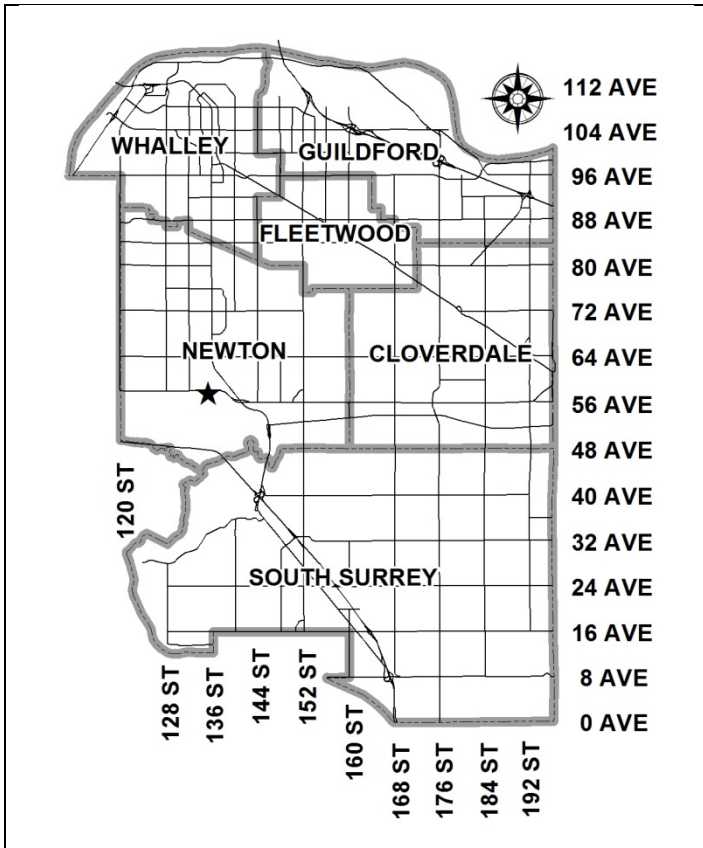


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0127-00

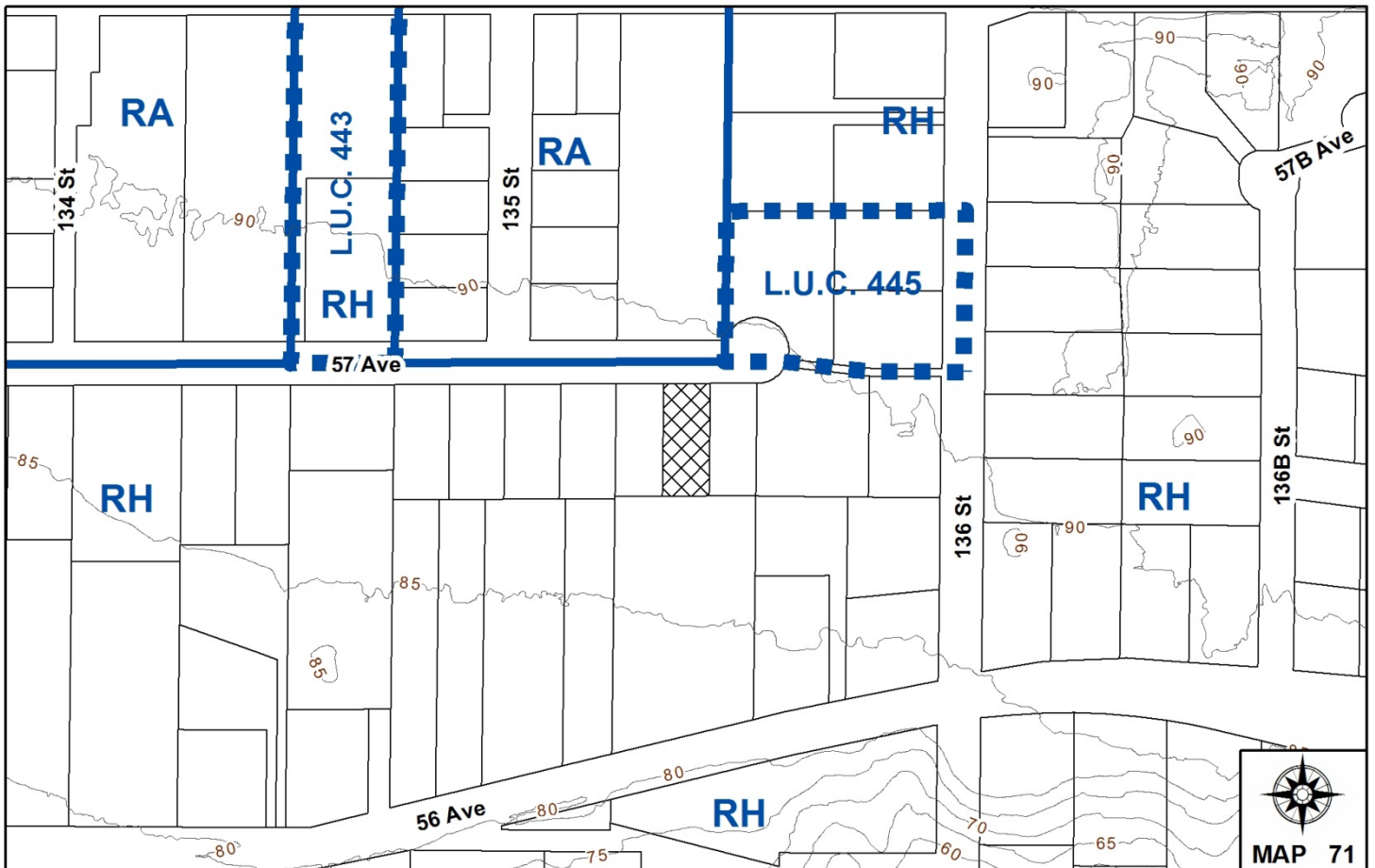
Planning Report Date: April 24, 2017



**PROPOSAL:**

- **Development Variance Permit**  
 to vary the minimum side yard setbacks for a new single family dwelling.

**LOCATION:** 13538 – 57 Avenue  
**OWNER:** Maninder P Khandal  
 Jasdeep K Khandal  
**ZONING:** RH  
**OCP DESIGNATION:** Suburban  
**LAP DESIGNATION:** Suburban Residential (1/2 Acre)



### 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 both minimum side yard setbacks for a single family dwelling in the RH Zone.

### RATIONALE OF RECOMMENDATION

- The reduced side yard setback is for a new single family dwelling on a suburban lot. The applicant is proposing an east side yard setback of 2.5 metres (8.2 ft.) and west side yard setback of 3.5 metres (11.5 ft.), a reduction from the required 4.5 metres (15 ft.) for a principal building in the RH Zone. The remainder of the dwelling conforms to the required setbacks.
- The subject lot is an undersized RH lot with a width of 21.6 metres (70 ft.), a significant reduction from the width of 30 metres (100 ft.) for a standard RH lot.
- The east and west side yard reductions are needed in order to construct a new single family dwelling that is more consistent with the frontages of other single family dwellings in the immediate neighbourhood. Conforming to the required side yard setbacks would result in a narrow dwelling that is not proportionate to the existing width of the lot, and would be out of context with the surrounding neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0127-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard setback (east) of a principal building in the RH Zone from 4.5 metres (15 ft.) to 2.5 metres (8.2 ft.); and
- (b) to reduce the minimum side yard setback (west) of a principal building in the RH Zone from 4.5 metres (15 ft.) to 3.5 metres (11.5 ft.).

REFERRALS

Engineering: The Engineering Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 57 Avenue):	Single family dwelling	Suburban / Suburban Residential (1/2 Acre)	RA
East:	Single family dwelling	Suburban / Suburban Residential (1/2 Acre)	RH
South:	Single family dwelling	Suburban / Suburban Residential (1/2 Acre)	RH
West:	Single family dwelling	Suburban / Suburban Residential (1/2 Acre)	RH

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 13538 – 57 Avenue, is designated "Suburban" in the Official Community Plan, "Suburban Residual (1/2 Acre)" in the West Panorama Ridge Local Area Plan, and zoned "Half-Acre Residential Zone (RH)".
- The applicant is proposing a Development Variance Permit to vary the east and west side yard setbacks for a new single family dwelling from 4.5 metres (15 ft.) to 2.5 metres (8.2 ft.) and 3.5 metres (11.5 ft.), respectively.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum side yard setbacks (east and west) for a new single family dwelling in the RH Zone from 4.5 metres (15 ft.) to 2.5 metres (8.2 ft.) and 3.5 metres (11.5 ft.), respectively.

## Applicant's Reasons:

- The reduced east and west side yard setbacks are requested to allow for the construction of a single family dwelling that will have a consistent front width with the surrounding neighbourhood.
- Due to the lot being an undersized RH lot, the required setbacks would result in a dwelling that is out of context with surrounding properties.

## Staff Comments:

- The subject lot is an undersized RH lot of approximately 1,126 sq. metres (12,122 sq. ft.), a reduction from the required 1,858 sq. metres (0.5 acre) minimum for a RH lot. Moreover, the lot is only 21.6 metres (70 ft.) wide, a significant reduction from the 30 metre (100 ft.) width of a standard RH lot.
- The reduced side yard setbacks are needed in order to construct a new single family dwelling that is consistent with the frontages of other single family dwellings in the neighbourhood. Conforming to the required side yard setbacks would result in a narrow dwelling that is not proportionate to the existing width of the lot, and would be out of context with the surrounding neighbourhood.
- Staff concurs that the reduced side yard setbacks will provide for a wider dwelling, which will improve the appearance of the front façade, keeping it consistent with the surrounding neighbourhood.
- Staff support this application proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners & Action Summary
- Appendix II. Development Variance Permit No. 7917-0127-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

DZ/da

Information for City Clerk

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

1. (a) Agent:       Name:                Jasdeep K Khandal  
                          Address:             16382 – 27B Avenue  
  Surrey, BC V3S 0E4

2.     Properties involved in the Application

- (a)    Civic Address:        13538 – 57 Avenue

- (b)    Civic Address:        13538 – 57 Avenue  
        Owner:                Jasdeep K Khandal  
                                  Maninder P Khandal  
        PID:                   006-287-085  
        Lot 3 Section 8 Township 2 New Westminster District Plan 21750

3.     Summary of Actions for City Clerk's Office

- (a)    Proceed with Public Notification for Development Variance Permit No. 7917-0127-00 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.: 7917-0127-00

Issued To: JASDEEP K KHANDAL  
MANINDER P KHANDAL  
  
(the "Owner")

Address of Owner: 16382 – 27B Avenue  
Surrey, BC V3S 0E4

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: 006-287-085  
Lot 3 Section SE 8 Township 2 New Westminster District Plan 21750

13538 – 57 Avenue

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Part 14, Section F. Yards and Setbacks of Half-Acre Residential Zone (RH), the minimum East Side Yard Setback for a Principal Building is reduced from 4.5 metres (15 ft.) to 2.5 metres (8.2 ft.); and
  - (b) In Part 14, Section F. Yards and Setbacks of Half-Acre Residential Zone (RH), the minimum West Side Yard Setback for a Principal Building is reduced from 4.5 metres (15 ft.) to 3.5 metres (11.5 ft.).
  
5. This development variance permit applies to only the portion of the building 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.

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 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.
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 .

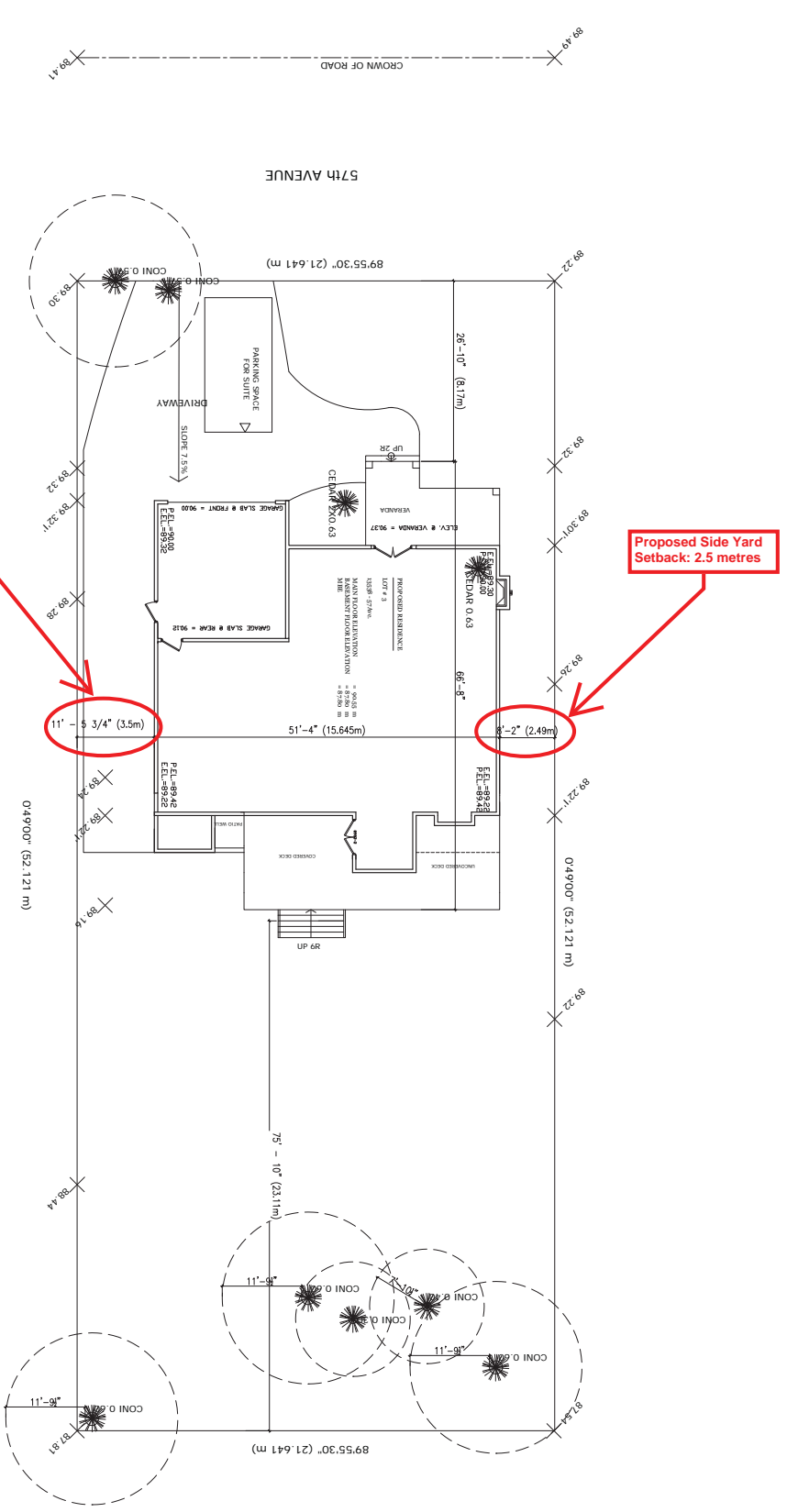
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan





**LEGEND:**

- INTERPOLATED GRADE ELEVATION
- EXISTING GRADE SPOT ELEVATION
- EXISTING CONIFEROUS TREE

**SITE PLAN**  
SCALE: 1/8"=1'-0"

**ZONING ANALYSIS: ZONE RH**  
SITE COVERAGE AND FLOOR AREA SHOULD BE AS PER ZONE RF

**SITE AREA = 11,279 SQ.M.**

**SITE COVERAGE 26%:**  
PERMITTED = 1,274 - 540 = 567.9 SQ.M. / 93SQ.M. = 6.11% X 2% = 14%  
PROPOSED = 3,154.7 SQ.FT.  
PROPOSED = 3,019.0 SQ.FT.

**FLOOR AREA:**  
PERMITTED FLOOR AREA PROPOSED = 5,000 SQ.FT.  
COVERED VERANDA PROPOSED = 4,193 SQ.FT.  
COVERED VERANDA RESERVED = 160 SQ.FT.  
PROPOSED = 193 SQ.FT.

**COVERED OUTDOOR SPACE 10% OF MAX. ALLOWABLE AREA = 5,000 X 10%:**  
PROPOSED = 500 SQ.FT.  
PROPOSED = 22,914+49+193 = 447.9 SQ.FT.

**TOTAL MAIN FLOOR AREA = 2,284 SQ.FT.**  
**TOTAL UPPER FLOOR AREA = 1,880 SQ.FT. (EXCLUDING 109 SQ.FT. OPEN TO BELOW)**

**80% OF MAIN FLOOR = 1,827 SQ.FT. MAX. PERMITTED**  
80% OF MAIN FLOOR = 1,827 SQ.FT. MAX. PERMITTED  
20% DEDUCTION = 2,284 - 1,827 = 457 SQ.FT. ACQUIRED  
PROPOSED = 425 SQ.FT. ACQUIRED

**AVERAGE EXISTING GRADE = (89.30+89.32+89.22+89.22)/4 = 89.265 m**  
**MAIN FLOOR ELEVATION = 87.80 m**  
**BASEMENT IS MORE THAN 50% IN-GROUND. 53.3% IN-GROUND.**  
**BUILDING HEIGHT PERMITTED = 9.0m**  
**PROPOSED = 8.48m**

PAGE NO.	DRAWING TITLE
PG. 1	SITE PLAN
PG. 2	BUILDING FACE CALCULATIONS
PG. 3	FRONT AND LEFT ELEVATION
PG. 4	RIGHT AND REAR ELEVATION
PG. 5	MAIN FLOOR PLAN
PG. 6	UPPER FLOOR PLAN
PG. 7	BASEMENT FLOOR PLAN
PG. 8	CROSS-SECTION
PG. 9	ENERGY EFFICIENCY NOTES AND DETAILS
PG. 10	RAINSCREEN DETAILS

**ARMAN HOME PLANS**  
Suzanne Elie  
Suzanne Elie  
suzanne@armanplans.com  
Email: armanplans@armanplans.com

**PROPOSED RESIDENCE FOR: KHANDAL RESIDENCE**

**ADDRESS:** 13338-57 AVE. SURREY, B.C.

**DRAWING TITLE:** SITE PLAN

**DESIGNER:** AJ

**PG.1**

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