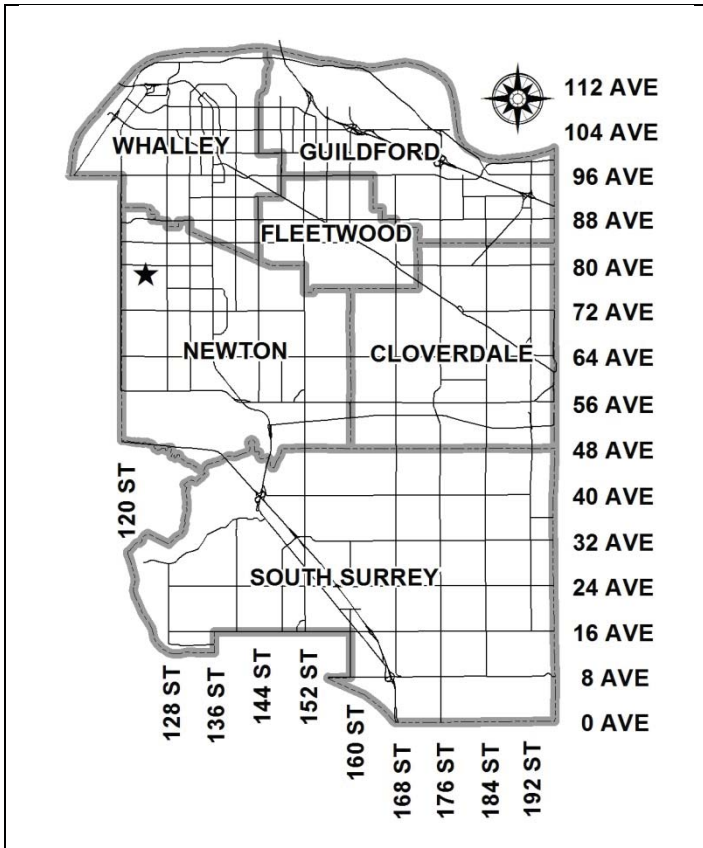


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0177-00

Planning Report Date: February 20, 2017



PROPOSAL:

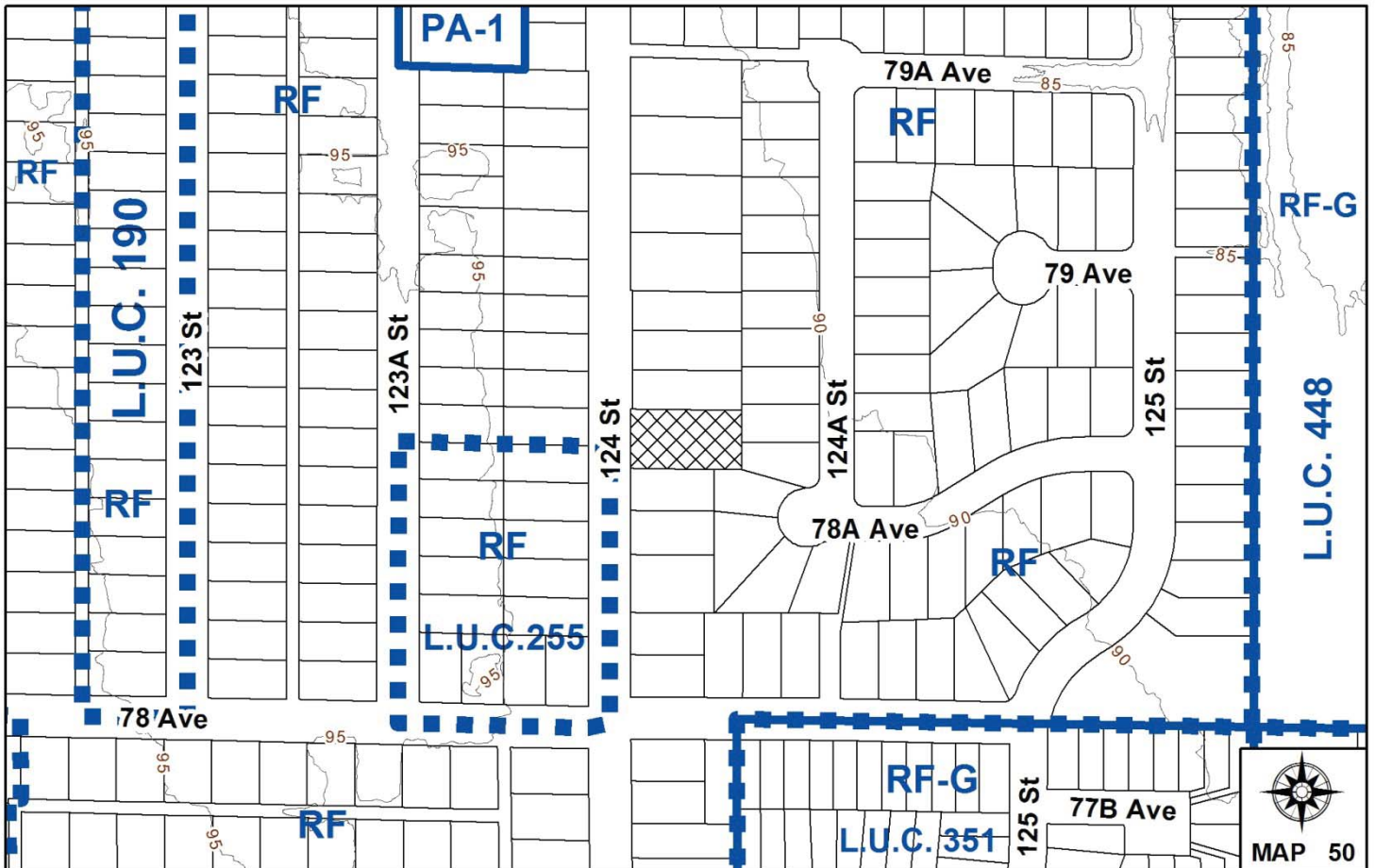
- **Development Variance Permit** to allow subdivision into two single family lots.

LOCATION: 7860 - 124 Street

OWNER: Ravinder K. Buttar
 Swarn S. Buttar

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 a variance to reduce the minimum lot width of the "Single Family Residential Zone (RF)" from 15 metres (50 ft.) to 14.1 metres (46 ft.).
- The applicant is also seeking a variance to reduce the side yard setbacks of the "Single family Residential Zone (RF)" for the south side yard of proposed Lot 1 and for the north side yard for proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

RATIONALE OF RECOMMENDATION

- Lots 1 and 2 are very deep at approximately 52.1 metres (171 ft.). Despite the reduced lot width, Lots 1 and 2 are proposed to be 735 square metres (7,912 sq. ft.) in size. The proposed lot areas exceed the RF Zone minimum lot size of 560 square metres (6,000 sq. ft.) by 175 square metres (1,884 sq. ft.).
- The variance to the side yard setbacks will allow for more functional (wider) buildings on the proposed lots.
- The required side yard setback of the RF Zone (1.8 metres (6 ft.)) will be maintained for the outer side yards, limiting the impact on the existing neighbours adjacent to the subject site.
- The applicant has received letters of support from neighbours for the proposal.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0177-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.1 metres (46 ft.) for proposed Lots 1 and 2;
- (b) to reduce the minimum south side yard setback of the RF Zone for the principal building from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1; and
- (c) to reduce the minimum north side yard setback of the RF Zone for the principal building from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 2.

REFERRALS

Engineering: The Engineering Department has no requirements related to the issuance of the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East:	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RF
West (Across 124 Street):	Single family dwellings.	Urban	LUC No. 255 (RF Zone underlying), RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 7860 – 124 Street in Newton. The property is designated "Urban" in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)".

- The subject property is approximately 1,494 square metres (16,084 sq. ft.) in size, with a width of 28.3 metres (93 ft.) and a depth of 52 metres (170 ft.), making it an oversized lot in the RF Zone. The property is much larger than its immediate neighbours and is one of the largest lots on the block.
- The property owner had previously applied under Development Application No. 7906-0356-00 to subdivide the property into two single family lots in a panhandle configuration. The proposed panhandle lot was not supported by Staff and the application was closed by the property owner in August 2006.

Current Proposal

- The applicant is proposing to subdivide the subject property into two single family residential lots both of which would front 124 Street.
- To facilitate this subdivision the applicant is proposing a Development Variance Permit (DVP) to reduce the lot widths of both proposed lots and to reduce one side yard setback on each of the lots.
- Proposed Lots 1 and 2 are to be 14.1 metres (46 ft.) wide, 52 metres (170 ft.) deep, and have areas of 735 square metres (7,911 sq. ft.).
- The proposed lot widths are below the RF Zone minimum requirement of 15 metres (50 ft.). However, even with the reduced width, the proposed lots exceed the minimum RF Zone lot size of 560 square metres (6,000 sq. ft.).
- To allow for more functional buildings on the proposed lots, the applicant is also requesting variances to reduce the required side yard setbacks of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the south side yard of proposed Lot 1 and for the north side yard for proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

PRE-NOTIFICATION

- Before submitting their application, the property owners obtained 19 letters of support from surrounding neighbours for the proposal.
- The applicants erected a development sign along the frontage of their property for the subdivision proposal on June 3, 2016. To date, Staff have not received any comment from the public in opposition to the proposal.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.1 metres (46 ft.) for proposed Lots 1 and 2.

Applicant's Reasons:

- Reducing the required lot widths will allow the subject property to be subdivided into two lots.

Staff Comments:

- Currently, the subject property is the largest lot amongst its immediate neighbours. However, if the property were to be subdivided as proposed, the new lots would be the narrowest properties on the block. The widths of surrounding lots range from 18 metres (59 ft.) to 27.8 metres (91 ft.).
- Despite the reduced lot width, Lots 1 and 2 are each proposed to be 735 square metres (7,912 sq. ft.) in area. The proposed lot areas exceed the RF Zone minimum lot size of 560 square metres (6,000 sq. ft.) by 175 square metres (1,884 sq. ft.).
- The applicant has received letters of support for the proposed subdivision from all neighbours directly adjacent to the subject site.

(b) Requested Variance:

- To reduce the minimum side yard setback of the RF Zone for the principal building from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the south side yard of proposed Lot 1 and the north side yard of proposed Lot 2.

Applicant's Reasons:

- The reduced side yard setback will allow for more functional (wider) building designs on the narrower lots.

Staff Comments:

- The requested setback variances are for the interior side yards between the two proposed lots. As a result, the neighbouring lots will not be directly impacted by the reduced setbacks.
- The proposed setback variances will allow for the width of houses on each lot to be increased by 0.6 metres (2 ft.), for a total width of 11.1 metres (36 ft.).
- Mike Tynan, of Tynan Consulting Ltd., has advised that a reduction of the side yard setback of the narrower lots will improve the functionality of the floor plan for the proposed buildings. The variance will allow for a flex-room next to the garage and will reduce the appearance of the garage being the dominant building element as viewed from the street (Refer to Appendix III for sample Building Envelopes).

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. Proposed Subdivision Layout
- Appendix III. Sample Building Envelopes
- Appendix IV. Development Variance Permit No. 7916-0177-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

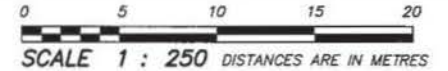
ARR/da

SUBDIVISION DATA SHEET

Current Zoning: RF Zone

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.37 acres
Hectares	0.15 hectares
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	14.145 metres (46 ft.)
Range of lot areas (square metres)	735 square metres (7,912 sq. ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13.3 uph / 5.4 upa
Lots/Hectare & Lots/Acre (Net)	13.3 uph / 5.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	34%
Estimated Road, Lane & Driveway Coverage	6.5%
Total Site Coverage	40.5%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Setbacks (Proposed Lots 1 and 2)	YES
Lot Width (Proposed Lots 1 and 2)	YES

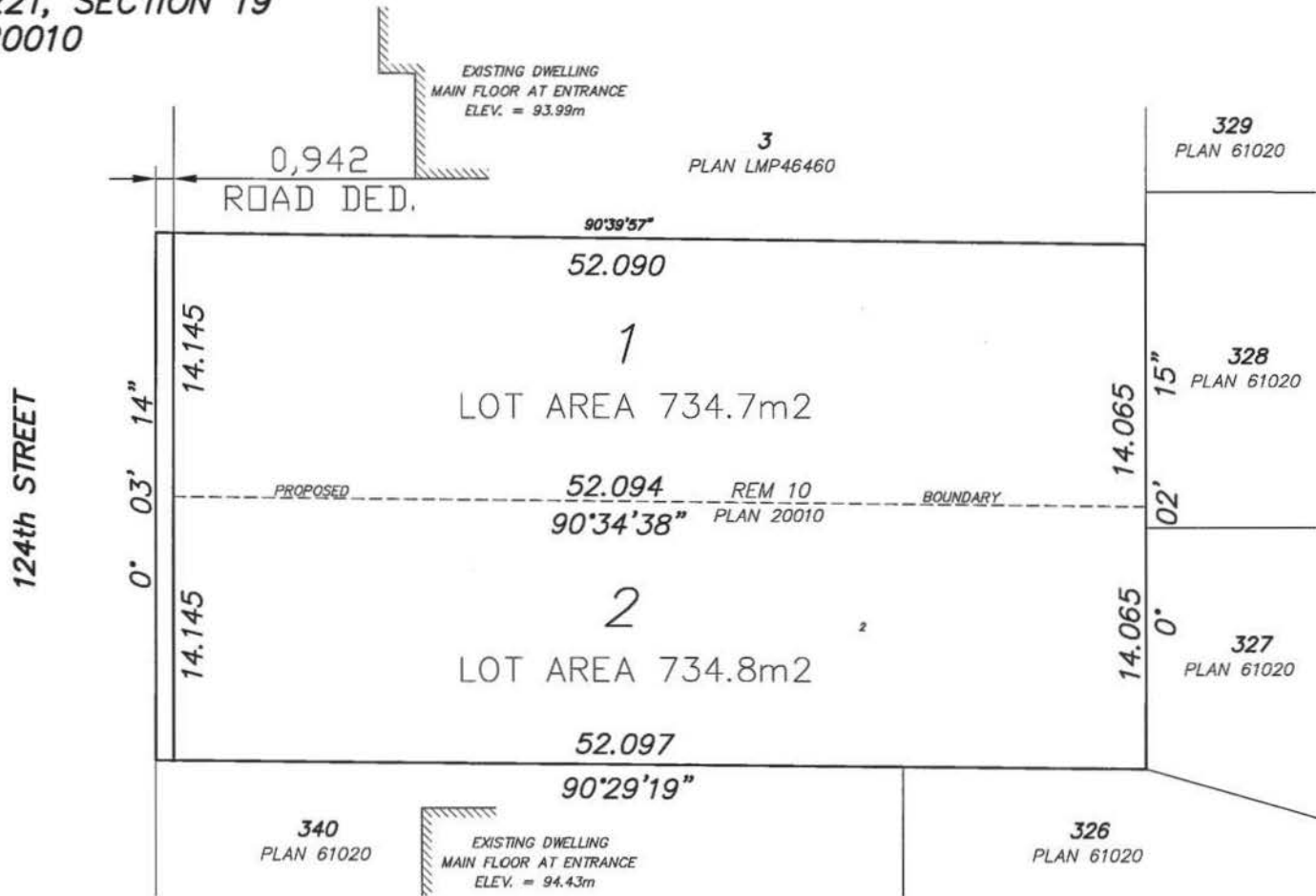
**BC LAND SURVEYORS PROPOSED
SUBDIVISION OF LOT 10 EXCEPT: PART
SUBDIVIDED BY PLAN 60221, SECTION 19
TOWNSHIP 2 NWD PLAN 20010**



PID : 008-481-296

CIVIC ADDRESS :

7860 - 124th STREET
SURREY, B.C.



Lot dimensions and clearances according to Field Survey.

This plan does not show non-plan charges, liens or interests.

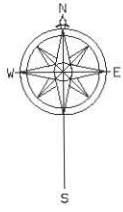
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THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 18th DAY OF APRIL, 2016.

B.C.L.S.

LAKHJOT S. GREWAL

© GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1604-025
DWG : 1604-025 T1



EXISTING HOME
7884 - 124 STREET

FOR BOTH LOTS :

MAX. LOT COVERAGE = 2895 SQ.FT.
LOT COVERAGE ILLUSTRATED : 2895 SQ.FT.

MAX. FLOOR AREA = 4325 SQ.FT.
MAIN FLOOR : 2548 SQ.FT.
UPPER FLOOR : 1777 SQ.FT.
TOTAL : 4325 SQ.FT.

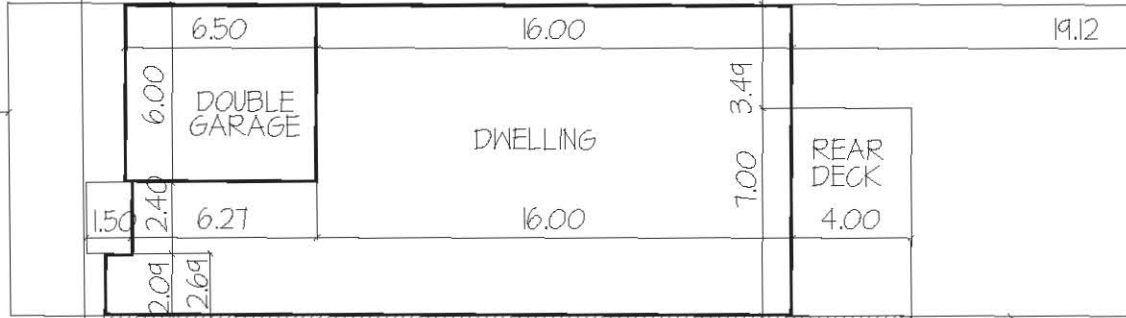
10.00m INCREASED FRONT
SETBACK RECOMMENDED

53.03

124 STREET

4.15

7.50



7.50
REAR SETBACK

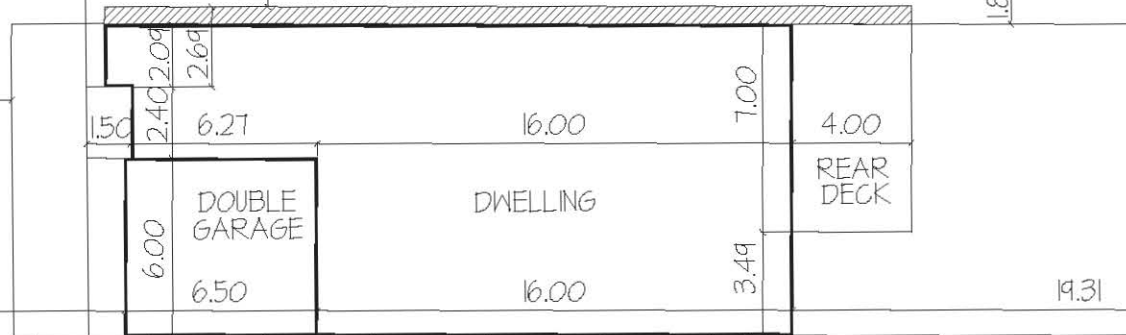
LOT 1
748.0 m²

14.06

1.20 DVP REDUCTION TO 1.20m
1.20 DVP REDUCTION TO 1.20m

53.04

7.50



7.50
REAR SETBACK

LOT 2
748.1 m²

14.06

11.23

53.04

EXISTING HOME
7844 - 124 STREET

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0177-00

Issued To: RAVINDER K. BUTTAR
SWARN S. BUTTAR

(the "Owner")

Address of Owner: 7860 - 124 Street
Surrey, BC V3W 3X6

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: 008-481-296
Lot 10 Except: Part Subdivided by Plan 60221, Section 19 Township 2 New Westminster
District Plan 20010

7860 - 124 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K. Subdivision of Part 16 Single Family Residential Zone, the minimum lot width is reduced from 15 metres (50 ft.) to 14.145 metres (46 ft.) for proposed Lots 1 and 2;
 - (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone, the minimum south side yard setback for the principal building is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1; and
 - (c) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone, the minimum north side yard setback of the for the principal building is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 2.
5. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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

**BC LAND SURVEYORS PROPOSED
SUBDIVISION OF LOT 10 EXCEPT: PART
SUBDIVIDED BY PLAN 60221, SECTION 19
TOWNSHIP 2 NWD PLAN 20010**



PID : 008-481-296

CIVIC ADDRESS :

7860 - 124th STREET
SURREY, B.C.

Vary the minimum lot width of the RF Zone from 15 metres to 14.145 metres for Lots 1 and 2

Lot dimensions and clearances according to Field Survey.

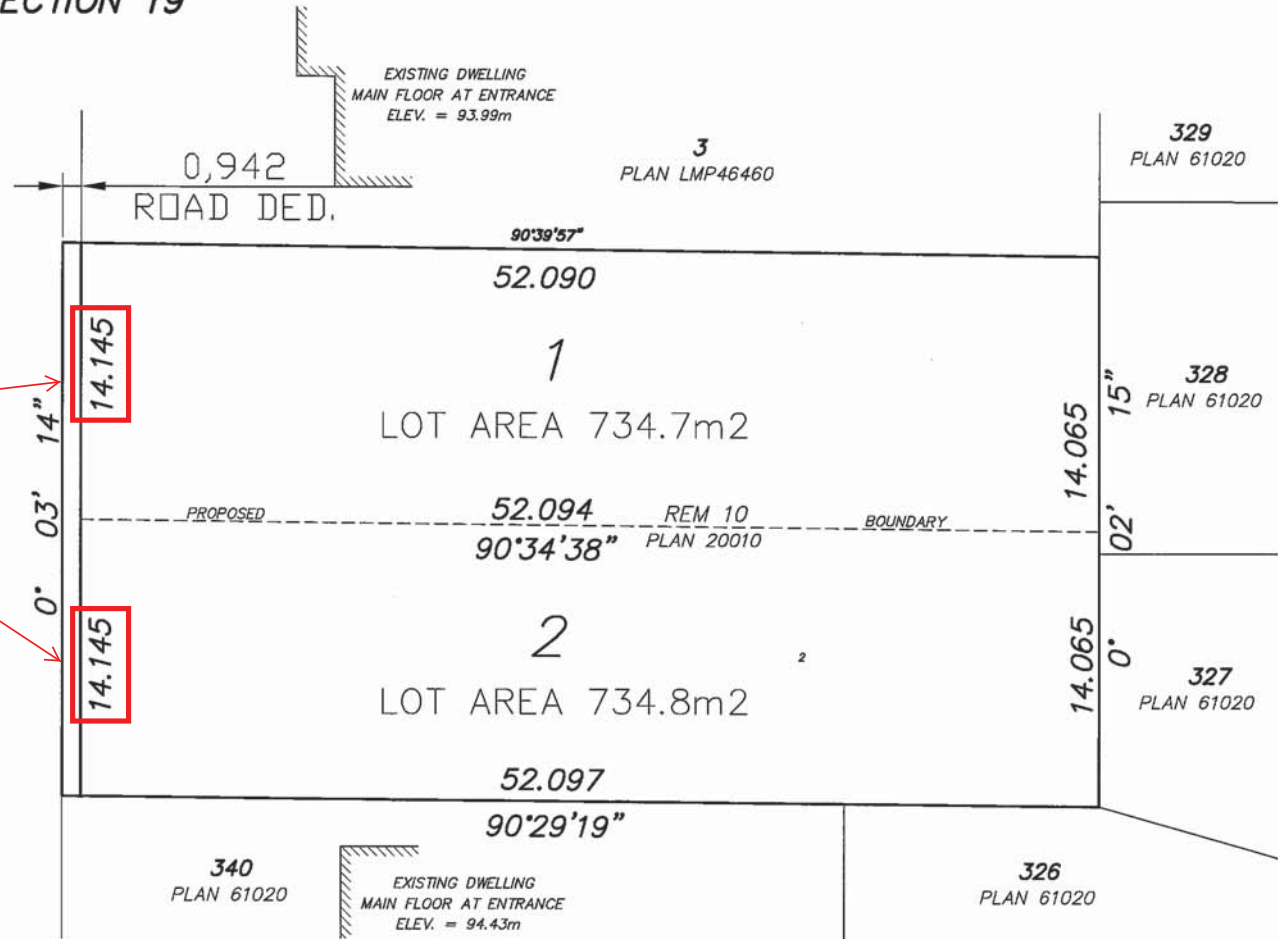
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7884 - 124 STREET

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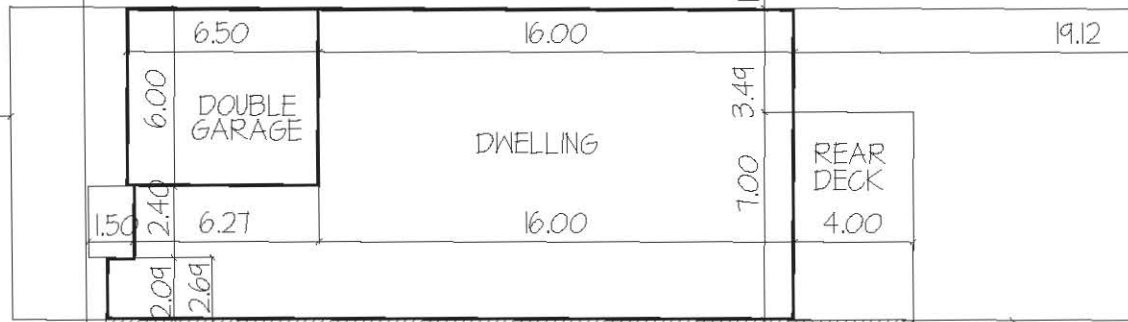
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SETBACK RECOMMENDED

53.03

124 STREET

4.15

7.50



REAR SETBACK

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748.0 m²

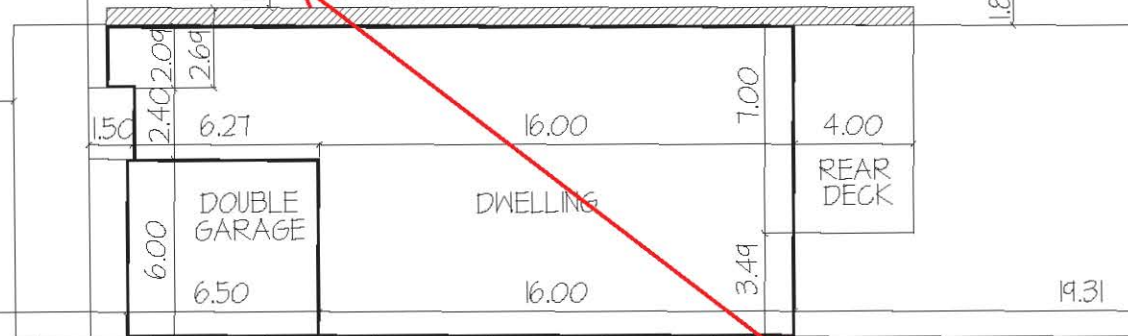
14.06

DVP REDUCTION TO 1.20m
DVP REDUCTION TO 1.20m

53.04

4.15

7.50



REAR SETBACK

LOT 2
748.1 m²

14.06

53.04

EXISTING HOME
7844 - 124 STREET

Vary the minimum south side yard setback for Lot 1 and the north side yard setback for Lot 2 from 1.8 metres to 1.2 metres