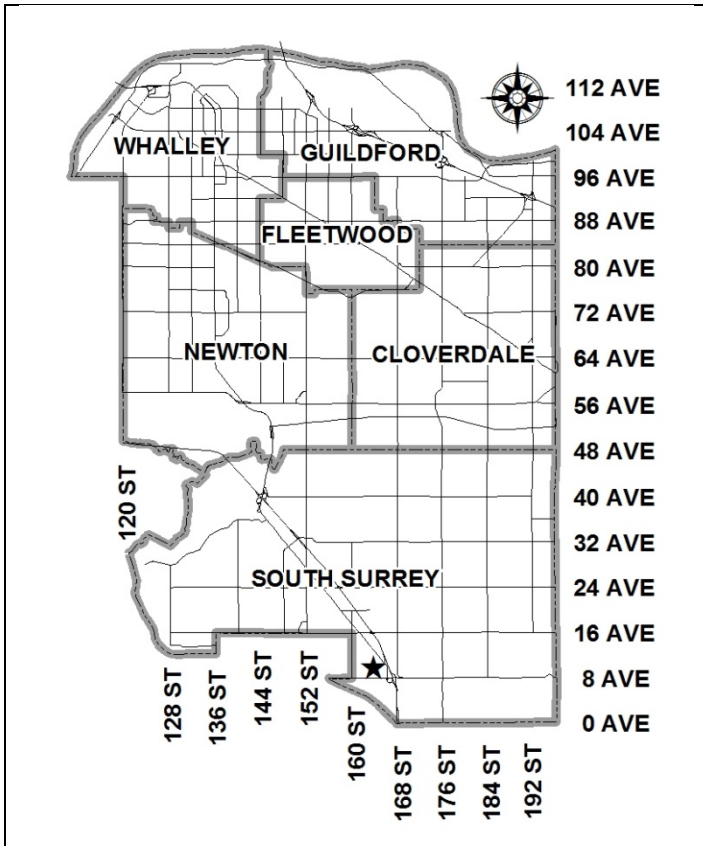


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0166-00

Planning Report Date: July 7, 2014



**PROPOSAL:**

- **Development Variance Permit**  
 in order to reduce the front yard setbacks for 2 single family lots impacted by the road allowance requirements.

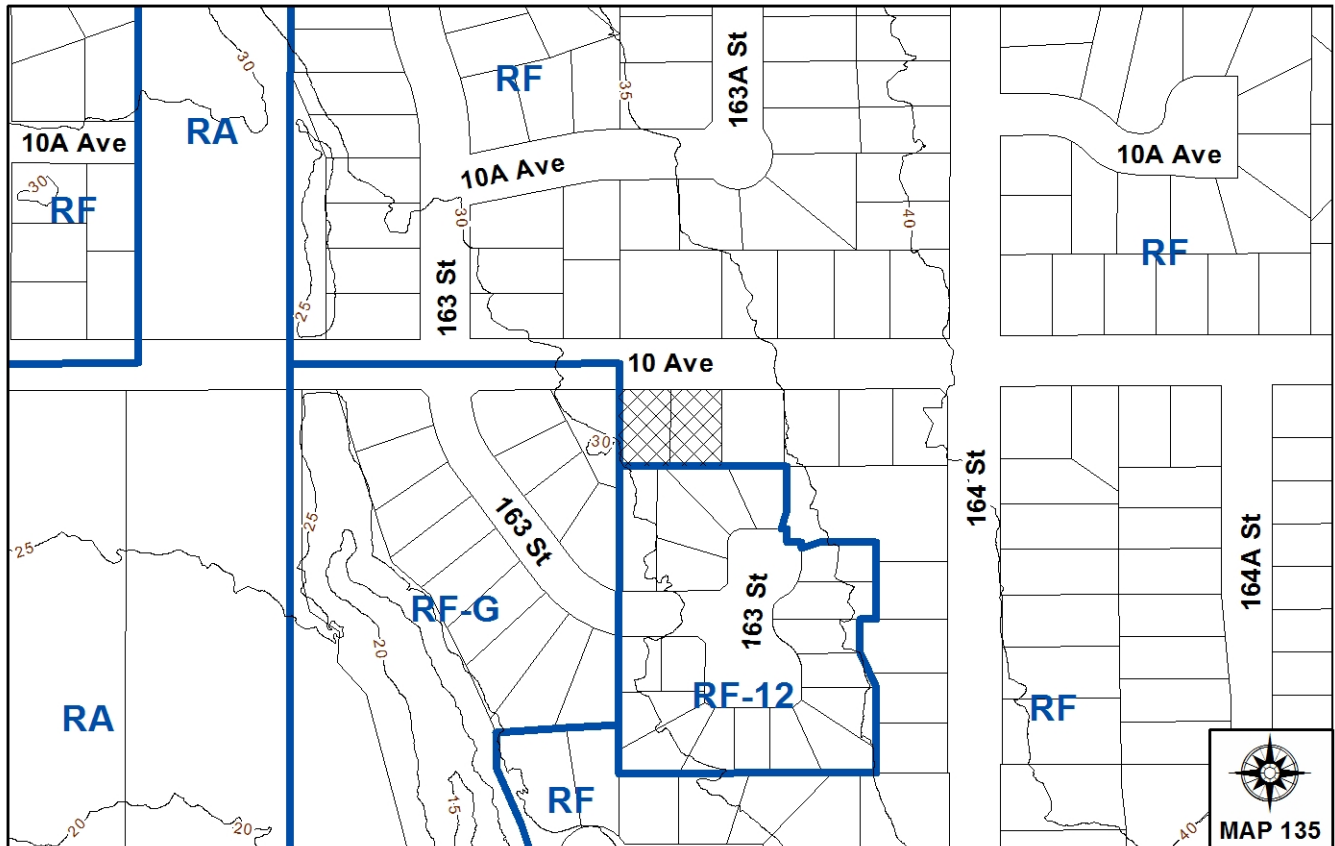
**LOCATION:** 16342 & 16350 - 10 Avenue

**OWNER:** Gurwinder S. Grewal

**ZONING:** RF

**OCP DESIGNATION:** Urban

**LAP DESIGNATION:** Urban Residential



### 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 Zone.

### RATIONALE OF RECOMMENDATION

- In accordance with Part 7 Special Building Setbacks of the Zoning By-law, front yard setbacks of lots fronting or flanking an Arterial or a Collector Road, are measured from the centerline of the ultimate road allowance.
- 10 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 20 metres (66 feet) to 24 metres (79 feet).
- The two lots were created in 2013, under Zoning By-law, 1993, No. 12000, and the minimum front yard setback was 7.5 metres (25 feet). At that time, the front yard setback, as measured from the centerline was 17.5 metres (57 feet). With the increase in road width dedication from 20 metres (66 feet) to 24 metres (79 feet), the front yard setback was increased from 17.5 metres (57 feet) to 19.5 meters (64 feet).
- To achieve consistent streetscape with uniform building setbacks, a reduced front yard setback of 5.5 metres (18 feet) is required.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0166-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF Zone for the principal building from 7.5 metres (25 feet) to 5.5 metres (18 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/LAP Designation	Existing Zone
North (Across 10 Avenue) and East:	Single family residential	Urban/Urban Residential	RF
South:	Single family residential	Urban/Urban Residential	RF-12
West:	Single family residential	Urban/Urban Residential	RF-G

DEVELOPMENT CONSIDERATIONSSite Context

- The subject properties are located on the south side of 10 Avenue, west of 164 Street. The properties are designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the Semiahmoo Peninsula Local Area Plan (LAP).
- The subject properties were created in 2013 under Development Application No. 7912-0008-00 and currently zoned "Single Family Residential Zone (RF)".
- 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.
- 10 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 20 metres (66 feet) to 24 metres (79 feet).

- The two lots were created in 2013, under Zoning By-law, 1993, No. 12000, and the minimum front yard setback was 7.5 metres (25 feet). At that time, the front yard setback, as measured from the centerline was 17.5 metres (57 feet).

#### Current Proposal:

- The applicant proposes a Development Variance Permit to reduce the front yard setback of the RF Zone from 7.5 metres (25 feet) to 5.5 metres (18 feet) for the principal buildings of two lots.

#### BY-LAW VARIANCE AND JUSTIFICATION

##### (a) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 feet) to 5.5 metres (18 feet) for the principal buildings of two lots.

##### Applicant's Reasons:

- The revised Collector Road standard of 24 metre (79 feet) width will result in any future buildings to be set back 2 metres (6.5 feet) further than the RF Zone requires. The applicant wishes to maintain the 7.5 metre (25 feet) front yard setback of the RF Zone for the proposed new dwellings.

##### Staff Comments:

- The subject properties are located on 10 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 4 metre (13 feet) increase from the previous collector road allowance of 20 metres (66 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 10 Avenue plus the 7.5 metre (25 feet) front yard setback requirement of the RF Zone, for a total setback of 19.5 metres (64 feet) from the centerline of 10 Avenue.
- The two lots were created in 2013 under the Surrey Subdivision and Development By-law, 1986, No. 8830, and the minimum front yard setback was 7.5 metres (25 feet). At the time, the required 10 Avenue road dedication was 20 metres (66 feet) resulting in the front yard setback, as measured from the centerline of 19.5 metres (64 feet).

- To achieve a consistent streetscape within this block of 10 Avenue and 164 Street, a variance to reduce the front yard setback of the RF Zone from 7.5 metres (25 feet) to 5.5 metres (18 feet) is supported. This would provide a building setback from the centerline of 10 Avenue of 12 metres (39 feet) plus the 5.5 metre (18 feet) front yard setback for a total setback of 17.5 metres (57 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 Zone.

#### 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. Development Variance Permit No. 7914-0166-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DH/da

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DRV 7/3/14 2:10 PM

Information for City Clerk

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

1. (a) Agent:     Name:               Kevin Dhaliwal  
  Legendary Developments (Clayton) Ltd.  
  Address:           18525 - 53 Avenue, Unit 216  
  Surrey, BC V3S 7A4  
  
  Tel:                 778-574-0777
  
2.     Properties involved in the Application
  - (a)     Civic Address:           16342 - 10 Avenue  
  16350 - 10 Avenue
  
  - (b)     Civic Address:           16342 - 10 Avenue  
  Owner:             Gurwinder S. Grewal  
  PID:                029-178-592  
  Lot 1 Section 12 Township 1 New Westminster District Plan EPP31088
  
  - (c)     Civic Address:           16350 - 10 Avenue  
  Owner:             Gurwinder S. Grewal  
  PID:                029-178-606  
  Lot 2 Section 12 Township 1 New Westminster District Plan EPP31088
  
3.     Summary of Actions for City Clerk's Office
  - (a)     Proceed with Public Notification for Development Variance Permit No. 7914-0166-00 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
<b>GROSS SITE AREA</b>	
Acres	0.30
Hectares	0.12
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	20.3 m
Range of lot areas (square metres)	617.8 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	N/A
Lots/Hectare & Lots/Acre (Net)	N/A
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	N/A
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	NO
<b>MODEL BUILDING SCHEME</b>	
	NO
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	YES
Works and Services	NO
Building Retention	NO
Others	NO

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0166-00

Issued To: GURWINDER S. GREWAL

("the Owner")

Address of Owner: 6438 - 124 Street  
Surrey, BC V3W 5Y1

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: 029-178-592  
Lot 1 Section 12 Township 1 New Westminster District Plan EPP31088

16342 - 10 Avenue

Parcel Identifier: 029-178-606  
Lot 2 Section 12 Township 1 New Westminster District Plan EPP31088

16350 - 10 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 16 Single Family Residential Zone (RF):
    - the minimum front yard setback for a principal building is reduced from 7.5 metres (25 feet) to 5.5 metres (18 feet).



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   .

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Mayor – Dianne L. Watts

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City Clerk – Jane Sullivan

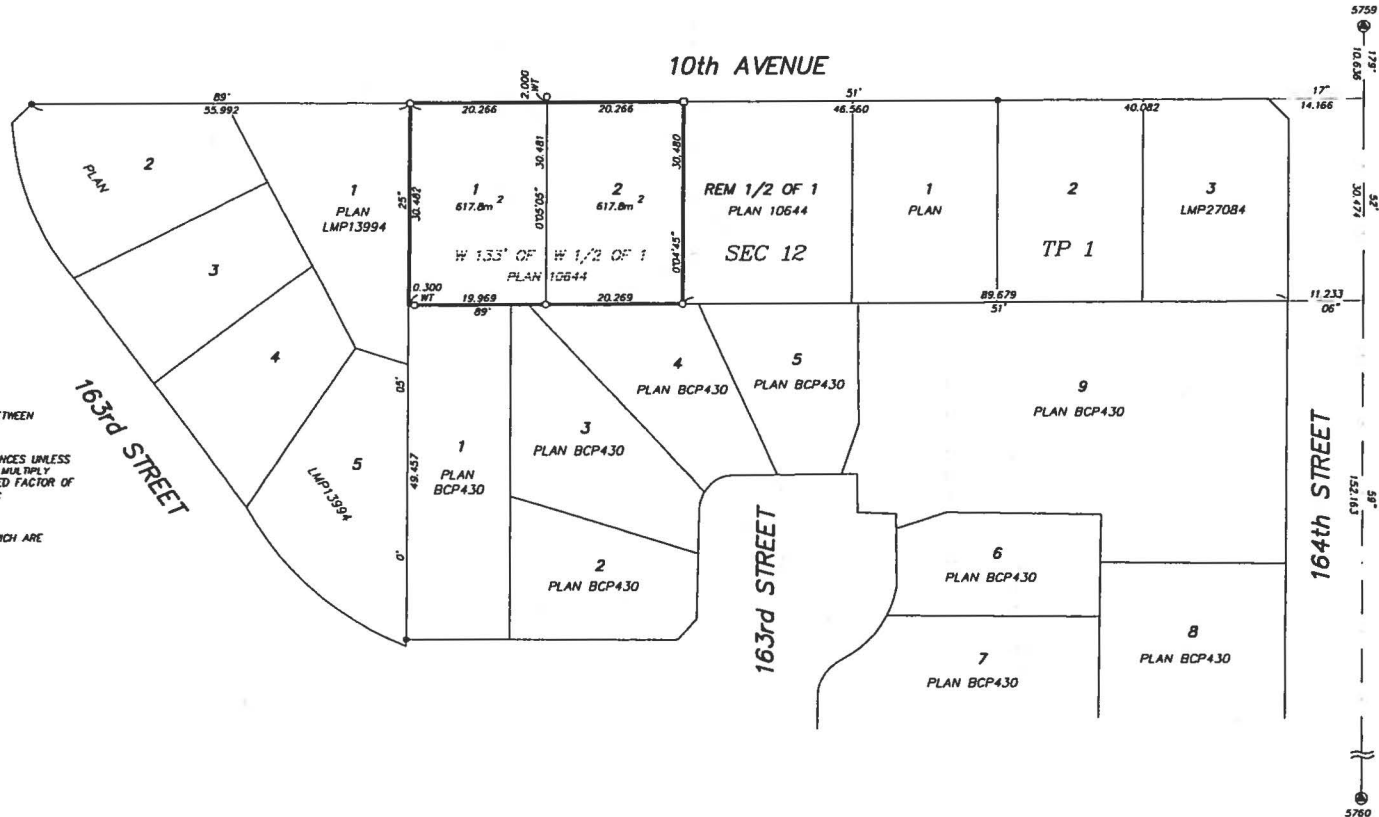
**SUBDIVISION PLAN OF THE WEST 133 FEET OF  
THE WEST HALF LOT 1 SECTION 12 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT PLAN 10644**

PLAN EPP31088

PURSUANT TO SECTION 67 OF THE LAND TITLE ACT  
BCGS 92G.007  
INTEGRATED SURVEY AREA NO. 1,  
CITY OF SURREY, NADB3 (CSRS)



THE INTENDED PLOT SIZE OF THIS PLAN  
IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE)  
WHEN PLOTTED AT A SCALE OF 1:500



GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
GEODETIC CONTROL MONUMENTS 5759 AND 5760.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS  
OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY  
GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF  
0.9996006 WHICH HAS BEEN DERIVED FROM GEODETIC  
CONTROL MONUMENTS 5759 AND 5760.

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE  
NOT SET ON THE TRUE CORNER(S).

**LEGEND**

- FOUND PLACED
- DENOTES IRON POST
  - DENOTES LEAD PLUG
  - ⊙ DENOTES CONTROL MONUMENT
  - WT DENOTES WITNESS

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

INSPECTED UNDER THE LAND TITLE ACT  
THIS 17th DAY OF SEPTEMBER, 2013.  
LARRY D. S. GREWAL B.C.L.S.

THE FIELD SURVEY REPRESENTED BY THIS PLAN  
WAS COMPLETED ON THE 15th DAY OF MAY, 2013.  
LARRY D. S. GREWAL B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 804-597-8567  
EMAIL: Office@GrewalSurveys.com  
FILE: 1203-062  
DWG: 1203-062 52