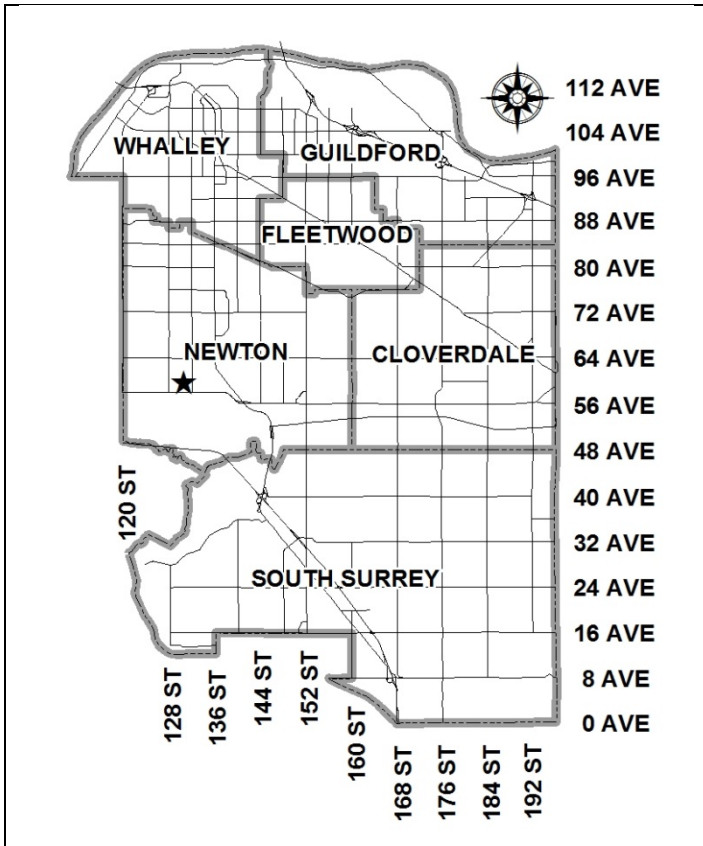


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0109-00

Planning Report Date: May 12, 2014



PROPOSAL:

Development Variance Permit

in order to reduce the front yard setbacks for 12 single family lots impacted by the road allowance requirements.

LOCATION:

13048, 13050, 13054, 13060, 13064, 13068, 13070, 13074, 13078, 13082, 13088, 13090 – 60 Avenue

OWNERS:

690174 BC Ltd et al.

ZONING:

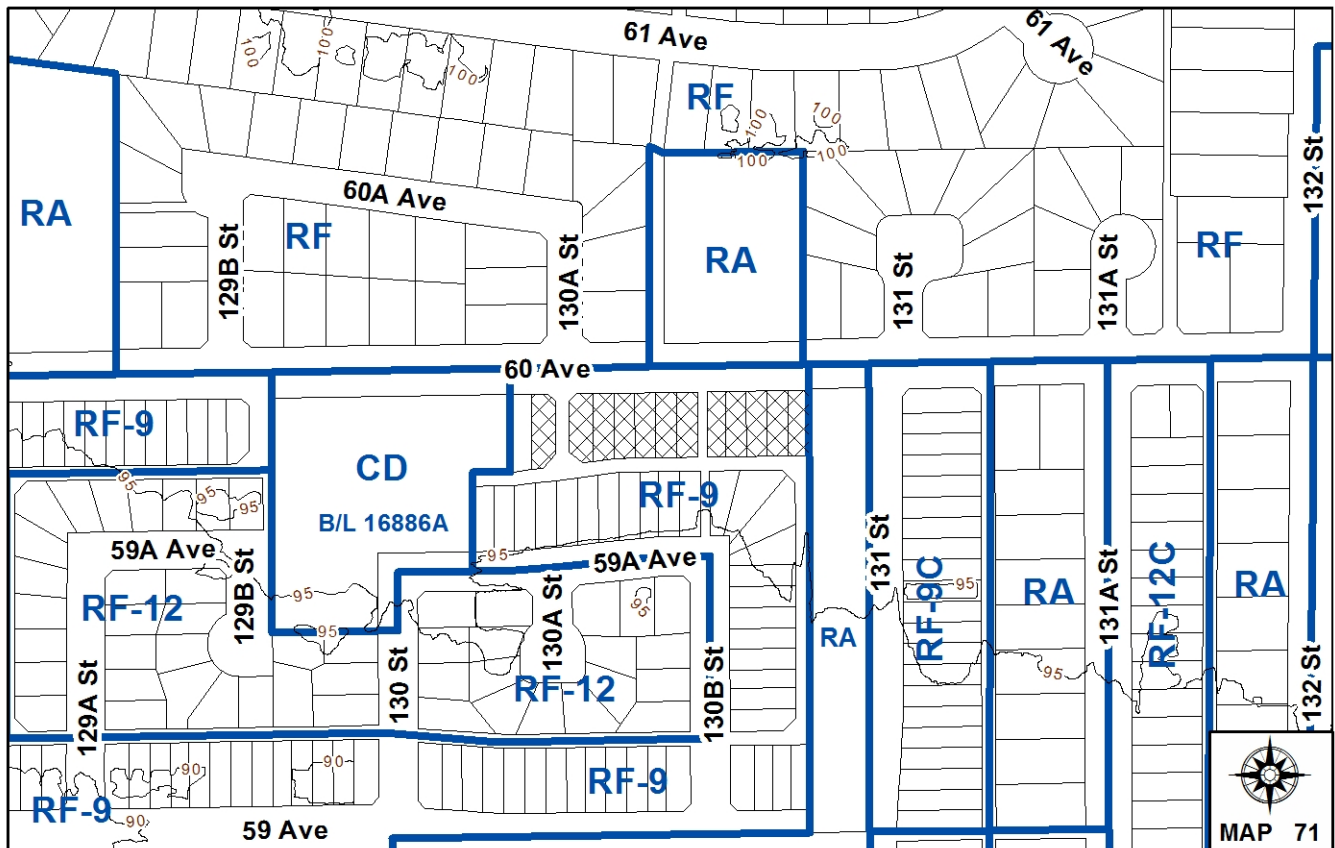
RF-9

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Small Lot with Lane (13 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the front yard setback of the RF-9 Zone from 3.5 metres (11.5 feet) to 2.5 metres (8 feet).

RATIONALE OF RECOMMENDATION

- In accordance with Part 7 Special Building Setbacks of the Zoning By-law, lots fronting or flanking an Arterial or a Collector Road, front yard setbacks are measured from the centerline of the ultimate road allowance.
- 60 Avenue is a Collector Road, and under the new standards of the Subdivision & Development By-law recently approved by Council, the ultimate width for a Collector Road increased from 22 metres (72 feet) to 24 metres (79 feet).
- The lots in this block were created in 2013, under Zoning By-law, 1993, No. 12000, and the minimum front yard setback was 3.5 metres (11.5 feet). At that time, the front yard setback, as measured from the centerline was 14.5 metres (47.5 feet). With the increase in road width dedication from 22 metres (72 ft.) to 24 metres (79 feet), the front yard setback was increased from 14.5 metres (47.5 feet) to 15.5 meters (51 feet).
- To achieve consistent streetscape with uniform building setbacks, a reduced front yard setback of 2.5 metres (8 feet) is required for Lots 2 – 13.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0109-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF-9 Zone for the principal building from 3.5 metres (11.5 feet) to 2.5 metres (8 feet).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lots

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60 Avenue):	Single family residential and a church	Urban/ Proposed Single Family (6 upa) and Institutional	RF and RA
East:	Single family residential	Suburban/ Small Lot with Lane (13 upa)	RA
South:	Vacant, approved development of single family residential (No. 7908-0099-00)	Urban/ Small Lot with Lane (13 upa)	RF-9
West:	Single family residential	Urban/ Small Lot with Lane (13 upa)	RF-9

DEVELOPMENT CONSIDERATIONSSite Context

- The subject properties (Lots 2 - 13) are located on the south side of 60th Avenue, west of 131 Street. The properties are designated "Urban" in the Official Community Plan (OCP) and "Small Lot with Lane (13 upa)" in the West Newton/Highway No. 10 Neighbourhood Concept Plan (NCP).
- The subject properties were created in 2013 under Development Application No. 7908-0099-00. The properties are currently zoned "Single Family Residential (9) Zone (RF-9)".

- In accordance with Part 7 Special Building Setbacks of the Zone By-law, front yard setbacks of lots fronting or flanking a Collector Road are measured from the centerline of the ultimate road allowance.
- 60 Avenue is a Collector Road, and under the revised standards of the Subdivision & Development By-law approved by Council in 2012, the width for a Collector Road increased from 22 metres (72 feet) to 24 metres (79 feet).
- The lots in this block were created in 2013, under Zoning By-law, 1993, No. 12000, and the minimum front yard setback was 3.5 metres (11.5 feet). At that time, the front yard setback, as measured from the centerline was 14.5 metres (47.5 feet).

Current Proposal:

- The applicant proposes a Development Variance Permit to reduce the front yard setback of the RF-9 Zone from 3.5 metres (11.5 feet) to 2.5 metres (8 feet) for the principal buildings of Lots 2 - 13.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RF-9 Zone from 3.5 metres (11.5 feet) to 2.5 metres (8 feet) for the principal building on Lots 2 - 13.

Applicant's Reasons:

- The revised Collector Road standard of 24 metre (79 feet) width will result in any future buildings to be set back 1 metre (3.3 feet) further than the RF-9 Zone requires. The applicant wishes to maintain the 3.5 metre (11.5 feet) front yard setback of the RF-9 Zone for the proposed new dwellings.

Staff Comments:

- The subject properties are located on 60 Avenue, which is designated Collector Road in the Surrey Road Classification Map (R-91), attached as Schedule D to the Surrey Subdivision and Development By-law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 24 metre (79 feet) wide road allowance for collector roads. The current 24 metre (79 feet) wide road allowance for a collector road is a 2.0 metre (6.5 feet) increase from the previous collector road allowance of 22 metres (72 feet).
- Part 7 Special Building Setbacks of Zoning By-law No. 12000 stipulates that the setback of buildings on a lot abutting an existing or future major road as shown in the Surrey Major Road Allowance Map, shall be the sum of one-half of the ultimate highway allowance shown in the Major Road Allowance Map measured from the centreline of the road plus the required setback of the Zone in which the lot is located.

- In the case of this application, the required front yard setback for the existing lots would be 12 metres (39 feet) from the ultimate centerline of 60 Avenue plus the 3.5 metre (11.5 feet) front yard setback requirement of the RF-9 Zone, for a total setback of 15.5 metres (51 feet) from the centerline of 60 Avenue.
- Lots in this block were created in 2013 under the Surrey Subdivision and Development By-law, 1986, No. 8830, and the minimum front yard setback was 3.5 metres (11.5 feet). At the time, the required 60 Avenue road dedication was 22 metres (72 feet) resulting in the front yard setback, as measured from the centerline of 14.5 metres (47.5 feet).
- To achieve a consistent streetscape within this block of 60 Avenue and 131 Street, a variance to reduce the front yard setback of the RF-9 Zone from 3.5 metres (11.5 feet) to 2.5 metres (8 feet) is supported. This would provide a building setback from the centerline of 60 Avenue of 12 metres (39 feet) plus the 2.5 metre (8 feet) front yard setback for a total setback of 14.5 metres (47.5 feet).
- Rather than varying the road allowance requirements for a Collector Road, as specified in Schedule K of the Subdivision & Development By-law, staff support a variance to the front yard setback of the RF-9 Zone.
- A variance for the single lot west of the subject properties (i.e. Lot 1/13044 – 60 Ave) is not required because it has a greater lot depth (33 metres/108 feet), and a tree located at the front of the lot will result in the house to be sited further back from the front lot line.

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. Development Variance Permit No. 7914-0109-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/da

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Information for City Clerk

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

1. (a) Agent: Name: Jas Sangha
 690174 BC Ltd.

 Address: 5780 – 146 Street
 Surrey, BC V35 2Z6

 Tel: 604-992-5727 - Work
 604-992-5727 - Fax

 2. Properties involved in the Application
 - (a) Civic Address: 13048 - 60 Avenue
 13050 - 60 Avenue
 13054 - 60 Avenue
 13060 - 60 Avenue
 13064 - 60 Avenue
 13068 - 60 Avenue
 13070 - 60 Avenue
 13074 - 60 Avenue
 13078 - 60 Avenue
 13082 - 60 Avenue
 13088 - 60 Avenue
 13090 - 60 Avenue

 - (b) Civic Address: 13048 - 60 Avenue
 Owner: 690174 BC Ltd
 Director Information:
 Jaswant Sangha
 Officer Information as at March 19, 2013
 Jaswant Sangha (President, Secretary)

 Panorama Parkview Homes Ltd
 Grewal Management Ltd
 Parmjit K. Sangha
 Jaswant S. Sangha
 Douglas W. Willis
 Balbir K. Dale
 Svender S. Sangha
 Ranjit S. Sangha
- PID: 029-171-989
Lot 2 Section 8 Township 2 New Westminster District Plan EPP27233

- (c) Civic Address: 13050 - 60 Avenue
 Owner: 690174 BC Ltd
Director Information:
 Jaswant Sangha
Officer Information as at March 19, 2013
 Jaswant Sangha (President, Secretary)
- Balbir K. Dale
 Panorama Parkview Homes Ltd
 Parmjit K. Sangha
 Jaswant S. Sangha
 Grewal Management Ltd
 Svender S. Sangha
 Ranjit S. Sangha
 Douglas W. Wills
- PID: 029-171-997
 Lot 3 Section 8 Township 2 New Westminster District Plan EPP27233
- (d) Civic Address: 13054 - 60 Avenue
 Owner: Neelam Bhayana
 PID: 029-172-004
 Lot 4 Section 8 Township 2 New Westminster District Plan EPP27233
- (e) Civic Address: 13060 - 60 Avenue
 Owner: Vishvkarma Development Ltd
 PID: 029-172-012
 Lot 5 Section 8 Township 2 New Westminster District Plan EPP27233
- (f) Civic Address: 13064 - 60 Avenue
 Owner: 690174 BC Ltd
Director Information:
 Jaswant Sangha
Officer Information as at March 19, 2013
 Jaswant Sangha (President, Secretary)
- Balbir K. Dale
 Panorama Parkview Homes Ltd
 Parmjit K. Sangha
 Jaswant S. Sangha
 Grewal Management Ltd
 Svender S. Sangha
 Ranjit S. Sangha
 Douglas W. Wills
- PID: 029-172-021
 Lot 6 Section 8 Township 2 New Westminster District Plan EPP27233

- (g) Civic Address: 13068 - 60 Avenue
 Owner: 690174 BC Ltd
Director Information:
 Jaswant Sangha
Officer Information as at March 19, 2013
 Jaswant Sangha (President, Secretary)
- Balbir K. Dale
 Panorama Parkview Homes Ltd
 Parmjit K. Sangha
 Jaswant S. Sangha
 Grewal Management Ltd
 Svender S. Sangha
 Ranjit S. Sangha
 Douglas W. Wills
- PID: 029-172-039
 Lot 7 Section 8 Township 2 New Westminster District Plan EPP27233
- (h) Civic Address: 13070 - 60 Avenue
 Owner: 690174 BC Ltd
Director Information:
 Jaswant Sangha
Officer Information as at March 19, 2013
 Jaswant Sangha (President, Secretary)
- Balbir K. Dale
 Panorama Parkview Homes Ltd
 Parmjit K. Sangha
 Jaswant S. Sangha
 Grewal Management Ltd
 Svender S. Sangha
 Ranjit S. Sangha
 Douglas W. Wills
- PID: 029-172-047
 Lot 8 Section 8 Township 2 New Westminster District Plan EPP27233
- (i) Civic Address: 13074 - 60 Avenue
 Owner: 690174 BC Ltd
Director Information:
 Jaswant Sangha
Officer Information as at March 19, 2013
 Jaswant Sangha (President, Secretary)
- Panorama Parkview Homes Ltd
 Balbir K. Dale
 Parmjit K. Sangha
 Jaswant S. Sangha
 Grewal Management Ltd
 Svender S. Sangha
 Ranjit S. Sangha
 Douglas W. Wills
- PID: 029-172-055
 Lot 9 Section 8 Township 2 New Westminster District Plan EPP27233

- (j) Civic Address: 13078 - 60 Avenue
Owner: Hardev S. Cheema
PID: 029-172-063
Lot 10 Section 8 Township 2 New Westminster District Plan EPP27233

- (k) Civic Address: 13082 - 60 Avenue
Owner: Jagjit S. Khabra
Kulwinder K. Khabra
PID: 029-172-071
Lot 11 Section 8 Township 2 New Westminster District Plan EPP27233

- (l) Civic Address: 13088 - 60 Avenue
Owner: Gurpreet S. Samra
PID: 029-172-080
Lot 12 Section 8 Township 2 New Westminster District Plan EPP27233

- (m) Civic Address: 13090 - 60 Ave
Owner: Vishvkarma Development Ltd
PID: 029-172-098
Lot 13 Section 8 Township 2 New Westminster District Plan EPP27233

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7914-0109-00.

DEVELOPMENT DATA SHEET

Existing Zoning: RF-9

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.76
Hectares	0.31
NUMBER OF LOTS	
Existing	12
Proposed	N/A
SIZE OF LOTS	
Range of lot widths (metres)	10.0m - 9.0m
Range of lot areas (square metres)	221m ² - 303m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	N/A
Lots/Hectare & Lots/Acre (Net)	N/A
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	N/A
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	NO
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	YES
Works and Services	NO
Building Retention	NO
Others	NO

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0109-00

Issued To: DOUGLAS W. WILLS
BABIR K. DALE

Address of Owner: 11418 - 74 Avenue
Delta, BC V4C 1E4

Issued To: GURPREET S SAMRA

Address of Owner: 9987 - 132 Street
Surrey, BC V3T 3S9

Issued To: NEELAM BHAYANA

Address of Owner: 9141 - Homes Street
Burnaby, BC V3N 4C1

Issued To: RANJIT S. SANGHA
SVENDER S. SANGHA

Address of Owner: 15115 - 59 Avenue
Surrey, BC V3S 4S6

Issued To: GREWAL MANAGEMENT LTD

Address of Owner: 12330 - 57A Avenue
Surrey, BC V3X 3H3

Issued To: KULWINDER K. KHABRA
JAGJIT S. KHABRA

Address of Owner: 10010 - 123A Street
Surrey, BC V3V 4R4

Issued To: PANORAMA PARKVIEW HOMES LTD
690174 BC LTD
JASWANT S. SANGHA
PARMJIT K. SANGHA

Address of Owner: 5780 - 146 Street
Surrey, BC V3S 2Z6

Issued To: VISHVKARMA DEVELOPMENT LTD

Address of Owner: 6997 - 131 Street
Surrey, BC V3W 6M8

Issued To: HARDEV S. CHEEMA

Address of Owner: 12896 - 64A Avenue
Surrey, BC V3W 9P4

(collectively referred to as "the Owner")

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: 029-171-989
Lot 2 Section 8 Township 2 New Westminster District Plan EPP27233

13048 - 60 Avenue

Parcel Identifier: 029-171-997
Lot 3 Section 8 Township 2 New Westminster District Plan EPP27233

13050 - 60 Avenue

Parcel Identifier: 029-172-004
Lot 4 Section 8 Township 2 New Westminster District Plan EPP27233

13054 - 60 Avenue

Parcel Identifier: 029-172-012
Lot 5 Section 8 Township 2 New Westminster District Plan EPP27233

13060 - 60 Avenue

Parcel Identifier: 029-172-021
Lot 6 Section 8 Township 2 New Westminster District Plan EPP27233
13064 - 60 Avenue

Parcel Identifier: 029-172-039
Lot 7 Section 8 Township 2 New Westminster District Plan EPP27233
13068 - 60 Avenue

Parcel Identifier: 029-172-047
Lot 8 Section 8 Township 2 New Westminster District Plan EPP27233
13070 - 60 Avenue

Parcel Identifier: 029-172-055
Lot 9 Section 8 Township 2 New Westminster District Plan EPP27233
13074 - 60 Avenue

Parcel Identifier: 029-172-063
Lot 10 Section 8 Township 2 New Westminster District Plan EPP27233
13078 - 60 Avenue

Parcel Identifier: 029-172-071
Lot 11 Section 8 Township 2 New Westminster District Plan EPP27233
13082 - 60 Avenue

Parcel Identifier: 029-172-080
Lot 12 Section 8 Township 2 New Westminster District Plan EPP27233
13088 - 60 Avenue

Parcel Identifier: 029-172-098
Lot 13 Section 8 Township 2 New Westminster District Plan EPP27233
13090 - 60 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 17E Single Family Residential (9) Zone (RF-9):
 - the minimum front yard setback for a principal building is reduced from 3.5 metres (11 ft. 6 in.) to 2.5 metres (8 ft. 2 in.).

4. 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.
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 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.
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

**SUBDIVISION PLAN OF LOT 30 SECTION 8 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN BCP51638**

PLAN EPP27233

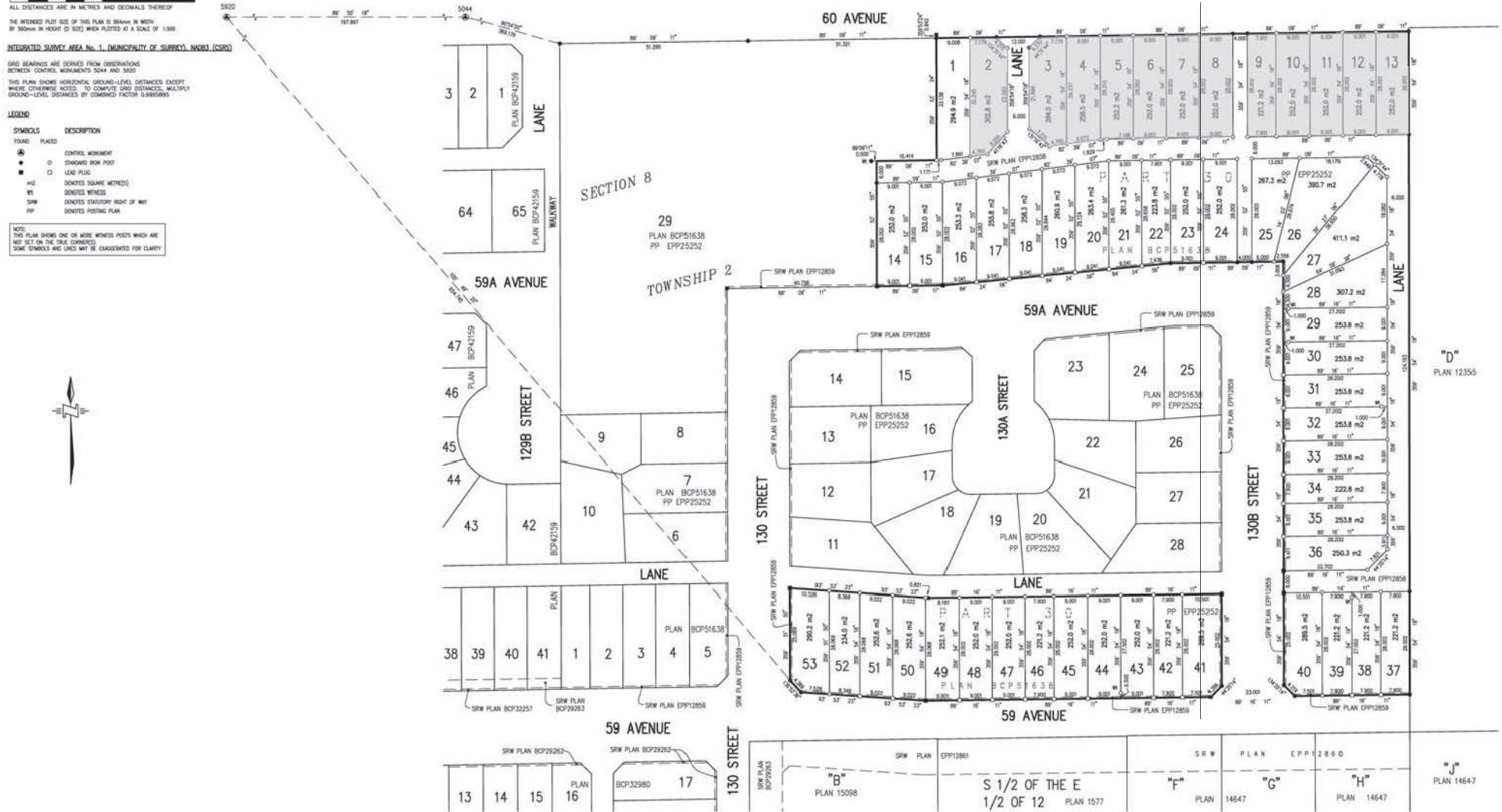
BCOS 926.016
SCALE 1 : 500

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
THE INTENDED PLOT SIZE OF THIS PLAN IS 8544m IN WIDTH
BY 500m IN HEIGHT (21922) WHEN PLOTTED AT A SCALE OF 1:500

INTEGRATED SURVEY AREA No. 1 (MUNICIPALITY OF SURREY, MA083 (CSRS))

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS
BETWEEN CONTROL MONUMENTS 5044 AND 5020
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT
WHERE OTHERWISE NOTED TO COMPUTE GRID DISTANCES. MULTIPLE
GROUND-LEVEL DISTANCES BY COMBINED FACTOR 0.99958995

- LEGEND**
- | SYMBOLS | DESCRIPTION |
|---------|----------------------------------|
| FOUND | PLACED |
| ● | CONTROL MONUMENT |
| ○ | STANDARD IRON PIP |
| ■ | LEAD PLUG |
| m=2 | INDICATES SQUARE METRES |
| W | INDICATES WITNESS |
| SRW | INDICATES STATUTORY RIGHT OF WAY |
| PP | INDICATES PENDING PLAN |
- NOTE:
THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE
NOT SET ON THE TRUE CORNERS
SOME SYMBOLS AND LINES MAY BE OMISSIONED FOR CLARITY



THIS PLAN LIES WITHIN THE JURISDICTION OF THE
APPROVING OFFICER FOR THE CITY OF SURREY

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
ON THE 3rd DAY OF JULY, 2013.
SRW DISTRICT, BC03

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

MCELHANNY ASSOCIATES
LAND SURVEYING LTD.
2300, 13450 102 AVENUE
SURREY, BC V3R 5K3
TEL: 604-596-0391
FAX: 212-07838-12
EPP DATE: JULY 3, 2013