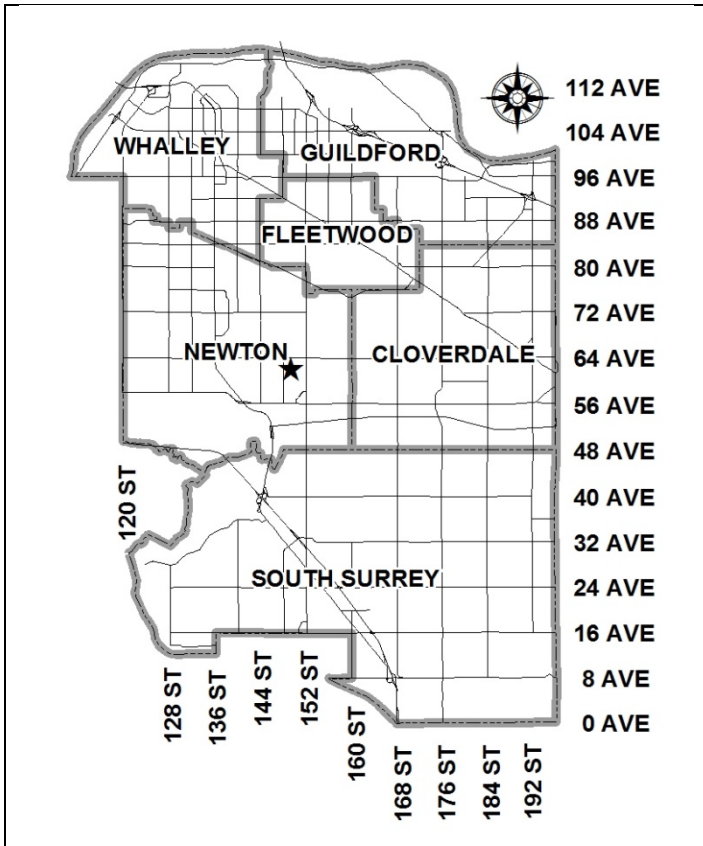


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0195-00

Planning Report Date: September 8, 2014



PROPOSAL:

- **Development Variance Permit**

in order to relax the rear yard setback of the RF-12 Zone to accommodate construction of a new house.

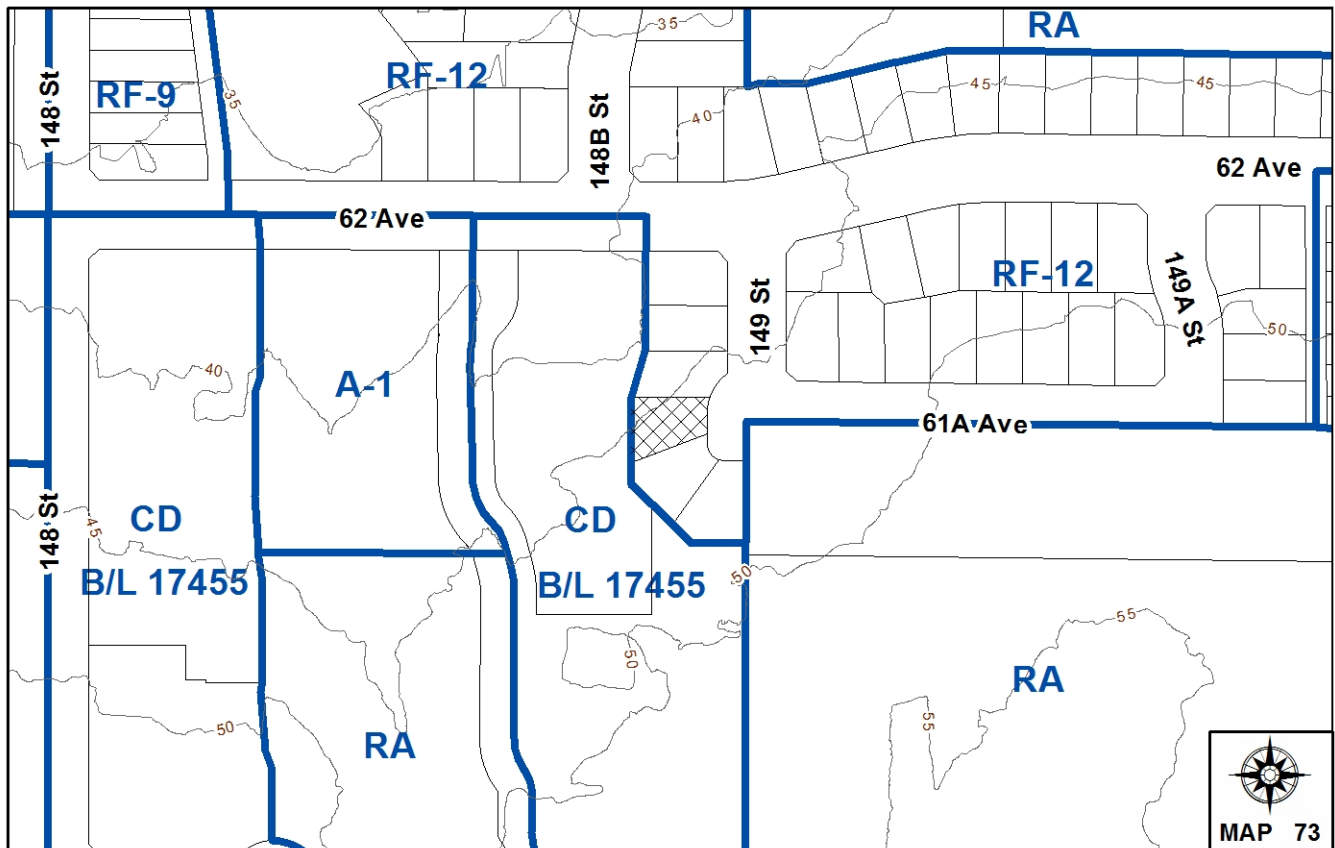
LOCATION: 6155 - 149 Street

OWNER: Sukhchain Sidhu, Narinder Sidhu and Shumsheer Sidhu

ZONING: RF-12

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential Flex (6-14.5 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit to relax the rear yard setback is requested to situate a dwelling with an efficient floor plan on the site.

RATIONALE OF RECOMMENDATION

- Proposed setbacks achieve a more useable building envelope on the site, and will have minimum impact on surrounding properties.
- The rear yard of the subject property backs onto a townhouse site to the west. The adjacent townhouse units are oriented sideways in relation to the proposed dwelling on the subject property, which reduces the impact of the proposed rear yard variances. There is also a 38 cm (1 ft. 3 in.) wall, a 1.2 m (4 ft.) high black vinyl chainlink fence and proposed landscaping along the east boundary of the townhouse site, which will assist in providing privacy for the owners of both the subject property and the adjacent townhouse units.
- Staff supports the requested variances to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0195-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the "Single Family Residential (12) Zone (RF-12)" from 7.5 metres (25 ft.) to 6.5 metres (21.3 ft.); and
- (b) to allow the reduction of the rear yard setback to a maximum of 50% of the width of the rear of the principal building of the Single Family Residential (12) Zone (RF-12) from 6.0 metres (20 ft.) to 5.5 metres (18 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: vacant lot

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling	Urban / Single Family Residential Flex (6-14.5 upa)	RF-12
East (Across 149 Street):	Single family dwellings	Urban / Single Family Residential Flex (6-14.5 upa)	RF-12
South:	Single family dwelling	Urban / Single Family Residential Flex (6-14.5 upa)	RF-12
West:	Townhouses	Urban / Townhouse (25 upa)	CD By-Law No. 17455

DEVELOPMENT CONSIDERATIONSBackground

- The subject site was rezoned and created as part of Development Application 7910-0293-00 which rezoned the site to RF-12 and created 6 small single family lots, dedicated riparian area, and created two townhouse sites (zoned CD based on RM-30).
- The subject property is a Type II RF-12 lot, with front access, 326 m² (3,509 sq. ft.) in area, and complies with all minimum dimensions of the RF-12 Zone.
- The subject property has RF-12 lots to the north and south, and townhouse site to the west. The property fronts 149 Street to the east.

- The property directly to the north (6165-149 Street) applied for a DVP (Application 7913-0072-00) to relax the front yard setbacks to better accommodate a building envelope. The front yard setback was reduced from 6.0 m (20 ft.) to 4.5 m (14 ft.). This DVP was approved by Council on June 17, 2013.

Current Proposal

- Due to the shallow depth and the "pie-shaped" configuration of the lot, it is difficult to fit an efficient building envelope, and relaxation is sought for the rear yard setback. This variance will increase the building's footprint by 8.9 m² (96 sq. ft.), bringing the total lot coverage to 37% and the proposed floor area to 205.9 m² (2,216 sq. ft.), which are still below the maximum of 50% lot coverage and 228.2 m² (2,456) floor area (FAR 0.70).
- The proposed increase in area on the ground floor is 8.9 m² (95.8 sq. ft.). As per the Zoning By-Law, the second storey will still need to be a maximum of 80% the floor area of the ground floor, so the additional 8.9 m² (96 sq. ft.) on the ground floor will also add 7.12 m² (76.6 sq. ft.) on the second storey of the building, with a total area increase of 16.02 m² (172.4 sq. ft.).

TREES

- No trees are impacted by this Development Variance Permit.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the rear yard setback from 7.5 metres (25 ft.) to 6.5 metres (21.3 ft.).

Applicant's Reasons:

- This will allow for a better house design while still keeping under the permitted lot coverage and floor area.

Staff Comments:

- This will increase the buildable area, while still maintaining interesting building articulation on the west elevation.
- This increase in 1 metre (3.3 ft.) will also be reflected on the second storey of the house. As per the Zoning By-Law, the second storey will still need to be a maximum of 80% the floor area of the ground floor, so the additional 5.93 m² (63.8 sq. ft.) on the ground floor will also add 4.74 m² (51 sq. ft.) on the second storey of the building.
- Staff support this variance to proceed to Public Notification.

(b) Requested Variance:

- To relax the reduction of the rear yard setback to a maximum of 50% of the width of the rear of the principal building from 6.0 metres (20 ft.) to 5.5 metres (18 ft.).

Applicant's Reasons:

- This will allow for the space behind the garage to be used more efficiently.

Staff Comments:

- This will increase the depth of the room behind the garage from 3.7 m (12.1 ft.) to 4.2 m (13.8 ft.), which will allow for a more functional floor layout.
- This increase in 0.5 metre (1.6 ft.) will also be reflected on the second storey of the house. As per the Zoning By-Law, the second storey will still need to be a maximum of 80% the floor area of the ground floor, so the additional 2.97 m² (32 sq. ft.) on the ground floor will also add 2.38 m² (25.6 sq. ft.) on the second storey of the building.
- This relaxation will maintain good building articulation and interesting building design on the west elevation.
- The rear yard of the subject property backs onto a townhouse site to the west. The adjacent townhouse units are oriented sideways in relation to the proposed dwelling on the subject property, which reduces the impact of the proposed rear yard variances. There is also a 38 cm (1 ft. 3 in.) wall, a 1.2 m (4 ft.) high black vinyl chainlink fence and proposed landscaping along the east boundary of the townhouse site, which will assist in providing privacy for the owners of both the subject property and the adjacent townhouse units.
- Staff support this variance to proceed to Public Notification.

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 Site Plan
- Appendix III. Development Variance Permit No. 7914-0195-00

Original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

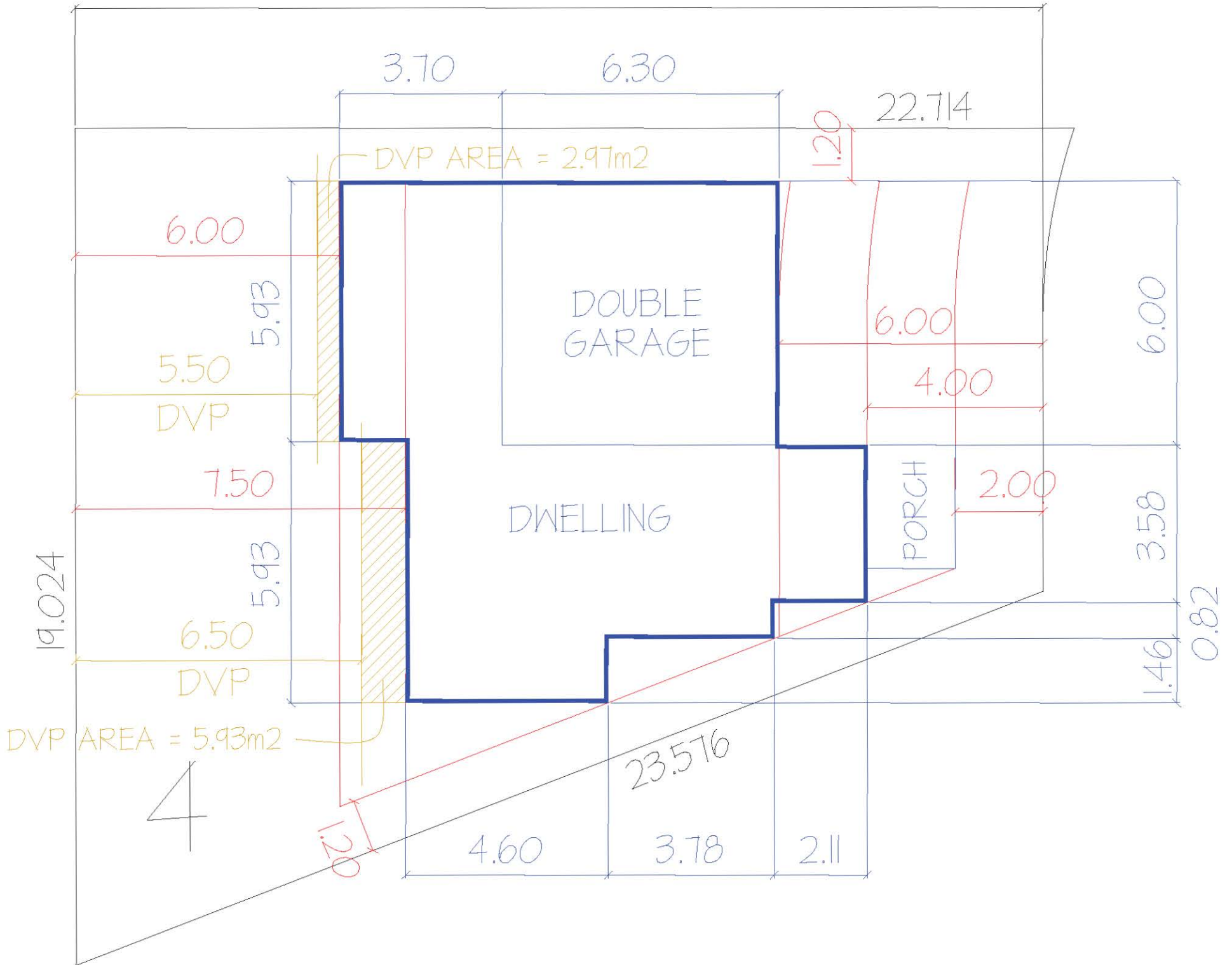
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SUBDIVISION DATA SHEET

Existing Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.08
Hectares	0.0326
NUMBER OF LOTS	
Existing	1
Proposed	1
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m
Range of lot areas (square metres)	326 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	21 uph / 8.5 upa
Lots/Hectare & Lots/Acre (Net)	28.8 uph / 11.6 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	37 ⁰ %
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
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	NO
Works and Services	NO
Building Retention	NO
Others: setbacks (rear yard setback)	YES

22.00



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0195-00

Issued To: SUKHCHAIN S SIDHU
 NARINDER K SIDHU
 SHUMSHEER SIDHU

("the Owner")

Address of Owner: 6189 - 149 Street
 Surrey, BC V3S 7X3

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: 028-876-253

Lot 4 Section 10 Township 2 New Westminster District Plan BCP50886

6155 - 149 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section F. Yards and Setbacks of Part 17A Single Family Residential (12) Zone (RF-12), the minimum Rear Yard setback for *Principal Building* is reduced from 7.5 metres [25 ft] to 6.5 metres [21.3 ft]; and

(b) In Section F. Yards and Setbacks of Part 17A Single Family Residential (12) Zone (RF-12), the reduction of the Rear Yard setback to a maximum of 50% of the width of the rear of the *Principal Building* is reduced from 6.0 metres [20 ft.] to 5.5 metres [18 ft.];

4. The siting of buildings and structures shall be in accordance with the drawing numbered 7914-0195-00 (A) (the "Drawing") 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

22.00

