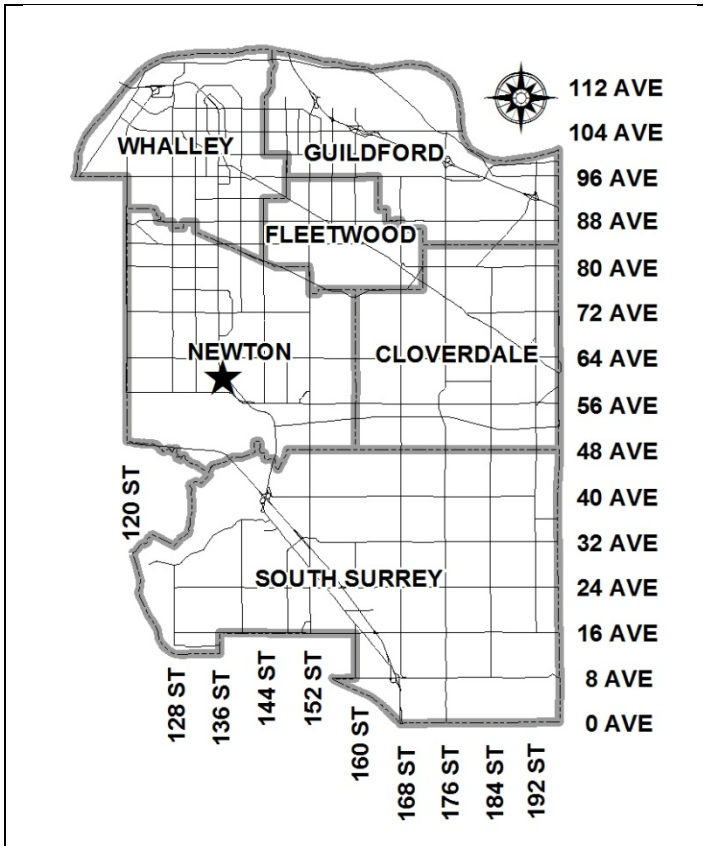


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0241-00

Planning Report Date: October 1, 2012



PROPOSAL:

- **Development Variance Permit**

in order to vary the side, front, and rear yard setback requirements of the RF Zone.

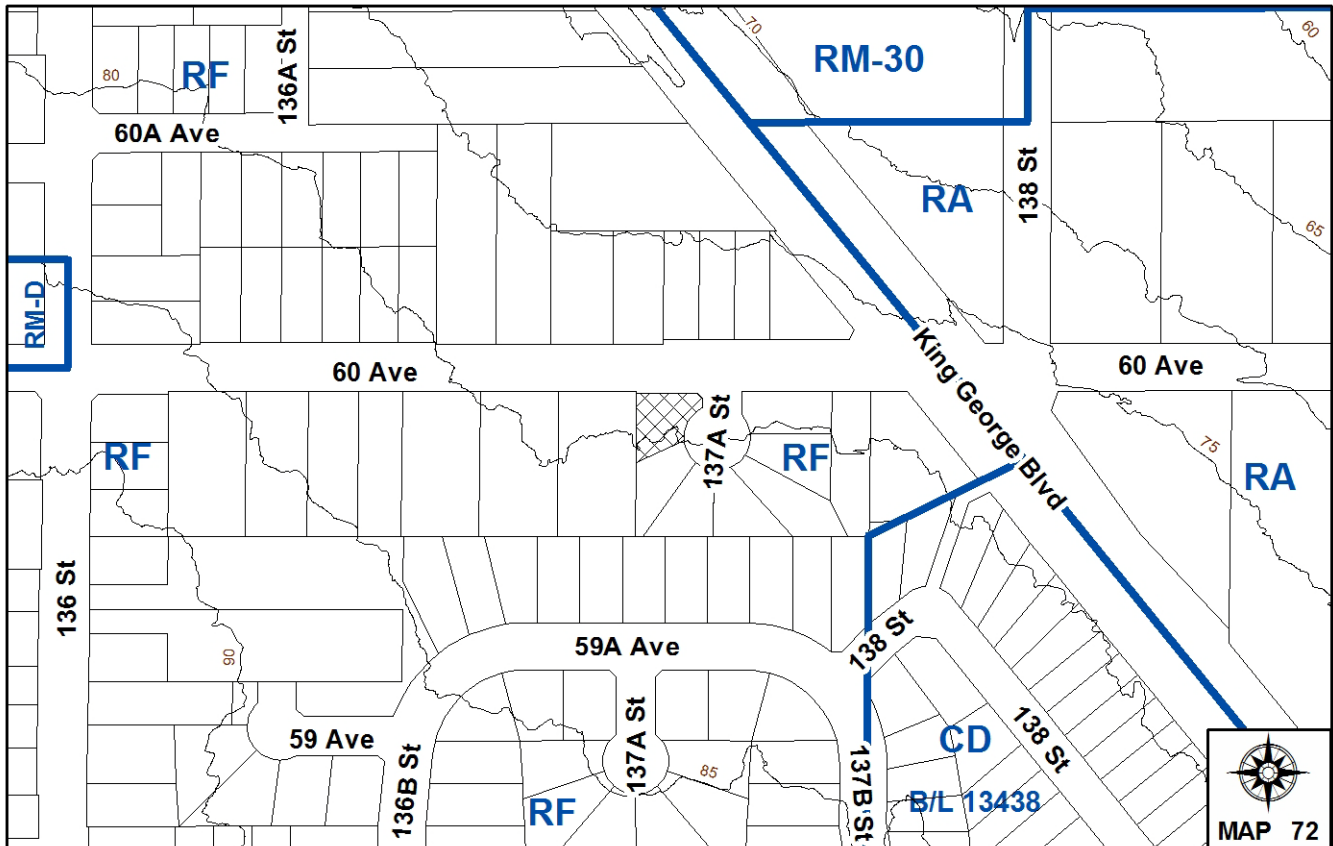
LOCATION: 5997 - 137A Street

OWNER: Harjot Virk

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes a DVP to vary the rear yard, front yard and internal side yard.

RATIONALE OF RECOMMENDATION

- The proposed DVP will result in a dwelling which is oriented to the cul-de-sac, and is consistent with the orientation of the rest of the dwellings in the cul-de-sac.
- The DVP will improve the building envelope on the subject site and shift the drive access from 60 Avenue to 137A Street.
- Previous approvals have been granted for similar DVPs on the site which have lapsed when dwelling construction did not commence.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0241-00 (Appendix III) 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 3.6 metres (12 ft.);
 - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.); and
 - (c) to increase the minimum internal side yard setback of the RF Zone from 1.8 metres (6 ft.) to 6 metres (20 ft.) along 50% of the length of the side and 7.5 metres (25 ft.) along the remaining 50% of the same side yard.

REFERRALS

Engineering: The Engineering Department has no objection to the project. All the required conditions had been fulfilled through previous executed Development Variance Permits.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 60 Avenue):	Single Family Dwelling	Urban/Urban Residential	RF
East, South, and West:	Single Family Dwellings	Urban/Urban Residential	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is designated Urban in the Official Community Plan (OCP), Urban Residential in the Municipal Centre LAP, and currently zoned Single Family Residential (RF). The lot was created as the result of a lot line adjustment under a previous application (No. 7906-0382-00), approved on June 9, 2006.
- Under application No. 7906-0382-00, a Development Variance Permit was approved to vary the following for Lot A (Appendix II):
 - Front yard setback reduced from 7.5m to 3.6m.

- Rear yard setback reduced from 7.5m to 1.8m.
- Side yard setback increased from 1.8m to 7.5m along 50% of the side yard and 6.0m along 50% of the same side yard.
- The approved DVP (No. 7906-0382-00) effectively allowed the future dwelling on Lot A to be oriented to the 137A Street cul-de-sac in a manner consistent with the rest of the cul-de-sac.
- Due to ownership changes to the property, the original Development Variance Permit No. 7906-0382-00 lapsed in September 2008. A second DVP (No. 7909-0088-00) for the same variance also lapsed in October 2011.
- The current owner now seeks to obtain a new DVP contained in the previous lapsed DVPs for Lot A.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To relax the front yard setback for Lot A from 7.5 metres (25 ft) to 3.6 metres (12 ft).
- To relax the rear yard setback for Lot A from 7.5 metres (25 ft) to 1.8 metres (6 ft).
- To increase the minimum interior side yard setback on Lot A from 1.8 metres (6 ft) to 6.0 metres (20 ft) for fifty (50) percent on the length of this side, and from 1.8 metres (6 ft) to 7.5 metres (25 ft) for the remaining (50) percent of the length of the same side.

Applicant's Reasons:

- The re-orientation of the subject lot to front 137A Street instead of 60 Avenue will improve the building envelope, and allow the future dwelling to be oriented consistently with other dwellings in the cul-de-sac.

Staff Comments:

- This change will result in a more functional building envelope.
- The applicant has demonstrated that despite a reduced front yard setback, there will be a 6 metre (20 ft) separation between the edge of the cul-de-sac pavement and the front of the principal dwelling. (Appendix II)
- A reduced front yard will enable a new dwelling to front the cul-de-sac in the same pattern as adjoining properties along the cul-de-sac.
- The useable outdoor area will be maximized on the southern exposure.

- The reduction in the rear (westerly) side yard can be supported as this area is considered a side yard in a previous lot layout before the lot line adjustment and only requires a 1.8 metre (6 ft) setback.

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.	Current Lot Layout, Proposed Building Envelope and Requested Variances
Appendix III.	Development Variance Permit No. 7912-0241-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

NA/kms

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DEVELOPMENT DATA SHEET

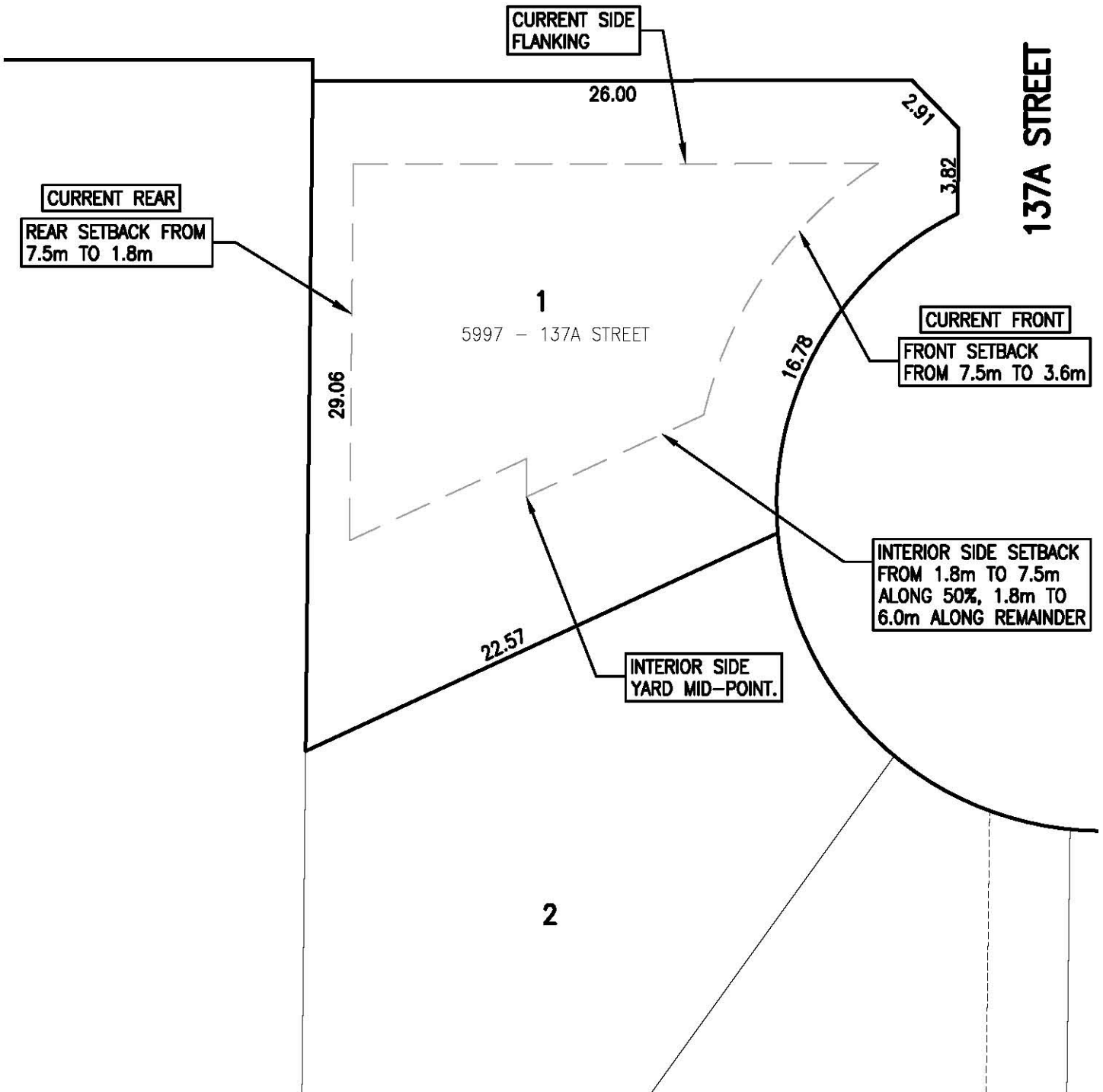
Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	560	565.9
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	40	40
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5	3.6
Rear	7.5	1.8
Side #1 (N)	3.6	3.6
Side #2 (S)	1.8	6.0m for a maximum of 50% of the length of the side 7.5m for a maximum of 50% of the length of the same side
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

7912-0241-00 LOT LAYOUT AND VARIANCES

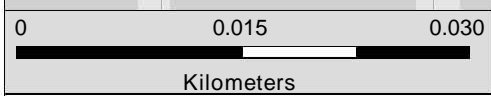
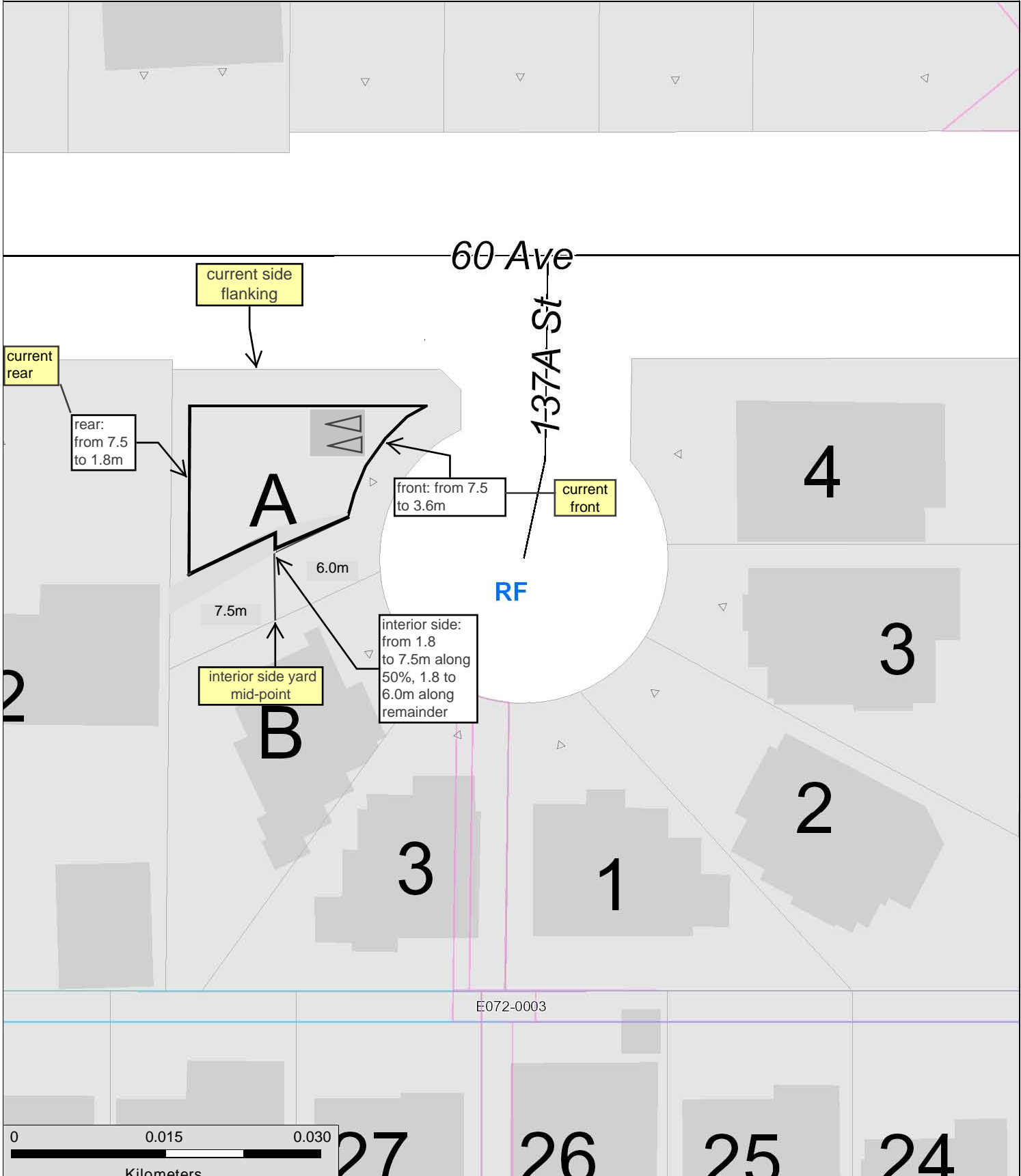
60 AVENUE

137A STREET



CLIENT:	SUKH GREWAL	SCALE:	1:250
TITLE:	BUILDING ENVELOPE AND REQUESTED VARIANCES	SHEET:	SK-1
DATE:	SEP 21, 2012	HUB PROJECT No.:	2012-050

Building Envelope and Requested Variances



27 26 25 24

Enter Map Description



Scale: 1: 500

Map created on: September-19-12

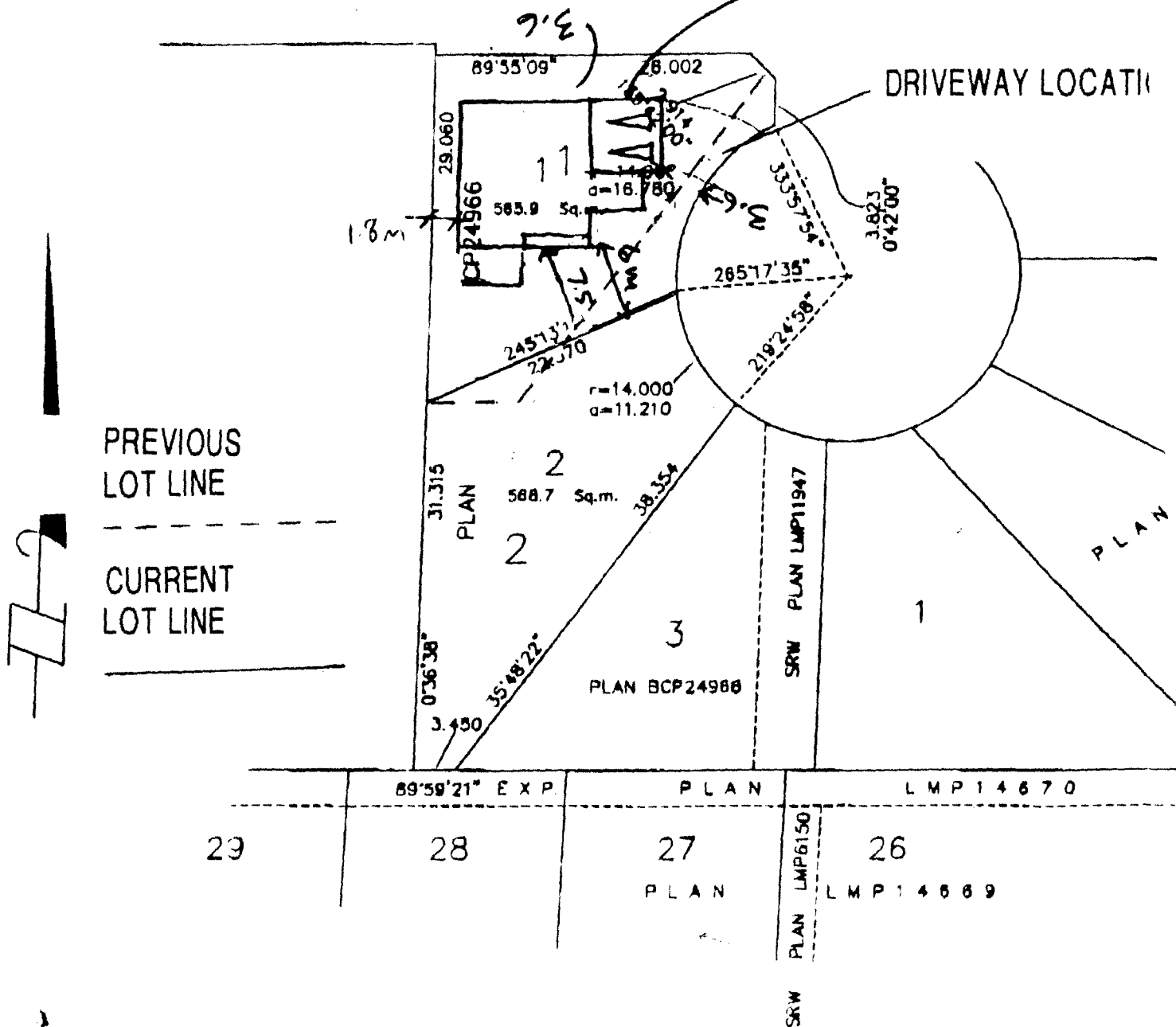
are in metres.

ensions are derived from
ffice Records, and may
in completion of filed survey.

ADDRESS

and 60th Ave
y, B.C.

60th AVENUE 6x6 Garage



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0241-00

Issued To: Harjot Virk
(the Owner)

Address of Owner: 5871 - 135 Street
Surrey, BC
V3X 1L2

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: 026-861-178
Lot A Section 9 Township 2 New Westminster District Plan BCP26745

5997 - 137A St

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K of Part 16 Single Family Residential Zone (RF) the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 3.6 metres (12 ft.);
 - (b) In Section F of Part 16 Single Family Residential Zone (RF) the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 3.6 metres (6 ft.);
 - (c) In Section F of Part 16 Single Family Residential Zone (RF) the minimum interior side yard setback is increased from 1.8 metres (6 ft.) to 6 metres (20 ft.) along 50% of the length of the side yard and from 1.8 metres (6 ft.) to 7.5 metres (25 ft.) for the remaining length of the same side yard.

4. This development variance permit applies to only the portion of 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.
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 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 .

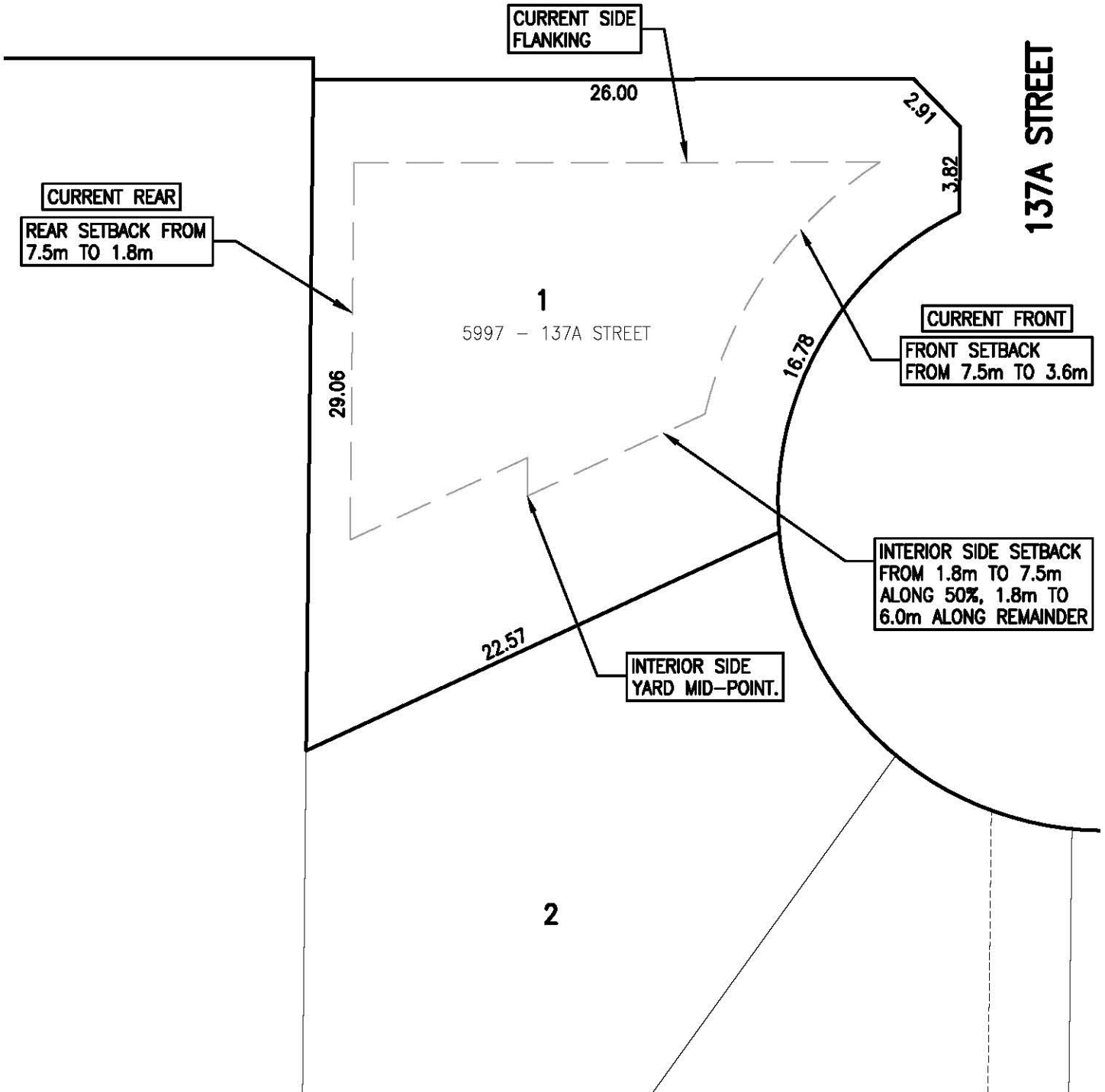
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

SCHEDULE "A" OF DVP #7912-0241-00

60 AVENUE

137A STREET



CLIENT:	SUKH GREWAL	SCALE:	1:250
TITLE:	BUILDING ENVELOPE AND REQUESTED VARIANCES	SHEET:	SK-1
DATE:	SEP 21, 2012	HUB PROJECT No.:	2012-050