

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0103-01

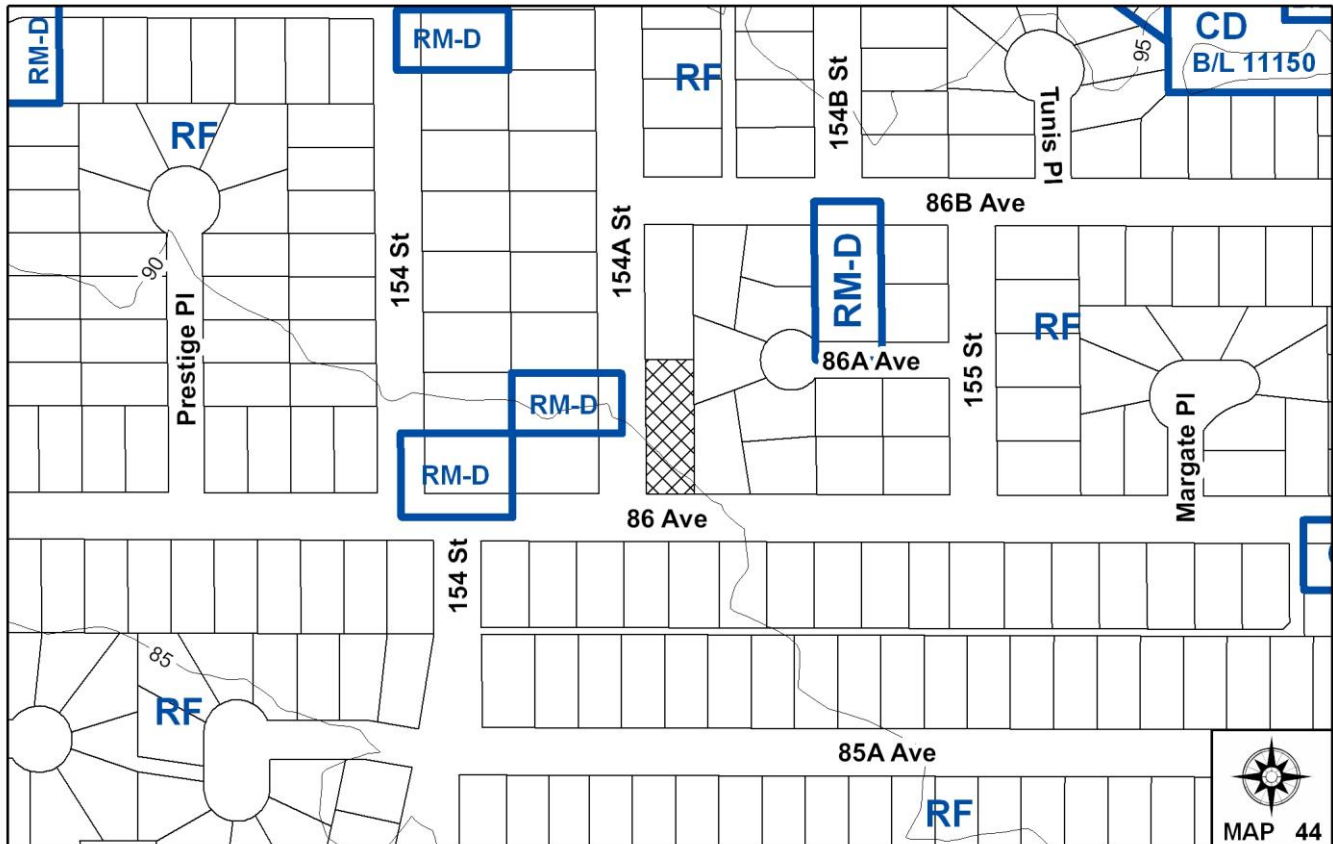
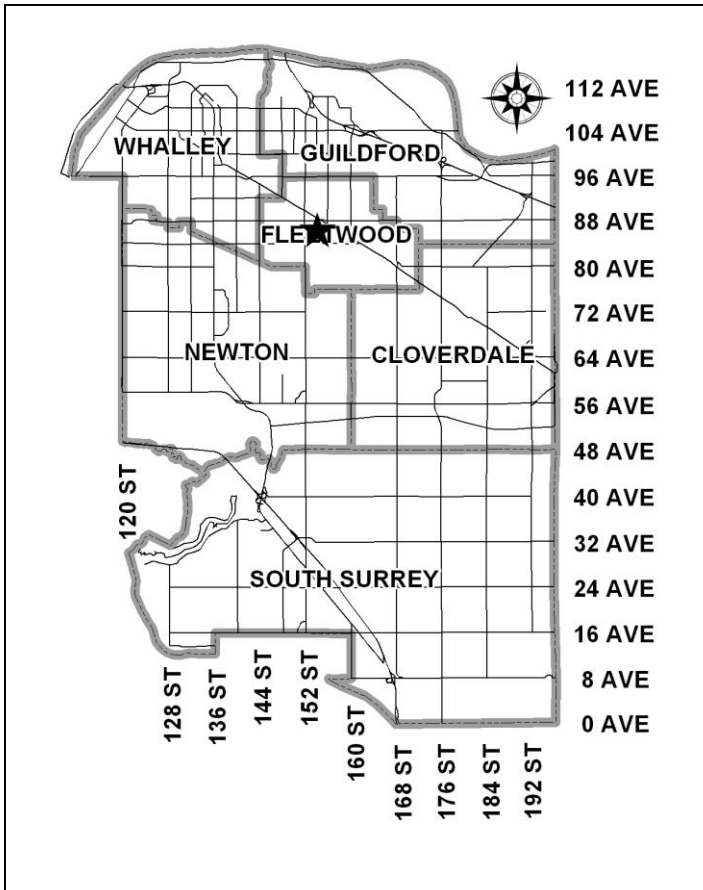
Planning Report Date: May 25, 2009

PROPOSAL:

- **Development Variance Permit**

in order to reduce the rear yard setback of proposed Lot 2.

LOCATION: 8626 - 154A Street
OWNERS: Jaswinder Kaur Uppal and Raj Singh Uppal
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced rear yard setback in the RF Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) for a portion of proposed Lot 2.

RATIONALE OF RECOMMENDATION

- By reducing the rear yard setback as requested, a Maple tree and an Oak tree on the boulevard can be retained without affecting the size of the house that can be built on proposed Lot 2.

- In order to facilitate the proposed subdivision, Council approved a Development Variance Permit (DVP) application under File No. 7908-0103-00 to reduce the lot depth and the front and rear yard setbacks of proposed Lot 1. This DVP also allows for the retention of three Douglas fir trees located near the northeast portion of the subject property.
- The applicant is now requesting a second Development Variance Permit on proposed Lot 2 to allow for further tree retention, without compromising the house size.

Current Application

- The applicant is requesting to reduce the rear yard setback from 7.5m (25 ft.) to 1.8m (6 ft.) for a portion of proposed Lot 2 to accommodate a garage (see By-law Variance section).
- The site is constrained by two (2) trees located on the 154A Street boulevard, a Maple tree and an Oak tree. These trees are located near the west property line of proposed Lot 2. To retain these trees, a 5.5 metre (18 ft.) side yard setback that extends along a large portion of the west property line is required.
- In addition, driveway location must be from 154A Street (the west property side) to satisfy Engineering requirements.
- As a result of these two site constraints, the applicant is requesting the rear yard setback of proposed Lot 2 be reduced to 1.8m (6 ft.) in order to provide sufficient access to the garage without encroaching into the tree protection zone of the Oak and Maple trees. Only the garage portion of the house will be permitted to a 1.8m (6 ft.) rear yard setback. The remainder of the house portion will comply with the minimum 7.5m (25 ft.) rear yard setback requirement of the RF Zone. This will provide adequate rear yard space given the site constraints.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 7.5m (25 ft.) to 1.8m (6 ft.) for a portion of proposed Lot 2.

Applicant's Reasons:

- The minimum rear yard setback of proposed Lot 2 must be reduced to achieve the maximum house size of 269 square metres (2,900 sq. ft.) and to accommodate access to the garage without encroaching into the "no-build" tree protection zone for the Oak and Maple trees.

Staff Comments:

- The proposed rear yard setback relaxation for the garage will allow retention of the Oak and Maple trees located near the west property line.
- Notwithstanding the proposed setback relaxations, there will still be useable private yard space on the north side of the property.

- The proposed variance will only apply to the garage portion of the house.
- The proposed variances would allow for the maximum house size of 269 square metres (2,900 sq. ft.) to be achieved while complying with the 5.5-metre (18 ft.) setback from the Oak and Maple trees and providing driveway access from 154A Street.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners, Action Summary and Project Data Sheets
Appendix II. Development Variance Permit No. 7908-0103-01

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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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: Dharam Kajal, Westridge Engineering and Consulting Ltd.
 Address: 3565 Manmouth Avenue
 Vancouver, BC
 V5R 5S1
 Tel: 604-789-9520

2. Properties involved in the Application
 - (a) Civic Address: 8626 - 154A Street

 - (b) Civic Address: 8626 - 154A Street
 Owners: Jaswinder Kaur Uppal and Raj Singh Uppal
 PID: 010-438-858
 Lot 1 Section 26 Township 2 New Westminster District Plan 18987

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7908-0103-01.

SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.28 ac
Hectares	.11 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	20.38 m - 29.48 m
Range of lot areas (square metres)	560 sq.m. - 603 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	18 lots/ha 7 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	35%
Estimated Road, Lane & Driveway Coverage	5%
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
Others	YES