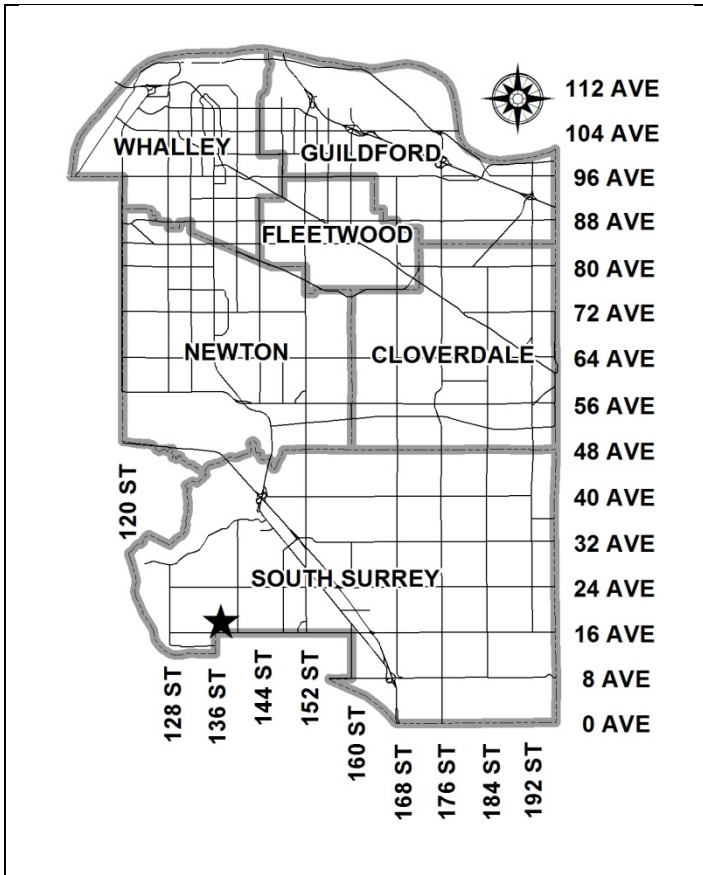


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0006-00

Planning Report Date: April 14, 2014



PROPOSAL:

- **Development Variance Permit**
 in order to allow subdivision into two single family lots.

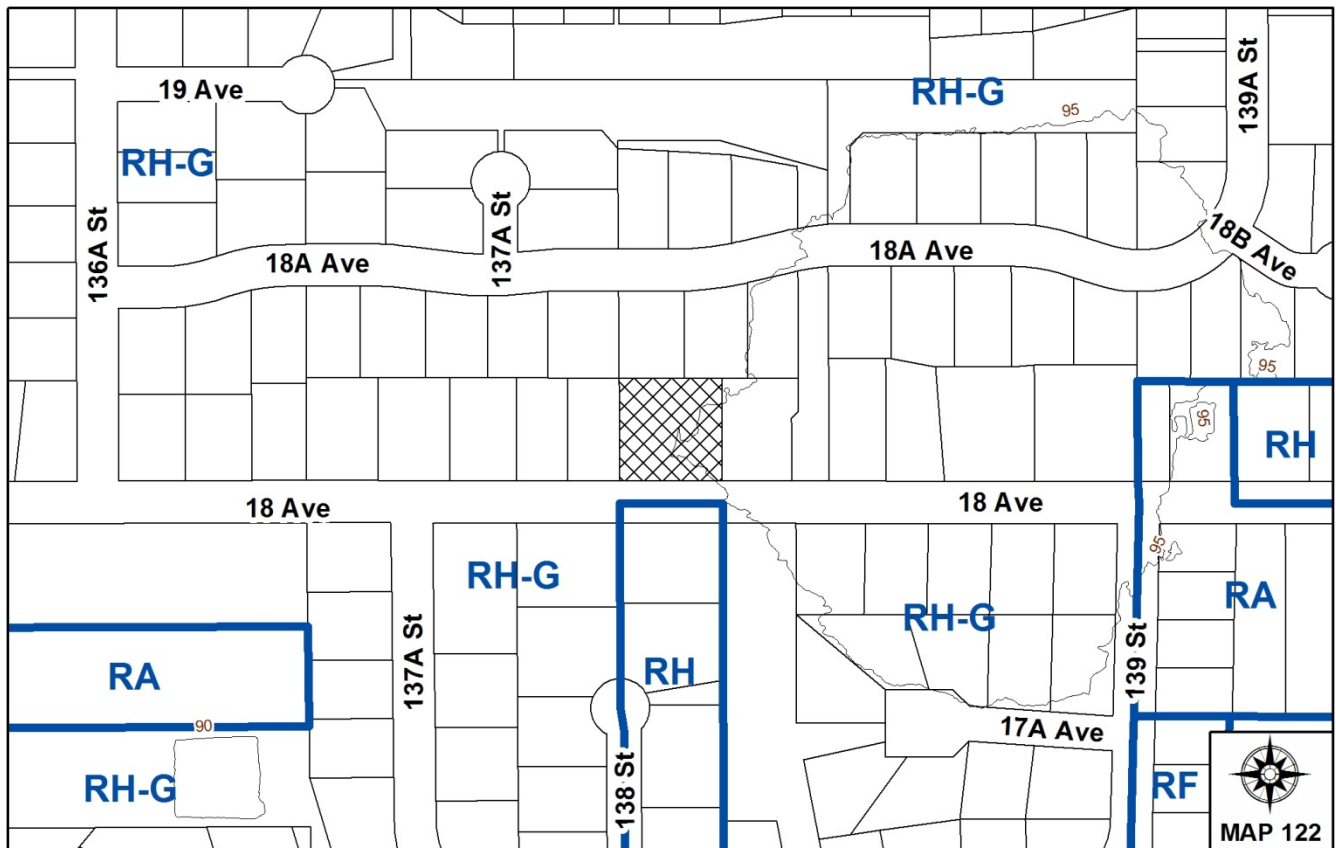
LOCATION: 13785 & 13813 - 18 Avenue

OWNER: Vipin Sharma
 Manju Sharma
 Anthony J. Perry-Whittingham
 Maria Perry-Whittingham

ZONING: RH-G

OCP 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 is proposing to relax the lot width of the RH-G Zone to 1 lot in order to permit the subdivision into 2 lots.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation and density provision of the RH-G Zone.
- Staff supports the proposed variance in order to permit subdivision under the RH-G Zone to create 2 lots which are appropriately sized to surrounding properties.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0006-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot width of the RH-G Zone from 30 metres (100 feet) to 26.6 metres (87 feet).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling (to be demolished)

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North, East and West:	Single family dwelling	Suburban/Suburban Residential (Half Acre)	RH-G
South (Across 18 Avenue):	Single family dwelling and City-dedicated greenbelt	Suburban/Suburban Residential (Half Acre) and Open Space	RH and RH-G

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located on the north side of 18 Avenue, approximately midpoint between 136 Street and 140 Street. The property was created in 1989 under Development Application No. 7987-0479-00.
- The subject property is designated "Suburban" in the Official Community Plan (OCP) and "Suburban Residential (Half Acre)" in the Semiahmoo Peninsula Local Area Plan (LAP). It is currently zoned "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000).
- The subject property is 2,402 square metres (25,855 square feet) in area, 49 metres wide (161 feet), and 49 metres deep (161 feet).

Current Proposal

- The applicant proposes to subdivide the property to create 2 RH-G lots – one lot to comply with the regular standard lot requirements, and one lot to comply with the permissible reduction lot requirements. In accordance with the RH-G Zone, the parent subdivision dedicated 18% of the land as open space, therefore allowing this proposed subdivision to qualify for one additional lot (for up to 50% of all lots included in the parent subdivision) for a reduction in dimensional requirements.
- Proposed Lot 1 complies with the regular standard lot area of 1,300 square metres (14,000 square feet) and depth of 30 metres (100 feet) of the RH-G Zone; however, the proposed width of 26.6m (87 feet) falls below the minimum lot width requirement of 30 metres (100 feet) and therefore requires a variance.
- In order for proposed Lot 2 to meet the minimum permissible lot area requirement of 1,120 square metre (12,000 square feet), a 1.51 metre (5 feet) wide strip of land with an area of 73.9 square metres (795 square feet) is being acquired from the adjacent property to the east (13813 - 18 Avenue). The proposed lot width of Lot 2 at 24 metres (80 feet) complies with the permissible reduction requirements of the RH-G Zone. The proposed depth of Lot 2 at 48.9 metres (160 feet) exceeds the minimum 30 metre (100 feet) lot depth requirement of the RH-G Zone.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the subdivision requirement of the RH-G Zone from 30 metres (100 feet) to 26.6 metres (87 feet) for proposed Lot 1.

Applicant's Reasons:

- The minimum lot width requirement must be reduced for Lot 1 to permit the proposed 2 lot subdivision under the RH-G Zone.

Staff Comments:

- Proposed Lot 1 complies with the minimum 1,300 square metre (14,000 square feet) lot area requirement of the RH-G Zone, and has a depth of 48.9 metres (160 feet), which exceeds the minimum 30 metre (100 feet) requirement
- Staff supports the proposed variance in order to permit subdivision under the RH-G Zone to create 2 lots which are appropriately sized to surrounding properties of the RH-G Zone.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheet
- Appendix II. Proposed Subdivision Layout
- Appendix III. Development Permit No. 7913-0006-00

Original signed by Nicholas Lai for
Jean Lamontagne
General Manager
Planning and Development

DH/da

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SUBDIVISION DATA SHEET

Existing Zoning: RH-G

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	0.61	
Hectares	0.25	
NUMBER OF LOTS		
Existing	1	
Proposed	2	
SIZE OF LOTS		
	<i>Lot 1</i>	<i>Lot 2</i>
Range of lot widths (metres)	26.6 m	24.0 m
Range of lot areas (square metres)	1,301.6 m ²	1,174.6 m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross) (based on parent parcel)	5.2 lots/ha & 2.1 lots/ac	
Lots/Hectare & Lots/Acre (Net) (based on parent parcel)	5.5 lots/ha & 2.2 lots/ac	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	25%	
Estimated Road, Lane & Driveway Coverage	5%	
Total Site Coverage	30%	
PARKLAND		
Area (square metres)	N/A	
% of Gross Site		
Required		
PARKLAND		
5% money in lieu	NO	
TREE SURVEY/ASSESSMENT		
	YES	
MODEL BUILDING SCHEME		
	NO	
HERITAGE SITE Retention		
	NO	
FRASER HEALTH Approval		
	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0006-00

Issued To: VIPAN SHARMA
MANJU SHARMA

Address of Owner: 12308 - 71 Avenue
Surrey, BC V3W 0R2

Issued To: ANTHONY J. PERRY-WHITTINGHAM
MARIA PERRY-WHITTINGHAM

Address of Owner: 13813 - 18 Avenue
Surrey, BC V4A 1W6

(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: 013-650-807
Lot 7 Section 16 Township 1 New Westminster District Plan 81081

13785 - 18 Avenue

Parcel Identifier: 013-650-815
Lot 8 Section 16 Township 1 New Westminster District Plan 81081

13813 - 18 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 been issued, as follows:

Parcel Identifier:

- (b) If the civic address changes, 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 of Part 15 "Half-Acre Residential Gross Density Zone (RH-G)" the minimum lot width is varied from 30 metres (100 feet) to 26.5 metres (87 feet) for proposed Lot 1.
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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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

