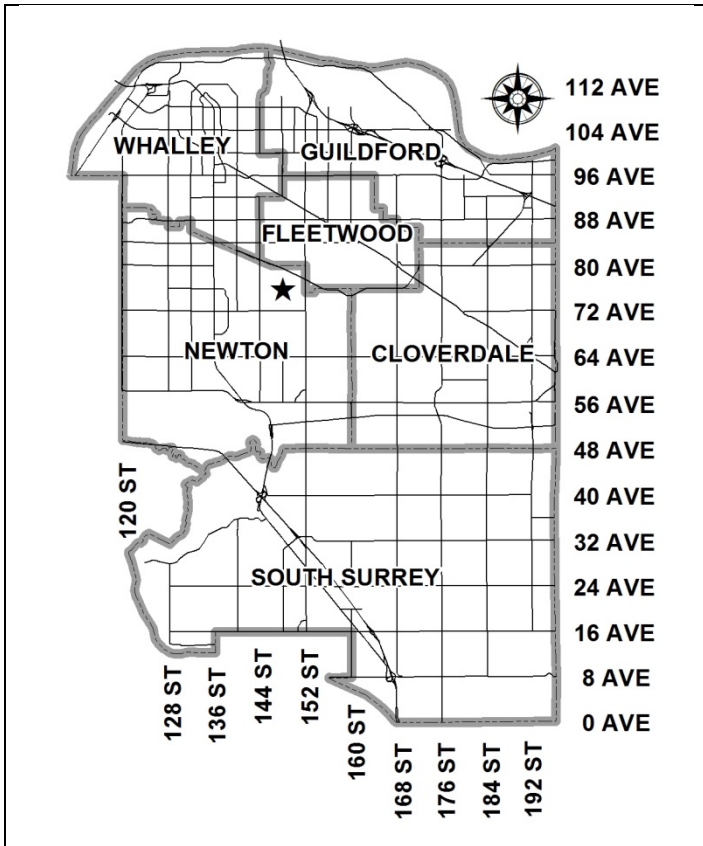


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0335-00

Planning Report Date: November 16, 2015



**PROPOSAL:**

- **Development Variance Permit**

to relax the special building setback requirement for three existing single family lots located along collector roads (76 Avenue and 148 Street).

**LOCATION:**

- 14778 - 76 Avenue
- 14786 - 76 Avenue
- 14798 - 76 Avenue

**OWNER:**

Dream Castle Homes Ltd.

**ZONING:**

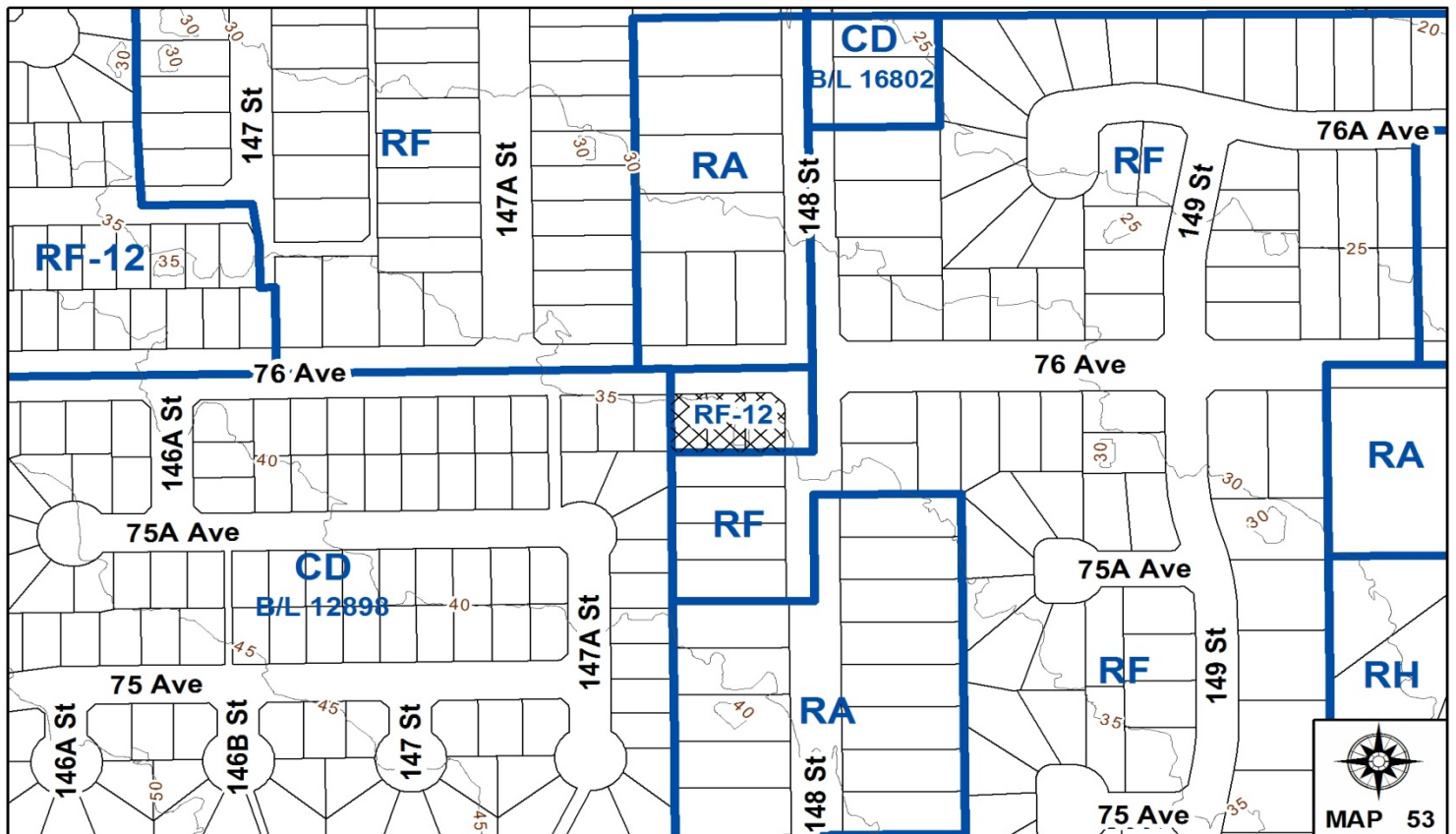
RF-12

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

Urban Compact Housing



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, by reducing the minimum required front yard setback and side yard setback on a flanking street from the centreline of the ultimate highway allowance for both 76 Avenue and 148 Street.

### RATIONALE OF RECOMMENDATION

- In accordance with Part 7 Special Building Setbacks of Zoning By-law, No. 12000, lots fronting or flanking a Collector Road are required to be measured from the centerline of the ultimate highway allowance. 76 Avenue and 148 Street are designated as Collector Roads and require an ultimate highway allowance of 24 metres (79 ft.).
- The proposal to reduce the front yard setback on 76 Avenue and the side yard on a flanking street setback on 148 Street will help to achieve a consistent streetscape with existing single family homes along 76 Avenue and 148 Street.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0335-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, by reducing the minimum required front yard setback from the centerline of the ultimate highway allowance for 76 Avenue from 18.0 metres (59 ft.) to 17.0 metres (56 ft.) for the principal building on Lots 1-3; and
- (b) to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, by reducing the minimum required side yard setback on a flanking street from the centerline of the ultimate highway allowance for 148 Street from 14.4 metres (47 ft.) to 13.4 metres (44 ft.) for the principal building on Lot 3.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Proposed single family dwellings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 76 Ave):	Single Family Residential	Suburban / Transitional Suburban	RA
East (Across 148 Street):	Single Family Residential	Urban / Urban Residential	RF
South:	Single Family Residential (proposed dwelling)	Urban / Urban Residential	RF
West:	Single Family Residential	Urban / Urban Compact Housing	CD Zone (By-law No. 12898)

DEVELOPMENT CONSIDERATIONSSite Description

- The subject properties are located at 14778, 14786 and 14798 – 76 Avenue (Lots 1-3, respectively) and are zoned Single Family Residential (12) Zone (RF-12), designated Urban in the Official Community Plan (OCP), and designated Urban Compact Housing in the East Newton North Neighbourhood Concept Plan (NCP).

- The three subject lots were created under Development Application No. 7914-0305-00, which rezoned the site from One Acre Residential Zone (RA) to Single Family Residential (12) Zone (RF-12).
- 76 Avenue and 148 Street are designated as Collector Roads requiring a 24.0 metre (79 ft.) wide ultimate highway allowance, as shown on Schedule “K” Major Road Allowance Map, attached to and forming part of Surrey Subdivision and Development By-law, 1986, No. 8830.
- The applicant is requesting a Development Variance Permit (DVP) to relax Part 7 Special Building Setbacks of Surrey Zoning By-law No. 12000, which applies to lots abutting existing or future major roads as shown on the Major Road Allowance Map. Part 7 of the Zoning By-law requires that one-half of the required ultimate highway allowance is to be added to the minimum setbacks of the respective zone.
- The variances are proposed to maintain a consistent streetscape with the existing homes along both 76 Avenue and 148 Street, and to allow construction of a house that meets the maximum size permitted in the RF-12 Zone.
- Specifically, the setbacks for the subject properties are to be measured based on an ultimate highway allowance of 12 metres (39 ft.) from centreline for both 76 Avenue and 148 Street. This results in an additional requirement of 1 metre (3 ft.) of future road allowance along the 76 Avenue frontages of Lots 1-3 and the 148 Street flanking side yard of Lot 3. Therefore, an additional 1.0 metre (3 ft.) setback must be added to the minimum 6 metre (20 ft.) front yard setback and 2.4 metre (8 ft.) side yard on flanking street setback of the RF-12 Zone. The resulting minimum required setbacks for the subject properties are as follows:
  - front yard setback of 18.0 metres (59 ft.) measured from the centerline of 76 Avenue to the proposed garage on Lots 1-3; and
  - side yard on flanking street setback of 14.4 metres (47 ft.) measured from the centerline of 148 Street to the principal building on Lot 3.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, by reducing the minimum required front yard setback from the centerline of the ultimate highway allowance for 76 Avenue from 18.0 metres (59 ft.) to 17 metres (56 ft.) on Lots 1-3.

Applicant's Reasons:

- The applicant wishes to maintain a front yard setback that is consistent with other properties to the west along 76 Avenue.
- The reduced front yard setback is needed to maximize the building envelopes on the subject properties and build homes that are desirable in today's market.

**Staff Comments:**

- The subject properties are located on 76 Avenue at 148 Street. Both 76 Avenue and 148 Street are designated as Collector Roads on the Major Road Allowance Map, requiring a 24.0 metre (79 ft.) ultimate highway allowance. Part 7 Special Building Setbacks of Zoning By-law, No. 12000, requires that setbacks be measured from the centreline calculated as one half of the ultimate highway allowance. For the subject application, setbacks are to be measured as 12 metres (29 ft.) from centreline.
- In order to comply with the Special Building Setbacks, an additional setback of 1.0 metre (3 ft.) must be added to the minimum 6.0 metre (20 ft.) front yard setback to the garage required in the RF-12 Zone. As measured from the centerline of 76 Avenue, the total required setback is 18.0 metres (59 ft.) on Lots 1-3.
- The applicant is proposing a 6.0 metre (20 ft.) front yard setback from the existing lot line to the garage, or a 5.0 metre (16 ft.) setback from the ultimate front lot line. The proposed front yard setback meets the required front yard setback of the RF-12 Zone based on the existing property line but does not meet the Special Building Setbacks for ultimate road allowance along 76 Avenue.
- The proposed setback is consistent with existing single family dwelling front yard setbacks to the west along 76 Avenue.
- Staff support the proposed variance.

**(b) Requested Variance:**

- To relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, by reducing the minimum required side yard setback on a flanking street from the centerline of ultimate highway allowance for 148 Street from 14.4 metres (47 ft.) to 13.4 metres (44 ft.) for the principal building on Lot 3.

**Applicant's Reasons:**

- The reduced side yard on a flanking street setback is needed to maximize the building envelope on the subject property.
- The buildable area of Lot 3 is significantly reduced by the Special Building Setback requirements on both 76 Avenue and 148 Street.

**Staff Comments:**

- Lot 3 is a corner lot located at the intersection of 76 Avenue and 148 Street, both of which are designated as Collector Roads on the Major Road Allowance Map, requiring a 24.0 metre (79 ft.) ultimate road allowance.
- In order to comply with the Special Building Setbacks, an additional setback of 1.0 metre (3 ft.) must be added to the minimum 2.4 metre (8 ft.) side yard on a flanking street setback to the principal building required in the RF-12 Zone. As measured from the centerline of 148 Street, the total required setback is 14.4 metres (47 ft.) on Lot 3.

- The applicant is proposing a 2.4 metre (8 ft.) setback for a side yard on a flanking street as measured from the existing lot line to the principal building, or a 1.4 metre (4 ft. 6 in.) setback from the ultimate side lot line along 148 Street. The proposed setback meets the required side yard on a flanking street setback of the RF-12 Zone based on the existing property line but does not meet the Special Building Setbacks for ultimate road allowance along 148 Street.
- Staff support the proposed variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Site Plans (Lots 1-3)
Appendix III.	Development Variance Permit No. 7915-0335-00

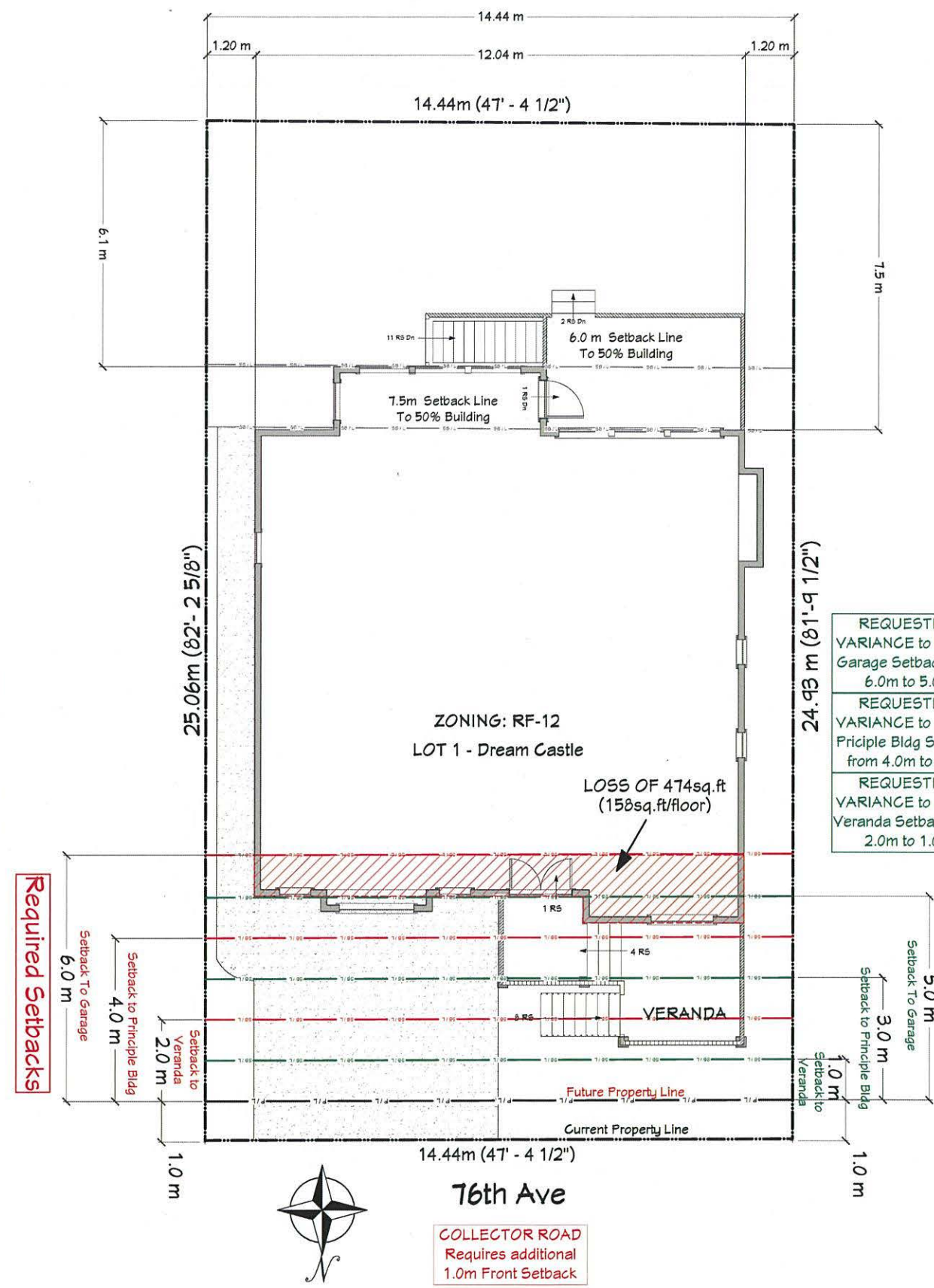
*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

EM/dk

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KD 11/10/15 12:17 PM





- REQUESTING VARIANCE to reduce Garage Setback from 6.0m to 5.0m
- REQUESTING VARIANCE to reduce Principle Bldg Setback from 4.0m to 3.0m
- REQUESTING VARIANCE to reduce Veranda Setback from 2.0m to 1.0m

**Required Setbacks**

- Setback To Garage: 6.0 m
- Setback to Principle Bldg: 4.0 m
- Setback to Veranda: 2.0 m

**Proposed Setbacks**

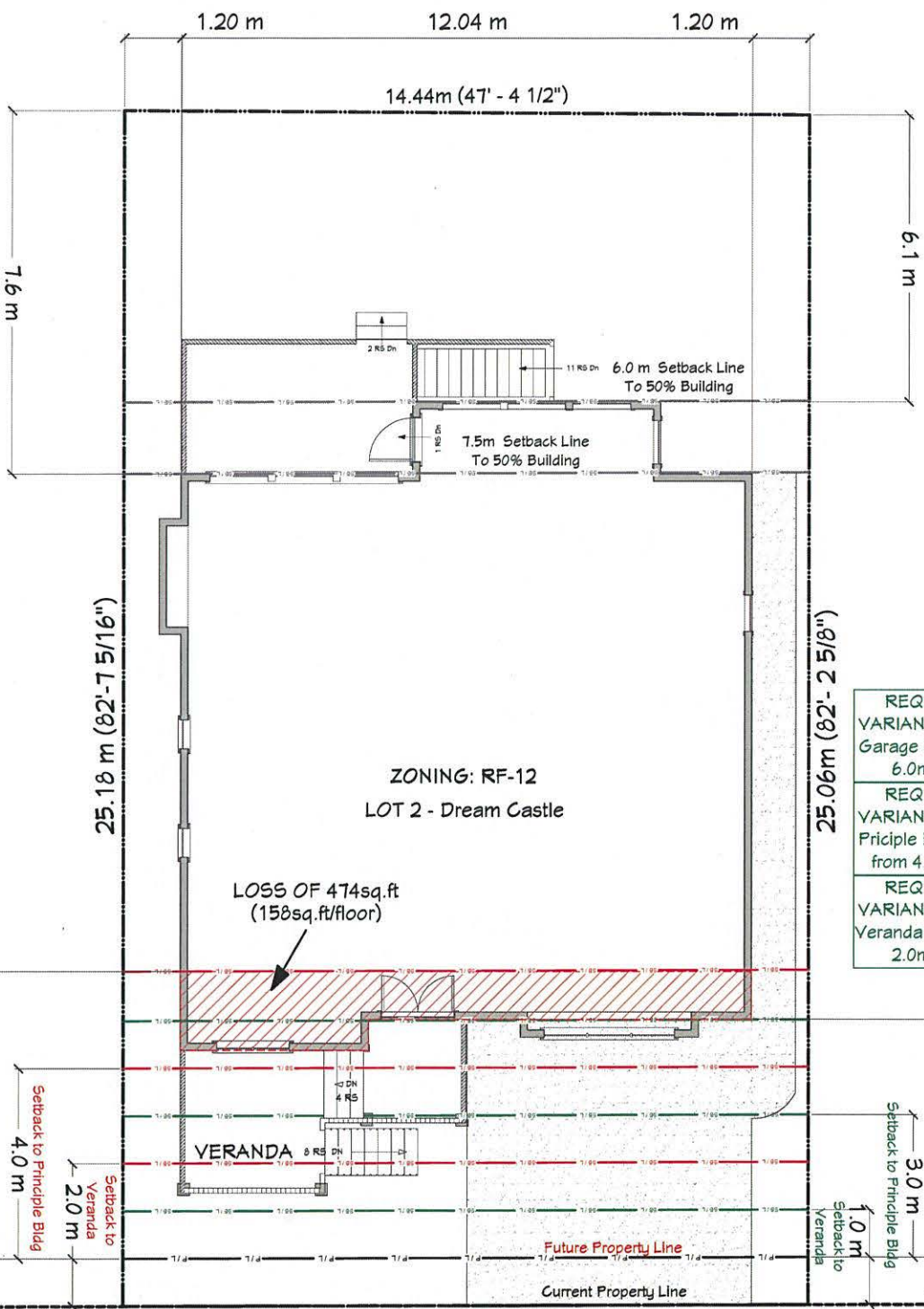
- Setback To Garage: 5.0 m
- Setback to Principle Bldg: 3.0 m
- Setback to Veranda: 1.0 m



THESE PLANS CONFORM TO THE 2012 B.C. BUILDING CODE

<p><b>APPEX DESIGN GROUP INC</b>                  1000 West Broadway, Suite 100                  Vancouver, BC V6H 1G6                  Tel: 604-681-1234                  Fax: 604-681-1235                  Website: www.apexdesigngroup.com</p>		<p>Copyright © 2015 Apex Design Group Inc. All rights reserved. This drawing is the property of Apex Design Group Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Apex Design Group Inc. The Designer accepts no responsibility for the construction of any building or structure or for the safety of any person or property. The Designer is not responsible for any errors or omissions in this drawing or for any consequences arising therefrom. The Designer is not responsible for any conditions, laws, regulations, codes, or standards that may apply to the project. The Designer is not responsible for any conditions, laws, regulations, codes, or standards that may apply to the project.</p>	
<p>Client: Knightridge Developments</p> <p>City Project No: (Dreamcastle)</p> <p>Site Location: Dreamcastle Lot 2 - 76 Ave, Surrey, BC</p>	<p>Sheet: RC, LV</p> <p>Checked: RC</p> <p>Date: 2015.07.31</p> <p>Scale: 1/4" = 1' (or as noted)</p> <p>Version: X6-2015.07.14.1.049</p> <p>Drawn By: [Name]</p>	<p>Sheet Number: A-15.0</p> <p>Revision: 0</p> <p>Date: 16, 2015</p>	<p>Structural Engineers Stamp</p>





- REQUESTING VARIANCE to reduce Garage Setback from 6.0m to 5.0m
- REQUESTING VARIANCE to reduce Principle Bldg Setback from 4.0m to 3.0m
- REQUESTING VARIANCE to reduce Veranda Setback from 2.0m to 1.0m

**Required Setbacks**

**Proposed Setbacks**



**SITE PLAN**

Scale: 1/8" = 1'-0"

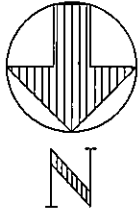
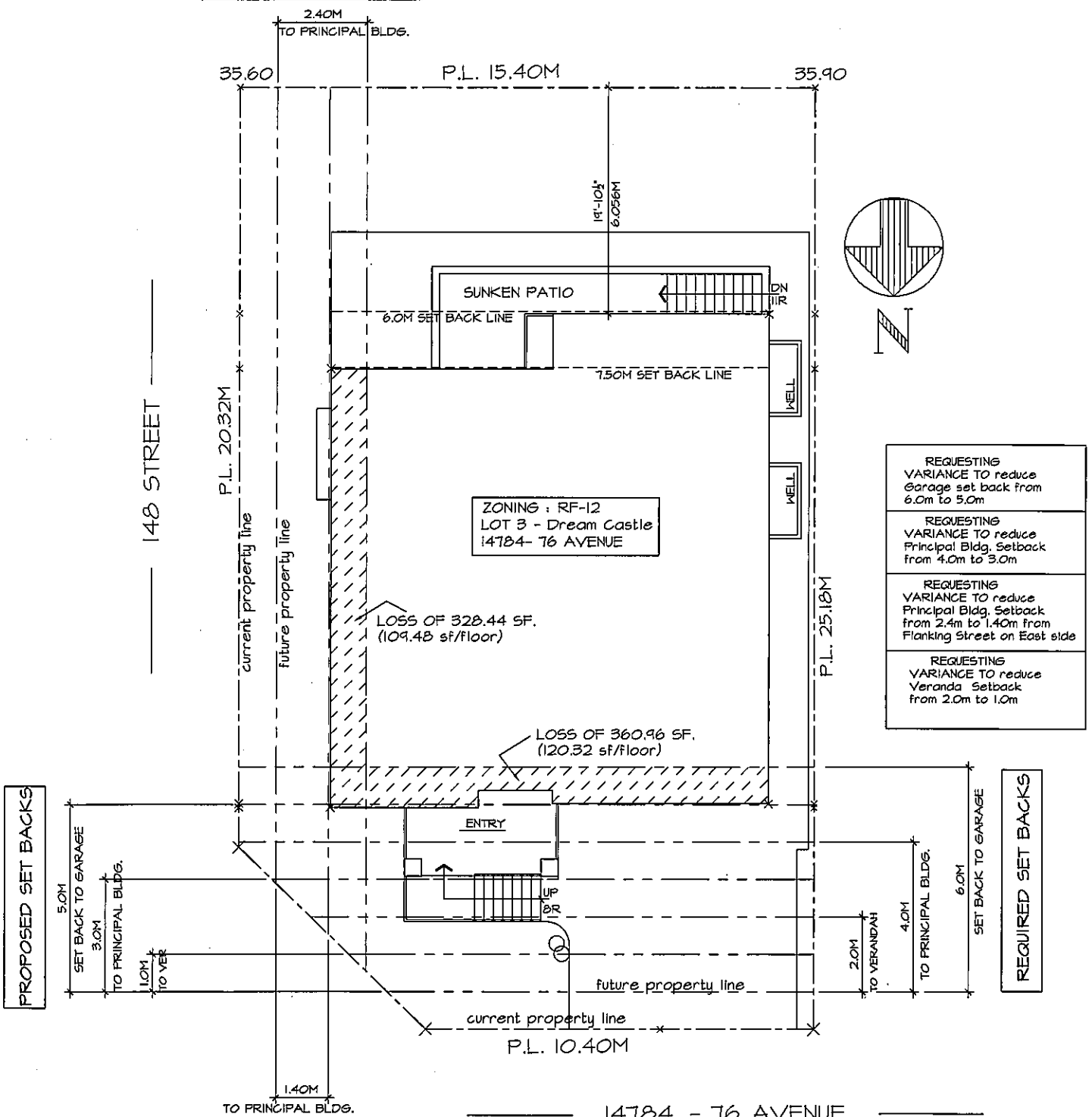
**76th Ave**

**COLLECTOR ROAD**  
Requires additional  
1.0m Front Setback

<p><b>APPEX</b> DESIGN GROUP INC</p> <p>1000 West 10th Avenue Surrey, BC V4L 1A7 Tel: 604.591.8888 Fax: 604.591.8889 www.apexdesigngroup.com</p>		<p>PROJECT: 2018.07.31 SCALE: 1/8" = 1' (or as noted) VERSION: 06-2018.07.14.1.16p DRAWN BY: [Name]</p>		<p>CLIENT: Knightbridge Developments CITY PROJECT NO: (Dreamcastle) SITE LOCATION: Dreamcastle Lot 2 - 76 Ave, Surrey, BC</p>		<p>DATE: 04.16.2015 DRAWING NO: A-1.0 REVISION: 0</p>	
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THESE PLANS CONFORM TO THE 2012 B.C. BUILDING CODE

REQUIRED SET BACK



- REQUESTING VARIANCE TO reduce Garage set back from 6.0m to 5.0m
- REQUESTING VARIANCE TO reduce Principal Bldg. Setback from 4.0m to 3.0m
- REQUESTING VARIANCE TO reduce Principal Bldg. Setback from 2.4m to 1.40m from Flanking Street on East side
- REQUESTING VARIANCE TO reduce Veranda Setback from 2.0m to 1.0m

SITE PLAN ( LOT # 03 )

SCALE : 1/4" = 1'-0"

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0335-00

Issued To: DREAM CASTLE HOMES LTD.  
("the Owner")

Address of Owner: 7928 - 128 Street, Suite 202  
Surrey, BC V3W 4E8

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: 029-628-121  
Lot 1 Section 22 Township 2 New Westminster district Plan EPP43452

14778 - 76 Avenue

Parcel Identifier: 029-628-130  
Lot 2 Section 22 Township 2 New Westminster district Plan EPP43452

14786 - 76 Avenue

Parcel Identifier: 029-628-148  
Lot 3 Section 22 Township 2 New Westminster district Plan EPP43452

14798 - 76 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, is varied as follows:
  - (a) Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, the minimum required *front yard setback* from the centerline of the ultimate highway allowance for 76 Avenue is varied from 18.0 metres (59 ft.) to 17.0 metres (56 ft.) for structures permitted in Section B. under Part 17A, "Single Family Residential (12) Zone (RF-12)" on Lots 1-3 of the Land; and

- (b) Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, the minimum required *side yard on flanking street setback* from the centerline of the ultimate highway allowance for 148 Street is varied from 14.4 metres (47 ft.) to 13.4 metres (44 ft.) for structures permitted in Section B. under Part 17A, "Single Family Residential (12) Zone (RF-12)" on Lot 3 of the Land.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  5. 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.
  6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  7. 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