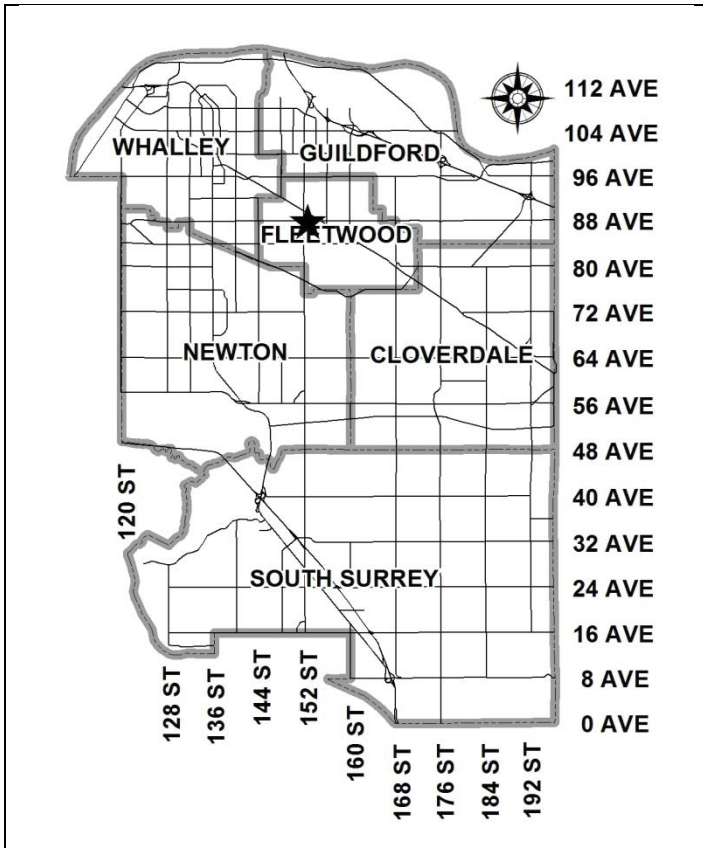


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0231-01

Planning Report Date: January 16, 2017



**PROPOSAL:**

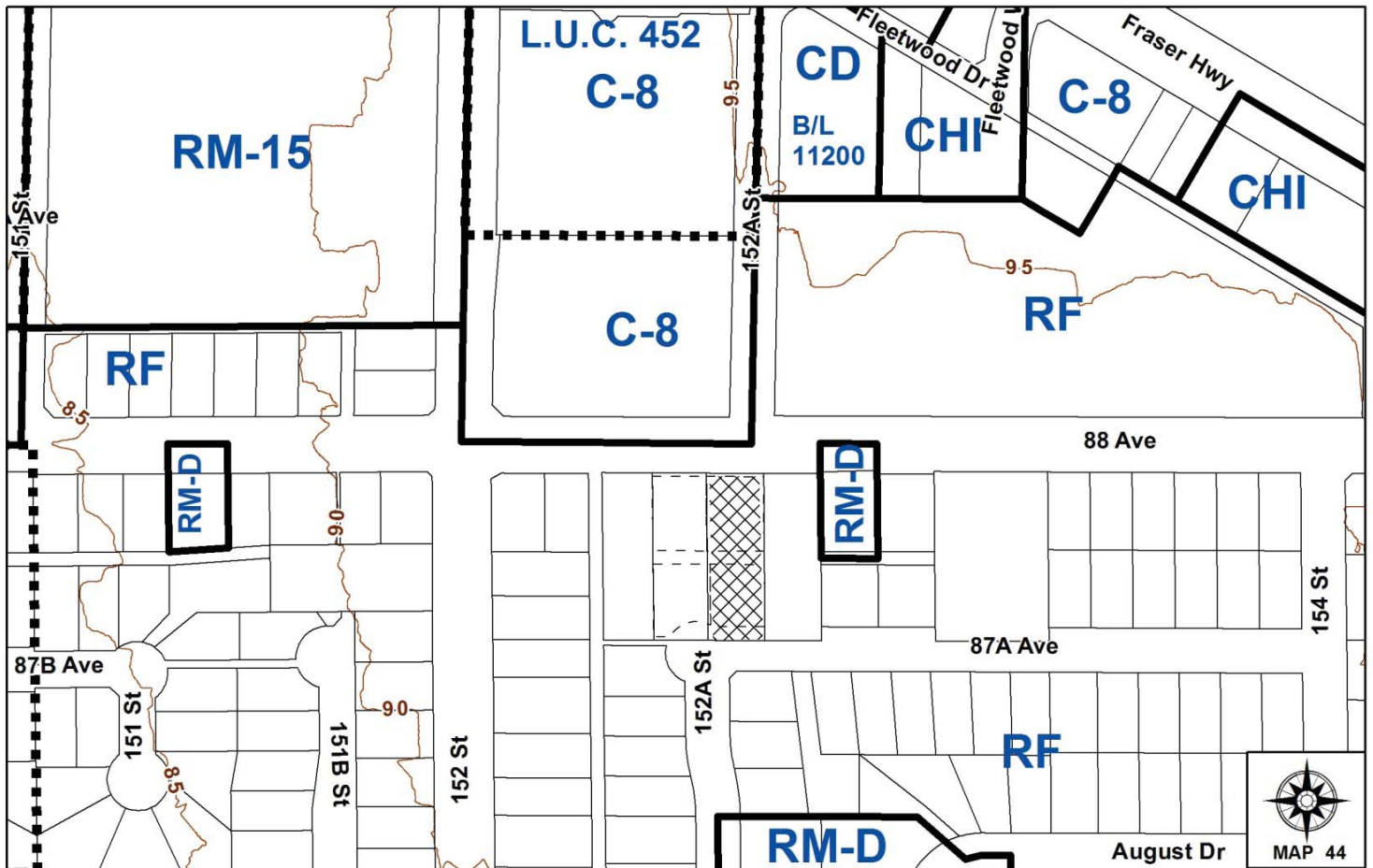
- **Development Variance Permit**  
to reduce the front yard setback to retain an existing house on proposed Lot 2.

**LOCATION:** 15260 - 88 Avenue

**OWNERS:** Bhajan S. Hans  
Balwinder K. Hans

**ZONING:** RF

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the front yard principal building setback of the RF Zone from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) to retain an existing house on proposed Lot 2

### RATIONALE OF RECOMMENDATION

- The proposed front yard setback variance will allow dedication for road widening and an existing house to be retained on proposed Lot 2, as part of the associated subdivision.
- On February 7, 2011, Council previously approved the requested variance under Development Variance Permit (DVP) No. 7910-0231-00 (issued). DVP No. 7910-0231-00 has since expired, as the applicant did not complete the associated subdivision within three years from the date the DVP was issued by Council.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7910-0231-01, (Appendix II) reducing the minimum front yard setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for the existing house on proposed Lot 2, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 88 Avenue):	Safeway store and 152A Street.	Commercial	C-8
East:	Single family dwelling.	Urban	RF
South (Across 87A Avenue):	Single family dwelling.	Urban	RF
West:	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 15260 - 88 Avenue in the Fleetwood area. The site is designated Urban in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".
- The site is under application to subdivide the subject property together with the neighbouring property to the west at 15248 - 88 Avenue from two (2) into four (4) RF-zoned lots. The servicing agreement was recently completed and the subdivision application is nearing completion.
- On February 7, 2011, Council issued Development Variance Permit No. 7910-0231-00 to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) to allow the existing house on proposed Lot 2 to be retained.
- As the applicant did not complete the subdivision application and register the subdivision plan at the Land Title Office within three years from the date Development Variance Permit (DVP) No. 7910-0231-00 was issued, the DVP expired, and a new DVP is required.

- Consistent with Development Variance Permit No. 7910-0231-00, the applicant is requesting a Development Variance Permit (No. 7910-0231-01) to reduce the front yard setback of proposed Lot 2 from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) in order to retain the existing house on 15260 - 88 Avenue.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for the existing house on proposed Lot 2.

Applicant's Reasons:

- The variance is required to retain the existing house, which is in good condition.
- Due to 1.5 metres (5 ft.) of road widening required along 88 Avenue, the existing house will no longer comply with the minimum front yard setback requirement of the RF Zone.

Staff Comments:

- The attached garage is located at the rear of the house and currently accessed from 87A Avenue. The front yard condition will not change as a result of the associated subdivision as the garage will be accessed from a proposed rear lane in the middle of the site on the south side of proposed Lot 2.
- The variance is for the existing house on proposed Lot 2 only. Any future construction on this lot or on the other three proposed lots must be in compliance with the minimum setback requirements of the RF Zone.
- A temporary lane on proposed Lot 3 will provide access to the rear lane.
- Each of the proposed lots conforms to the minimum 15-metre (50 ft.) width, 28-metre (92 ft.) depth, and 560-square metre (6,027 sq. ft.) area requirements of the RF Zone.
- According to the location certificate provided by the applicant, the existing house on proposed Lot 2 has a floor area ratio (FAR) of 0.44 which is less than the maximum allowable FAR in the RF Zone.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary  
Appendix II. Development Variance Permit No. 7910-0231-01

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/dk



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7910-0231-01

Issued To: BHAJAN HANS  
BALWINDER HANS

(the "Owner")

Address of Owner: 15260 - 88 Avenue  
Surrey, BC V3S 2S9

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: 001-192-345

Lot 1 Except: Firstly; The East 337.15 Feet, Secondly; Parcel B (Explanatory Plan 10791), Thirdly; Parcel C (Explanatory Plan 11197), Fourthly; Part Dedicated Road On Plan Lmp19259, Section 26 Township 2 New Westminster District Plan 5389

15260 - 88 Avenue

(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 of Part 16 Single Family Residential Zone (RF), the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) for the principal building.
5. This development variance permit applies to only the existing house on proposed Lot 2 shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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 – Linda Hepner

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City Clerk – Jane Sullivan



