

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0231-00

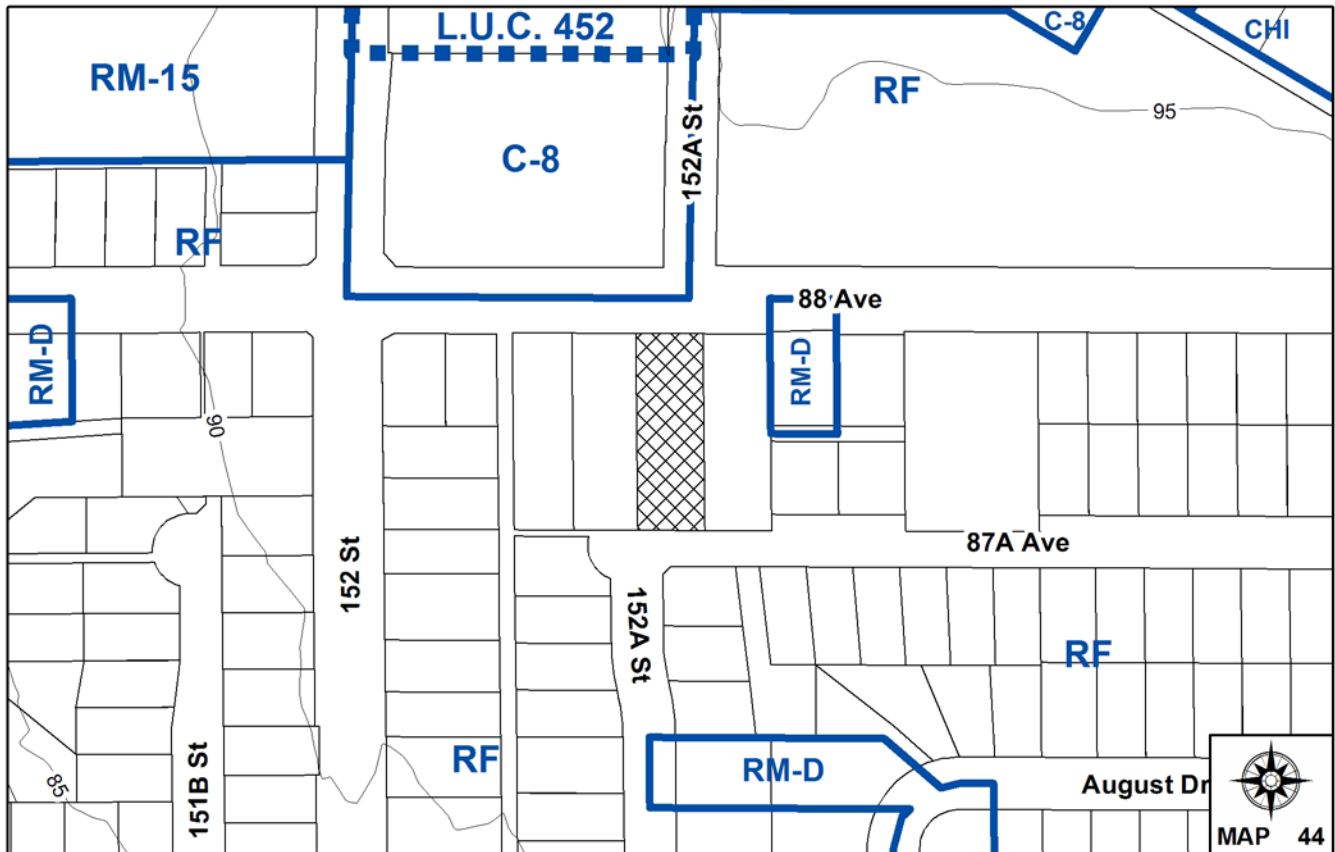
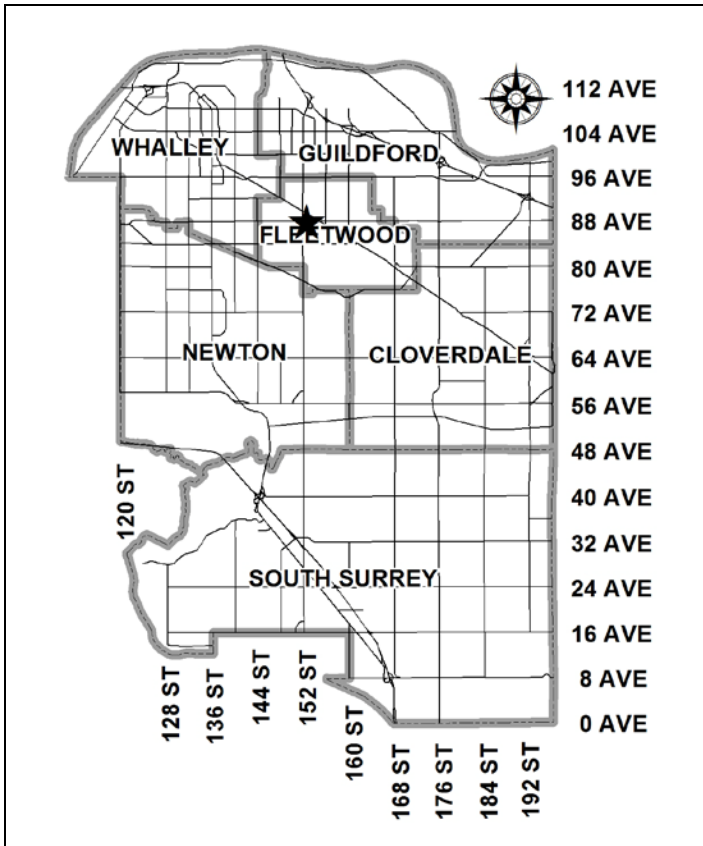
Planning Report Date: January 24, 2011

PROPOSAL:

- **Development Variance Permit**

in order to reduce the front yard setback to retain an existing house on proposed Lot 2.

LOCATION: 15260 – 88 Avenue
OWNERS: Bhajan Singh Hans and Balwinder Kaur Hans
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for an existing house on proposed Lot 2.

RATIONALE OF RECOMMENDATION

- The proposed front yard setback variance will allow a road widening dedication as part of the associated subdivision and retention of the existing house on proposed Lot 2.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0231-00, (Appendix II) 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 6.4 metres (21 ft.) for the existing house on proposed Lot 2.

REFERRALS

Engineering: The Engineering Department has no objection.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 88 Avenue):	Safeway store and 152A Street.	Commercial	C-8
East:	Single family dwelling.	Urban	RF
South (Across 87A Avenue):	Single family dwelling.	Urban	RF
West:	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 15260 - 88 Avenue in the Fleetwood area. The site is designated Urban in the Official Community Plan (OCP) and is currently zoned “Single Family Residential (RF).”
- An application has been received to subdivide the subject property together with the neighbouring property to the west at 15248 - 88 Avenue from two (2) into four (4) RF-zoned lots.
- A temporary lane on proposed Lot 3 will provide access to the rear lane.
- Each of the proposed lots conforms to the minimum 15-metre (50 ft.) width, 28 metre (92 ft.) depth, and 560-square metre (6,027 sq. ft.) area requirements of the RF Zone.

- The applicant is requesting a Development Variance Permit to reduce the front yard setback of proposed Lot 2 from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) in order to retain the existing house on 15260 - 88 Avenue.
- According to the location certificate provided by the applicant, the existing house on proposed Lot 2 has a floor area ratio (FAR) of 0.44 which is within the maximum FAR of 0.48 allowed in the RF Zone.

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 6.4 metres (21 ft.) for the existing house on proposed Lot 2.

Applicant's Reasons:

- The house is fairly new and in good condition.
- Due to 1.5 metres (5 ft.) of road dedication required along 88 Avenue, the existing house will no longer comply with the minimum front yard setback requirement of the RF Zone.

Staff Comments:

- The attached garage is located at the rear of the house and accessed from 87A Avenue. The front yard condition will not change as a result of the associated subdivision as the garage will be accessed from the rear lane.
- The variance is for the existing house on proposed Lot 2 only. Any future construction on this lot or on the other 3 proposed lots must be in compliance with the minimum setback requirements 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. 7910-0231-00

Original Signed by Judith Robertson

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: Mike Helle, Coastland Engineering and Surveying Ltd.
 Address: #101, 19292 – 60 Avenue
 Surrey, BC V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

- (a) Civic Address: 15260 – 88 Avenue
- (b) Civic Address: 15260 – 88 Avenue
 Owners: Bhajan Singh Hans and Balwinder Kaur Hans
 PID: 001-192-345
 Lot 1 Except: Firstly; the east 337.15 feet, Secondly; Parcel B (Explanatory Plan 10791), Thirdly; Parcel C (Explanatory Plan 11197), Fourthly; Part dedicated road on Plan LMP19259, Section 26 Township 2 New Westminster District Plan 5389

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7910-0231-00.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0231-00

Issued To: BHAJAN SINGH HANS
BALWINDER KAUR HANS

(the "Owner")

Address of Owner: C/O Mike Helle
Coastland Engineering and Surveying Ltd.
#101, 19292 - 60 Avenue
Surrey, BC V3S 3M2

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: 001-192-345

Lot 1 Except: Firstly; the East 337.15 feet, Secondly; Parcel B (Explanatory Plan 10791), Thirdly; Parcel C (Explanatory Plan 11197), Fourthly; Part dedicated road on Plan LMP19259, Section 26 Township 2 New Westminster District Plan 5389

15260 - 88 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 16 Zone (RF) the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.4 metres (21 ft.).
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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 – Dianne L. Watts

City Clerk – Jane Sullivan

SCHEDULE A



PROPOSED SUBDIVISION PLAN OF LOT 6 EXCEPT: PART DEDICATED ROAD ON PLAN LMP19258, PLAN 18583. AND LOT 1 EXCEPT: FIRSTLY; THE EAST 337.15 FEET, SECONDLY; PARCEL B (EXPLANATORY PLAN 10791), THIRDLY; PARCEL C (EXPLANATORY PLAN 11197), FOURTHLY; PART DEDICATED ROAD ON PLAN LMP19259, PLAN 5389, ALL OF SECTION 26 TOWNSHIP 2 NEW WESTMINSTER DISTRICT

VARIANCE FOR FRONT YARD SETBACK TO RETAIN EXISTING HOUSE



SCALE 1:500

All Distances are in Metres.

CIVIC ADDRESS: 15248 & 15260 88th AVENUE SURREY, B.C.

P.I.D. 002-688-174 & 001-192-345

Note: This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.

LOT 1 - RF ZONE	820.1m2
LOT AREA=	820.1m2
MAIN FLOOR AREA=	97m2
SECOND FLOOR AREA=	0m2
GARAGE ALLOWANCE=	37m2
TOTAL AREA=	134m2
F.A.R.=	16%
LOT COVERAGE=	15%
LOT 2 - RF ZONE	871.4m2
LOT AREA=	871.4m2
MAIN FLOOR AREA=	172m2
SECOND FLOOR AREA=	171m2
GARAGE AREA=	36m2
TOTAL AREA=	379m2
F.A.R.=	44%
LOT COVERAGE=	26%

