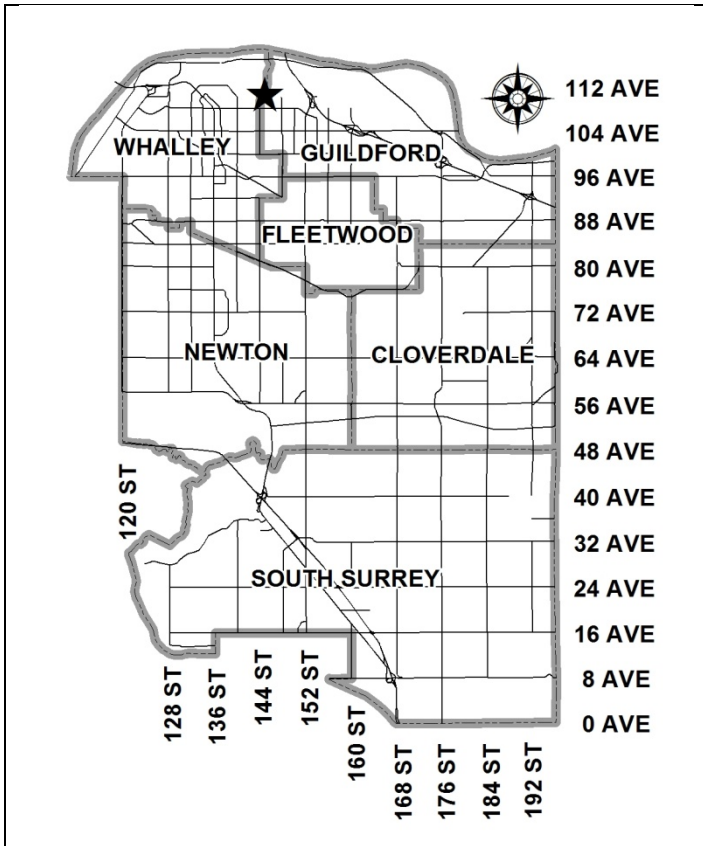


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0324-00

Planning Report Date: July 22, 2013



PROPOSAL:

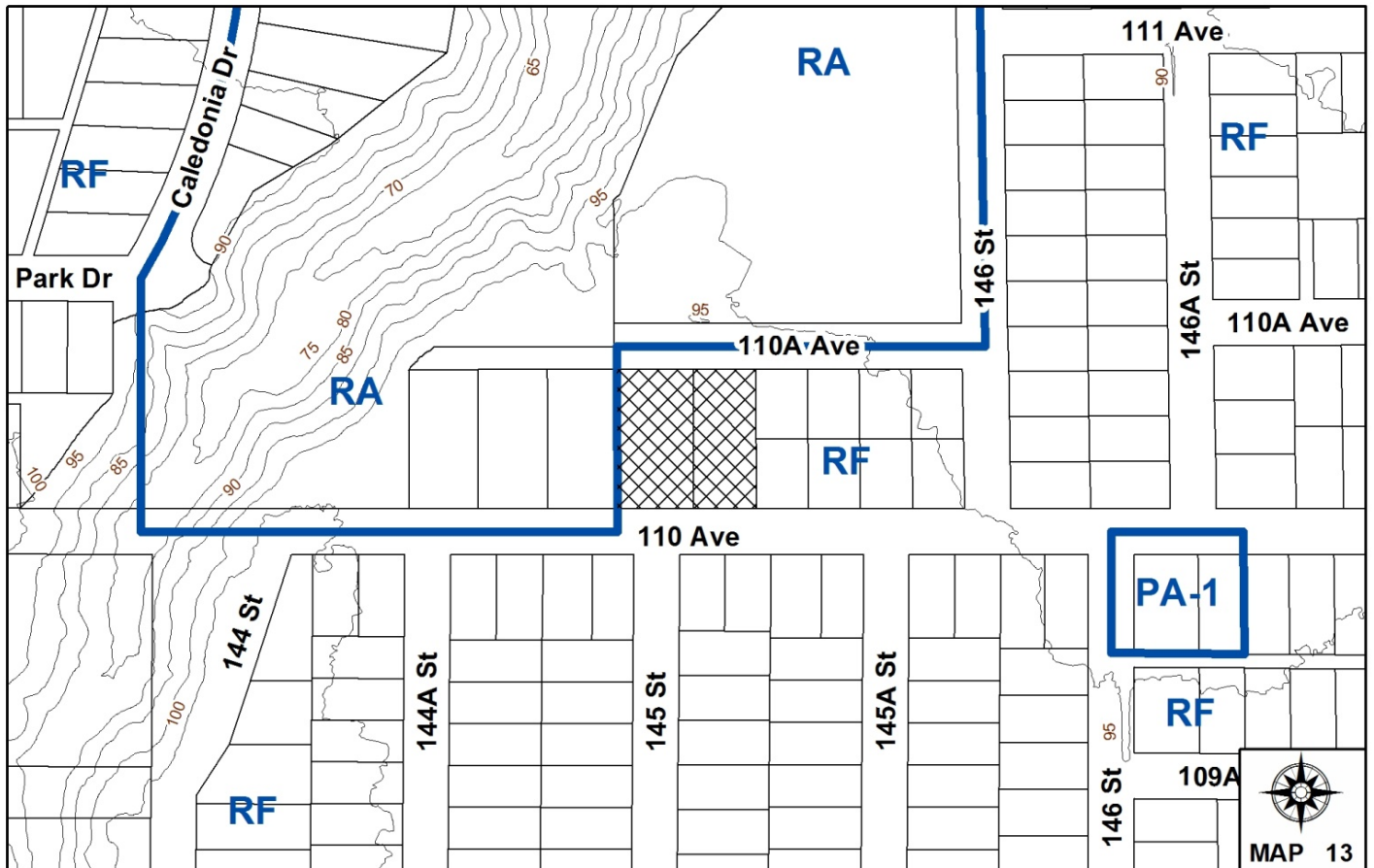
- **Development Variance Permit**
 to vary the lot depth of proposed Lot 5 and to vary the setback for an existing house on proposed Lot 2 in order to permit a subdivision into 5 single family lots.

LOCATION: 14525 - 110 Avenue
 14509 - 110 Avenue

OWNERS: Surjit S Bhandar et al.

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 lot depth on proposed Lot 5.
- Seeking reduced rear yard setback on proposed Lot 2 in order to retain a covered deck on an existing house.

RATIONALE OF RECOMMENDATION

- The construction of the required cul-de-sac bulb on 110A Avenue results in a reduced lot depth on proposed Lot 5.
- Reduced lot depth on proposed Lot 5 does not diminish the functionality of the lot and allows for a standard size house.
- The proposed rear yard setback variance is minimal and will allow retention of a covered deck on the existing house on proposed Lot 2.
- The proposed variance will only apply to the existing house; any new construction on proposed Lot 2 will be subject to the minimum requirements of the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7912-0324-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot depth in the RF Zone, from 28 metres (90 ft.) to 25 metres (82 ft.) for proposed Lot 5; and
- (b) to reduce the minimum rear yard setback in the RF Zone, from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the covered deck on the existing house on proposed Lot 2.

REFERRALS

Engineering: The Engineering Department has no requirements relative to the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Two single family houses, one of which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 110A Avenue):	Ellendale Elementary School	Urban	RA
East:	Single family dwellings	Urban	RF
South (Across 110 Avenue):	Single family dwellings	Urban	RF
West:	Single family dwellings, unopened lane and Invergarry Park	Urban	RA

DEVELOPMENT CONSIDERATIONS

- The 3,711-square metre (0.9-acre) subject site consists of two lots located at 14509 and 14525 - 110 Avenue in the Whalley area.
- The site is designated "Urban" in the Official Community Plan and is zoned "Single Family Residential Zone (RF)".
- The applicant is proposing to subdivide the subject properties in order to create five (5) single family lots under the existing RF Zone.

- The applicant is proposing two (2) lots facing 110 Avenue (one with further subdivision potential) and three (3) lots facing the 110A Avenue cul-de-sac, which will be completed as part of this application.
- All proposed lots conform to the minimum area requirements of the RF Zone with areas ranging from 571 square metres (6,146 sq. ft.) to 1,208 square metres (13,003 sq.ft.).
- Proposed Lot 2 is approximately 1,208 square metres (13,003 sq. ft.) in area and will have the potential to be subdivided into two (2) lots in the future, when the existing house is removed.
- The proposed lots have widths ranging from 19.8 metres (65 ft.) to 39.62 metres (130 ft.), fulfilling the Single Family Infill Policy (No. O-30).
- All proposed lots meet the depth requirement of the RF Zone, with the exception of proposed Lot 5.
- The applicant is requesting a Development Variance Permit to reduce the minimum lot depth from 28 metres (92 ft.) to 25.08 metres (82 ft.) on proposed Lot 5, which is impacted by the construction of the cul-de-sac bulb along the 110 Avenue frontage of proposed Lot 5 (see By-law Variance section).
- Two single family houses currently exist on the properties, and the house on the easterly subject property, at 14525 - 110 Avenue, will be retained on proposed Lot 2.
- In order to retain the covered deck on the existing house on proposed Lot 2, the applicant is requesting a Development Variance Permit to vary the rear yard setback from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for up to 50% of the building face (see By-law Variance section).
- As part of this application, the applicant will be required to provide a 1-metre (3-ft.) wide statutory right-of-way along 110 Avenue for a portion of the future Bon Accord Greenway.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 26, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposed development is located in an urban infill area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Increase in density. The proposed development is proposing a gross density of 5.45 units per acre.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • N/A

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Applicant will provide a right-of-way for a portion of the future Bon Accord Greenway.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth in the RF Zone from 28 metres (90 ft.) to 25 metres (82 ft.) for proposed Lot 5.

Applicant's Reasons:

- Due to the completion of the cul-de-sac bulb at the west end of 110A Avenue, the depth of portions of proposed Lot 5 will be compromised.

Staff Comments:

- 110A Avenue currently dead-ends at the west side of the subject site. As part of this application, the applicant will be required to complete the south half of the cul-de-sac bulb on 110A Avenue. A cul-de-sac is required in order to provide adequate turn-around and efficient traffic flow for vehicles accessing the adjacent Ellendale Elementary School on the north side of 110A Avenue.
- The cul-de-sac bulb results in a portion of proposed Lot 5 being 25 metres (82 ft.) in depth rather than the required 28 metres (90 ft.).
- The proposed variance does not impact the functionality of the lot or the size of house that can be built.
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the covered deck on the existing house on proposed Lot 2.

Applicant's Reasons:

- The minimum rear yard setback must be reduced on proposed Lot 2 to retain the covered deck on the rear of the existing dwelling on proposed Lot 2.

Staff Comments:

- The existing house to be retained on proposed Lot 2 was constructed in 1970, and it is in good condition.
- The applicant wishes to retain the existing dwelling but, with the proposed subdivision the rear yard setback of the existing dwelling will be less than required in the RF Zone.
- The RF Zone permits up to 50% of the length of the rear building face to be set back a distance of 6.0 metres (20 ft.) from the rear lot line provided the remainder of the building is set back at least 8.5 metres (28 ft.) from the rear lot line.
- The proposed variance will allow 50% of the building, which includes the covered deck portion, to be set back a minimum of 5.5 metres (18 ft.) from the rear lot line on proposed Lot 2, which is only a slight deviation from what is allowed in the RF Zone. The remainder of the building is set back 10.6 metres (35 ft.) from the rear lot line.
- The west side yard setback on proposed Lot 2 is 16.4 metres (54 ft.), while the east side yard setback is 2.7 metres (9 ft.), which provides for ample yard space on proposed Lot 2.
- Proposed Lot 2 is 1,208 square metres (13,003 sq.ft.) in area, and therefore exceeds the 560-square metre (6,028 sq. ft.) area requirement of the RF Zone.
- The existing house will have a floor area ratio (FAR) of 0.25 on the proposed new lot, which is less than the maximum permitted FAR of 0.48 for the RF Zone.
- Given the size and dimensions of proposed Lot 2, it may be possible to subdivide proposed Lot 2 into two (2) single family lots at a future date, if the existing house is removed.
- The proposed variance on proposed Lot 2 will only apply to the existing house; any new construction will be subject to the minimum requirements of the RF Zone.
- The proposed variance will not impact existing or proposed properties.
- 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 Sheets
- Appendix II. Proposed Subdivision Layout and Location Certificate
- Appendix III. Development Variance Permit No. 7912-0324-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/da

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DRV 7/18/13 11:17 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Roger Jawanda
 Address: Citiwest Consulting Ltd.
 Suite 101, 9030 - King George Boulevard
 Surrey, BC V3V 7Y3
 Tel: 604-591-2213 - Work
 604-591-2213 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 14525 - 110 Avenue
 14509 - 110 Avenue

 - (b) Civic Address: 14525 - 110 Avenue
 Owner: Jarnail S Bhandar
 Ranjit S Athwal
 Jaspal S Shergill
 Surjit S Bhandar
 PID: 003-718-085
 Lot 4 Except: Parcel "A" (Explanatory Plan 25686), Block 143 New Westminster District
 Plan 2546

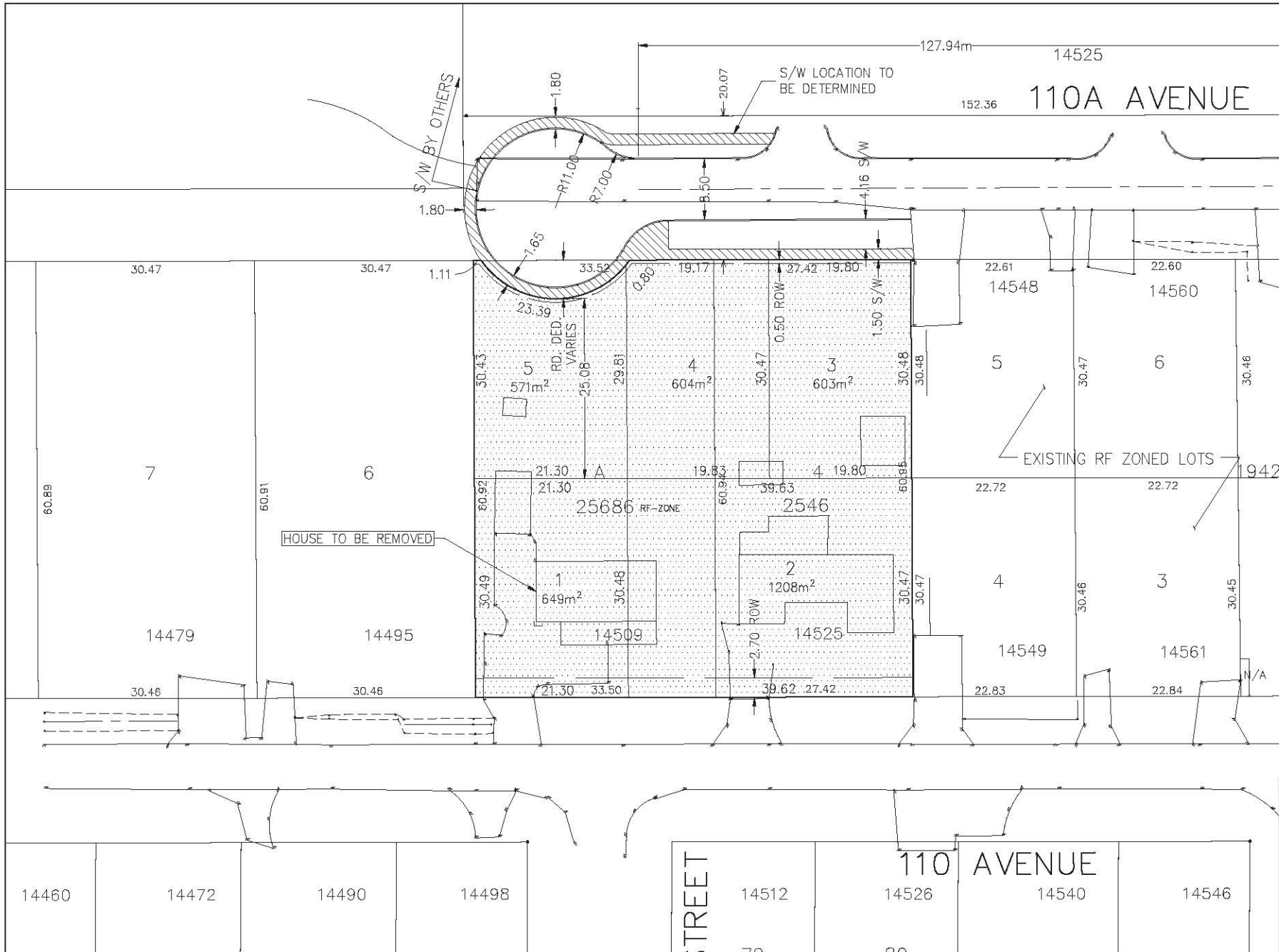
 - (c) Civic Address: 14509 - 110 Avenue
 Owner: Jarnail S Bhandar
 Ranjit S Athwal
 Jaspal S Shergill
 Surjit S Bhandar
 PID: 009-679-359
 Parcel "A" (Explanatory Plan 25686) Lots 4 and 5 Block 143 New Westminster District Plan
 2546

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7912-0324-00 and
 bring the Development Variance Permit forward for issuance and execution by the Mayor
 and City Clerk.

SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.917
Hectares	0.371
NUMBER OF LOTS	
Existing	5
Proposed	
SIZE OF LOTS	
Range of lot widths (metres)	19.8 – 39.62
Range of lot areas (square metres)	571 – 1,208
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.48 upHa & 5.45 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40
Estimated Road, Lane & Driveway Coverage	4.4 – 7.28
Total Site Coverage	44.4 – 47.28
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	YES
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 Setback	YES
Lot Depth	YES



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE RETAINED (LOCATION TO BE CONFIRMED).
 4. DVP REQUIRED ON LOT 2 TO REDUCE REAR YARD SETBACK FROM 7.5m TO 5.5m.
 5. DVP REQUIRED ON LOT 5 FOR THE LOT DEPTH FROM 28.0m TO 25.0m.
 6. HOUSE ON LOT 1 TO BE REMOVED.

No.	Date	Revision	Dr	Ch
5	13/06/10	LOT LINE ADJUSTED	LG	SS
4	13/02/07	CUL-DE-SAC LOCATION REVISED	JC	SS
3	13/02/06	CUL-DE-SAC ADDED	JC	SS
2	13/01/08	DVP ADDED	LC	SS
1	13/01/03	ROW ALONG 110 AVENUE ADDED	JC	SS

CitiWest Consulting Ltd.
 No.101-8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citywest.com



SURJIT SINGH BHANDER, ET AL
 1609 - 80A AVENUE, SURREY, BC, V4H 0J9 PH: 604-593-7987
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 14509/14525 - 110 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7812-0324-00	Dwg. No. B
Drawn: JC	Mun. Dwg. No.	
Designed: SS	Job No. 12-2982	Of
P.W. P.U.	Date OCT/12	Revision 6
Approved:		custody of prints bearing previous number

This drawing and design is the property of CitiWest Consulting Ltd. and cannot be used, reused or reprinted without the written consent of said company.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0324-00

Issued To: SURJIT S BHANDER
RANJIT S ATHWAL

("the Owner")

Address of Owner: 16009 - 80A Avenue
Surrey, BC V4N 0J9

Issued To: JASPAL S SHERGILL

("the Owner")

Address of Owner: 8226 - 154B Street
Surrey, BC V3S 6N6

Issued To: JARNAIL S BHANDER

("the Owner")

Address of Owner: 1645 - 11th Avenue East
Prince Rupert, BC V8J 2X5

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: 003-718-085

Lot 4 Except: Parcel "A" (Explanatory Plan 25686), Block 143 New Westminster District Plan 2546

14525 - 110 Avenue

Parcel Identifier: 009-679-359

Parcel "A" (Explanatory Plan 25686) Lots 4 and 5 Block 143 New Westminster District Plan 2546

14509 - 110 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 K. Subdivision of Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres (90 ft.) to 25 metres (82 ft.) for Lot 5, as shown on the proposed subdivision layout shown on Schedule A which is attached hereto and forms part of this development variance permit.

- (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum rear yard setback is reduced from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the covered deck on the house on Lot 2 as shown on the attached plan shown on Schedule B which is attached hereto and forms part of this development variance permit.

5. This development variance permit applies to only the portions of the buildings and structures on the Land shown on Schedule B 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 B, 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.

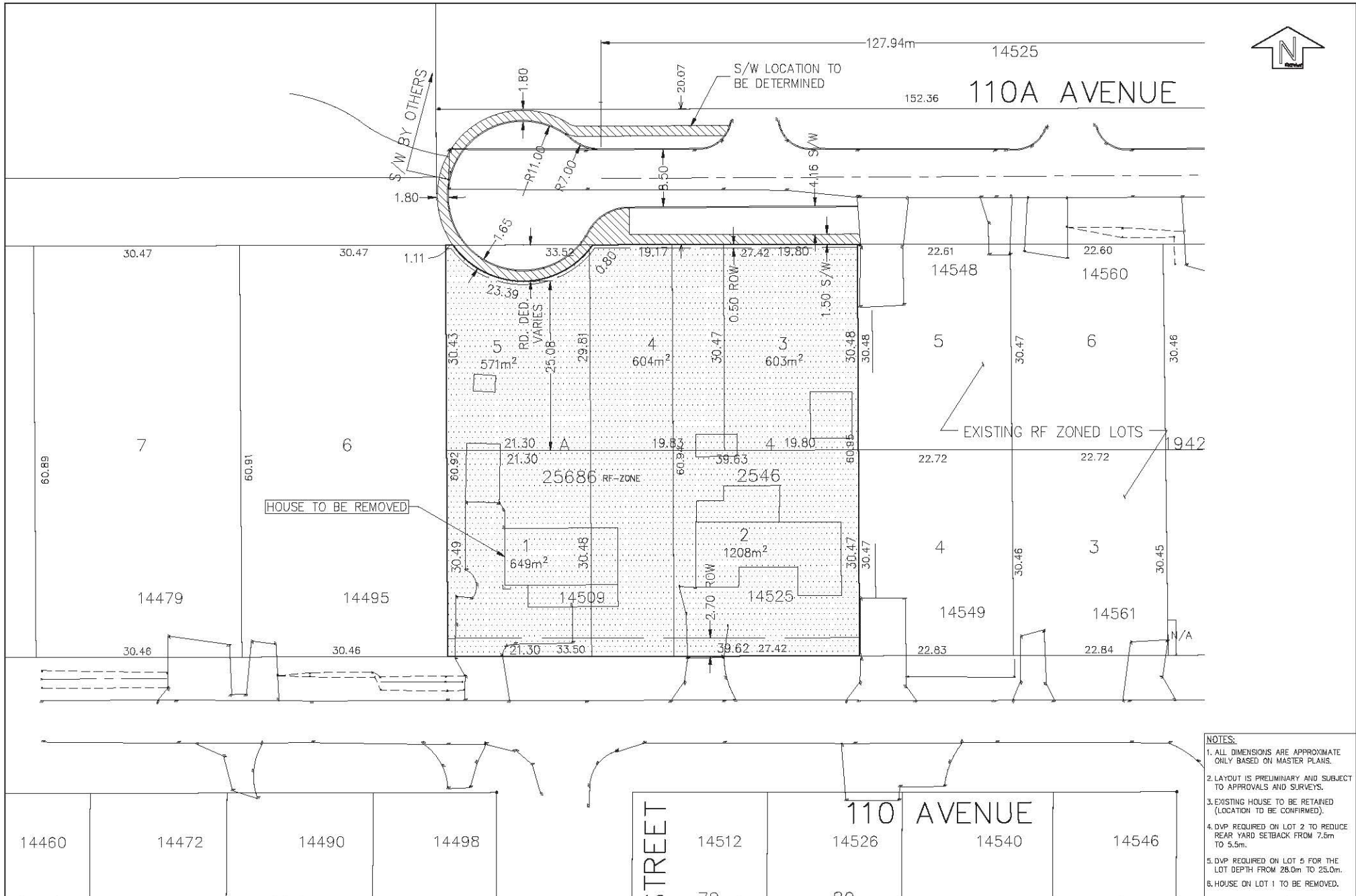
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



- NOTES:**
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 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
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PRELIMINARY LOT LAYOUT
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Designed: SS	Job No. 12-2982	Of
P.W. P.U.	Date OCT/12	Revision 6
Approved:		

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custody of prints bearing previous number

SKETCH PLAN SHOWING EXISTING BUILDINGS AND PROPOSED LOT LINES ON LOT 4 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 25686), BLOCK 143, NWD, PLAN 2546



SCALE - 1 : 250
All distances are in metres

Civic Address:
14525 - 110th Avenue
Surrey, B.C.



PROPOSED LOT 1

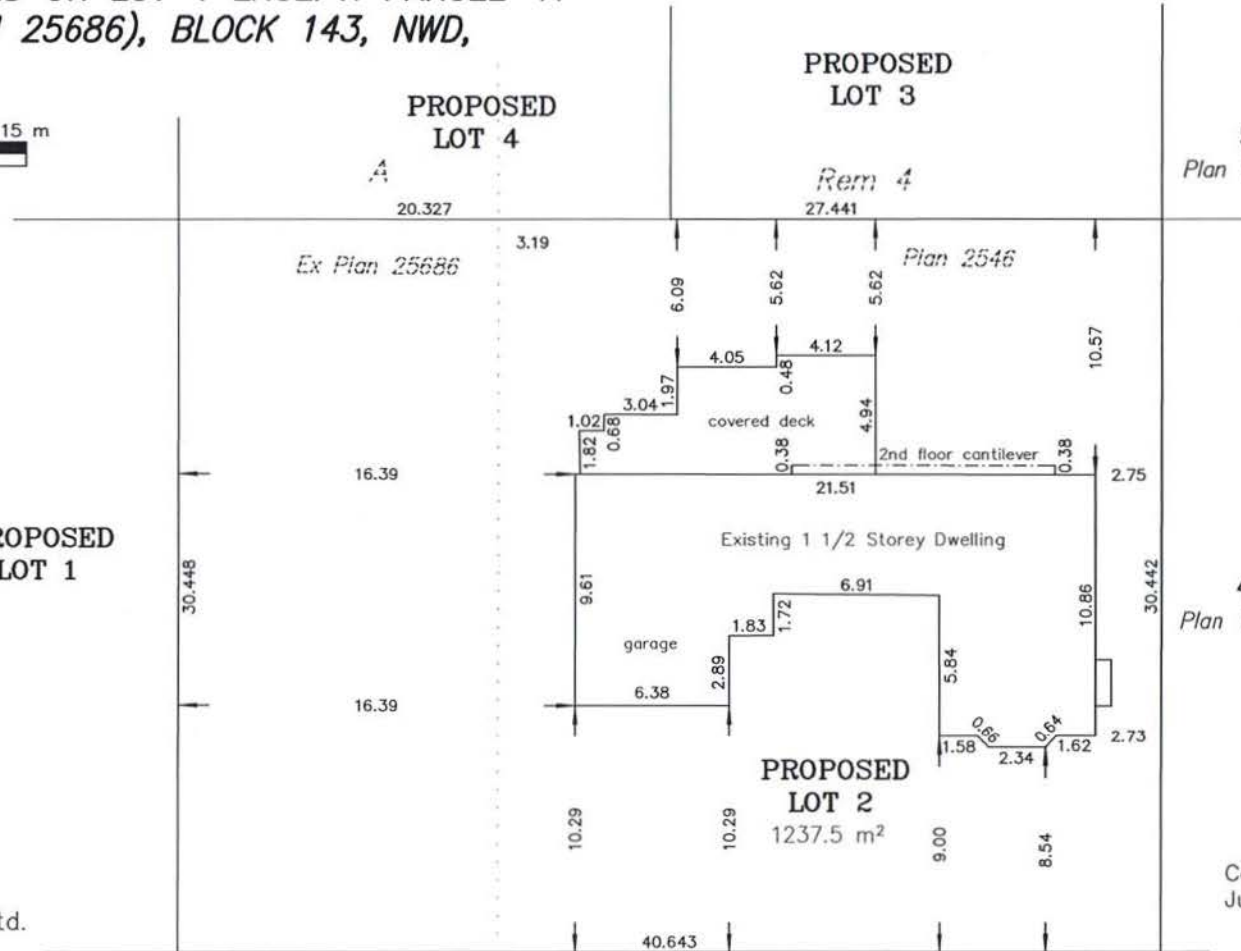
Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

PROPOSED LOT 4

PROPOSED LOT 3

5
Plan 19425

4
Plan 19425



Garage	=	46 m ²
Main Floor area	=	133 m ²
Second floor area	=	121 m ²
Total floor area	=	300 m ²
Area of proposed Lot 2	=	1237.5 m ²
F.A.R.	=	$\frac{300 \text{ m}^2}{1237 \text{ m}^2} = 0.24$



Certified correct this 19th day of June, 2013.

Ken W. Schuurman
Ken W. Schuurman, B.C.L.S.

110th AVENUE