

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7904-0095-00

Planning Report Date: October 1, 2007

**PROPOSAL:**

- **Development Variance Permit** to reduce lot depths and a front yard setback

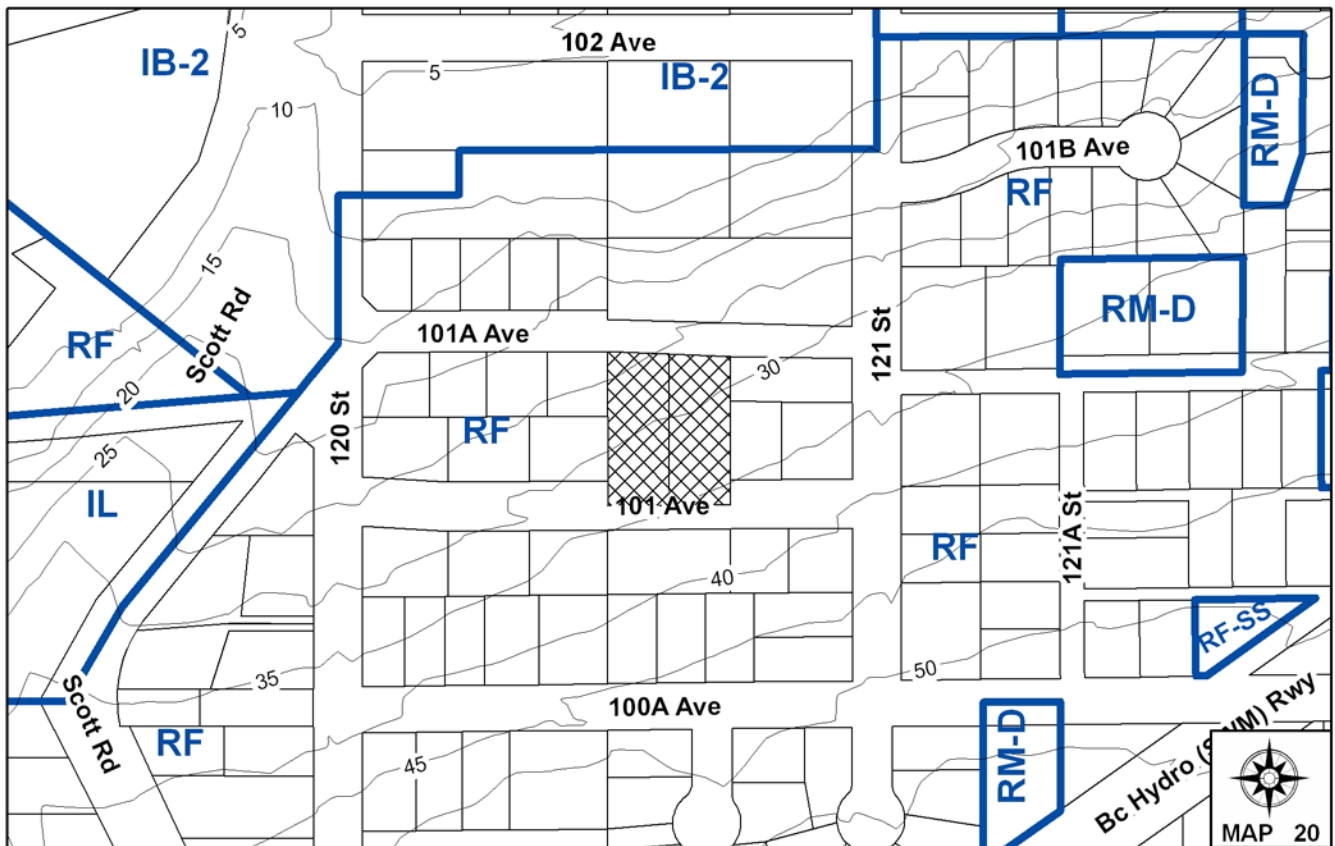
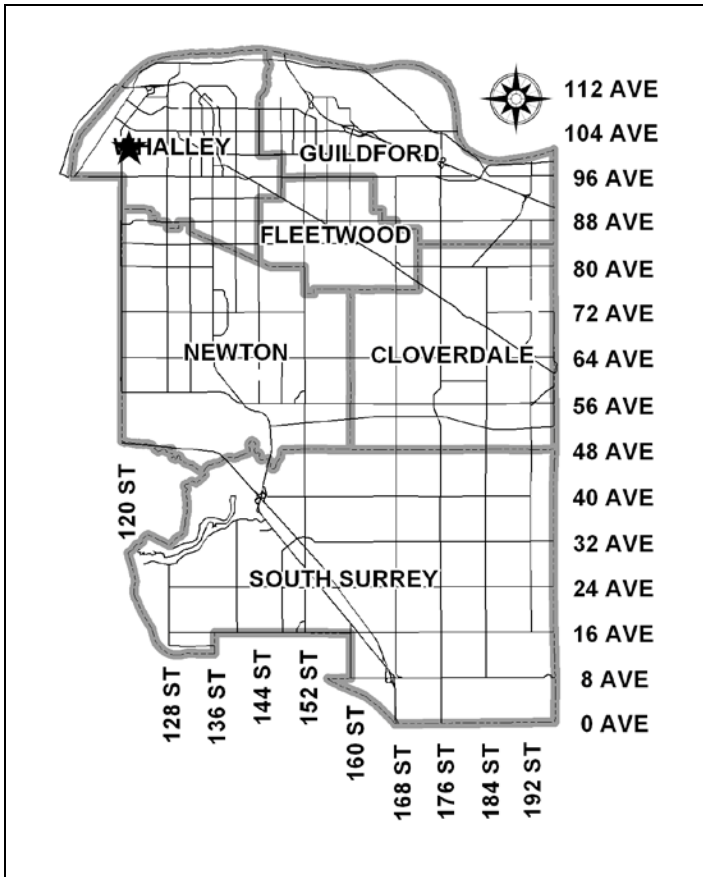
in order to allow subdivision into four (4) single family lots and the retention of one (1) existing single family dwelling.

**LOCATION:** 12052 - 101A Avenue and 12065 - 101 Avenue

**OWNERS:** Jaskinder Kaur Kang; Tarvinder Rattan and Gurjit Rattan

**ZONING:** RF

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced lot depths and a front yard setback.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Proposed depths are comparable to the depths of existing lots within the block.
- The reduced front yard setback is to retain an existing single family dwelling.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7904-0095-00, (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28.0 metres (92 ft.) to 25.0 metres (82 ft.) for proposed Lots 1, 2, 3 and 4; and
  - (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for the existing single family dwelling on proposed Lot 3.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling at 12065 - 101 Avenue (eastern lot) which is to be retained. Vacant lot at 12052 - 101A Avenue (western lot).

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 101A Avenue):	Single family residential lots.	Urban	RF
East:	Single family residential lots.	Urban	RF
South (Across 101 Avenue):	Single family residential lots.	Urban	RF
West:	Single family residential lots.	Urban	RF

## DEVELOPMENT CONSIDERATIONS

### Background

- In 1997, the applicant applied for a Development Variance Permit (No. 7996-0309-00) on the subject lands (12052 – 101A Avenue and 12065 – 101 Avenue) to vary setbacks and lot depths to facilitate subdivision into four (4) single family lots. Council approved this DVP application in September 1997. However, the subdivision was not completed and the file was closed in March 2000 due to inactivity.
- In early 2004, a new development application (No. 7904-0095-00) was received to subdivide the two properties into four (4) single family lots. A development variance was sought to relax the lot depths (for all proposed lots) and front yard setbacks (for proposed Lots 3 and 4). Council approved the variance on May 17, 2004.
- The Development Variance Permit (No. 7904-0095-00) however, expired on May 17, 2007. The applicant has yet to complete the subdivision, and therefore has re-applied to relax lot depths and a front yard setback.
- An additional variance for the front yard setback on proposed Lot 4 was originally applied for and approved by Council. However, the single family dwelling has since been demolished, and therefore this variance is no longer required.

### Current Proposal

- The subject properties (12052 – 101A Ave and 12065 – 101 Avenue) are located between Scott Road and 121 Street in the Cedar Hills area in North Surrey. The properties are designated Urban in the Official Community Plan (OCP) and are zoned "Single Family Residential (RF)".
- The size and dimensions of the proposed lots remain unchanged from the original proposed subdivision plan. The four proposed lots range in size from 645 square metres (6,940 ft<sup>2</sup>) to 660 square metres (7,100 ft<sup>2</sup>).
- The lot depths for the four (4) proposed lots are approximately 25.3 to 26.5 metres (83 – 87 ft). The variance is necessary, as the minimum lot depth requirement in the RF zone is 28 metres (92 ft). The variance is supportable, as the lot depth of most properties in the block are approximately 26 metres (85 ft).
- In order to retain the existing single family dwelling located on proposed Lot 3, a variance is required to reduce the front yard setback due to the required road dedication along 101 Avenue. The variance is to relax the front yard setback from 7.5 metres (25 ft) to 5.0 metres (16 ft) for proposed Lot 3.
- The existing garages on proposed Lots 2 and 3 will be demolished prior to final approval of the subdivision plan.

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variance:

- To relax the minimum lot depth requirement of the RF Zone from 28 metres (92 ft) to 25 metres (82 ft) for proposed Lots 1, 2, 3 and 4.

## Applicant's Reason:

- The majority of lots within the block, as well as the lots south of 101 Avenue, have lot depths of approximately 26 metres (85 ft).

## Staff Comment:

- The lot depths of the four (4) proposed lots are consistent with the properties located in the immediate neighbourhood.
- Despite the shorter lot depths, the four (4) proposed lots all have considerably wide lot frontages at approximately 25 metres (82 ft). This results in over-sized RF lots at approximately 650 m<sup>2</sup> (7,000 ft<sup>2</sup>).

## (b) Requested Variance:

- To relax the minimum front yard setback of the RF Zone from 7.5 metres (25 ft) to 4.3 metres (14 ft) for proposed Lot 3.

## Applicant's Reason:

- Due to the 10-metre (33 ft) wide road widening requirement along 101 Avenue, the variance is requested to retain the existing single family dwelling.

## Staff Comment:

- The proposed setback will have a minimal impact on the neighbouring properties. A property (12013 – 101 Avenue) to the west of the subject properties has a similar front yard setback.
- The garage on proposed Lot 3 will be removed prior to subdivision approval, as it encroaches into the required road widening of 101 Avenue.
- The single family dwelling located on proposed Lot 3 was constructed in the late 1980s. If redevelopment of this proposed lot occurs in the future, any new structures will be required to conform to the setbacks and regulations of the RF Zone.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Development Variance Permit No. 7904-0095-00

Jean Lamontagne  
General Manager, Planning and Development

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Roger Jawanda, CitiWest Consulting Ltd.  
                         Address:                    9030 King George Highway, Unit 101  
   Surrey, BC V3V 7Y3  
   Tel:                            604-591-2213

2.      Properties involved in the Application

- (a)      Civic Addresses:      12052 - 101A Avenue and 12065 - 101 Avenue
- (b)      Civic Address:            12052 - 101A Avenue  
                 Owner:                        Jaskinder Kaur Kang  
                 PID:                            002-666-880  
                 Parcel "B" (Explanatory Plan 9406) of Lots 26 and 27 Except: Firstly: Parcel  
                 "C" (Explanatory Plan 10140, Secondly: Road (Explanatory Plan 10140); Block  
                 1 of Section 30 Block 5 North Range 2 New Westminster District Plan 454
- (c)      Civic Address:            12065- 101 Avenue  
                 Owners:                        Tarvinder Rattan and Gurjit Rattan  
                 PID:                            001-977-105  
                 Parcel "C" (Explanatory Plan 10140) Lots 26 and 27 Block 1 Section 30 block  
                 5 North Range 2 West New Westminster District Plan 454

3.      Summary of Actions for City Clerk's Office

- (a)      Proceed with Public Notification for Development Variance Permit No. 7904-0095-00

## SUBDIVISION DATA SHEET

**Existing Zoning: RF**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.769 ac
Hectares	0.311 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	24 - 26 m
Range of lot areas (square metres)	640 - 660 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	12.85 lots/ha
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	9%
Total Site Coverage	49%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Lot Depth	YES