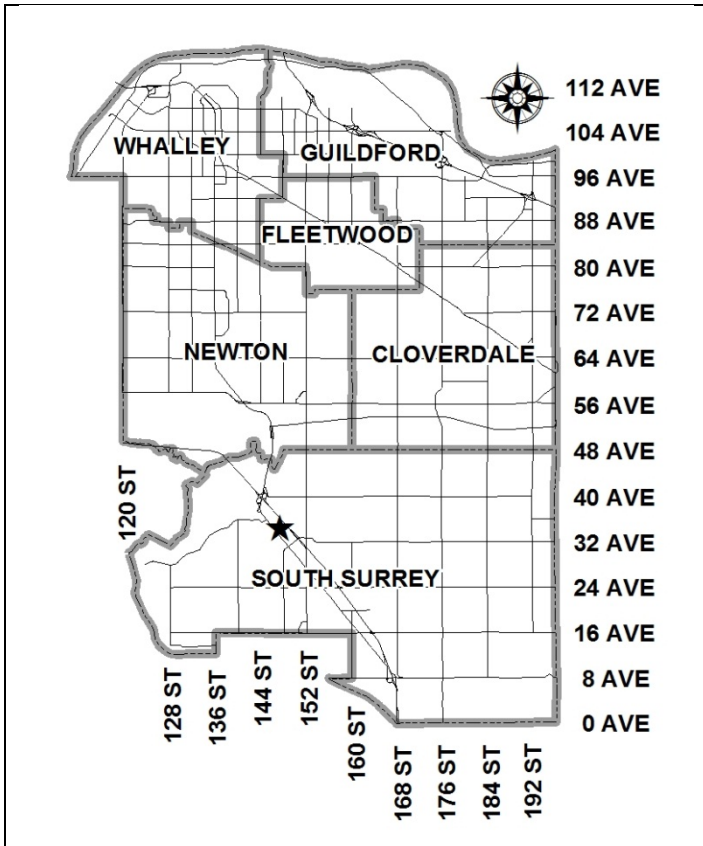


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0234-00

Planning Report Date: December 16, 2013



PROPOSAL:

- **Development Variance Permit**
 in order to **relax the rear yard setback requirements of the RF-12 Zone.**

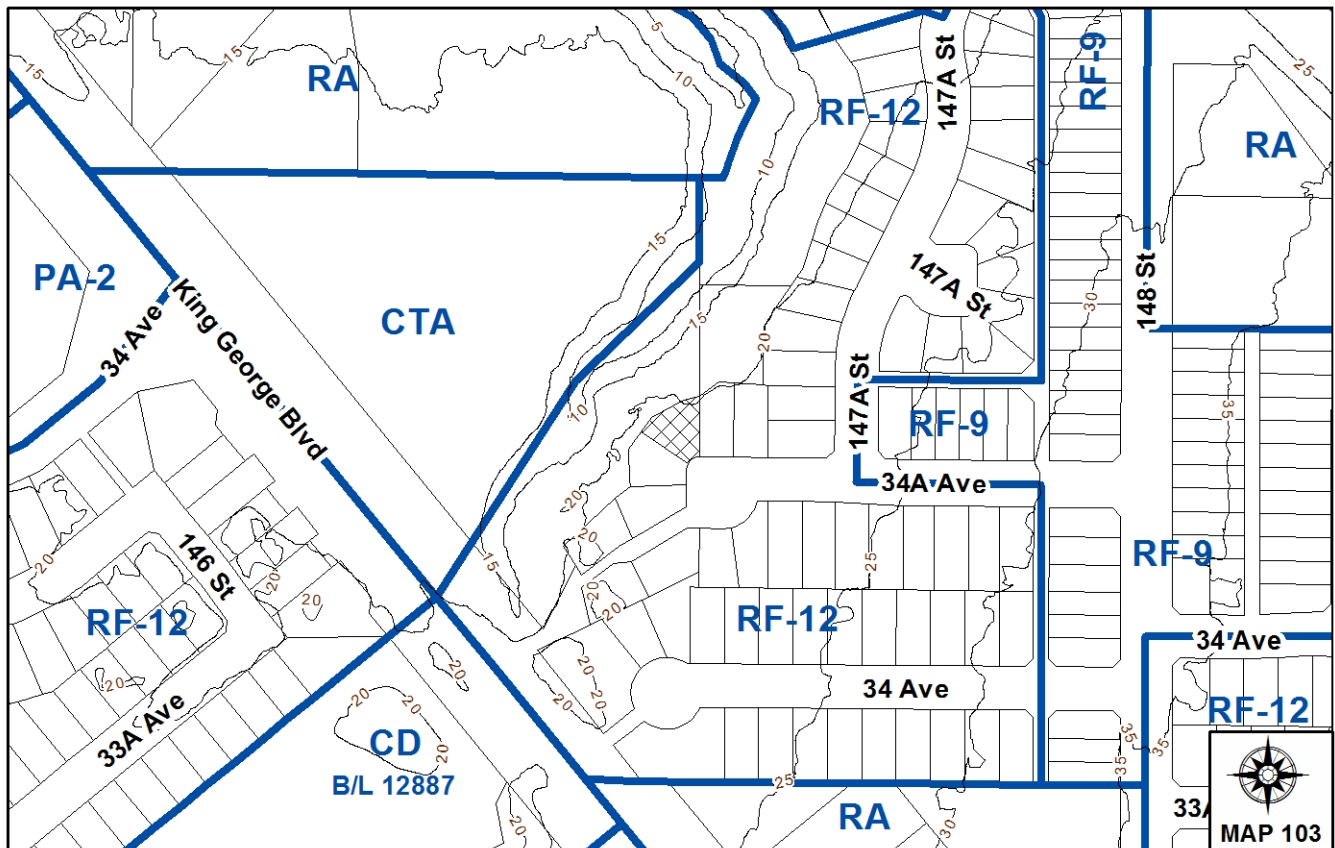
LOCATION: 14727 - 34A Avenue

OWNER: Harjeet S Sunner
 Manjit S Bassi

ZONING: RF-12

OCP DESIGNATION: Urban

LAP DESIGNATION: Clustering Urban Single Family
 (8 u.p.a.)



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit (DVP) to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the minimum rear yard setback for 50% of the rear width of the principal building in the RF-12 Zone to accommodate a proposed single family dwelling.

RATIONALE OF RECOMMENDATION

- The proposed setbacks achieve a more useable building envelope on the site and will maintain a usable back yard.
- The proposed variance will have minimal impact on neighbouring properties, as the property backs onto a city-dedicated greenbelt.
- Staff supports the proposed development variance application to proceed to public notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0234-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the RF-12 Zone for 50% of the rear width of the principal building from 7.5 metres (25 feet) to 6.0 metres (20 feet).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant lot

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	City-dedicated Greenbelt (Anderson Creek)	Urban/Clustering Urban Single Family (8 u.p.a.)	RF-12
East:	Single family dwelling	Urban/Clustering Urban Single Family (8 u.p.a.)	RF-12
South (Across 34A Avenue):	Single family dwelling	Urban/Clustering Urban Single Family (8 u.p.a.)	RF-12
West:	Single family dwelling	Urban/Clustering Urban Single Family (8 u.p.a.)	RF-12

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is designated "Urban" in the Official Community Plan (OCP) and "Clustering Urban Single Family (8 u.p.a.)" in the King George Highway Corridor Local Area Plan (LAP).
- The subject property is zoned "Single Family Residential (12) Zone (RF-12)" and a Type II lot created under development application No. 7908-0082-00, which was approved September 12, 2011.

- The subject property is 362.7 square metres (3,904 square feet) in area. The property is pie-shaped and fronts the cul-de-sac bulb of 34A Avenue. The rear lot line runs at an angle from the northeast to southwest and backs onto a city-dedicated greenbelt and Anderson Creek.

Current Proposal

- The RF-12 Zone allows for a reduction of the rear yard setback of the principal building to 6.0 metres (20 feet) for a maximum of 50% of the rear width of the principal building for Type II lots.
- The applicant is requesting a variance to reduce the rear yard setback of the remaining 50% of the principal building's rear width from 7.5 metres (25 feet) to 6.0 metres (20 feet) in order to accommodate an efficient building envelope for the subject property.
- Appendix III illustrates the proposed dwelling that will be built with consideration of the variance. Specifically, without the variance, the living area behind the garage would be constricted and create an isolated area from the remainder of the main floor by a narrow passage.
- The proposed variance will allow the applicant to add an additional 12.6 square metres (136 square feet) of floor area to the main floor and an additional 8.1 square metres (87 square feet) to the upper floor area. The total dwelling floor area will be 235.5 square metres (2,535 square feet).
- With approval of this variance, the proposed dwelling will achieve a lot coverage (37%) and floor area ratio (0.66) within the maximum requirements of the RF-12 Zone.

JUSTIFICATION FOR PLAN AMENDMENT

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for 50% of the rear width of the principal building on the subject property.

Applicant's Reasons:

- The lot geometry is inefficient for building a livable dwelling.
- The lot width of the rear yard at 27.5 metres (90 feet) is significantly larger than the lot width of the front yard at 5.3 metres (17 feet). As a result, the rear yard is substantially larger than the size of most RF-12 lots. With the approval of the variance, the resultant rear yard area of the subject property will be 147.1 square metres (1,583 square feet).
- The adjacent neighbour to the east has no objections to the proposed development with the relaxed rear yard setback.

Staff Comments:

- The reduced setback allows for a dwelling size and rear yard compatible with neighbouring properties.
- The rear of the house backs onto a greenbelt; therefore, the impact on neighbouring properties is minimal.
- The pie-shaped configuration of the lot provides ample rear yard area for the owner's enjoyment, despite the setback relaxation.
- Staff supports the 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.	Sketch of Setback Requirements and Proposed Building Envelope
Appendix III.	Proposed Floor Plans
Appendix IV.	Development Variance Permit No. 7913-0234-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/da

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DRV 12/12/13 11:12 AM

Information for City Clerk

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

1. Agent: Name: Jatinderpal S Gill
Gill Drafting Ltd.
Address: 12877 - 76 Avenue, Unit 211
Surrey, BC V3W 1E6

Tel: 604-763-7068 - Work
604-599-6831 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 14727 - 34A Avenue

 - (b) Civic Address: 14727 - 34A Avenue
Owner: Manjit S Bassi
Harjeet S Sunner
PID: 028-691-067
Lot 1 District Lot 165 Group 2 New Westminster District Plan BC49331

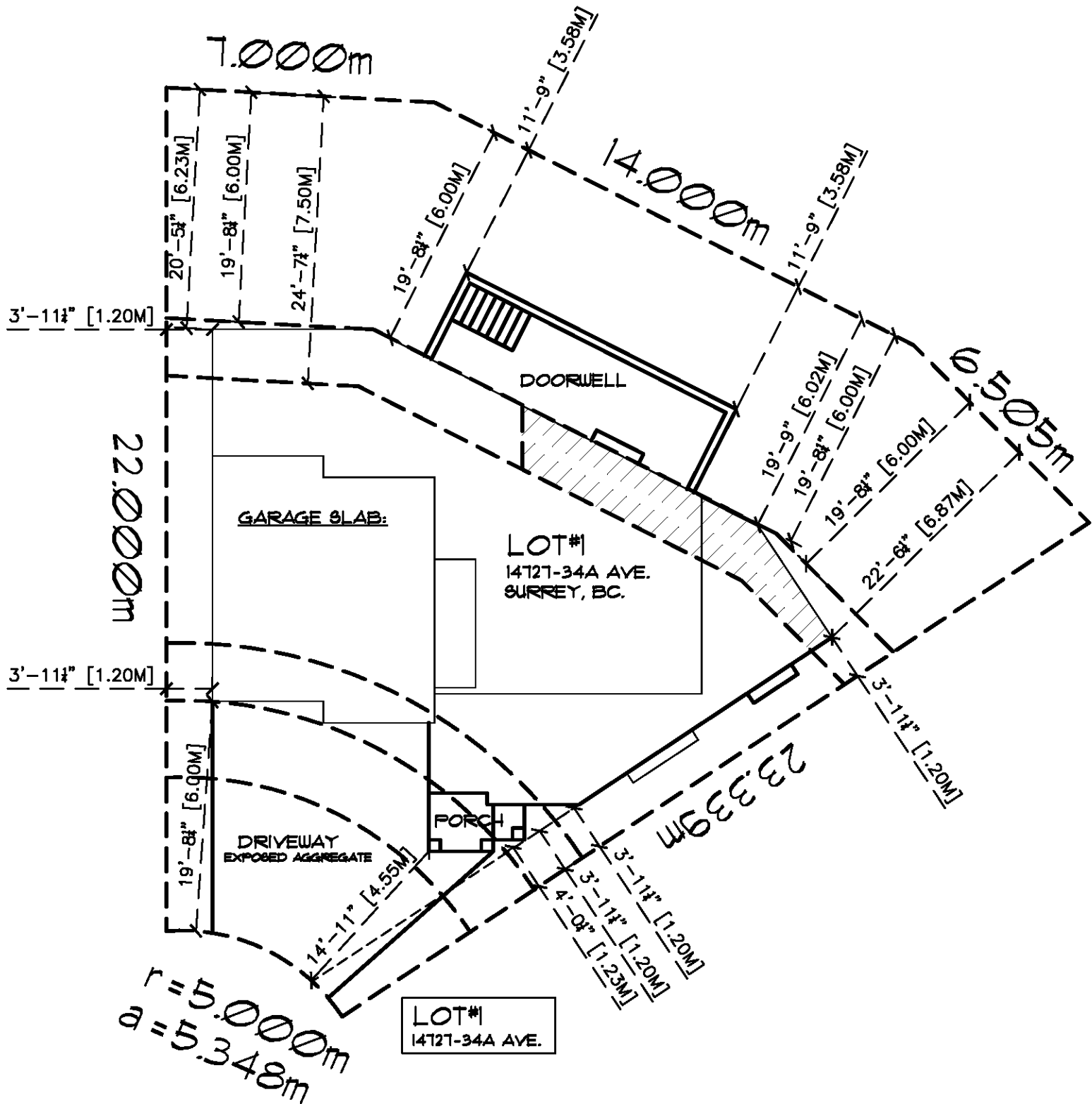
3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0234-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

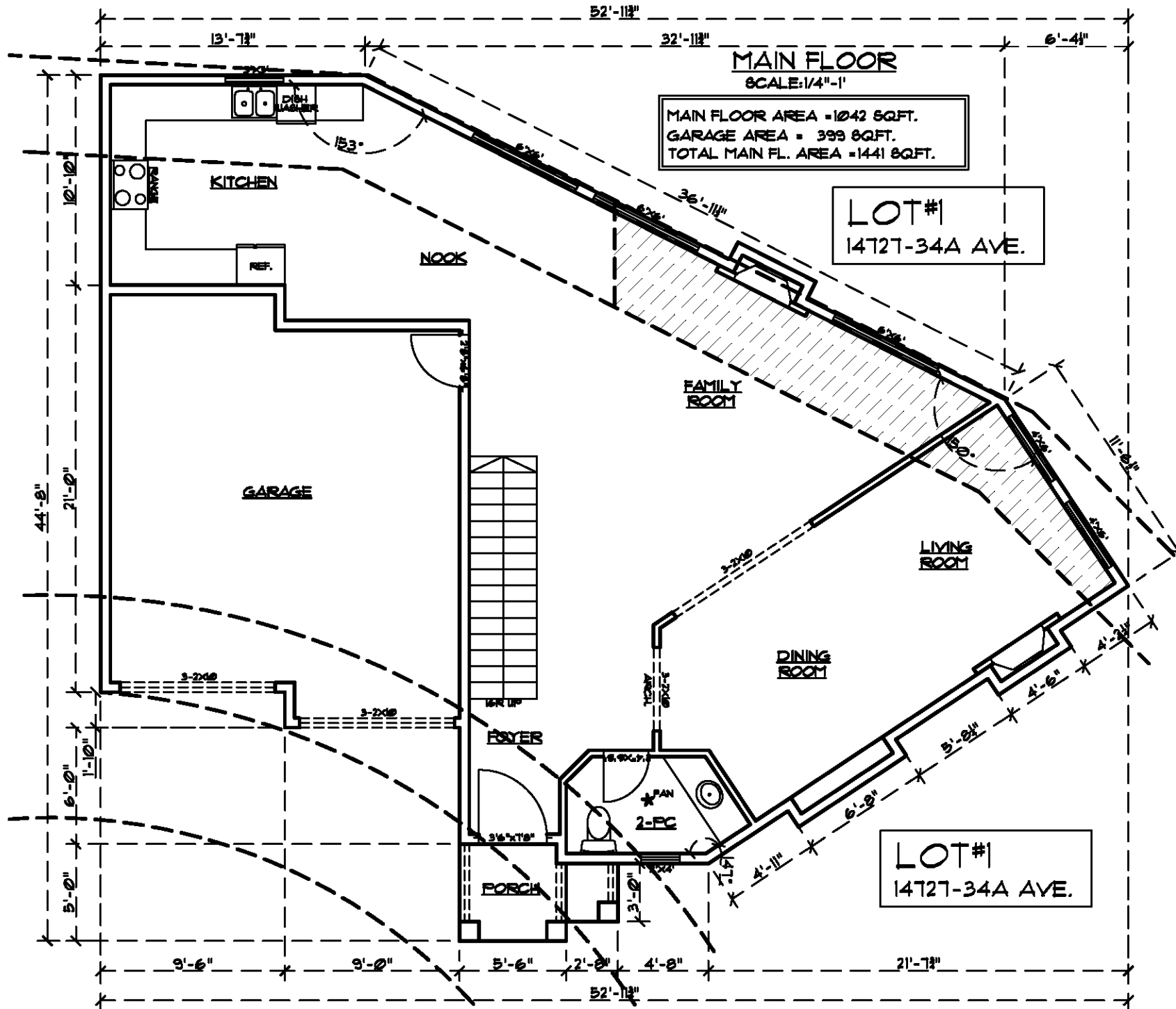
DEVELOPMENT DATA SHEET

Existing Zoning: RF-12

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		362.7m ²
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	50%	37%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	6.0m	
Rear	7.5m	6.0m
Side #1 (East)	1.2m	
Side #2 (West)		
BUILDING HEIGHT (in metres/storeys)		
Principal		2 storeys
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		1
TOTAL BUILDING FLOOR AREA		235.5m ²

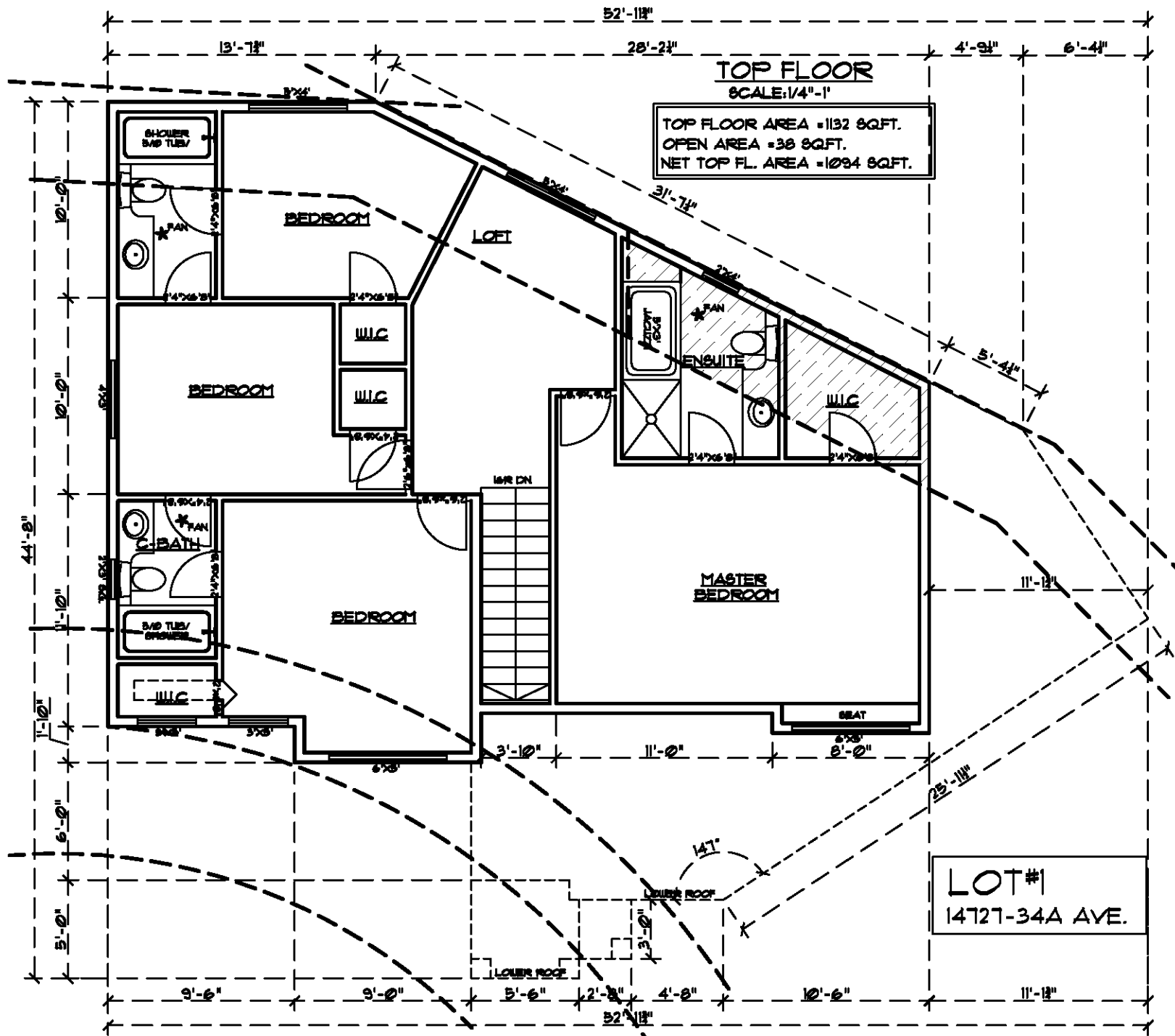
Heritage Site	NO	Tree Survey/Assessment Provided	NO
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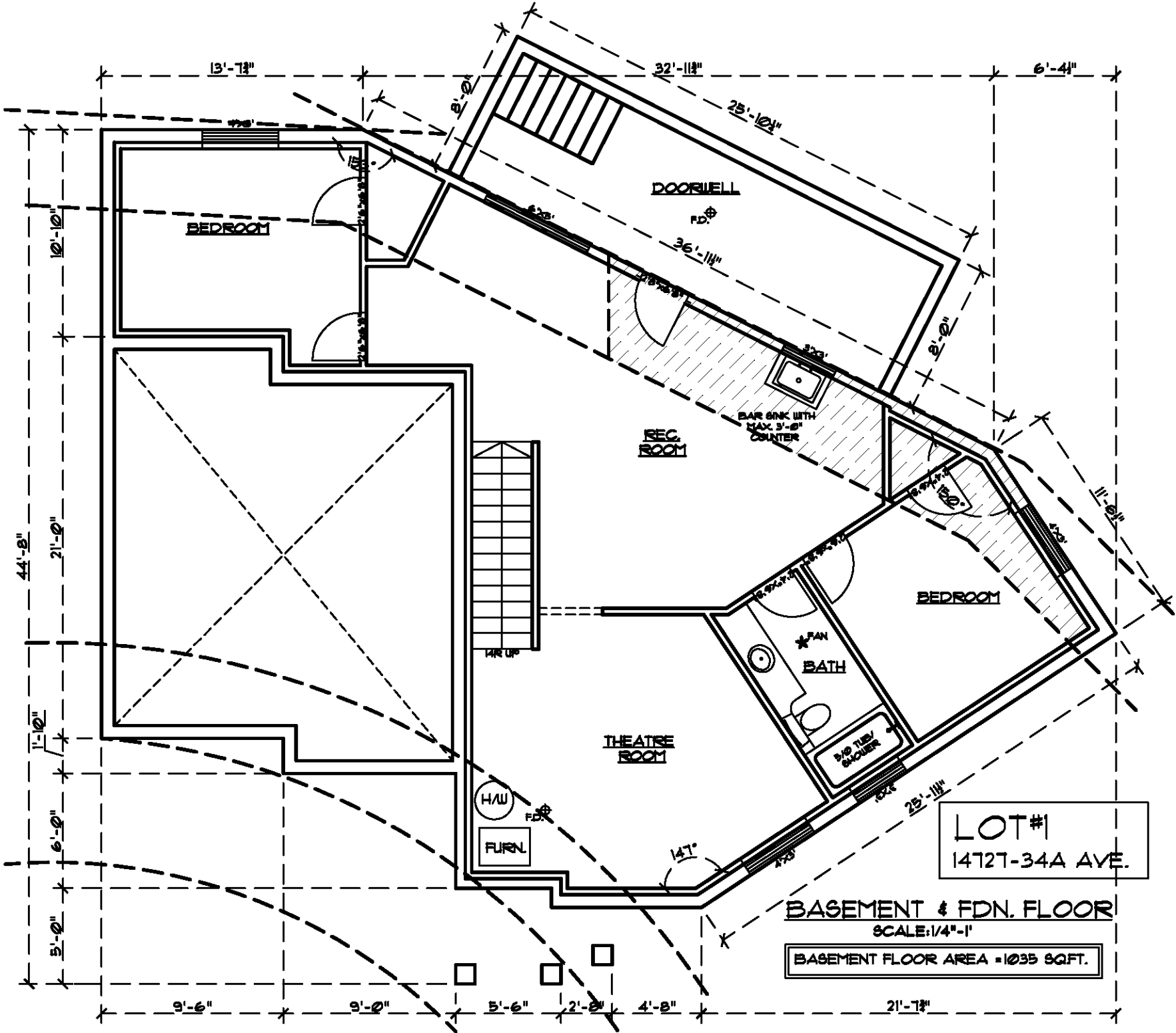
MAIN FLOOR EXTRA FLOOR AREA=136 SQFT.
 EXTRA FLOOR AREA ACHIEVED BY D.V.P.





TOP FLOOR EXTRA FLOOR AREA = 87 SQFT.
 EXTRA FLOOR AREA ACHIEVED BY D.V.P.





LOT #1
 14727-34A AVE.

BASEMENT & FDN. FLOOR
 SCALE: 1/4" = 1'

BASEMENT FLOOR AREA = 1035 SQFT.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0234-00

Issued To: Harjeet S Sunner
("the Owner")

Address of Owner: 12123 – 85A AV
SURREY BC V3W 9R1

Issued To: Manjit S Bassi
("the Owner")

Address of Owner: 11932 -85A AV
SURREY BC V1E 6V4

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: 028-691-067
Lot 1 District Lot 165 Group 2 Plan BCP49331
14727 - 34A Avenue

(the "Land")

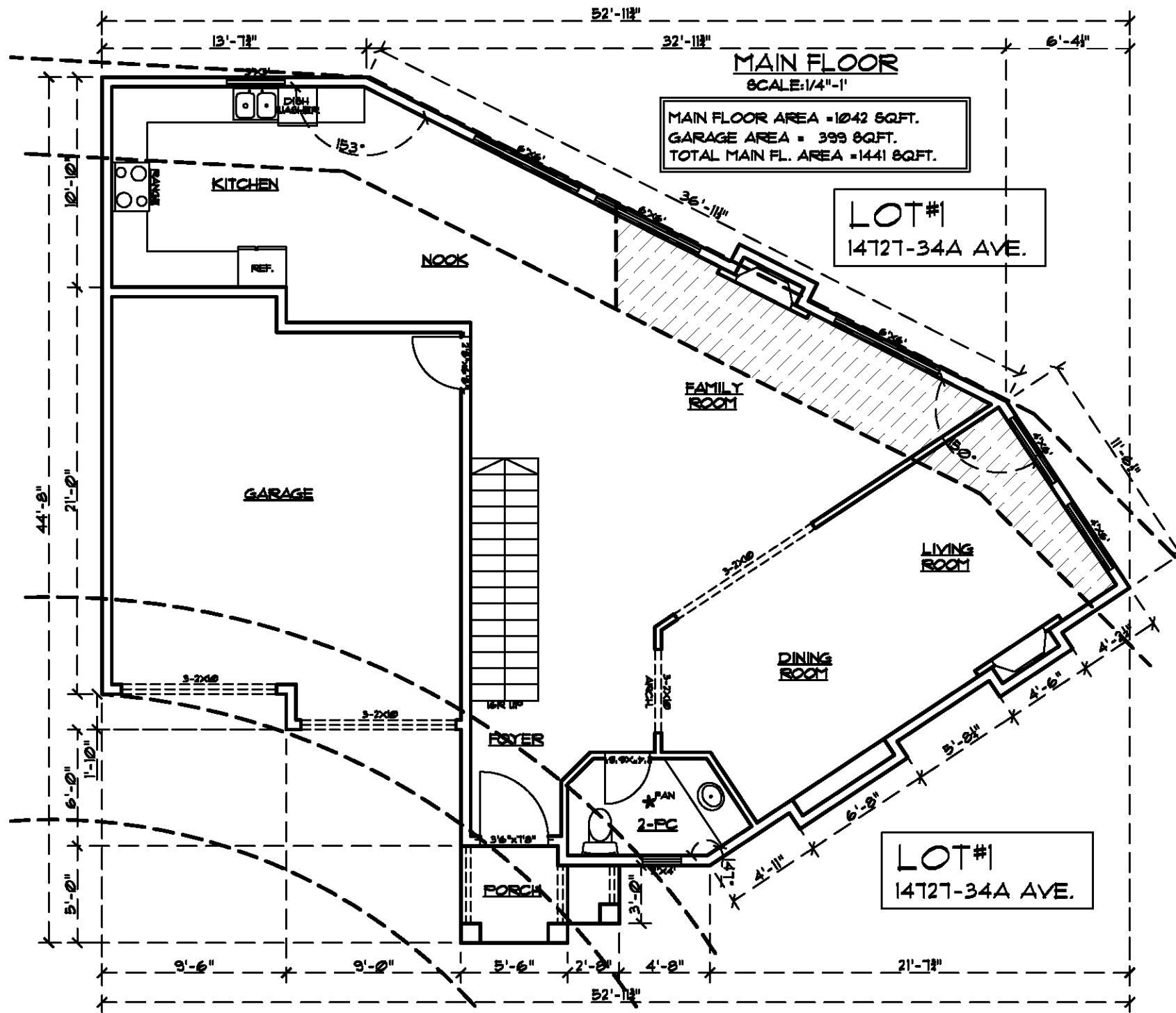
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 17A of Section F "Single Family Residential (12) Zone (RF-12)" the minimum rear yard setback is varied from 7.5 metres (25 feet) to 6.0 metres (20 feet) for a maximum of 50% of the rear width of the principal building.
4. The siting of buildings and structures shall be in accordance with the drawings shown on Schedule A ("the Drawings") which are attached hereto and form part of this development variance permit.

5. 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.
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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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 .

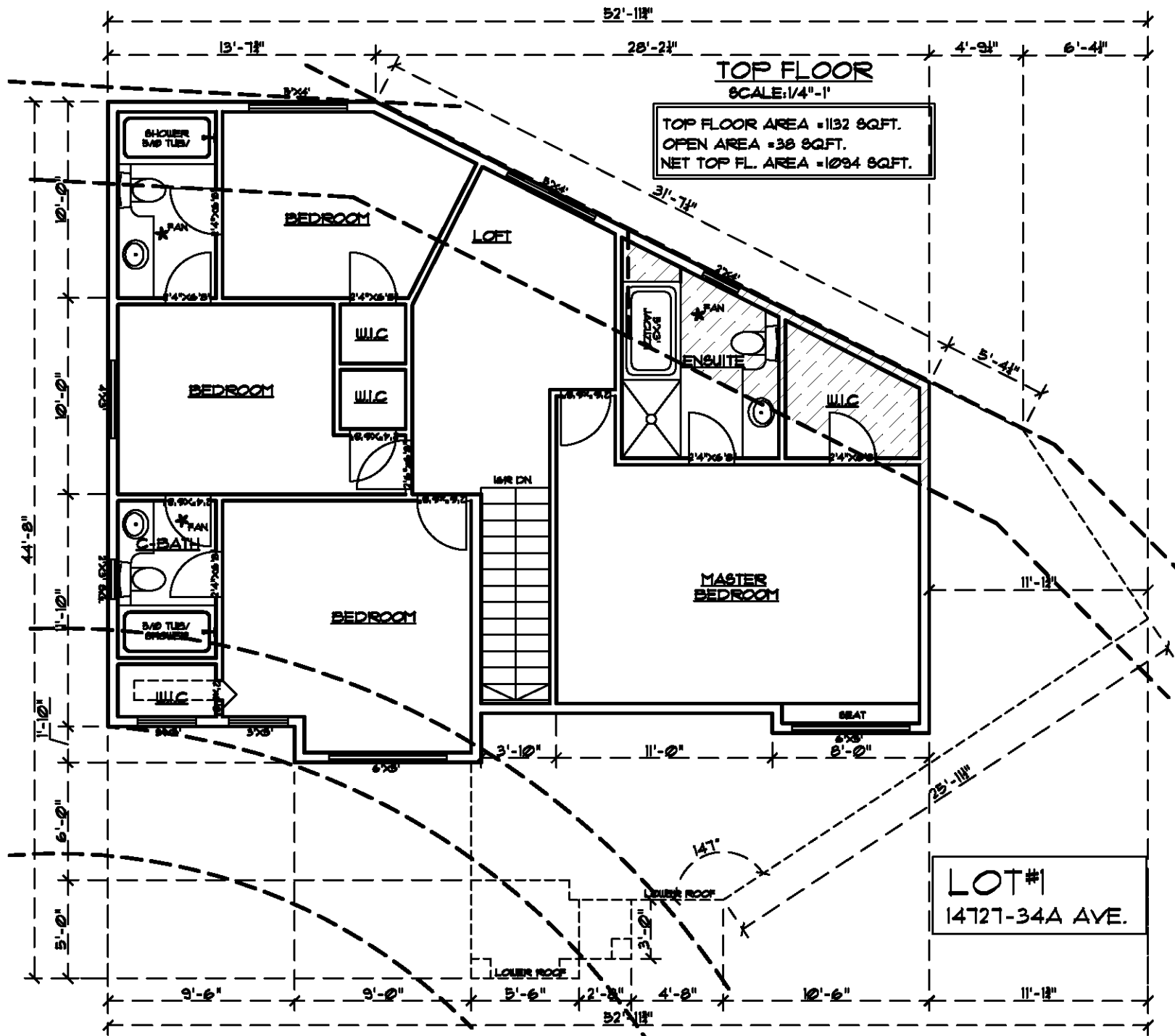
Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



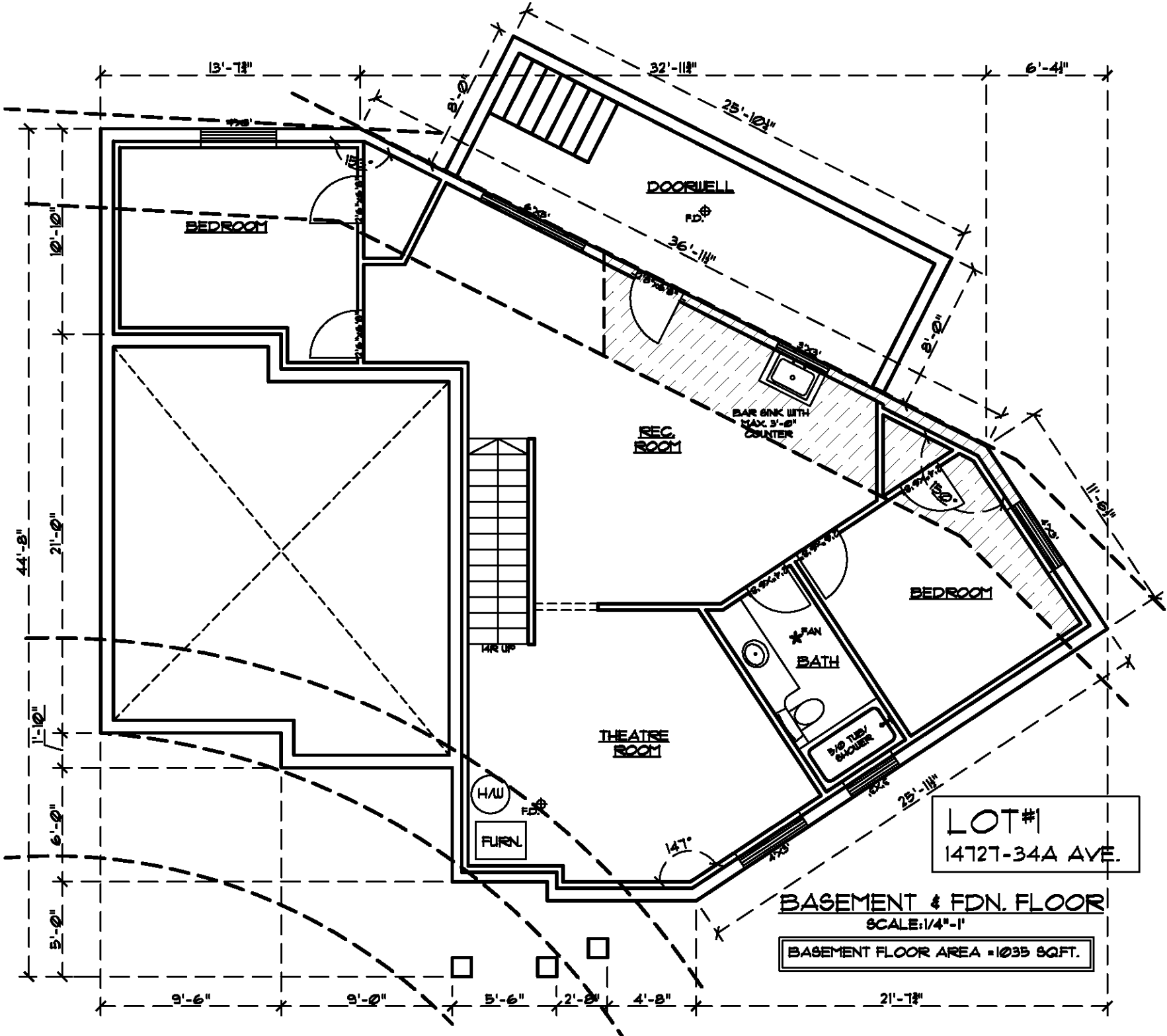
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