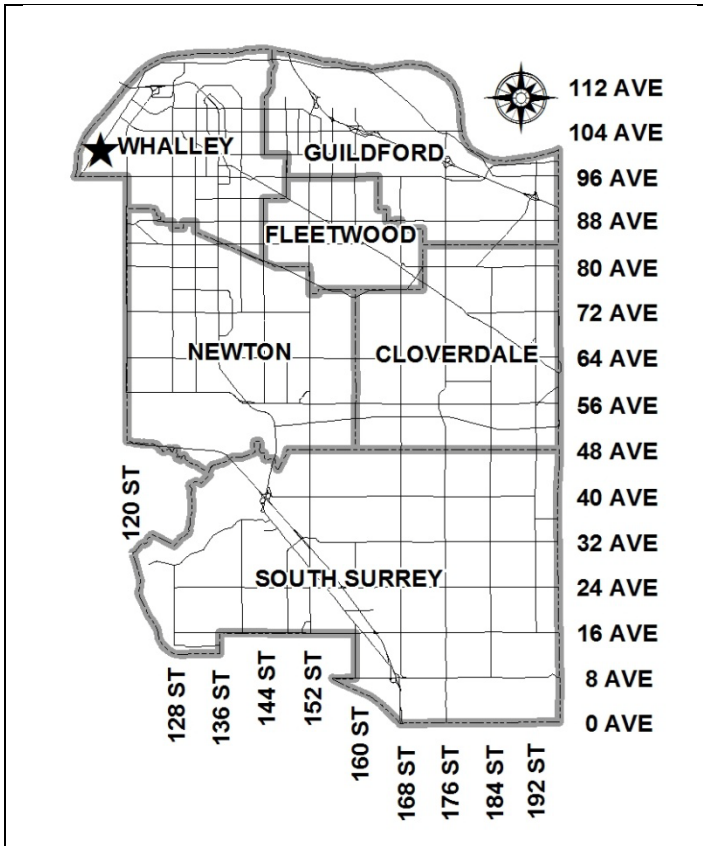


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0124-00

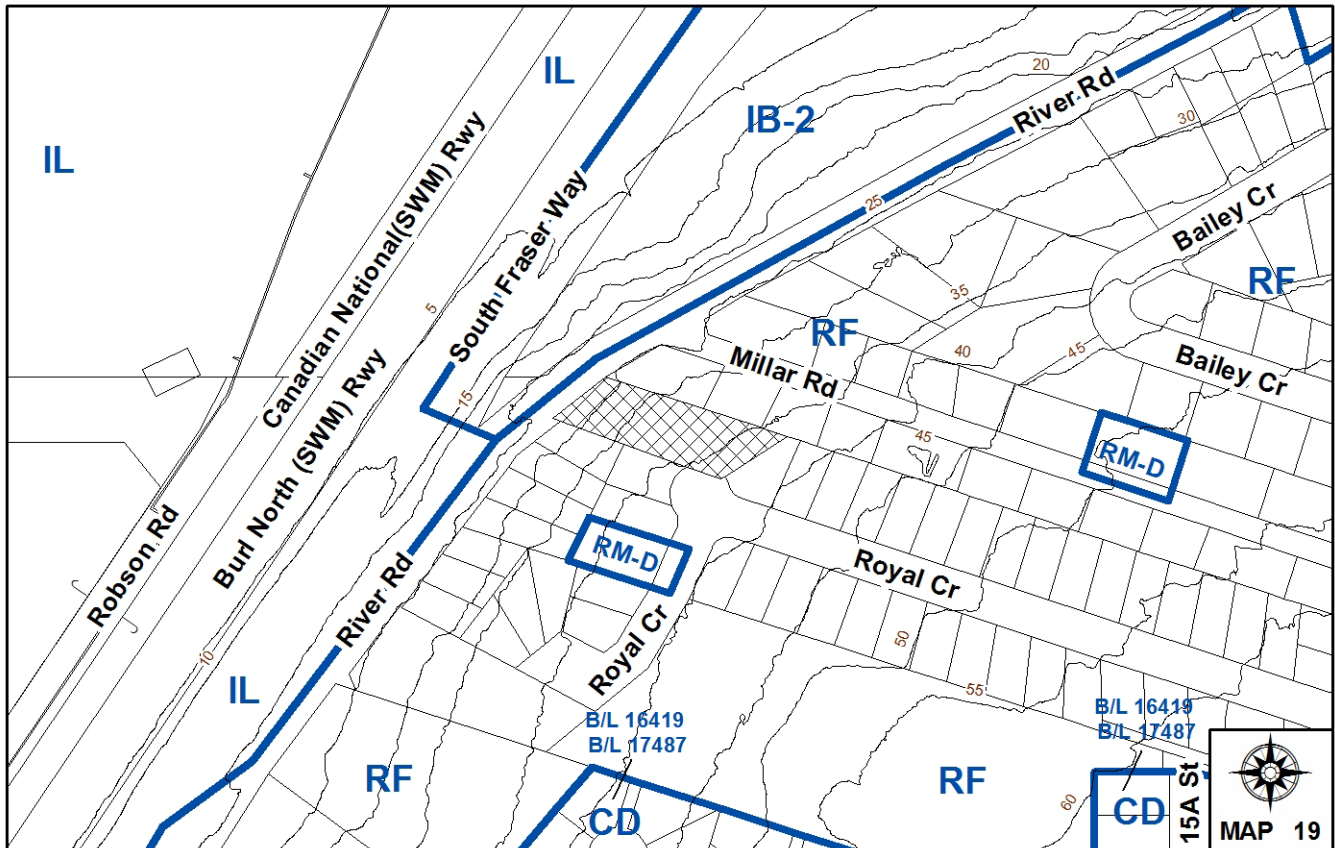
Planning Report Date: September 10, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to allow subdivision into 3 single family lots
 and to retain an existing house.

LOCATION: 11421 Royal Crescent
OWNER: Arlene M Hartley, Executrix of the Will of Esther Marie Atchison, Deceased
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced lot depth in the RF Zone from 28 metres (92 ft.) to:
 - 26.6 metres (87 ft.) for proposed Lots 1 and 2; and
 - 21.7 metres (71 ft.) for proposed Lot 3.
- Seeking reduced rear yard setback in the RF Zone for proposed Lot 1 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.).
- Seeking reduced rear yard setback in the RF Zone for proposed Lot 2 from 7.5 metres (25 ft.) to 4.7 metres (15 ft.).

RATIONALE OF RECOMMENDATION

- The proposed lot depth variances will allow subdivision into three single family lots.
- The proposed setback variances will allow retention of the existing single family dwelling on proposed Lot 2 and allow the maximum house size to be achieved on proposed Lot 1.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0124-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26.6 metres (87 ft.) for proposed Lots 1 and 2;
 - (b) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 21.7 metres (71 ft.) for proposed Lot 3;
 - (c) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 1; and
 - (d) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) for proposed Lot 2.

REFERRALS

Engineering: The Engineering Department has no objection to the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East:	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RF
West (Across River Road):	Vacant parcel owned by the City.	Industrial	IB-2

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 11421 Royal Crescent, is zoned "Single Family Residential" (RF), and is designated Urban in the Official Community Plan. A single family house currently exists on the site and is intended to be retained.

- A land development application has been submitted to subdivide the subject lot into 3 RF-zoned lots (Appendix V).
- Due to the configuration of the subject lot, the applicant is requesting a Development Variance Permit to reduce the minimum lot depth of proposed Lots 1-3 (see By-law Variance Section).
- In addition, the applicant is also requesting a Development Variance Permit to reduce the rear yard setback of proposed Lot 2, in order to retain the existing house, and to reduce the rear yard setback of proposed Lot 1 in order to achieve the maximum house size (see By-law Variance section).
- All three lots exceed the minimum 560-square metre (6,000 sq. ft.) area requirement of the RF Zone.
- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the design consultant, who provided a conceptual plan that demonstrates how each proposed lot can achieve the maximum house size permitted in the RF Zone if the requested variances are approved (Appendix IV).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26.6 metres (87 ft.) for proposed Lots 1 and 2.

Applicant's Reasons:

- Based on the geometry of the site, the minimum lot depth of proposed Lots 1 and 2 must be reduced to achieve a three-lot subdivision.

Staff Comments:

- Proposed Lot 1 slightly exceeds the minimum 560-square metre (6,000 sq. ft.) lot area requirement of the RF Zone.
- Proposed Lot 2 is 1,206 square metres (13,000 sq. ft.) which substantially exceeds the minimum 560-square metre (6,000 sq. ft.) lot area requirement of the RF Zone.
- Two RF-zoned lots that border the rear property line of the subject site, are approximately 24 metres (80 ft.) deep (Appendix III).
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 21.7 metres (71 ft.) for proposed Lot 3.

Applicant's Reasons:

- Based on the geometry of the site, the minimum lot depth of proposed Lot 3 must be reduced in order to achieve a three-lot subdivision.

Staff Comments:

- Proposed Lot 3 is 804 square metres (8,700 sq. ft.) in area, which substantially exceeds the minimum 560-square metre (6,000 sq. ft.) requirement of the RF Zone.
- Proposed Lot 3 is 33 metres (109 ft.) wide, which is more than double the 15-metre (50 ft.) minimum lot width of the RF Zone.
- The lot depth along the south property line is 34 metres (110 ft.), which exceeds the 28-metre (92 ft.) minimum lot depth of the RF Zone. However, due to the off shape of the proposed lot, the lot depth along the north property line is 21.7 metres (71 ft.), which requires a variance.
- Staff support the requested variance.

(c) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 1.

Applicant's Reasons:

- A reduced rear yard setback is required in order to achieve the maximum house size and to retain a large Western Red Cedar tree near the east property line.

Staff Comments:

- The Arborist Report provided by the applicant indicated that the Western Red Cedar tree is in "good" condition and is recommended to be retained.
- The Western Red Cedar tree on proposed Lot 1 encroaches into the building footprint that is defined by the setback requirements of RF Zone. Based on this encroachment, the maximum house size cannot be achieved.
- According to a building footprint drawing provided by Mike Tynan, the maximum house size of approximately 270 square metres (2,900 sq. ft.) can be achieved on this lot by reducing the rear yard setback of proposed Lot 1 from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) (Appendix IV).

- Proposed Lot 1 slightly exceeds the minimum 560-square metre (6,000 sq. ft.) area requirement of the RF Zone.
- The proposed relaxation will not significantly impact the usable outdoor space of this lot.
- The existing homes on the two lots that abut the rear property line, are offset from the subject site in such a way that they will not be significantly impacted by the proposed relaxation (Appendix III).
- Staff support the requested variance.

(d) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) for proposed Lot 2.

Applicant's Reasons:

- In order to retain the existing house, a reduced rear yard setback is required for proposed Lot 2.
- According to the applicant, the existing house has been within the same family for several generations and has sentimental value.

Staff Comments:

- The applicant provided a conceptual layout demonstrating how proposed Lot 2 can be subdivided into two equally sized RF-zoned lots in the future. However, should such a subdivision occur in the future, the existing house and accessory structures would have to be removed.
- According to a building footprint drawing provided by Mike Tynan, the maximum house size can be achieved on both future lots (Appendix IV).
- The applicant submitted a location certificate that indicates the existing dwelling can comply with the requirements of the RF Zone in terms of floor area ratio (FAR), lot coverage, and the front and side yard setbacks.
- Retaining the existing house will allow for the retention of several on-site mature trees, until this lot is subdivided in the future.
- 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. Development Variance Permit No. 7912-0124-00
- Appendix III. Aerial Photo of Subject Site
- Appendix IV. Conceptual Footprint Drawing for Future Homes
- Appendix V. Proposed Subdivision Layout

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.68 ac.
Hectares	0.275 ha.
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	15 – 33 metres
Range of lot areas (square metres)	564 sq. m. – 1,210 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11 lots/ha. & 4.4 lots/ac.
Lots/Hectare & Lots/Acre (Net)	12 lots/ha. & 5 lots/ac.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	37.4%
Estimated Road, Lane & Driveway Coverage	14.3%
Total Site Coverage	51.7%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Setbacks and lot depth	YES

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0124-00

Issued To: ARLENE M HARTLEY
EXECUTRIX OF THE WILL OF ESTHER MARIE ATCHISON,
DECEASED

("the Owner")

Address of Owner: 11421 Royal Crescent
Surrey BC
V3V 6V5

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: 011-104-261

Lot 5 Section 35 Block 5 North Range 3 West New Westminster District Plan 7183

11421 Royal Crescent

(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) Section K, Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres (92 ft.) to 26.6 metres (87 ft.) for proposed Lots 1 and 2;
 - (b) Section K, Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres (92 ft.) to 21.7 metres (71 ft.) for proposed Lot 3;
 - (c) Section F, Part 16 Single Family Residential Zone (RF), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 1; and
 - (d) Section F, Part 16 Single Family Residential Zone (RF), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) for proposed Lot 2.
5. This development variance permit applies to only the portion of the Land and that portion of the buildings and structures on 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 B 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



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

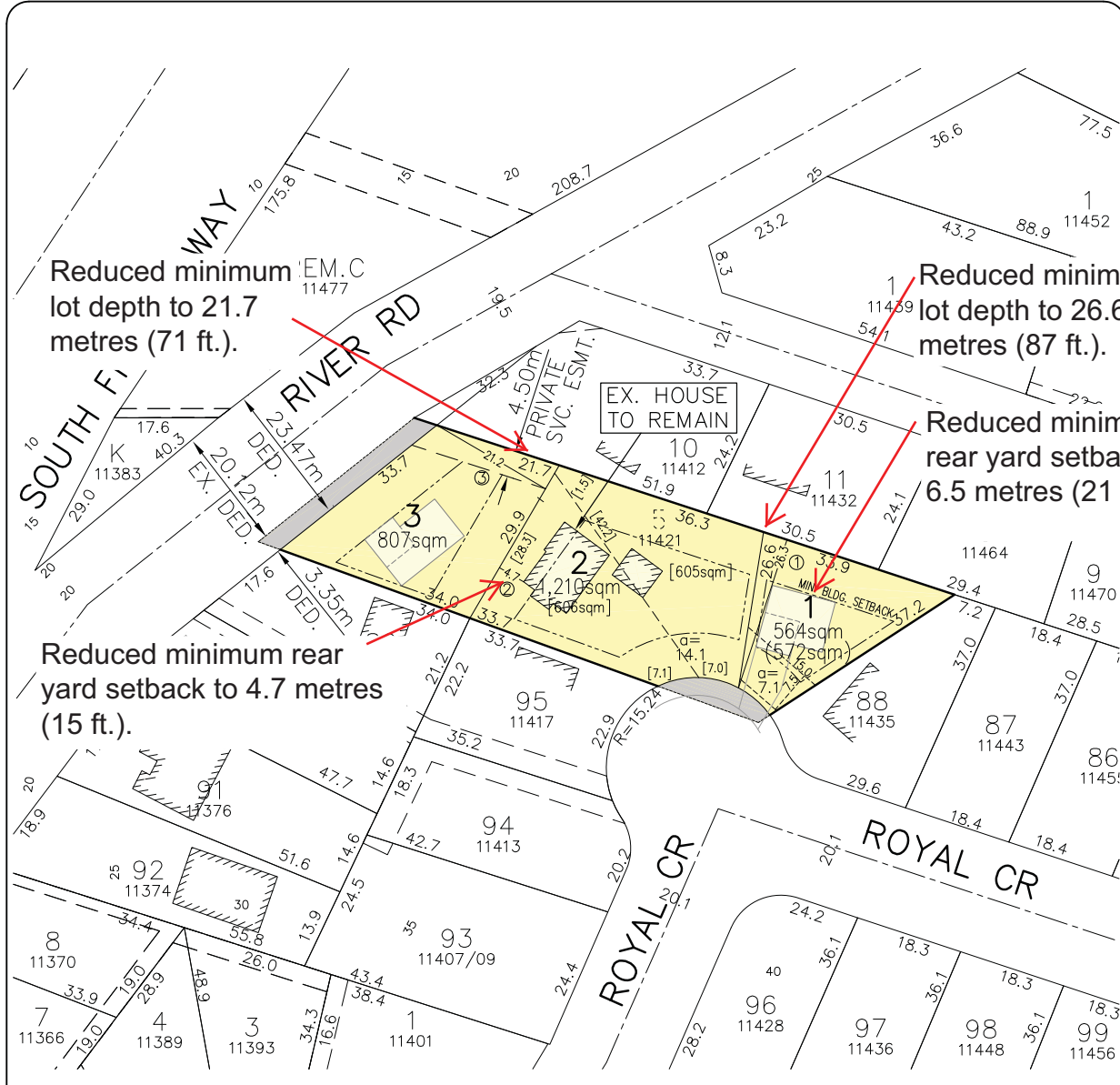
PROPOSED SUBDIVISION LAYOUT

SCHEDULE A

File No: 7912-0124-00
 MAP #: 019
 EXIST. ZONE: RF
 PROP. ZONE: RF



CIVIC ADDRESS: 11421 ROYAL CR., SURREY, BC
 LEGAL: LOT 5, SECTION 35, RANGE 3, N.W.D., PLAN 7183



Reduced minimum lot depth to 21.7 metres (71 ft.).

Reduced minimum lot depth to 26.6 metres (87 ft.).

Reduced minimum rear yard setback to 6.5 metres (21 ft.).

Reduced minimum rear yard setback to 4.7 metres (15 ft.).

GROSS SITE AREA: 2,756sqm (0.68ac)

NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED EXCEPT FOR THOSE LOCATED WHOLLY ON PROPOSED LOT 2



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

H.Y.#:062582 | ALTERNATIVE#02E | DATE: 07 AUG/12 | SCALE: 1:750

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\062582\PLANNING\AL02E.DWG



SURREY
CITY OF PARKS

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

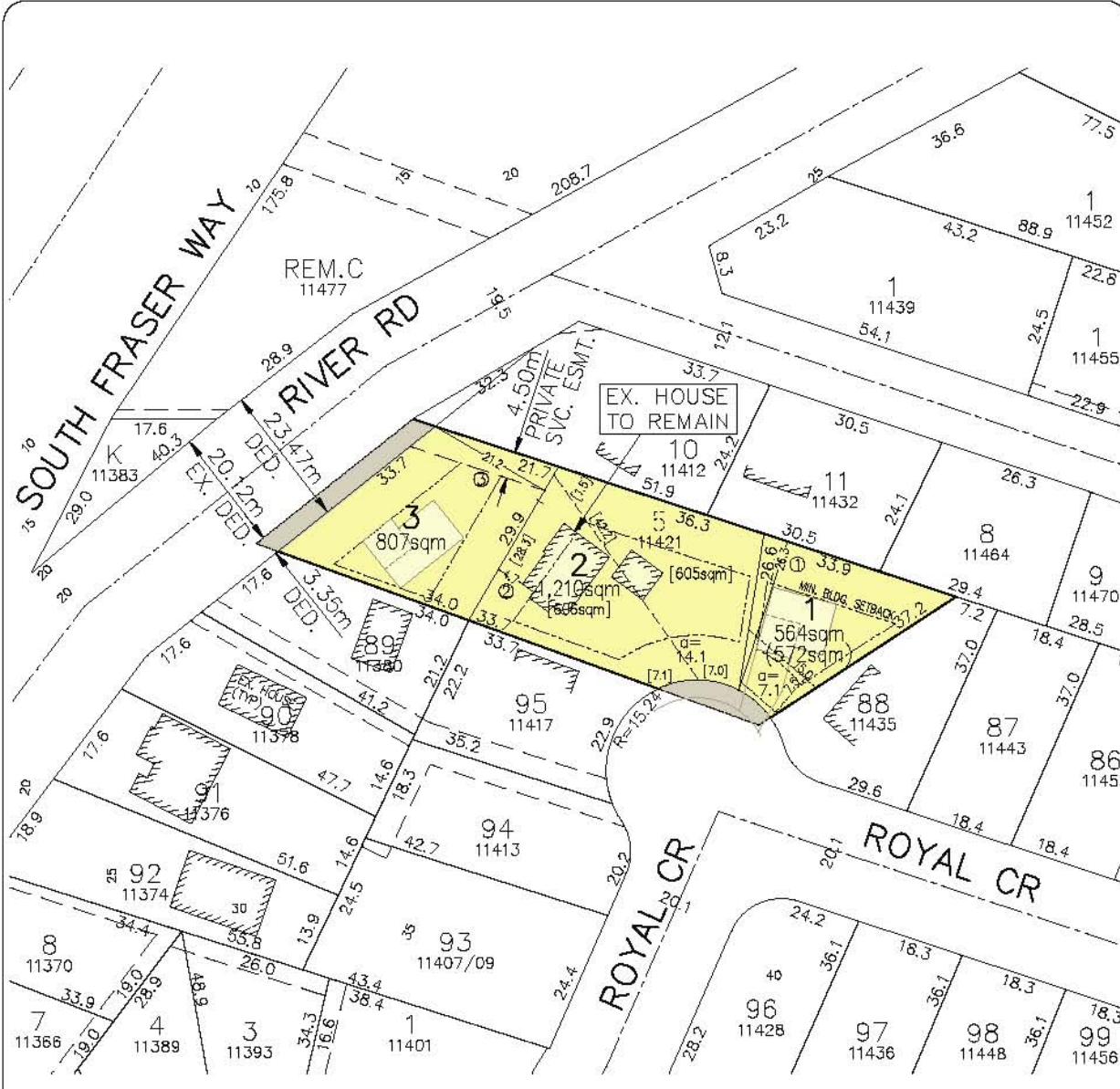
PROPOSED SUBDIVISION LAYOUT

SCHEDULE B

File No: 7912-0124-00
MAP #: 019
EXIST. ZONE: RF
PROP. ZONE: RF



CIVIC ADDRESS: 11421 ROYAL CR., SURREY, BC
LEGAL: LOT 5, SECTION 35, RANGE 3, N.W.D., PLAN 7183



GROSS SITE AREA: 2,756sqm (0.68ac)

NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

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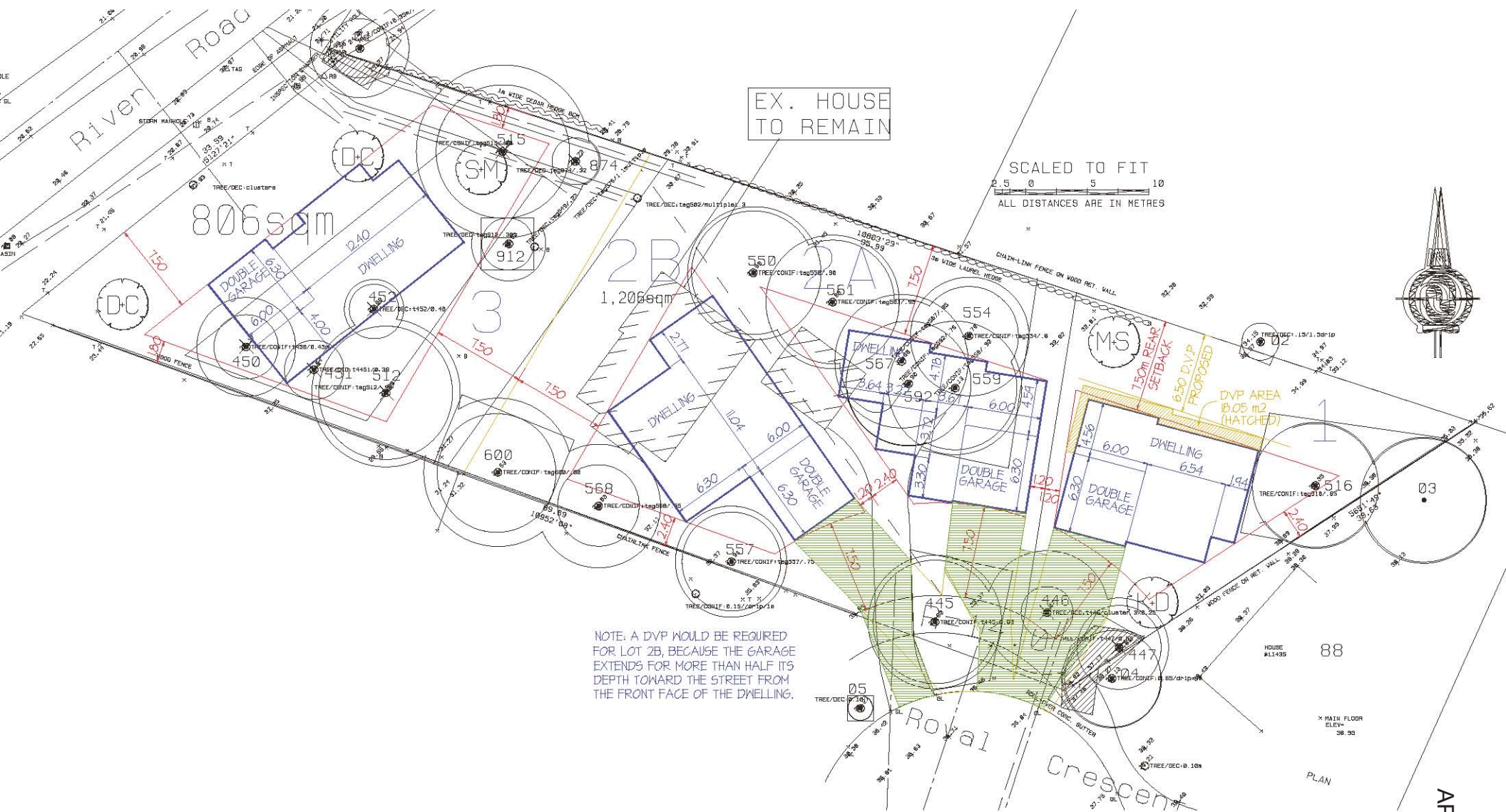
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The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1:1,214
Map created on: August-14-12



EX. HOUSE
TO REMAIN

SCALED TO FIT
0 5 10
ALL DISTANCES ARE IN METRES

NOTE: A DVP WOULD BE REQUIRED FOR LOT 2B, BECAUSE THE GARAGE EXTENDS FOR MORE THAN HALF ITS DEPTH TOWARD THE STREET FROM THE FRONT FACE OF THE DWELLING.



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 British Columbia, Canada V3W 1K2
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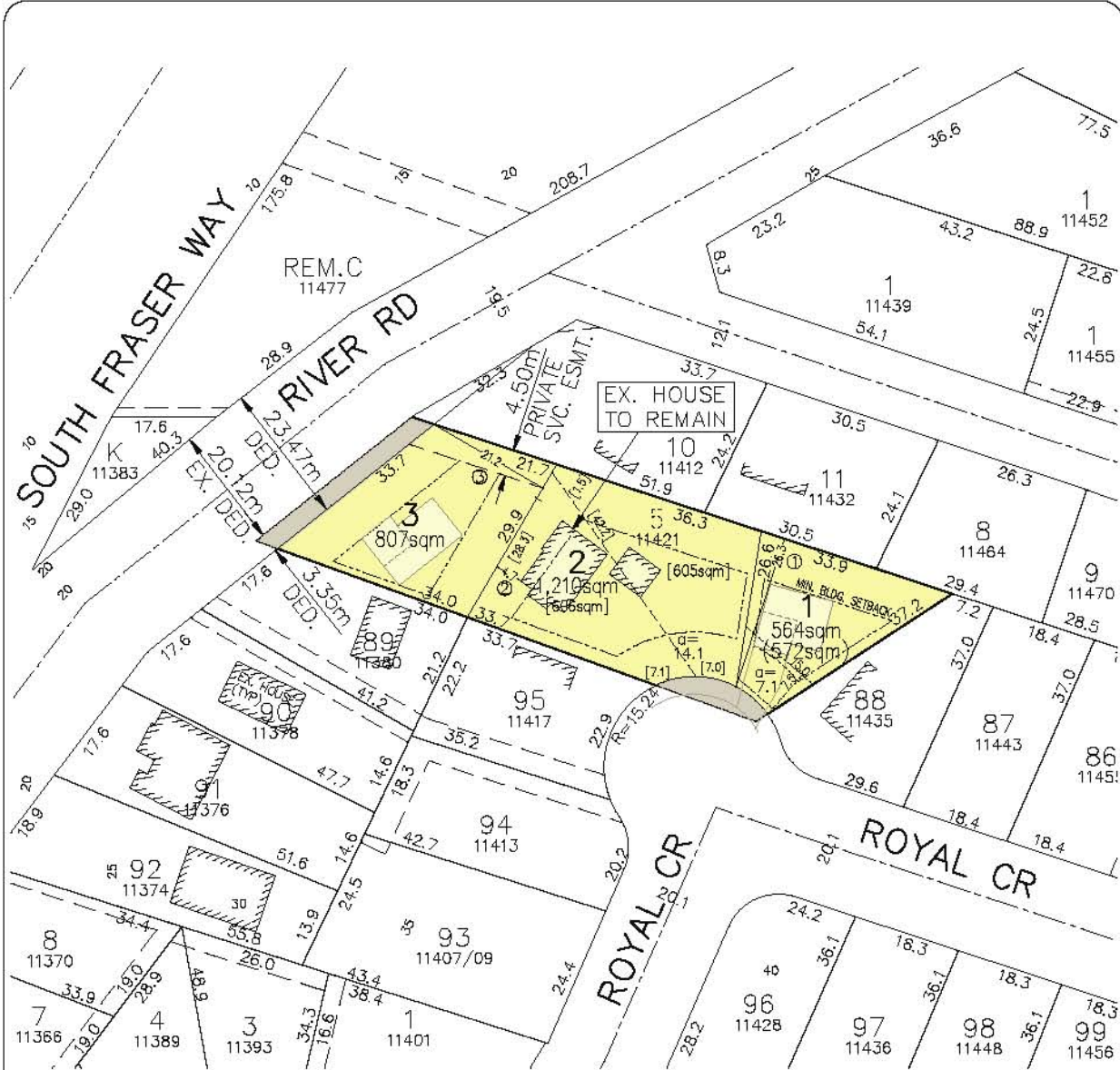
PROPOSED SUBDIVISION LAYOUT

APPENDIX V

File No: 7912-0124-00
 MAP #: 019
 EXIST. ZONE: RF
 PROP. ZONE: RF



CIVIC ADDRESS: 11421 ROYAL CR., SURREY, BC
 LEGAL: LOT 5, SECTION 35, RANGE 3, N.W.D., PLAN 7183



GROSS SITE AREA: 2,756sqm (0.68ac)

NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

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