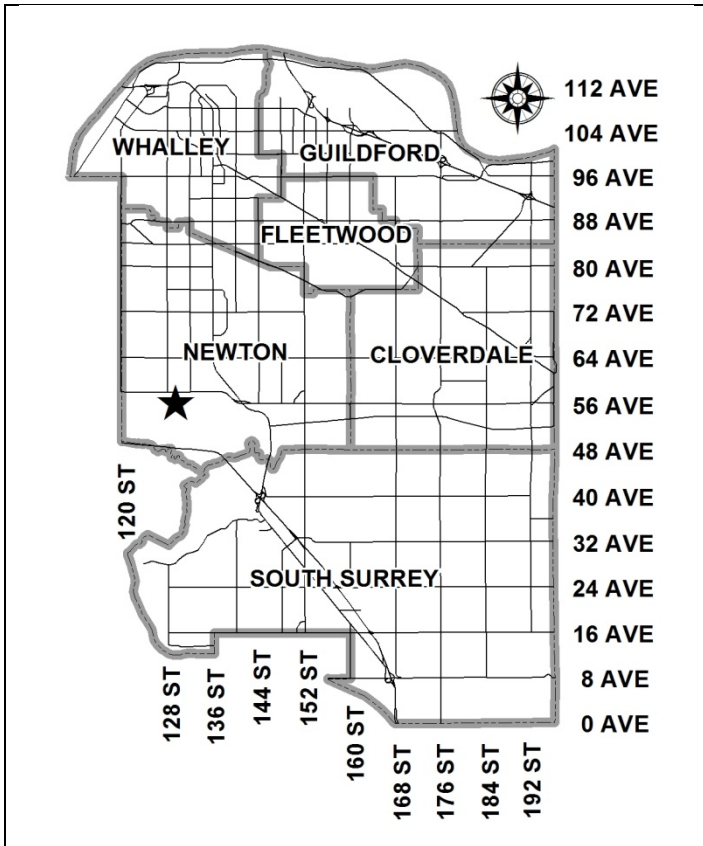


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0058-00

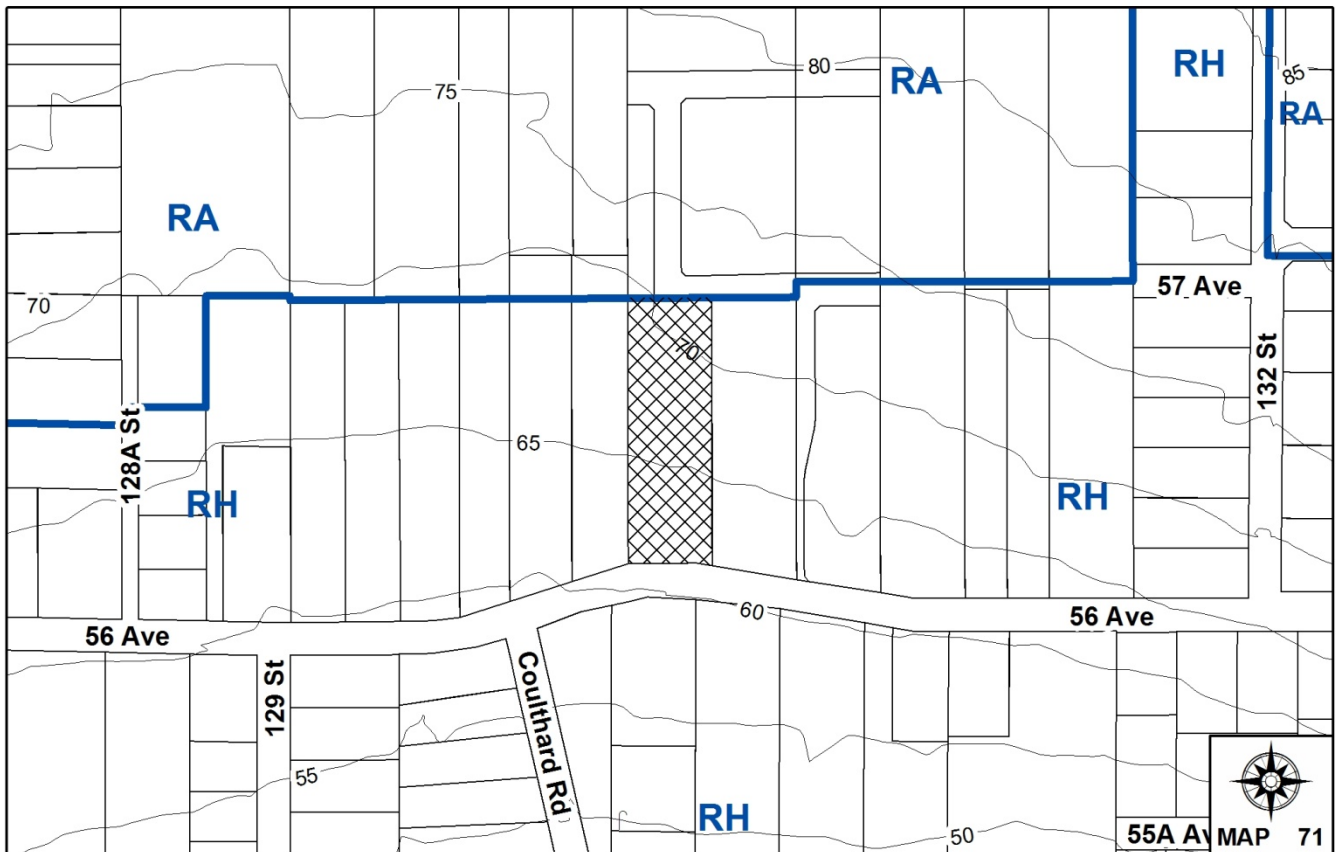
Planning Report Date: November 5, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to allow subdivision into three (3) half-acre single family lots.

LOCATION: 13013 - 56 Avenue
OWNER: Tarlochan Kandola
 Jaspal Kandola
ZONING: RH
OCB DESIGNATION: Suburban
LAP DESIGNATION: Suburban Residential Half Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes reduced lot widths for proposed Lots 1 and 2 in a three-lot, half-acre residential subdivision.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with LAP Designation.
- All lots in the proposed subdivision exceed the minimum lot size requirement of the RH Zone, with proposed Lot 3 being significantly oversized.
- An alternate layout without a variance is possible, but it would include a panhandle lot and the West Panorama Ridge Ratepayers' Association is not supportive of panhandle lots. The Association has stated that the reduced lot width for two proposed lots is preferable to the creation of a panhandle lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7911-0058-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the minimum lot width of the RH Zone allowed from 30.0 metres (100 ft.) to 25.5 metres (83 ft.) for proposed Lots 1 and 2.

REFERRALS

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

Parks, Recreation & Culture: Parks will acquire the north-west corner of the property for parkland and requires that fencing along the park boundary be permeable and no taller than 1.2 metres.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
All directions:	Single family residential lots	Suburban in the OCP. Suburban Residential Half Acre in the West Panorama Ridge Local Area Plan.	RH

DEVELOPMENT CONSIDERATIONSSubdivision Proposal

- The subject site is located in West Panorama Ridge and is 0.82 hectare (2 acres) in size.
- The applicant proposes a 3-lot subdivision under the existing “Half-Acre Residential (RH) Zone” (see Appendix II for the proposed layout).
- The proposed lots range in size from 1,865 m² (20,075 ft²) to 3,399 m² (36,588 ft²), exceeding the minimum lot size of 1,858 m² (20,000 ft²) required in the RH Zone.
- The largest lot will be located on 56 Avenue in order to maintain its estate character as the primary through-road in West Panorama Ridge.

- Because the proposed subdivision will create only two new lots, as per section 941 of the *Local Government Act*, the subdivision is not subject to the 5% parkland requirement.
- A small triangular portion of the site, totaling approximately 290 m² (3,121 ft²) will be acquired by the City to complete the edge of a designated park. A portion of this park has already been dedicated to the north under Application No. 7906-0051-00, and additional land will be acquired as neighbouring lands develop.
- Engineering requirements and other development-related requirements will be included in the Preliminary Layout Approval (PLA) letter and addressed as conditions of the subdivision.

Development Variance Permit

- A variance is sought for lot width on the two proposed lots that will front 57 Avenue. The applicant requests a relaxation from the RH Zone minimum of 30.0 m (98 ft) to 25.5 m (83 ft).
- A width relaxation would permit two lots to be created side-by-side on 57 Avenue. Subject to the Approving Officer's discretion, the same number of lots could be created by using a panhandle configuration and would not require a variance.
- The West Panorama Ridge Ratepayers' Association is generally not supportive of panhandle lots in this neighbourhood. In this case, the Association has stated that the reduced lot width is preferable to the creation of a panhandle lot.
- Because a portion of the property will be acquired for parkland, the frontage of proposed Lot 1 is only 9.5 m (31 ft). This is the narrowest part of the lot. It widens to the proposed minimum lot width of 25.5 m.

Tree Survey and Tree Preservation Plan

- The applicant has submitted an arborist report prepared by Mike Fadum and Associates Ltd. The plan is under review by the City Landscape Architect.
- The chart below provides a preliminary summary of tree retention and removal by species:

Tree Species	Total No. of Trees (on-site)	Total Proposed for Retention (on-site)	Total Proposed for Removal (on-site)
Red Alder	3	0	3
Douglas Fir	13	5	8
Plum	2	0	2
Falsecypress	8	8	0
Dogwood	1	1	0
Copper Beech	1	0	1
Yellow Cedar	1	1	0
Red Oak	1	1	0
Colorado Blue Spruce	1	0	1
Total	31	16	15

Table 1: Tree Species and Numbers of Trees Proposed for Retention and Removal

- The arborist report identifies 31 trees on the subject property and proposes retention of approximately 16 trees.
- The trees proposed for removal are either in poor health or located within the building envelope or driveway path.

Building Scheme and Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines.
- A preliminary lot grading plan, submitted by HY Engineering, has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum lot width of the RH Zone from 30.0 metres (100 ft.) to 25.5 metres (83 ft.) for proposed Lots 1 and 2.

Applicant's Reasons:

- All three lots in the proposed subdivision will be larger than the minimum lot size required in the RH Zone.
- The two lots could be created using a panhandle configuration, which would not require a variance.
- The reduced lot width will allow more conventional lots to be created on 57 Avenue.

Staff Comments:

- The proposed variance allows the subdivision to proceed without the use of panhandle lots.
- 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. 7911-0058-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

MJ/kms

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SUBDIVISION DATA SHEET

Existing Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.04
Hectares	0.83
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	25.6m – 51.2m
Range of lot areas (square metres)	1,865 m ² – 3,399 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	3.6 uph, 1.5 upa
Lots/Hectare & Lots/Acre (Net)	3.9 uph, 1.6 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND (TO BE ACQUIRED)	
Area (square metres)	289
% of Gross Site	3.5%
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot width	YES



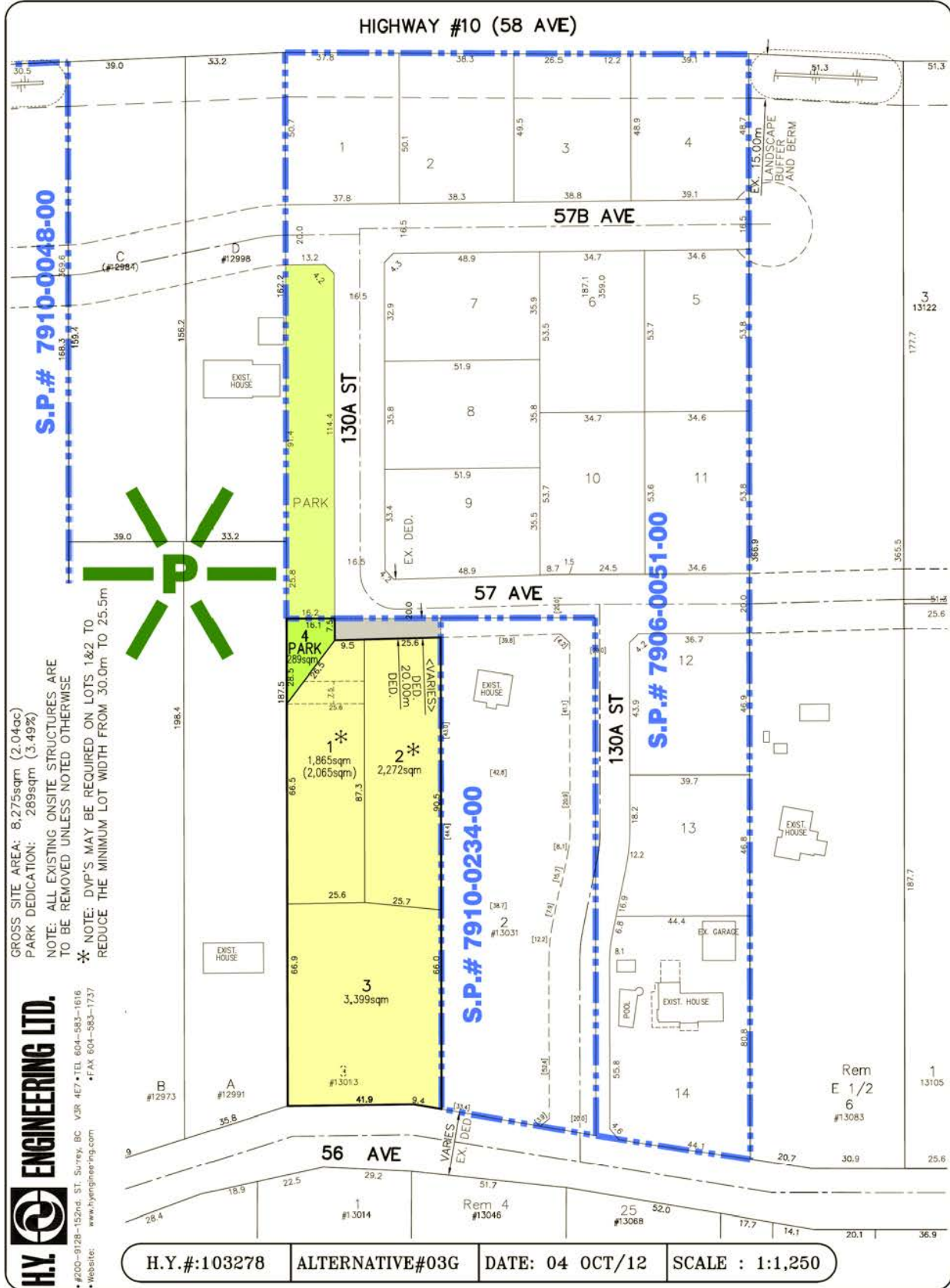
Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT Appendix II

File No: 7911-0058-00
 MAP #: 071
 EXIST. ZONE: RH
 PROP. ZONE: RH



CIVIC ADDRESS: #13013 - 56 AVE., SURREY, BC
 LEGAL: LOT 3, SECTION 8, TOWNSHIP 2, N.W.D., PLAN 15772



GROSS SITE AREA: 8,275sqm (2.04ac)
 PARK DEDICATION: 289sqm (3.49%)
 NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE
 * NOTE: DVP'S MAY BE REQUIRED ON LOTS 1&2 TO REDUCE THE MINIMUM LOT WIDTH FROM 30.0m TO 25.5m

H.Y. ENGINEERING LTD.
 #200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL: 604-583-1616
 • FAX: 604-583-1737
 Website: www.hyengineering.com

H.Y.#:103278 ALTERNATIVE#03G DATE: 04 OCT/12 SCALE : 1:1,250

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\103278\PLANNING\AL TO3G.DWG

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0058-00

Issued To: TARLOCHAN KANDOLA
JASPAL KANDOLA

("the Owner")

Address of Owner: 12741 - 97A Avenue
Surrey, BC
V3V 2H7

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-131-451
Lot 3 Section 8 Township 2 New Westminster District Plan 15772

13013 - 56 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

- (b) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:
-

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section K (3) of Part 14 Half-Acre Residential Zone (RH) the minimum lot width is decreased to 25. metres (83.7 ft.) from 30.0 metres (100 ft.) for Lots 1 and 2.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel. (604) 591-4441 Fax. (604) 591-2507

SURREY
 CITY OF PARKS

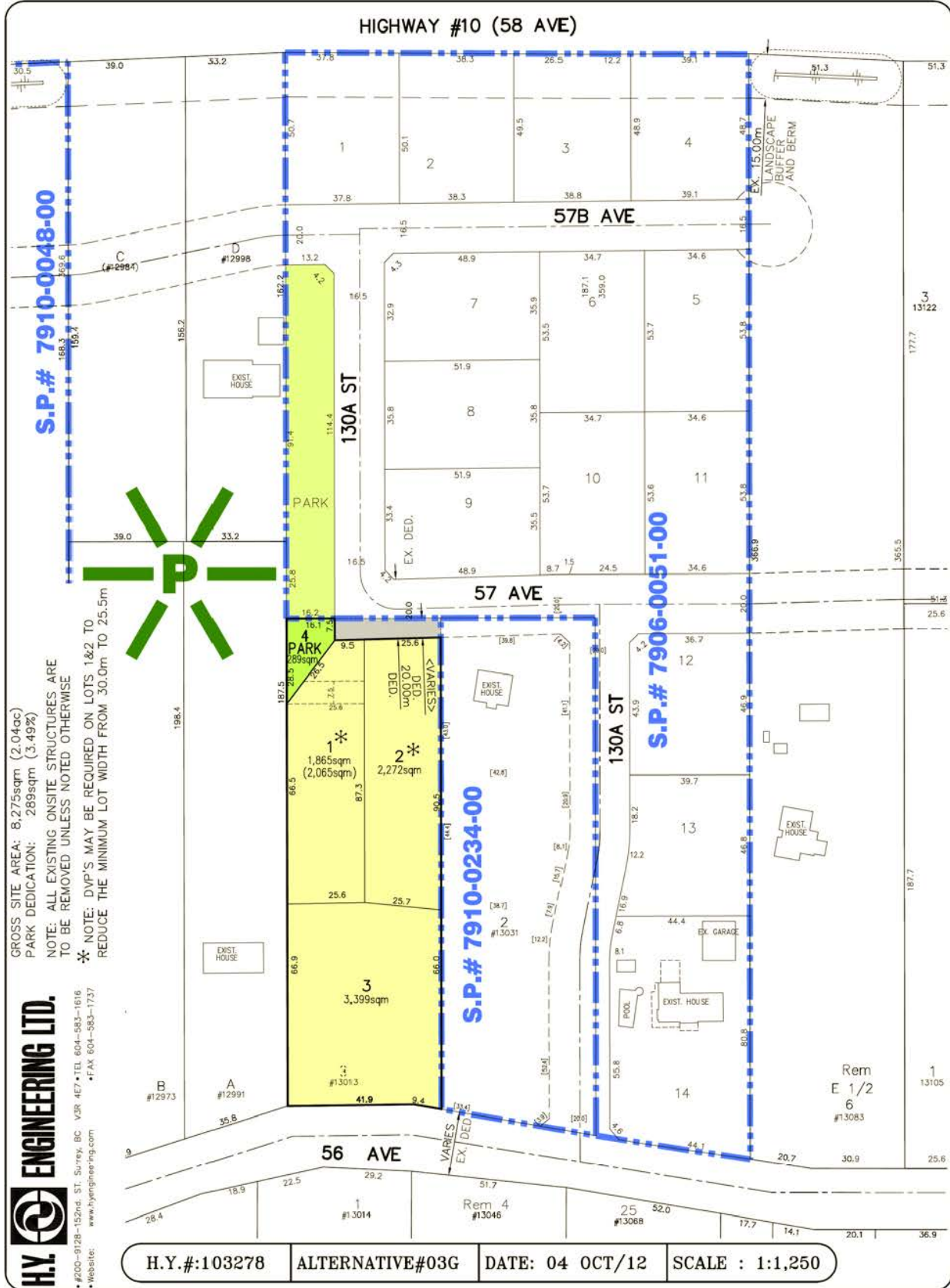
PROPOSED SUBDIVISION LAYOUT

7911-0058-00 (A)

File No: 7911-0058-00
 MAP #: 071
 EXIST. ZONE: RH
 PROP. ZONE: RH



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 LEGAL: LOT 3, SECTION 8, TOWNSHIP 2, N.W.D., PLAN 15772



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