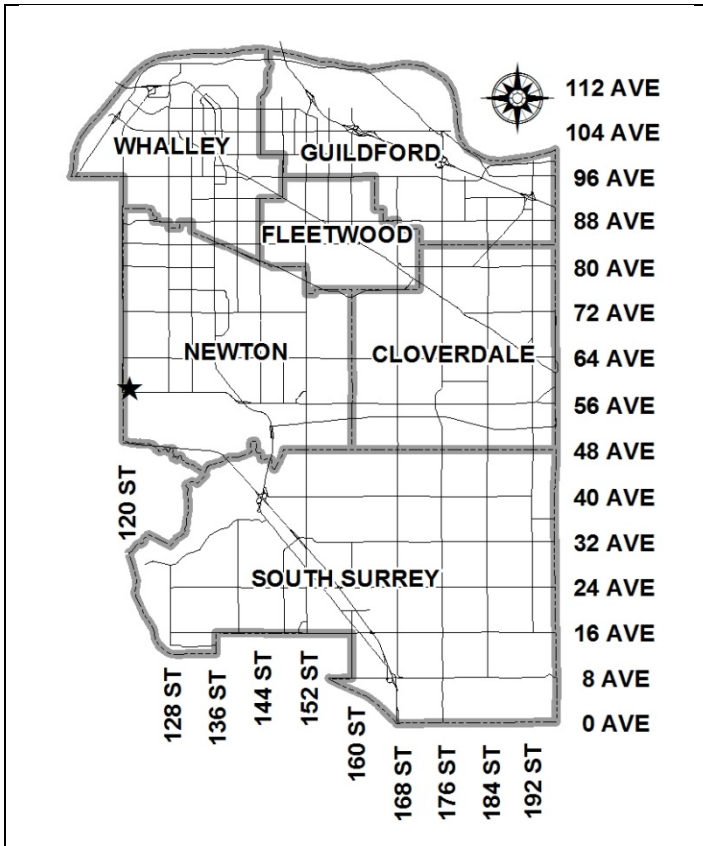


City of Surrey  
PLANNING & DEVELOPMENT REPORT

File: 7914-0172-00

Planning Report Date: July 7, 2014



**PROPOSAL:**

- **Development Variance Permit**

to vary the side yard setbacks in order to permit the development of a single family dwelling on a non-conforming RA lot.

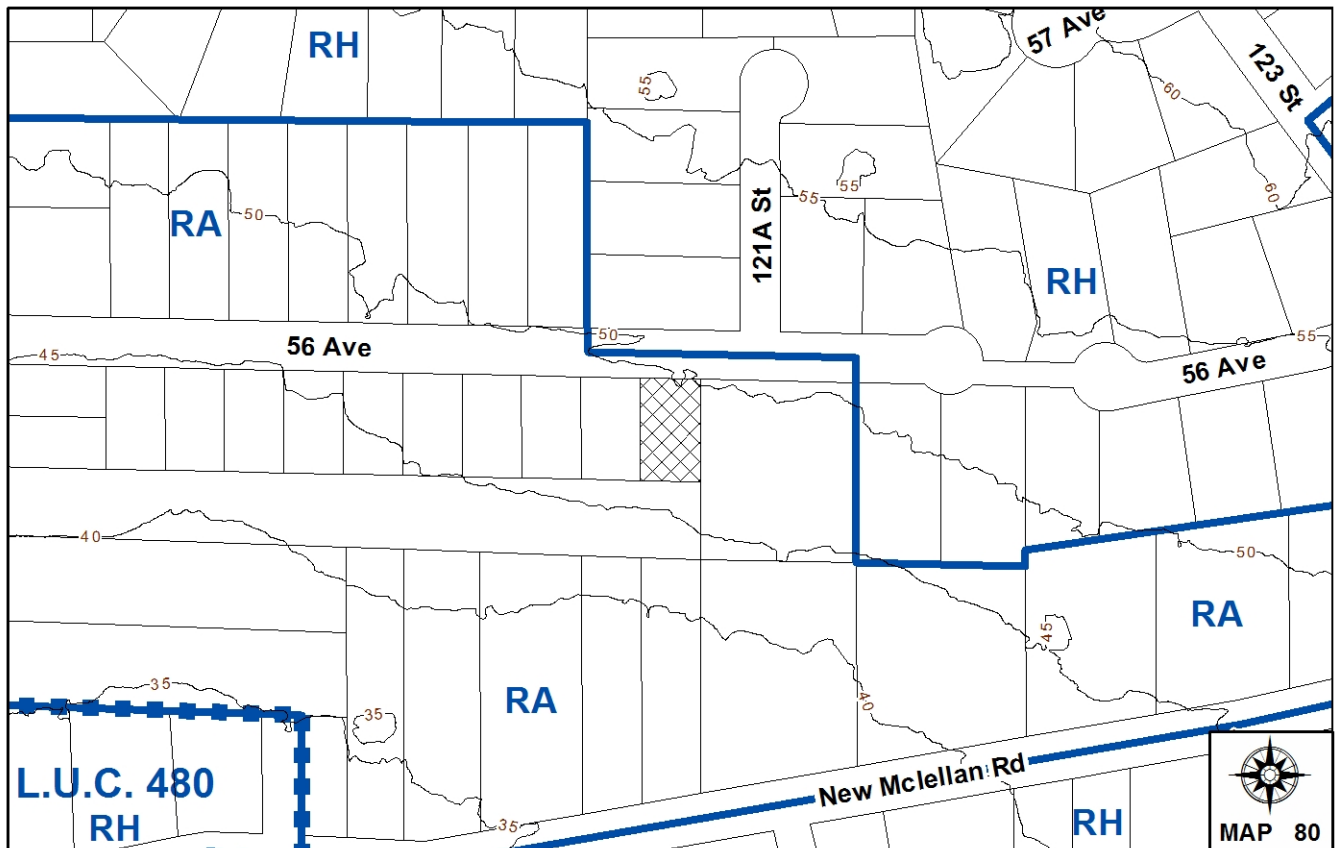
**LOCATION:** 12136 - 56 Avenue

**OWNER:** Avtar Singh  
Parmjit Kaur

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Suburban Residential (1 Acre)



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### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The side yard setbacks of the RA Zone are proposed to be varied from 4.5 metres (15 ft.) to 3.2 metres (10.5 ft.) on the east side and 2.4 metres (8 ft.) on the west side.

### RATIONALE OF RECOMMENDATION

- The subject property is a legal non-conforming RA zoned property. The lot has a width which is less than half the minimum requirement under the RA Zone, and an area which is a quarter of the minimum size permitted in the RA Zone. Because the lot is undersized with a sub-standard width, side yard setback variances are requested in order to permit the construction of a home with a functional layout, more desirable appearance, and a width that is more proportionate to the size of the lot.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0172-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum east side yard setback of the RA Zone from 4.5 metres (15 ft.) to 3.2 metres (10.5 ft.); and
- (b) to reduce the minimum west side yard setback of the RA Zone from 4.5 metres (15 ft.) to 2.4 metres (8 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 56 Avenue):	Single family home	Suburban/Half Acre Residential	RH
East:	Single family home	Suburban/One Acre Residential	RA
South:	Treed rear yard of RA lot	Suburban/One Acre Residential	RA
West:	Single family home	Suburban/One Acre Residential	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the south side of 56 Avenue, east of 120 Street, in West Panorama Ridge. The site is zoned "One-Acre Residential Zone (RA)" and designated "Suburban Residential (1 Acre)" in the West Panorama Ridge Local Area Plan (LAP).
- The subject lot is one of twelve quarter-acre legal non-conforming RA lots on the south side of 56 Avenue and east of 120 Street, which were created in 1954. These lots all have frontages of 24.4 metres (80 ft.).

- The applicant proposes to construct a new single family dwelling on the lot. Due to the width of the lot, side yard setbacks of 4.5 metres (15 ft.) of the RA Zone would prescribe a very restricted building envelope which would allow only for a long and narrow single family home. The applicant proposes setback variances in order to construct a more desirable single family home on 56 Avenue.
- In the RA Zone, density is regulated by the lot coverage (20% maximum) and height (9 metres / 30 ft. maximum) requirements. The proposed house complies with the lot coverage and height requirements of the RA Zone and is approximately 400 square metres (4,300 sq. ft.) in size.

### TREES

- Mike Fadum and Colin Rombough, ISA Certified Arborists of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Ash, Mountain	1	0	1
<b>Coniferous Trees</b>			
Western Red Cedar	3	0	3
Douglas Fir	14	1	13
Shore Pine	1	0	1
Western Hemlock	1	1	0
<b>Total</b>	<b>20</b>	<b>2</b>	<b>18</b>

- The Arborist Assessment states that there are a total of 20 protected trees on the site. Two (2) trees are proposed to be removed because they are in conflict with the building envelope. These trees are within the building envelope for new construction with RA Zone setbacks. No additional tree removal is required as a result of the proposed setback variances.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. The applicant has proposed to determine additional tree planting opportunities at the Building Permit stage.
- Additional tree removal may be required to accommodate site servicing, for a septic field in the rear yard of the lot. This tree removal is not related to the proposed setback variance request and staff feel it is appropriate to address this at the Building Permit stage.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum east side yard setback of the RA Zone from 4.5 metres (15 ft.) to 3.2 metres (10.5 ft.), and the minimum west side yard setback from 4.5 metres (15 ft.) to 2.4 metres (8 ft.).

## Applicant's Reasons:

- The RA Zone is intended for lots of 1 acre (4,047 sq. m) or larger. This lot is significantly undersized at 1,031 square metres (11,098 sq. ft.). The width of the lot at 24.5 metres (80 ft.) is also significantly less than the minimum requirement under the RA Zone (30 metres (98 ft.)).
- The proposed setback variances would allow for the construction of a home which is more consistent with neighbouring homes in style of architecture, and a more practical interior layout.

## Staff Comments:

- The applicant has indicated that he has spoken with his neighbours on 56 Avenue and no objection has been raised to the proposed variances.
- The West Panorama Ridge Ratepayers Association (WPRRA) has had the opportunity to review and comment on the proposal, and has indicated that the WPRRA is not opposed to the proposal.
- Without the proposed setback variances, staff agree that it would be difficult to build a wider home on the property which is more proportionate to the size of the lot.

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.	Site Plan, Floor Plan and Building Elevation
Appendix III.	Development Variance Permit No. 7914-0172-00
Appendix IV.	Tree Preservation Summary

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HK/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:                      Avtar Singh, Binder Boora  
  
   Address:                      11778 - 92 Avenue  
   Delta, BC V4C 3L4  
  
   Tel:                              604-589-2006
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      12136 - 56 Avenue
  
  - (b)      Civic Address:                      12136 56 Avenue  
   Owner:                              Parmjit Kaur  
   Avtar Singh  
   PID:                                      009-925-601  
   Lot 12 Section 6 Township 2 New Westminster District Plan 14410
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No.7914-0172-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

## DEVELOPMENT DATA SHEET

Existing Zoning: RA

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	4,047 m <sup>2</sup>	1,034 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	
Rear	7.5 m	
Side East	4.5 m	3.2 m (DVP req'd)
Side West	4.5 m	2.4 m (DVP req'd)
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		

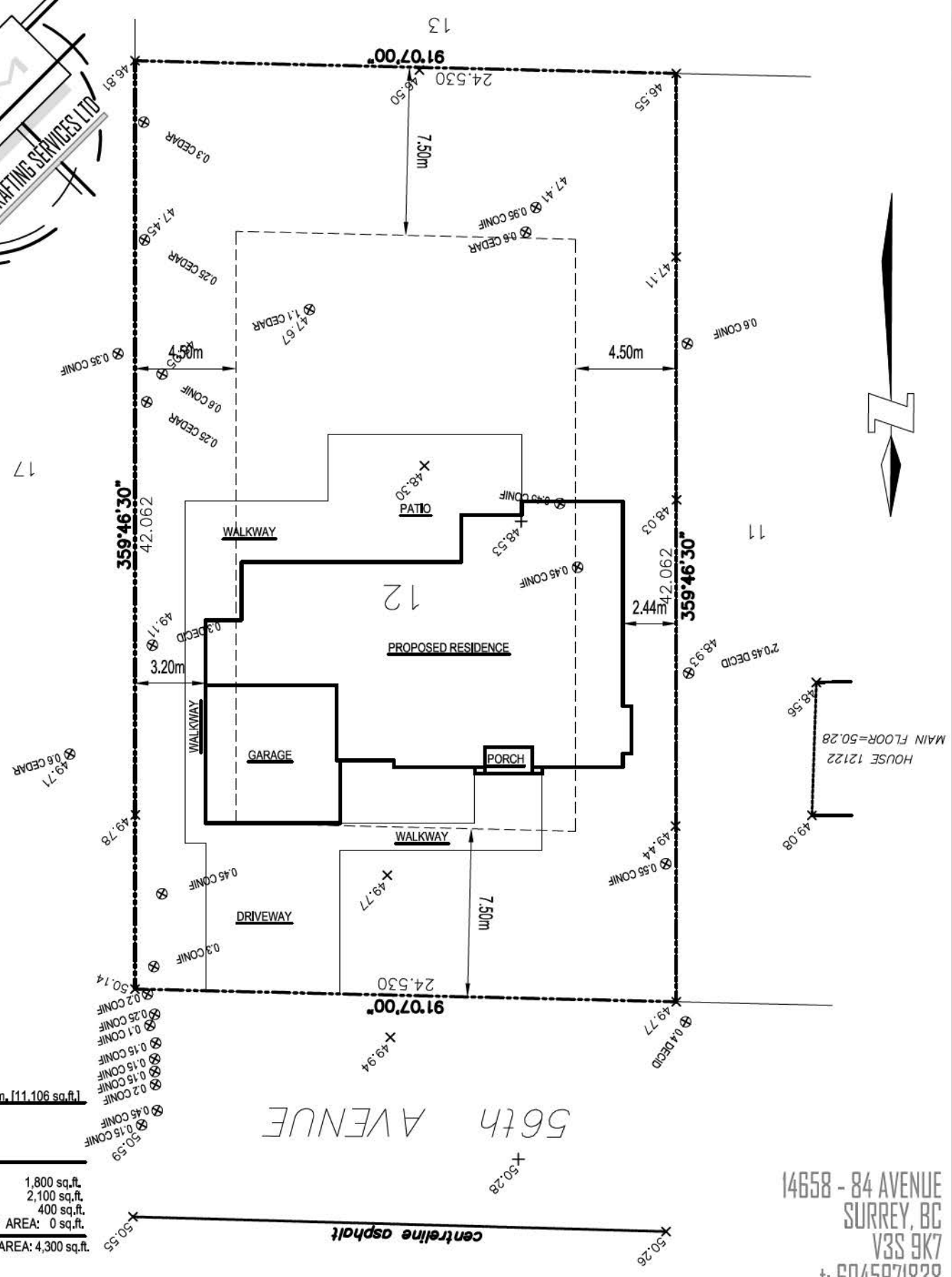
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**CALCULATIONS:**  
 LOT SIZE: 1,031 sq.m. [11,106 sq.ft.]

**PROPOSED FLOOR AREAS:**  
 PRINCIPAL BUILDING:  
 MAIN FLOOR: 1,800 sq.ft.  
 UPPER FLOOR: 2,100 sq.ft.  
 GARAGE AREA: 400 sq.ft.  
 ACCESSORY BUILDING AREA: 0 sq.ft.  
**TOTAL PROPOSED FLOOR AREA: 4,300 sq.ft.**

**LOT COVERAGE**  
 PERMITTED (20%): 2,221 sq.ft.  
 PROPOSED (20%): 2,221 sq.ft.

14658 - 84 AVENUE  
 SURREY, BC  
 V3S 9K7  
 t: 6045971838  
 f: 6045971350  
 dmand@telus.net  
 www.dmanddesign.com



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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0172-00

Issued To: AVTAR SINGH  
PARMJIT KAUR  
  
("the Owner")

Address of Owner: 12136 - 56 Avenue  
Surrey, BC V3X 2X1

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: 009-925-601  
Lot 12 Section 6 Township 2 New Westminster District Plan 14410

12136 - 56 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F. of Part 12 One-Acre Residential Zone (RA) the minimum east side yard setback of the RA Zone is reduced from 4.5 metres (15 ft.) to 3.2 metres (10.5 ft.) as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit; and
  - (b) In Section F. of Part 12 One-Acre Residential Zone (RA) the minimum west side yard setback of the RA Zone is reduced from 4.5 metres (15 ft.) to 2.4 metres (8 ft.) as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

5. 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.
  
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
7. 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

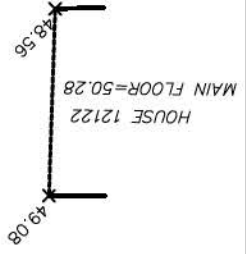
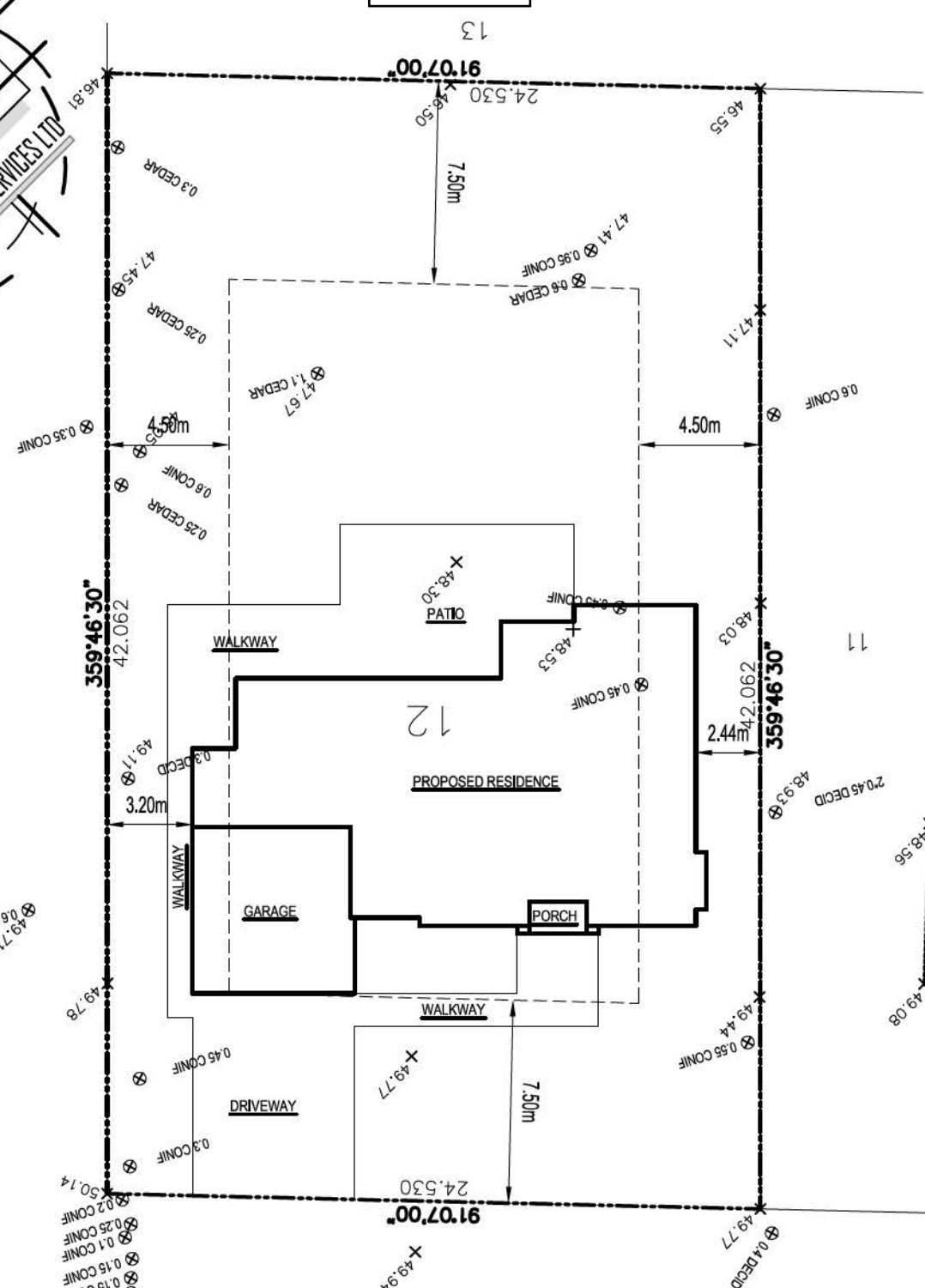
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City Clerk – Jane Sullivan

Schedule A



17



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56th AVENUE

centreline asphalt

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MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 14-0172-00

Address: 12136 - 56 Avenue

Registered Arborist: Colin Rombough and Mike Fadum

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	20
<b>Protected Trees to be Removed</b>	2
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	18
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4</li> </ul>	4
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: July 8, 2014



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302

