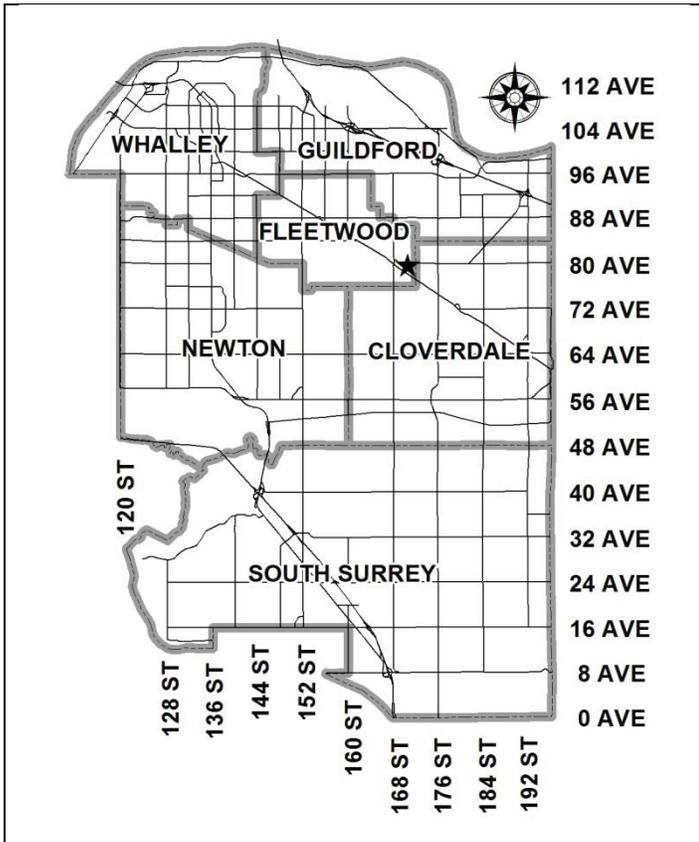


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0689-00

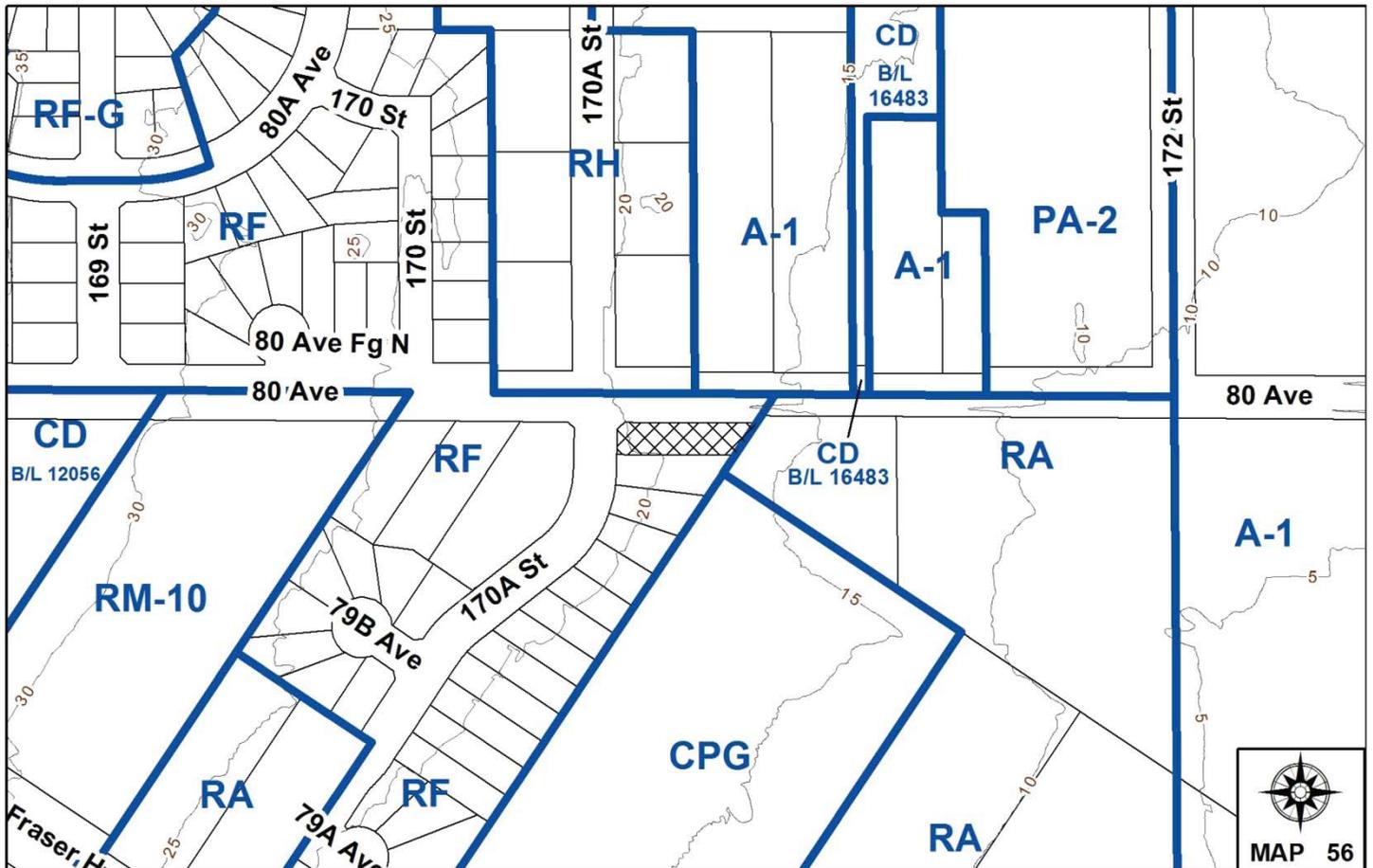
Planning Report Date: December 19, 2016



PROPOSAL:

- **Development Variance Permit**
to reduce the north side yard on a flanking street setback and the south side yard setback in order to construct a single family dwelling.

LOCATION: 17078 - 80 Avenue
OWNERS: Jasdev S Randhawa
Kamaljeet K Randhawa
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To permit the construction of a single family dwelling, the applicant is seeking to vary the flanking and interior side yard setbacks in the RF Zone.

RATIONALE OF RECOMMENDATION

- 80 Avenue, which flanks the north side of the subject property is classified as an arterial road.
- The north side yard on a flanking street setback for the subject property is approximately 1.5 metres (5 ft.) of anticipated future widening of 80 Avenue, as measured from the centreline of the ultimate road allowance, plus the required setback under the RF Zone (i.e., 3.6 metres / 12 ft.).
- The northern portion of the subject lot is impacted by a 2.5-metre (8 ft.) wide statutory right-of-way (ROW) to accommodate the Serpentine Flats Greenway alignment. The proposed location of the house on the lot will be approximately 1.13 metres (4 ft.) from the southern boundary of the statutory right-of-way and will not interfere with the construction, maintenance or use of the proposed, adjacent multi-use pathway (MUP).
- A previous Development Variance Permit (DVP) No. 7914-0197-00, to permit a reduced south side yard setback on the subject lot expired on September 29, 2016. A Development Variance Permit is necessary in order for the applicant to proceed with the proposed house siting.
- The proposed setback reductions will allow the applicant to construct a house with a width of approximately 10.1 metres (33 ft.) allowing for a more proportional front façade and efficient floor plan, while decreasing the potential dominance of the garage element.
- The applicant's proposed house plan presents an attractive street presentation with a front access, side-by-side double garage that does not dominate the front façade and well-proportioned massing along the north side façade that interfaces well with the streetscape of 80 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0689-00 (Appendix III) varying the following setbacks in the RF Zone, to proceed to Public Notification:

- (a) to reduce the minimum north side yard on a flanking street setback for the principal building from 3.6 metres (12 ft.) to 2.1 metres (7 ft.); and
- (b) to reduce the minimum south side yard setback for the principal building from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

REFERRALS

Engineering: The Engineering Department has no objections.

Parks, Recreation & Culture: Parks, Recreation & Culture has no objections.

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lot, created in 2005.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 80 Avenue):	Single family dwellings on one-acre and half-acre parcels	Suburban	RH and A-1
East:	Single family dwelling on acreage parcel	Urban	RA
South:	Single family dwelling	Urban	RF
West (Across 170A Street):	Single family lot currently under Application No. 7916-0193-00 to subdivide into four (4) single family lots (required DVP pre-Council)	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The 892-square metre (9,601-square foot) subject lot is located at 17078 – 80 Avenue in Fleetwood.
- The subject lot is designated Urban under the Official Community Plan and is zoned "Single Family Residential Zone (RF)".
- The lot was created in October 2005 as part of a 21-lot single family subdivision under Development Application No. 7903-0225-00.
- The subject lot previously contained a "hooked" portion, approximately 725 square metres (7,804 sq.ft.) in area, located on the west side of 170A Street.
- Under Development Application No. 7916-0034-00 the "hooked" portion of the subject lot was unhooked and consolidated with an adjacent property (17052 – 80 Avenue). The newly consolidated property is now subject to an in-stream subdivision application under Development Application No. 7916-0193-00 proposing subdivision into four (4) single family lots.
- The subject lot is encumbered by a 2.5-metre (8-foot) wide statutory right-of-way, registered in 2005, located along the northern property line to accommodate the Serpentine Flats Greenway alignment.
- On September 29, 2014 Council approved Development Variance Permit (DVP) No. 7914-0197-00 to reduce the minimum south side yard setback from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) in order to construct a single family dwelling on the subject property. Section 5 of DVP No. 7914-0197-00 stipulates that the permit will lapse if the owner does not substantially start any construction, with respect to which the DVP is issued, within two (2) years after the date the DVP is issued (i.e. September 29, 2016).
- No building permit to construct a single family dwelling on the lot was submitted prior to the expiration of the DVP.

Special Building Setback

- 80 Avenue, which flanks the north side of the subject property, is classified as an arterial road. Part 7 Special Building Setbacks of Zoning By-law No. 12000 stipulates that the setback of buildings on a lot abutting an existing or future major road shall be the sum of one-half of the ultimate road width shown in the Major Road Allowance Map, measured from the centreline of the ultimate road allowance, plus the required setback of the zone in which the lot is located.
- Since 80 Avenue is an arterial road the ultimate road width is 30 metres (100 ft.). The existing road allowance for that portion of 80 Avenue north of the subject property is between 20 metres (66 ft.) and 25.6 metres (84 ft.), and therefore requires between 4.4 metres (14.5 ft.) and 10 metres (33 ft.) of additional widening.

- Under Application No. 7903-0225-00 approximately 3.45 metres (11.25 ft.) of road dedication was taken from the subject property as part of a 21-lot subdivision application, which included an OCP amendment from Suburban to Urban and rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", completed in October 2005.
- The Engineering Department has determined that, for this portion of 80 Avenue, the planned 30 metres (100 ft.) of road allowance will be necessary to ultimately widen 80 Avenue to the City's arterial standard. The resultant north side yard on a flanking street setback for the subject property is approximately 1.5 metres (5 ft.) of anticipated future widening of 80 Avenue, as measured from the centreline of the ultimate road allowance, plus the required setback under the RF Zone.

Current Proposal

- The applicant applied for a building permit to construct a single family dwelling on the subject property, however, given the combined setback requirements the prepared plans cannot be realized therefore the applicant is requesting a Development Variance Permit (DVP) to reduce the north side yard on a flanking street setback from 3.6 metres (12 ft.) to 2.1 metres (7 ft.).
- In accordance with the RF Zone, for lots adjoining an RF-zoned lot the minimum required side yard setback on one side of a lot may be reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) provided that the side yard setback on the opposite side is at least to 2.4 metres (8 ft.).
- The applicant is seeking to vary the flanking and interior side yard setbacks in the RF for the principal building (see By-law Variances section).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary the setbacks of the RF Zone for a single family dwelling as follows:
 - Reduce the north side yard on a flanking street setback for the principal building, from 3.6 metres (12 ft.) to 2.1 metres (7 ft.); and
 - Reduce the south side yard setback for the principal building from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

Applicant's Reasons:

- The requested variances would increase the width of the proposed dwelling by approximately 1.5 metres (5 ft.), which will lessen the visual impact of the garage as the focal point of the front façade.

- A typical RF-zoned house is 11.4 metres (37 ft.) wide and 18 metres (60 ft.) deep. Applying the full 3.6-metre (12 ft.) north flanking side yard setback with the additional 1.5-metre (5 ft.) of special building setback as well as the full south side yard setback of 1.8 metres (6 ft.), the buildable width on the lot is only 8.1 metres (26 ft.). The result will be a house that appears narrow in relation to its overall depth and poses a difficulty in designing an efficient floor plan.
- The proposed variances to the side yard setbacks will increase the buildable width to 10.17 metres (33 ft.).

Staff Comments:

- The proposed location of the house on the subject property will be approximately 1.13 metres (4 ft.) from the southern boundary of the statutory right-of-way (ROW), which runs adjacent to 80 Avenue and will not interfere with the construction, or maintenance within the ROW. Transportation Engineering has confirmed that the ultimate configuration of the multi-use pathway (MUP) adjacent the subject property, will match that of the MUP to the west of 170A Street.
- The applicant's proposed house plan presents an attractive street presentation with a front access, side-by-side double garage that does not dominate the 170A Street front façade. The well-proportioned massing along the flanking north side façade interfaces well with the existing streetscape of 80 Avenue.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

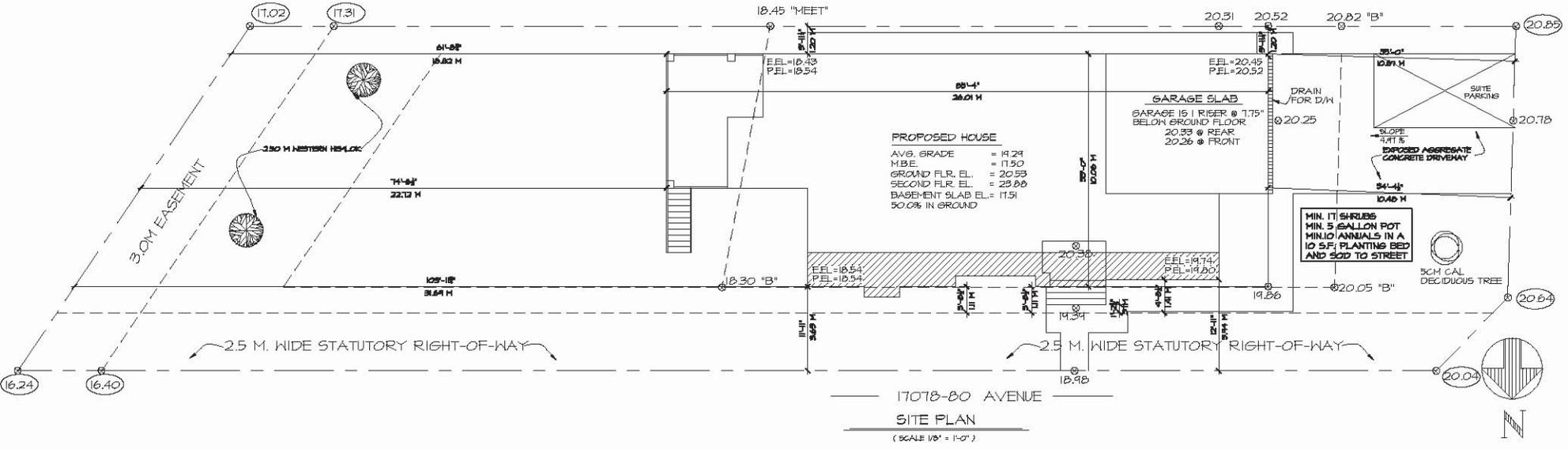
The following information is attached to this Report:

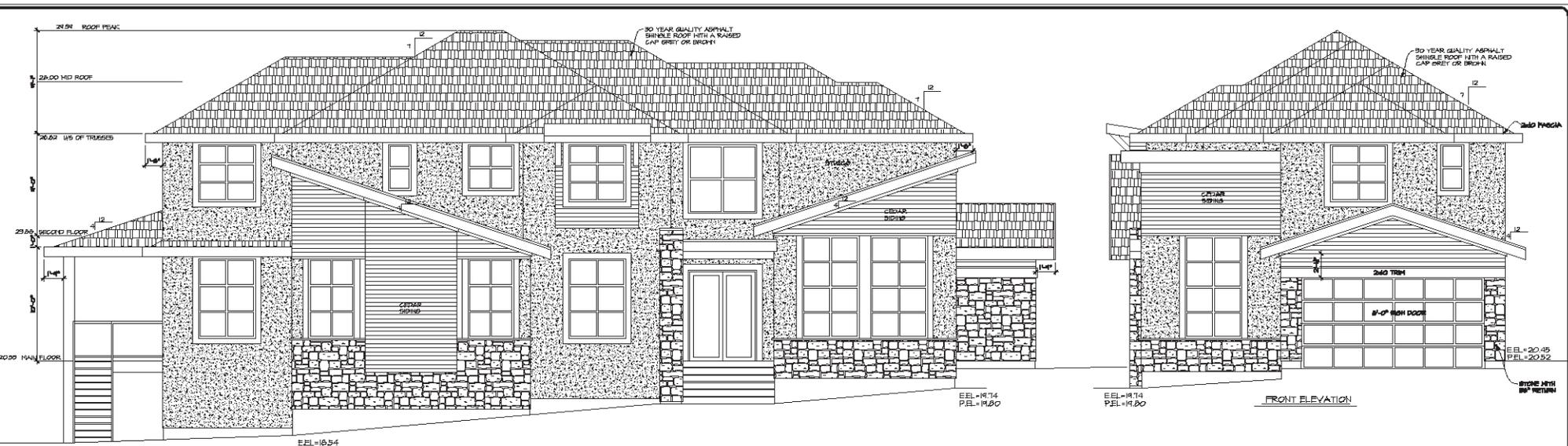
Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan and Building Elevations
Appendix III.	Development Variance Permit No. 7916-0689-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CRL/da





EEL-18-54
PEL-18-54

EEL-18-14
PEL-18-00

EEL-18-14
PEL-18-00

EEL-20-45
PEL-20-52

FLANKING ELEVATION

FRONT ELEVATION



SIDE ELEVATION

LIMITING DISTANCE = 3.144 FT.
EXPOSED BLDG. FACE = 1550.05 SF
PERMISSIBLE OPENINGS @ 1 1/2" = 108.50 SF
PROPOSED OPENINGS = 49.2 SF

EEL-18-43
PEL-18-54

EEL-18-43
PEL-18-54

EEL-18-54
PEL-18-54

REAR ELEVATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0689-00

Issued To: JASDEV S RANDHAWA
KAMALJEET K RANDHAWA

("the Owner")

Address of Owner: 16051 - 77A Avenue
Surrey, BC V4N 0T6

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: 026-456-346

Lot 1 Section 19 Township 8 New Westminster District Plan BCP20298 Except Plan EPP63113

17078 - 80 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)", the minimum north side yard on a flanking street setback for the principal building is reduced from 3.6 metres (12 ft.) to 2.1 metres (7 ft.); and
 - (b) In Section F. Yards and Setbacks of Part 16 of Part 16 "Single Family Residential Zone (RF)", the minimum south side yard setback for the principal building is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

4. This development variance permit applies to only 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.
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 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.
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 – Linda Hepner

City Clerk – Jane Sullivan

