

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7917-0282-01

Planning Report Date: January 25, 2021

PROPOSAL:

- **Development Variance Permit**

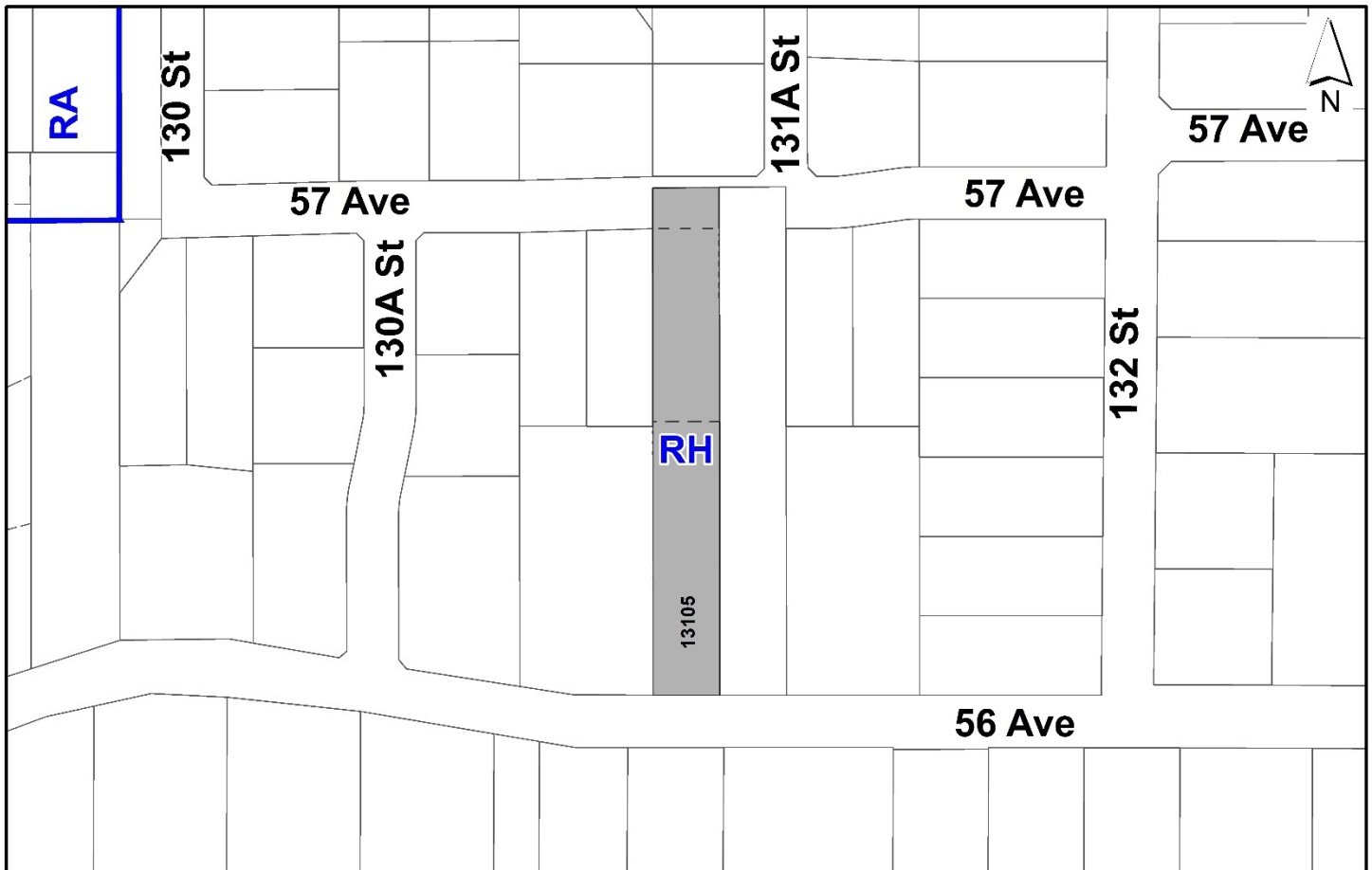
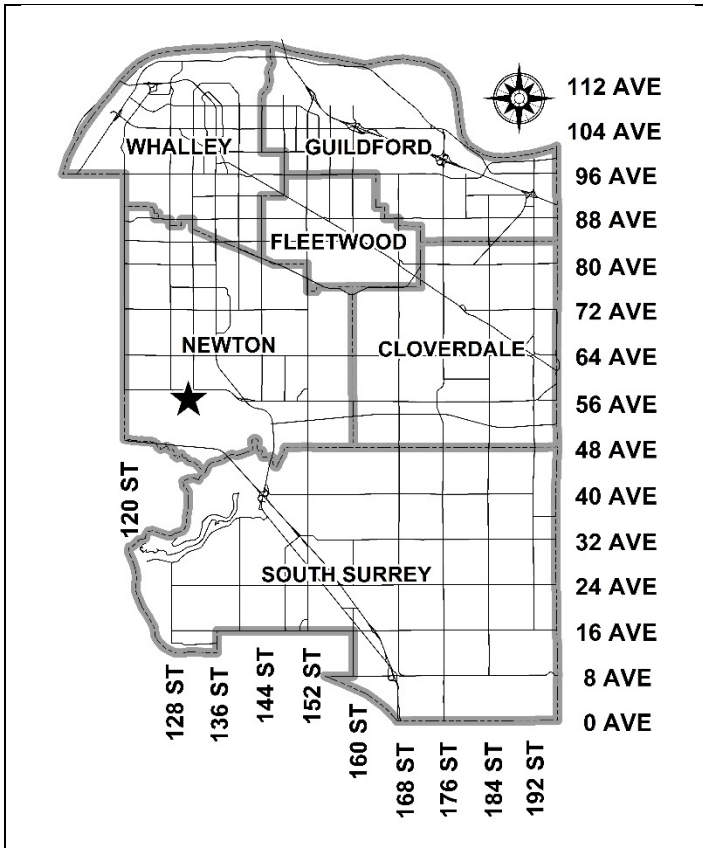
to reduce the minimum lot width to allow subdivision into two single family lots.

LOCATION: 13105 - 56 Avenue

ZONING: RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential (1/2 acre)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit to reduce the minimum lot width of the "Half Acre Residential Zone (RH)".

RATIONALE OF RECOMMENDATION

- The applicant proposes a reduction to the minimum required lot width from 30 metres to 25.5 metres to allow the property to be subdivided into two single family lots. The parent lot is long and narrow, with a width of 25.5 metres and a depth of 195 metres and therefore is non-conforming.
- Proposed Lots 1 and 2 are deeper than the minimum 30 metres required for new lots in the RH Zone, at approximately 74.2 metres and 105 metres, respectively. Despite the narrow lot width, Lots 1 and 2 are proposed to be approximately 1,900 square metres and 2,690 square metres in size, respectively. These lot areas meet or exceed the RH Zone minimum lot size of 1,858 square metres.
- Development Variance Permit No. 7917-0282-00 was issued by Council on November 17, 2017 to reduce the minimum lot width for proposed Lots 1 and 2 from 30 metres to 25.6 metres. The Development Variance Permit expired on November 17, 2020.
- Given Development Variance Permit No 7917-0282-00 has expired, a new Development Variance Permit is required for the applicant to complete the subdivision of the property from one lot into two.
- In 2012, 2015 and 2020, Council approved three Development Variance Permit applications to allow the creation of lots having similar widths within this neighbourhood. These lots are located at 13008 and 13018 – 57 Avenue (Development Application No. 7911-0058-00), 13158 and 13170 – 57 Avenue (Development Application No. 7914-0030-00), and 13702 and 13088 – 57 Avenue (Development Application No. 7917-0484-00) respectively.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0282-01 (Appendix I), to reduce the minimum lot width of the "Half-Acre Residential Zone (RH)" from 30 metres to 25.5 metres for proposed Lots 1 and 2, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single Family Dwelling	Suburban Residential (½ Acre)	RH
North:	Single Family Dwelling	Suburban Residential (½ Acre)	RH
East:	Single Family Dwelling	Suburban Residential (½ Acre)	RH
South (Across 56 Avenue):	Single Family Dwelling	Suburban Residential (½ Acre)	RH
West:	Single Family Dwelling	Suburban Residential (½ Acre)	RH

Context & Background

- The subject property, located at 13105 – 56 Avenue, is designated "Urban" in the Official Community Plan (OCP), "Suburban Residential (1/2 Acre)" in the West Panorama Ridge Local Area Plan (LAP), and is zoned "Half-Acre Residential Zone (RH)".
- The property is approximately 5,000 square metres in size, with a width of 25.5 metres and a depth of 195 metres, making it an oversized lot in the RH Zone.
- On November 17, 2017, Council approved Development Variance Permit No. 7917-0282-00 to reduce the minimum lot width for proposed Lots 1 and 2 from 30 metres to 25.5 metres. As the subdivision plans for the project were not registered in the New Westminster Land Title Office within three (3) years of the date of issuance, as stipulated in the terms of the permit, the Development Variance Permit is now expired.
- For the applicant to finalize the proposed subdivision from one lot into two, a new Development Variance Permit is required.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to subdivide the subject property into two single family residential lots. Proposed Lot 1 would front 57 Avenue and proposed Lot 2 would front 56 Avenue.

- Despite the reduce lot width, Lots 1 and 2 are proposed to be approximately 1,900 square metres and 2,690 square metres in size, respectively. These lot areas meet or exceed the RH Zone minimum lot size of 1,858 square metres.
- Development Variance Permit No. 7917-0282-00 was issued by Council on November 17, 2017 to reduce the minimum lot width for proposed Lots 1 and 2 from 30 metres to 25.6 metres. The Development Variance Permit has since expired on November 17, 2020.
- A new Development Variance Permit is required for the applicant to complete the subdivision of the property from one to two lots.
- In 2012, 2015 and 2020, Council approved three Development Variance Permits applications to allow the creation of lots having similar widths within this neighbourhood. These lots are located at 13008 and 13018 – 57 Avenue (Development Application No. 7911-0058-00), 13158 and 13170 – 57 Avenue (Development Application No. 7914-0030-00), and 13702 and 13088 – 57 Avenue (Development Application No. 7917-0484-00) respectively.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7917-0282-01

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

SR/cm

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0282-01

Issued To:

("the Owner")

Address of 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: 003-385-621
Parcel "One" (J18390E) Section 8 Township 2 New Westminster District Plan 10754
13105 - 56 Avenue

(the "Land")
3. 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 reduced from 30 metres to 25.5 metres for Lots 1 and 2.
4. 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.
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 – Doug McCallum

City Clerk – Jennifer Ficocelli

SUBDIVISION PLAN OF PARCEL "ONE" (J18390E) SECTION 8 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 10754

Schedule A PLAN EPP84943

BCGS 92G.016

SCALE 1:750



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN HEIGHT BY 432mm IN WIDTH (C SIZE) WHEN PLOTTED AT A SCALE OF 1:750

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA NO.1, SURREY, B.C. NAD83 (CSRS) 4.0.0 BC.1.MVRD

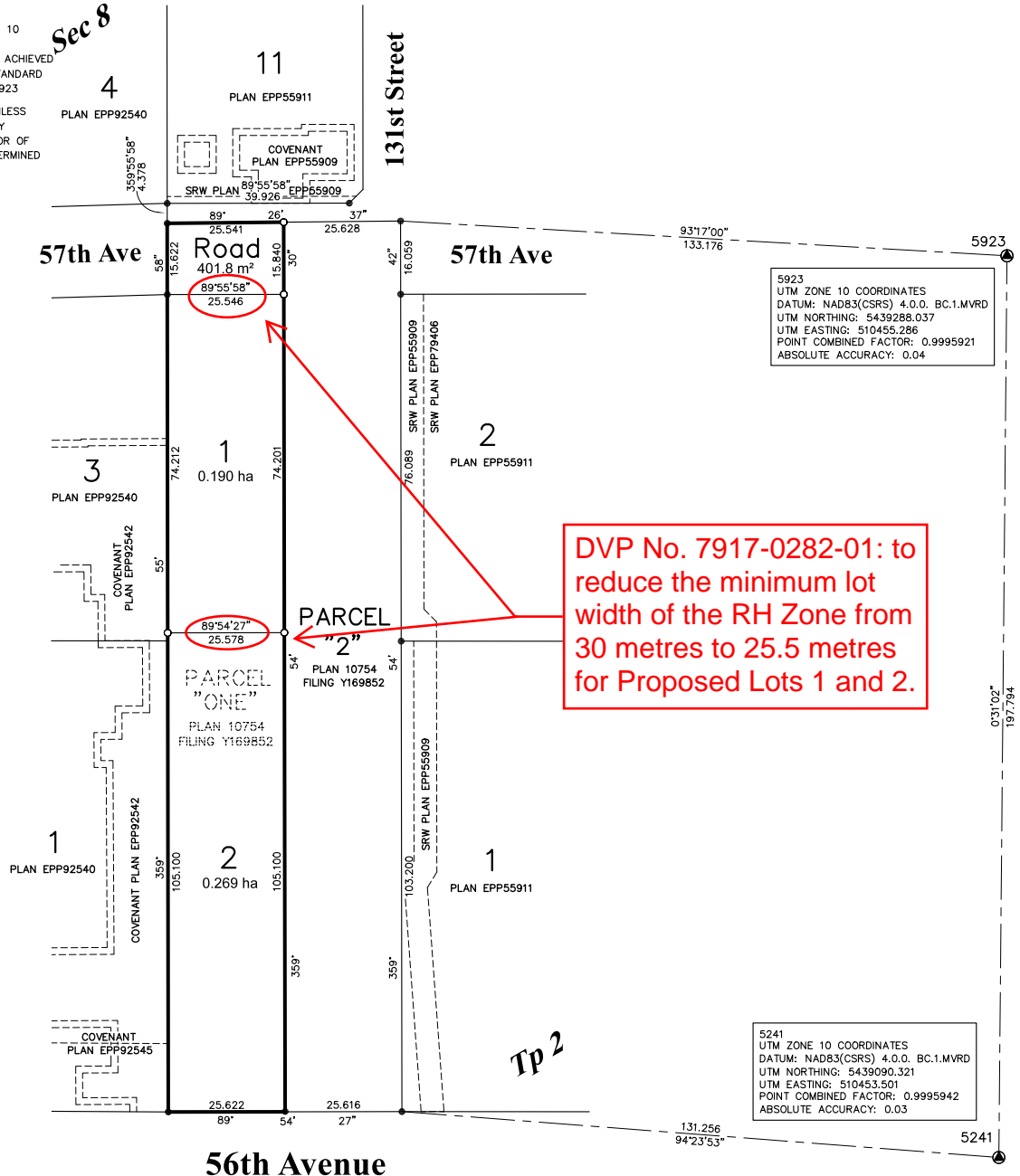
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5241 AND 5923 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM MASCOT PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 5241 AND 5923

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.99959315. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED FROM CONTROL MONUMENTS 5241 AND 5923

LEGEND

- ⊕ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED



5923
UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) 4.0.0. BC.1.MVRD
UTM NORTHING: 5439288.037
UTM EASTING: 510455.286
POINT COMBINED FACTOR: 0.9995921
ABSOLUTE ACCURACY: 0.04

DVP No. 7917-0282-01: to reduce the minimum lot width of the RH Zone from 30 metres to 25.5 metres for Proposed Lots 1 and 2.

5241
UTM ZONE 10 COORDINATES
DATUM: NAD83(CSRS) 4.0.0. BC.1.MVRD
UTM NORTHING: 5439090.321
UTM EASTING: 510453.501
POINT COMBINED FACTOR: 0.9995942
ABSOLUTE ACCURACY: 0.03

**H.Y. AND ASSOCIATES
LAND SURVEYING LTD.**
200, 9128 - 152nd Street
Surrey, B.C. V3R 4E7
Ph: (604) 583-1616
File: 154218_SB_R.DWG

INSPECTED UNDER THE LAND TITLE ACT ON 9th DAY OF NOVEMBER, 2020
THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY
THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT - CITY OF SURREY
THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 18th DAY OF DECEMBER, 2018
EUGENE WONG, BCLS 718