

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0191-00

Planning Report Date: September 13, 2010

PROPOSAL:

- **Development Variance Permit**

in order to reduce the side yard setback of a single family lot.

LOCATION:

12498 - 80 Avenue

OWNERS:

Ravinder Singh Kaila, Parmjit Kaila
 and Balbir Kaur Kaila

ZONING:

CD (By-law No. 17013)

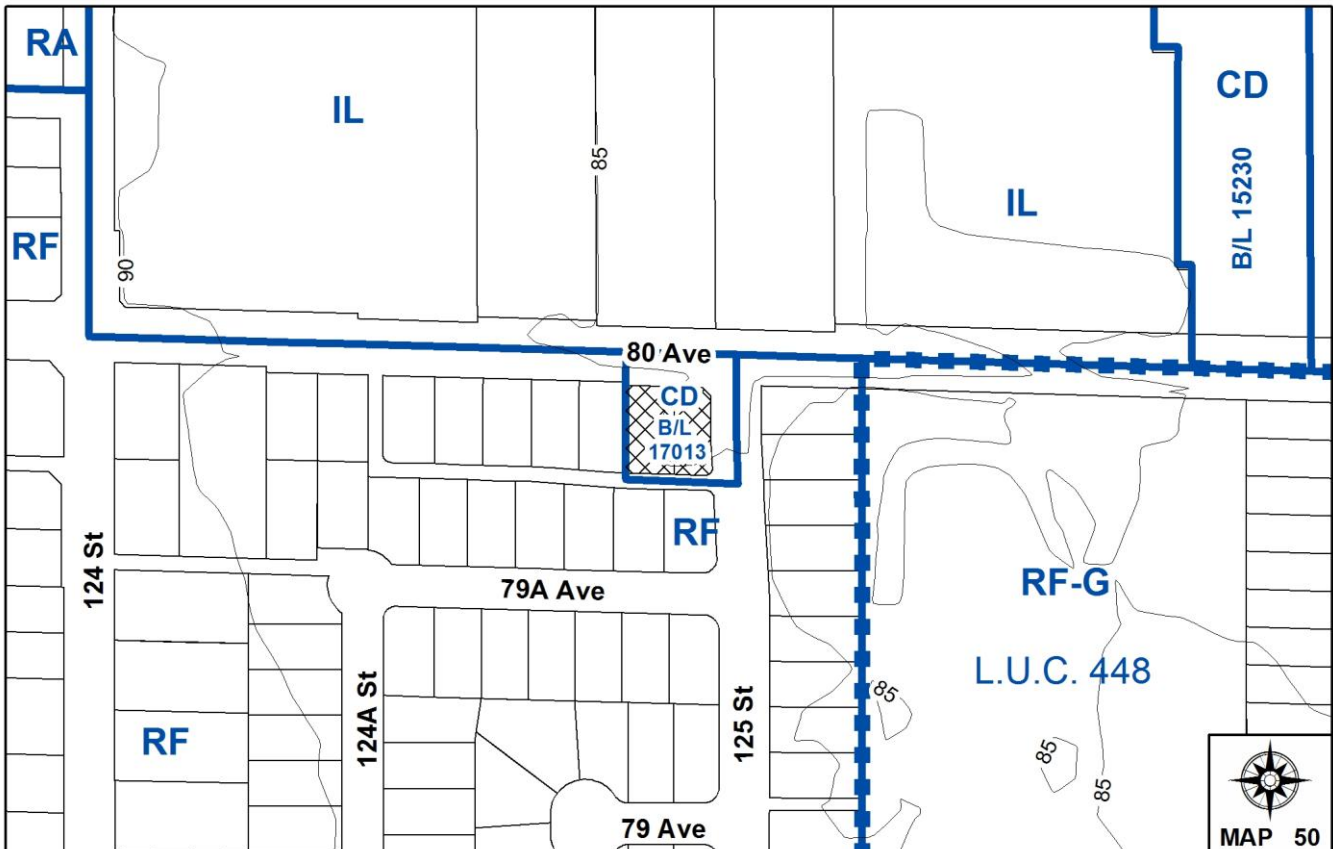
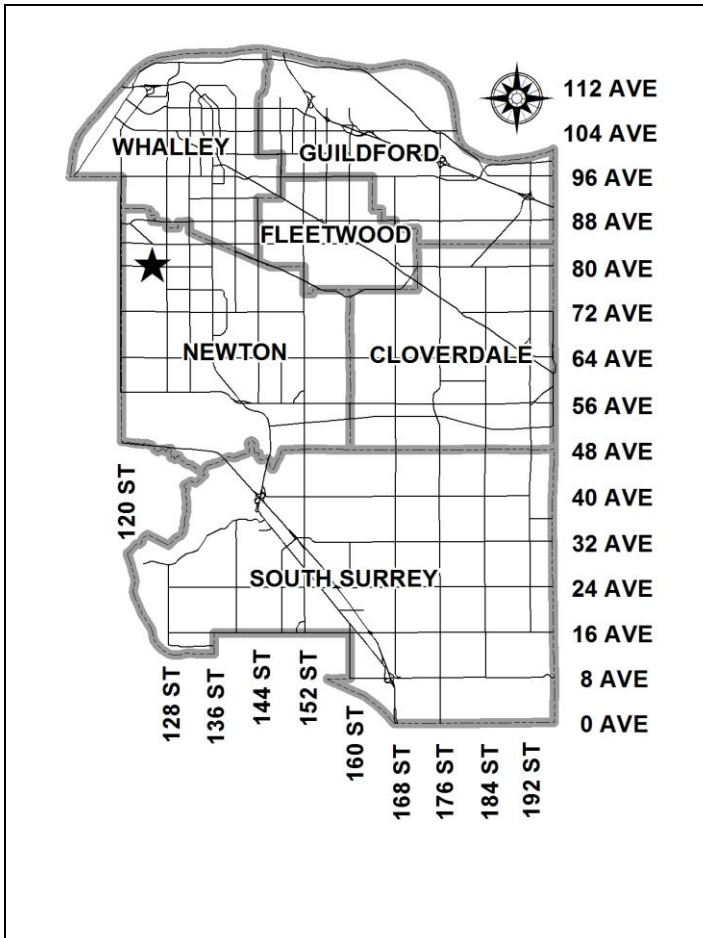
OCP DESIGNATION:

Urban

NCP/LAP

Urban Residential

DESIGNATION:



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To vary the minimum west side yard setback from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

RATIONALE OF RECOMMENDATION

- The proposed variance is consistent with the side yard setback requirement of the RF Zone which the CD Zone is based on.
- A variance to the side yard setback is required to permit development of a single family home of sufficient size and frontage to ensure both livability and consistent design.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0191-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side (west) yard setback of the CD Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant land zoned CD (based on RF) for Single Family Residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 80 Avenue):	Light Industry.	Industrial	IL
East (Across 125 Street):	Single family residential.	Urban	RF
South and West:	Single family residential.	Urban	RF

DEVELOPMENT CONSIDERATIONSSite Background

- The subject property located at 12498 80 Avenue is designated as Urban in the Official Community Plan (OCP) and is zoned CD (By-law No. 17013).
- The subject property was part of a subdivision and rezoning application recently approved and adopted under project # 7906-0365-00. The site was rezoned from "Single Family Residential Zone (RF)" to a "Comprehensive Development Zone (CD)" Zone, based on RF to preserve the existing house and create a new, smaller second lot.
- The applicants have requested a Development Variance Permit to reduce the west side yard setback of the subject property from 1.8 metres (6 ft) as per the current CD By-law to 1.2 metres (4 ft).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the CD By-law to allow a reduction in the west side yard setback from 1.8 metres (6 ft) to 1.2 metres (4 ft).

Applicant's Reasons:

- The proposed variance in the west side yard setback has minimal impact on the neighbourhood and permits a better and more effective house design on the subject lot.

Staff Comments:

- The proposed side yard setback reduction can be supported because there is minimal impact on the surrounding neighbourhood, as it is adjacent to an existing house.
- Additionally, the east side yard (on a flanking street) of the subject property is 3.6 metres (12 ft), which under a normal RF Zone would permit a reduction in the opposing side yard setback to 1.2 metres. Therefore, the reduction is consistent with the RF Zone upon which the CD Zone was based upon.

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.	Site Plan
Appendix III.	Development Variance Permit No. 7910-0191-00

Jean Lamontagne
General Manager
Planning and Development

GM/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: Roger Jawanda, CitiWest Consulting Ltd.
 Address: 101, 9030 King George Highway
 Surrey, B.C.
 V3V 7Y3
 Tel: 604-591-2213

2. Properties involved in the Application
 - (a) Civic Address: 12498 – 80 Avenue

 - (b) Civic Address: 12498 – 80 Avenue
 Owners: Ravinder Singh Kaila, Parmjit Kaila and Balbir Kaur Kaila
 PID: 028-223-985
 Lot 2 Section 19 Township 2 New Westminster District Plan BCP44645

3. Summary of Actions for City Clerk's Office