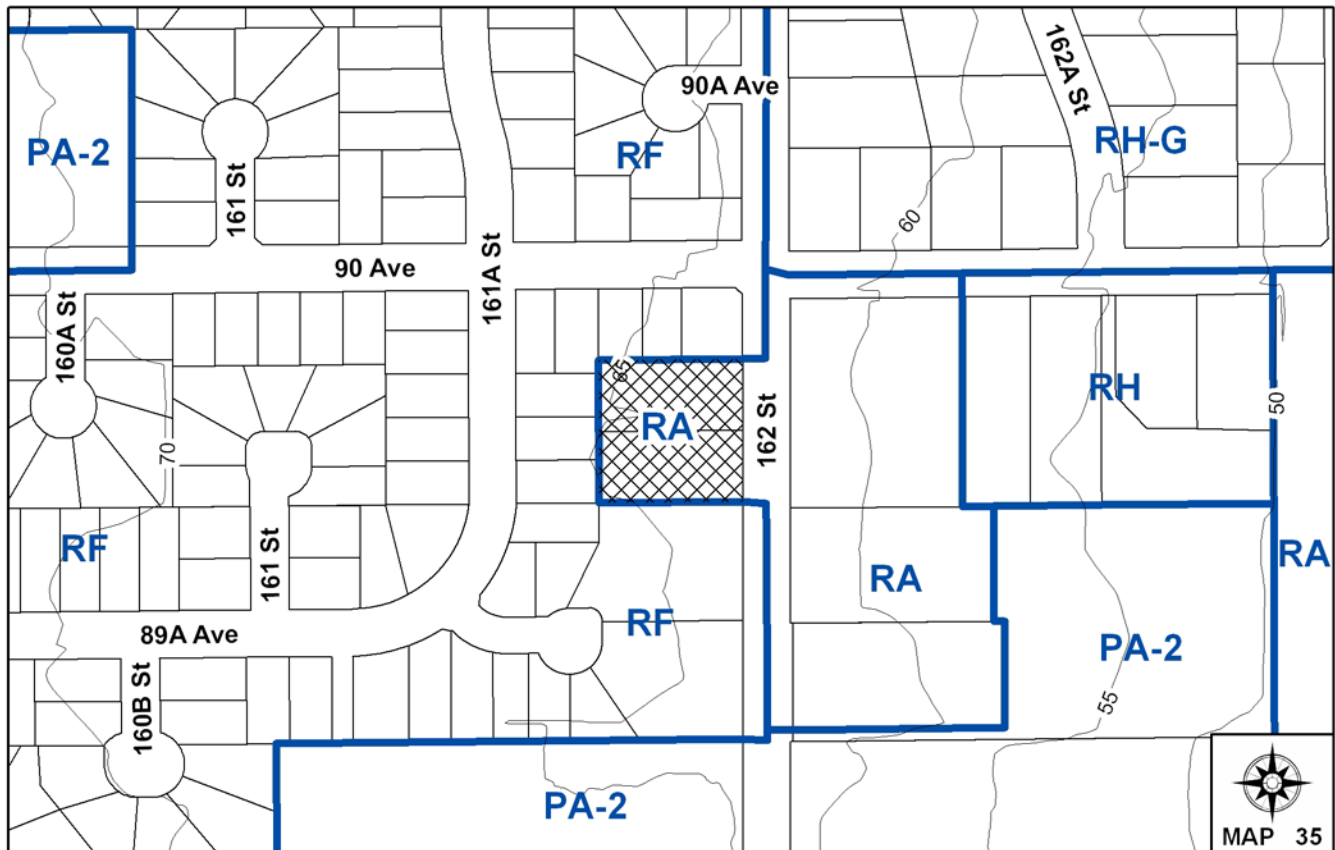
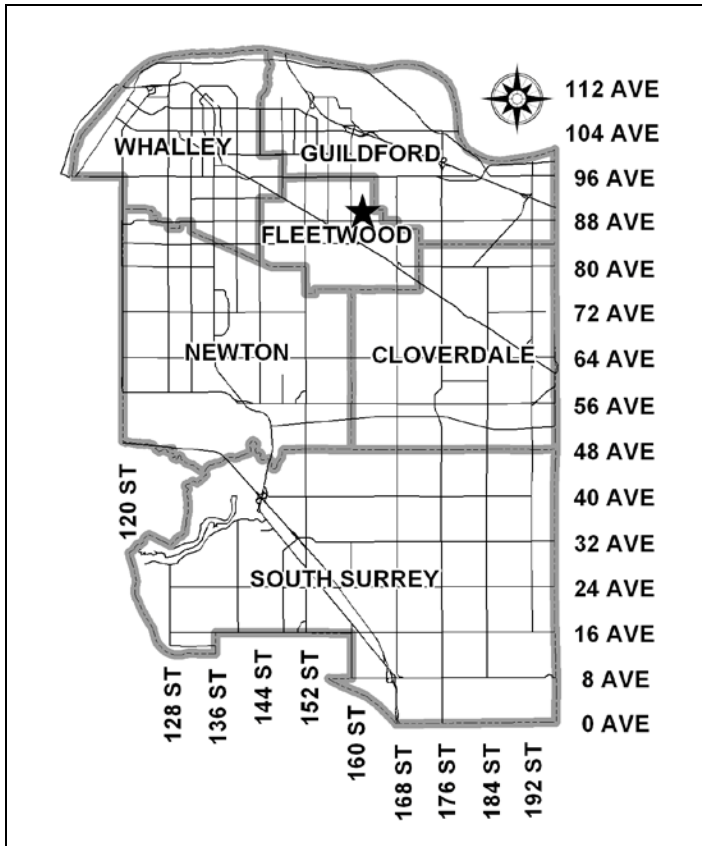
Planning Report Date: February 9, 2009

**PROPOSAL:**

- Rezoning from RA to RF
- Development Variance Permit

in order to allow subdivision into four single family lots and relocate the two existing houses.

**LOCATION:** 8959 and 8969 - 162 Street  
**OWNERS:** Prabjot Grewal, Parmjeet Grewal et al  
**ZONING:** RA  
**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduction in front yard and rear yard setbacks for existing houses to be relocated to proposed Lots 2 and 3.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed subdivision conforms to the City's infill policy.
- The proposed lot widths provide a suitable transition from the Suburban designated lands across 162 Street to the east.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7908-0227-00, (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to vary the RF Zone to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.), the minimum north rear yard setback from 7.5 metres (25 ft.) to 2.57 metres (8 ft.), and the minimum west rear yard setback from 7.5 metres (25 ft.) to 4.00 metres (13 ft.) for proposed Lot 2; and
  - (c) to reduce the minimum south rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.55 metres (15 ft.) for proposed Lot 3.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) relocation or removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant to ensure that proposed Lots 1 and 4 gain driveway access from the cul-de-sac; and
  - (f) issuance of Development Variance Permit No. 7908-0227-00.

## REFERRALS

Engineering:

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

School District:

**Projected number of students from this development:**

1 Elementary student at Serpentine Heights Elementary School  
 1 Secondary student at North Surrey Secondary School

(Appendix IV)

**SITE CHARACTERISTICS**

Existing Land Use: Two single family dwellings on two half-acre lots which are intended to be relocated on the site.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East (Across 162 Street):	Acreage residential lot under Application No. 7908-0161-00 to create 6 single family lots zoned CD (based on RH-G).	Suburban	RA
South:	Two over-sized single family lots under Application No. 7907-0276-00 to create 7 single family lots.	Urban	RF
West:	Single family dwellings.	Urban	RF

**DEVELOPMENT CONSIDERATIONS**

- The subject property is located on the west side of 162 Street, north of 88 Avenue. It is designated Urban in the Official Community Plan (OCP) and the site is currently zoned One Acre Residential (RA).
- The applicants are proposing to rezone the subject property to Single Family Residential Zone (RF) to allow subdivision into four single family lots.
- There is an existing dwelling located on each of the subject properties. The dwellings are in very good condition, and the applicants are proposing to relocate these dwellings to proposed Lots 2 and 3. A Development Variance Permit is requested for setbacks in order to relocate the existing houses to proposed Lots 2 and 3 (see By-law Variance section).

### Proposed Subdivision Layout

- All four lots conform to the minimum requirements of the RF Zone in terms of lot area, width and depth. These proposed lots range in size from 609 sq.m. (6,555 sq.ft.) to 850 sq.m. (9,149 sq.ft.), and will have lot widths of 18.9 metres (62 ft.) along 162 Street to approximately 20 metres (65 ft.) around the cul-de-sac.
- Several other properties in the vicinity of the subject site are currently under application.
- Immediately south of the subject site, a Preliminary Layout Approval (PLA) letter has been issued for Subdivision Application No. 7907-0276-00, where two over-sized lots are proposed to be subdivided into 7 RF lots. Of the 7 lots, 5 will front 162 Street and will have lot widths ranging from 15.9 metres (52 ft.) to 21.4 metres (70 ft.), and have lot areas of approximately 560 sq.m (6,020 sq.ft.).
- Across 162 Street to the east from the subject site, Application No. 7908-0161-00 has been submitted, which proposes to rezone the lot from RA to CD (based on RH-G) to create 6 lots. This application is currently pre-Council.
- The subject site is located within an infill area. The proposed lot widths fronting 162 Street are 18.9 metres (62 ft.), which will complement the widths of the proposed lots located immediately to the south and across 162 Street.
- The subject application proposes the dedication and construction cul-de-sac for access to proposed Lots 2 and 3. Although access to proposed Lots 1 and 4 could be gained from either the cul-de-sac or from 162 Street, the Engineering Department has required access to be limited to the cul-de-sac only.
- The applicants are proposing to relocate the existing dwellings to proposed Lots 2 and 3. Although the houses conform to the maximum lot coverage and density permitted in the RF Zone, the dwellings will encroach into the front yard and rear yard setback requirements of the RF Zone due to their configuration. As such, the applicants are requesting a Development Variance Permit for setbacks on proposed Lots 2 and 3 (see By-law Variance section).

### Design Guidelines

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme, dated December 6, 2008. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision.
- Basement-entry homes and secondary suites are not permitted.

### Lot Grading and Tree Preservation

- Preliminary lot grading plans were prepared and submitted by CitiWest Consulting Ltd. The plans were reviewed by staff and found acceptable.
- Basements can be achieved on all four lots with minimal cut or fill.

- C. Kavolinas and Associates Inc. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by City staff and require revisions prior to Final Approval.
- The chart below provides a summary of the on-site tree retention and removal by species:

<b>Tree Species</b>	<b>Total No. of Trees</b>	<b>Total Proposed for Retention</b>	<b>Total Proposed for Removal</b>
Alder	1	0	1
Alanthus	1	0	1
Cedar	7	7	0
Cherry	1	0	1
Douglas Fir	3	3	0
Juniper	1	0	1
Kastura	1	1	0
Maple	2	0	2
Paper Birch	1	0	1
Walnut	3	0	3
<b>Total</b>	<b>21</b>	<b>11</b>	<b>10</b>

- According to the tree summary, 21 mature trees are identified on the subject site with 10 of them to be removed (Appendix VI) because they are either located within a proposed building envelope, or within the road right-of-way.
- Based on the Tree Protection Bylaw (No. 16100), 19 replacement trees are required. The total number of replacement trees being proposed is 11, resulting in an average of 5.75 trees per lot. The applicant is required to contribute to the City Green Tree Fund, as a result of the shortfall in 8 replacement trees.

### PRE-NOTIFICATION

Pre-notification letters were sent on September 18, 2008 and staff received one phone call with the following comments (*staff comments in italics*):

- The caller asked about the proposed layout for the subject site and whether the development will be panhandles or if the applicants will dedicate and construct a road.

*(Staff explained to the caller that as part of this development application, a 16.5-metre wide cul-de-sac will be dedicated.)*

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variance:

- To relax the setback provisions of the RF Zone for propose Lot 2, as follows:
  - Reduce the front yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.);
  - Reduce the north rear yard setback from 7.5 metres (25 ft.) to 2.57 metres (8 ft.); and
  - Reduce the west rear yard setback from 7.5 metres (25 ft.) to 4.00 metres (13 ft.).

## Applicants' Rationale:

- The applicants would like to retain the two existing dwellings and relocate them to the two westerly proposed lots.
- The dwellings are in good condition and should be retained.
- The applicants have obtained letters of support from a number of adjacent property owners.

## Staff Comments:

- Proposed Lot 2 is of an irregular shape, and has two rear lot lines.
- The configuration of proposed Lot 2 is such that reduced setbacks will still maintain an adequately sized rear yard, and the proposed house siting will have minimal impact on adjacent lots.
- The dwelling currently located on the northern subject lot is single storey and minimal fill is proposed for proposed Lot 2. Thus, the proposed dwelling elevation will not negatively impact neighbouring dwellings.
- Due to the footprint shape of the existing dwelling, it is not possible to relocate the dwelling without requiring setback variances. The applicant has gone through a number of iterations of the subdivision layout to reduce the number of setback relaxations required.
- The applicant is requesting a relaxation of the north rear property line to 2.57 metres (8 ft.). Due to the shape of proposed Lot 2, the south rear yard acts similar to a side yard.
- Due to the bay windows at the rear of the building, the dwelling will be located 4 metres (13 ft.) from the west rear property line at its narrowest point. However, the active rear yard space of this lot will be approximately 7.0 metres (23 ft.) or greater.
- Although the house requires variances for setback relaxations, it is a single-storey dwelling and on proposed Lot 2, will be below the maximum 0.48 Floor Area Ratio (FAR) and 40% lot coverage provisions of the RF Zone. The FAR for the dwelling on proposed Lot 2 will be 0.32 and the lot coverage will be 32%.
- The applicant is requesting a front yard relaxation to 5.5 metres (18 ft.) for the garage and driveway. The remainder of the house exceeds the minimum 7.5-metre (25 ft.) front yard setback.

- In Part 5, Off-Street Parking and Unloading of the Zoning By-law, the minimum length of a parking stall is 5.5 metres (18 ft). The applicant is proposing a front yard relaxation to 5.5 metres (18 ft) for the double garage. The resulting driveway length is sufficient to park a vehicle in front of the garage. As such, staff support the front yard relaxation to 5.5 metres (18 ft).
- Staff support the variances requested.

(b) Requested Variance:

- To reduce the south rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.55 metres (15 ft.) for proposed Lot 3.

Applicants' Rationale:

- The applicants would like to retain the two existing dwellings and relocate them to the two westerly proposed lots.
- The dwellings are in good condition and should be retained.
- The applicants have obtained letters of support from a number of adjacent property owners.

Staff Comments:

- Proposed Lot 3 is of an irregular shape and has two rear lot lines.
- The configuration of proposed Lot 3 is such that reduced setbacks will still maintain an adequately sized rear yard, and the proposed house siting will have minimal impact on adjacent lots.
- The applicant is requesting a south rear yard relaxation to 4.55 metres (15 ft.). Due to the shape of proposed Lot 3, the south rear yard acts similar to a side yard.
- Although the house to be relocated to proposed Lot 3 requires a variance for setback relaxation, it will be below the maximum 0.48 Floor Area Ratio (FAR) and 40% lot coverage provisions of the RF Zone. The FAR for the dwelling on proposed Lot 3 will be 0.37 and the lot coverage will be 26%.
- Staff support this variance request



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.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7908-0227-00

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:                      Dexter Hirabe, CitiWest Consulting Ltd.  
                         Address:                      #101, 9030 King George Highway  
                                                              Surrey, BC  
                                                              V3V 7Y3  
                         Tel:                                      604-591-2213

2.      Properties involved in the Application

- (a)      Civic Address:                      8959 and 8969 - 162 Street
- (b)      Civic Address:                      8959 - 162 Street  
                         Owners:                                      Sarah Malik and Jawaid Malik  
                         PID:    001-614-908  
                         Lot 9 Section 36 Township 2 New Westminster District Plan 10949
- (c)      Civic Address:                      8969 - 162 Street  
                         Owners:                                      Prabjot Grewal and Parmjeet Grewal  
                         PID:    005-116-473  
                         Lot 8 Section 36 Township 2 New Westminster District Plan 10949

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to rezone the property.
- (b)      Proceed with Public Notification for Development Variance Permit No. 7908-0227-00.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.9095 ac
Hectares	0.3680
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	18.96 m - 25 m
Range of lot areas (square metres)	610 m <sup>2</sup> - 849 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	10.86 lots/ha
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	60%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<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 - Setbacks	YES
Others	NO