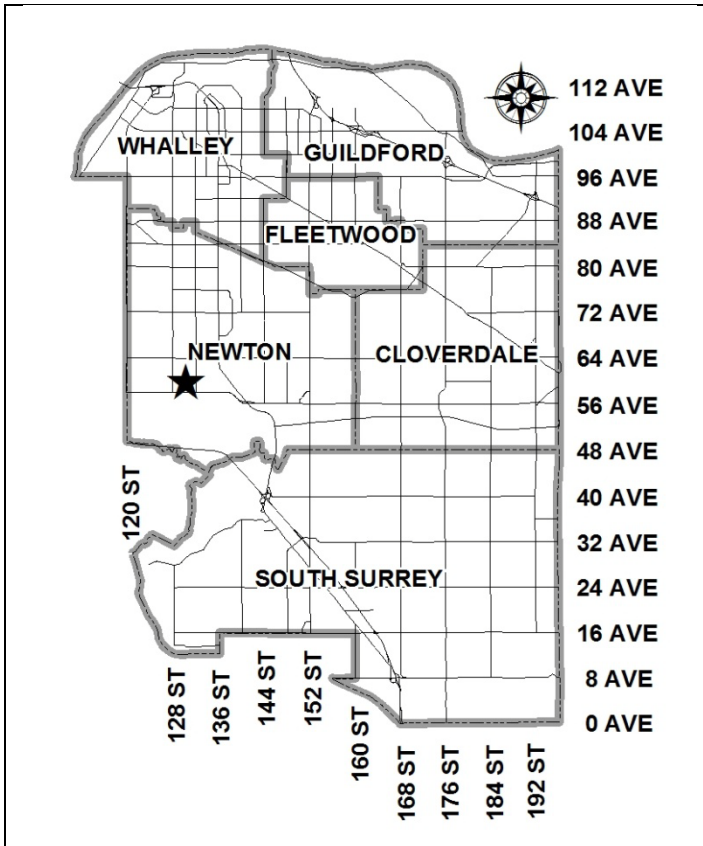


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0079-00

Planning Report Date: May 28, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to permit driveway access for 7 single family small lots from the front lot line instead of from the rear lane.

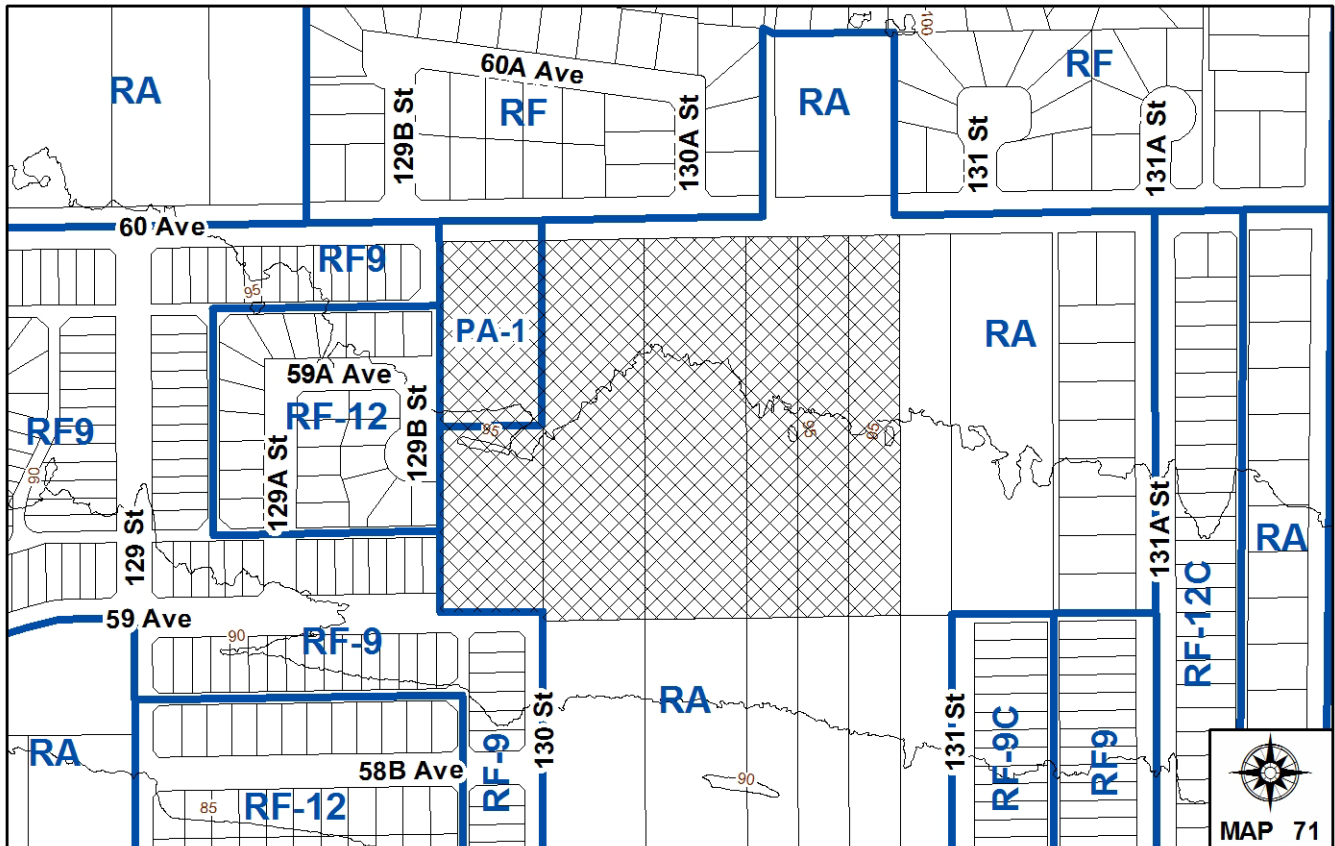
LOCATION: 12996, 13034, 13020, 13052, 13068, and 13076 - 60 Avenue

OWNER: 690174 BC Ltd et al.

ZONING: RF-12

OCB DESIGNATION: Urban

NCP DESIGNATION: Small Lot (10 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Development Variance Permit to allow driveway access for 7 single family small lots (RF-12 Zone) from the front lot line instead of from the rear lane.

RATIONALE OF RECOMMENDATION

- The proposed variances were previously approved by Council on March 9, 2009 under Development Variance Permit No. 7908-0099-00. The current application proposes the same variances, and is required because the previous Development Variance Permit No. 7908-0099-00 expired on March 9, 2012.
- The proposed variances are appropriate in order to maintain streetscape consistency.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0079-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary Section H.1 of Part 17A "Single Family Residential (12) Zone (RF-12)" to permit driveway access along the front of the lot where there is a lane up to or along the rear or side lot lines on Lots 6, 10, 11, 18, 19, 20 and 28.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: St. Michael's Anglican Church and single family homes on treed sites.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60 Avenue):	Single family homes and a church.	Urban/Single Family (6 upa) and Institutional/Church	RA and RF
East:	Single family homes.	Suburban/Small Lot with Lane (13 upa)	RA
South:	Park under construction.	Neighbourhood Park	RA
West:	Single family homes.	Suburban/ Small Lot (10 upa) and Small Lot (13 upa with Lane	RF-12 and RF-9

DEVELOPMENT CONSIDERATIONS

- Council approved Development Variance Permit No. 7908-0099-00 on March 9, 2009 in order to permit driveway access for 7 single family small lots (RF-12 Zone) from the front lot line instead of from the rear lane.
- Development Variance Permit No. 7908-0099-00 was issued with the provision that it would lapse if the Owner did not register the associated Subdivision Plans at the Land Title's Office within three years after the date of issuance of the Development Variance Permit. It has taken longer than expected for the applicant to complete the conditions of approval of the associated Rezoning Application No. 7908-0099-00 and to complete the Subdivision Plans. Development Variance Permit No. 7908-0099-00 expired on March 9, 2012 and the current application has been submitted requesting the same variances.

- On May 7, 2012, the applicant completed the conditions of approval and received final approval of Rezoning Application No. 7908-0099-00. Everything is in order now for the Subdivision Plans to be registered at the Land Titles Office and Council to re-consider the request for Development Variance Permit under this current application No. 7912-0079-00.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To permit driveway accesses along the front lot lines of Lots 6, 10, 11, 18, 19, 20 and 28 where there is a lane up to or along the rear or side lot lines.

Justification for Variance:

- Under the provisions of the RF-12 Zone, where a lot abuts both a road and a lane, driveway access to the lot is only permitted from the lane. This regulation is to ensure that streetscapes are consistent within neighbourhoods where lots have both a lane and a frontage road. In the case of this subdivision, 7 lots (Lots 6, 10, 11, 18, 19, 20 and 28) have both a lane and a frontage road. The remaining 16 lots do not abut a lane, therefore restricting driveway access to the frontage roads. In order to maintain streetscape consistency, it is recommended that all the RF-12 lots obtain driveway access from the front lot line even where a lane exists.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Subdivision Layout
Appendix III.	Development Variance Permit No. 7912-0079-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

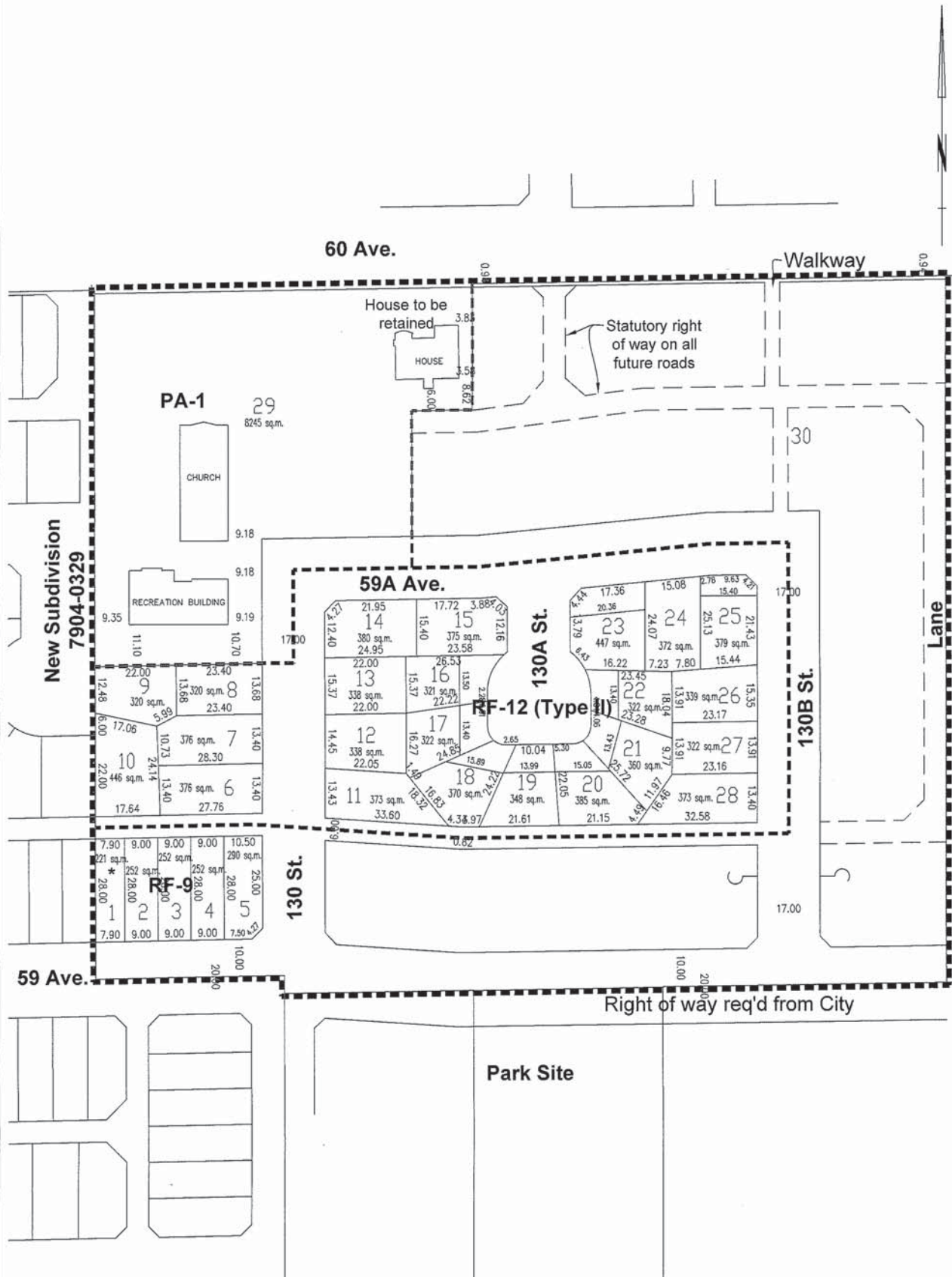
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\\file-server1\net-data\csdc\generate\areaproduct\save\12931147056.doc
. 5/24/12 10:57 AM

- (g) Civic Address: 13076 - 60 Avenue
Owner: Jaswant Sangha
Svender S Sangha
Ranjit S Sangha
Parmjit K Sangha
PID: 009-700-161
Lot "C" Section 8 Township 2 New Westminster District Plan 12355

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7912-0079-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



* Denotes RF-9 Type II lot
10 / 17% (33% permitted)

Subdivision Layout - Phase I

12996/13020/13034/13052/13068/13076 - 60 Ave.

7908-0099-00



HunterLaird
ENGINEERING LTD.

March 2010
#5993

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0079-00

Issued To: THE SYNOD OF DIOCESE OF NEW WESTMINSTER

Address: 580-401 West Georgia Street
Vancouver BC V6B 5A1

Issued To: DOUGLAS WILLS
BALBIR KAUR DALE

Address: 11418 - 74 Avenue
Delta, BC V4C 1E4

Issued To: 690174 B C LTD., INC. NO. BC0690174

Address: 11143 Bond Boulevard
Delta BC V4E 1M9

Issued To: JASWANT SANGHA
PARMJIT SANGHA

Address: 15115 - 59 Avenue
Surrey, BC V3S 4S6

Issued To: RANJIT S SANGHA
SVENDER S SANGHA

Address: 15115 - 59 Avenue
Surrey, BC V3S 4S6

Issued To: GREWAL MANAGEMENT LTD., INC. NO. 600451

Address: 12330 - 57A Avenue
Surrey, BC V3X 3H3

Issued To: JASWANT SINGH SANGHA
PARMJIT KAUR SANGHA

Address: 5780 - 146 Street
Surrey, BC V3S 2Z6

Issued To: PANORAMA PARKVIEW HOMES LTD., INC. NO. 833001

Address: 200 - 8120 - 128 Street
Surrey, BC V3W 1R1

(collectively referred to as the "Owner")

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: 007-485-034

East Half Lot 12 Except: Firstly: North 33 Feet Secondly: South Half, South West Quarter Section 8 Township 2 New Westminster District Plan 1577

13034 - 60 Avenue

Parcel Identifier: 007-485-158

North Half Lot 13 Except: Firstly: North 33 Feet Secondly: Parcel "A" (Explanatory Plan 10097), South West Quarter Section 8 Township 2 New Westminster District Plan 1577

12996 - 60 Avenue

Parcel Identifier: 010-117-300

Lot "A" Section 8 Township 2 New Westminster District Plan 15098

13020 - 60 Avenue

Parcel Identifier: 007-621-353

Lot "A" Section 8 Township 2 New Westminster District Plan 12355

13052 - 60 Avenue

Parcel Identifier: 009-700-129

Lot "B" Section 8 Township 2 New Westminster District Plan 12355

13068 - 60 Avenue

Parcel Identifier: 009-700-161

Lot "C" Section 8 Township 2 New Westminster District Plan 12355

13076 - 60 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 title(s) has/have been issued, as follows:

Parcel Identifier:

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

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

- (a) To vary Section H.1 of Part 17A Single Family Residential (12) Zone (RF-12) to permit driveway accesses along the front of the lot where there is a lane up to or along the rear or side lot lines on Lots 6, 10, 11, 18, 19, 20 and 28.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. 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.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. 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

