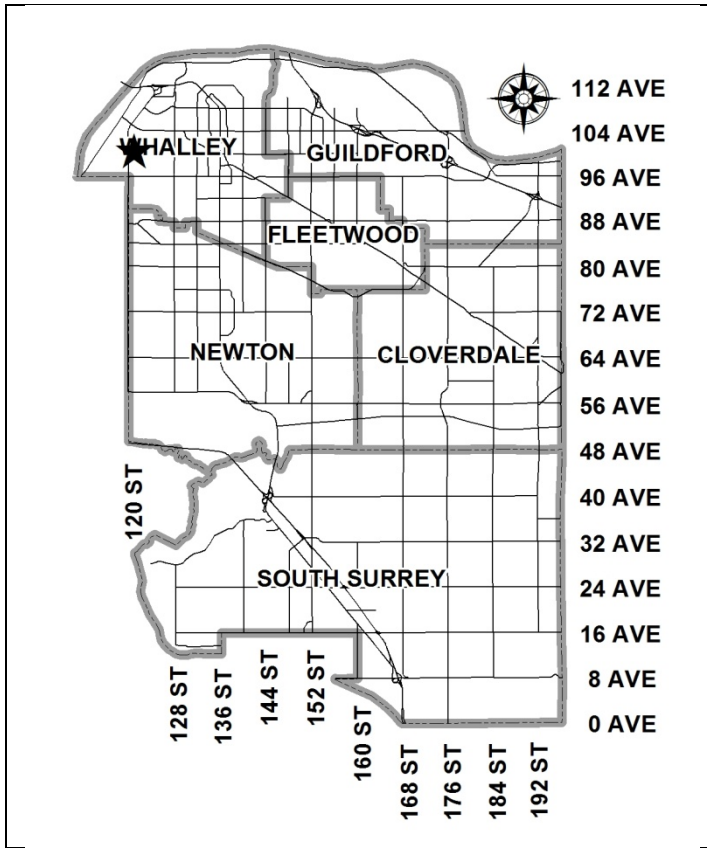


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0019-00

Planning Report Date: April 8, 2013



PROPOSAL:

- **Development Variance Permit**

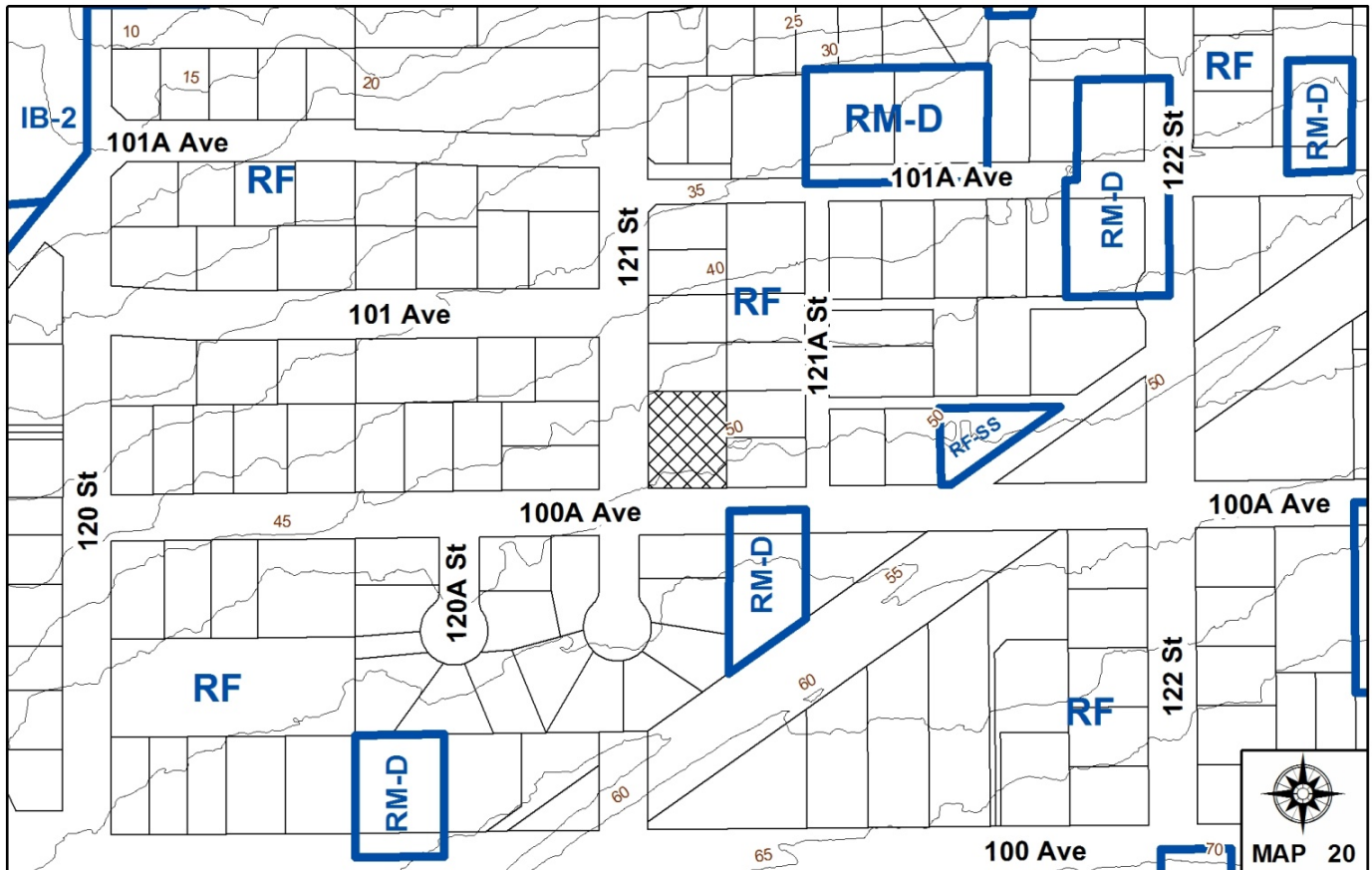
to vary setbacks in order to allow an existing house to be retained on proposed Lot 2.

LOCATION: 12109 - 100A Avenue

OWNER: Babita S Ahir

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced front and rear yard setbacks are requested in order to retain an existing house on proposed Lot 2.

RATIONALE OF RECOMMENDATION

- The requested variances to reduce front and rear yard setbacks on proposed Lot 2 will allow retention of the existing house.
- The proposed variances will only apply to the existing house on proposed Lot 2; any new construction will be subject to the minimum requirements of the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0019-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the principal building in the RF Zone, from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for the existing house on proposed Lot 2; and
- (b) to reduce the minimum rear yard setback of the principal building in the RF Zone, from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) for the existing house on proposed Lot 2.

REFERRALS

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

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East:	Single family dwellings	Urban	RF
South (Across 100A Avenue):	Single family dwellings and duplex	Urban	RF & RM-D
West (Across 121 Street):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 1,285-square metre (0.3 acre) subject property is located in Whalley, just up the hillside to the south of the South Westminster Neighbourhood Concept Plan (NCP) area. The site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)". A single family house currently exists on the site and is intended to be retained.

- The current proposal is to subdivide the subject property in order to create two (2) single family lots under the existing RF Zone. In order to retain the existing house on the site, the applicant is requesting a Development Variance Permit in order to permit a reduced front and rear yard setback (see By-law Variance Section below).
- Each of the proposed two lots conforms to the minimum width, depth and area requirements of the RF Zone.
- The existing house proposed to be retained will be located on proposed Lot 2. Proposed Lot 2 is 641 square metres (6,900 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 0.35 on the proposed new lot, which is less than the maximum permitted FAR of 0.48 for the RF Zone.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for the existing house on proposed Lot 2; and
- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) for the existing house on proposed Lot 2.

Applicant's Reasons:

- The minimum front and rear yard setbacks must be reduced to retain the existing house as part of the proposed two-lot subdivision.

Staff Comments:

- Although the existing house to be retained is over 50 years old, it is in fair condition.
- The proposed front yard setback of the existing house on proposed Lot 2 is approximately 7.0 metres (23 ft.), only slightly less than the 7.5 metres (25 ft.) required.
- The proposed rear yard setback of the existing house on proposed Lot 2 is approximately 7.2 metres (24 ft.), only slightly less than the 7.5 metres (25 ft.) required.
- The existing house has a north side yard setback of approximately 5.0 metres (16 ft.), and a south side yard setback along a flanking street of 6.2 metres (20 ft.), resulting in adequate yard for proposed Lot 2.
- The house to be retained on proposed Lot 2 will comply with the lot coverage, density and side yard setback requirements of RF Zone.

- The proposed variances will only apply to the existing house; any new construction will be subject to the minimum requirements of the RF Zone.
- Staff support the requested variances.

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. 7913-0019-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/da

\\file-server1\net-data\csdc\generate\areaproduct\save\8688084045.doc
DRV 4/4/13 3:32 PM

Information for City Clerk

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

1. (a) Agent: Name: Roger Jawanda
 CitiWest Consulting Ltd.
 Address: 9030 - King George Blvd, Unit 101
 Surrey, BC V3V 7Y3

 Tel: 604-591-2213 - Work
 604-591-2213 - Fax

2. Properties involved in the Application

- (a) Civic Address: 12109 - 100A Avenue

- (b) Civic Address: 12109 - 100A Avenue
 Owner: Babita S Ahir
 PID: 011-333-308
 Lot 3 Section 30 Block 5 North Range 2 West New Westminster District Plan 8331

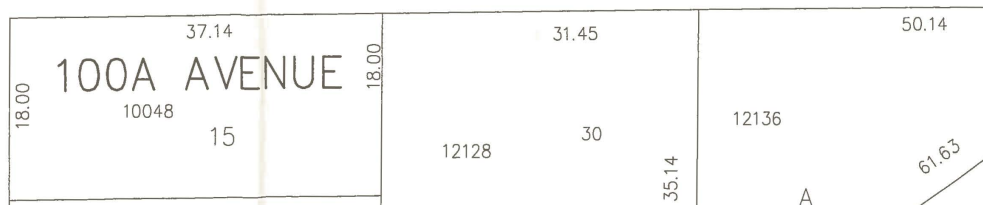
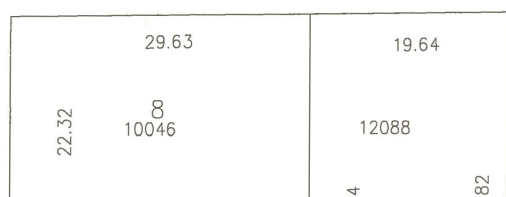
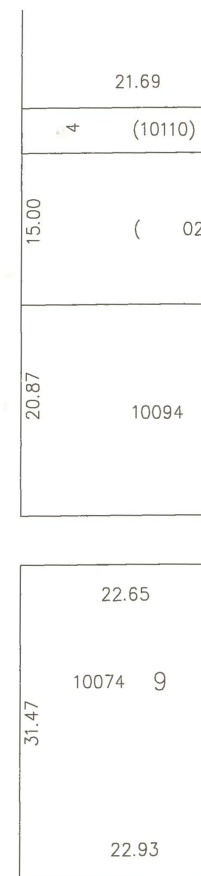
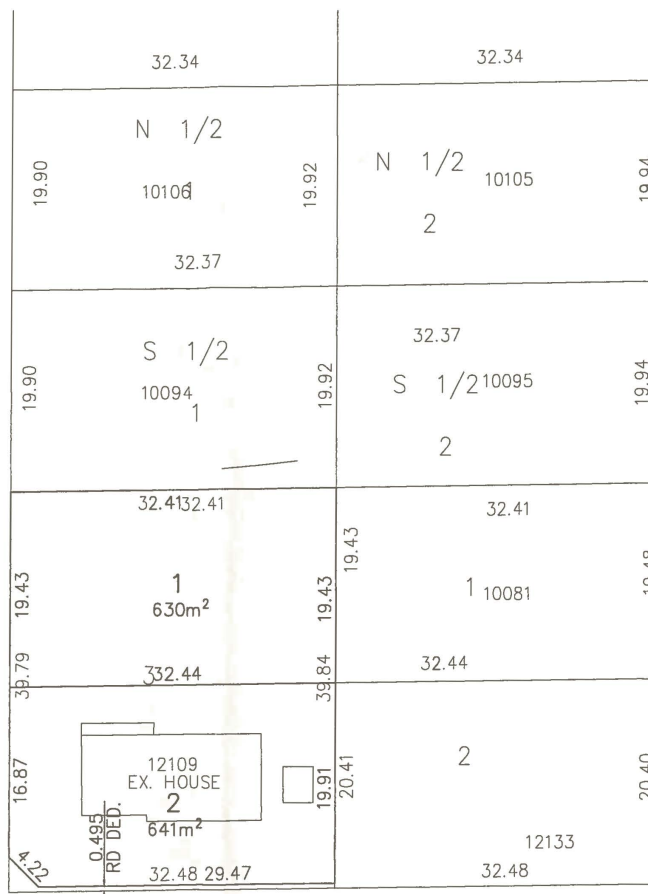
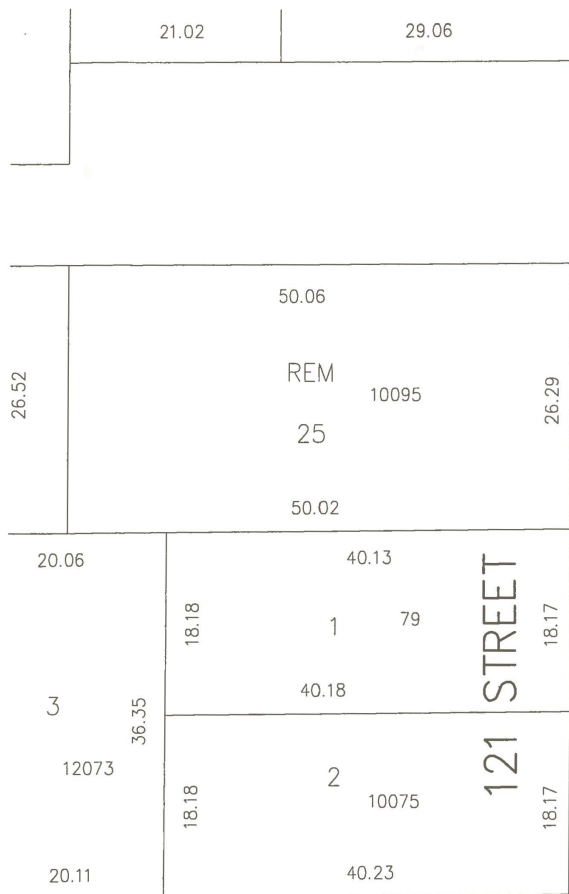
3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7913-0019-00 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	0.3197
Hectares	0.1294
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	19.4 m to 19.91 m
Range of lot areas (square metres)	630 m ² to 641 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15.45 lots/ha & 6.26 lots/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)	n/a
% 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
Others	NO



- 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 TO REDUCE FRONT YARD SETBACK FROM 7.5m TO 6.8m FOR LOT 2.

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



BABITA SINGH
 13868 - 113 AVENUE, SURREY, V3R 2J5, TEL: 604-720-0054

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 12109 -100A AVENUE, SURREY

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: PH/JC	Mun. Dwg. No.	A
Designed: SS	Job No. 13-3001	Of
P.W.	Date JAN /13	Revision
Approved:		

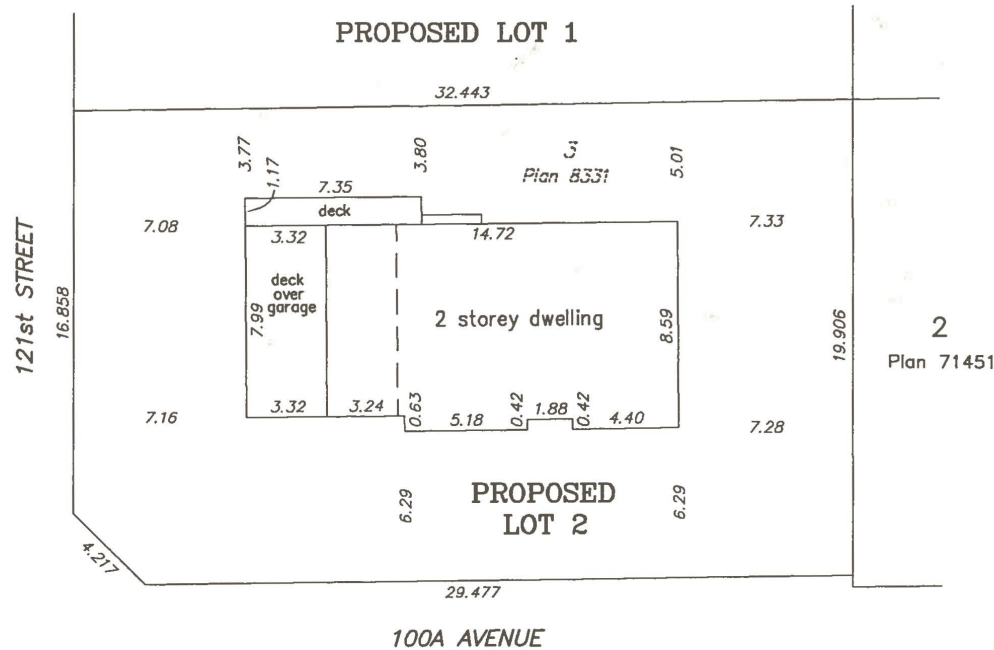
13/01/2013 10:28:38 AM

SKETCH PLAN SHOWING EXISTING BUILDING AND PROPOSED LOT LINES ON LOT 3, SECTION 30, BLOCK 5 NORTH, RANGE 2 WEST, NWD, PLAN 8331



SCALE - 1 : 250
All distances are in metres

Civic Address:
12109 - 100A Avenue
Surrey, B.C.



Area of First Floor	=	100.1 m ²
Area of Second Floor	=	123.8 m ²
Total Floor Area	=	223.9 m ²
Area of Proposed Lot 2	=	640.8 m ²
F.A.R.	$\frac{223.9 \text{ m}^2}{640.8 \text{ m}^2}$	= 0.35

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



Certified correct this 13th day of February, 2013.

Ken Schuurman

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

5096-FAR

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0019-00

Issued To: BABITA S AHIR

("the Owner")

Address of Owner: 13868 - 113 Avenue
Surrey, BC V3R 2J5

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: 011-333-308

Lot 3 Section 30 Block 5 North Range 2 West New Westminster District Plan 8331

12109 - 100A 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. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum front yard setback of the principal building is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) on proposed Lot 2; and
 - (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum rear yard setback of the principal building is reduced from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) on proposed Lot 2.
5. This development variance permit applies to only the building 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 the existing building 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 B 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

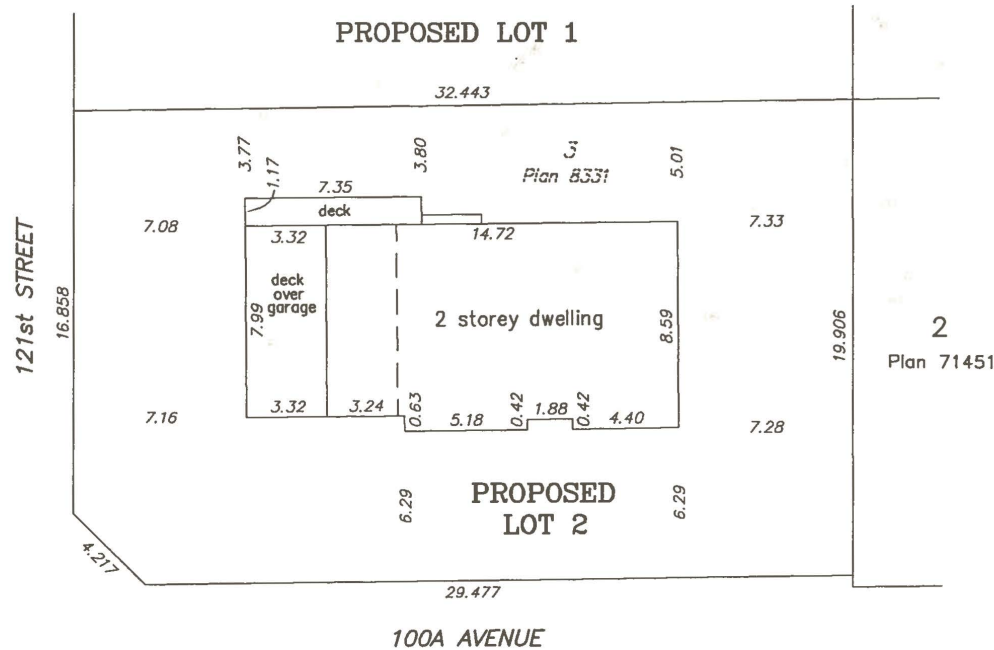
City Clerk – Jane Sullivan

SKETCH PLAN SHOWING EXISTING BUILDING AND PROPOSED LOT LINES ON LOT 3, SECTION 30, BLOCK 5 NORTH, RANGE 2 WEST, NWD, PLAN 8331



SCALE - 1 : 250
All distances are in metres

Civic Address:
12109 - 100A Avenue
Surrey, B.C.



Area of First Floor	=	100.1 m ²
Area of Second Floor	=	123.8 m ²
Total Floor Area	=	223.9 m ²
Area of Proposed Lot 2	=	640.8 m ²
F.A.R.	$\frac{223.9 \text{ m}^2}{640.8 \text{ m}^2}$	= 0.35

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

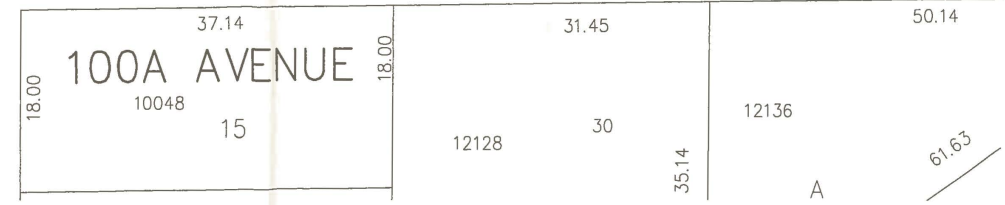
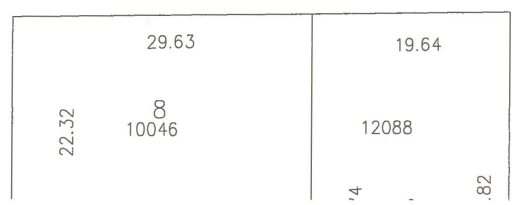
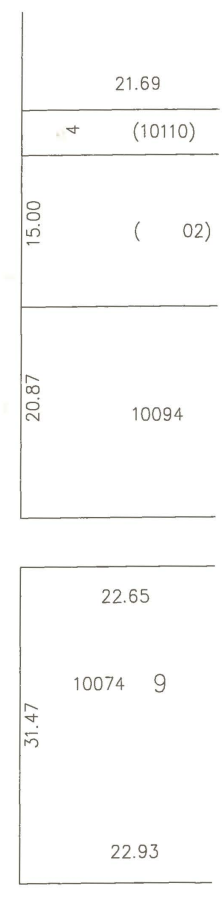
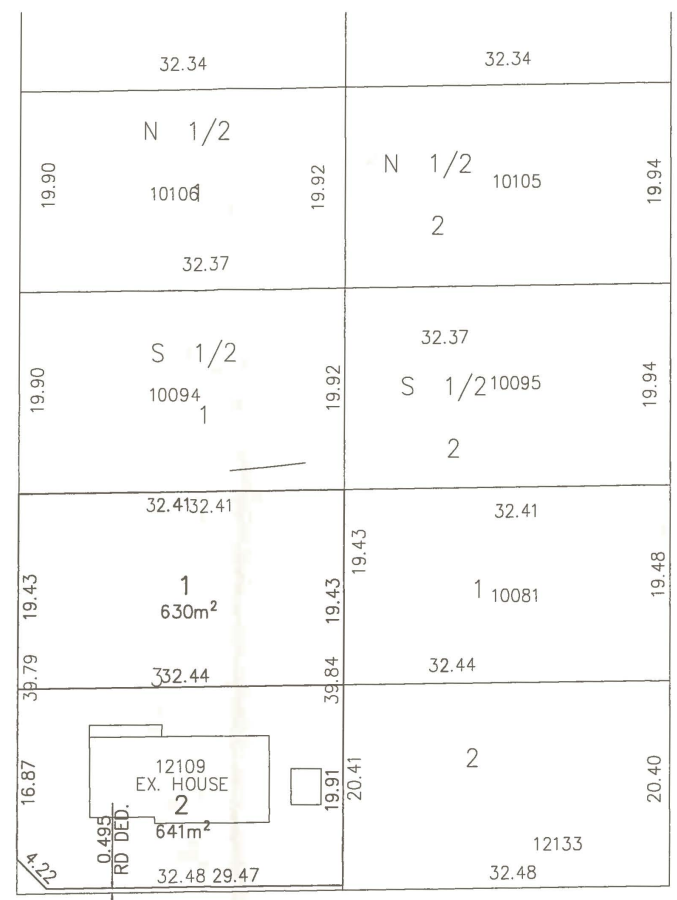


Certified correct this 13th day of February, 2013.

Ken Schuurman

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

5096-FAR



- 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 TO REDUCE FRONT YARD SETBACK FROM 7.5m TO 6.8m FOR LOT 2.

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



BABITA SINGH
 13868 - 113 AVENUE, SURREY, V3R 2J5, TEL: 604-720-0054

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 12109 -100A AVENUE, SURREY

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: PH/JC	Mun. Dwg. No.	A
Designed: SS	Job No. 13-3001	Of
Approved:	Date JAN /13	Revision

P:\Projects\1001\Draw\1001\1001\1001.dwg - 1/27/2013 1:09:38 PM