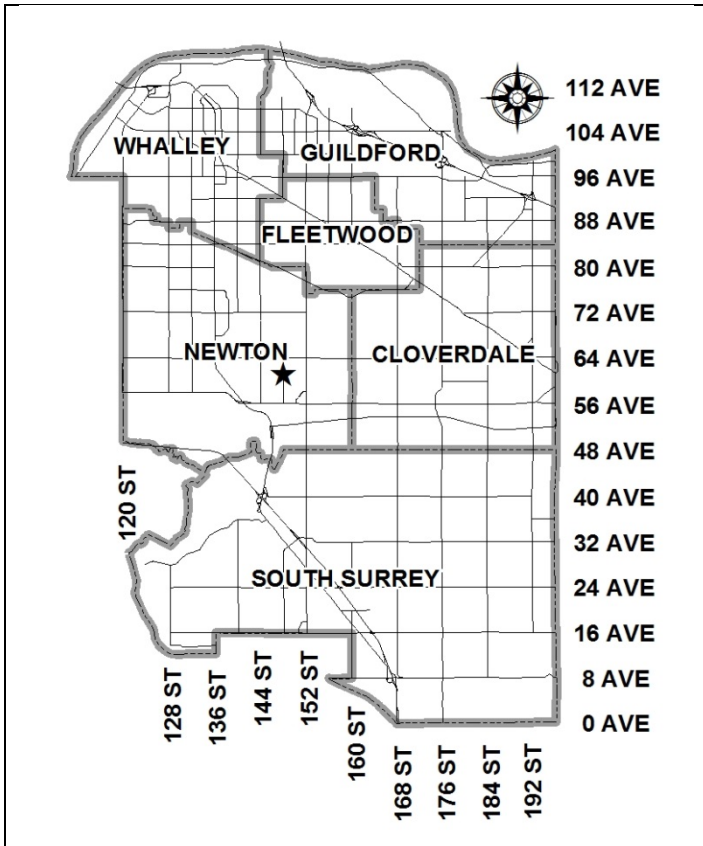


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0126-00

Planning Report Date: July 7, 2014



PROPOSAL:

- **Development Variance Permit**
 in order to vary building setbacks on seven (7) small single family lots.

LOCATION:

14771, 14763, 14757, 14749, 14729, 14721, and 14715- 61 Avenue

OWNER:

o848545 BC Ltd

ZONING:

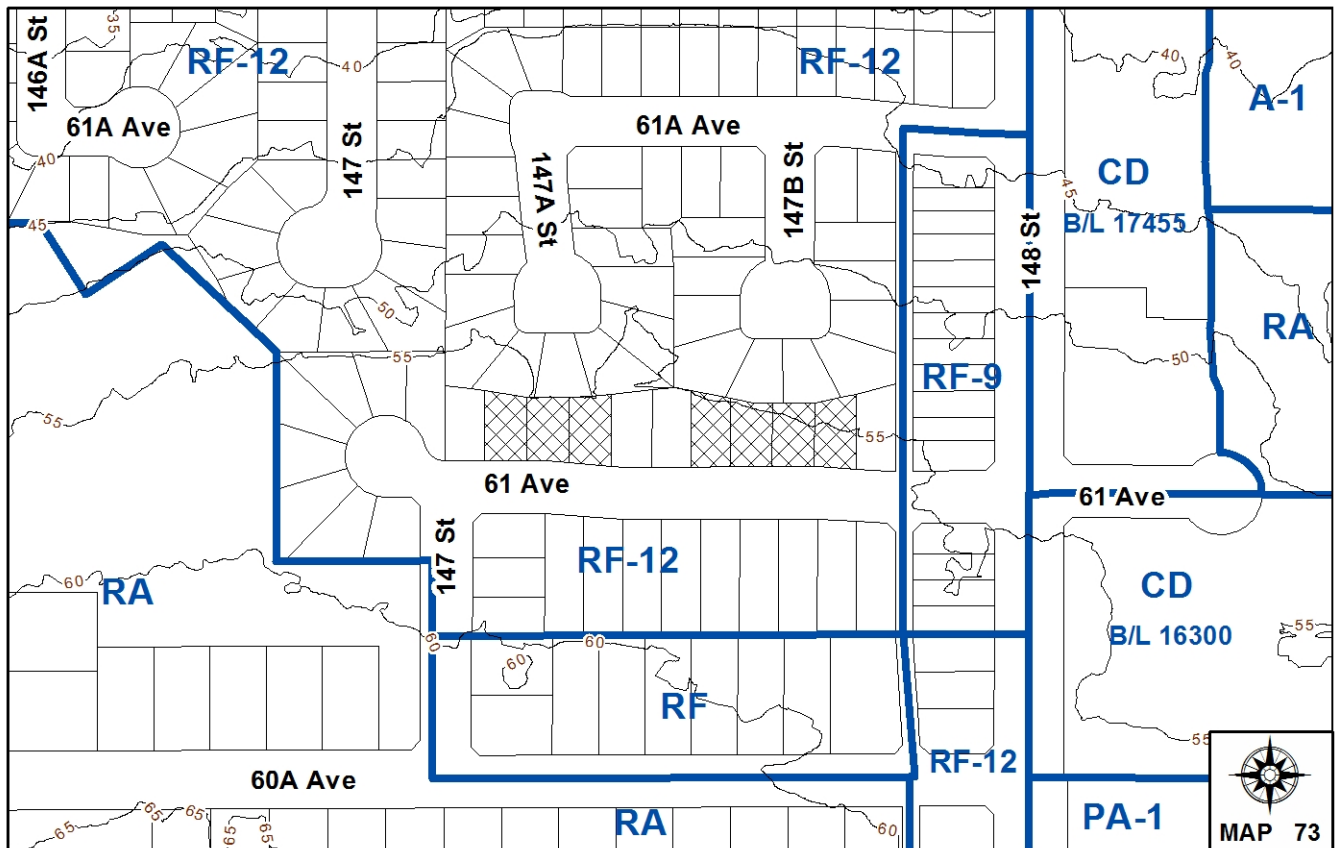
RF-12

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Single Family Residential Flex
 6-14.5



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to front and rear yard building setbacks.

RATIONALE OF RECOMMENDATION

- The subject lots are slightly awkward in configuration.
- The requested setback variances would allow additional floor space, and therefore a more functional floor plan for the main floor of each of the proposed houses.
- Staff support the requested variances to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7914-0126-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 7.0 m (23 ft.) for a portion of the rear building face and to 5.50 m (18 ft.) for another portion of the rear building face for Lot 59;
 - (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 6.0 m (20 ft.) for 50% of building width and to 5.5 m (18 ft.) for the remaining length of the rear building face for Lots 60 and 66;
 - (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 5.50 m (18 ft.) for a portion of the rear building face and to 6.0 m (20 ft.) for the remaining length of the rear building face for Lots 61 and 67;
 - (d) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 6.5 m (21 ft.) for a portion of the rear building face and to 5.5 m (18 ft.) for the remaining length of the rear building face for Lot 65;
 - (e) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 6.5 metres (21 ft.) for a portion of the building face for Lot 62;
 - (f) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 m (20 ft.) to 5.5 m (18 ft.) for 50% of building width for Lots 60 and 61; and
 - (g) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 m (20 ft.) to 5.5 m (18 ft.) for a portion of the building face for Lots 59 and 66.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use:

Vacant parcels of land.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, East and West:	Mix of single family dwellings on small lots and vacant small lots (Development Application Nos. 7902-0269-00 and 7903-0470-00).	Urban/ Single Family Residential Flex 6-14.5	RF-12
South (Across 61 Avenue):	Single family dwellings on small lots and one vacant small lot (Development Application No. 7904-0013-00).	Urban/Single Family Small Lots	RF-12

DEVELOPMENT CONSIDERATIONSBackground

- The subject site comprises seven (7) RF-12 lots in the South Newton Neighbourhood Concept Plan (NCP) area, located on the north side of 61 Avenue, west of 148 Street.
- The immediate surrounding area has been developed with new single family houses on most of the lots. The subject lots do not contain any existing houses. The lots were created as part of a 36-lot subdivision in 2007 (approved under Development Application No. 7902-0269-00).
- All but one (1) of the lots immediately to the north of the subject lots are vacant.
- The applicant owns all of the lots immediately to the north of the subject lots, with the exception of 6118 147A Street, which contains a single family dwelling.
- The depth of the subject lots varies from the west property line to the east property line. The driveway letdowns were constructed as part of Development Application No. 7902-0269-00 on the shallow side of the lots. As such, the depth behind the garage does not allow for a functional room. The variances are being requested to provide functional ground floors with adequate living space behind the garage.

BY-LAW VARIANCE AND JUSTIFICATION

The RF-12 Zone requires a 7.5-metre (25 ft.) rear yard setback, with a permitted reduction to 6.0 metres (20 ft.) for 50% of the width of the rear of the building, for Type II lots.

(a) Requested Variance:

- The applicant is requesting a rear yard relaxation to:

- 7.0 m (23 ft.) for a portion of the rear building face and to 5.50 m (18 ft.) for another portion of the rear building face for Lot 59;
 - 6.0 m (20 ft.) for 50% of building width and to 5.5 m (18 ft.) for the remaining length of the rear building face for Lots 60 and 66;
 - 5.50 m (18 ft.) for a portion of the rear building face and to 6.0 m (20 ft.) for the remaining length of the rear building face for Lots 61 and 67;
 - 6.5 m (21 ft.) for a portion of the rear building face for Lot 62; and
 - 6.5 m (21 ft.) for a portion of the rear building face and to 5.5 m (18 ft.) for the remaining length of the rear building face for Lot 65.
- The applicant is also requesting a front yard relaxation for the garage and driveway for Lots 59, 60, 61 and 66. The remainder of the proposed dwelling will conform to the front yard setback provisions of the RF-12 Zone. The resulting driveway length is still sufficient to park a vehicle in front of the garage. Specifically, the applicant is requesting a front yard relaxation to:
 - Reduce the minimum front yard setback of the RF-12 Zone from 6.0 m (20 ft.) to 5.5 m (18 ft.) for 50% of building width for Lots 60 and 61; and
 - Reduce the minimum front yard setback of the RF-12 Zone from 6.0 m (20 ft.) to 5.5 m (18 ft.) for a portion of the building face for Lots 59 and 66.

Applicant's Reasons:

- While the subject lots meet the minimum lot depth of 22 metres (72 ft.) for the RF-12 Zone (Type II) lots, additional building depth is required in order to create functional rooms behind the garages, which are located on the shallow sides of the lots.
- The variances are requested in order to achieve functional main floor spaces for the proposed dwellings on these lots.

Staff Comments:

- The depth of the subject lots varies from the west property line to the east property line. The driveway letdowns were constructed as part of Development Application No. 7902-0269-00 on the shallow side of the lots. As such, the depth behind the garage does not allow for a functional room.
- The variances are being requested to provide functional main floor layouts with adequate living space behind the garage.
- Staff support the requested variances to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Development Variance Permit No. 7914-0126-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/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 Gill
 Marathon Homes Ltd.
 Address: 15272 - Croydon Drive, Suite 102
 Surrey, BC V3S 0Z5

 Tel: 604-538-6300 - Work

2. Properties involved in the Application

(a) Civic Address: 14771 - 61 Avenue
 Owner: 0848545 BC Ltd.
 Director Information:
 Amritpal Singh Gill
 Jaspreet Gill

 No Officer Information Filed as at March 26, 2014
 PID: 027-180-590
 Lot 59 Section 10 Township 2 New Westminster District Plan BCP31794

(b) Civic Address: 14763 - 61 Avenue
 Owner: 0848545 BC Ltd.
 Director Information:
 Amritpal Singh Gill
 Jaspreet Gill

 No Officer Information Filed as at March 26, 2014
 PID: 027-180-603
 Lot 60 Section 10 Township 2 New Westminster District Plan BCP31794

(c) Civic Address: 14757 - 61 Avenue
 Owner: 0848545 BC Ltd.
 Director Information:
 Amritpal Singh Gill
 Jaspreet Gill

 No Officer Information Filed as at March 26, 2014
 PID: 027-180-611
 Lot 61 Section 10 Township 2 New Westminster District Plan BCP31794

- (d) Civic Address: 14749 - 61 Avenue
Owner: 0848545 BC Ltd.
Director Information:
Amritpal Singh Gill
Jaspreet Gill

No Officer Information Filed as at March 26, 2014
PID: 027-180-654
Lot 62 Section 10 Township 2 New Westminster District Plan BCP31794
- (e) Civic Address: 14729 - 61 Avenue
Owner: 0848545 BC Ltd.
Director Information:
Amritpal Singh Gill
Jaspreet Gill

No Officer Information Filed as at March 26, 2014
PID: 027-180-654
Lot 65 Section 10 Township 2 New Westminster District Plan BCP31794
- (f) Civic Address: 14721 - 61 Avenue
Owner: 0848545 BC Ltd.
Director Information:
Amritpal Singh Gill
Jaspreet Gill

No Officer Information Filed as at March 26, 2014
PID: 027-180-662
Lot 66 Section 10 Township 2 New Westminster District Plan BCP31794
- (g) Civic Address: 14715 - 61 Avenue
Owner: 0848545 BC Ltd.
Director Information:
Amritpal Singh Gill
Jaspreet Gill

No Officer Information Filed as at March 26, 2014
PID: 027-180-671
Lot 67 Section 10 Township 2 New Westminster District Plan BCP31794

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7914-0126-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0126-00

Issued To: o848545 BC LTD.

("the Owner")

Address of Owner: 102, 15272 - Croydon Drive
Surrey, BC V3S 0Z5

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: 027-180-590

Lot 59 Section 10 Township 2 New Westminster District Plan BCP31794

14771 - 61 Avenue

Parcel Identifier: 027-180-603

Lot 60 Section 10 Township 2 New Westminster District Plan BCP31794

14763 - 61 Avenue

Parcel Identifier: 027-180-611

Lot 61 Section 10 Township 2 New Westminster District Plan BCP31794

14757 - 61 Avenue

Parcel Identifier: 027-180-654

Lot 65 Section 10 Township 2 New Westminster District Plan BCP31794

14729 - 61 Avenue

Parcel Identifier: 027-180-662

Lot 66 Section 10 Township 2 New Westminster District Plan BCP31794

14721 - 61 Avenue

Parcel Identifier: 027-180-671
Lot 67 Section 10 Township 2 New Westminster District Plan BCP31794

14715 - 61 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 7.0 m (23 ft.) for a portion of the rear building face and to 5.50 m (18 ft.) for another portion of the rear building face for Lot 59;
 - (b) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback is reduced from 7.5 m (25 ft.) to 6.0 m (20 ft.) for 50% of building width and 5.5 m (18 ft.) for the remaining length of the rear building face for Lots 60, 66;
 - (c) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback is reduced from 7.5 m (25 ft.) to 5.50 m (18 ft.) for a portion of the rear building face and 6.0 m (20 ft.) for the remaining length of the rear building face for Lots 61, 67;
 - (d) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback is reduced from 7.5 m (25 ft.) to 6.5 m (21 ft.) for a portion of the rear building face and to 5.50 m (18 ft.) for the remaining length of the rear building face for Lot 65;
 - (e) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback is reduced from 7.5 m (25 ft.) to 6.5 m (21 ft.) for a portion of the rear building face for Lot 62;
 - (f) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum front yard setback is reduced from 6.0 m (20 ft.) to 5.5 m (18 ft.) for 50% of building width for Lots 60 and 61; and
 - (g) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum front yard setback is reduced from 6.0 m (20 ft.) to 5.50 m (18 ft.) for a portion of the building face for Lots 59 and 66.

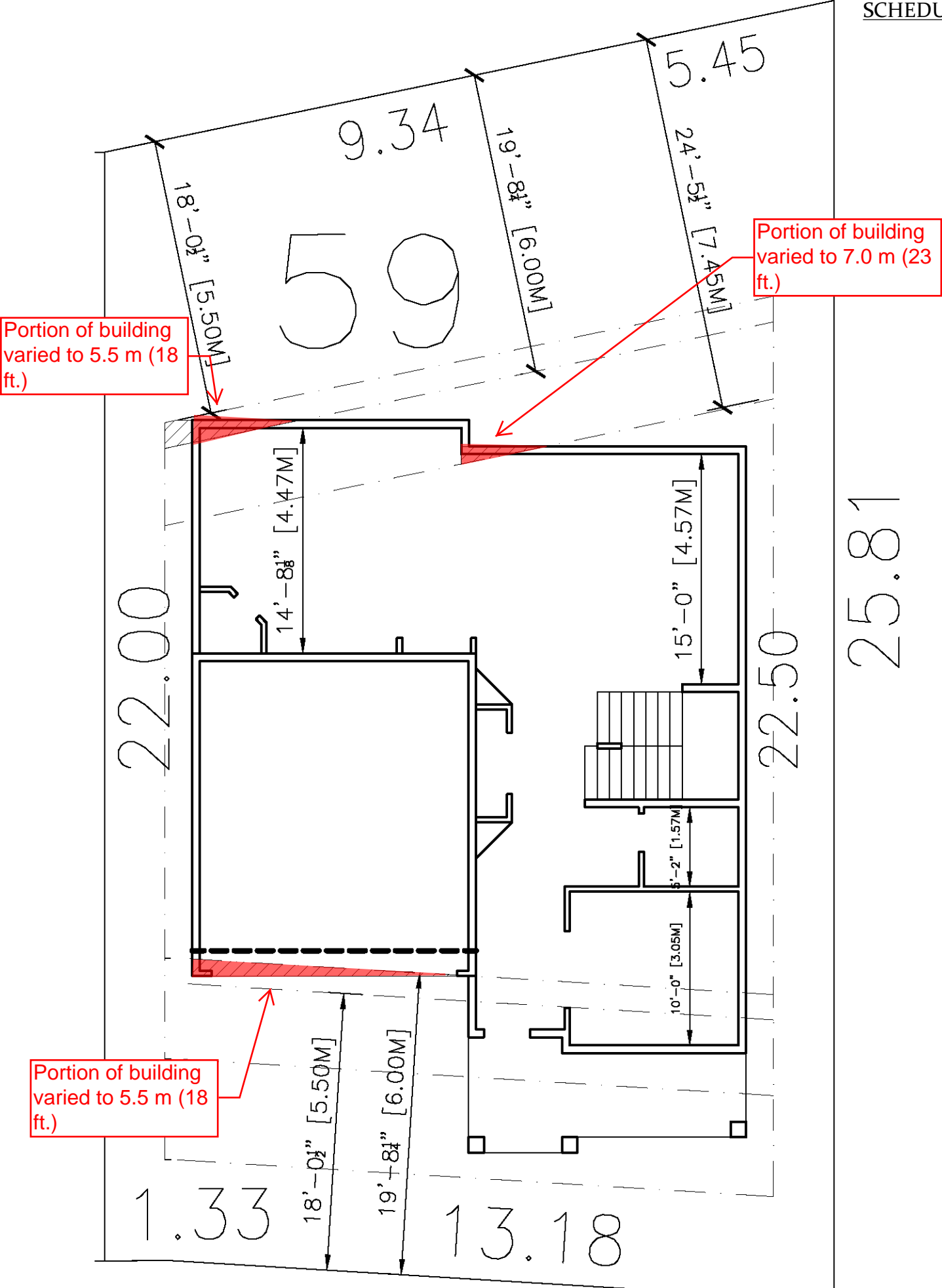
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the 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



Portion of building varied to 5.5 m (18 ft.)

Portion of building varied to 7.0 m (23 ft.)

Portion of building varied to 5.5 m (18 ft.)

22.00

22.50

25.81

1.33

13.18

59

18'-0 1/2" [5.50M]

9.34

19'-8 1/4" [6.00M]

5.45

24'-5 1/2" [7.45M]

14'-8 1/8" [4.47M]

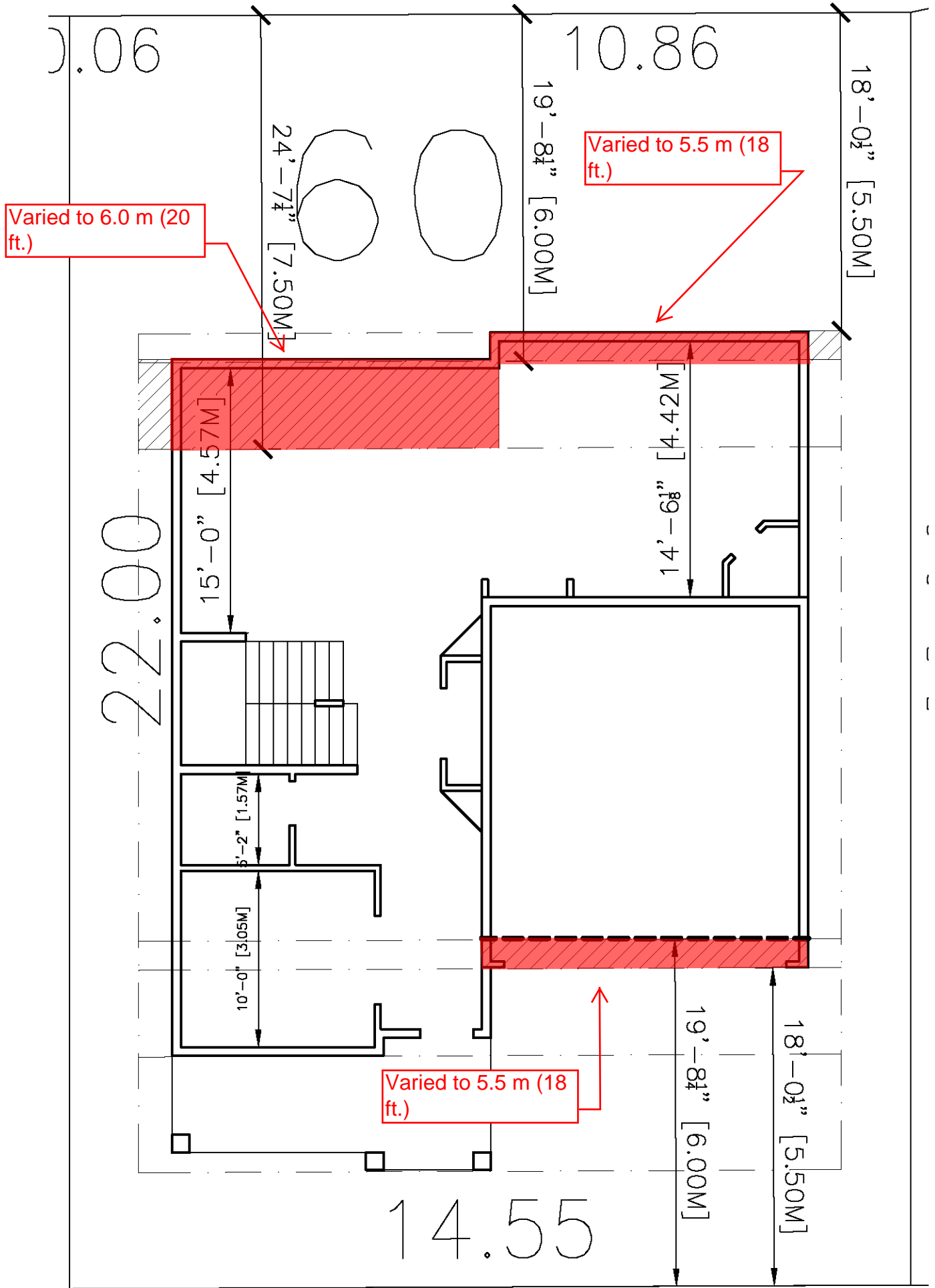
15'-0" [4.57M]

6'-2" [1.57M]

10'-0" [3.05M]

18'-0 1/2" [5.50M]

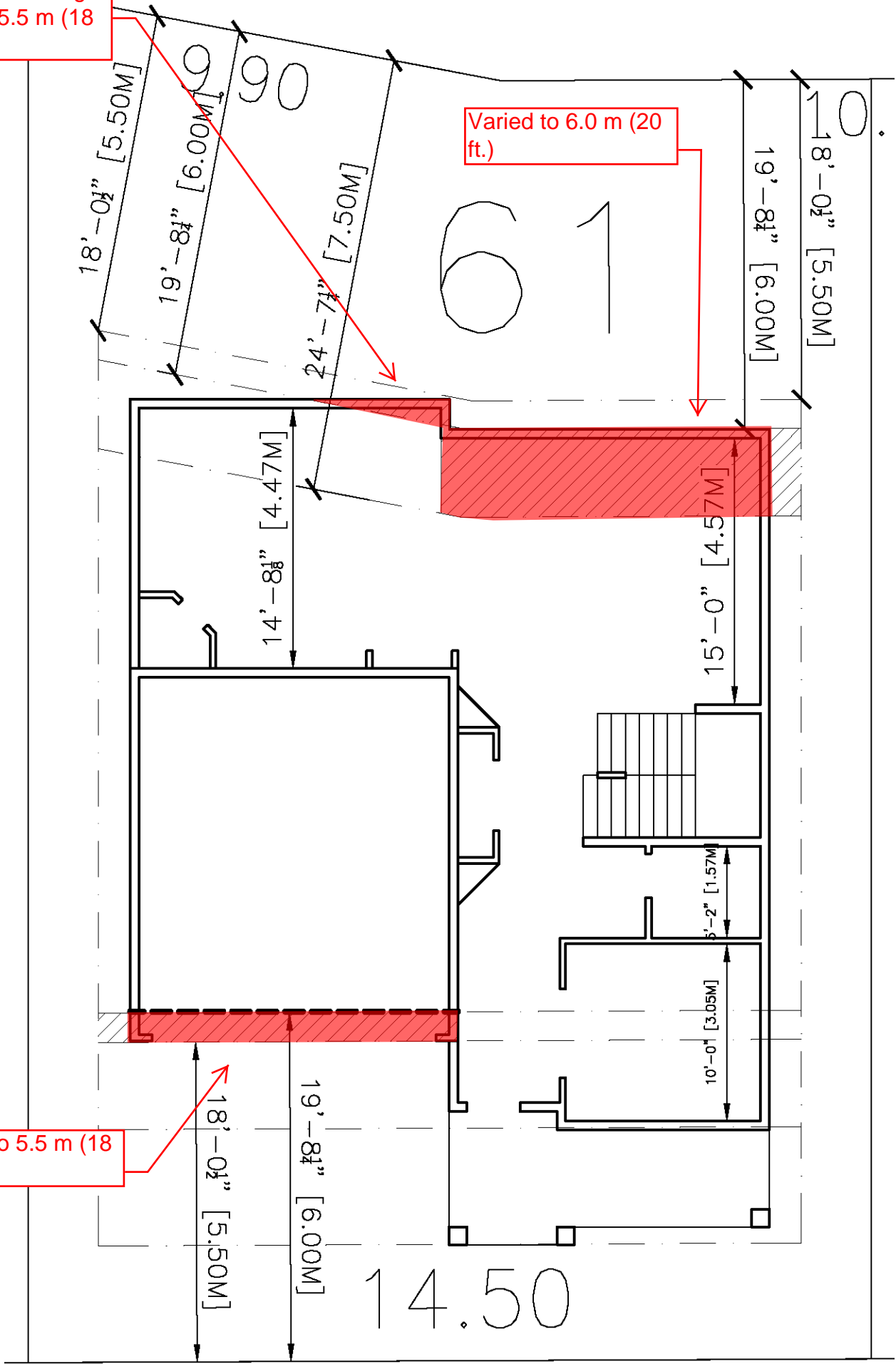
19'-8 1/4" [6.00M]

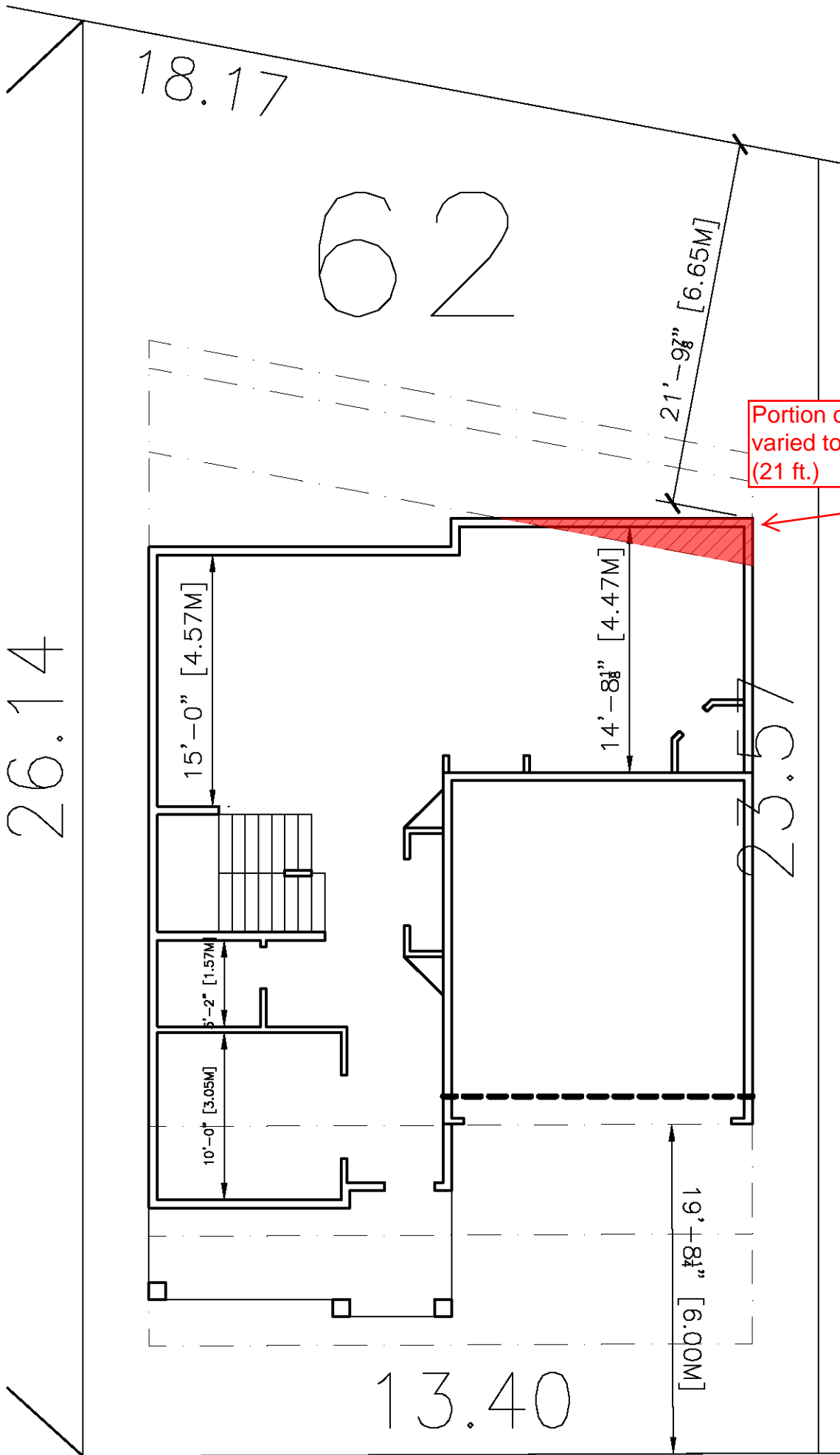


Portion of building varied to 5.5 m (18 ft.)

Varied to 6.0 m (20 ft.)

Varied to 5.5 m (18 ft.)

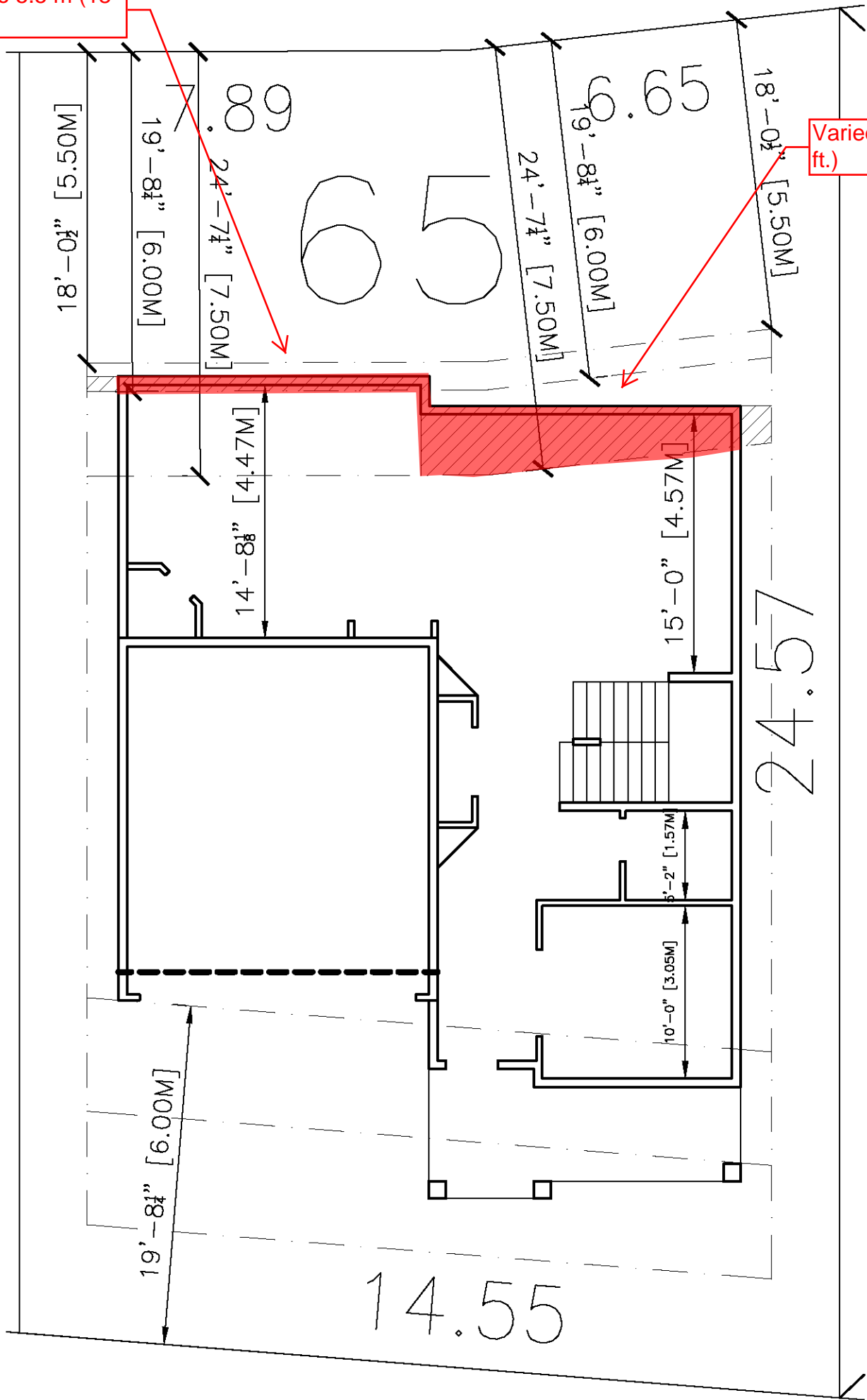




Portion of building varied to 6.5 metres (21 ft.)

Varied to 5.5 m (18 ft.)

Varied to 6.5 m (21 ft.)



19.76

14.60

Varied to 5.5 m (18 ft.)

18'-0" [5.50M]

19'-8" [6.00M]

24'-7" [7.50M]

Varied to 6.0 m (20 ft.)

15'-0" [4.57M]

14'-5" [4.42M]

22.63

10'-0" [3.05M]

6'-2" [1.57M]

Varied to 5.5 m (18 ft.)

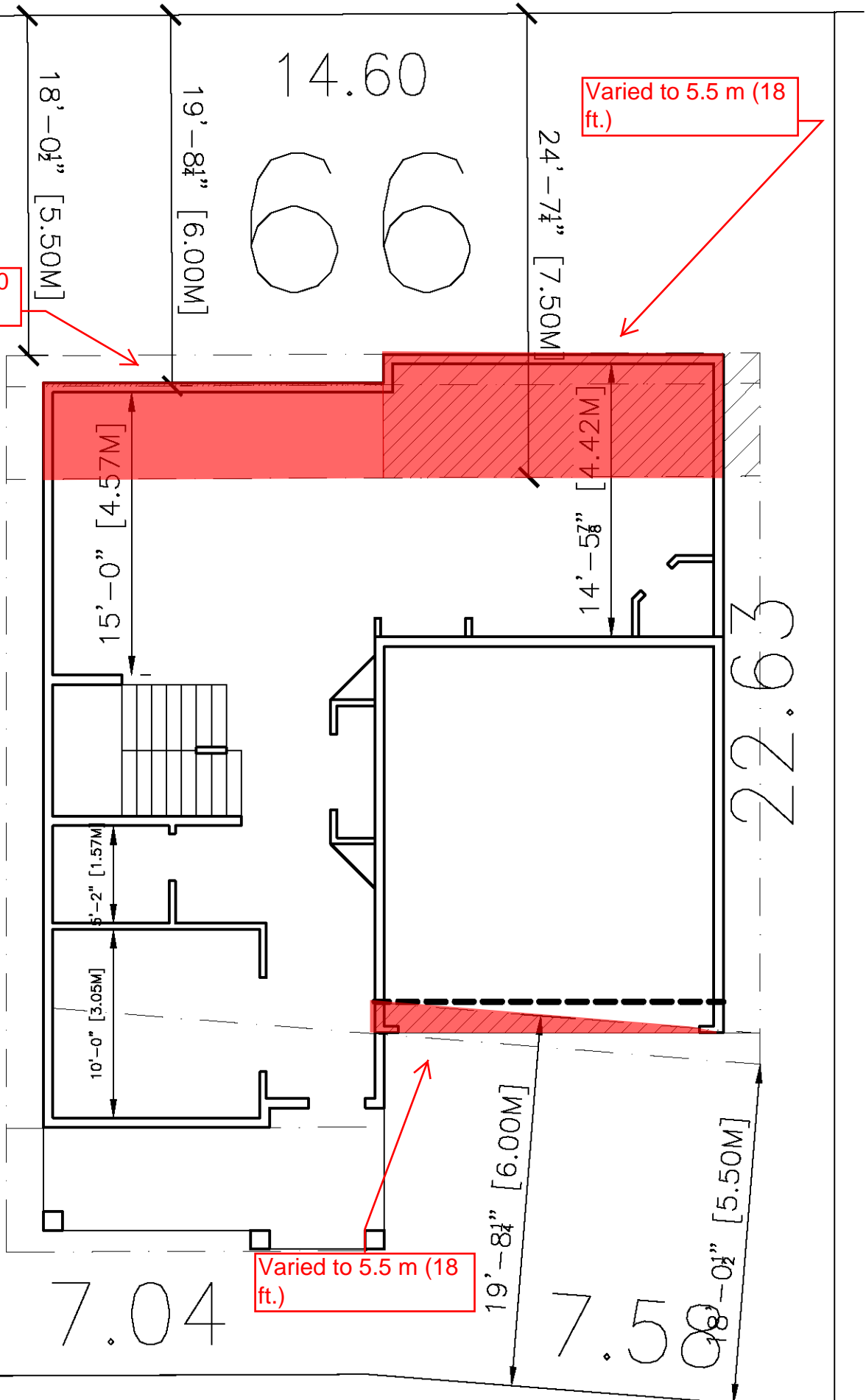
19'-8" [6.00M]

7.04

7.50

18'-0" [5.50M]

22.77



24.13

