

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0358-00

Planning Report Date: July 27, 2020

**PROPOSAL:**

- **Development Variance Permit**

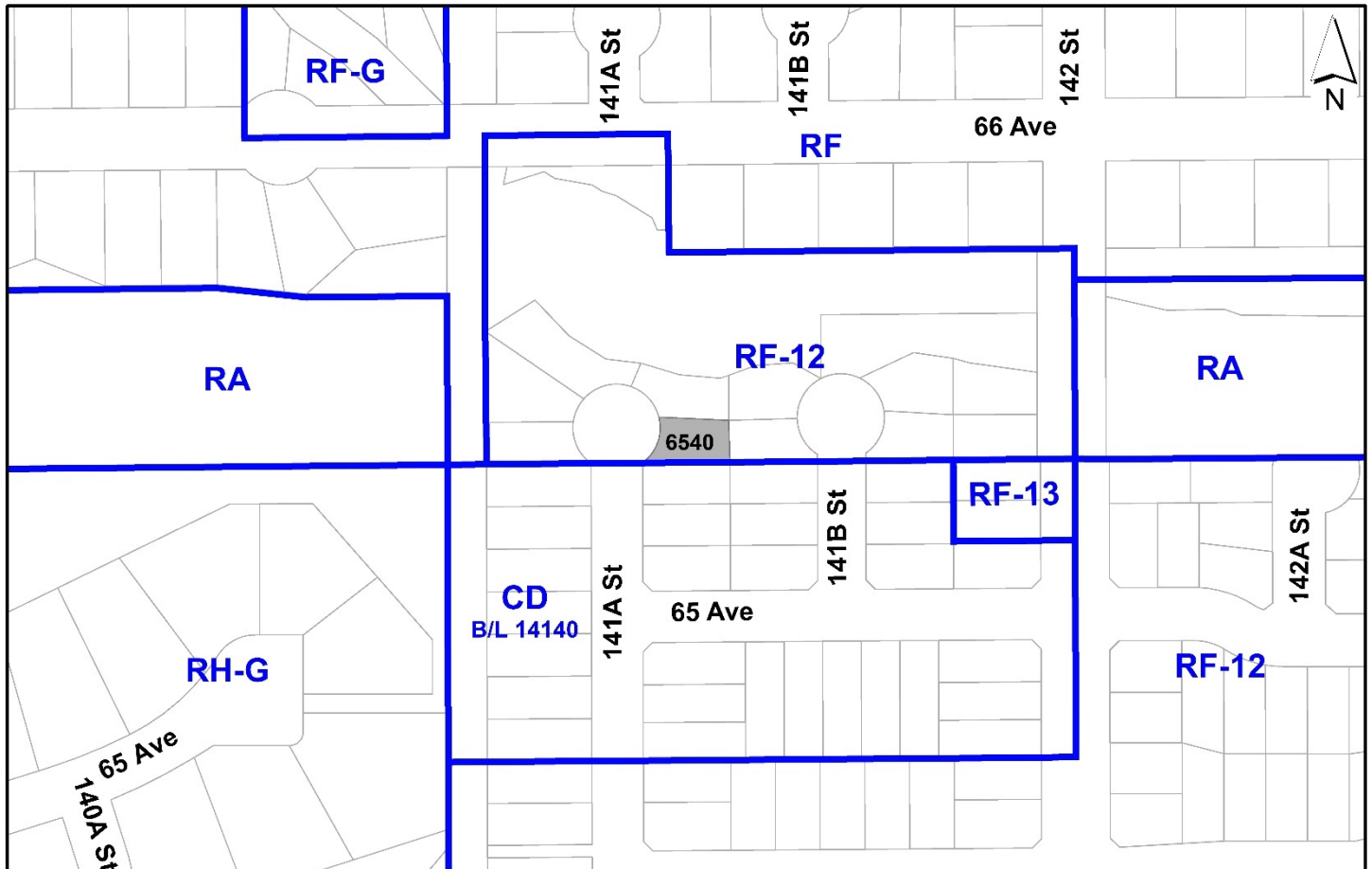
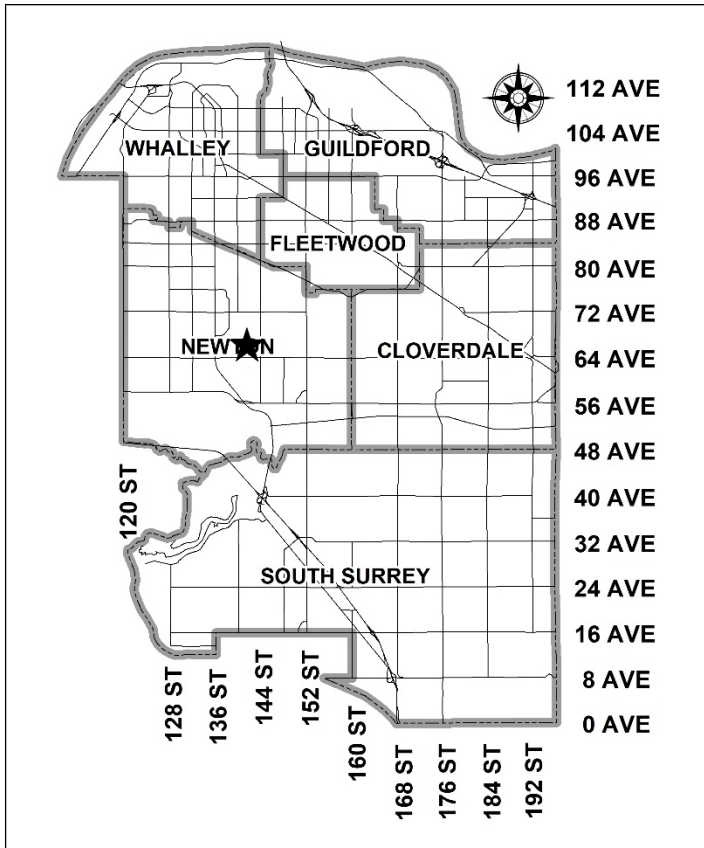
to reduce the front yard and rear yard setbacks to permit the development of a single-family dwelling.

LOCATION: 6540 - 141A Street

ZONING: RF-12

OCP DESIGNATION: Urban

NCP DESIGNATION: Small Lot Single Family



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is seeking a Development Variance Permit to reduce the minimum front and rear yard setbacks of the "Single Family Residential (12) Zone (RF-12)".

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Single-Family Small Lot designation in the South Newton Neighbourhood Concept Plan (NCP).
- Applying the building setback requirements of Zoning By-law No. 12000, will not allow for a standard single-family dwelling to be constructed on the lot. The irregular shape and depth of the lot does not allow for a functional building footprint. The reduction to the front and rear yard setbacks will allow the applicant to design a more functional floor plan while achieving a similar house size relative to the existing adjacent dwellings.
- Council has recently approved two other projects with similar constraints on lots in this area under Application Nos. 7919-0334-00 and 7920-0005-00.
- The setback reductions that are proposed should not have a significant visual impact on the streetscape or neighboring properties.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0358-00 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF-12 Zone from 4.0 metres to 3.0 metres for 50% of the width of the front of the principal building;
  - (b) to reduce the minimum front yard setback of the RF-12 Zone from 2.0 metres to 1.5 metres for the veranda; and
  - (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres to 5.5 metres for the 50% of the width of the rear of the principal building.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family	Single Family Small Lots	RF-12
North:	Single Family	Single Family Small Lots	RF-12
East:	Single Family	Single Family Small Lots	RF-12
South:	Single Family	Single Family Small Lots	RF-12
West (Across 141A Street):	Single Family	Single Family Small Lots	RF-12

### Context & Background

- The subject property is 330 square metres in size and located on the east side of 141A Street near the end of a cul-de-sac. The property is designated Urban in the Official Community Plan (OCP), Small Lot Single Family in the South Newton Neighbourhood Concept Plan (NCP) and zoned "Single Family Residential 12 (RF-12) Zone". The property abuts single family residential to the north, east and south.
- The property was created through Development Application No. 7905-0145-00. The subdivision created the subject lot fronting 141A Street while transferring a 6,560 square metres sized lot to the City for park.
- The abutting property to the north at 6550 141A Street (under Development Application No. 7919-0334-00), and properties to the west across 141A Street at 6545 & 6551 141A Street (under Development Application No. 7920-0005-00 and 7920-0031-00) also propose reduced setbacks.

- Application Nos. 7919-0334-00 and 7920-0005-00 have been approved by Council, and Application No. 7920-0031-00 is expected to proceed for Council's consideration in the near future.
- A Statutory Building Scheme and Building Scheme Restrictive Covenant were registered on title of the subject property under Development Application No. 7905-0145-00 to ensure that any future single-family dwelling would align with house designs in the surrounding neighborhood.

## DEVELOPMENT PROPOSAL

The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum front yard and rear yard setback requirements of the RF-12 zone in order to permit a single-family dwelling.

### Referrals

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

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

The subject property is designated Urban in the Official Community Plan (OCP). The proposed single-family house with a secondary suite complies with the Urban designation.

### Zoning By-law

- The applicant is requesting the following variances:
  - (a) to reduce the minimum front yard setback of the RF-12 Zone from 4.0 metres to 3.0 metres for 50% of the width of the front of the principal building;
  - (b) to reduce the minimum front yard setback of the RF-12 Zone from 2.0 metres to 1.5 metres for the unenclosed and unhabitable veranda; and
  - (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres to 5.5 metres for 50% of the width of the rear of the principal building.
- The proposed lot is irregularly shaped with a reduced depth of 22.4 metres and has frontage on a cul-de-sac bulb. The property to the north at 6550 141A Street proposed reduced setbacks under Development Application No. 7919-0334 for similar reasons. That application was approved by Council on July 13, 2020.
- Applying the building setback requirements of Zoning By-law No. 12000, would not allow a typically sized single-family dwelling size to be constructed on the lot.

- The irregular shape and depth of the lot does not allow for a functional building footprint. The reduction to the front and rear yard setbacks will allow the applicant to design a more functional floor plan while achieving a similar house size relative to the existing adjacent dwellings.
- On-site parking will not be affected by the proposed setback variances. The lot will be able to accommodate a minimum of three (3) off-street parking spaces, including for providing a 6.0-metre (20 ft.) long driveway, meeting the requirement of the Zoning By-law.
- The proposed reduced rear yard of 5.5 metres for 50% of the width of the building will allow for a functional rear yard.
- Staff support the requested variances to proceed for consideration.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7919-0358-00

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

HS/cm

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7919-0358-00

Issued To:

(the "Owner")

Address of 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: 030-934-630  
Lot 5 Section 16 Township 2 New Westminster District Plan EPP72052  
6540 - 141A Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title has been issued, as follows:

Parcel Identifier:

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- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - a) In Section F Yards and Setbacks of Part 17(a) "Single Family Residential (12) Zone", the minimum front yard setback of the principal building is reduced from 4.0 metres to 3.0 metres for 50% of the width of the front of the principal building.
  - b) In Section F Yards and Setbacks of Part 17(a) "Single Family Residential (12) Zone", the minimum front yard setback of the principal building is reduced from 2.0 metres to 1.5 metres for the veranda.
  - c) In Section F Yards and Setbacks of Part 17(a) "Single Family Residential (12) Zone", the minimum rear yard setback of the principal building is reduced from 7.5 metres to 5.5 metres for 50% of the width of the rear of the principal building.
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 – Doug McCallum

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City Clerk – Jennifer Ficocelli



**RF-12 ZONE**  
**TYPE II**

**ZONING ANALYSIS** RF-12 TYPE II

SURVEY PROJECT NUMBER : 00-0145-00  
 LOT NUMBER : 5 LOT AREA = 3000sq m  
 ADDRESS : 6540 141A STREET, SURREY, BC  
 SINGLE FAMILY RESIDENTIAL (12) ZONE (RF-12 TYPE II)

**SECTION B. PERMITTED USES**

SINGLE FAMILY DETACHED DWELLING : YES  
 SECONDARY SUITE DECLARED : NO

**SECTION D. DENSITY (FLOOR AREA)**

AVENUE EXISTING GRADE AROUND PRINCIPAL DWELLING :  
 (25.140+25.140+25.140) / 3 = 25.13  
 PROPOSED HEIGHT (CLAS TO SURFACE) = N/A  
 PROPOSED HEIGHT (CLAS ELEVATION) = N/A  
 INCIDENT IS : 00.00 5' BELOW AVE. EXISTING GRADE  
 (THEREFORE INCIDENT AREA NOT COVERED)  
 MAX. FLOOR AREA (F.A.R.) = 0.72  
 MINIMUM FLOOR AREA BASED ON F.A.R. = 237.6 m<sup>2</sup>  
 FLOOR AREA CAP = 100 m<sup>2</sup> (EXIST. OUTLET)  
 THEREFORE BLDG MAX. FLOOR AREA = 237.6 m<sup>2</sup>

PROPOSED FLOOR AREA	m <sup>2</sup>	Sq. Ft.
MAIN FLOOR INCLUDING VERANDA	134.12	1448.70
UPPER F.L.E. EXCL. OPEN TO BELOW	104.27	1125.24
DOWN FLOOR AREA EXCL. OPEN TO BELOW	0.00	0.00
OUTDOOR SPACE > 2.4m ABOVE EXISTING GRADE	0.00	0.00
VERANDA	23.81	256.56
GARAGE AREA (COUNT MAX. 30' x 10')	228.71	2473.23

\* WHERE EXTENDED HEIGHT > 15 FEET (EXCEPT STAIRS EXCEPT)  
 \*\* EXCEPT FOR USE OF MAX. FLOOR AREA OF WHICH 10% MUST BE RESERVED FOR A PORCH OR VERANDA

**80/20 CALCULATION :**  
 MAIN FLOOR AREA INCLUDING VERANDA = 134.12 m<sup>2</sup>  
 AREA OF MAIN FLOOR AREA INCL. VERANDA = 134.12 m<sup>2</sup>  
 AREA OF UPPER FLOOR SET BACK FROM FRONT/REAR = 23.84 m<sup>2</sup>

**SECTION E. LOT COVERAGE**

LOT SIZE = 3000 m<sup>2</sup>  
 MAX. LOT COVERAGE @ 50% = 165.0 m<sup>2</sup>

PROPOSED LOT COVERAGE	m <sup>2</sup>	Sq. Ft.
AREA OF DWELLING INCL. PORCH	124.14	1346.96
AREA OF DECKS EXTENDING OVERLAND	8.89	95.79
AREA OF SCREENED PORCH	0.00	0.00
SCREENS > 2.4m ABOVE EXISTING GRADE	0.00	0.00
SCREENS > 2.4m ABOVE EXIST. GRADE	0.00	0.00
TOTAL	133.03	1442.75

**SECTION F. YARDS AND SETBACKS**

PRINCIPAL DWELLING	REQUIRED	ACTUAL
FRONT SETBACK TO GARAGE	0.00	0.00
FRONT SETBACK TO VERANDA	1.50M/5'0"	1.57
FRONT SETBACK TO VERANDA	1.50M/5'0"	1.54
FRONT SETBACK TO SIDE WALK & SIDE	0.50M/1'6"	0.50
REAR SETBACK TO GARAGE	0.00	N/A
REAR SETBACK TO MAIN FLOOR SIDE	0.00	N/A
RIGHT SIDE INTERIOR SETBACK	1.80	0.30
LEFT SIDE INTERIOR SETBACK	1.20	1.20
LANDSCAPING SETBACK	2.40	N/A

ACCESSORY STRUCTURE	REQUIRED	ACTUAL
FRONT SETBACK	Not perm.	N/A
REAR SETBACK	0.00	0.00
INTERIOR SIDE SETBACK	0.00	0.00
OPPOSITE INTERIOR SIDE SETBACK	0.00	0.00
LANDSCAPING SIDE SETBACK	0.00	0.00

SEPARATION BETWEEN HOUSE AND GARAGE	REQUIRED	ACTUAL
MINIMUM SEPARATION REQUIRED	0.5	N/A
MIN. CLEAR SPACE FROM SIDE AND GAR.	0.5	N/A

**SECTION G. HEIGHT OF BUILDINGS**

NOTE: SEE ELEVATION DRAWINGS FOR DETAILS

PRINCIPAL DWELLING IF ROOF SLOPE > 3:12	REQUIRED	ACTUAL
PRINCIPAL DWELLING IF ROOF SLOPE < 3:12	7.30	0.00
ACCESSORY BUILDING	0.00	N/A
ACCESS: BUILDING SHOE SLOPE AS NAME	0.00	0.00

**SECTION H. OFF-STREET PARKING**

1) DRIVEWAY PERMITTED ONLY FROM LAINE (UNLESS DWP) OK  
 2) MINIMUM 2 OFF-STREET PARKING SPACES OK  
 3) NO TRIPLE GARAGES OK  
 4) DRIVEWAY WIDTH MINIMUM 6.0 m OK  
 5) NO DOUBLE GARAGE ON LOT < 13.14m WIDE UNLESS GARAGE AT REAR OR DWP ALLOWS DOUBLE GARAGE. OK

GARAGE DIMENSIONS (m)	REQUIRED	ACTUAL
MINIMUM INTERIOR WIDTH	2.30	2.30
MINIMUM INTERIOR HEIGHT	2.30	2.30
MINIMUM INTERIOR DEPTH	6.00	6.00
MINIMUM GARAGE AREA	39.0 m <sup>2</sup>	23.81

NO ENCROACHMENTS OF ANY AND MINIMUM WHEEL DIMENSIONS:

**SECTION I. LANDSCAPING**

MINIMUM POROUS SURFACE AREA :  
 AREA TO BE COVERED BY PERMEABLE SURFACE MATERIAL :  
 COVERED BY STRUCTURES TO BE POROUS : 130.29 136.77  
 1) PERCENT OF THE FRONT YARD TO BE COVERED : 29.28 29.28  
 2) PERCENT OF THE REAR YARD TO BE COVERED : 0.00 0.00  
 3) PERCENT OF THE SIDE YARD TO BE COVERED : 0.00 0.00  
 4) PERCENT OF THE FRONT YARD TO BE COVERED : 0.00 0.00  
 5) PERCENT OF THE REAR YARD TO BE COVERED : 0.00 0.00  
 6) PERCENT OF THE SIDE YARD TO BE COVERED : 0.00 0.00

**SECTION J. SPECIAL REGULATIONS**

INCIDENT ENTRY WELL IN REAR YARD OR IN REAR HALF OF SECTION ONLY

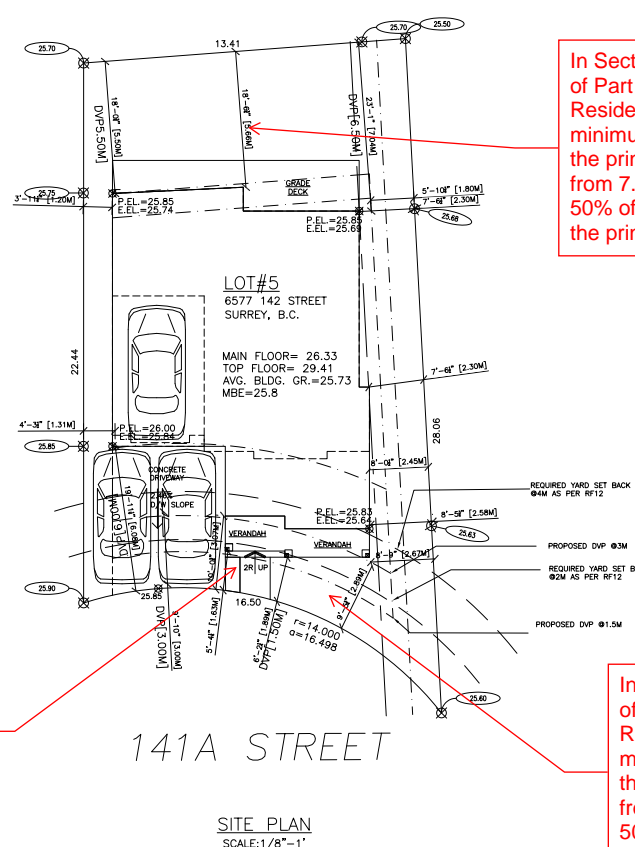
INCIDENT ENTRY WELL	MINIMUM	ACTUAL
MAX. AREA INCLUDING STAIRS (m <sup>2</sup> )	14.00	N/A

SECONDARY SUITE :

FLOOR AREA CAP FOR SUITE (m <sup>2</sup> )	REQUIRED	ACTUAL
MAX. SIZE OF ADJUTABLE FLOOR AREA	0.00	0.00

**SECTION L. OTHER REGULATIONS :**

FRONT SETBACK IS REQUIRED FROM THE MORE RESTRICTIVE OF THE FRONT LOT LINE OR FROM THE CENTERLINE OF THE ULTIMATE HIGHWAY ALLOWANCE. SEE CHARTER & BY-LAW (M.B. 8830)



In Section F Yards and Setbacks of Part 17(a) "Single Family Residential (12) Zone", the minimum rear yard setback of the principal building is reduced from 7.5 metres to 5.5 metres for 50% of the width of the rear of the principal building.

In Section F Yards and Setbacks of Part 17(a) "Single Family Residential (12) Zone", the minimum front yard setback of the principal building is reduced from 2.0 metres to 1.5 metres for the veranda.

In Section F Yards and Setbacks of Part 17(a) "Single Family Residential (12) Zone", the minimum front yard setback of the principal building is reduced from 4.0 metres to 3.0 metres for 50% of the width of the front of the principal building.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE



TITLE  
 PROPOSED RESIDENTIAL FOR  
 RAJIA DHILLON  
 LOT #5, 6540 141 A STREET  
 SURREY, B.C.

OWNER: P.K.  
 SCALE: 1/8"=1'  
 DATE: JAN.23.2020  
 CHNDR:  
 PHONE: 604-249-4444

DRAWING NO. DD19-8146-P1  
 THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.  
 DHILLON DESIGNS LTD.  
 UNIT 215-12830-ROTH AVE.  
 SURREY, B.C. V2W 3A8  
 PHONE: (604) 550-2808  
 FAX: (604) 590-2878  
 EMAIL: info@dhillondesigns.ca