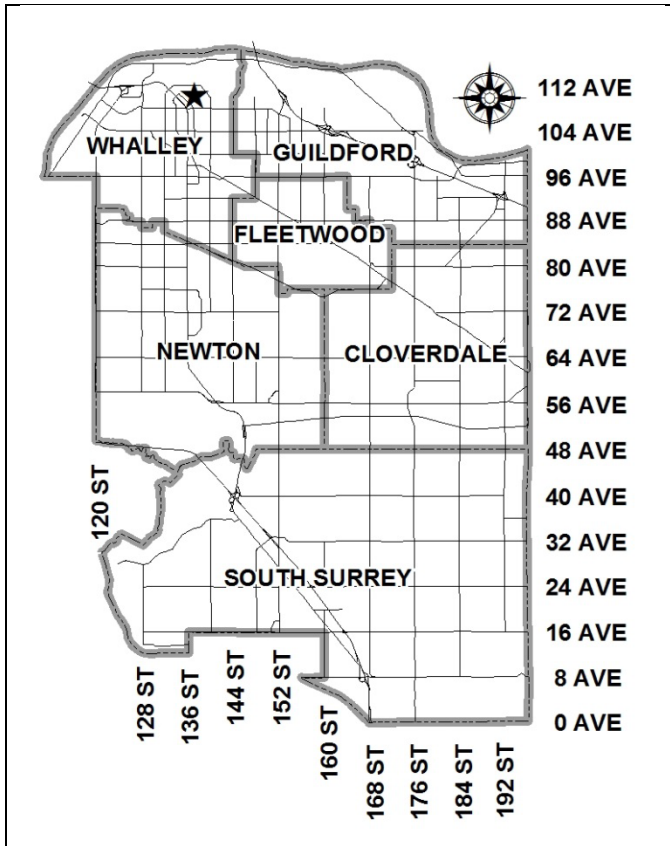


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0044-00

Planning Report Date: October 20, 2014



PROPOSAL:

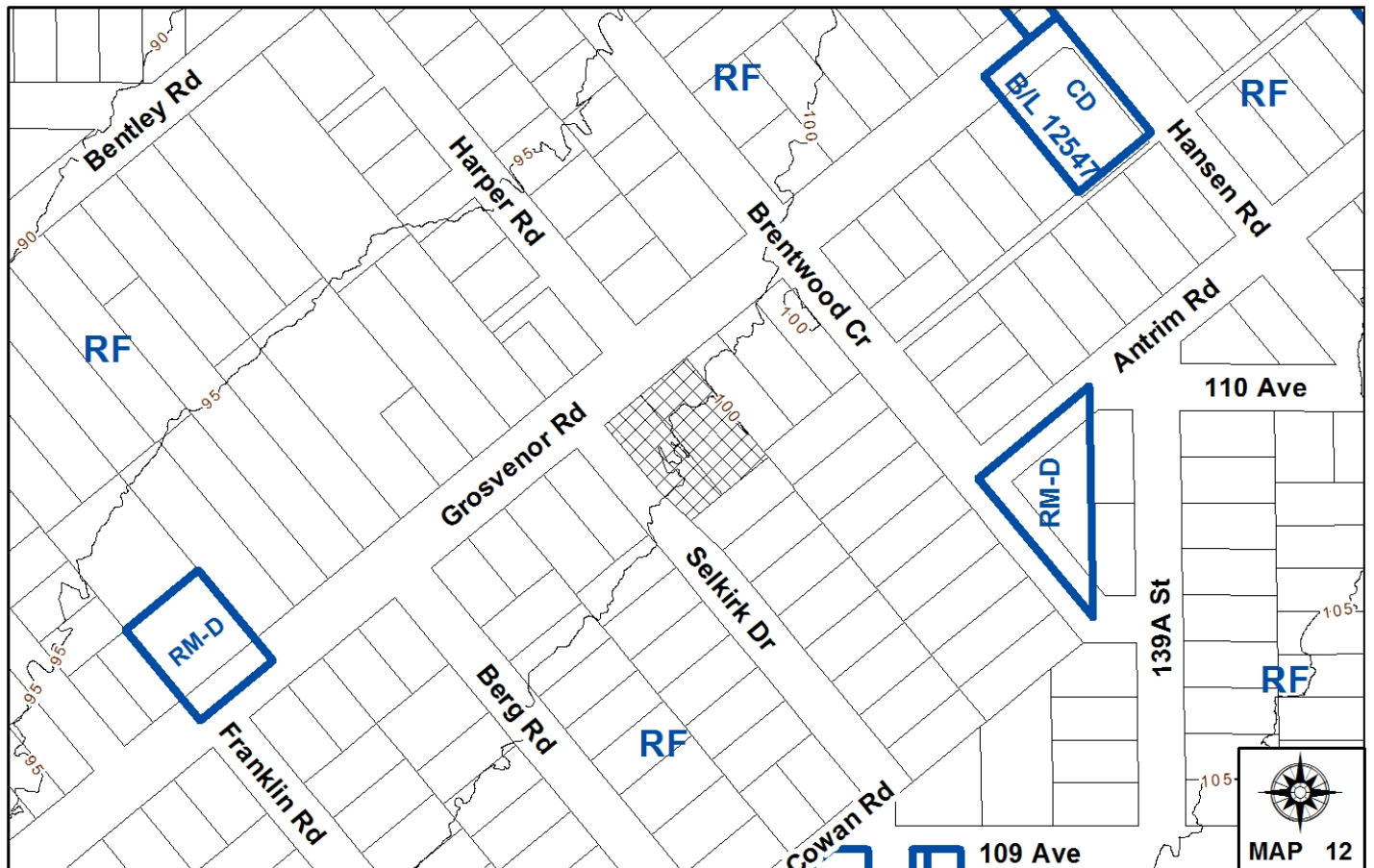
- **Development Variance Permit**
 to vary the side yard setback in order to allow an existing house to be retained on proposed Lot 2.

LOCATION: 13828 - Grosvenor Road
 13834 - Grosvenor Road

OWNERS: Inderjit Jaswal
 Daizy Jaswal
 Bhurminder S Parmar
 Inderjit S. Parmar

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A reduced east side yard setback is requested in order to retain an existing house on proposed Lot 2.

RATIONALE OF RECOMMENDATION

- The requested variance to reduce the east side yard setback on proposed Lot 2 will allow for retention of the existing house.
- The existing house to be retained is in fair condition and may have some heritage value.
- The proposed variance 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. 7914-0044-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum east side yard setback of the principal building in the RF Zone, from 1.8 metres (6 ft.) to 1.27 metres (4 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.

Surrey Heritage Advisory Commission (SHAC): At the March 26, 2014 SHAC meeting, the SHAC was informed of the intended demolition of the subject house at 13834 Grosvenor Road.

SITE CHARACTERISTICS

Existing Land Use: Two single family homes, one of which is proposed to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Grosvenor Road):	Single family dwellings and church.	Urban	RF
West (Across Selkirk Drive):	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RF
East:	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 2,449-square metre (0.6 acre) subject site consists of two (2) lots located in City Centre. The site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)". Two single family houses currently exist on the site, one of which is now intended to be retained.

- The current proposal is to subdivide the subject properties into three (3) single family lots under the existing RF Zone. At the time of the application, the applicant intended to demolish both existing houses.
- The house on the most easterly lot is listed on the City's heritage inventory (but not on the heritage registry). Due to the owner's intent to demolish this house, staff informed the Surrey Heritage Advisory Commission accordingly at its March 26, 2014 meeting.
- A Preliminary Layout Approval (PLA) for three (3) proposed lots was issued on August 11, 2014.
- Subsequent to the issuance of the PLA, the applicant has decided to retain the existing house on proposed Lot 2. In order to retain the existing house on proposed Lot 2, the applicant is requesting a Development Variance Permit in order to permit a reduced east side yard setback (see By-law Variance Section below).
- Each of the proposed three single family 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 860 square metres (9,257 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 0.08 on the proposed new lot, which is less than the maximum permitted FAR of 0.48 under the RF Zone.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum east side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.27 metres (4 ft.) for the existing house on proposed Lot 2.

Applicant's Reasons:

- The minimum east side yard setback must be reduced to retain the existing house as part of the proposed three-lot subdivision.

Staff Comments:

- The existing house to be retained is over 60 years old. It is in fair condition and was identified by the City as potentially having heritage value.
- The proposed east side yard setback of the existing house on proposed Lot 2 is approximately 1.3 metres (4 ft.), only slightly less than the 1.8 metres (6 ft.) required.
- The existing house has a west side yard setback of approximately 12.7 metres (42 ft.), and a rear yard setback of 11.0 metres (36 ft.), resulting in a large functional yard space for proposed Lot 2.

- The house to be retained on proposed Lot 2 will comply with the lot coverage, density and rear and front yard setback requirements of RF Zone.
- The proposed variance 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 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. 7914-0044-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/da

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DRV 10/16/14 10:22 AM

SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.53
Hectares	0.2144
NUMBER OF LOTS	
Existing	2
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	16.8 m to 23.5 m
Range of lot areas (square metres)	610 m ² to 860 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14 lots/ha & 5.7 lots/acre
Lots/Hectare & Lots/Acre (Net)	16.3 lots/ha & 6.7 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	22%
Total Site Coverage	60%
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
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Setbacks	YES
Others	NO

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SKETCH 1

13828 Grosvenor Road, Surrey, BC

TOTAL AREA APPROX. 2143m² (0.53 ac)
 LAYOUT ASSUMES RF ZONE
 MIN 610 sq.m. 16.8m wide 36.7m deep
 MAX 860 sq.m. 23.5m wide 36.7m deep

NOTES:

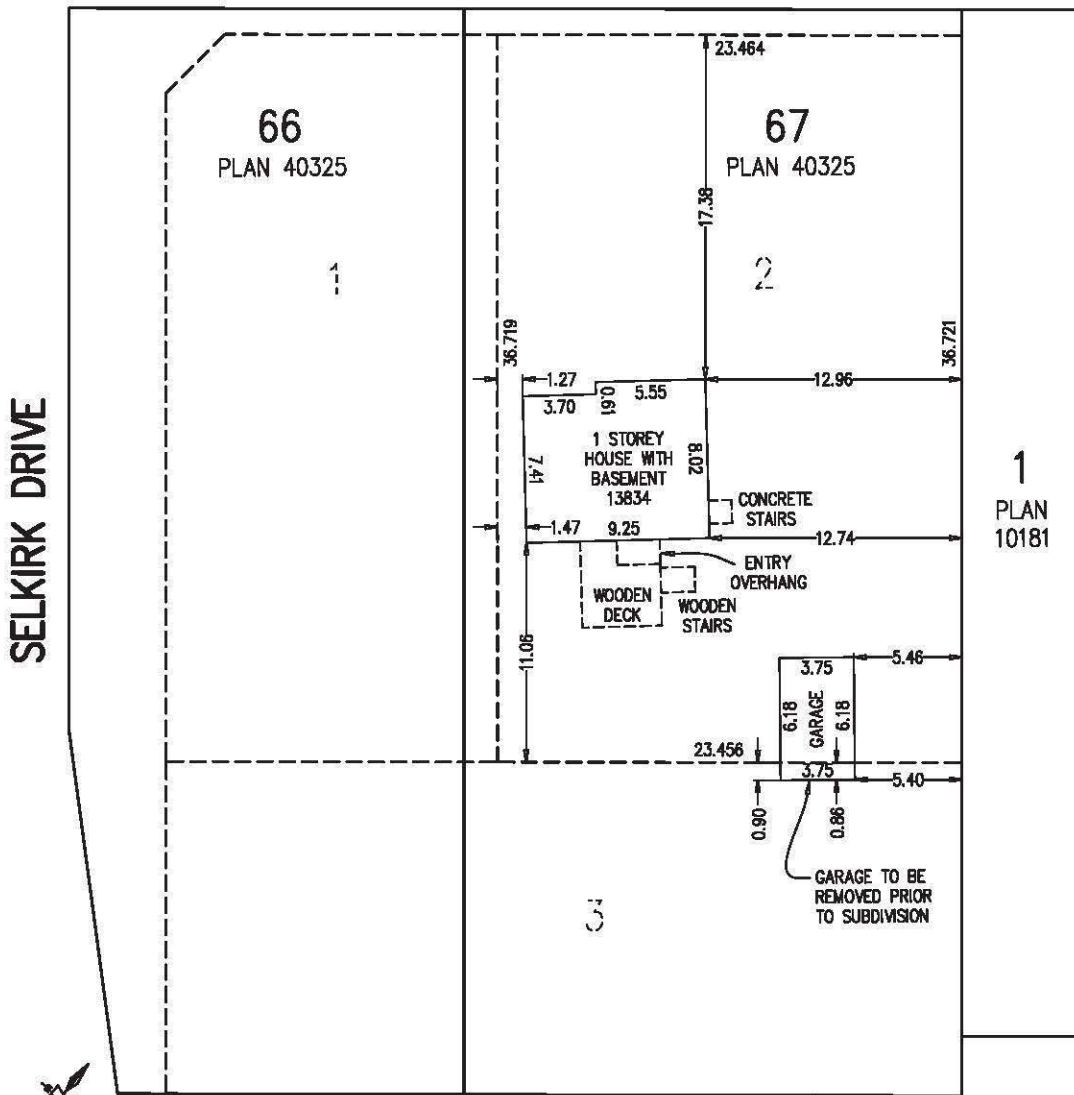
- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL.
- THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
- THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS.
- REVIEW OF ROAD WIDTH DEDICATIONS REQUIRED

Scale: 1:500
 Date: 2014-02-03
 Job No.: 2111-03114-0
 Mun. Proj.: -

McElhanney
 McElhanney Consulting Services Ltd.
 SUITE 2300 - CENTRAL CITY TOWER
 13450 102 AVENUE, SURREY, BC
 V3T 5X3
 P: 604-596-0391
 F: 604-584-5050

7914-004400

GROSVENOR ROAD



SELKIRK DRIVE

1
PLAN
10181

68
PLAN 40325

SCALE 1 : 300



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

FLOOR AREA RATIO TABLE	
DESCRIPTION	AREAS (m ²)
EXISTING BUILDING AREA	71.93
EXISTING DECK AREA	17.49
PROPOSED LOT 2 AREA	861.44
LOT COVERAGE	10.38%
FLOOR AREA RATIO	0.08

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION SHOWING BUILDINGS ON PROPOSED LOT 2 SECTION 14 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN

PREPARED FOR:

THIS BUILDING LOCATION CERTIFICATE HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL AND IS CERTIFIED CORRECT ACCORDING TO LAND TITLE AND SURVEY AUTHORITY RECORDS AND FIELD SURVEYS. UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED. DATED THIS 23rd DAY OF SEPTEMBER, 2014.

_____, B.C.L.S.
JAMES G. SHAW

CIVIC ADDRESS: 13834 GROSVENOR ROAD, SURREY

REFERENCE:

DIMENSIONS DERIVED FROM FIELD SURVEY
PID NO. PROPOSED

THIS PLAN WAS PREPARED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED © McELHANNEY ASSOCIATES LAND SURVEYING LTD.

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0044-00

Issued To: INDERJIT JASWAL
DAIZY JASWAL

("the Owner")

Address of Owner: 14649 - 72A Avenue
Surrey, BC V3S 9L8

Issued To: BHURMINDER S PARMAR

("the Owner")

Address of Owner: 9033 - 141A Street
Surrey, BC V3V 8E1

Issued To: INDERJIT S. PARMAR

("the Owner")

Address of Owner: 17431 - 0B Avenue
Surrey, BC V3S 8M2

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: 005-186-579

Lot 66 Section 14 Block 5 North Range 2 West New Westminster District Plan 40325

13828 - Grosvenor Road

Parcel Identifier: 005-186-587

Lot 67 Section 14 Block 5 North Range 2 West New Westminster District Plan 40325

13834 - Grosvenor Road

(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 east side yard setback of the principal building is reduced from 1.8 metres (6 ft.) to 1.27 metres (4 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.

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, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

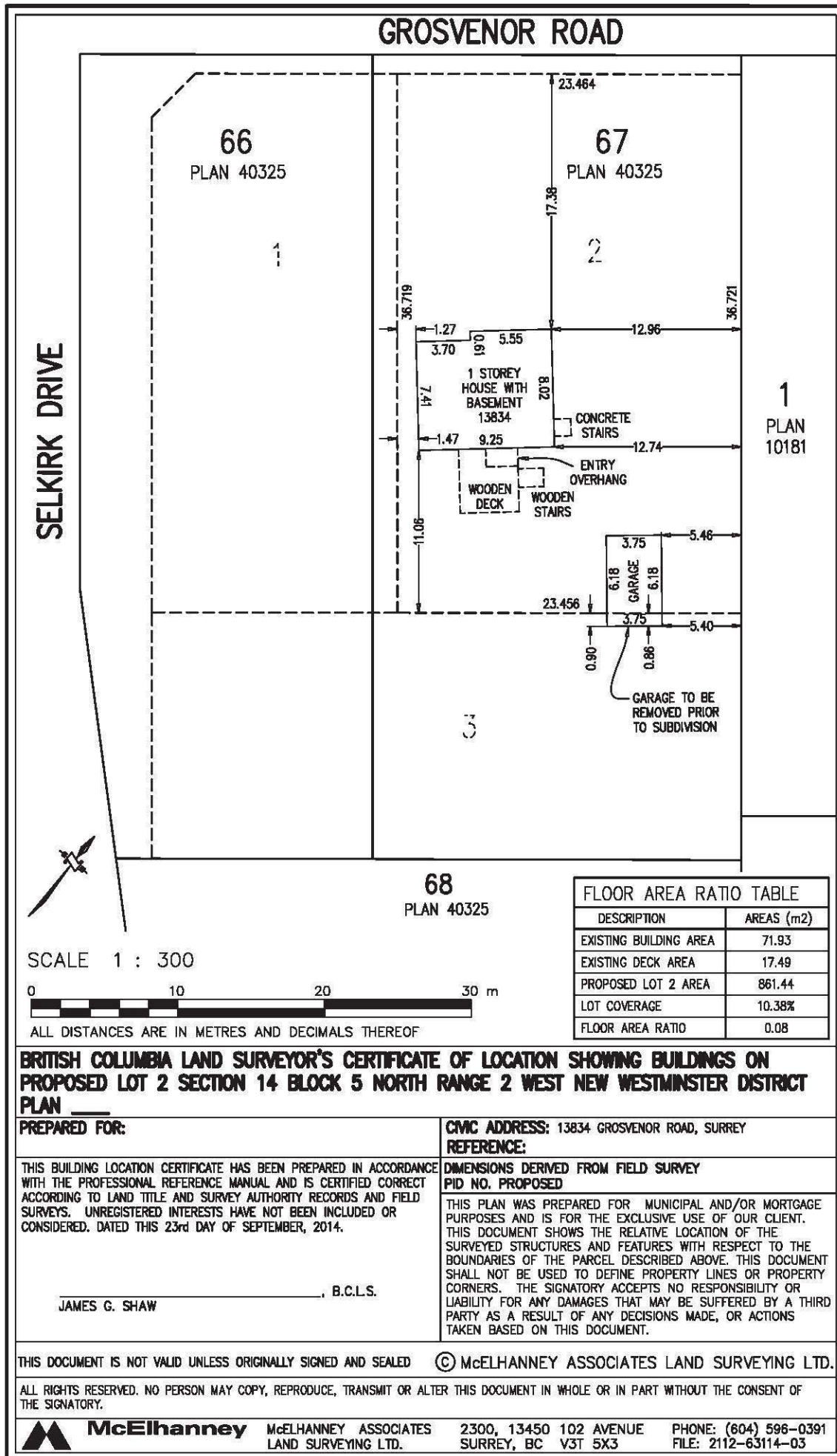
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION SHOWING BUILDINGS ON PROPOSED LOT 2 SECTION 14 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN

PREPARED FOR:

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