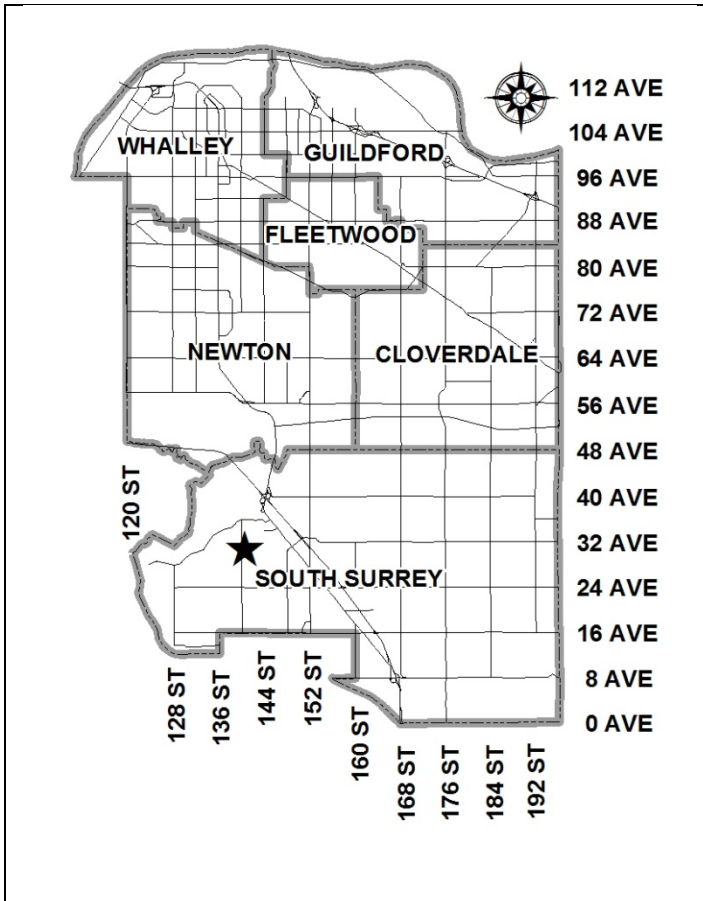


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0161-00

Planning Report Date: October 1, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to reduce the front yard setback for proposed Lots 1 and 2 impacted by the road allowance requirements for an 8-lot subdivision.

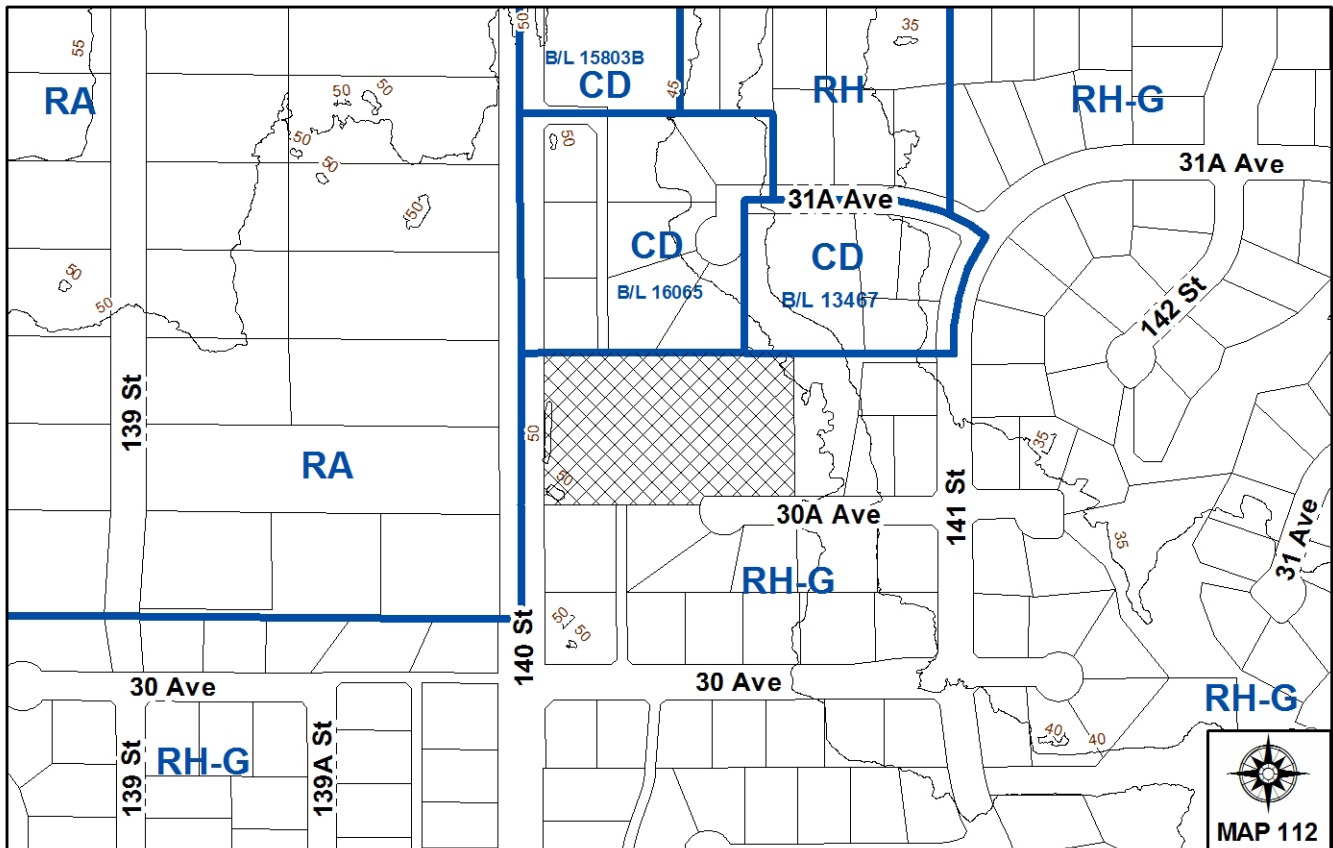
LOCATION: 3066 - 140 Street

OWNER: Amrik Singh Sidhu
 Harcharan Kaur Sidhu

ZONING: RH-G

OCP DESIGNATION: Suburban

LAP DESIGNATION: Half-Acre Gross Density in the Central Semiahmoo Peninsula Local Area Plan.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit to reduce the front yard setback of the RH-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for two proposed lots impacted by the road allowance requirements.

RATIONALE OF RECOMMENDATION

- For lots fronting or flanking an arterial road or a collector road, in accordance with Part 7 Special Building Setbacks of the Zoning By-law, front yard setbacks and side yard setbacks on a flanking street are measured from the ultimate centerline of the road allowance.
- 140 Street is an arterial road, and under the new standards of the Subdivision & Development By-law recently approved by Council, the ultimate width for an arterial road is 30 metres (98 ft.).
- The Engineering Department has concluded that a 27-metre (89 ft.) dedication is sufficient for this portion of 140 Street, however building setbacks will still be measured from the ultimate centerline of 140 Street (i.e. a 30-metre/98-ft. wide arterial). To achieve a consistent streetscape, a reduced front yard setback of 6 metres (20 ft.) for proposed Lots 1 and 2 is required.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0161-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RH-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lots 1 and 2.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Large single family residential lot subject to an eight lot subdivision.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family residential lots	Suburban /Half-Acre Gross Density	CD
East:	Park land, Single family residential lots	Suburban /Half-Acre Gross Density	RH-G
South:	Single family residential lots	Suburban /Half-Acre Gross Density	RH-G
West (Across 140 Street):	Single family residential lots	Suburban /Half-Acre Gross Density	RA

DEVELOPMENT CONSIDERATIONS

- The subject property is located on the east side of 140 Street in the Central Semiahmoo Peninsula area. The property is designated as “Suburban” in the Official Community Plan (OCP) and “Half-Acre Gross Density” in the Central Semiahmoo Peninsula Local Area Plan (LAP). The subject property is currently zoned “Half-Acre Residential Gross Density Zone” (RH-G).
- Road dedication to the former arterial standard of 27 metres (89 ft.) was provided from the subject property along the east side of 140 Street as part of rezoning and subdivision application 7907-0027-00. The Engineering Department concluded that the 27-metre (89 ft.) dedication is sufficient for this portion of 140 Street, however building setbacks will still be measured from the ultimate centerline of 140 Street (i.e. a 30-metre/98-ft. wide arterial). To achieve a consistent streetscape, a reduced front yard setback of 6 metres (20 ft.) for proposed Lots 1 and 2 is required.

- The subject property comprises 2 of the 8 lots proposed under subdivision application 7912-0161-00. The proposed 8 half-acre gross density single family lots is consistent with the subdivision concept provided as part of rezoning and subdivision application 7907-0027-00. Proposed Lots 1 and 2 will front 140 Street and proposed Lots 3 – 8 will front an extension and completion of 30A Avenue.
- The applicant is proposing to dedicate and construct a 6-metre (20 ft.) rear lane parallel to 140 Street to complete the connection of the existing lanes north and south of the subject property and to provide access for proposed Lots 1 and 2.
- Proposed Lots 1 and 2 require a development variance permit for relaxation of the front yard setback (see By-law variance section).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RH-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lots 1 and 2.

Applicant's Reasons:

- The revised arterial road width of 30 metres (98 ft.) will result in any future buildings being set back 9 metres (30 ft.) from the front property line, which is 1.5 metres (5 ft.) greater than the RH-G Zone requirement. The applicant wishes to maintain the 7.5-metre (25 ft.) front yard setback.

Staff Comments:

- The subject site is located on 140 Street, which is a designated Arterial Road in the Surrey Road Classification Map (R-91), attached as Schedule D to the 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 140 Street.
- 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 shown in the Major Road Allowance Map measured from the centreline of the road plus the required setback of the Zone in which the lot is located.
- With respect to the subject proposal, the required setback would be 15 metres (50 ft.) from the centreline of 140 Street plus the 7.5-metre (25 ft.) front yard setback requirement of the RH-G Zone for a total setback of 22.5 metres (74 ft.) from the centre-line of 140 Street.
- In reviewing this portion of 140 Street between 30 Avenue and 32 Avenue, the Engineering Department has concluded that the previous 27-metre (89 ft.) road

allowance is sufficient as there is limited redevelopment opportunities in the near future along this portion 140 Street.

- To achieve a consistent streetscape within this block of 140 Street, a variance to the front yard setback requirement of the RH-G Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed lots 1 and 2 is supported. This would provide a building setback from the centreline of 140 Street of 21 metres (69 ft.) based on one-half of the road allowance requirement for an arterial road (15 metre/50 ft.) plus a 6-metre (20 ft.) front yard setback.

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. Development Variance Permit No. 7912-0161-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MAJ/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: Dexter Hirabe
 Address: Hunter Laird Engineering Ltd.
 Suite 300, 65 Richmond Street
 New Westminster BC
 V3L 5P5

 Tel: 604-525-4651

2. Properties involved in the Application
 - (a) Civic Address: 3066 - 140 Street

 - (b) Civic Address: 3066 - 140 Street
 Owner: Amrik Singh Sidhu
 Harcharan Kaur Sidhu
 PID: 028-443-985
 Lot 4 Section 21 Township 1 New Westminster District Plan BCP 47063

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7912-0161-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

SUBDIVISION DATA SHEET

Existing Zoning: RH-G

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.95
Hectares	1.94
NUMBER OF LOTS	
Existing	1
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	24.0 – 46.2
Range of lot areas (square metres)	1,120 – 1,525
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.4 uph/ 2.2 upa
Lots/Hectare & Lots/Acre (Net)	6.7 uph / 2.7 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	n/a
Estimated Road, Lane & Driveway Coverage	n/a
Total Site Coverage	n/a
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
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

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0161-00

Issued To: Amrik Singh Sidhu
Harcharan Kaur Sidhu

("the Owner")

Address of Owner: 3066 - 140 Street
Surrey, BC
V4P 2J1

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: 028-443-985
Lot 4 Section 21 Township 1 New Westminster District Plan BCP 47063

3066 - 140 Street

(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:

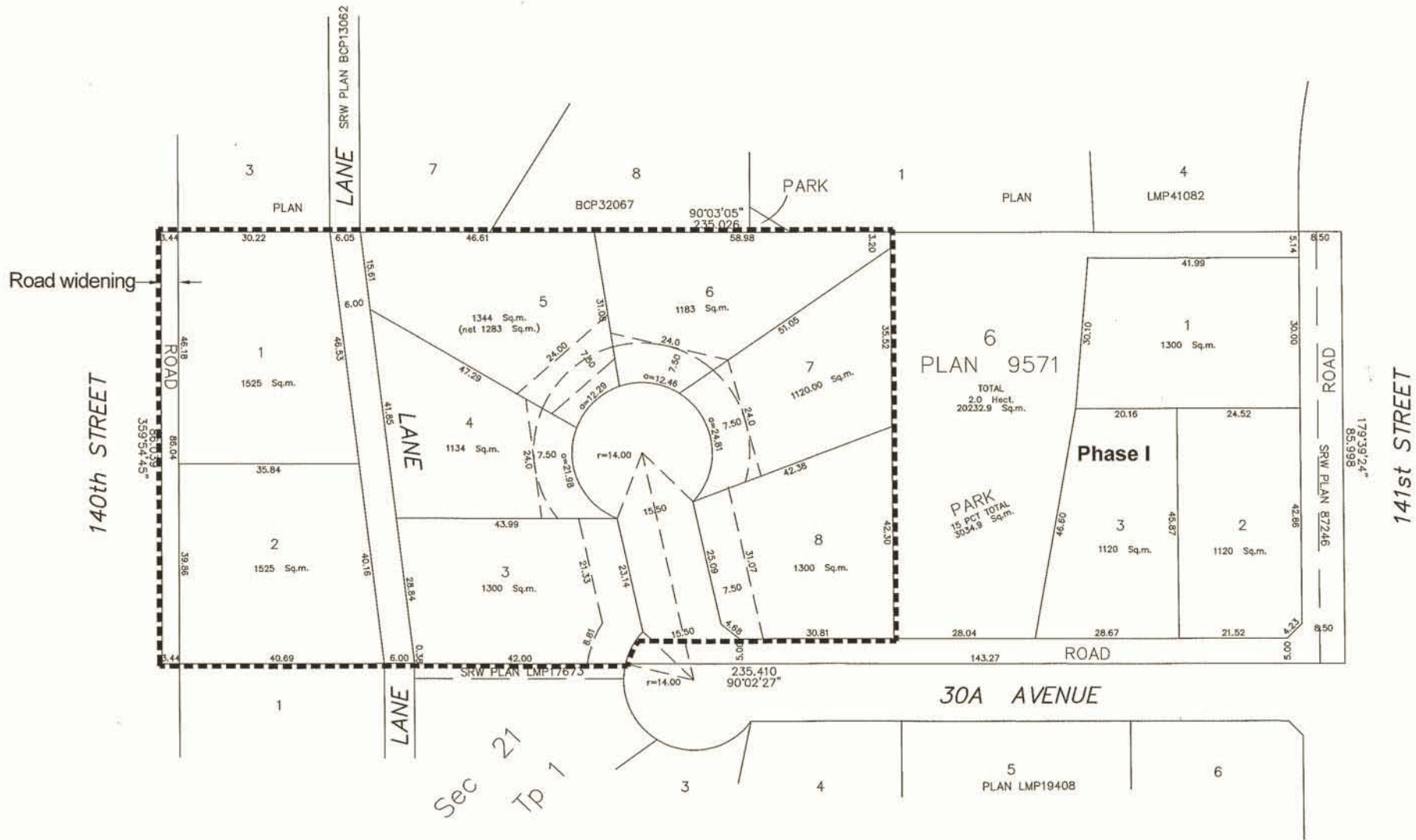
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 15 Half-Acre Residential Gross Density Zone (RH-G), the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lots 1 and 2
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 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.
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 – Dianne L. Watts

City Clerk – Jane Sullivan



Preliminary Subdivision Plan
 ARCADECO DEVELOPMENT LTD.
 3066 - 140 Street
 SURREY PROJECT #7912-0161-00