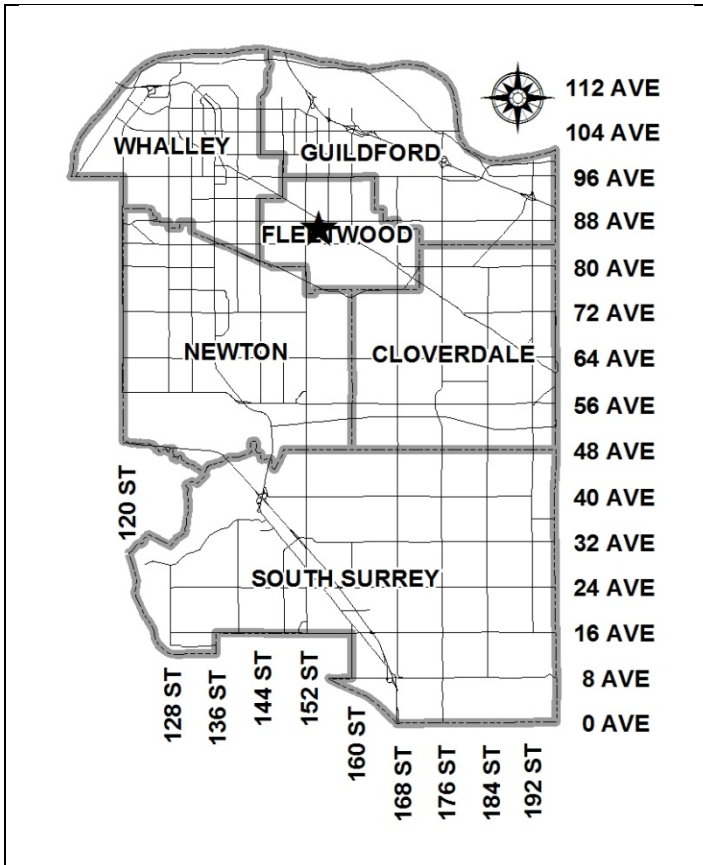


Planning Report Date: January 14, 2013



PROPOSAL:

- **Development Variance Permit**

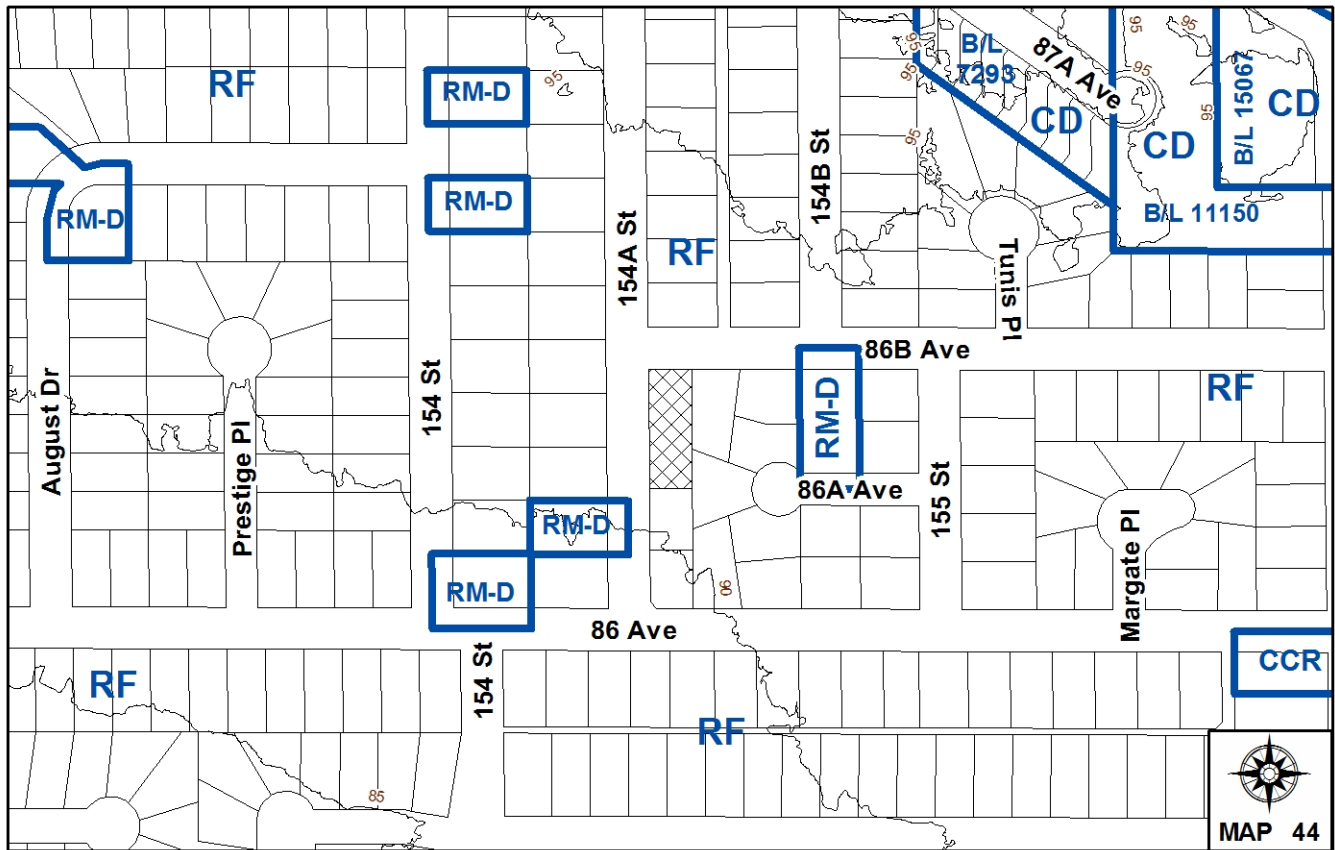
in order to reduce the rear yard setback for an existing house on proposed Lot 1 and to reduce the principal building (excluding garage) front and rear yard setbacks and lot depth for proposed Lot 2, to permit a subdivision into 2 single family lots.

LOCATION: 8648 - 154A Street

OWNER: Barinder Pangly

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a reduced rear yard setback from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) to retain the existing dwelling on proposed Lot 1.
- Seeking a reduced lot depth from 28 metres (92 ft.) to 20.5 metres (67 ft.) for proposed Lot 2.
- Seeking a reduced front yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the principal building and 6.0 metres (20 ft.) for the garage on proposed Lot 2.
- Seeking a reduced rear yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the principal building on proposed Lot 2.

RATIONALE OF RECOMMENDATION

- By reducing the rear yard setback on proposed Lot 1, the existing single family dwelling can be retained.
- The proposed lot depth variance for proposed Lot 2 will allow subdivision into two single family lots.
- Reducing the principal building front and rear yard setbacks on proposed Lot 2 allows the maximum house size of 270 square metres (2,900 sq. ft.) to be achieved.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0255-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF Zone for the existing house from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) on proposed Lot 1;
 - (b) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 20.5 metres (67 ft.) for proposed Lot 2;
 - (c) to reduce the minimum front yard setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) and to 6.0 metres (20 ft.) for the garage for proposed Lot 2; and
 - (d) to reduce the minimum rear yard setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed Lot 2.

REFERRALS

Engineering: The Engineering Department has no objection to the project (Appendix II).

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 86B Avenue):	Single family dwelling.	Urban	RF
East:	Single family dwellings.	Urban	RF
South:	Single family dwelling.	Urban	RF
West (Across 154A Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site, at 8648 – 154A Street, is located on the south-east corner of 154A Street and 86B Avenue in Fleetwood.

- The 0.29-acre (1,173-square metre) subject site is designated Urban in the Official Community Plan (OCP) and is zoned Single Family Residential Zone (RF).
- The applicant has submitted a development application proposing to subdivide the subject site into two (2) RF lots. The proposed lots will front onto, and gain access from, 154A Street.
- The existing one-storey single family dwelling on the site is proposed to be retained on proposed Lot 1.
- The RF Zone requires a minimum lot area of 560 square metres (6,028 sq. ft.) and lot width of 15 metres (50 ft.). Both of the proposed lots meet the minimum area and width requirements of the RF Zone with lot areas of 560 square metres (6,028 sq. ft.) and 609 square metres (6,555 sq. ft.) respectively and lot widths of 20.6 metres (68 ft.) and 27.25 metres (89 ft.) respectively.
- The RF Zone requires a minimum lot depth of 28 metres (92 ft.). Proposed Lot 1 meets the minimum lot depth of the RF Zone with a lot depth of 29.71 metres (97 ft.).
- Proposed Lot 2 has a lot depth of 20.5 metres (67 ft.). Due to the configuration of the subject site, the applicant is requesting a Development Variance Permit to reduce the minimum lot depth of proposed Lot 2 from 28 metres (92 ft.) to 20.5 metres (67 ft.) (see By-law Variance section).
- In addition, in order to achieve a more typical RF house size and shape on proposed Lot 2, the applicant is also requesting a Development Variance Permit to reduce the minimum front and rear yard setbacks of the RF Zone for the principal building (excluding the garage) from 7.5 metres (25 ft.) to 4.5 metres (15 ft.). The applicant is requesting a minimum front yard setback for the garage portion of the principal building to be reduced from 7.5 metres to 6.0 metres (20 ft.) which will accommodate parking spaces in the driveway (see By-law Variance section).
- The applicant is also requesting a Development Variance Permit to reduce the minimum rear yard setback of the RF Zone for the principal building on proposed Lot 1 from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) in order to retain the existing single family dwelling in its current location (see By-law Variance section).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for the existing house on proposed Lot 1.

Applicant's Reasons:

- The minimum rear yard setback must be reduced in order to retain the existing one-storey house in its current location.

Staff Comments:

- The proposed rear yard setback relaxation will allow for the retention of the existing house in its current location as well as a large (76 cm DBH) Douglas Fir tree in the front yard of proposed Lot 1.
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 20.5 metres (67 ft.) for proposed Lot 2.

Applicant's Reasons:

- Given the shape of the subject property, the minimum lot depth of proposed Lot 2 must be reduced to achieve a two-lot subdivision.

Staff Comments:

- The proposed lot width of 27.25 metres (89 ft.) for proposed Lot 2 significantly exceeds the required 15-metre (50 ft.) minimum lot width requirement of the RF Zone.
- In April 2009, Council approved a similar variance, under File No. 7908-0103-00, for one of the two lots created immediately to the south of the subject site to permit a 20.5-metre (67 ft.) lot depth, thereby allowing the parent lot to the south to subdivide into two lots.
- Staff support the requested variance.

(c) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25ft.) to 4.5 metres (15 ft.) for the principal building and to 6.0 metres (20 ft.) for the garage portion on proposed Lot 2.

Applicant's Reasons:

- The minimum front yard setback for the principal building and garage portion on proposed Lot 2 require relaxation in order to achieve the maximum house size of 270 square metres (2,900 sq. ft.).

Staff Comments:

- The proposed front yard setback relaxation is similar to the current setback of the existing house (which is considered a flanking side yard) that will be retained on proposed Lot 1 to the north.
- The minimum front yard setback for the garage will be 6.0 metres (20 ft.) to ensure adequate on-site parking.

- The proposed reduced front yard setback for the new house on proposed Lot 2 will not create a significantly different condition along this portion of 154A Street, compared to the existing situation.
- Staff support the requested variance.

(d) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for the principal building on proposed Lot 2.

Applicant's Reasons:

- The minimum rear yard setback for the principal building on proposed Lot 2 requires relaxation in order to achieve the maximum house size of 270 square metres (2,900 sq. ft.).

Staff Comments:

- Based on the proposed setback relaxations, suitable private yard space can be provided on the north portion of proposed Lot 2, similar to the lots to the south.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
Appendix II.	Engineering Summary
Appendix III.	Development Variance Permit No. 7912-0255-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/da

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SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.29
Hectares	0.12
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	20.71m – 27.25m
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.06/ha & 6.9/acre
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	7%
Total Site Coverage	47%
PARKLAND	
Area (square metres)	
% of Gross Site	
	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
Setbacks	YES
Lot Depth	YES



INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **December 10, 2012, 2012** PROJECT FILE: **7812-0255-00**

RE: **Engineering Requirements
Location: 8648 154A St.**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 3.0m x 3.0m corner cut at the intersection of 154A Street and 86B Avenue; and
- Provide 0.500 metre wide statutory right-of-way along 154A Street and 86B Avenue.

Works and Services

- Construct south side of 86B Avenue to the Through Local standard;
- Construct 1.5 metre wide concrete sidewalk on east side of 154A Street;
- Construct storm sewer main to service the development;
- Construct sanitary sewer main to service the development;
- Construct service connections to the new lots; and
- Provide restrictive covenant for driveway access to be from 154A St. for both lots.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.

Bob Ambardar, P.Eng.
Development Project Engineer

HB

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0255-00

Issued To: BARINDER PANGLY

("the Owner")

Address of Owner: 6415 - St. Catherine Street
Vancouver, BC
V5W 3G9

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: 010-438-904
Lot 2 Section 26 Township 2 New Westminster District Plan 18987

8648 - 154A 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 Yards and Setbacks of Part 16 Single Family Residential Zone (RF) the minimum rear yard setback for the principal building on proposed Lot 1 is reduced from 7.5 metres (25 ft.) to 1.2 metres (4 ft.);
 - (b) In Section K Subdivision of Part 15 Single Family Residential Zone (RF) the minimum lot depth for proposed Lot 2 is reduced from 28 metres (92 ft.) to 20.5 metres (67 ft.);
 - (c) In Section F Yards and Setbacks of Part 16 Single Family Residential Zone (RF) the minimum front yard setback for the principal building on proposed Lot 2 is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) and 6.0 metres (20 ft.) for the garage portion; and
 - (d) In Section F Yards and Setbacks of Part 16 Single Family Residential Zone (RF) the minimum rear yard setback for the principal building proposed Lot 2 is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).
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

