

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0005-00

Planning Report Date: July 13, 2020

PROPOSAL:

- **Development Variance Permit**

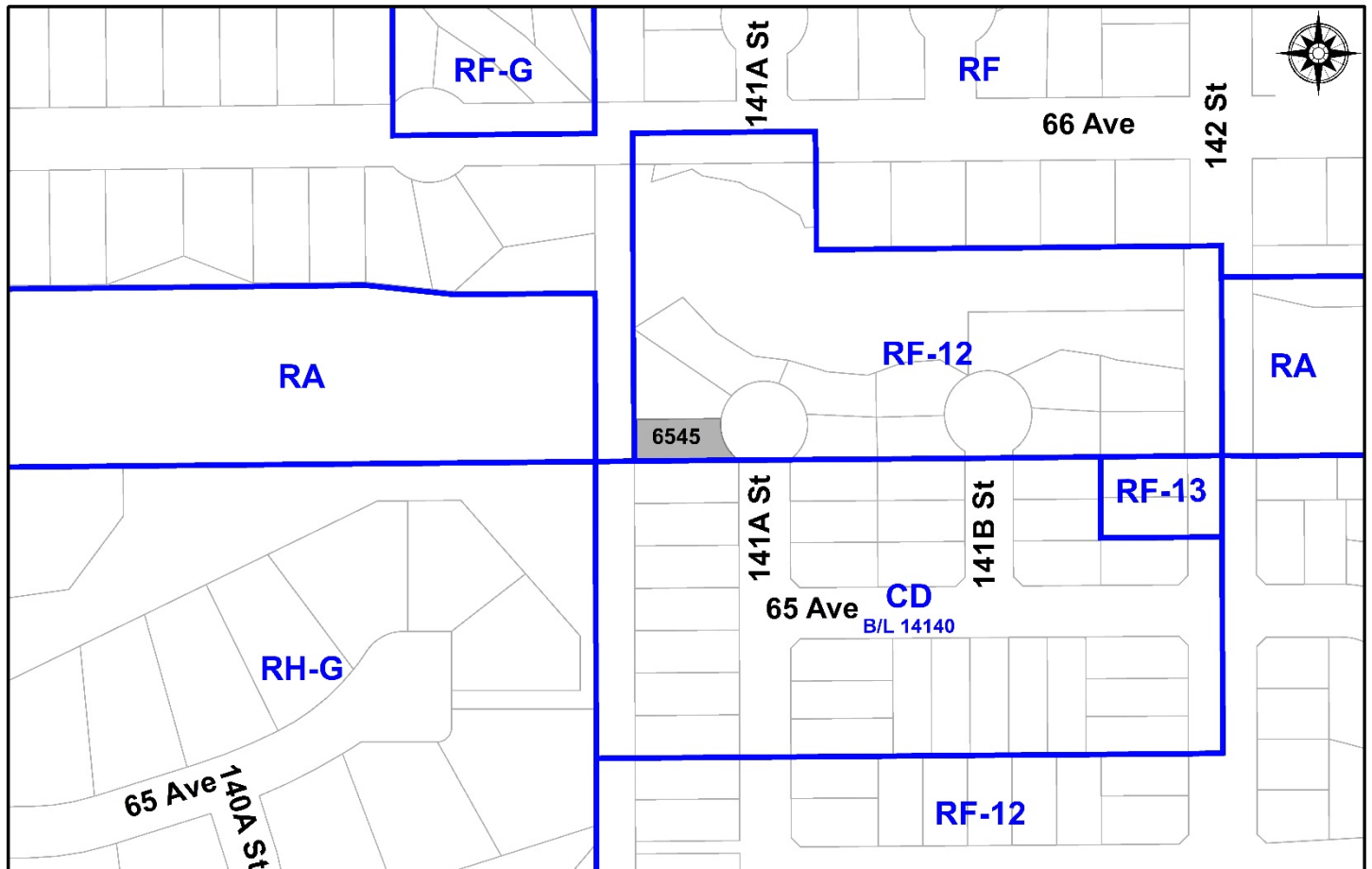
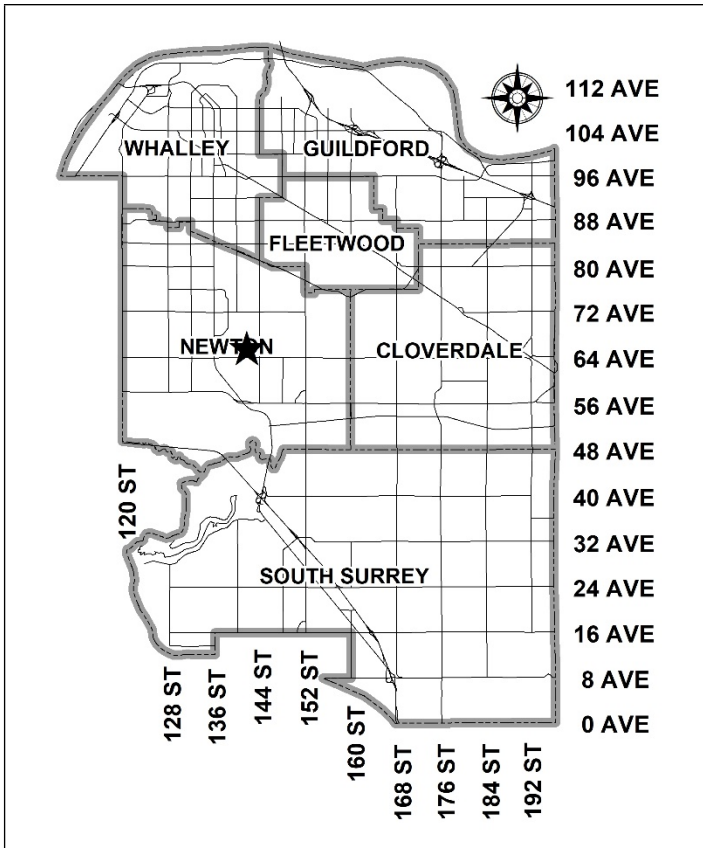
to reduce the front yard setback to permit the development of a single-family dwelling

LOCATION: 6545 - 141A Street

ZONING: RF-13

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



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 yard setback 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 sized single-family dwelling to be constructed on the lot. There is a 12.0 metre wide BC Hydro right-of-way along the rear of the property which encumbers the property and makes it difficult to create a functional building footprint. The reduction to the front 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.
- The setback reduction that is 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. 7920-0005-00 (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; and
 - (b) to reduce the minimum front yard setback of the RF-12 Zone from 2.0 metres to 1.5 metres for the veranda.

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 (Across 141A Street):	Single Family	Single Family Small Lots	RF-12
South:	Single Family	Single Family Small Lots	RF-12
West:	Single Family	Parkland	RA

Context & Background

- The subject property is 392 square metres in size and located on the west side of 141A Street. 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 parkland and a BC Hydro right-of-way (ROW) area to the west, and single family to the east, north and south. The Hydro ROW is also located over a portion of the subject property.
- 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 purposes.

- The property to the north at 6551 141A Street (under Development Application No. 7920-0031-00), and properties to the east at 6550 & 6540 141A Street (under Development Application No. 7919-0334-00 and 7919-0358-00) also propose reduced setbacks. Application No. 7919-0334-00 was considered at the June 15, 2020 Regular Council – Land Use meeting and following public notification was issued on June 29, 2020. Development Application Nos. 7919-0358-00 and 7920-0031-00 are anticipated to be presented 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 be complimentary with house designs in the surrounding neighborhood.

DEVELOPMENT PROPOSAL

The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum front yard setback requirements of the Single Family Residential 12 Zone (RF-12) 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 dwelling 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; and
 - (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.
- The proposed lot is encumbered by a 12.0 metre wide BC Hydro right-of-way along the rear of the property. No buildings or structures are permitted within the BC Hydro right-of-way. The proposed setback variance should not impact the streetscape or adjacent properties. The property to the north at 6551 141A Street also proposes reduced setbacks under Development Application No. 7920-0031-00. This application is anticipated to be presented for Council’s consideration in the near future.

- Applying the building setback requirements of Zoning By-law No. 12000, would not allow for a standard sized single-family dwelling on the lot.
- The reduced lot depth due to the BC Hydro Right of Way does not allow for a functional building footprint. The reduction to the front setback 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 a 6.0-metre (20 ft.) wide driveway, meeting the requirement of the Zoning By-law.
- 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. 7920-0005-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

HS/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0005-00

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: 030-934-591
 Lot 1 Section 16 Township 2 New Westminster District Plan EPP72052
 6545 - 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(s) has/have been issued, as follows:

Parcel Identifier:

- (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:

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

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.

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.

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 .

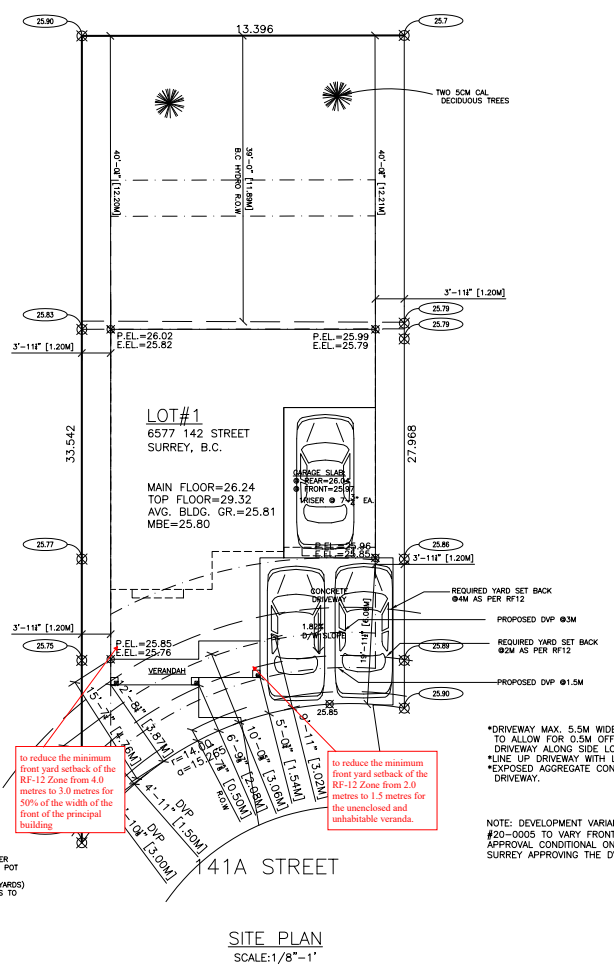
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

RF-12 ZONE
TYPE II



ZONING ANALYSIS RF-12 TYPE II	
SURVEY PROJECT NUMBER : 05-0145-00 LOT NUMBER : 1 ADDRESS : 6577 141A STREET, SURREY, BC	
SINGLE FAMILY RESIDENTIAL (12) ZONE (RF-12 TYPE II)	
SECTION B. PERMITTED USES SINGLE FAMILY RESIDENTIAL: YES SECONDARY SUITE DECLARED: NO	
SECTION D. DENSITY (FLOOR AREA) MAXIMUM EXISTING GRADE AROUND PRINCIPAL DWELLING : 105.89 (25.76x41.46x2.00) / 4 = 0.641 BROOKWOOD HEIGHT (DASH TO SURF) = N/A PROPOSED EXISTING GRADE ELEVATION = N/A BASEMENT IS 0.000 ± BELOW AVG. EXISTING GRADE (THEREFORE BASEMENT AREA NOT COVERED) MAX. FLOOR AREA RATIO (F.A.R.) = 0.72 MINIMUM FLOOR AREA BASED ON F.A.R. = 282.31 m ² FLOOR AREA CAP = 282 m ² (2982 SQ FT) THEREFORE B/LAW MAX. FLOOR AREA = 282.0 m ²	
PROPOSED FLOOR AREA = 282.0 m ² MIN. FLOOR AREA INCLUDING VERANDA = 136.51m ² SIZE OF MAIN FLOOR AREA INC. VERANDA = 27.32 m ² AREA OF UPPER FLOOR SET BACK FROM FRONT/REAR = 27.52 m ²	
SECTION E. LOT COVERAGE LOT SIZE = 3821 m ² MAX. LOT COVERAGE @ 50% = 1910.5 m ²	
SECTION F. YARDS AND SETBACKS PRINCIPAL DWELLING: REQUIRED 4.00 ACTUAL 4.00 FRONT SETBACK TO GARAGE: 4.00 4.00 FRONT SETBACK TO VERANDA: 1.50 1.50 REAR SETBACK TO GARAGE: 4.00 N/A REAR SETBACK TO MAIN FLOOR: 4.50 N/A REAR SETBACK TO VERANDA: 1.50 1.50 RIGHT SIDE INTERIOR SETBACK: 1.50 1.50 LEFT SIDE INTERIOR SETBACK: 1.50 1.50 EXTERIOR SETBACK: 2.00 2.00	
SECTION G. HEIGHT OF BUILDINGS NOTE: SEE ELEVATION DRAWINGS FOR DETAILS	
SECTION H. OFF-STREET PARKING 1) DRIVEWAY PERMITTED ONLY FROM LANE (UNLESS DWP) OK 2) MINIMUM 3 OFF-STREET PARKING SPACES OK 3) NO TRUCK GARAGE OK 4) DRIVEWAY WIDTH MAXIMUM 4.0 m OK 5) NO DOUBLE GARAGE ON LOT > 3.4 m WIDE UNLESS GARAGE AT REAR, OR DWP ALLOWS DOUBLE GARAGE OK	
SECTION I. LANDSCAPING MINIMUM POROUS SURFACE AREA: REQUIRED 178.25 ACTUAL 219.72 MIN. 75% OF DRIVE WAY AREA THAT IS NOT COVERED BY STRUCTURES IN ALL PARCELS IF DRIVEWAY IS IN REAR 75% OF THE FRONT YARD AREA THAT IS NOT COVERED BY THE STRUCTURE IS TO BE POROUS IF DRIVEWAY NOT IN REAR 75% THEN 15% OF THE DRIVEWAY AREA AND 15% SUBMAX. LEAVING 15% REMAINING TO BE POROUS	
SECTION J. SPECIAL REGULATIONS BASEMENT ENTRY WELL IN REAR YARD OR IN REAR HALF OF SIDEWALK ONLY MAX. AREA INCLUDING STAIRS (m ²): MINIMUM 14.00 ACTUAL 14.00 FLOOR AREA CAP FOR SUITE (m ²): REQUIRED 90.00 ACTUAL 90.00 MAX. SIZE OF INHABITABLE FLOOR AREA: 0.00 0.00	
SECTION L. OTHER REGULATIONS: FRONT SETBACK IS MEASURED FROM THE MORE RESTRICTIVE OF THE FRONT LOT LINE, OR FROM THE CENTRELINE OF THE ULTIMATE HIGHWAY ALIGNMENT. (SEE SCHEDULE K, PLUM 1986 (NO. 8820))	



to reduce the minimum front yard setback of the RF-12 Zone from 4.0 meters to 3.0 meters for 50% of the width of the front of the principal building

to reduce the minimum front yard setback of the RF-12 Zone from 2.0 meters to 1.5 meters for the unenclosed and uninhabitable veranda.

- *DRIVEWAY MAX. 5.5M WIDE TO ALLOW FOR 0.5M OFFSET OF DRIVEWAY ALONG SIDE LOT LINE
- *LINE UP DRIVEWAY WITH LET DOWN
- *EXPOSED AGGREGATE CONCRETE DRIVEWAY.

NOTE: DEVELOPMENT VARIANCE PERMIT(DVP) #20-0005 TO VARY FRONT YARD SETBACKS - PLAN APPROVAL CONDITIONAL ON CITY OF SURREY APPROVING THE DVP AT THEIR DISCRETION.

SITE PLAN
SCALE: 1/8"=1'



TITLE
PROPOSED RESIDENTIAL FOR HARVINDER CHEEMA, RAJNIR SANDHU
LOT #1, 6545 141A STREET
SURREY, B.C.

OWNS: P.K.
SCALE: 1/8"=1'
DATE: JAN 13, 2020
DHPD:
PHONE: 604-723-9024

DRAWING NO. DD19-8145-P1
DHWLLON DESIGNS LTD.
UNIT 215-12830-10TH AVE.
SURREY, B.C. V3W 3A8
PHONE: (604) 550-2808
FAX: (604) 590-2878
EMAIL: info@dhillondesigns.ca

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE
			REVISED SIZE OF HOUSE AS PER DVP	H.B.	JAN. 31, 2020