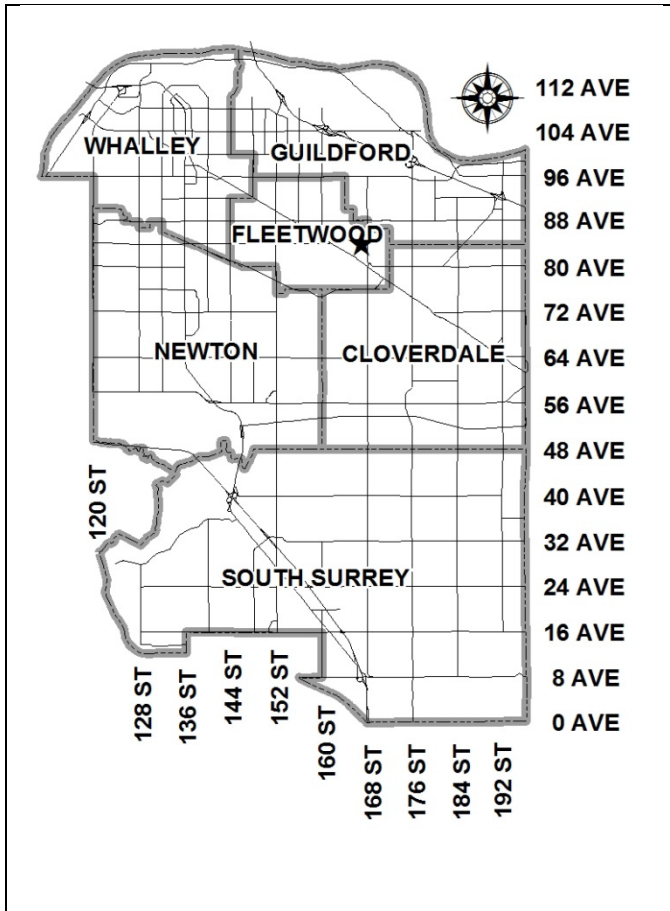


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0204-00

Planning Report Date: February 23, 2015



**PROPOSAL:**

- **Development Variance Permit**  
 in order to relax the setback requirements for the principal building on three single family lots, all of which are impacted by special setbacks for road allowance requirements and one that is an irregular shape.

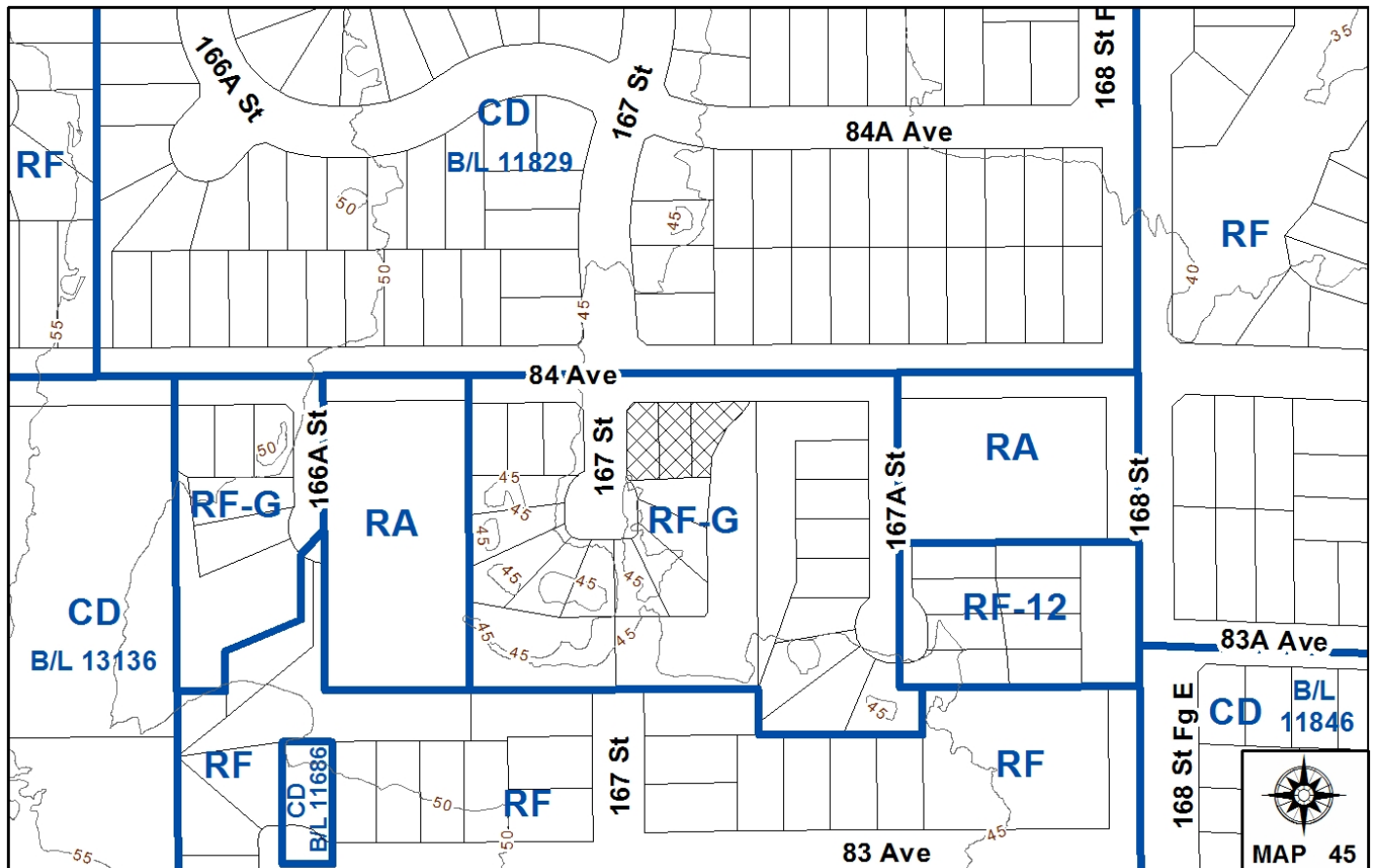
**LOCATION:** 16708, 16716 and 16722 – 84 Avenue

**OWNERS:** Dream Castle Homes Ltd  
 Parminder K Mehta  
 Parbh Homes Ltd.

**ZONING:** RF-G

**OCP DESIGNATION:** Urban

**TCP DESIGNATION:** Single Family Urban



### 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-G Zone from 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 5.0 metres (16 ft.), and to reduce the side yard setback on a flanking street from 3.6 metres (12 ft.) to 2.4 metres (8 ft.) for Lot 5 (the westerly lot at 16708-84 Avenue).
- The applicant is seeking to reduce the front yard setback of the RF-G Zone from 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 6.5 metres (21 ft.) and 4.5 metres (15 ft.) for Lot 6 (the middle lot at 16716-84 Avenue).
- The applicant is seeking to reduce the minimum front yard setback of the RF-G Zone for the principal building from 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 5.0 metres (16 ft.) for the garage, 3.0 metres (10 ft.) for the remaining 50% of the width of the principal building, and 1.0 metre (3 ft.) for the attached front porch or veranda for Lot 7 (the easterly lot at 16722-84 Avenue).
- The applicant is also seeking to have the additional first storey floor area created by the reduced front yard setback included in the calculation for the maximum 80% floor area for the second storey in the RF-G Zone, for Lots 5, 6, and 7.

### RATIONALE OF RECOMMENDATION

- The RH-G Zone requires a minimum 3.6-metre (12 ft.) side yard setback on a flanking street. Because Lot 5 is a corner lot that fronts a collector road and flanks a local road, the driveway access will be from the local road, which is the flanking side yard. The applicant has demonstrated that the resulting floor area located behind the garage is not functional and as such, a reduced flanking side yard setback of 2.4 metres (8 ft.) is requested in order to have more functional floor area behind the garage.
- 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.
- 84 Avenue is a collector road, and under the new standards of the Subdivision & Development By-law approved by Council in 2012, the ultimate width for a collector road increased from 22 metres (72 ft.) to 24 metres (79 feet).
- The proposed reduced setback for Lots 5 and 6 will achieve a consistent streetscape with uniform building setbacks with existing homes across 167 Street to the west.
- Lot 7 is an irregular shape and the requested setbacks will allow for a more functional floor plan and reasonable house size under the RF-G Zone.
- Lot 7 is immediately adjacent to park land, dedicated at the time the subject lots were created and therefore the reduced front yard setback will not impact any neighbouring residences.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0204-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF-G Zone for the principal building as follows:
  - i. from 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 5.0 metres (16 ft.) for Lot 5 at 16708 – 84 Avenue;
  - ii. 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 6.5 metres (21 ft.) and 4.5 metres (15 ft.) for Lot 6 at 16716 – 84 Avenue; and
  - iii. from 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 5.0 metres (16 ft.) for the garage, 3.0 metres (10 ft.) for the remaining 50% of the width of the principal building, and 1.0 metre (3 ft.) for the attached front porch or veranda for Lot 7 at 16722 – 84 Avenue;
- (b) to reduce the minimum side yard setback of the RF-G Zone for the principal building from 3.6 metres (12 ft.) to 2.4 metres (8 ft.) for Lot 5 at 16708 – 84 Avenue; and
- (c) to relax the portions of the first storey of the principal building that can be included in the calculation of the maximum 80% floor area of the second storey in the RF-G Zone for Lots 5, 6 and 7, as follows:
  - i. from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) from the front lot line for Lot 5 at 16708 – 84 Avenue;
  - ii. from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) from the front lot line for Lot 6 at 16716 – 84 Avenue; and
  - iii. from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) from the front lot line for Lot 5 at 16722 – 84 Avenue.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Three vacant single family gross-density lots, approved under Development Application No. 7912-0193-00

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 84 Avenue):	Single family dwellings.	Single Family Urban.	CD (By-law No. 11829)

Direction	Existing Use	TCP Designation	Existing Zone
East:	Park.	Parks and Linear Corridors.	RF-G
South:	Vacant single family lot.	Single Family Urban.	RF-G
West (Across 167 Street):	Single family dwellings.	Single Family Urban.	RF-G

### DEVELOPMENT CONSIDERATIONS

- The subject site is located on the southeast corner of 84 Avenue and 167 Street. It is designated Single Family Urban in the Fleetwood Town Centre Plan (TCP) and is zoned "Single Family Residential Gross Density Zone (RF-G)".
- The three (3) subject lots were created under Development Application No. 7912-0193-00, which was completed on November 21, 2013.
- 84 Avenue, which fronts the subject site, is classified as a collector road. For lots fronting or flanking an arterial road or a collector road, in accordance with Part 7 Special Building Setbacks of Zoning By-law No. 12000, front yard setbacks and side yard setbacks on a flanking street are measured from the centerline of the ultimate road allowance.
- Since 84 Avenue is a collector road, under the revised standards of the Subdivision & Development By-law approved by Council in 2012, the width for a collector road increased from 22 metres (72 ft.) to 24 metres (79 feet).
- As part of Development Application No. 7912-0193-00, the applicant was originally required to provide an ultimate road width of 24 metres (79 ft.), or 12 metres (39 ft.) from the road centreline. However, through the development application process, it was determined that 24 metres (79 ft.) of dedication was not required for this portion of 84 Avenue, and that 22 metres (72 ft.) (11 metres/36 ft. from road centreline) of road dedication would be acceptable instead.
- Although the road dedication requirement for 84 Avenue was reduced from 24 metres (79 ft.) to 22 metres (72 ft.), the special setback requirements of Part 7 in the Zoning By-law continue to apply for building siting.
- Also as part of Development Application No. 7912-0193-00 the applicant was required to dedicate the riparian area to protect Swanson Brook, which is located to the east of Lot 7 (the most easterly subject lot). The riparian area dedication resulted in Lot 7 being an irregular shape.
- Basements can be achieved on each of the subject lots.
- The applicant is seeking variances to accommodate typical RF-G houses on the three subject lots (see By-law Variances section).

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variances:

- To reduce the minimum front yard setback of the RF-G Zone for the principal building as follows:
  - from 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 5.0 metres (16 ft.) for Lot 5 at 16708- 84 Avenue;
  - 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 6.5 metres (21 ft.) and 4.5 metres (15 ft.) for Lot 6 at 16716 - 84 Avenue; and
  - from 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 5.0 metres (16 ft.) for the garage, 3.0 metres (10 ft.) for the remaining 50% of the width of the principal building, and 1.0 metre (3 ft.) for the attached front porch or veranda for Lot 7 at 16722 - 84 Avenue;
- To reduce the minimum side yard setback of the RF-G Zone for the principal building from 3.6 metres (12 ft.) to 2.4 metres (8 ft.) for Lot 5 at 16708- 84 Avenue; and
- To vary the portions of the first storey of the principal building that can be included in the calculation of the maximum 80% floor area of the second storey in the RF-G Zone as follows:
  - from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) from the front lot line for Lot 5 at 16708 - 84 Avenue
  - from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) from the front lot line for Lot 6 at 16716 - 84 Avenue; and
  - from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) from the front lot line for Lot 5 at 16722 - 84 Avenue

## Applicant's Reasons:

- The requested front yard setbacks for Lots 5 and 6 allow for a more consistent streetscape with the existing houses to the west.
- The applicant agrees that due to the length of the driveway a third parking space cannot be provided on Lot 5, located at 16708 - 84 Avenue (the corner lot), therefore a secondary suite cannot be achieved on this lot.
- Due to the riparian area on the east side of Lot 7, the rear of the lot is quite narrow. If the RF-G Zone setbacks are not varied, the main floor footprint is very small and the upper floor is even smaller (due to the 80% rule). By following the RF-G Zone, the applicant is only able to design a small one bedroom home that does not have a family room or living room and is well below the maximum floor area allowed for this lot size.

## Staff Comments:

- The subject properties are located on 84 Avenue, which is designated a collector road. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law No. 8830, identifies a 24-metre (79 feet) wide road allowance for collector roads. The current 24-metre (79 ft.) wide road allowance for a collector road, approved by Council in 2012, is a 2.0-metre (7-ft.) increase from the previous collector road allowance of 22 metres (72 ft.).
- 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 ultimate highway allowance plus the required setback of the Zone in which the lot is located.
- Under the RF-G Zone, the required front yard setback is 7.5 metres (25 ft.) with an allowable reduction down to 5.5 metres (18 ft.) for a maximum of 50% of the length of the front of the dwelling excluding the garage.
- In the case of the subject site, the required front yard setback for the existing lots would be 12 metres (39 feet) from the ultimate centerline of 84 Avenue plus the 7.5-metre (25 feet) and/or 5.5-metre (18 ft.) front yard setback requirement of the RF-G Zone, for a total setback of 19.5 metres (64 feet) and/or 17.5 metres (57 ft.) from the existing centerline of 84 Avenue.
- Lots to the west of the subject site were created in 2005. At that time, and the minimum front yard setback under the RF-G Zone was the same 7.5 metres (25 ft.) / 5.5 metres (18 ft.); however due to the lesser road allowance requirement, the front yard setback, as measured from the centreline was 18.5 metres (61 ft.)/16.5 metres (54 ft.).
- To achieve a consistent streetscape along this block of 84 Avenue, a variance to reduce the front yard setback of the RF-G Zone for Lots 5 and 6 (the two westerly lots) from 7.5 metres (25 feet) and 5.5 metres (18 ft.) to 6.5 metres (21 feet) and 4.5 metres (15 ft.) on Lot 6 and 5.0 metres (16 ft.) on Lot 5 has merit. A slightly larger relaxation is requested on Lot 5 given that it is a corner lot that will have a side access garage.
- Given the riparian area dedication requirements from the original Development Application No. 7912-0193-00 and to achieve a functional main floor plan for Lot 7 (the easterly lot), a variance to reduce the front yard setback of the RF-G Zone from 7.5 metres (25 feet) and 5.5 metres (18 ft.) to 5.0 metres (16 ft.) for the garage, 3.0 metres (10 ft.) for the remaining 50% of the front length of the principal building and 1.0 metre (3 ft.) to the attached porch or veranda has merit.
- Although Lot 7 meets the minimum lot width, depth and area requirements of the RF-G Zone, the irregular shape of the lot makes it difficult to achieve a functional floor plan on the main floor of the house.

- The permitted density of Lot 7 would allow for a maximum house size of 200 square metres (2,154 sq.ft.), however given the irregular shape of the lot, the maximum achievable house size without setback variances is 159 square metres (1,713 sq.ft.). With the proposed variances, the proposed house can achieve the maximum allowable house size of 200 square metres (2,154 sq.ft.) as permitted in the RF-G Zone.
- The RF-G Zone requires a minimum 3.6-metre (12 ft.) side yard setback on a flanking street. Because Lot 5 is a corner lot that fronts a collector road and flanks a local road, the driveway access will be from the local road, which is the side yard. The applicant has demonstrated that the floor area located behind the garage is not functional floor space with the standard setback requirement and as such, a reduced side yard setback on a flanking street of 2.4 metres (8 ft.) is requested in order to have a more functional floor area behind the garage.
- Section D.3 (c) of the RF-G Zone requires that the floor area of the second storey of the principal building not exceed 80% of the floor area of the first storey of the building including the garage but excludes any portion of the structure located within 7.5 metres (25 ft.) of the front lot line. The applicant is requesting that the additional floor area created on the first storey by the requested front yard setback relaxations be allowed to be included in the 80% calculation for the second storey to further improve the efficiency of the house plan. This request has merit as it still achieves the intent of reducing the massing of the house along the street.
- Staff support the requested variances.

#### 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. 7914-0204-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

SAL/da

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0204-00

Issued To: DREAM CASTLE HOMES LTD

Address of Owner: 202, 7928 - 128 Street  
Surrey, BC V3W 4E8

Issued To: PARMINDER K MEHTA

Address of Owner: 14931 - 63 Avenue  
Surrey, BC V3S 2X1

Issued To: PARBH HOMES LTD.

Address of Owner: 10640 - 144 Street  
Surrey, BC V3T 4V9

(collectively referred to as "the Owner")

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: 029-218-535  
Lot 5 Section 25 Township 2 New Westminster District Plan EPP31713

16708 - 84 Avenue

Parcel Identifier: 029-218-543  
Lot 6 Section 25 Township 2 New Westminster District Plan EPP31713

16716 - 84 Avenue

Parcel Identifier: 029-218-551  
Lot 7 Section 25 Township 2 New Westminster District Plan EPP31713  
16722 - 84 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Section F in Part 17 Single Family Residential Gross Density Zone (RF-G) is varied to reduce the minimum front yard setback for the principal building as follows:
    - i. from 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 5.0 metres (16 ft.) for Lot 5 at 16708 - 84 Avenue;
    - ii. from 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 6.5 metres (21 ft.) and 4.5 metres (15 ft.) for Lot 6 at 16716 - 84 Avenue; and
    - iii. from 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 5.0 metres (16 ft.) for the garage, 3.0 metres (10 ft.) for the remaining 50% of the width of the principal building, and 1.0 metre (3 ft.) for the attached front porch or veranda for Lot 7 at 16722 - 84 Avenue.
  - (b) Section F in Part 17 Single Family Residential Gross Density Zone (RF-G) is varied to reduce the minimum side yard setback on a flanking street for the principal building from 3.6 metres (12 ft.) to 2.4 metres (8 ft.) for Lot 5 at 16708- 84 Avenue;
  - (c) Section D.3(c) in Part 17 Single Family Residential Gross Density Zone (RF-G) is varied to allow portions of the first storey of the building to be included in the calculation of the maximum 80% floor area of the second storey of the building as follows:
    - i. from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) from the front lot line for Lot 5 at 16708 - 84 Avenue;
    - ii. from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) from the front lot line for Lot 6 at 16716 - 84 Avenue; and
    - iii. from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) from the front lot line for Lot 5 at 16722 - 84 Avenue.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7914-0204-00(A) through to and including 7914-0204-00(C) (the "Drawings") which are attached hereto and form 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.

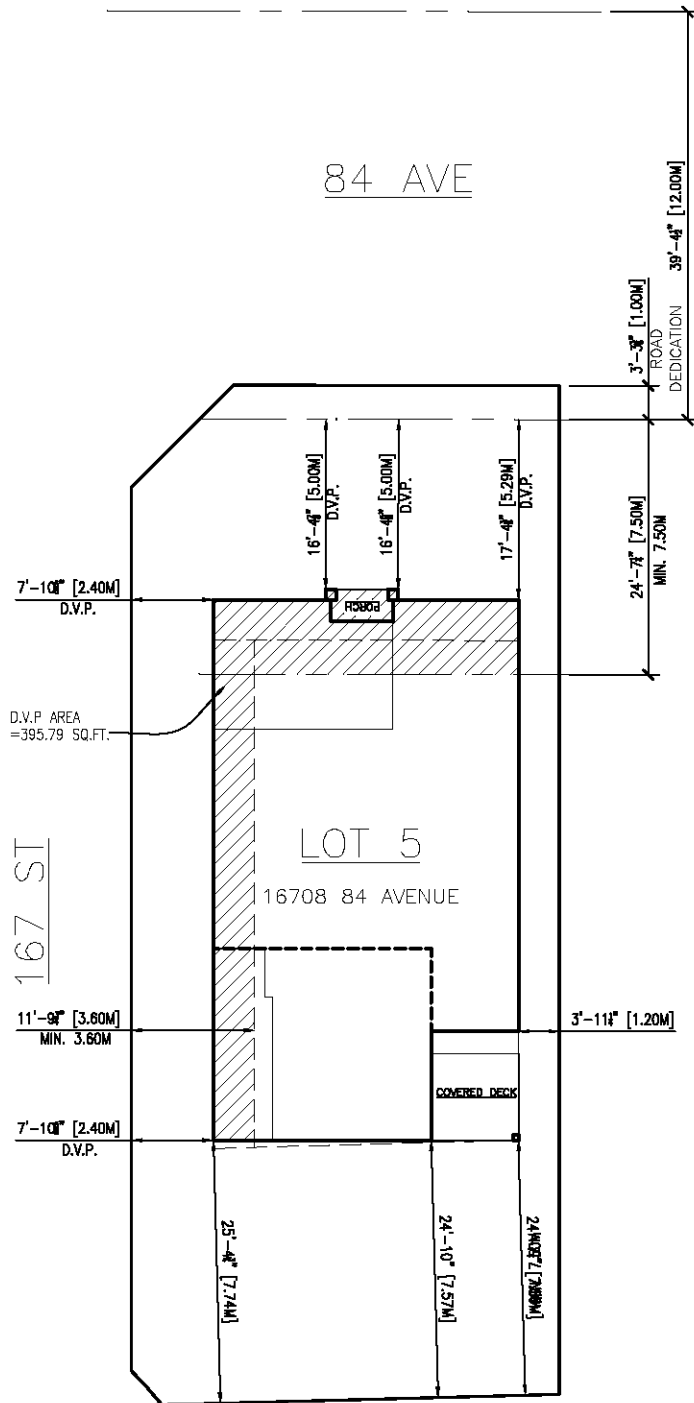
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



**PROPOSED D.V.P.**

- REDUCE SETBACK FOR FLANKING & FRONT YARDS

ZONING = RF-G

F.A.R. = 0.55

LOT SIZE = 3984.80ft<sup>2</sup> [370.20m<sup>2</sup>]

MAX FLOOR AREA = 2191.64ft<sup>2</sup> [203.61m<sup>2</sup>]

MAIN FLOOR WITH D.V.P.

MAIN FLOOR AREA = 1045.44 SQ.FT.  
 GARAGE AREA = 388.50 SQ.FT.  
 TOTAL MAIN FL. AREA = 1433.94 SQ.FT.

MAX TOP FLOOR AREA  
 1433.94 SQ.FT. x 80%  
 = 1147.15 SQ.FT.

TOP FLOOR WITH D.V.P.

TOP FLOOR AREA = 1014.89 SQ.FT.  
 OPEN TO BELOW AREA = 259 SQ.FT.  
 NET TOP FL. AREA = 755.39 SQ.FT.

TOTAL FLOOR AREA = 2189.33 SQ.FT.

MAIN FLOOR WITHOUT D.V.P.

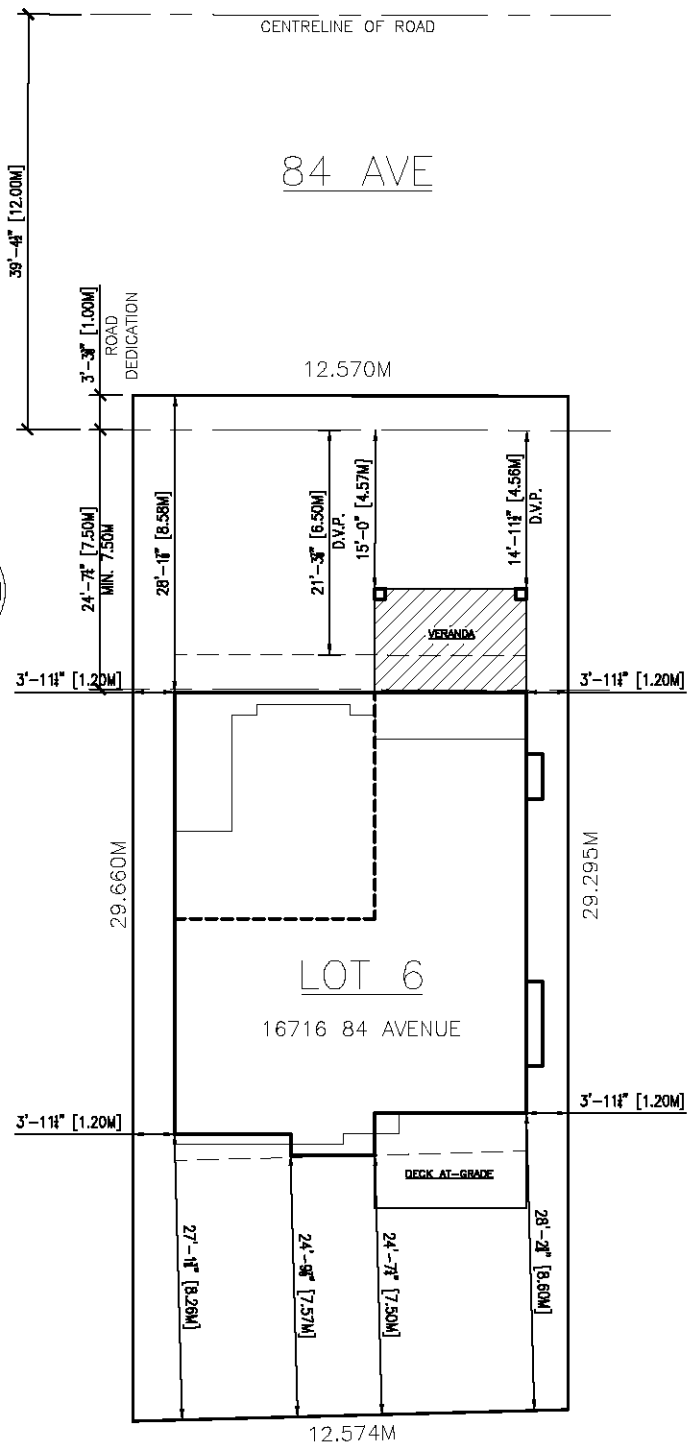
MAIN FLOOR AREA = 604.89 SQ.FT.  
 GARAGE AREA = 388.50 SQ.FT.  
 TOTAL MAIN FL. AREA = 993.39 SQ.FT.

MAX TOP FLOOR AREA  
 993.39 SQ.FT. x 80%  
 = 794.69 SQ.FT.

TOP FLOOR WITHOUT D.V.P.

TOP FLOOR AREA = 794.69 SQ.FT.  
 STAIRS AREA = 51.04 SQ.FT.  
 NET TOP FL. AREA = 743.65 SQ.FT.

TOTAL FLOOR AREA = 1737.04 SQ.FT.



PROPOSED D.V.P.  
- REDUCE THE SETBACK FOR VERANDA

ZONING = RF-G

F.A.R. = 0.55

LOT SIZE = 3988.03ft<sup>2</sup> [370.50m<sup>2</sup>]

MAX FLOOR AREA = 2193.42ft<sup>2</sup> [203.78m<sup>2</sup>]

MAIN FLOOR WITH D.V.P.

MAIN FLOOR AREA = 977.00 SQ.FT.  
GARAGE AREA = 408.50 SQ.FT.  
TOTAL MAIN FL. AREA = 1385.50 SQ.FT.

MAX TOP FLOOR AREA  
(1385.50 SQ.FT. + 141.20 SQ.FT.) x 80%  
= 1221.36 SQ.FT.

TOP FLOOR WITH D.V.P.

TOP FLOOR AREA = 1207.51 SQ.FT.  
OPEN TO BELOW AREA = 336.38 SQ.FT.  
STAIRS AREA = 63.29 SQ.FT.  
NET TOP FL. AREA = 807.84 SQ.FT.

TOTAL FLOOR AREA = 2193.34 SQ.FT.

MAIN FLOOR WITHOUT D.V.P.

MAIN FLOOR AREA = 833.50 SQ.FT.  
GARAGE AREA = 408.50 SQ.FT.  
TOTAL MAIN FL. AREA = 1242.00 SQ.FT.

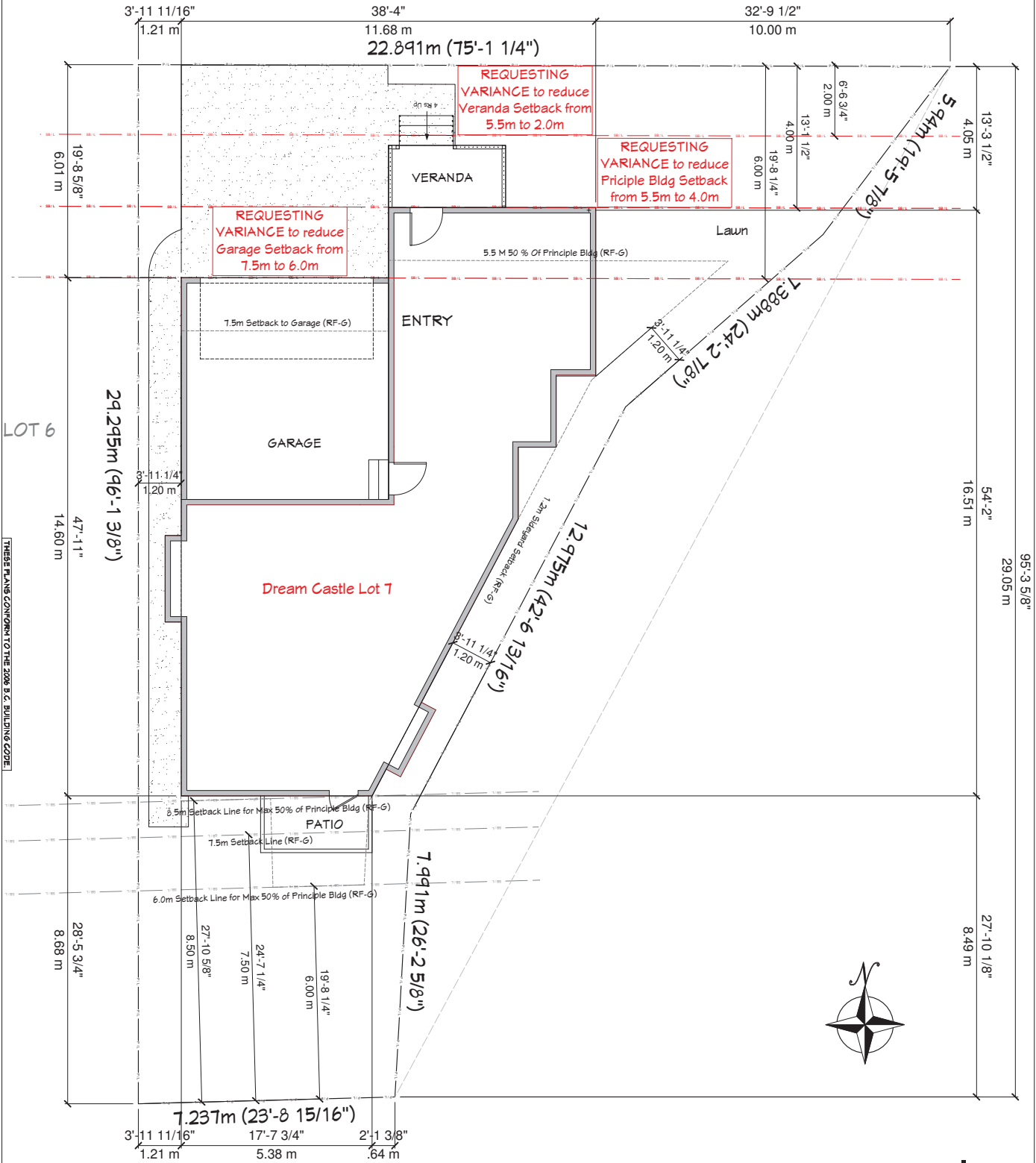
MAX TOP FLOOR AREA  
1242.00 FT. x 80%  
= 993.60 SQ.FT.

TOP FLOOR WITHOUT D.V.P.

TOP FLOOR AREA = 993.60 SQ.FT.  
OPEN TO BELOW AREA = 256.23 SQ.FT.  
STAIRS AREA = 63.29 SQ.FT.  
NET TOP FL. AREA = 674.08 SQ.FT.

TOTAL FLOOR AREA = 1916.08 SQ.FT.

# 84th Ave



# SITE PLAN

Plan No:	A-4.0
Revision:	0
Date:	December 11, 2019
Scale:	1/4" = 1' (for as noted)
Version:	Final Board 10-20-2019 12:11:43
Sheet Title:	
Form Number:	
Drawn:	RCL, LV
Checked:	RCL
Date:	December 11, 2019

**Client:**  
 DreamCastle Homes Ltd.

**City Project No:**  
 12-0195 (DreamCastle)

**Site Location:**  
 Lot 7, 16710-84 Avenue, Surrey, BC

**APPEX DESIGN GROUP INC**  
 1491 ST. - 102 - 103 Street  
 One (866) 565-5251 Fax: (604) 565-5456  
 Website: [www.appexdesigngroup.com](http://www.appexdesigngroup.com)

**REGISTERED PROFESSIONAL ENGINEER**  
 STRUCTURAL ENGINEERING STAMP

**APPEX DESIGN GROUP INC**

**DYP**