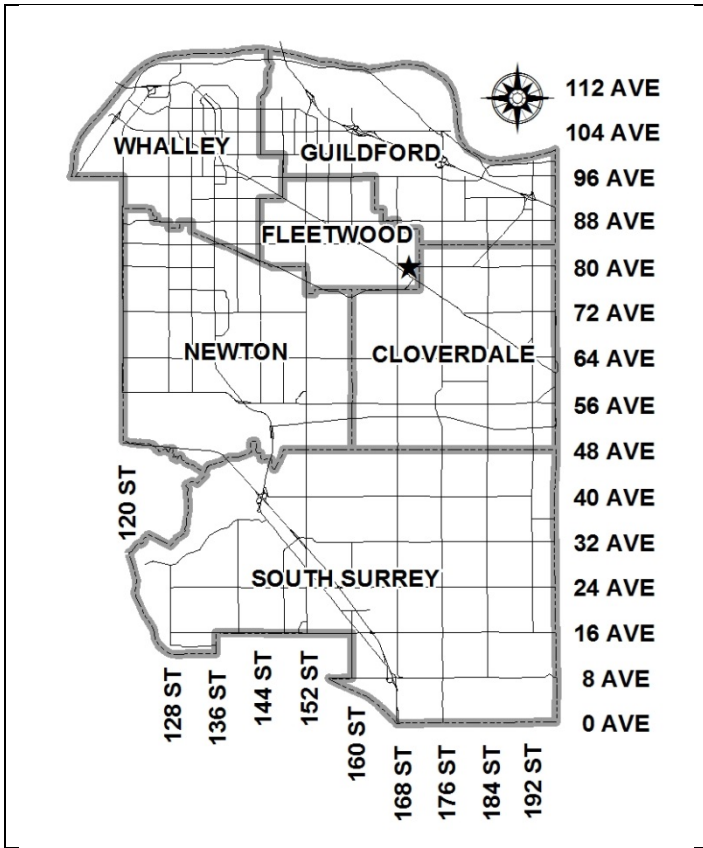


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0197-00

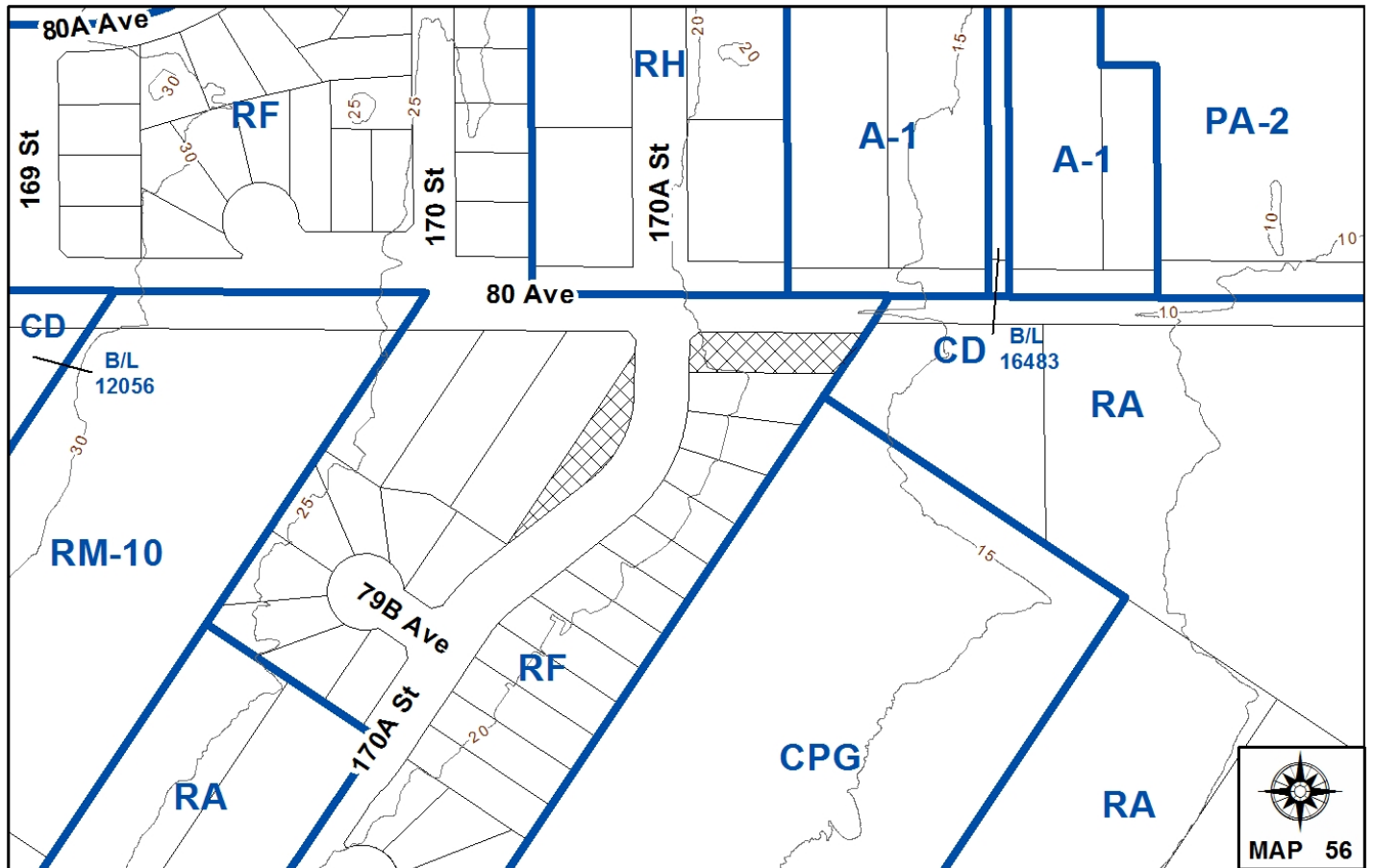
Planning Report Date: September 8, 2014



PROPOSAL:

- **Development Variance Permit**
 in order to reduce the south side yard setback for a proposed single family dwelling.

LOCATION: 7998 - 170A Street
OWNER: Jasdev S Randhawa
 Kamaljeet K Randhawa
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced south side yard setback from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for a proposed single family house.

RATIONALE OF RECOMMENDATION

- The northern portion of the subject lot is impacted by a 2.5-metre (8 ft.) wide statutory right-of-way to accommodate the Clayton Greenway.
- The side yard setback provisions of the RF Zone have changed since the subject lot was created in October 2005 under Development Application No. 7903-0225-00.
- The applicant's originally prepared building plans are no longer in compliance with the RF Zone with respect to the southern side yard setback. A Development Variance Permit is necessary in order for the applicant to proceed with house siting as originally planned.
- The proposed setback reduction will allow the applicant to construct a house with a more proportional front façade and efficient floor plan.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0197-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum south side yard setback of the principal building in the RF Zone, from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

REFERRALS

Engineering: The Engineering Department has no requirements relative to the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lot that was created in 2005.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 80 Avenue):	Single family dwellings on acreage parcels.	Suburban	RH and A-1
East:	Single family dwelling on acreage parcel.	Suburban	RA
South:	Single family dwelling.	Urban	RF
West (Across 170A Street):	Hooked portion of subject lot and single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject lot, located at 7998 – 170A Street in Fleetwood, is currently vacant. The property is approximately 1,613 square metres (0.40 acre) in size, designated Urban under the Official Community Plan (OCP), and is zoned "Single Family Residential Zone (RF)".
- The subject lot has a "hooked" portion located on the west side of 170A Street that will be included in any future proposed development to the west. The eastern "hooked" portion is 725 square metres (7,804 sq. ft.) in size.
- The lot was created in October, 2005, as part of a 21-lot single family subdivision under Development Application No. 7903-0225-00.

- The subject lot is a corner lot, and is encumbered by a 2.5-metre (8-ft.) wide statutory right-of-way located along the northern property line to accommodate the Clayton Greenway alignment.

RF Zone Changes

- On July 29, 2013, Council granted final adoption to Zoning By-law Text Amendment By-law No. 17989, which included changes to the floor area ratio and lot coverage provisions of the RF Zone, as well as other housekeeping revisions.
- Previously, the RF Zone allowed a reduction of the minimum 1.8-metre (6-ft.) side yard setback to 1.2 metres (4 ft.) when the opposite side yard setback was a minimum of 2.4 metres (8 ft.). This provision was removed in order to establish consistency with revised requirements in the 2012 BC Building Code with respect to limiting distances (for fire safety). The minimum side yard setback of the RF Zone is now 1.8 metres (6 ft.) in all instances.

Current Proposal

- The applicant is proposing to build a single family dwelling on the subject property however, given the recently revised setback provisions of the RF Zone, as well as the existing 2.5-metre (8 ft.) wide statutory right-of-way, the previously prepared house plans cannot be realized.
- The applicant is requesting a Development Variance Permit to reduce the south side yard from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) in order to allow for a more proportional front façade and efficient floor plan for the dwelling proposed to be constructed on the lot.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the south side yard setback of the principal building in the RF Zone, from 1.8 metres (6 ft.) to 1.2 metres (4.0 ft.).

Applicant's Reasons:

- The proposed variance will provide for the same interior side yard setback regulation prior to the recent RF Zone amendments.
- The recent changes to the RF Zone have a negative effect on the buildable width of the subject lot, which was approved as part of Development Application No. 7903-0225-00, prior to the changes to the RF Zone.
- A typical RF-zoned house is 11.4 metres (37 ft.) wide and 18 metres (60 ft.) deep. Limiting the width of the house to 10 metres (33 ft.), will result in a house that appears very narrow in relation to its overall depth, and poses difficulty in designing efficient floor plans.

- The requested variance would increase the width of the dwelling proposed by 0.6 metre (2 ft.), which will lessen the impact of the garage as the focal point of the front façade.

Staff Comments:

- The functional width of the subject lot was determined as part of Development Application No. 7903-0225-00, based on the previously allowed side yard setback of 1.2 metres (4 ft.).
- Since the subdivision plan for Development Application No. 7903-0225-00 was signed in October, 2005, the provisions of the RF Zone have changed such that the minimum side yard setback is 1.8 metres (6 ft.) in all instances.
- Combining the statutory right-of-way with the current setback requirements, the buildable width on the lot is only 9.46 metres (31 ft.).
- The reduced buildable width of the lot results in a house that is dominated by the garage element along the front façade, as there is no rear lane.
- Reducing the south side yard setback will increase the buildable width to 10.06 metres (33 ft.).
- The increased building envelope provides for a more functional layout and decreases the dominance of the garage element along the front façade.
- The applicant will be required to comply with the BC Building Code regulations for soffit construction and limiting distance for fire safety between structures as a condition of the building permit.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Site Plan, Floor Plans and Front Elevations
- Appendix III. Development Variance Permit No. 7913-0271-00

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/da

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DRV 9/4/14 8:55 AM

Information for City Clerk

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

1. (a) Agent: Name: Jasdev and Kamaljeet Randhawa
 Address: 16071 – 77A Avenue

 Tel: 604-572-6040

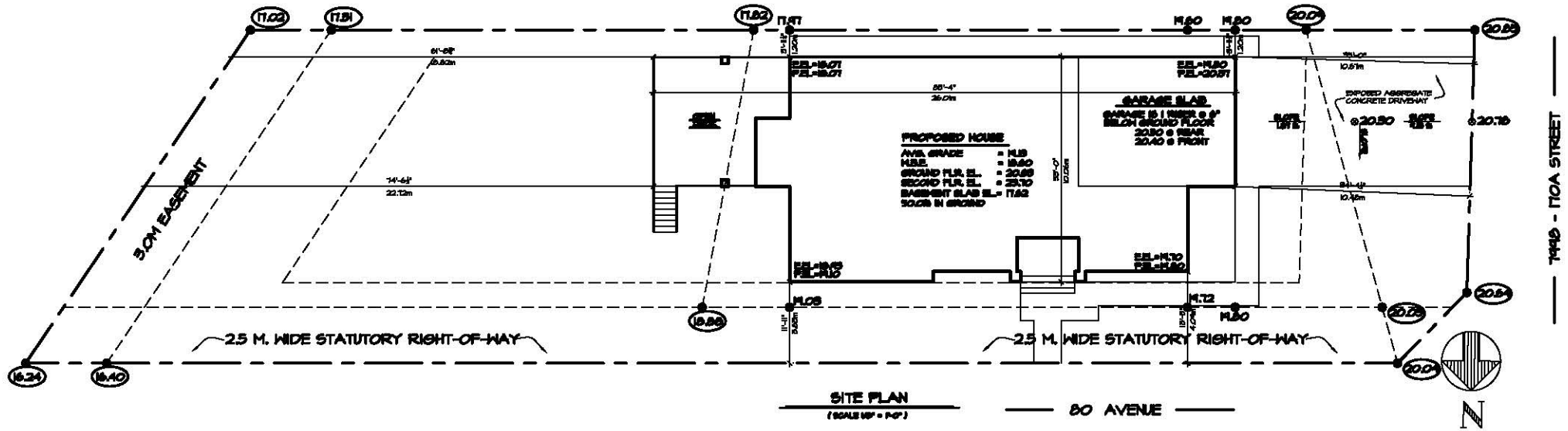
2. Properties involved in the Application

- (a) Civic Address: 7998 - 170A Street

- (b) Civic Address: 7998 - 170A Street
 Owner: Kamaljeet K Randhawa
 Jasdev S Randhawa
 PID: 026-456-346
 Lot 1 Section 19 Township 8 New Westminster District Plan BCP20298

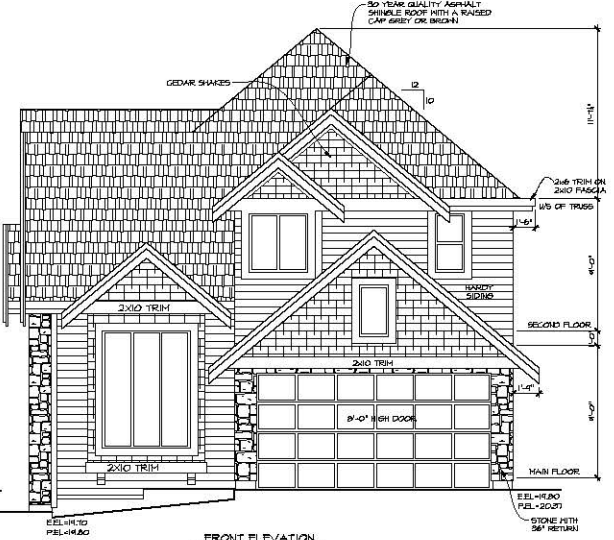
3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7914-0197-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.





PLANKING ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION

LIMITED DISTANCE = 284 FT.
 EXPOSED BLDG. FACE = 14232.50 FT.
 PERMISSIBLE OPENINGS = 78' - 41.65 54. FT.
 PROPOSED OPENINGS = 56.00 90. FT.



REAR ELEVATION

PARAGON DESIGNS
 2848 - 1308 ST., SUITE 101, ATLANTA, GA 30341, TEL: 404-888-1111, FAX: 404-888-1111, EMAIL: PARAGONDESIGNS@GMAIL.COM, WEBSITE: WWW.PARAGONDESIGNS.COM

CUSTOM HOME DESIGN
 300 CONTRACTING
 20171110

THESE PLANS CONFORM
 TO THE B.C. BUILDING
 CODE 2012 EDITION

PROPOSED HOUSE FOR
 MR. J. S. RANDELL
 AT 1918 - 1704 STREET
 SUNREY, B.C.

TITLE:
 ELEVATIONS

DATE/REV: 2/20/17
 DRAWN: [Signature]
 CHECKED: [Signature]
 DRIVING: [Signature]
 CREAED BY: [Signature]

A 3

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0197-00

Issued To: JASDEV S RANDHAWA
("the Owner")

Address of Owner: 16051 - 77A Avenue
Surrey, BC V4N 0T6

Issued To: KAMALJEET K RANDHAWA
("the Owner")

Address of Owner: 16051 - 77A Avenue
Surrey, BC V4N 0T6

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: 026-456-346
Lot 1 Section 19 Township 8 New Westminster District Plan BCP20298
7998 - 170A 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 16 "Single Family Residential Zone (RF)", the minimum south side yard setback is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.), as shown on Schedule A.
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.

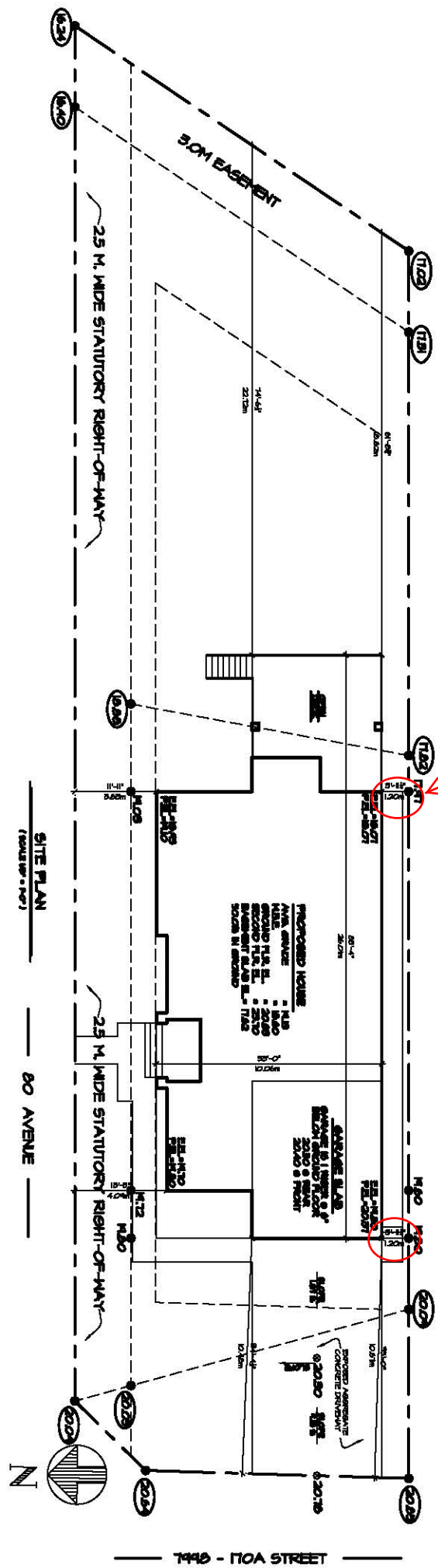
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



south side yard setback variance from 1.8m (6 ft.) to 1.2m (4 ft.)