

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0086-00

Planning Report Date: July 13, 2020

PROPOSAL:

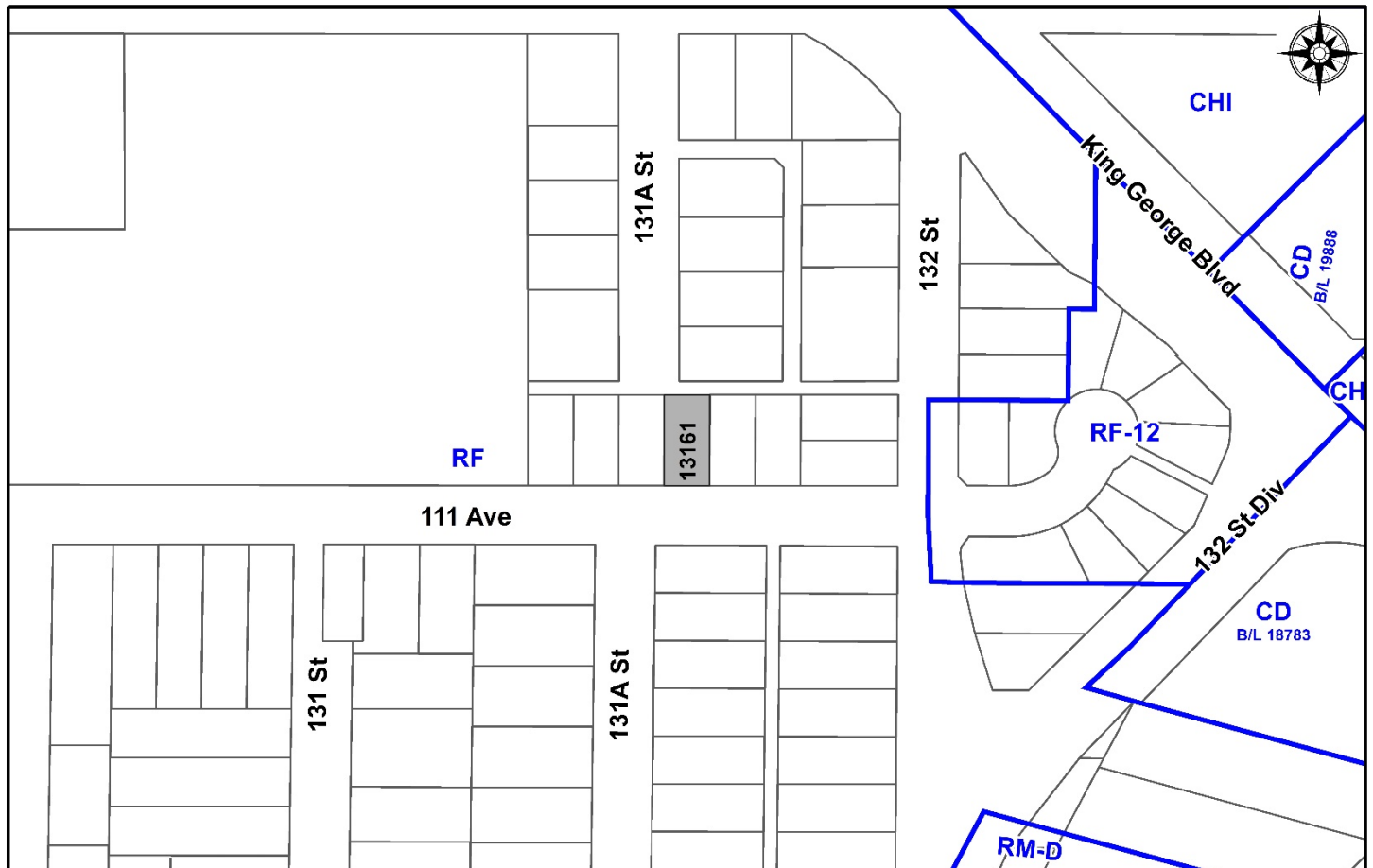
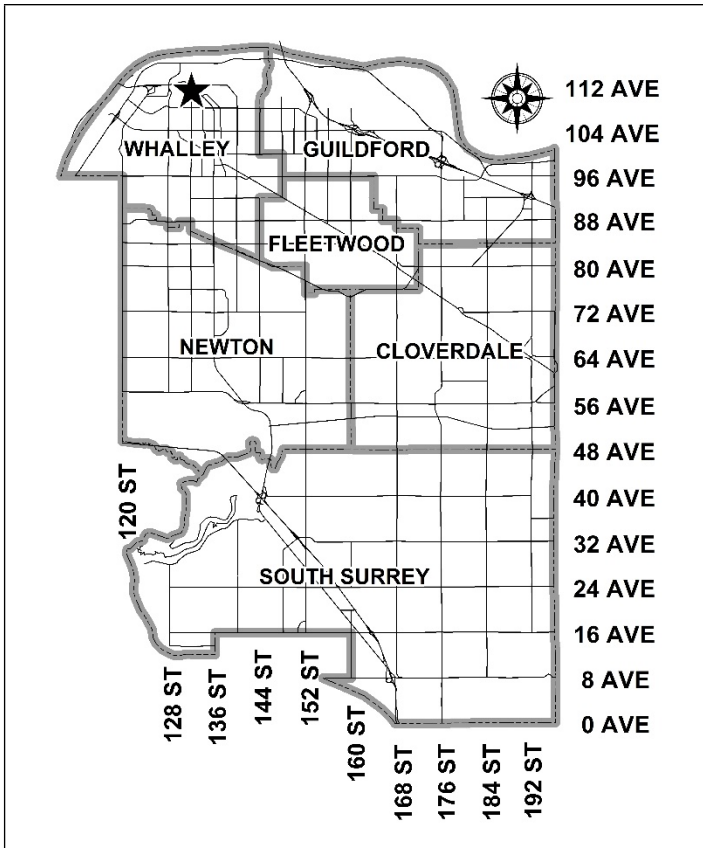
- **Development Variance Permit**

to reduce the minimum front yard setback from 7.5 metres to 6.7 metres for a proposed new single family dwelling on a lot located along a collector road (111 Avenue).

LOCATION: 13161 - 111 Avenue

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 a variance to reduce the front yard setback requirements of the "Single Family Residential" (RF) Zone from 7.5 metres to 6.7 metres for a proposed new single family dwelling on the lot, which is located along a collector road.

## RATIONALE OF RECOMMENDATION

- In accordance with Part 7 Special Building Setbacks of the Zoning By-law No. 12000, the setback of lots flanking or fronting an arterial or collector road is measured from the centreline of the ultimate road allowance.
- 111 Avenue is classified as a collector road in Schedule K - Surrey Major Road Allowance Map of the Subdivision & Development By-law, 1986, No. 8830, with an ultimate road allowance of 24 metres. This ultimate road allowance requires 1.942 metres of road widening along the south frontage of the property. As a result, an additional 1.942 metres of setback from the existing front lot line is required for new house construction on the lot.
- The reduced setbacks will allow the owner to achieve the maximum allowable house size for an undersized RF-zoned lot.
- The proposed variance will achieve a consistent streetscape with the other existing houses along this section of 111 Avenue.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0086-00 (Appendix III) varying the following to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 6.7 metres to the principal building.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	RF
North (Across Lane):	Single Family Dwelling	Urban	RF
East:	Single Family Dwelling	Urban	RF
South (Across 111 Avenue):	Single Family Dwelling	Urban	RF
West:	Single Family Dwelling	Urban	RF

### Context & Background

- The 462 square metre subject property is located at 13161-111 Avenue, northwest of the City Centre in Whalley. The site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The lot was created through subdivision on October 16, 1987 under Development Application No. 7986-0153-00.
- The property fronts 111 Avenue, which is classified as a collector road. Under the requirements of the Subdivision & Development By-law, 1986, No. 8830, the ultimate width of a collector road is 24 metres. The existing road allowance for 111 Avenue fronting the subject property requires an additional 1.942 metres of widening, from the road centreline, to achieve the ultimate road allowance.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is seeking a variance to reduce the front yard setback requirements of the RF Zone from 7.5 metres to 6.7 metres for a proposed new single family dwelling on the lot.

## Referrals

Engineering: The Engineering Department has no objection to the project as outlined in Appendix II.

## Transportation Considerations

- 1.942 metres of road widening is required along 111 Avenue to achieve the ultimate road allowance of 24 metres.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy (RGS). The proposed new single family dwelling complies with the General Urban designation.

### Official Community Plan

#### Land Use Designation

- The subject property is designated Urban in the Official Community Plan (OCP). The proposed new single family dwelling complies with the Urban designation.

#### Themes/Policies

- The proposed new house construction on the subject site supports the Sensitive Infill policy of the OCP. The proposed new single family dwelling is appropriate in scale and density to its neighbourhood context and maintains a suitable streetscape.

### Zoning By-law

- Part 7 Special Building Setbacks of the Zoning By-law, No. 12000 stipulates that the setbacks of buildings and structures on a lot abutting a highway shall be the sum of one-half of the width of the ultimate highway allowance as measured from the ultimate highway allowance plus the required setback of the Zone in which the lot is located.
- 111 Avenue is classified as a collector road with an ultimate road allowance width of 24 metres as shown on the Surrey Major Road Allowance Map in Subdivision & Development By-law, 1986, No. 8830. Road widening of 1.942 metres is required along 111 Avenue fronting the subject lot to achieve the desired ultimate road allowance. As a result, an additional 1.942 metres of setback from the existing front lot line is required for new house construction on the lot.
- Under Section F Part 16 of the "Single Family Residential Zone (RF)", the minimum front yard setback requirement is 7.5 metres to the principal building.

Front Yard Setback Variance:

- The applicant is requesting the following variance:
  - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 6.7 metres to the principal building.
- Staff do not support a variance to Part 7 Special Building Setbacks of the Zoning By-law, No. 12000 but do support a variance to Section F of Part 16 "Single Family Residential Zone (RF)" of Zoning By-law No. 12000 minimum front yard setback requirement.
- The proposed variance will achieve a consistent streetscape with the other existing houses along this section of 111 Avenue.
- The applicant can achieve the maximum allowable house size for an undersized RF lot with the requested reduced front yard setback.
- The applicant has demonstrated that three off-street parking spaces can be accommodated on the property.
- Staff support the requested variances to proceed to Public Notification.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	Development Variance Permit No. 7920-0086-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

DQ/cm



RF  
(no types)

ZONING ANALYSIS RF ZONE

LOT NUMBER : 01 LOT AREA = 482.00 m<sup>2</sup>  
ADDRESS : 13161 - 111 AVENUE, SURREY, BC

SINGLE FAMILY RESIDENTIAL ZONE (RF)

SECTION B. PERMITTED USES  
SINGLE FAMILY RESIDENTIAL DWELLING: YES  
SECONDARY SUITE DECLARED: YES

SECTION D. DENSITY (FLOOR AREA)

ADJACENT EXISTING GRADE AROUND PRINCIPAL DWELLING : 52.95 (52.95+54.00)/2 = 53.48  
PROPOSED FINISHED FLOOR ELEVATION : 53.00  
BASEMENT IS 53.00 IS BELOW AVG. EXISTING GRADE (THEREFORE BASEMENT AREA NOT COUNTED)

MAX. FLOOR AREA RATIO (F.A.R.) = 0.40 FOR FIRST 460m<sup>2</sup>  
PLUS 0.33 FOR REMAINING AREA IN EXCESS OF 460m<sup>2</sup>  
MINIMUM FLOOR AREA BASED ON F.A.R. = 377.59m<sup>2</sup>  
FLOOR AREA CAP = 465 m<sup>2</sup> (1500 SQFT)  
RESIDENCE MAX. FLOOR AREA = 377.59 m<sup>2</sup>

PROPOSED FLOOR AREA	=	526.74
MIN. FLOOR AREA INCLUDING DECKS	=	118.56
MIN. FLOOR AREA INCLUDING VERANDA	=	107.84
AREA OF DECKS BEYOND VERANDA	=	25.66
AREA OF VERANDA	=	276.25
AREA OF EXISTING GARAGE	=	0.00
STAIRS > 2.0m ABOVE EXISTING GRADE	=	0.00
ACCESSORY BLDG. IN EXCESS OF 10 m <sup>2</sup>	=	0.00
TOTAL	=	180.48

WHERE EXTENDED HEIGHT > 12 FEET EXCEPT STAIRS (COMP)  
\*\* EXCEPT FOR SIZE OF MAX. FLOOR AREA OF WHICH 10m<sup>2</sup> MUST BE PROVIDED FOR A FRONT PORCH OR VERANDA

80/20 CALCULATION:  
MAIN FLOOR AREA INCLUDING VERANDA = 107.84 m<sup>2</sup>  
SIZE OF MAIN FLOOR AREA AND VERANDA = 33.55 m<sup>2</sup>  
AREA OF UPPER FLOOR SET BACK FROM FRONT OR REAR (BUT NOT W.C. AND BATH < 1.5m FROM FRONT LOT LINE) = 43.76m<sup>2</sup>

SECTION E. LOT COVERAGE

LOT COVERAGE FOR LOTS <= 560 m<sup>2</sup> = 0.40  
FOR LOTS > 560m<sup>2</sup> REDUCED LOT SIZE = (560m<sup>2</sup> x 0.40) / 482.00  
MINIMUM LOT COVERAGE REQUIRED NOT BE LESS THAN 0.20  
MAX. LOT COVERAGE = 40.00% = 194.82 m<sup>2</sup>

PROPOSED LOT COVERAGE	=	56.74
AREA OF EXISTING BLDG. (FLOOR)	=	109.02
AREA OF DECKS BEYOND VERANDA	=	25.66
AREA OF VERANDA	=	276.25
AREA OF EXISTING GARAGE	=	0.00
STAIRS > 2.0m ABOVE EXISTING GRADE	=	0.00
ACCESSORY BLDG. IN EXCESS OF 10 m <sup>2</sup>	=	0.00
TOTAL	=	180.48

SECTION F. YARDS AND SETBACKS

FRONT ACCESS GARAGES:  
- MINIMUM FRONT SETBACK TO GARAGE = 7.5m  
- IF SIDE OF DWELLING IS SET BACK 3.0m OR MORE THEN THE SIDE SETBACK CAN BE REDUCED TO 0.7m  
- IF COLLECTOR WITH < 4.0m FRONTAGE, MIN SETBACK = 11.0m  
- SIDE FACING GARAGES DOES NOT COUNT FOR MORE  
- MAIN HALF ITS DEPTH TOWARD HIGHWAY OK  
- THIRD QUARTER OF ITS DEPTH SET BACK 0.3m N/A

FRONT SETBACK TO PRINCIPAL DWELLING:  
- MIN. FRONT SETBACK TO BOTH FLOORS DWELLING = 7.5m  
- SIDE OF WHICH CAN BE SET AT 0.5m (ONE STOREY ONLY)

REAR SETBACK TO PRINCIPAL DWELLING:  
- REAR REAR SETBACK 7.5m, OR SIDE SET 4.0m FROM REAR IF OTHER SIDE SET 1.5m FROM REAR

INTERIOR SIDE SETBACK TO PRINCIPAL DWELLING = 1.8 m (OR 1.2m ON ONE SIDE AND 2.4m ON THE OTHER)

PRINCIPAL DWELLING	REQUIRED	ACTUAL
FRONT SETBACK TO GARAGE	6.0m/3.0m/4.0m	6.00
FRONT SETBACK TO UPPER FLOOR	7.50	8.30
FRONT SETBACK TO MAIN FLOOR	5.00/2.0m/3.0m	5.00
REAR SETBACK 7.5m OR 4.0m/3.0m	7.5m, 4.0m/3.0m/4.0m	4.00
REAR SIDE SETBACK	1.2m/2.0m/2.4m	1.80
LEFT SIDE SETBACK	1.2m/2.4m/3.0m	1.80

ACCESSORY STRUCTURE > 10 m <sup>2</sup>	REQUIRED	ACTUAL
FRONT SETBACK	1.80	N/A
REAR SETBACK	1.00	0.00
INTERIOR SIDE SETBACK	1.00	0.00
OPPOSITE INTERIOR SIDE SETBACK	1.00	0.00
PLANNING SIDE SETBACK	7.50	0.00

ACCESSORY STRUCTURE <= 10 m <sup>2</sup>	REQUIRED	ACTUAL
FRONT SETBACK	1.00	N/A
REAR SETBACK	0.00	0.00
INTERIOR SIDE SETBACK	0.00	0.00
OPPOSITE INTERIOR SIDE SETBACK	0.00	0.00
PLANNING SIDE SETBACK	7.50	0.00

SECTION G. HEIGHT OF BUILDINGS

NOTE: SEE ELEVATION DRAWINGS FOR DETAILS

PRINCIPAL DWELLING	REQUIRED	ACTUAL
FRONT SETBACK TO ROOF SLOPE > 3:12	8.00	8.08
FRONT SETBACK TO ROOF SLOPE < 3:12	7.50	8.00
ACCESSORY DWELLING	4.00	N/A
EXCESS DWELLING LINE SURF AS HIGH	3.00	0.00

SECTION H. OFF-STREET PARKING

1) MINIMUM 3 OFF-STREET PARKING SPACES OK  
2) DRIVEWAY FROM HIGHWAY 3.0 m, OR 1.0m + THE NUMBER OF SIDE BY SIDE PARKING SPACES AT FRONT SETBACK OK  
3) DRIVEWAY AREA <= SIZE OF FRONT THIRD AREA OK

GARAGE DIMENSIONS (m <sup>2</sup> )	REQUIRED	ACTUAL
MINIMUM INTERIOR WIDTH	3.74	3.74
MINIMUM INTERIOR DEPTH	4.50	4.50
MINIMUM GARAGE AREA	34.5 m <sup>2</sup>	37.59

NO ENCROACHMENTS OF ANY KIND WITHIN REG. DIMENSIONS.

SECTION I. LANDSCAPING

MINIMUM POROUS SURFACE AREA:	REQUIRED	ACTUAL
ENTIRE YARD AREA > 50%	135.6	205.00

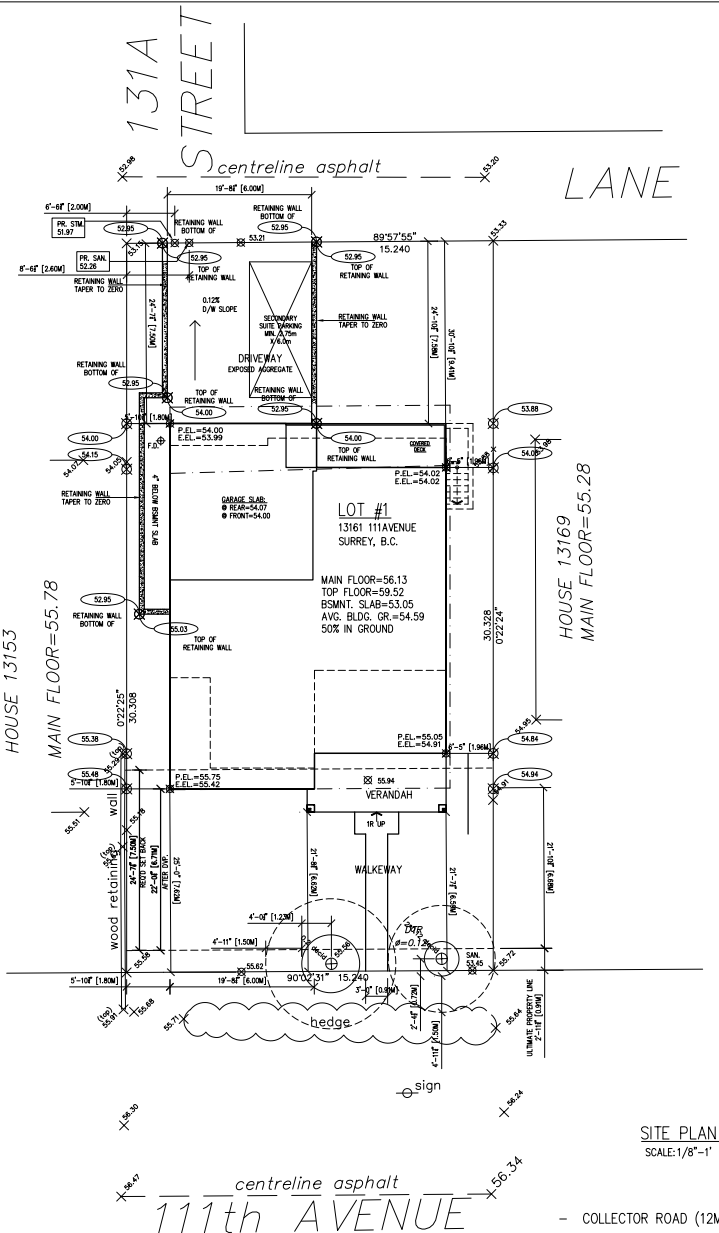
SECTION J. SPECIAL REGULATIONS

BASEMENT ENTRY WELL:  
1) PERMITTED IN REAR YARD ONLY AND IN SIGHTLINE OF REAR PART OF DWELLING.

BASEMENT ENTRY WELL	MINIMUM	ACTUAL
MAX. AREA INCLUDING STAIRS (m <sup>2</sup> )	20.00	11.63

SECONDARY SUITE:  
FLOOR AREA CAP FOR SUITE (m<sup>2</sup>) REQUIRED: 40.00 ACTUAL: 37.59  
MAX. AREA OF INHABITABLE FLOOR AREA 30.00 30.00

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 ALLOWANCE, (SEE SCHEDULE 6, B.I.M. 1996 AS REV.)  
\* MEASURED FROM THE FRONT LOT LINE FOR THIS LOT.



SITE PLAN  
SCALE: 1/8" = 1'

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE



**Dhillon Designs Ltd.**  
RAISED RIDGE CAP, GREY, BROWN OR BLACK

PROPOSED RESIDENTIAL FOR  
BAHAUDR SINGH VINNING  
LOT #1, 13161-111 AVENUE  
SURREY, B.C.

OWNER	J.M	DRAWING NO.	DD19-8097-P1
SIGNATURE	AS NOTED	DATE	OCT-28-2019
DATE	OCT-28-2019	PHONE	604-724-5246
PHONE	604-724-5246		

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

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TO: **Manager, Area Planning & Development  
- North Surrey Division  
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **June 17, 2020** PROJECT FILE: **7820-0086-00**

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RE: **Engineering Requirements  
Location: 13161 111 Avenue**

#### **DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Variance Permit to relax the front yard setback from 7.50 m to 6.7 m beyond those required below. The applicant has demonstrated that three (3) off-street parking stalls can be accommodated.

#### **BUILDING PERMIT**

The following are to be addressed as a condition of issuance of the Building Permit associated with the proposed single-family dwelling:

- Provide new metered water, storm, and sanitary connections if applicable. Submit video report to confirm adequacy if the existing storm and sanitary connections can be utilized.
- Remove existing driveway access on 111 Avenue and reinstate area to City standards.
- Provide a 6.0 m wide concrete driveway to access the site from the rear lane.
- Relocate existing no post barrier on the rear lane by a few meters to the west, as required to accommodate lane access. Lane shall remain closed to through traffic.

This lot is subject to an additional Special Building Setback of 1.942 m along 111 Avenue (per "Surrey Zoning By-law, 1993, No. 12000," as amended).

A Servicing Agreement is not required for the proposed Development Variance Permit.



Tommy Buchmann, P.Eng.  
Development Services Manager

DJS

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0086-00

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: 008-801-151

Lot 1 Section 16 Block 5 North Range 2 West New Westminster District Plan 76040

13161 - 111 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 is reduced from 7.5 metres to 6.7 metres to the principal building.
4. This development variance permit applies to only the portion of the Land OR that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms 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 – Doug McCallum

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City Clerk – Jennifer Ficocelli

