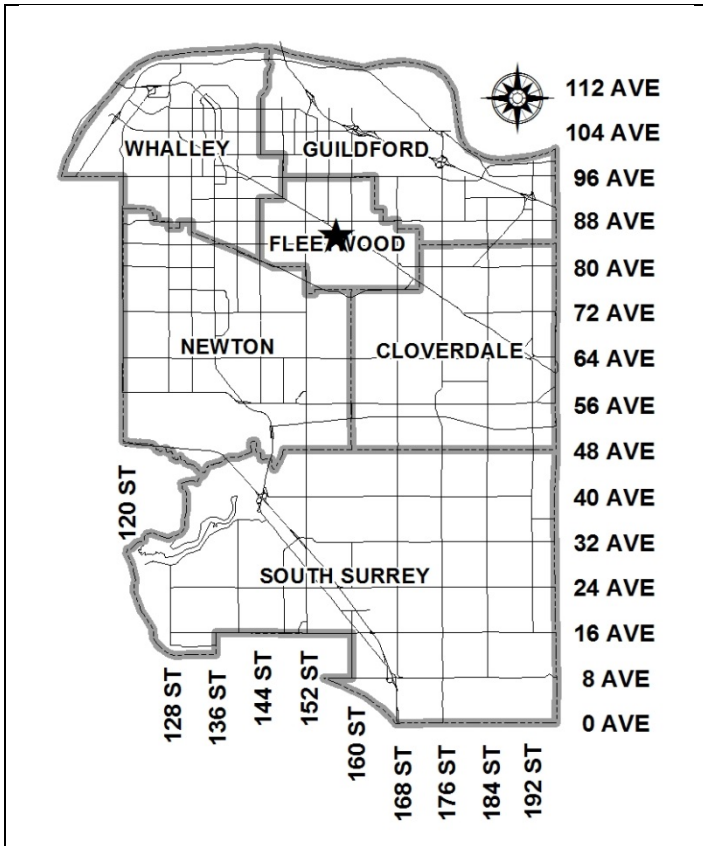


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0228-00

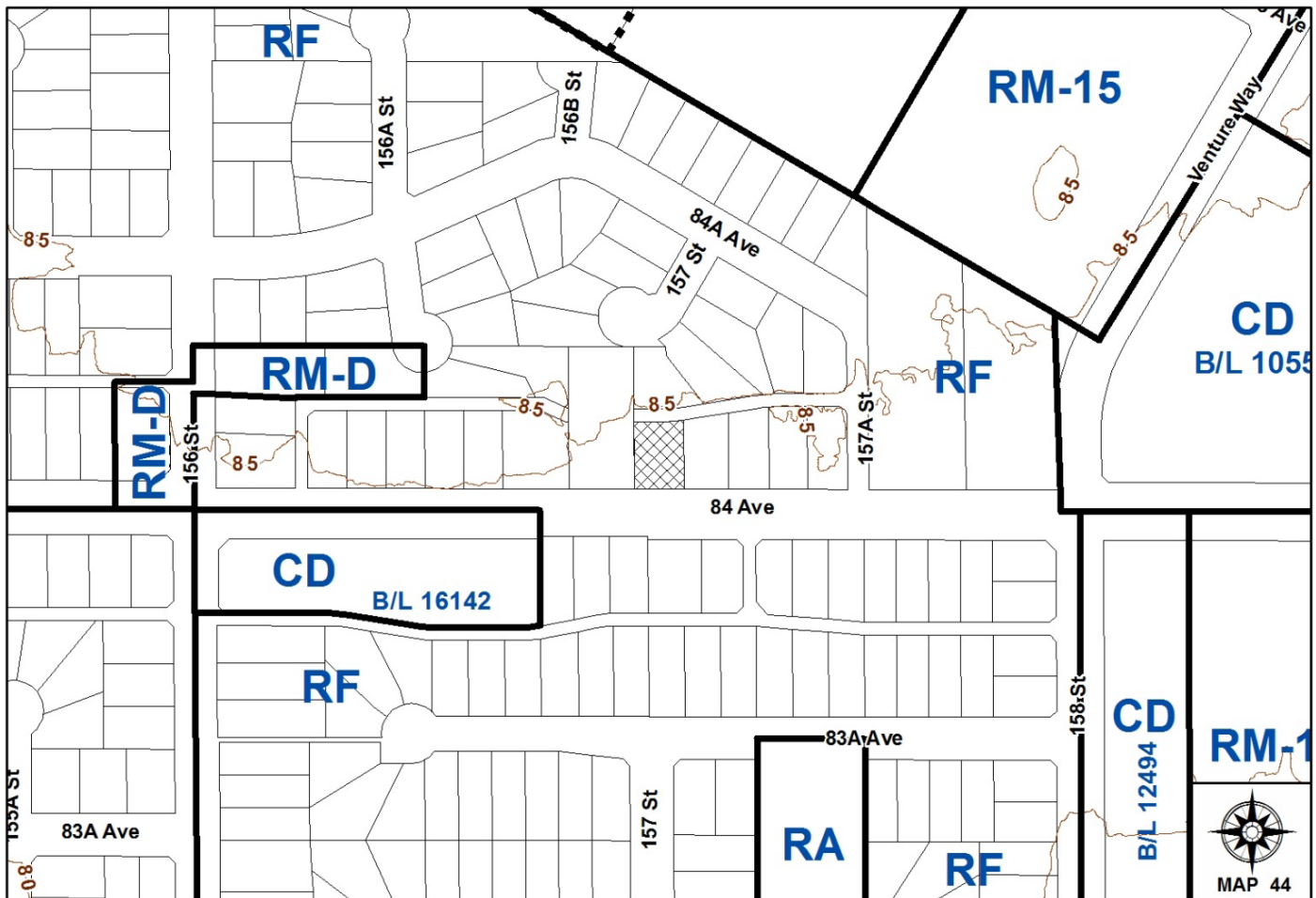
Planning Report Date: September 8, 2014



PROPOSAL:

- **Development Variance Permit**
 in order to reduce the front yard setback for a principal building on a single family lot impacted by special setbacks for road allowance requirements.

LOCATION: 15701 - 84 Avenue
OWNER: Ammar, Liaqat, and Samara Bajwa
ZONING: RF
OCP DESIGNATION: 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 Zone from 7.5 metres (25 ft.) to 5.3 metres (17 ft.).

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.
- 84 Avenue is an Arterial Road, and under the new standards of the Subdivision & Development By-law approved by Council in 2012, the ultimate width for an Arterial Road increased from 27 metres (89 ft.) to 30 metres (98 feet).
- The reduced setback will achieve a consistent streetscape with uniform building setbacks with existing homes to the east.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0228-00 (Appendix III) 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 5.3 metres (17 feet).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East:	Single family dwelling.	Urban	RF
South (Across 84 Avenue):	Single family dwelling.	Urban	RF
West:	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located on the north side of 84 Avenue, west of 157A Street. The property is designated "Urban" in the Official Community Plan (OCP).
- The subject property was created in 1987 as part of a 10-lot subdivision and is currently zoned "Single Family Residential Zone (RF)". The subject lot is 724 square metres (7,797 sq. ft.) in area.
- In accordance with Part 7 Special Building Setbacks of Zoning By-law No. 12000, setbacks on lots abutting an existing or Future Major Road are measured from the centerline of the ultimate road allowance. 84 Avenue is an arterial road, and under the revised standards of the Subdivision & Development By-law approved by Council in 2012, the width for an arterial road increased from 27 metres (89 ft.) to 30 metres (98 feet).

- The subject lot was created in 1987, and a 9.634-metre (31.5 ft.) no-build Restrictive Covenant was registered on title to increase the front yard setback. The 4 neighbouring properties to the east all share this same setback requirement.
- The lot is also encumbered by a 5-metre (16 ft.) wide drainage right-of-way along the western property line and an approximate 8.5-metre (28 ft.) long hammerhead turnaround along a portion of the rear of the property, which further limits the size of a dwelling that can be constructed.

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 5.3 metres (17 feet) for the principal building. This will allow for the house to be constructed in-line with recently constructed homes to the east.
- Without the requested variance, the applicant could only build a 310-square metre (3,340 sq. ft.) dwelling. The requested variance will allow for an additional 40 square metres (433 sq. ft.) of floor area for a total building area of 393 square metres (4,229 sq. ft.).

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 5.3 metres (17 feet) for the principal building.

Applicant's Reasons:

- The revised arterial road standard of 30 metres (98 feet) width will result in any future buildings on the lot being set back 2.77 metres (9 feet) further than the existing 9.634-metre (31.5 ft.) Restrictive Covenant requirement.
- The applicant wishes to maintain a setback similar to the 9.63-metre (32 ft.) restrictive covenant in order to match the siting of the existing dwellings to the east.
- Another easement and right-of-way on the property further limit the developable area of the lot.

Staff Comments:

- The subject properties are located on 84 Avenue, which is designated Arterial 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 30-metre (98 feet) wide road allowance for Arterial Roads. The current 30-metre (98 feet) wide road allowance for an arterial road is a 3-metre (10 feet) increase from the previous arterial road allowance of 27 metres (89 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 15 metres (49 feet) from the ultimate centerline of 84 Avenue plus the 7.5-metre (25 feet) front yard setback requirement of the RF Zone, for a total setback of 22.5 metres (74 feet) from the centerline of 84 Avenue.
- To achieve a consistent streetscape along this block of 84 Avenue, a variance to reduce the front yard setback of the RF Zone from 7.5 metres (25 feet) to 5.3 metres (17 feet) has merit. This would provide a building setback from the centerline of 84 Avenue of 15 metres (49 feet) plus the 5.3-metre (17 feet) front yard setback for a total setback of 20.3 metres (67 feet).
- Rather than varying the road allowance requirements for an Arterial Road, as specified in Schedule K of the Subdivision & Development By-law, staff support a variance to reduce the front yard setback of the RF Zone.
- Should Council approve the proposed variance, the existing Restrictive Covenant will be discharged accordingly.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan and Floor Plan,
Appendix III.	Development Variance Permit No. 7914-0228-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

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DRV 9/4/14 8:46 AM

Information for City Clerk

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

1. (a) Agent: Name: Liaqat Bajwa

 Address: 8009 - 162A Street
 Surrey, BC V4N 0J6

 Tel: 604-591-1216 - Home
 604-591-1216 - Cellular

2. Properties involved in the Application
 - (a) Civic Address: 15701 - 84 Avenue

 - (b) Civic Address: 15701 - 84 Avenue
 Owners: Samara A Bajwa
 Liaqat A Bajwa
 Ammar A Bajwa

 PID: 008-235-937
 Lot 5 Section 26 Township 2 New Westminster District Plan 75147

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7914-0228-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

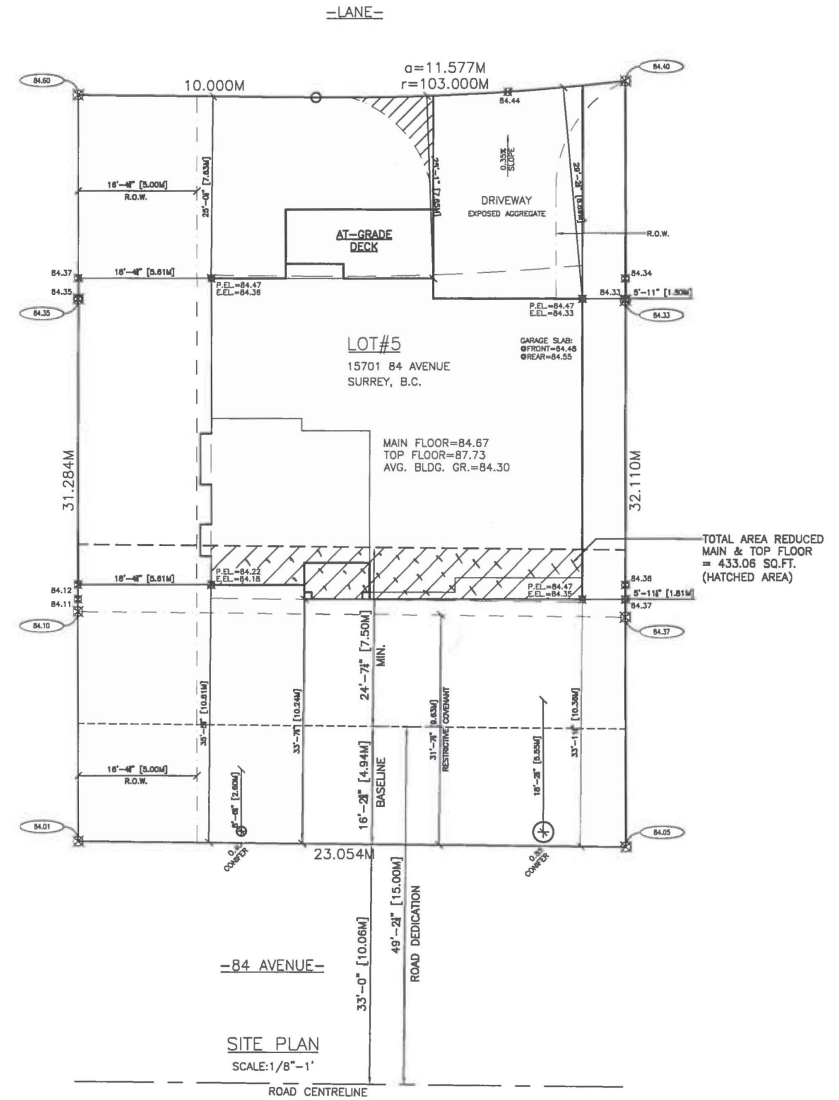


LOT CALCULATIONS W/ VARIANCE

CIVIC ADDRESS: 15701 84 AVENUE
ZONING: RF
LOT AREA: 7796.7 SQ.FT.
PERMITTED FLOOR AREA RATIO: (60% x 8000.00 SQ.FT.) + (35% x 1796.7 SQ.FT.) = 4228.8 SQ.FT.
PROPOSED FLOOR AREA RATIO: MAIN + GARAGE + NET TOP FL. = 3772.6 SQ.FT.

LOT CALCULATIONS W/O VARIANCE

CIVIC ADDRESS: 15701 84 AVENUE
ZONING: RF
LOT AREA: 7796.7 SQ.FT.
PERMITTED FLOOR AREA RATIO: (60% x 8000.00 SQ.FT.) + (35% x 1796.7 SQ.FT.) = 4228.8 SQ.FT.
PROPOSED FLOOR AREA RATIO: MAIN + GARAGE + NET TOP FL. = 3339.5 SQ.FT.



THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE	TITLE	DWN:	DRAWING NO.
						PROPOSED RESIDENCE FOR LIAQAT BAJWA LOT#5, 15701 84 AVENUE SURREY, B.C.	GW	DD14-6558-P1
							SCALE: AS NOTED	
							DATE: MAY 27, 14	
							CHKD:	
							PHONE: 604-591-1216	



Dhillon Designs Ltd.

DHILLON DESIGNS LTD.
 UNIT 215 - 1530-800 AVE.
 SURREY, B.C. V3W 3A8
 PHONE: (604) 590-2808
 FAX: (604) 590-2878
 EMAIL: info@dhillondesigns.com

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0228-00

Issued To: Ammar, Liaqat, and Samara Bajwa
("the Owner")

Address of Owner: 8009 - 162A STREET
SURREY BC V4N 0J8

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: 008-235-937
Lot 5 Section 26 Township 2 New Westminster District Plan 75147
15701 - 84 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 the principal building is reduced from 7.5 metres (25 ft.) to 5.3 metres (17 ft.).

4. The siting of buildings and structures shall be in accordance with the drawings numbered 7914-0228-00 (A) (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 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

