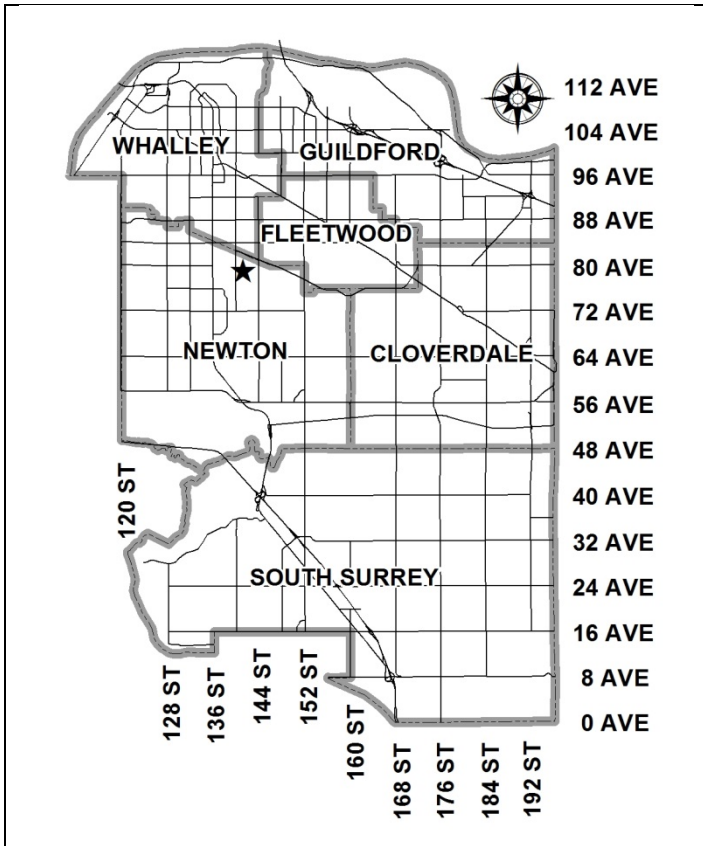


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0064-00

Planning Report Date: April 11, 2016



**PROPOSAL:**

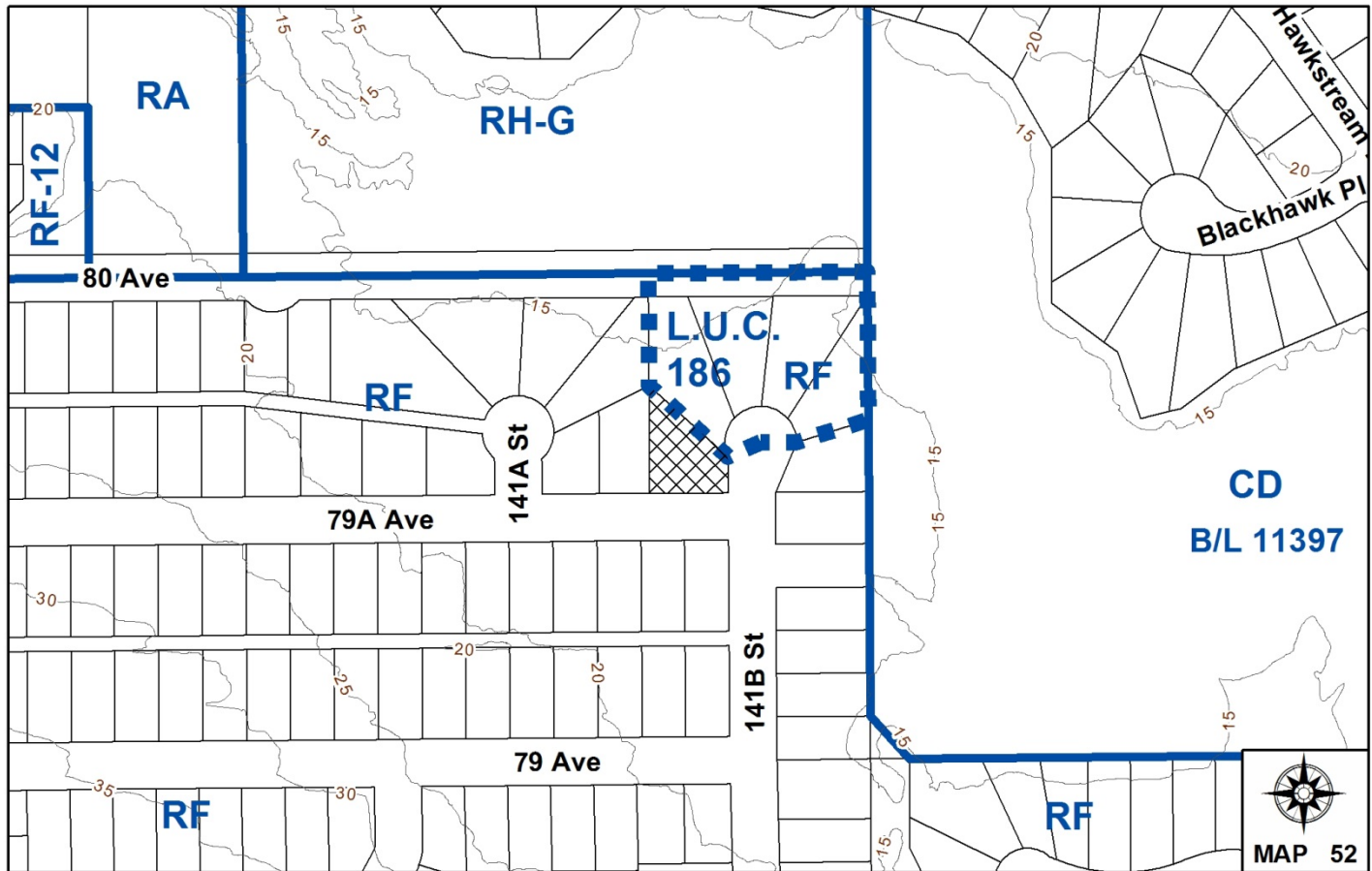
- **Development Variance Permit**  
 to reduce the minimum front and rear yard setbacks to allow a proposed addition to the existing house.

**LOCATION:** 14157 - 79A Avenue

**OWNER:** Gurdeep Singh Rai

**ZONING:** RF

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Development Variance Permit (DVP) application in order to allow:
  - Reduced front yard (141B Street) setback of the RF Zone from 7.5 metres (25 ft.) to 7.1 metres (23 ft.); and
  - Reduced rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).

### RATIONALE OF RECOMMENDATION

- The proposed variances to reduce the front yard and rear yard setbacks on the subject site have been requested as a result of the irregular shape of the lot and will permit the expansion of the existing house on the lot.
- The proposed variances are minor and will not affect the livability and private outdoor space provided on the site.
- Staff supports the requested variances to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7916-0064-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) To reduce the minimum front yard (141B Street) setback of the Single Family Residential (RF) Zone from 7.5 metres (25 ft.) to 7.1 metres (23 ft.); and
  - (b) To reduce the minimum rear yard setback of the Single Family Residential (RF) Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.);

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Dwelling	Urban	Land Use Contract Number 186 (RF Underlying Zone)
East (Across 141B Street), South (Across 79A Avenue) and West:	Single Family Dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject property is an irregularly shaped lot located at 14157-79A Avenue. The property is zoned “Single Family Residential Zone“(RF), and designated “Urban” in the Official Community Plan (OCP).
- The applicant is requesting a Development Variance Permit (DVP) to reduce the front yard (141B Street) and rear yard setbacks of the Single Family Residential (RF) Zone from 7.5 metres (25 ft.) to 7.1 metres (23 ft.) and 6.1 metres (20 ft.), respectively, as result of the irregular shape of the lot. The proposed DVP will permit the expansion of the existing house on the lot.

- The floor area of the house after the proposed addition will be 392.6 square metres (4,226 sq. ft.), which is below the maximum permitted Floor Area Ratio (FAR) for an RF Zoned lot of this size (i.e. 465 square metres or 5,005 sq. ft.). The Lot Coverage of the house after the proposed addition will be 18%, which is also below the maximum permitted for an RF Zoned lot of this size (i.e. 30%).
- No trees will be impacted by this addition to the existing building.
- All four (4) existing accessory buildings have been removed from the site.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard (141B Street) setback of the Single Family Residential (RF) Zone from 7.5 metres (25 ft.) to 7.1 metres (23 ft.);
- To reduce the minimum rear yard setback of the Single Family Residential (RF) Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.);

Justification for Variances:

- The proposed variances to reduce the front yard and rear yard setbacks on the subject site have been requested as a result of the irregular shape of the lot and will permit the expansion of the existing house on the lot.
- The proposed variances are minor and will not affect the livability and private outdoor space provided on the site. As a result of the irregular shape of the lot, the functional outdoor space is located in the side yard (North of the home), instead of the rear yard (West of the home). No additions are proposed in the side yard, and the side yard will continue to have ample useable space despite the proposed rear yard reduction, given the substantial size of the side yard.
- Due to the irregular shape of the lot, 141B Street is considered the front yard in the Zoning By-law although functionally, 79A Avenue (side yard flanking street) is used as the front of the house with addressing, the driveway, and the front of the home facing 79A Avenue. No variances are proposed for the side yard flanking street.
- Staff supports 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 Project Data Sheets  
Appendix II. Development Variance Permit No. 7916-0064-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

CL/dk

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KD 4/6/16 11:01 AM

Information for City Clerk

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

1. (a) Agent:     Name:             Gurdev Dhillon  
                        Address:        13488 - 84A Avenue  
  Surrey, BC V3W 0T8  
  
                        Tel:               604-722-3067

2.     Properties involved in the Application

(a)     Civic Address:         14157 - 79A Avenue

(b)     Civic Address:         14157 - 79A Avenue  
           Owner:                 Gurdeep Singh Rai  
           PID:                   000-631-663  
           Lot 50 Section 21 Township 2 Plan 20154 New Westminster District

3.     Summary of Actions for City Clerk's Office

(a)     Proceed with Public Notification for Development Variance Permit No. 7916-0064-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

## DEVELOPMENT DATA SHEET

Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		1,018 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	30%	18%
<b>SETBACKS</b> ( in metres)		
Front (141B Street)	7.5 m	7.1 m
Rear	7.5 m	6.1 m
Side Yard Flanking Street (79A Avenue)	3.6 m	3.7 m
Side Yard (North)	1.8 m	4.3 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	9 m	7.2 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	1	1
<b>FLOOR AREA: Residential</b>	465 sq.m.	392.6 sq.m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	465 sq.m.	392.6 sq.m.

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7916-0064-00

Issued To: GURDEEP SINGH RAI

("the Owner")

Address of Owner: 14157 - 79A Avenue  
Surrey, BC V3W 2Z5

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: 000-631-663

Lot 50 Section 21 Township 2 New Westminster District Plan 20154

14157 - 79A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) To reduce the minimum front yard (141B Street) setback of the Single Family Residential (RF) Zone from 7.5 metres (25 ft.) to 7.1 metres (23 ft.); and
  - (b) To reduce the minimum rear yard setback of the Single Family Residential (RF) Zone from 7.5 metres (25 ft.) to 6.1 metres (20 ft.).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7916-0064-00 (A) (the "Drawings") which are attached hereto and form 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

**SITE PLAN**

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

**DATA**

**SITE AREA AND ZONING**

LOT AREA: 10,958.99 SQ.FT. [1,018.123M<sup>2</sup>]  
 ZONING: RF - SINGLE FAMILY RESIDENTIAL ZONE

**LEGAL DESCRIPTION**

LOT 50 SECTION 21 TOWNSHIP 2 PLAN 20154 NWD

**CIVIC ADDRESS**

14157 79A AVENUE SURREY BC  
 CANADA V3W 2Z5

**MAX. FSR ALLOWABLE:**

CALCULATION: 560M<sup>2</sup> (6,027.79 SQ.FT.)  
 MULTIPLIED BY 0.60=3,614.574  
 LOT AREA: 1,018.123M<sup>2</sup> OR 10,958.99 SQ.FT.  
 SUBTRACT 3,614.574=7,344.416  
 MULTIPLIED BY 0.35=2,570.5456  
 (0.60)+(0.35)=6.185.1196>5,000  
 TOTAL ALLOWABLE FLOOR AREA 5,000.00 SQ.FT.

**MAX. PROPOSED LANE WAY HOUSE FLOOR SPACE RATIO**

MAIN FLOOR: 1,357.35 SQ.FT.  
 SECOND FLOOR: 1,960.51 SQ.FT.  
 TOTAL FSR PROVIDED: 3,317.86 SQ.FT.

**OVERALL SITE COVERAGE**

SITE COVERAGE ALLOWED: 32% =3,506.8768 SQ. FT.  
 SITE COVERAGE PROPOSED: 18% =1,988.59 SQ. FT.

**YARD SETBACKS**

FRONT YARD: SOUTH 25'-0" / SIDE YARD FLANKING: WEST 1'  
 REAR YARD: NORTH 6'-0" SIDE YARD: EAST 6'-0"

**GARAGE CALCULATION**

GARAGE ALLOWED = 420.00 SQ.FT.  
 PROP. GARAGE = 908.00 SQ.FT.

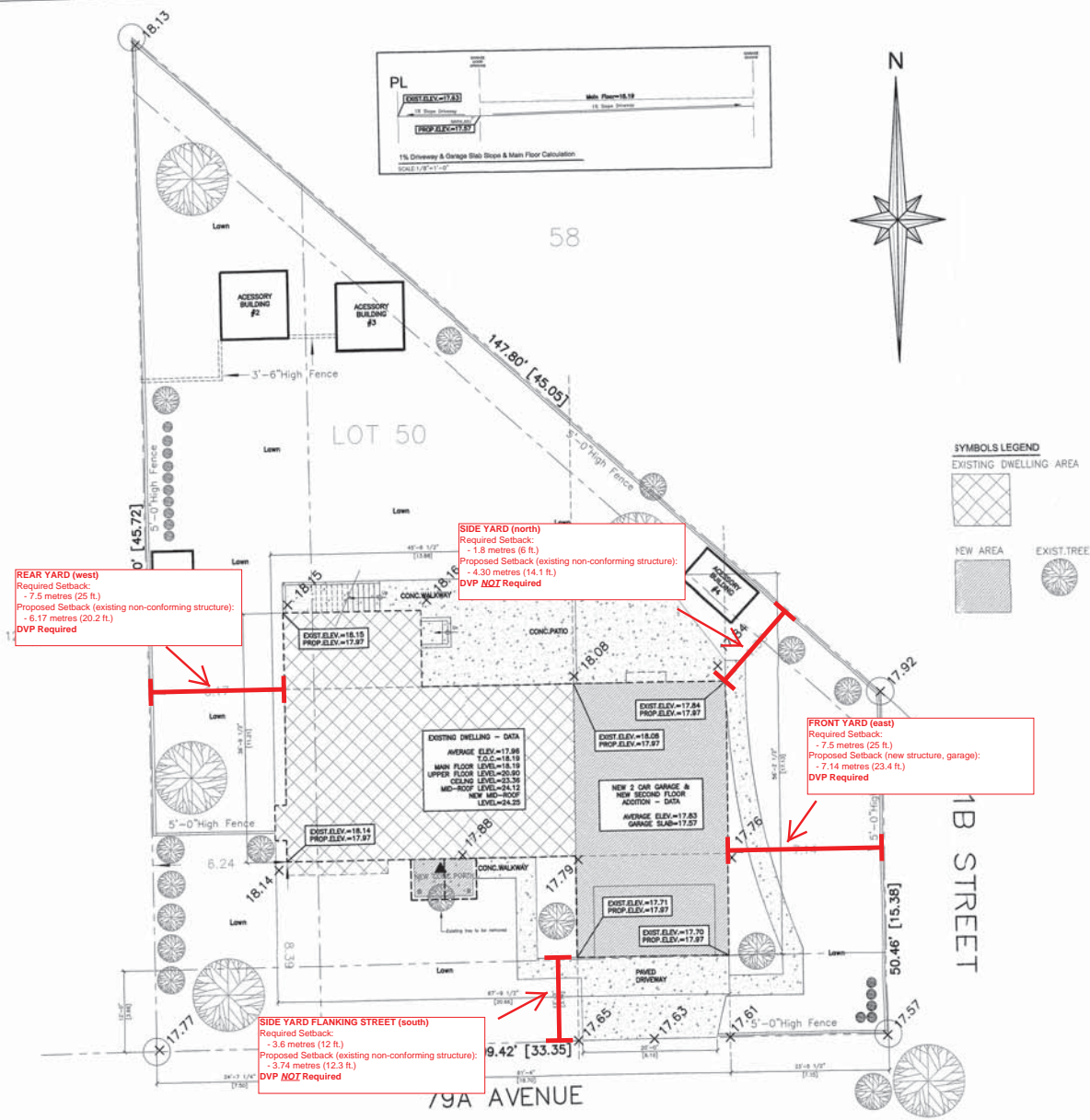
**DWELLING HEIGHT**

PRINCIPAL BUILDING REQUIRED 9 METRES (30 FT.)  
 PRINCIPAL BUILDING PROPOSED 23'-6-1/2" FT.

**DECK AREA**

PROPOSED DECK AREA: 253.38 SQ.FT.

ALLOWED IMPERMEABLE AREA = 60% OF LOT AREA
IMPERMEABLE AREA CALC:
SIDEWALKS = 269.81 SQ.FT.
DRIVEWAY = 562.49 SQ.FT.
PATIO = 449.09 SQ.FT.
DWELLING = 1,440.99 SQ.FT.
NEW GARAGE = 568.09 SQ.FT.
TOTAL PROPOSED IMPERMEABLE AREA = 30% OR 3,290.47 SQ.FT.
PERMEABILITY AREA CALC:
3,290.47 = 10,958.99 = 7,668.52 SQ.FT.
TOTAL PERCENT: 70%



**REAR YARD (west)**  
 Required Setback: - 7.5 metres (25 ft.)  
 Proposed Setback (existing non-conforming structure): - 1.8 metres (6 ft.)  
 DVP Required

**SIDE YARD (north)**  
 Required Setback: - 1.8 metres (6 ft.)  
 Proposed Setback (existing non-conforming structure): - 4.30 metres (14.1 ft.)  
 DVP NOT Required

**FRONT YARD (east)**  
 Required Setback: - 7.5 metres (25 ft.)  
 Proposed Setback (new structure, garage): - 7.14 metres (23.4 ft.)  
 DVP Required

**SIDE YARD FLANKING STREET (south)**  
 Required Setback: - 3.6 metres (12 ft.)  
 Proposed Setback (existing non-conforming structure): - 3.74 metres (12.3 ft.)  
 DVP NOT Required

REV.	REVISION DATE
2	12 NOV 2015
REMARKS	
<p><b>CRUZ &amp; ASSOCIATES</b></p> <p>A Division Of Andesur Development Corporation</p>	
<p>INTERNATIONAL DESIGN &amp; PLANNING CONSULTANTS                  GREATER VANCOUVER, B.C. CANADA                  TEL: 604-365-3296                  #104-13049-76 AVENUE SURREY BC CANADA V3W 2V7</p>	
DRAWING NAME	
14157-79A AVENUE, SURREY, B.C., CANADA V3W 2Z5	
SITE PLAN	
PROJECT NAME	
MR. LUCKY DHILLON RES.	
DESIGNED BY	LUIS CRUZ
DRAWN BY	LJRCM/LC
SUBMISSION DATE	12 NOV 2015
SCALE	1/8"=1'-0"
START DATE, DRAWING & SET No.	REV. #
19-01-2015- 81302 / 1 OF 14	2