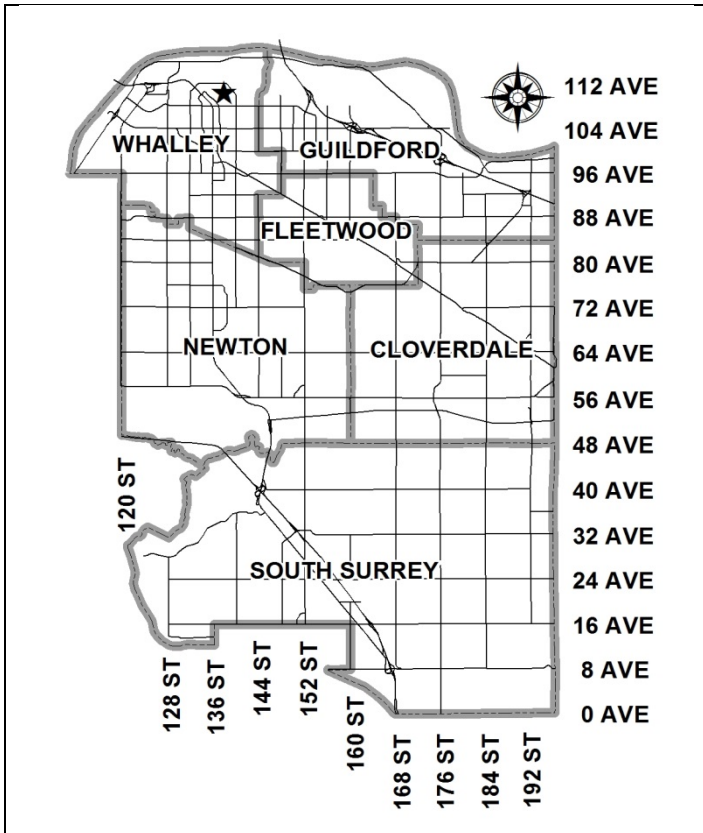


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0028-00

Planning Report Date: March 7, 2016



PROPOSAL:

- **Development Variance Permit**

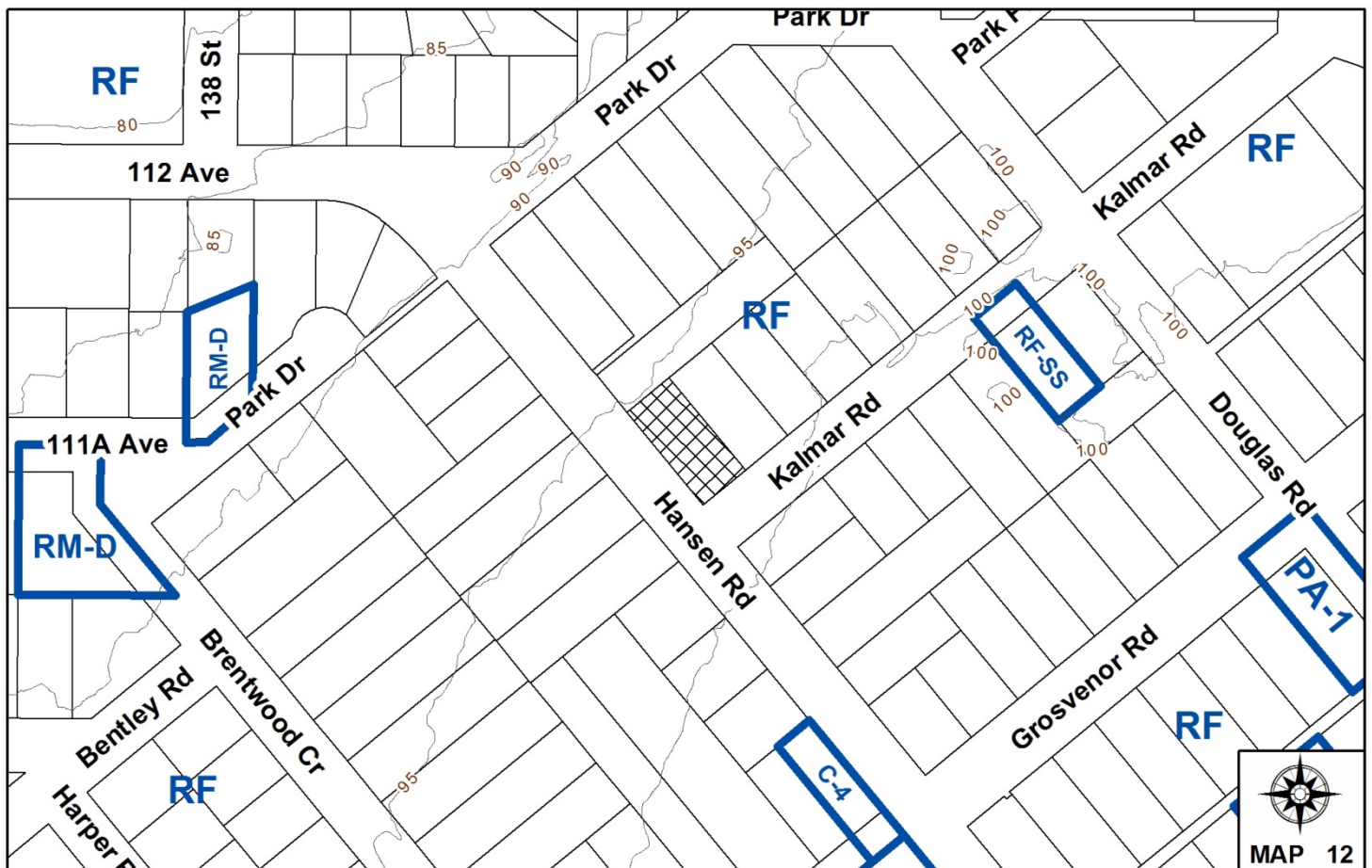
to relax the flanking side yard setback requirement for a proposed single family dwelling on a lot located along an arterial road (Hansen Road).

LOCATION: 13877 - Hansen Road

OWNER: Harwinder S Gill

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the side yard on a flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 2.1 metres (7 ft.) for a proposed single family dwelling located along an arterial road (Hansen Road).

RATIONALE OF RECOMMENDATION

- In accordance with Part 7 Special Building Setbacks of the Zoning By-law, the side yard setbacks of lots flanking an arterial or collector road are measured from the centerline of the ultimate road allowance.
- Hansen Road is an arterial road, however, will not be constructed to its ultimate width in the foreseeable future and therefore the side yard setback relaxation for a new house is supportable.
- The reduced setback will achieve a consistent streetscape with the other existing houses along this section of Hansen Road.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0028-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard on a flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 2.1 metres (7 ft.) for the principal building.

REFERRALS

Engineering: The Engineering Department has no objection.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling (to be demolished).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East:	Single family dwellings	Urban	RF
South (Across Hansen Road):	Single family dwellings	Urban	RF
West (Across Hansen Road):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 890-square metre (9,584 sq. ft.) subject lot is located at the northwest corner of Hansen Road and Kalmar Road in Whalley, just beyond the City Centre boundary.
- The lot is designed “Urban” in the Official Community Plan (OCP) and is zoned “Single Family Residential Zone (RF)”.
- Hansen Road, which flanks the subject lot, is classified as an arterial road. For lots fronting or flanking an arterial or collector road, in accordance with Part 7 Special Building Setbacks of the Zoning By-law, front yard setbacks and side yard setbacks on a flanking street are measured from the centerline of the ultimate road allowance.
- Since Hansen Road is an arterial road, under the revised standards of the Subdivision & Development By-law approved by Council in 2012, the ultimate width is 30 metres (98 ft.). The existing road allowance for Hansen Road is 20 metres (66 ft.) in width.

- The Engineering Department has determined that, for this portion of Hansen Road, 30 metres (98 ft.) of road allowance will not be necessary at this time as it is not likely to be constructed to its ultimate width in the foreseeable future.
- Although the Engineering Department has no plans to widen this portion of Hansen Road to its ultimate standard in the foreseeable future, the special setback requirements of Part 7 in the Zoning By-law continue to apply for building siting.
- There is an existing single family dwelling on the subject lot. The applicant intends to demolish the existing dwelling and to apply for a building permit to construct a new single family dwelling on the subject lot. The applicant is seeking a variance to accommodate a typical RF house on the subject lot (see By-law Variance Section).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard on a flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 2.1 metres (7 ft.) for the principal building.

Applicant's Reasons:

- The applicant wishes to maintain a consistent streetscape with the neighbouring homes along Hansen Road.
- The proposed setback variance allows for a more functional floor plan and increases the floor space of the proposed house.

Staff Comments:

- The subject lot is located on Hansen Road, which is designated an arterial road. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law No. 8830, identifies a 30-metre (98 ft.) wide road allowance for arterial roads. The current 30-metre (98 ft.) wide road allowance for an arterial road, approved by Council in 2012, is a 3-metre (10 ft.) increase from the previous arterial road allowance of 27 metres (89 ft.).
- Part 7 Special Building Setbacks of Zoning By-law No. 12000 stipulates that the setback of buildings on a lot abutting an existing or future major road as shown in the Surrey Major Road Allowance Map, shall be the sum of one-half of the ultimate highway allowance shown in the Major Road Allowance Map measured from the centerline of the ultimate highway allowance plus the required setback of the Zone in which the lot is located.
- In the case of the subject lot, the required side yard on a flanking street setback would be 15 metres (49 ft.) from the ultimate centerline of Hansen Road plus the 3.6-metre (12 ft.) side yard on a flanking street setback requirement of the RF Zone, for a total setback of 18.6 metres (61 feet) from the ultimate centerline of Hansen Road. This

equates to an additional 1.5 metres (5 ft.) of setback being required from the existing side lot line along Hansen Road.

- In reviewing this portion of Hansen Road, the Engineering Department has concluded that a reduced road allowance of 27 metres (89 feet), or 13.5 metres (44 feet) from centerline, is sufficient as there is little chance that this portion will redevelop in the near future.
- Rather than vary the road allowance requirement for an arterial road, as specified in Schedule K of the Subdivision and Development By-law, staff support a variance to the side yard on a flanking street setback requirement of the RF Zone.
- To achieve a consistent streetscape along this portion of Hansen Road, a variance to the side yard on a flanking street setback of the RF Zone from 3.6 metres (12 feet) to 2.1 metres is supported. This would provide a building setback from the centerline of Hansen Road of 17.1 metres (56 feet), based on the one-half of the road allowance requirement for an arterial road (15 metres/49 feet) plus a 2.1 metre (7 ft.) side yard on a flanking street setback.
- 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. 7916-0028-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

RC/dk

Information for City Clerk

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

- 1. (a) Agent: Name: Harwinder S Gill

 Address: 10802 - 156 Street
 Surrey, BC V3R 6J6

 Tel: 778-858-5555

2. Properties involved in the Application

(a) Civic Address: 13877 Hansen Road

(b) Civic Address: 13877 Hansen Road
 Owner: Harwinder S Gill
 PID: 008-683-824
 Lot "A" Except: Northerly 66 Feet, Block 138 New Westminster District Plan 11853

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7916-0028-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0028-00

Issued To: HARWINDER S GILL

("the Owner")

Address of Owner: 10802 - 156 Street
Surrey, BC V3R 6J6

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: 008-683-824
Lot "A" Except: Northerly 66 Feet, Block 138 New Westminster District Plan 11853

13877 Hansen Rd

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 16 Single Family Residential Zone (RF), the minimum side yard on a flanking street setback is reduced from 3.6 metres (12 feet) to 2.1 metres (7 feet) for the principal building.
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. 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.

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.

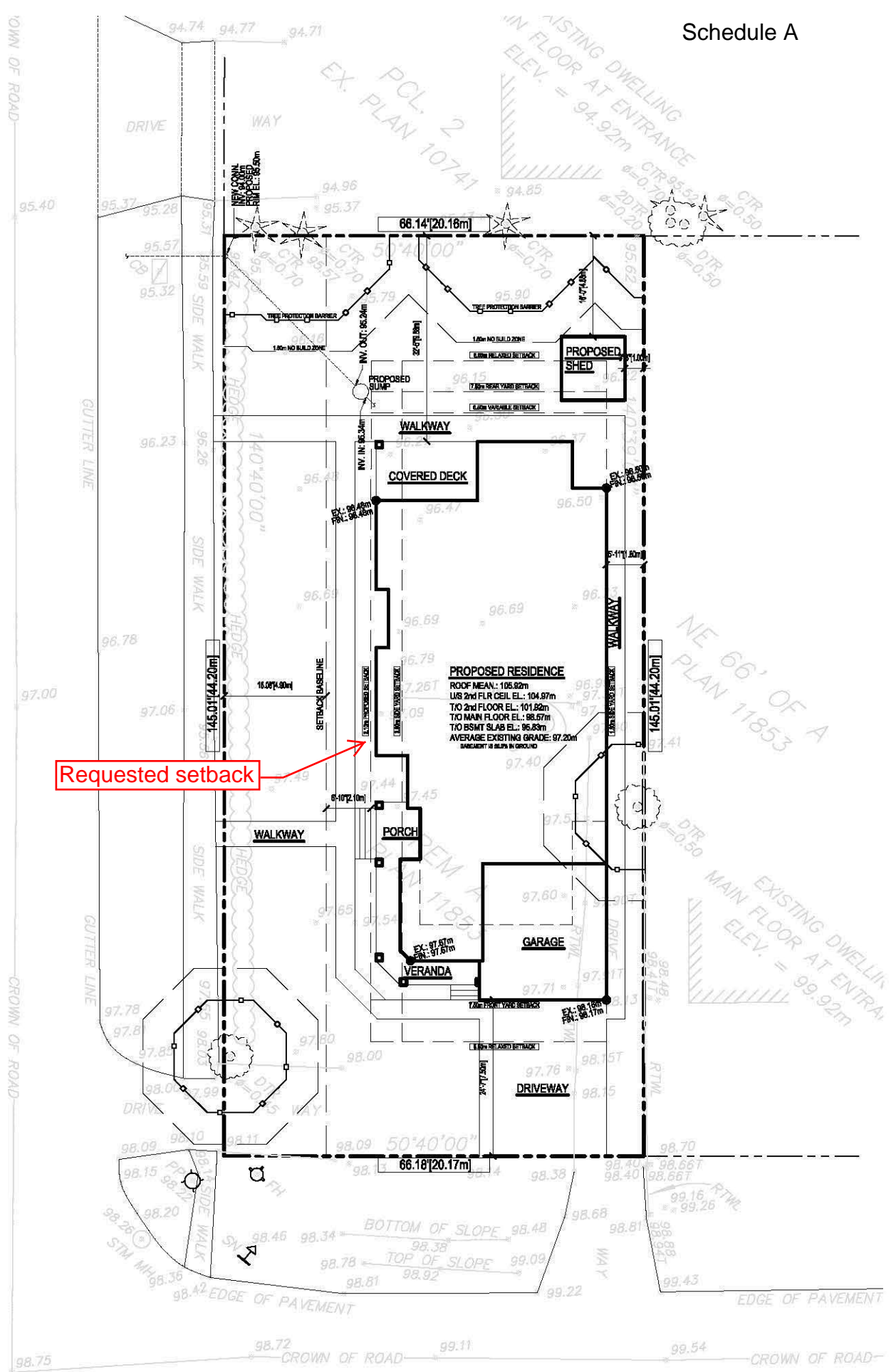
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

HANSEN ROAD

KALMAR ROAD



Requested setback

EX. PLAN 10741

NE 66' OF A PLAN 11853

EXISTING DWELLING MAIN FLOOR AT ENTRANCE ELEV. = 99.92m

98.71 SAN MH