

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0481-00

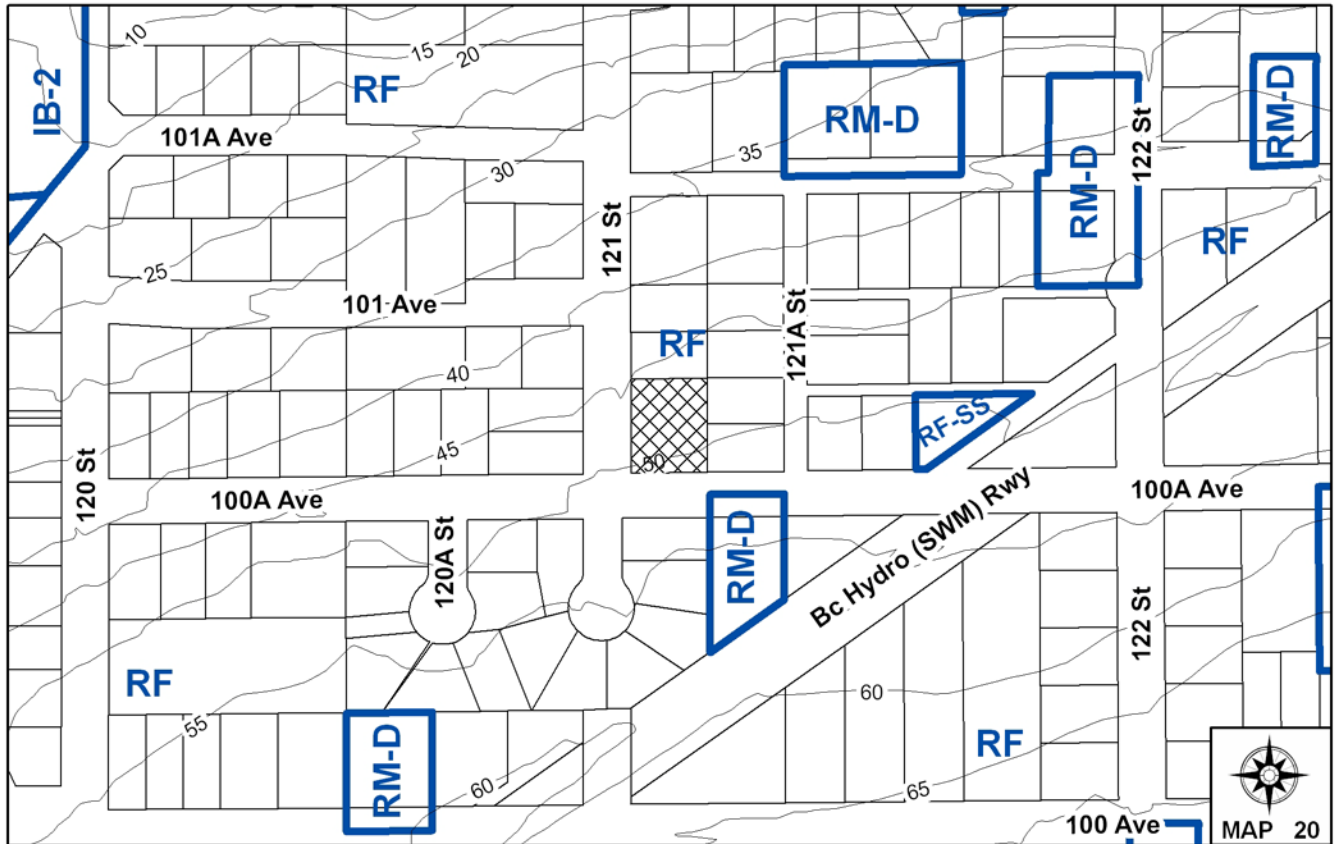
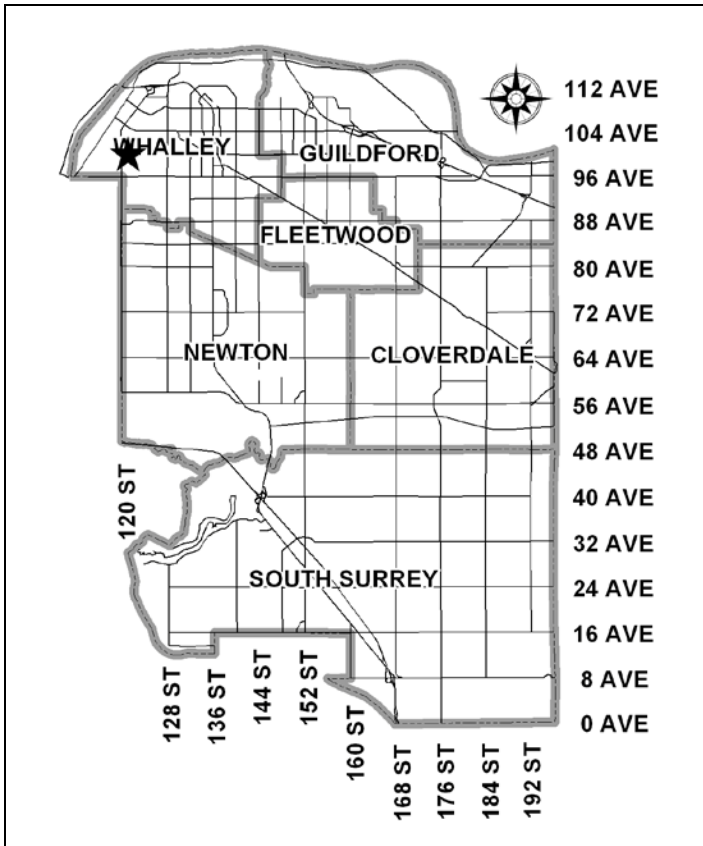
Planning Report Date: November 5, 2007

PROPOSAL:

- **Development Variance Permit**

to reduce a front yard setback for an existing single family dwelling involved in a proposed two-lot subdivision.

LOCATION: 12109 - 100A Avenue
OWNERS: Babita Shanti Ahir
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced front yard setback.

RATIONALE OF RECOMMENDATION

- The reduced front yard setback is to retain an existing single family dwelling and will have little if any impact on neighbouring properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0481-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.8 metres (22 ft.) for proposed Lot 2.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: One single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East:	Single family dwelling.	Urban	RF
South (Across 100A Avenue):	Single family dwelling.	Urban	RF
West (Across 121 Street):	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 12109 - 100A Avenue in the Cedar Hills area of North Surrey. The property is designated Urban in the Official Community Plan (OCP) and is zoned “Single Family Residential (RF)”.
- In 2004, the owners applied to subdivide the subject property into two (2) single family lots. A Preliminary Layout Approval (PLA) letter was subsequently issued on August 31, 2004. However, the subdivision was not completed and the file was closed on June 12, 2007, due to inactivity.

- The new owners have applied to subdivide the property into two (2) single family lots. A Development Variance Permit is required to reduce the front yard setback in order to retain the existing single family dwelling on proposed Lot 2.

Current Proposal

- The applicant wishes to retain the existing single family dwelling located on proposed Lot 2. A variance is required to reduce the front yard setback in the RF zone from 7.5 metres (25 ft) to 6.8 metres (22 ft).
- Proposed Lots 1 and 2 will front 121 Street and have lot widths of 19.43 metres (63 ft) and 20.41 metres (67 ft), with lot areas of 630 m² (6,780 ft²) and 657 m² (7,070 ft²), respectively. The proposed lots are consistent with most lots in the neighbourhood.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft) to 6.8 metres (22 ft) for proposed Lot 2.

Applicant's Reasons:

- The variance is required to retain the existing single family dwelling

Staff Comments:

- As a result of the proposed subdivision, the current side yard on a flanking street (121 Street) will become the front yard. The Zoning By-law defines the front lot line as the shortest dimension along a street.
- The proposed setback is an existing situation and will have a minimal impact on the neighbouring properties, particularly as proposed Lot 2 is a corner lot. Additionally, the size and dimensions of the two (2) proposed lots are significantly larger than the minimum requirement in the RF Zone.
- The existing dwelling located on proposed Lot 2 is relatively old. 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 and Action Summary
- Appendix II. Proposed Subdivision Layout
- Appendix III. Development Variance Permit No. 7906-0481-00

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: Unit 101 - 9030 King George Highway
 Surrey, BC
 V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application
 - (a) Civic Address: 12109 - 100A Avenue

 - (b) Civic Address: 12109 - 100A Avenue
 Owner: Babita Shanti Ahir
 PID: 011-333-308
 Lot 3 Section 30 Block 5 North Range 2 West New Westminster District Plan
 8331

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7906-0481-00.

SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	0.32 ac	
Hectares	0.13 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	2	
SIZE OF LOTS		
Range of lot widths (metres)	19.43 m (64 ft.) - 20.41 m (67 ft.)	
Range of lot areas (square metres)	630 m ² (6,780 ft ²) - 657 m ² (7,070 ft ²)	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	15.49 lots/ha	6.27 lots/ac
Lots/Hectare & Lots/Acre (Net)		
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	30%	
Estimated Road, Lane & Driveway Coverage	10%	
Total Site Coverage	40%	
PARKLAND		
Area (square metres)		
% of Gross Site		
	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	NO	
Front Yard Setback	YES	