

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0264-00

Planning Report Date: January 11, 2021

PROPOSAL:

- **Development Variance Permit**

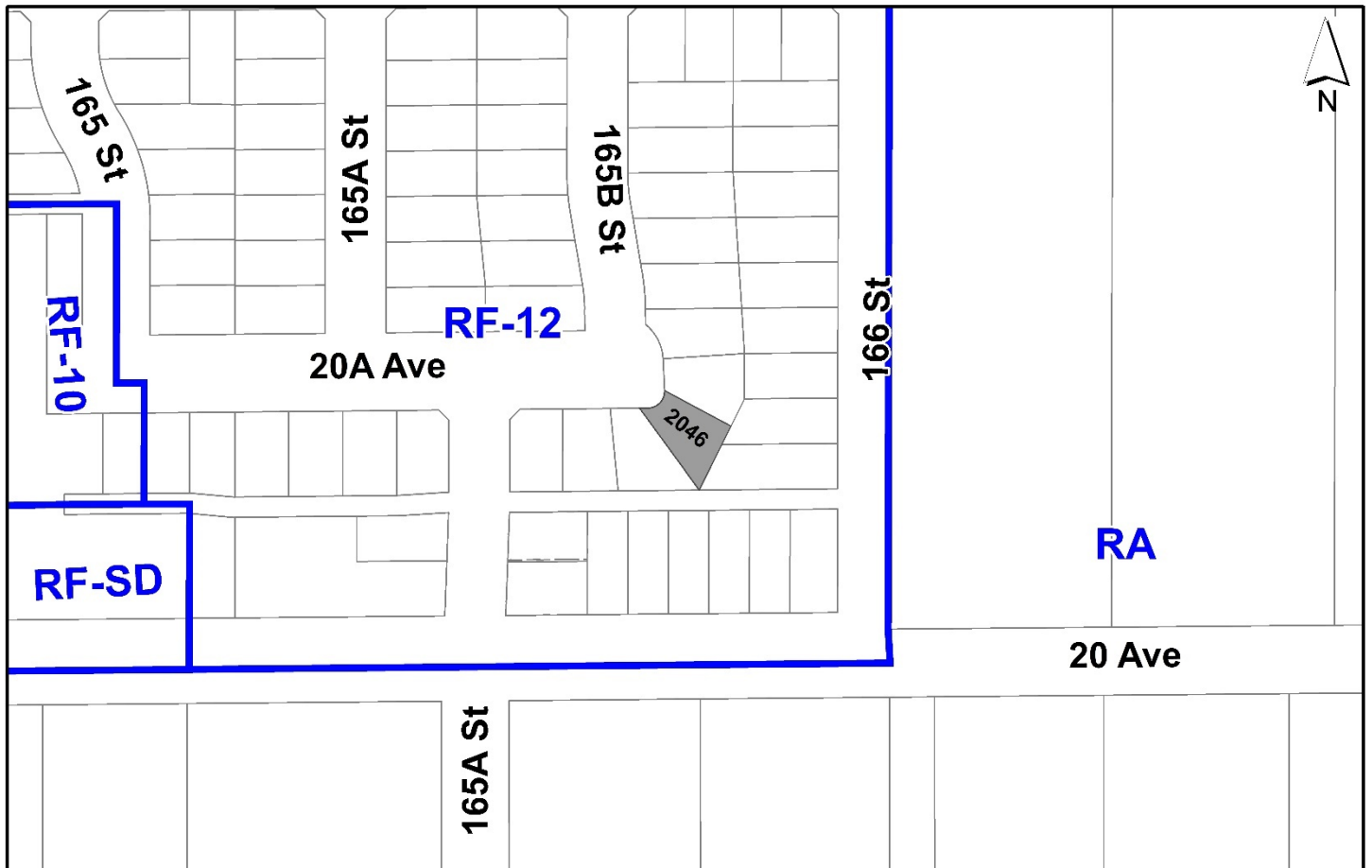
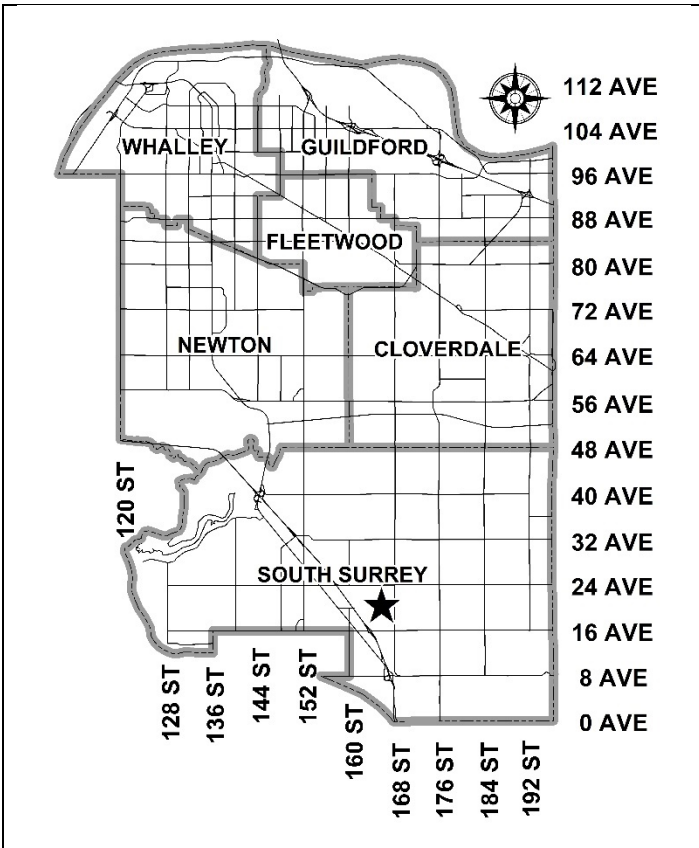
to reduce the rear yard setback to permit the development of a new single family dwelling.

LOCATION: 2046 - 165B Street

ZONING: RF-12

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Residential 10-15
 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum rear yard setback requirements of the "Single Family Residential (12) Zone (RF-12)".

RATIONALE OF RECOMMENDATION

- 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 this lot. The irregular shape and depth of the lot does not allow for a functional building footprint. The reduction to the rear yard setback will allow the applicant to design a more functional floor plan, while achieving a design that is in keeping with other new houses being constructed in this subdivision.
- The proposed setbacks will have minimal visual impact from neighbouring properties and still provide an appropriate rear yard interface with neighbouring lots to the south and east.
- The reduced rear yard setback will provide a functional rear yard area for the property owner, inclusive of a covered patio.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0264-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the principal building of the "Single Family Residential (12) Zone (RF-12)" from 7.5 metres to 6.0 metres to the principal building face and from 6.0 metres to 4.5 metres for a maximum of 50% of the width of the principal building.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant Lot	Medium Density Residential 10 – 15 upa	RF-12
North, South, & West:	Vacant Lot	Medium Density Residential 10 – 15 upa	RF-12
East:	Vacant Lots & Single Family Residential	Medium Density Residential 10 – 15 upa	RF-12

Context & Background

- The subject site, 2046 – 165B Street, is located in South Surrey on a bend in the road where 165B Street turns into 20A Avenue. The property is designated "Urban" in the Official Community Plan (OCP) and "Medium Density Residential 10-15 upa" in the Sunnyside Heights Neighbourhood Concept Plan (NCP), and is zoned "Single Family Residential (12) Zone (RF-12)".
- The subject site is an irregularly shaped lot that is 357 square metres in size.
- The subject property was created as part of Development Application No. 7912-0290-00, which received final adoption at the April 24, 2017 Regular Council – Land Use meeting. This application rezoned the site to RF-12 to facilitate subdivision into 59 single family lots.
- The proposed variance to reduce the rear yard setback of the RF-12 Zone was identified by the applicant while preparing house designs for the subject property.

- 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. 7920-0264-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

SR/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0264-00

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: 030-151-104

Lot 29 Section 13 Township 1 New Westminster District Plan EPP68730

2046 - 165B Street

(the "Land")

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

(a) Section F Yards and Setbacks of Part 17A "Single Family Residential (12) Zone (RF-12)" is varied to reduce the minimum rear yard setback of the principal building of the "Single Family Residential (12) Zone (RF-12)" from 7.5 metres to 6.0 metres to the principal building face and from 6.0 metres to 4.5 metres for a maximum of 50% of the width of the principal building.

4. This development variance permit applies to only the portion of 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.

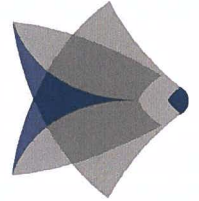
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



DESIGNED BY:
LandHouse Design Inc.
 J. CARPENDALE MUR. E.S., A.S.P., P.E., M.D., M.B.S.
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 (C) 604.653.5778
 (E) LandHouseDesign@telus.net

SEAL:

DATE	ISSUED FOR	REV
20.10.13	D.V.P. DRAFT	

HOUSE MODEL:
SYCAMORE 'A'

TOTAL FLOOR AREA:
N/A

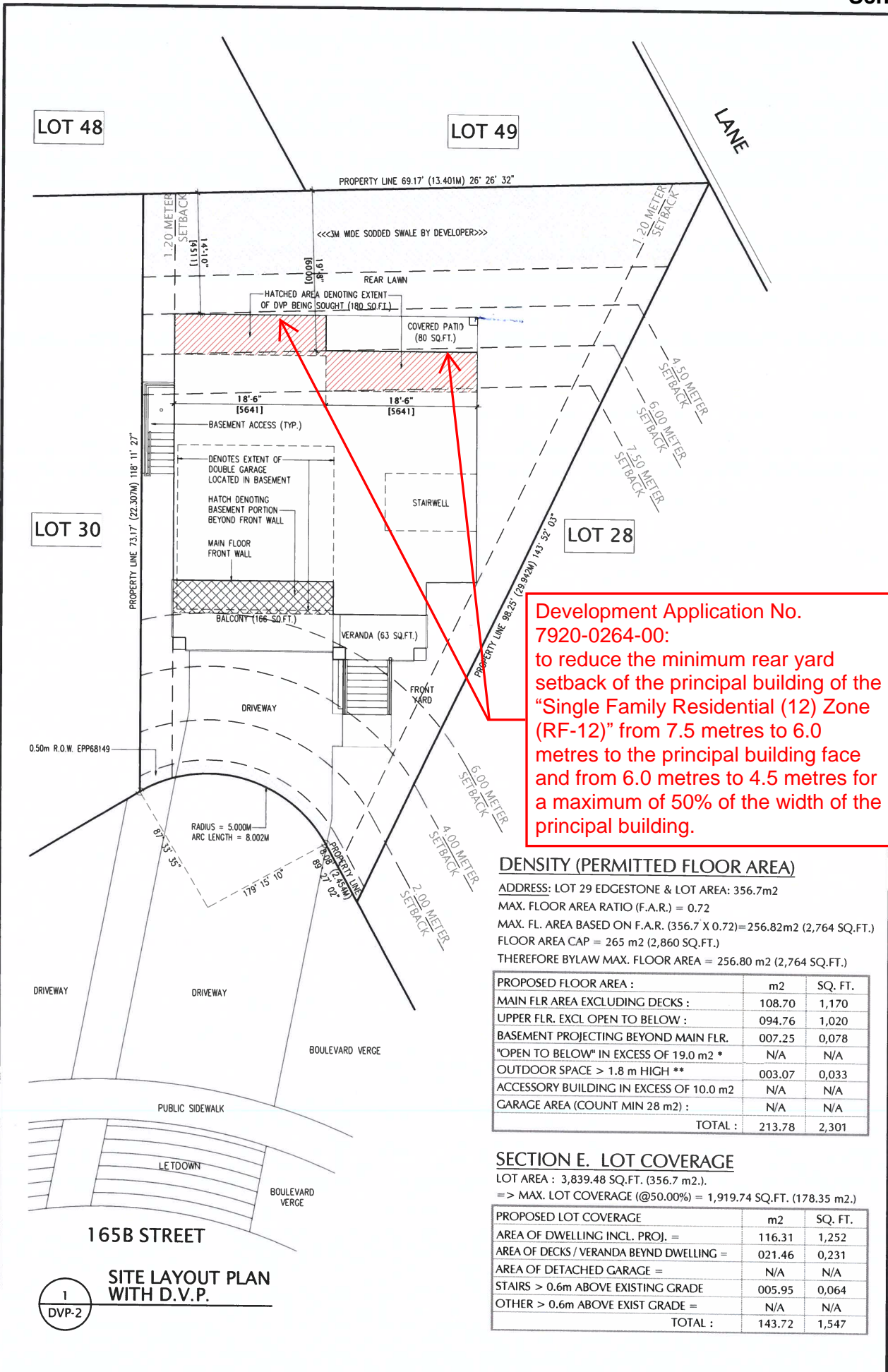
LOT NUMBER:
29

SUBDIVISION:

Edgestone
 AT BRANDEVILLE RESIDENTS

Project #	Date
016.45	OCT. 13, 2020
Scale AS SHOWN	Drawn By J.CARPENDALE

SHEET **2** OF **2**



Development Application No. 7920-0264-00:
 to reduce the minimum rear yard setback of the principal building of the "Single Family Residential (12) Zone (RF-12)" from 7.5 metres to 6.0 metres to the principal building face and from 6.0 metres to 4.5 metres for a maximum of 50% of the width of the principal building.

DENSITY (PERMITTED FLOOR AREA)

ADDRESS: LOT 29 EDGESTONE & LOT AREA: 356.7m2
 MAX. FLOOR AREA RATIO (F.A.R.) = 0.72
 MAX. FL. AREA BASED ON F.A.R. (356.7 X 0.72)=256.82m2 (2,764 SQ.FT.)
 FLOOR AREA CAP = 265 m2 (2,860 SQ.FT.)
 THEREFORE BYLAW MAX. FLOOR AREA = 256.80 m2 (2,764 SQ.FT.)

PROPOSED FLOOR AREA :	m2	SQ. FT.
MAIN FLR AREA EXCLUDING DECKS :	108.70	1,170
UPPER FLR. EXCL OPEN TO BELOW :	094.76	1,020
BASEMENT PROJECTING BEYOND MAIN FLR.	007.25	0,078
"OPEN TO BELOW" IN EXCESS OF 19.0 m2 *	N/A	N/A
OUTDOOR SPACE > 1.8 m HIGH **	003.07	0,033
ACCESSORY BUILDING IN EXCESS OF 10.0 m2	N/A	N/A
GARAGE AREA (COUNT MIN 28 m2) :	N/A	N/A
TOTAL :	213.78	2,301

SECTION E. LOT COVERAGE

LOT AREA : 3,839.48 SQ.FT. (356.7 m2).
 => MAX. LOT COVERAGE (@50.00%) = 1,919.74 SQ.FT. (178.35 m2.)

PROPOSED LOT COVERAGE	m2	SQ. FT.
AREA OF DWELLING INCL. PROJ. =	116.31	1,252
AREA OF DECKS / VERANDA BEYND DWELLING =	021.46	0,231
AREA OF DETACHED GARAGE =	N/A	N/A
STAIRS > 0.6m ABOVE EXISTING GRADE	005.95	0,064
OTHER > 0.6m ABOVE EXIST GRADE =	N/A	N/A
TOTAL :	143.72	1,547