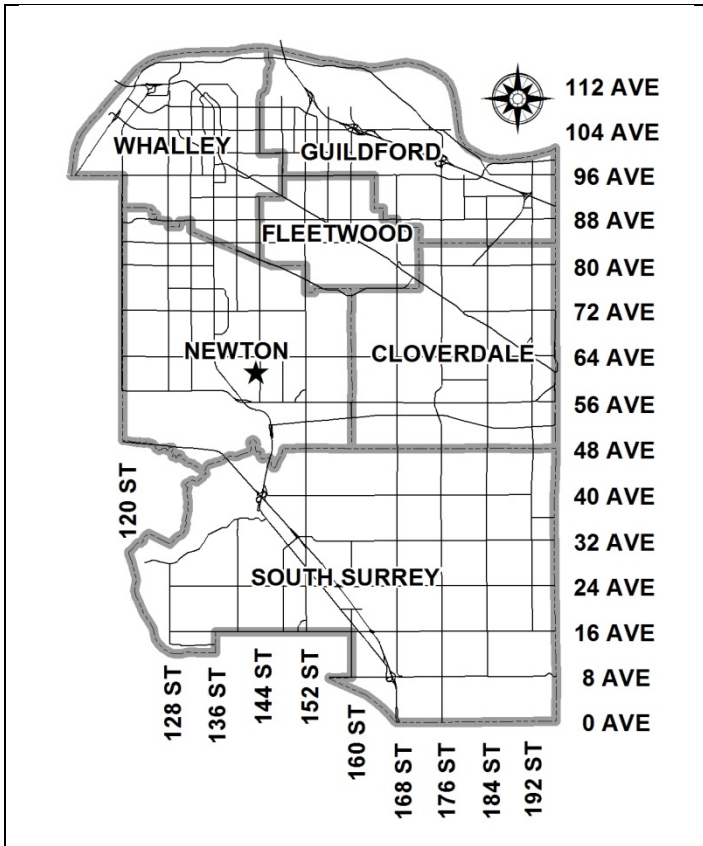


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0257-00

Planning Report Date: September 14, 2015



**PROPOSAL:**

- **Development Variance Permit**  
 to vary the rear yard setback for proposed houses on 2 RF-12 lots.

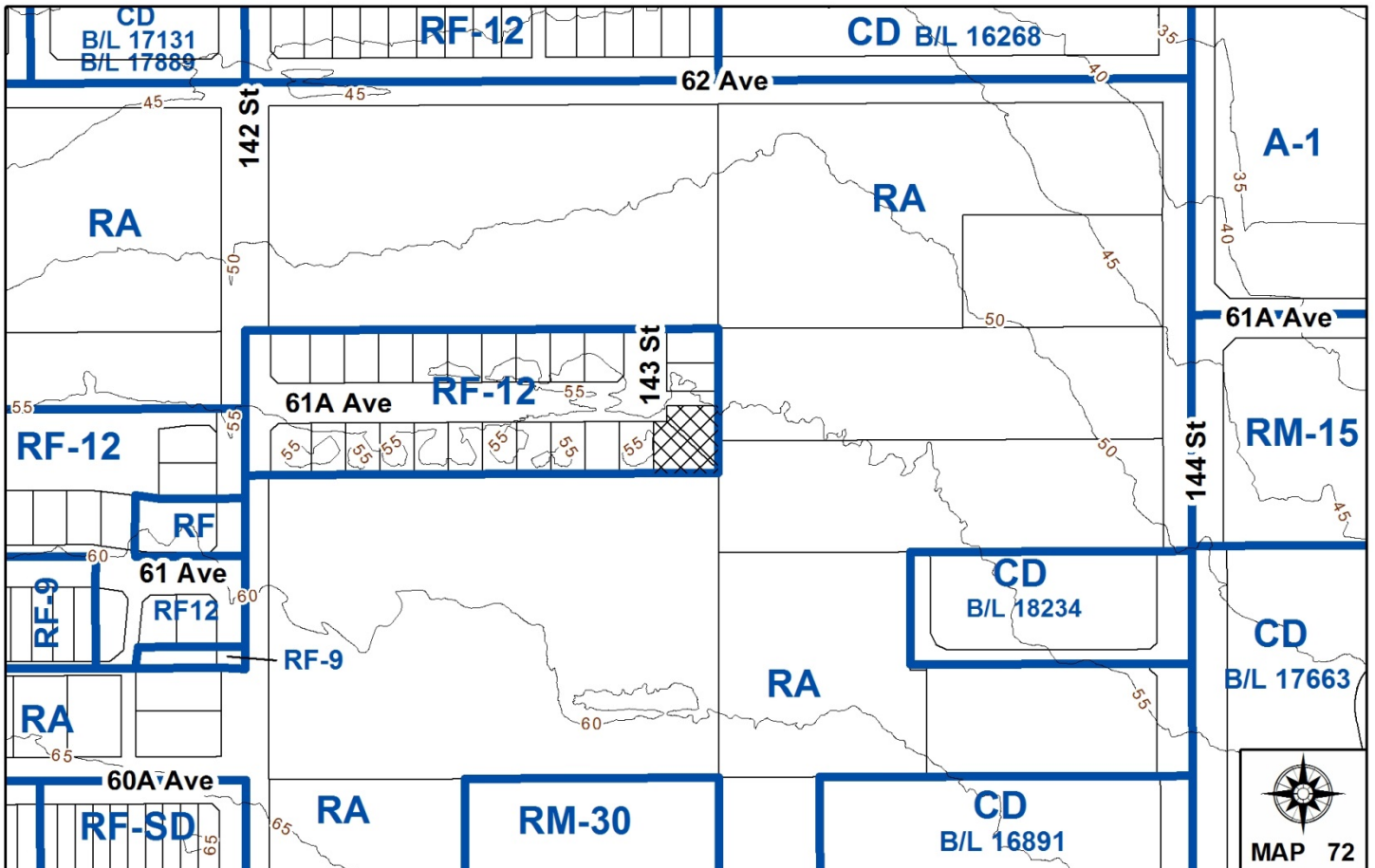
**LOCATION:** 14288 - 61A Avenue  
 6150 - 143 Street

**OWNER:** Surinderpal K Hare

**ZONING:** RF-12

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Residential Flex  
 6-14.5 u.p.a.



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to rear yard setbacks of the RF-12 Zone.

### RATIONALE OF RECOMMENDATION

- The requested setback variances would allow additional floor space, and therefore a more functional floor plan for the main floor of each of the proposed houses.
- The rear yard of Lot 12 (14288-61 A Avenue) backs onto a school field, and the rear yard of Lot 13 (6150 - 143 Street) backs onto a future neighbourhood park.
- The rear yards of both lots have ample useable space despite the proposed rear yard reductions, given the substantial widths of these pie-shaped lots in the rear yard.
- Staff supports the requested variances to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0257-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 12 and 13.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family (RF-12) lots.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
West:	Single family dwellings on small lots	Single Family Residential Flex 6-14.5 u.p.a.	RF-12
East:	Single family homes on large lots (Proposed Neighbourhood Park	Urban/Proposed School and Parks	RA
South:	Woodward Hill Elementary School and school field	Urban/Proposed School and Parks	RA
North	Neighbourhood Park	Single Family Residential Flex 6-14.5 u.p.a.	RF-12

DEVELOPMENT CONSIDERATIONSBackground

- The subject site comprises two (2) RF-12 lots in the South Newton Neighbourhood Concept Plan (NCP) area, located at 61A Avenue and 143 Street.
- The surrounding areas to the North and West have been developed with new single family houses. The subject lots do not contain any existing houses. The lots were created as part of a 24-lot subdivision development in 2011 (approved under Development Application No. 7909-0263-00).

Current Proposal

- The applicant is requesting a Development Variance Permit to reduce the rear yard setbacks of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the full length of the rear building face for Lots 12 and 13.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To relax the setback provisions of the RF-12 Zone, as follows:
  - Reduce the rear yard setbacks for the entire rear building face from 7.5m (25 ft.) to 5.5 metres (18 ft.) for Lots 12 and 13.

## Applicant's Reasons:

- The existing lots are irregular, pie-shaped lots. While they meet the minimum lot depth of 22 metres (72 ft.) for the RF-12 Zone (Type II) lots, there is a substantial discrepancy between the maximum permitted floor area and the floor area which can be achieved on these lots, as shown in the table below:

	<b>Lot Size</b>	<b>Permitted Maximum House Size based on 0.70 FAR</b>	<b>Achievable Floor Area (no DVPS)</b>	<b>Achievable Floor Area (with DVPS)</b>
Lot 12	374 sq.m. (4,030 sq.ft.)	260 sq.m. (2,800 sq.ft.)	200 sq.m. (2,156 sq.ft.)	241 sq.m. (2,594 sq.ft.)
Lot 13	375 sq.m. (4,033 sq.ft.)	260 sq.m. (2,800 sq.ft.)	206 sq.m. (2,220 sq.ft.)	232 sq.m. (2,502 sq.ft.)

- The variances are requested in order to achieve functional main floor spaces for the proposed dwellings on these lots.
- The rear yard areas with Development Variance Permit would be larger than the typical rear yard for a standard 13.4m wide lot.

## Staff Comments:

- The RF-12 Zone requires a 7.5-metre (25 ft.) rear yard setback, with a permitted reduction to 6.0 metres (20 ft.) for 50% of the width of the rear of the building, for Type II lots.
- The applicant is requesting a rear yard relaxation to 5.5 metres (18 ft.) for the entire rear building face for proposed Lots 12 and 13.
- The rear yards have ample useable space within the proposed 5.5m setback area, given the substantial width of these pie-shaped lots at the rear.

- Impacts to the neighbouring properties are negligible, given that both lots back onto a school field or future neighbourhood park.
- 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 Survey Plan  
Appendix II. Development Variance Permit No. 7915-0257-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

RJG/da

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KD 9/10/15 11:12 AM

Information for City Clerk

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

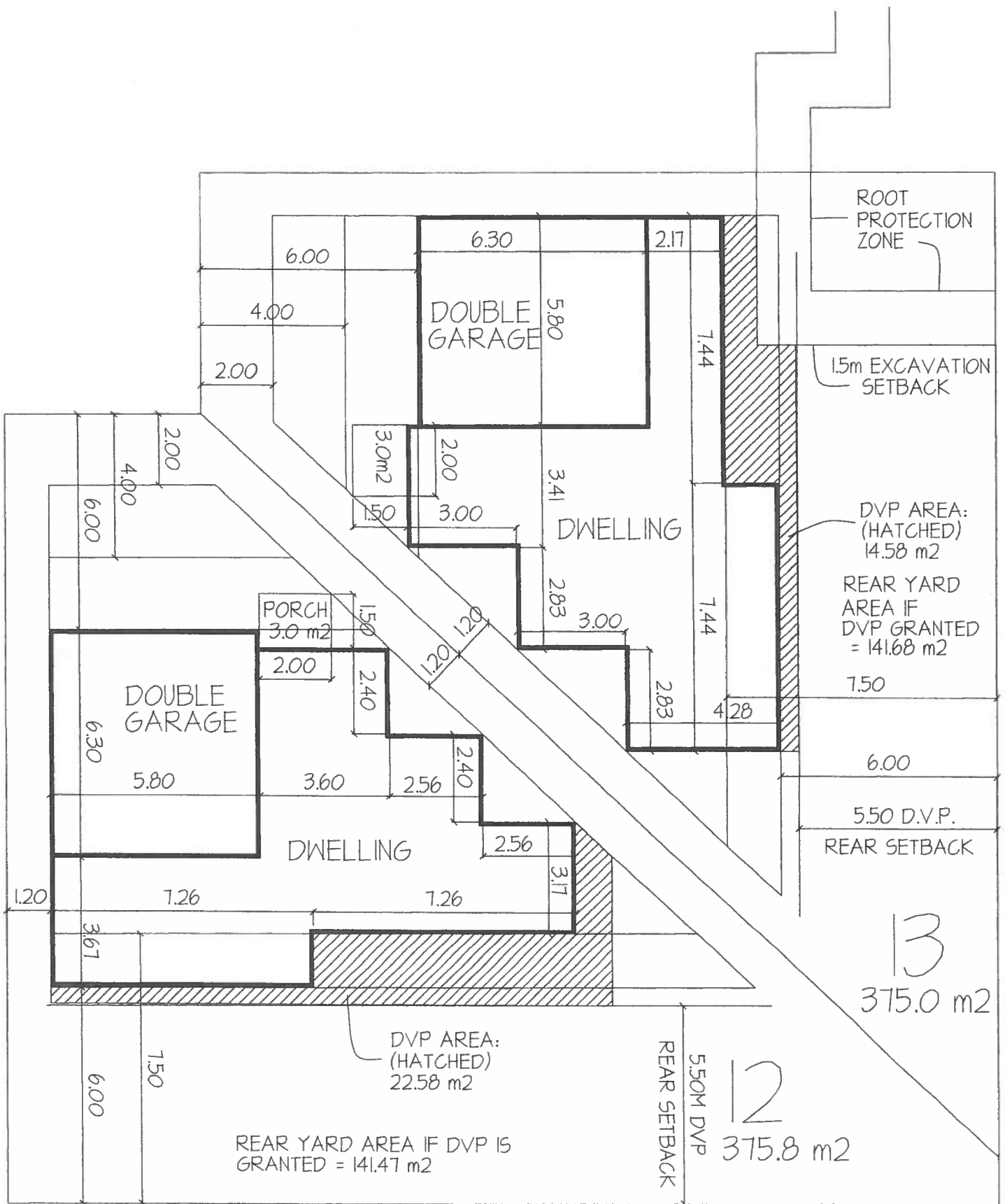
1. (a) Agent:      Name:                      Charanpreet Toor  
  
   Address:                      14975 - 67A Avenue  
   Surrey, BC V3S 0P3  
  
   Tel:                              604-825-3186 - Home  
   604-825-3186 - Cellular

2.      Properties involved in the Application

- (a)      Civic Address:                      14288 - 61A Avenue  
   6150 - 143 Street
  
- (b)      Civic Address:                      14288 - 61A Avenue  
   Owner:                              Surinderpal K Hare  
   PID:                                      028-625-986  
   Lot 12 Section 9 Township 2 New Westminster District Plan BCP48738
  
- (c)      Civic Address:                      6150 - 143 Street  
   Owner:                              Surinderpal K Hare  
   PID:                                      028-625-994  
   Lot 13 Section 9 Township 2 New Westminster District Plan BCP48738

3.      Summary of Actions for City Clerk's Office

- (a)      Proceed with Public Notification for Development Variance Permit No. 7915-0257-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



ROOT PROTECTION ZONE

DOUBLE GARAGE

DWELLING

DOUBLE GARAGE

DWELLING

PORCH  
3.0 m<sup>2</sup>

1.5m EXCAVATION SETBACK

DVP AREA:  
(HATCHED)  
14.58 m<sup>2</sup>

REAR YARD AREA IF  
DVP GRANTED  
= 141.68 m<sup>2</sup>

DVP AREA:  
(HATCHED)  
22.58 m<sup>2</sup>

REAR YARD AREA IF DVP IS  
GRANTED = 141.47 m<sup>2</sup>

5.50 D.V.P.  
REAR SETBACK

REAR SETBACK  
5.50M DVP

13  
375.0 m<sup>2</sup>

12  
375.8 m<sup>2</sup>

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0257-00

Issued To: SURINDERPAL K HARE

("the Owner")

Address of Owner: 13649 - 56 Avenue  
Surrey, BC V3X 2Z7

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: 028-625-986

Lot 12 Section 9 Township 2 New Westminster District Plan BCP48738

14288 - 61A Avenue

Parcel Identifier: 028-625-994

Lot 13 Section 9 Township 2 New Westminster District Plan BCP48738

6150 - 143 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the Land.
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 .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan