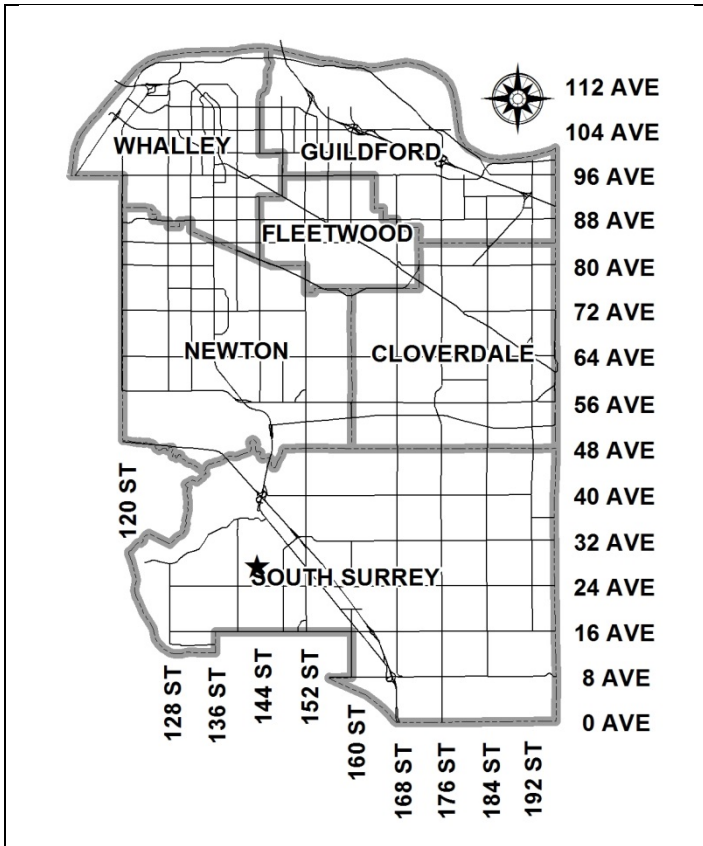


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0249-00

Planning Report Date: November 2, 2015



PROPOSAL:

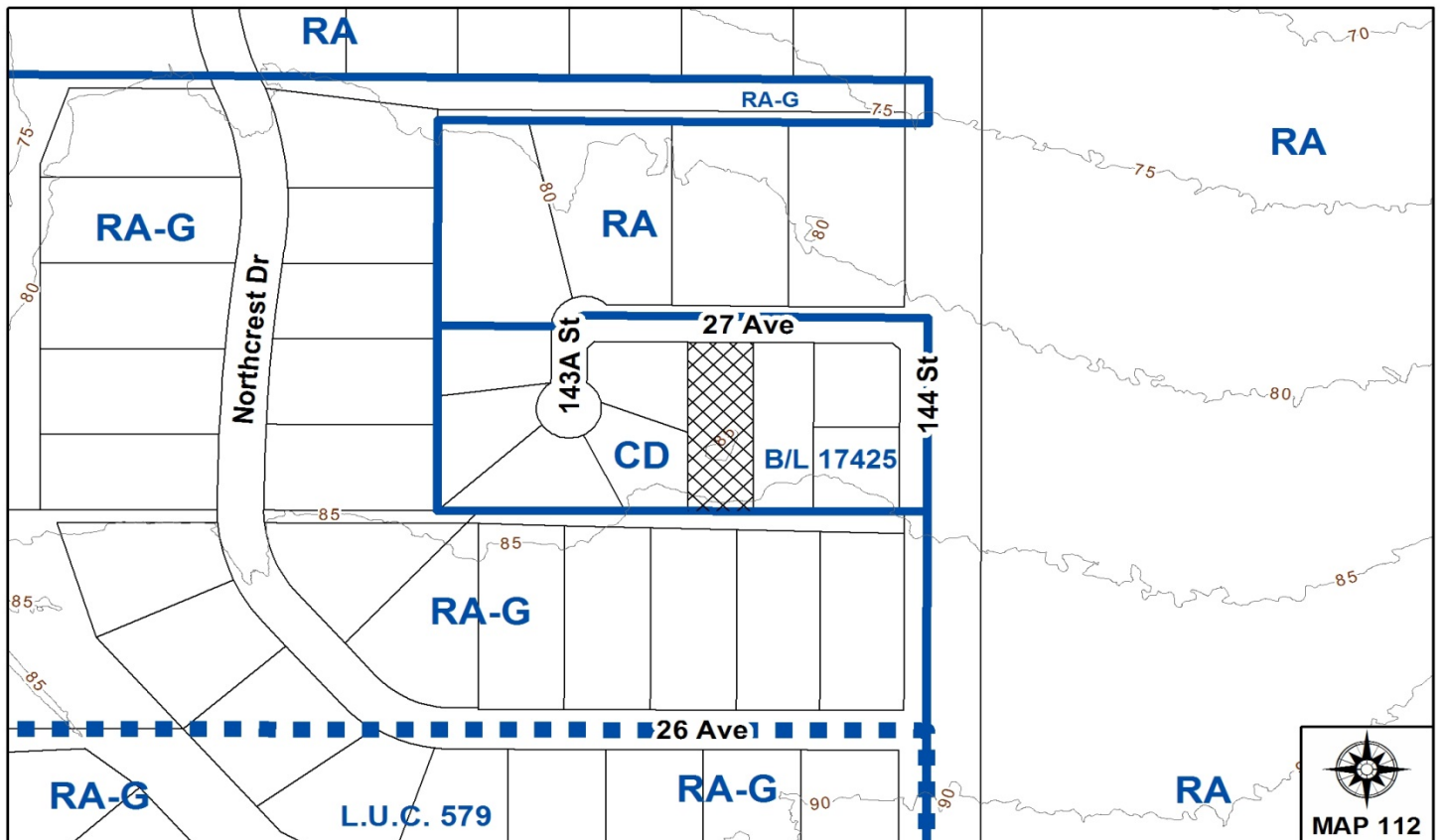
- **Development Variance Permit**
 to reduce the side yard setback to facilitate the construction of a new single family dwelling.

LOCATION: 14360 - 27 Avenue

OWNER: Manvir S. Purewal
 Sumanpreet Purewal

ZONING: CD (Bylaw No. 17425)

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the west side yard setback permitted in CD Zone (Bylaw No. 17425), from 4.5 metres (15 ft.) to 3. metres (10 ft.).

RATIONALE OF RECOMMENDATION

- The proposed variance will allow for construction of a new single family dwelling that will be situated on the land in a similar position as the current house.
- The existing dwelling was granted a Development Variance Permit to vary the west side yard setbacks to 2.0 metres (7 ft.) as part of the previous rezoning and subdivision (Development Application No. 7910-0165-00).
- The requested west side yard setback of 3.0 meters (10 ft.) is consistent with the minimum setback requirements for Block B and Block C lots under the same CD Zone (Bylaw No. 17425).
- The requested setback variance will allow for a front/street facing home with a similar design to the existing homes in the neighbourhood.
- Staff supports the requested variance to proceed to Public Notification.

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0249-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the CD Zone (Bylaw No. 17425) for 14360-27 Avenue, from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).

REFERRALS

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

Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 27 Ave):	Single family dwellings on large suburban lots.	Suburban	RA
East:	Vacant single family lots.	Suburban	CD (Bylaw No. 17425)
South (Across City-owned greenbelt):	Single family dwellings on large suburban lots.	Suburban	RA-G
West:	Single family dwellings.	Suburban	CD (Bylaw No. 17425)

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 14360 27 Avenue and is zoned Comprehensive Development (Bylaw No. 17425) and designated Suburban in the Official Community Plan. There is an existing single family home on the property which was retained as part of a 9-lot subdivision in 2011 (approved under Development Application No. 7910-0165-00).
- The applicant is requesting a Development Variance Permit to reduce the west side yard setback of the CD Zone (Block A in Bylaw No. 17425) from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).

- The applicant's intention is to demolish the existing single family dwelling and replace it with a new single family dwelling of similar design to the surrounding neighbourhood.
- The proposed variance will allow the construction of a new single family dwelling that will be situated on the land in a similar position as the existing house.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax the minimum west side yard setback of the CD Zone (Bylaw No. 17425) from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).

Applicant's Reasons:

- The requested setback variances will allow for a front/street facing home with a similar design to the existing homes in the neighbourhood.
- The proposed variance will enable construction of a new single family dwelling in a similar position of the existing house.

Staff Comments:

- The subject property is located in Block A of the CD Zone (Bylaw No. 17425). The CD Zone requires a minimum 4.5 metre (15 ft.) side yard setback for lots located in Block A.
- The minimum side yard setbacks in Blocks B and C of the CD Zone are 3.0 metres (10 ft.).
- The requested setback variance for the proposed home is similar to the current setback of the existing home.
- The existing dwelling was granted a Development Variance Permit to vary the west side yard setback from 4.5 metres (15 ft.) to 2.0 metres (7 ft.) as part of Development Application No. 7910-0165-00.
- The requested setback of 3.0 meters (10 ft.) is consistent with the minimum setback requirements for lots located within Blocks B and C (Bylaw No. 17425), located to the west of the subject property.
- Impacts to the neighbouring properties are negligible, given that the proposed new home respects the setbacks of the existing home.
- 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. Lot Owners, Action Summary, and Data Sheets
- Appendix II. Site Plan
- Appendix III. Development Variance Permit No. 7915-0249-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RG/dk

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. Properties involved in the Application

- (a) Civic Address: 14360 - 27 Avenue

- (b) Civic Address: 14360 - 27 Avenue
Owner: Sumanpreet Purewal
Manvir S Purewal
PID: 028-796-799
Lot 4 Section 21 Township 1 Plan BCP50402 NWD

2. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7915-0249-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Existing Zoning: CD (Bylaw No. 17425)

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	2,200 sq. m. (23, 683 sq. ft.)	N/A
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	N/A	N/A
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m (25 ft.)	N/A
Rear	7.5 m (25 ft.)	N/A
Side #1 (W)	4.5 m (15 ft.)	3.0 m (10 ft.)
Side #2 (E)	4.5 m (15 ft.)	4.5 m (15 ft.)
BUILDING HEIGHT (in metres/storeys)	N/A	N/A
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	N/A

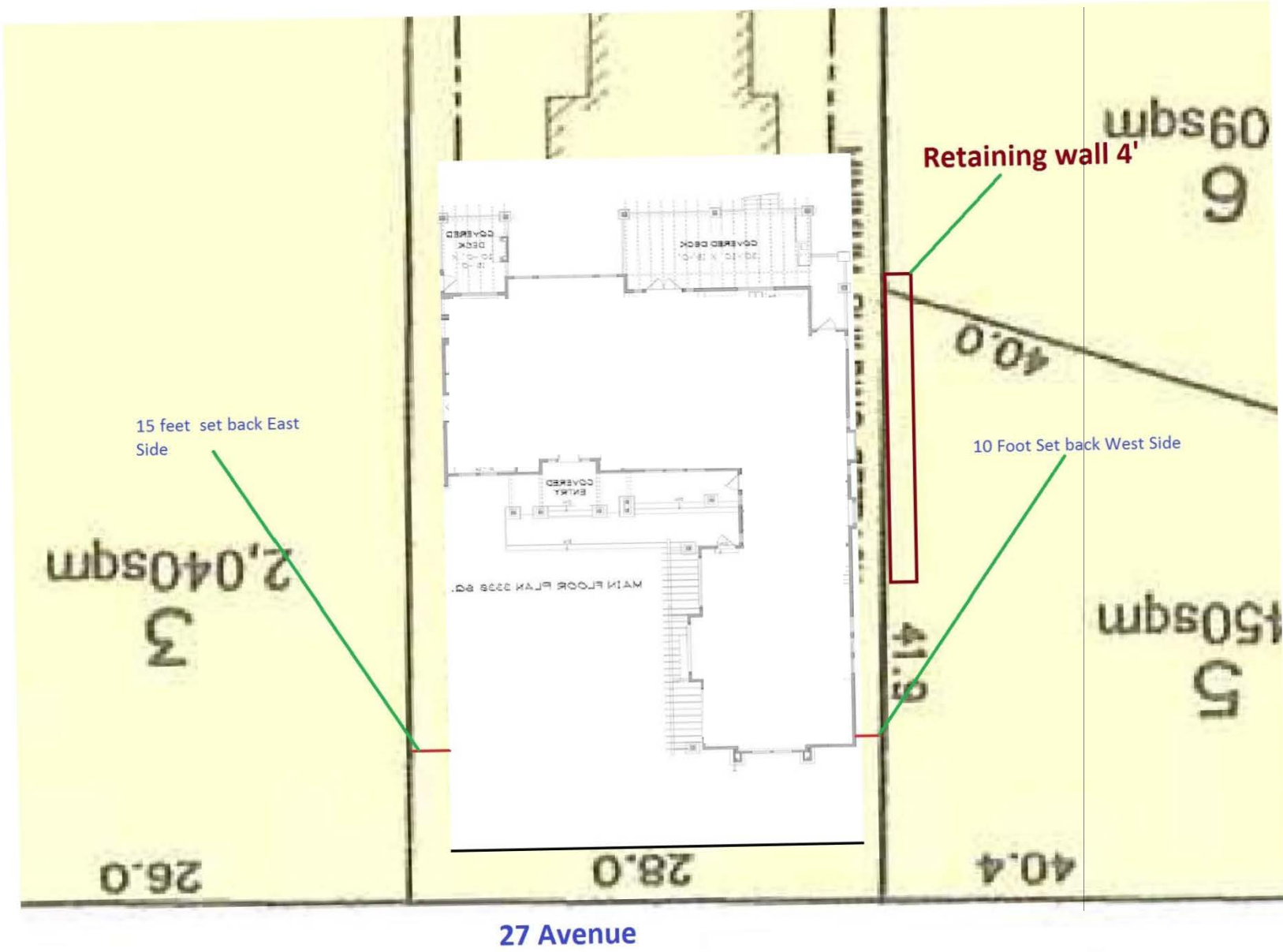
*** If the development site consists of more than one lot, lot dimensions pertain to the entire site.**

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY	N/A	N/A
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)	N/A	N/A
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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APPENDIX II



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0249-00

Issued To: Manvir S Purewal
Sumanpreet Purewal

("the Owner")

Address of Owner: 14360 - 27 Avenue
Surrey, BC V4P 1R6

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: 028-796-799
Lot 4 Section 21 Township 1 Plan BCP50402 NWD

14360 - 27 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F.1. Block A, Yards and Setbacks, of CD Bylaw No. 17425, the minimum west side yard setback is reduced from 4.5 metres (15 ft.) to 3.0 metres (10 ft.).
4. This development variance permit applies to only 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

SCHEDULE A
7915-0249-00

