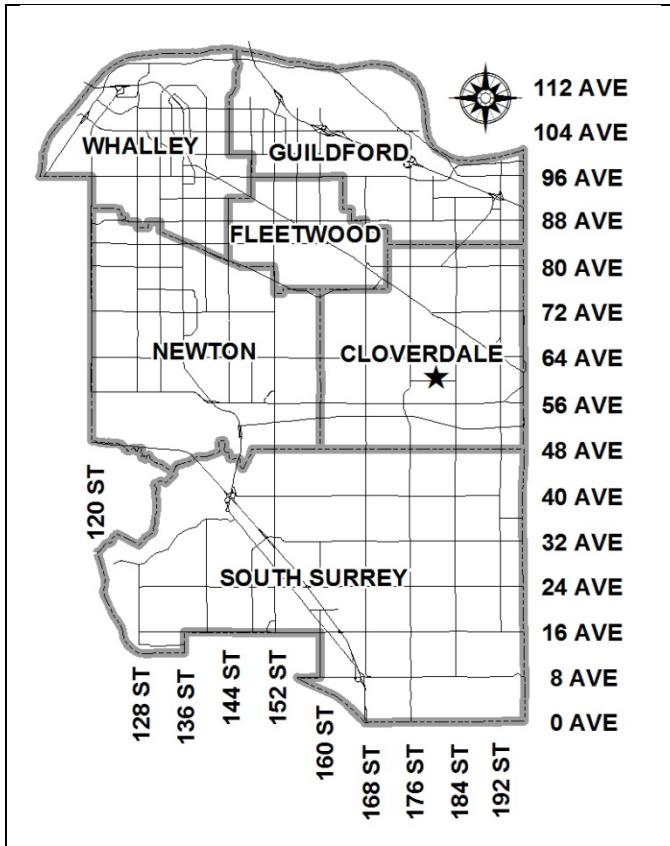


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0368-00

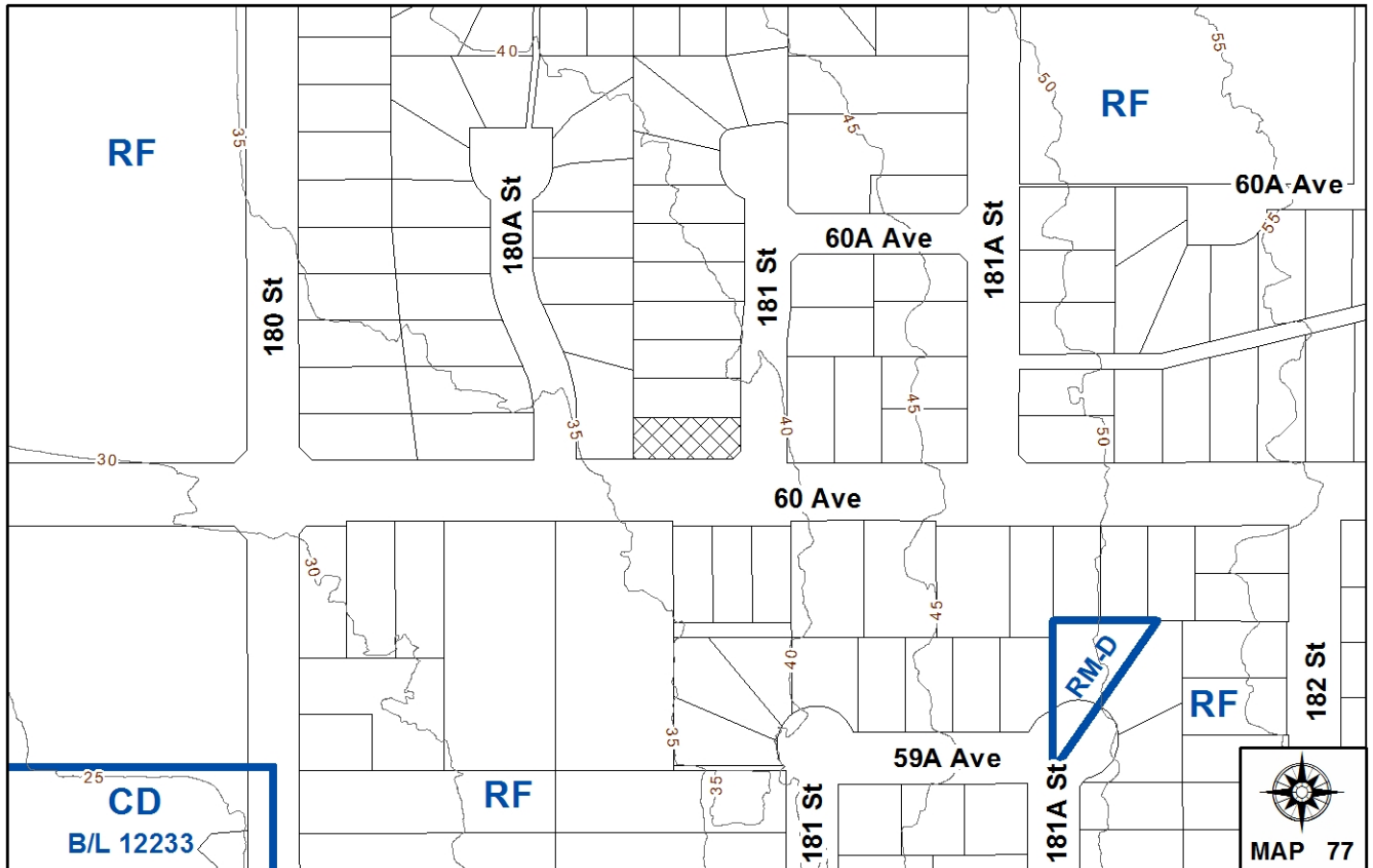
Planning Report Date: February 23, 2015



PROPOSAL:

- **Development Variance Permit**
 in order to relax the special building setback requirements for a single family lot located along an arterial road (60 Avenue).

LOCATION: 18081 - 60 Avenue
OWNERS: Hardarshpal S Chatha
 Surinderpal K Chatha
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to relax Part 7 Special Building Setbacks of the Surrey Zoning By-law, 1993, No. 12000, to permit a new house to be constructed 17.2 metres (56 ft.) from the centerline of the ultimate highway allowance for 60 Avenue. The current requirement is 18.6 metres (61 ft.).

RATIONALE OF RECOMMENDATION

- For lots fronting or flanking an arterial road or collector road, in accordance with Part 7 Special Building Setbacks of the Zoning By-law, the required building setback is the sum of one-half of the width of the ultimate highway allowance, as measured from the centerline of the ultimate highway allowance, and the required setback of the zone in which the lot is located.
- 60 Avenue is an arterial road, which is not constructed to its ultimate width at this location. This results in a greater flanking side yard setback from the existing lot line than would be required if 60 Avenue had already been widened to its ultimate standard.
- 60 Avenue will not be constructed to its ultimate width in the foreseeable future.
- The proposed relaxation will allow the owner to achieve a standard sized RF-house on the subject lot.

RECOMMENDATION

Council approve Development Variance Permit No. 7914-0368-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, 1993, No. 12000 to reduce the minimum flanking side yard setback from the centerline of the ultimate highway allowance for 60 Avenue from 18.6 metres (61 ft.) to 17.2 metres (56 ft.) for the principal building on the lot.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lot

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling under construction	Urban	RF
East (Across 181 Street):	Single family home	Urban	RF
South (Across 60 Avenue):	Single family homes	Urban	RF
West:	Single family home	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject lot is located at 18081 – 60 Avenue in Cloverdale and is zoned "Single Family Residential Zone (RF)". The lot was created in 2013 under approved subdivision Application No. 7912-0104-00.
- The applicant is applying for a Building Permit to construct a new single family dwelling on the vacant lot.
- The lot is 670 square metres (7,200 sq. ft.) in size, 16 metres (52 ft.) wide, and complies with the dimensional requirements of the RF Zone.
- The applicant is requesting a Development Variance Permit (DVP) to relax the special building setback requirements in the Zoning By-law that apply to lots abutting existing or future major roads in the City.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax Part 7 Special Building Setbacks of Surrey Zoning By-law No. 12000 by reducing the minimum required flanking side yard setback from the centerline of the ultimate highway allowance for 60 Avenue from 18.6 metres (61 ft.) to 17.2 metres (56 ft.) for the principal building.

Applicant's Reasons:

- Due to the revised 30-metre (98-ft.) wide arterial road standard, any future house on the existing lot will need to be set back a minimum of 5 metres (16 ft.) from the flanking side lot line. This setback is 1.4 metres (4.6 ft.) greater than what the RF Zone requires when the Special Building Setbacks do not apply and when measured from the existing flanking side lot line.
- The requested variance will allow for a standard-sized RF house to be constructed on the subject lot.

Staff Comments:

- The subject site is located on 60 Avenue, which is a designated arterial road in the Surrey Road Classification Map (R-91), attached as Schedule D to Surrey Subdivision and Development By-law No. 8830.
- The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 30-metre (98-ft.) wide road allowance for arterial roads.
- Under the RF Zone, the minimum side yard setback on a flanking street for the principal building is 3.6 metres (12 ft.). However, 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 as shown in the Surrey Major Road Allowance Map, shall be the sum of one-half of the ultimate highway allowance measured from the centreline of the road, plus the required setback of the zone in which the lot is located.
- On this basis, the required flanking side yard setback along 60 Avenue for the principal building is 15 metres (49 ft.) from the ultimate centreline of 60 Avenue plus the 3.6-metre (12-ft.) flanking side yard setback requirement of the RF Zone for a total setback of 18.6 metres (61 ft.) from the centreline of 60 Avenue. This equates to a 5-metre (16 ft.) setback from the existing south lot line.
- The applicant proposes a setback from the ultimate centerline of 60 Avenue of 17.2 metres (56 ft.) based on one-half of the road allowance requirement for an arterial road (15 metres/49 ft.) plus a 2.2-metre (7 ft.) flanking side yard setback, in order to accommodate a standard-sized RF house on the lot.

- The City does not intend to construct this portion of 60 Avenue to its ultimate width in the foreseeable future, and the proposed house siting does not preclude the City's ability to pursue the ultimate road allowance in the future.
- The proposed house complies with the front, rear and north side yard setback requirements, as well as the floor area ratio requirement of the RF Zone.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7914-0368-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0368-00

Issued To: HARDARSHPAL CHATHA
SURINDERPAL CHATHA

("the Owner")

Address of Owner: 18227 - 59A Avenue
Surrey, BC V3S 6A4

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: 029-182-824
Lot 1 Section 8 Township 8 New Westminster District Plan EPP31474

18081 - 60 Avenue

(the "Land")

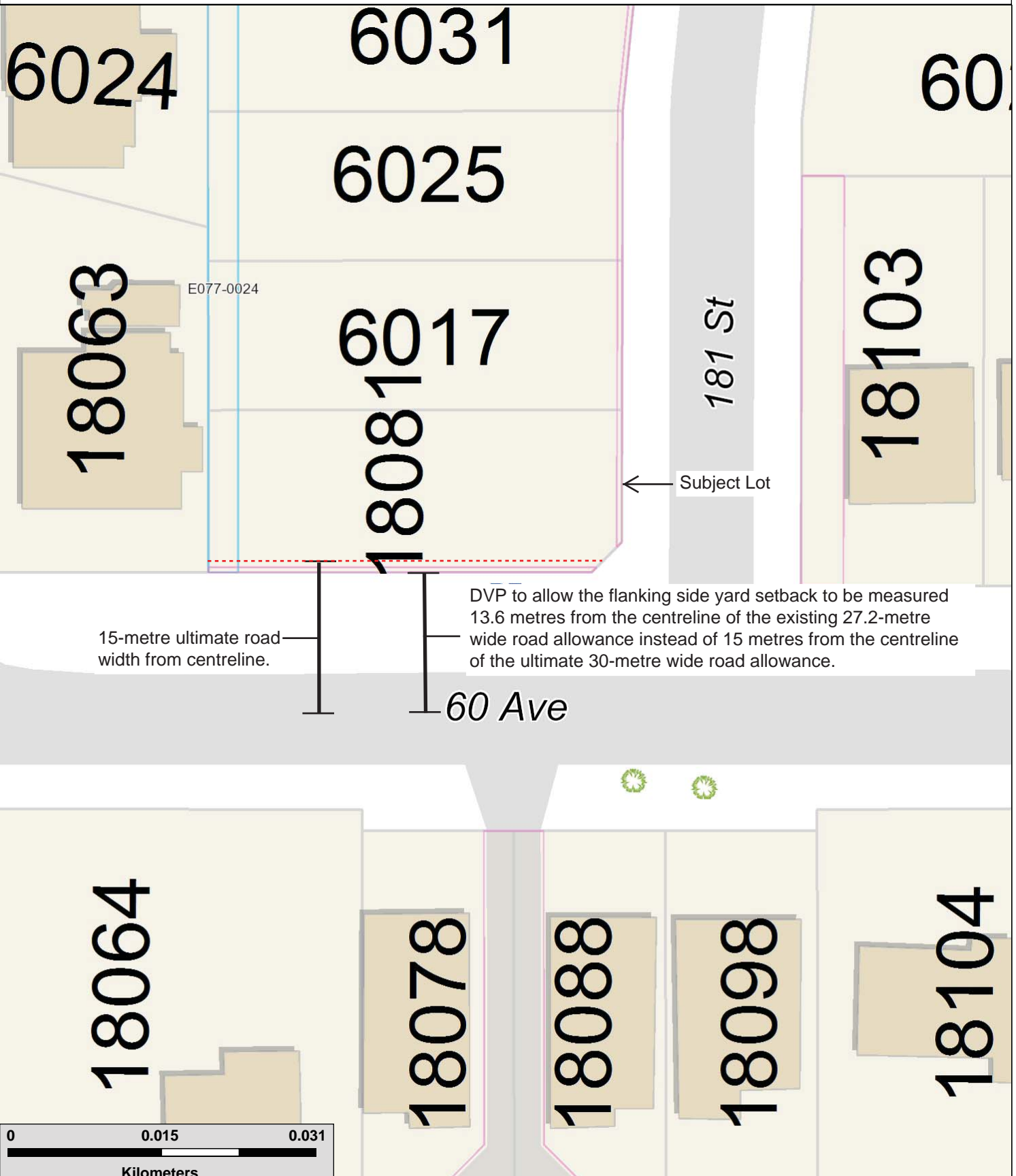
3. Section A.1 of Part 7 of Surrey Zoning By-law, 1993, No. 12000, requires that the *setback* of *buildings* and *structures* on a *lot* abutting existing or future *highways* shown on the "Surrey Major Road Allowance Map" attached as Schedule K to the "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended shall be the sum of the following:
 - (a) One-half of the width of the ultimate *highway* allowance shown on the "Surrey Major Road Allowance Map" attached as Schedule K to the "Surrey Subdivision and Development By-law, 1986, No. 8830," as amended, measured from the centerline of the ultimate *highway* allowance, which may not necessarily coincide with the centre line of the existing *highway*; and
 - (b) The required *setback* set forth in Section F Yards and Setbacks of the Zone in which the *lot* is located.

4. Section A.1 of Part 7 of Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) The sum of one half of the width of the ultimate *highway* allowance and the minimum flanking *side yard setback* in Section F Yards and Setbacks of the RF Zone, is varied from 18.6 metres [61 ft.] to 17.2 metres [56 ft.] for the *principal building*.
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

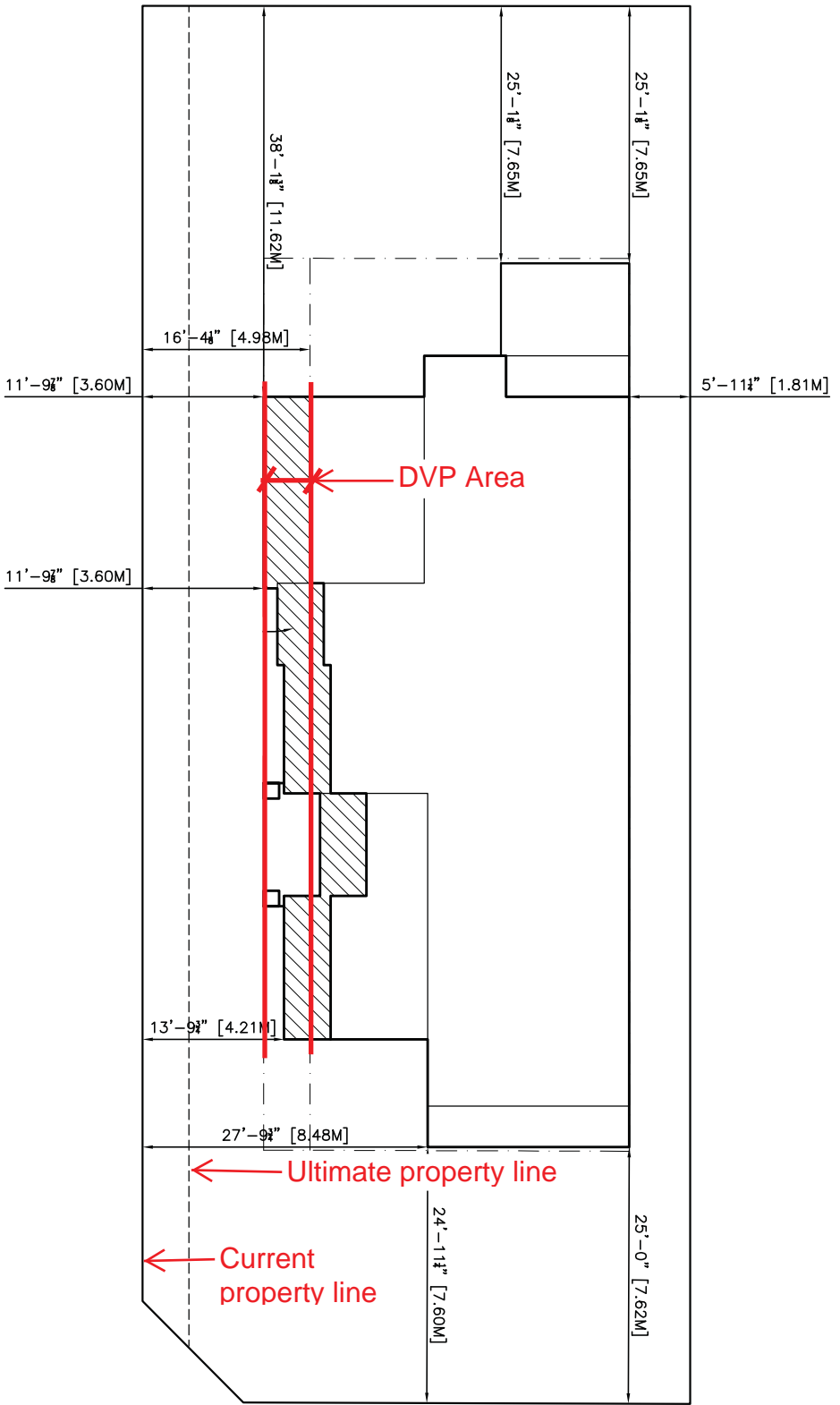
City Clerk – Jane Sullivan



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

For illustrative purposes only

Scale: 1: 516
Map created on: January-29-15



CIVIC ADDRESS: LOT#1, 18081-60AVE
SURREY, B.C.

ZONING: RF

LOT AREA: 7222.0 SQ.FT. [671.50 m²]

PERMITTED FLOOR AREA RATIO:
 (60% x 6000.00 SQ.FT.) + (35% x 1222.0 SQ.FT.)
 = 4027.7 SQ.FT. [374.18 m²]

MAIN FLOOR WITH D.V.P. = 2355.52 SQ.FT.
 MAIN FLOOR WITHOUT D.V.P. = 2071.86 SQ.FT.
 TOP FLOOR WITH D.V.P. = 1657.67 SQ.FT.
 TOP FLOOR WITHOUT D.V.P. = 1571.11 SQ.FT.
 F.A.R. WITH D.V.P. = 4013.19 SQ.FT.
 F.A.R. WITHOUT D.V.P. = 3642.97 SQ.FT.

WITHOUT THE D.V.P. HOUSE WON'T BE ABLE TO ACHIEVE
 MAXIMUM ALLOWABLE F.A.R. AND IS WELL BELOW
 MAXIMUM ALLOWED

ALSO WITHOUT THE D.V.P. HOUSE WILL BE TOO NARROW
 TO HAVE A FUNCTIONAL LIVING SPACE