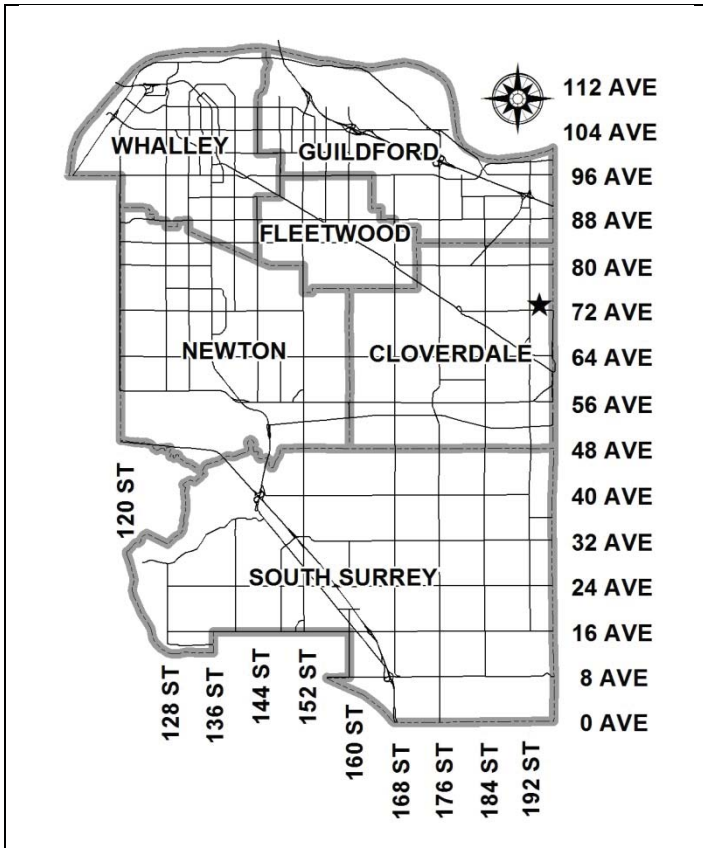


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0217-00

Planning Report Date: July 10, 2017



**PROPOSAL:**

- **Development Variance Permit**

to relax the front yard and flanking side yard setback requirements for five (5) single family small lots.

**LOCATION:**

19449, 19445, 19437 and  
 19431 - 72 Avenue;  
 19450 - 72A Avenue

**OWNER:**

o829526 B.C. Ltd.

**ZONING:**

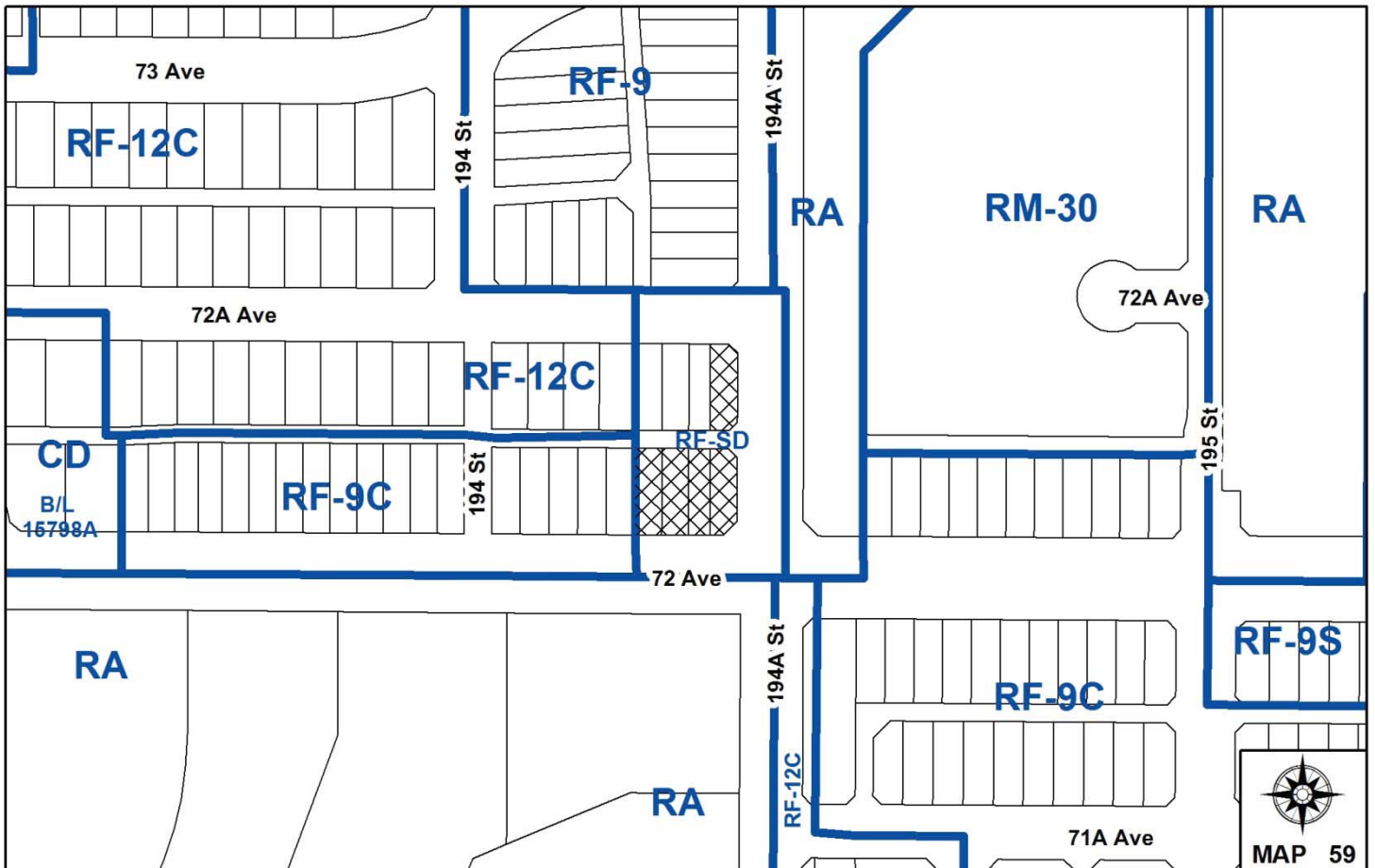
RF-SD

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

15 -25 upa Medium-High Density



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to reduce the minimum front yard and side yard on a flanking street setback requirement of the RF-SD Zone.

### RATIONALE OF RECOMMENDATION

- In accordance with Part 7 Special Building Setbacks of the Zoning By-law, the setbacks of lots flanking or fronting an arterial or collector road are measured from the centreline of the ultimate road allowance.
- 72 Avenue is an arterial road and requires an additional 1.0 metre (3 ft. 3 in.) of road widening, for an ultimate road allowance of 30 metres (100 ft.). 194A Street is a collector road and requires an additional 1.0 metre (3 ft.3 in.) of road widening, for an ultimate road allowance of 24 metres (80 ft.).
- Both 72 Avenue and 194A Street, however, will not be constructed to their ultimate width in the foreseeable future and therefore the flanking side yard and front yard setback relaxations are supportable.
- The reduced setbacks will achieve a consistent streetscape with the other existing houses along 72 Avenue.
- Staff support the requested variances to proceed to Public Notification.

**RECOMMENDATION**

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0217-00 (Appendix III), varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF-SD Zone from 3.5 metres (11 ft.) to 2.5 metres (8 ft.) for the principal building, and from 2.0 metres (6 ft. 6 in.) to 1.0 metre (3 ft. 3 in.) for the porch or veranda on Lots 1 to 4 located at 19449, 19445, 19437 and 19431- 72 Avenue respectively; and
- (b) to reduce the minimum side yard on flanking street setback of the RF-SD Zone from 2.7 metres (9 ft.) to 1.7 metres (5 ft. 6 in.) for the principal building, and from 1.2 metres (4 ft.) to 0.2 metre (0.66 ft.) for the porch or veranda on Lot 1 located at 19449 - 72 Avenue and Lot 8 located at 19450 - 72A Avenue.

**REFERRALS**

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

**SITE CHARACTERISTICS**

Existing Land Use: Five (5) vacant single family small lots, approved under Development Application No. 7915-00351-00.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Unconstructed 72A Avenue):	Small lot single family	10-15 upa (Medium Density) in the East Clayton NCP Extension - North of 72 Avenue	RF-9
East (Across Unconstructed 194A Street):	Unconstructed City-owned Greenway, small lot single family with coach houses, and townhouses.	Public Open Space/Park , 10-15 upa (Medium Density), and 15-25 upa (Medium-High Density) in the East Clayton NCP Extension - North of 72 Avenue.	RA, RF-9C and RM-30
South (Across 72 Avenue):	One-acre residential lot (within Aloha Estates).	Half-Acre Residential in the East Clayton NCP and Townhouse (20-25 upa) in the Aloha Estates Infill Area Concept Plan	RA

Direction	Existing Use	NCP Designation	Existing Zone
West:	Small lot single family with coach houses.	6-10 upa (Low Density) and 10-15 upa (Medium Density) in the East Clayton NCP Extension – North of 72 Avenue	RF-12C and RF-9C

### DEVELOPMENT CONSIDERATIONS

- The five (5) subject lots are located on the northwest corner of 72 Avenue and 194A Street. They are designated "15-25 upa Medium - High Density" in the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue, and are currently zoned "Semi-Detached Residential Zone (RF-SD)".
- The five (5) subject lots were created under Development Application No. 7915-0351-00, which was completed on July 4, 2016.
- 72 Avenue, which fronts Lots 1 to 4, is classified as an arterial road. Under the revised standards of the Subdivision & Development By-law approved by Council in 2011, the ultimate width is 30 metres (100 ft.). The existing road allowance for 72 Avenue is 28 metres (90 ft.) in width, which requires an additional 1.0 metre (3 ft. 3 in.) of dedication from the subject site.
- The Engineering Department has determined that, for this portion of 72 Avenue, 30 metres (100 ft.) of road allowance is not necessary at this time as it is not likely the road will be constructed to its ultimate width in the foreseeable future.
- 194A Street, which flanks Lot 1 and 8, is classified as a collector road. Under the revised standards of the Subdivision & Development By-law approved by Council in 2011, the ultimate width is 24 metres (80 ft.). The existing road allowance for 194A Street is 22 metres (72 ft.) in width, which requires an additional 1.0 metre (3 ft. 3 in.) of dedication from the subject site.
- The Engineering Department has determined that, for this portion of 194A Street, 24 metres (80 ft.) of road allowance is not necessary at this time as it is not likely the road will be constructed to its ultimate width in the foreseeable future.
- Although the Engineering Department has no plans to widen the aforementioned sections of 72 Avenue and 194A Street to their ultimate standard in the foreseeable future, the Special Building Setback requirement of Part 7 in the Zoning By-law continues to apply for building location on the subject lots.
- The applicant is seeking a variance to accommodate a typical RF-SD house on the five (5) existing lots (see By-law Variance Section).

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum front yard setback of the RF-SD Zone for the principal building and porch/veranda as follows:
  - to reduce the minimum front yard setback of the RF-SD Zone from 3.5 metres (11 ft.) to 2.5 metres (8 ft.) for the principal building, and from 2.0 metres (6 ft. 6 in.) to 1.0 metres (3 ft. 3 in.) for the porch or veranda on Lots 1 to 4 located at 19449, 19445, 19437 and 19431 – 72 Avenue respectively.

## Applicant's Reasons:

- The revised arterial road standard of 30 metres (100 ft.) in width requires any new principal building on Lots 1 to 4 to be set back 4.5 metres (15 ft.) from the existing front property line fronting 72 Avenue, which is 1.0 metre (3 ft. 3 in.) greater than the RF-SD Zone requires on lots where these Special Building Setback regulations do not apply.
- The applicant wishes to maintain a consistent streetscape with the neighbouring homes along 72 Avenue, the majority of which were constructed before the revised standards of the Subdivision & Development By-law approved by Council in 2011.
- The proposed front yard setback variance would allow the applicant a more substantial buildable depth, consistent with other new homes in the neighbourhood.

## Staff Comments:

- Lots 1 to 4 front onto 72 Avenue, which is a designated Arterial Road in the Surrey Road Classification Map (R-91), attached as Schedule D to Surrey Subdivision and Development By-law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 30-metre (100 ft.) wide road allowance for arterial roads. The current 30-metre (100-ft.) wide road allowance for an arterial road, which was approved in 2011, is a 2.0-metre (6 ft. 6 in.) increase from the previous arterial road allowance of 28 metres (90 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 centreline of the road plus the required setback of the zone in which the lot is located.
- On this basis, the required front yard setback fronting 72 Avenue for Lots 1 to 4 is 15 metres (50 ft.) from the ultimate centreline of 72 Avenue plus the 3.5-metre (11 ft.) front yard setback requirement for the principal building of the RF-SD Zone for a total setback of 18.5 metres (61 ft.) from the ultimate centreline of 72 Avenue. Given that the existing road allowance for 72 Avenue is 28 metres (90 ft.) in width, an additional 1.0 metres (3 ft. 3 in.) of setback is required from the existing front lot line along 72 Avenue.

- In reviewing this portion of 72 Avenue, the Engineering Department has concluded that a reduced road allowance of 28 metres (90 feet), or 14 metres (45 feet) from centreline, is sufficient as this portion of the road will not be widened in the foreseeable future.
- To achieve a consistent streetscape along this portion of 72 Avenue, a variance to the front yard setback of the RF-SD Zone from 3.5 metres (11 feet) to 2.5 metres (8 ft.) is supported. This would provide a building setback from the centreline of 72 Avenue of 17.5 metres (57 feet), based on the one-half of the road allowance requirement for an arterial road (15 metres/50 feet) plus a 2.5-metre (8 ft.) front yard setback.
- 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 front yard setback requirement of the RF-SD Zone.

(b) Requested Variance:

- To reduce the minimum flanking side yard setback of the RF-SD Zone for the principal building and porch/veranda as follows:
  - to reduce the minimum side yard on flanking street setback of the RF-SD Zone from 2.7 metres (9 ft.) to 1.7 metres (5 ft. 6 in.) for the principal building, and from 1.2 metres (4 ft.) to 0.2 metre (0.66 ft.) for the porch or veranda on Lot 1 located at 19449 – 72 Avenue and Lot 8 located at 19450 – 72A Avenue.

Applicant's Reasons:

- The revised collector road standard of 24 metres (80 ft.) in width requires any new principal building on Lots 1 and 8 to be set back 3.7 metres (12 ft.) from the existing side property line flanking 194A Street, which is 1.0 metre (3 ft. 3 in.) greater than the RF-SD Zone requires on lots where these Special Building Setback regulations do not apply.
- The proposed flanking side yard setback variance would allow the applicant a more substantial buildable width, consistent with other new homes in the neighbourhood.

Staff Comments:

- Lots 1 and 8 flank 194A Street, which is a designated Collector Road in the Surrey Road Classification Map (R-91), attached as Schedule D to Surrey Subdivision and Development By-law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 24-metre (80-ft.) wide road allowance for collector roads. The current 24-metre (80-ft.) wide road allowance for a collector road, which was approved in 2011, is a 2.0-metre (6 ft. 6 in.) increase from the previous collector road allowance of 22 metres (72 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 centreline of the road plus the required setback of the zone in which the lot is located.
- On this basis, the required side yard setback flanking 194A Street for proposed Lots 1 and 8 is 12 metres (40 ft.) from the ultimate centreline of 194A Street plus the 2.7-metre (9 ft.) flanking side yard setback requirement for the principal building of the RF-SD Zone for a total setback of 14.7 metres (48 ft.) from the ultimate centreline of 194A Street. Given that the existing road allowance for 194A Street is 22 metres (72 ft.) in width, an additional 1.0 metre (3 ft. 3 in.) of setback is required from the existing flanking side lot line along 194A Street.
- In reviewing this portion of 194A Street, the Engineering Department has concluded that a reduced road allowance of 22 metres (72 feet), or 11 metres (36 feet) from centreline, is sufficient as this portion of the road will not be widened in the foreseeable future.
- Rather than vary the road allowance requirement for a collector 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-SD Zone.

#### 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.	Development Variance Permit No. 7917-0217-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

RT/da

Information for City Clerk

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

1. (a) Agent:      Name:                    Amar Randhawa  
  
                         Address:                    5997 - 137A Street  
   Surrey, BC V3X 3N6
  
2.      Properties involved in the Application
  - (a)      Civic Address:                    19449 - 72 Avenue  
   19445 - 72 Avenue  
   19437 - 72 Avenue  
   19431 - 72 Avenue  
   19450 - 72A Avenue
  
  - (b)      Civic Address:                    19449 - 72 Avenue  
                         Owner:                                    0829526 B.C. Ltd.  
   Director Information:  
   Prabhjot Kaur Randhawa  
  
   Officer Information as at July 7, 2016:  
   Prabhjot K Randhawa (President)  
                         PID:    029-924-766  
                         Lot 1 Section 22 Township 8 New Westminster Plan EPP27638
  
  - (c)      Civic Address:                    19445 - 72 Avenue  
                         Owner:                                    0829526 B.C. Ltd.  
   Director Information:  
   Prabhjot Kaur Randhawa  
  
   Officer Information as at July 7, 2016:  
   Prabhjot K Randhawa (President)  
                         PID:    029-924-774  
                         Lot 2 Section 22 Township 8 New Westminster Plan EPP27638
  
  - (d)      Civic Address:                    19437 - 72 Avenue  
                         Owner:                                    0829526 B.C. Ltd.  
   Director Information:  
   Prabhjot Kaur Randhawa  
  
   Officer Information as at July 7, 2016:  
   Prabhjot K Randhawa (President)  
                         PID:    029-924-782  
                         Lot 3 Section 22 Township 8 New Westminster Plan EPP27638



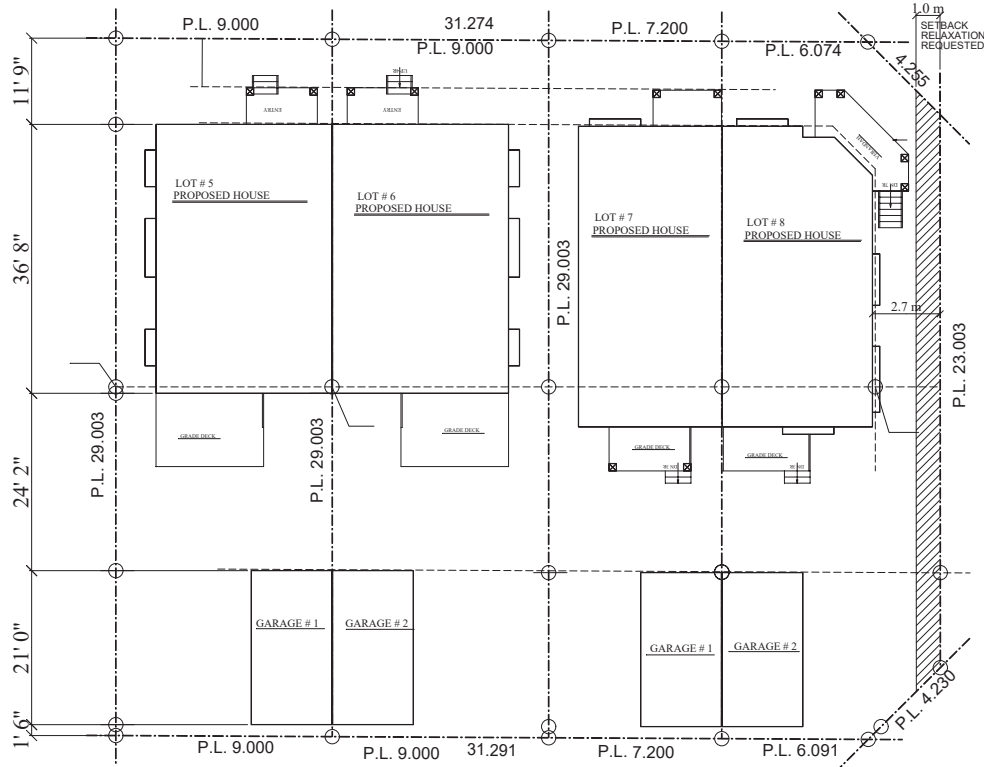
(e) Civic Address: 19431 - 72 Avenue  
Owner: o829526 B.C. Ltd.  
Director Information:  
Prabjot Kaur Randhawa  
  
Officer Information as at July 7, 2016:  
Prabjot K Randhawa (President)  
PID: 029-924-791  
Lot 4 Section 22 Township 8 New Westminster Plan EPP27638

(f) Civic Address: 19450- 72A Avenue  
Owner: o829526 B.C. Ltd.  
Director Information:  
Prabjot Kaur Randhawa  
  
Officer Information as at July 7, 2016:  
Prabjot K Randhawa (President)  
PID: 029-924-898  
Lot 8 Section 22 Township 8 New Westminster Plan EPP27638

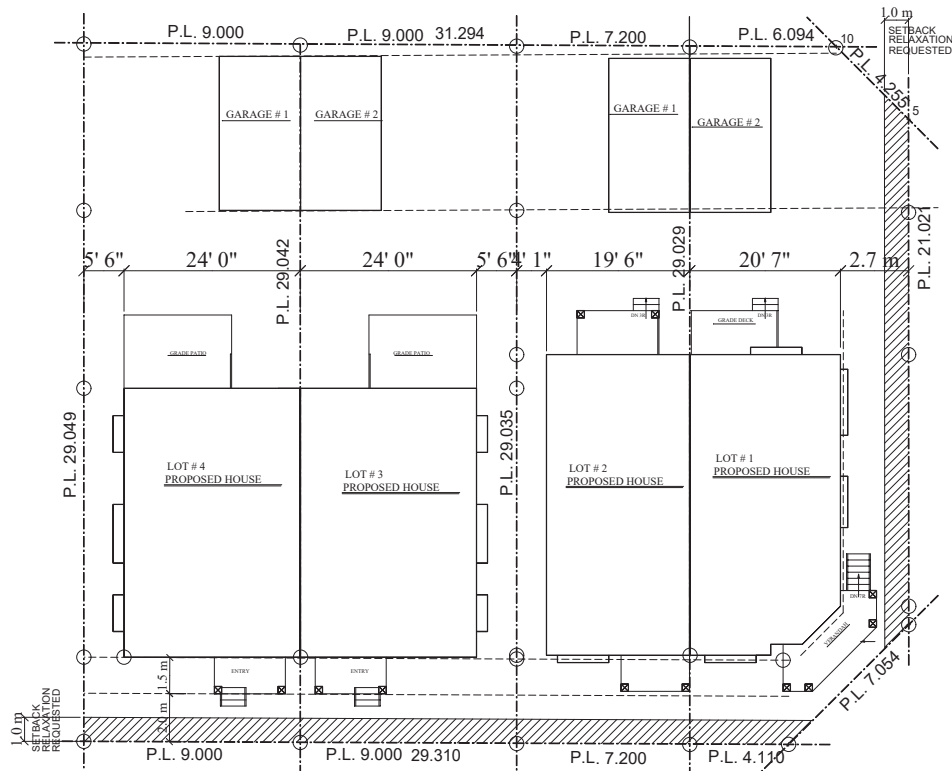
3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7917-0217-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

72A AVENUE



LANE



72nd AVENUE

194A STREET

Astonish Design & Detailing Ltd. 19732 - 71B Ave. Langley B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0389 E-MAIL: navtj@hotmail.com			
TITLE: SITE PLANS			
PROJECT: Surrey project # 7815 - 0351 -00			
DRAWN BY: KAMAL	CHECKED BY: NAVTEJ	SCALE: 1/4" = 1'-0" U.N.	SHEET NO: A-001

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0217-00

Issued To: o829526 BC LTD.

(the "Owner")

Address of Owner: 207, 13569 - 76 Avenue  
Surrey, BC V3W 2W3

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: 029-924-766

Lot 1 Section 22 Township 8 New Westminster Plan EPP27638

19449 - 72 Avenue

Parcel Identifier: 029-924-774

Lot 2 Section 22 Township 8 New Westminster Plan EPP27638

19445 - 72 Avenue

Parcel Identifier: 029-924-782

Lot 3 Section 22 Township 8 New Westminster Plan EPP27638

19437 - 72 Avenue

Parcel Identifier: 029-924-791

Lot 4 Section 22 Township 8 New Westminster Plan EPP27638

19431 - 72 Avenue

Parcel Identifier: 029-924-898

Lot 8 Section 22 Township 8 New Westminster Plan EPP27638

19450 - 72A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 17H "Semi-Detached Residential Zone (RF-SD)", the minimum front yard setback for the principal building is reduced from 3.5 metres (11 ft.) to 2.5 metres (8 ft.), and for the porch or veranda from 2.0 metres (6 ft. 6 in.) to 1.0 metre (3 ft. 3 in.) for Lots 1 to 4 located at 19449, 19445, 19437 and 19431 – 72 Avenue respectively.
  - (b) In Section F of "Part 17H Semi-Detached Residential Zone (RF-SD)", the minimum side yard on a flanking street setback for the principle building is reduced from 2.7 metres (9 ft.) to 1.7 metres (5 ft. 6 in.), and for the porch or veranda from 1.2 metres (4 ft.) to 0.2 metre (0.66 ft.) on Lot 1 located at 19449 – 72 Avenue and Lot 8 located at 19450 – 72A Avenue.
4. This development variance permit applies to only the portion of 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 .

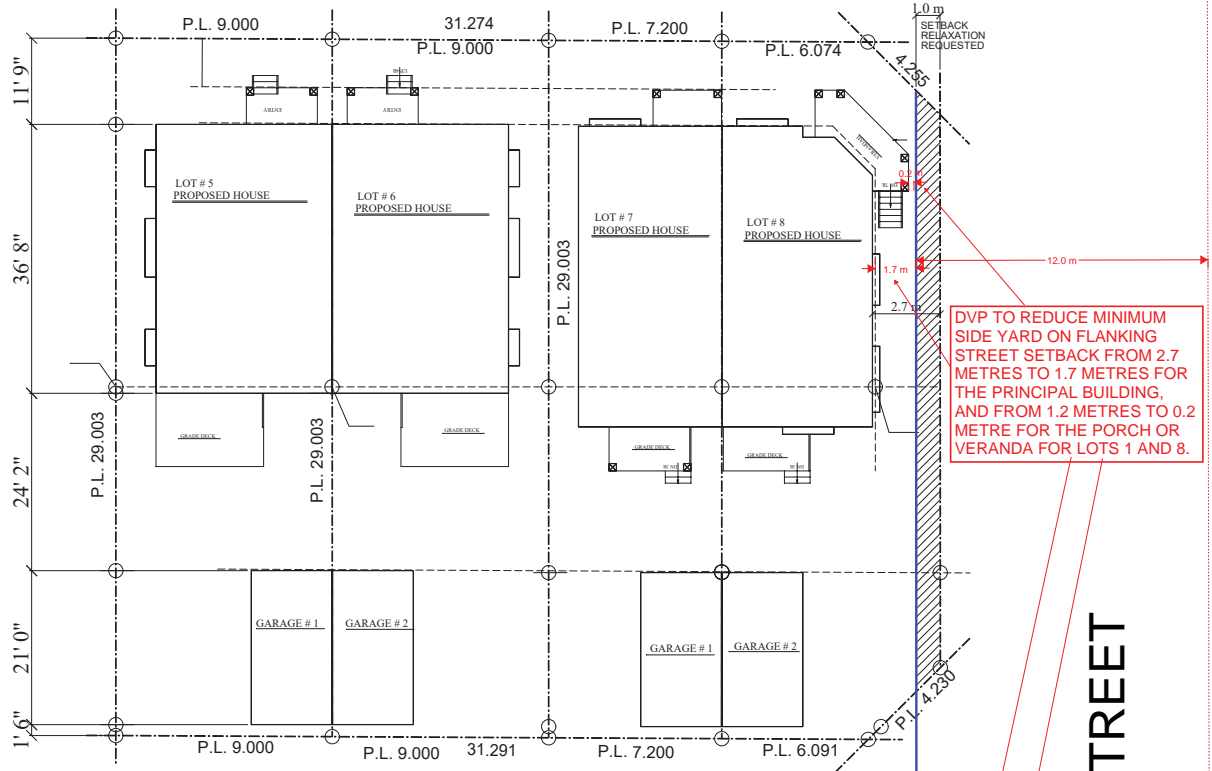
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Mayor – Linda Hepner

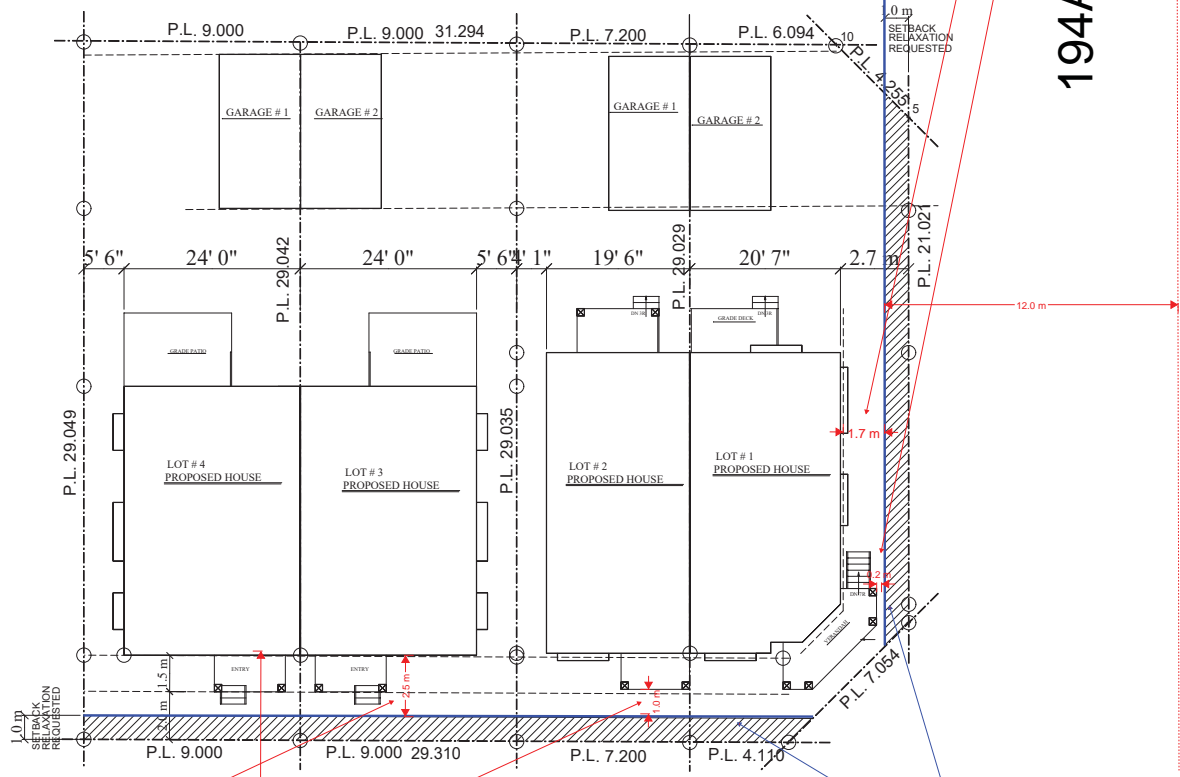
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City Clerk – Jane Sullivan

72A AVENUE



LANE



72nd AVENUE

194A STREET

ROAD ULTIMATE

DVP TO REDUCE FRONT YARD SETBACK FROM 3.5 METRES TO 2.5 METRES FOR PRINCIPAL BUILDING, AND FROM 2.0 METRES TO 1.0 METRES FOR THE PORCH OR VERANDA FOR LOTS 1 TO 4.

Astonish Design & Detailing Ltd.  
 19732 - 71B Ave. Langley B.C.  
 PH: 1 604 539 1740 FAX: 1 604 539 1741  
 CELL: 1 604 728 0389 E-MAIL: navtj@hotmail.com

TITLE: SITE PLANS

PROJECT: Surrey project # 7815 - 0351 - 00

DRAWN BY: KAMAL	DESIGNED BY: NAVTEJ	SCALE: 1/4" = 1'-0" U.N.	SHEET NO: A-001
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