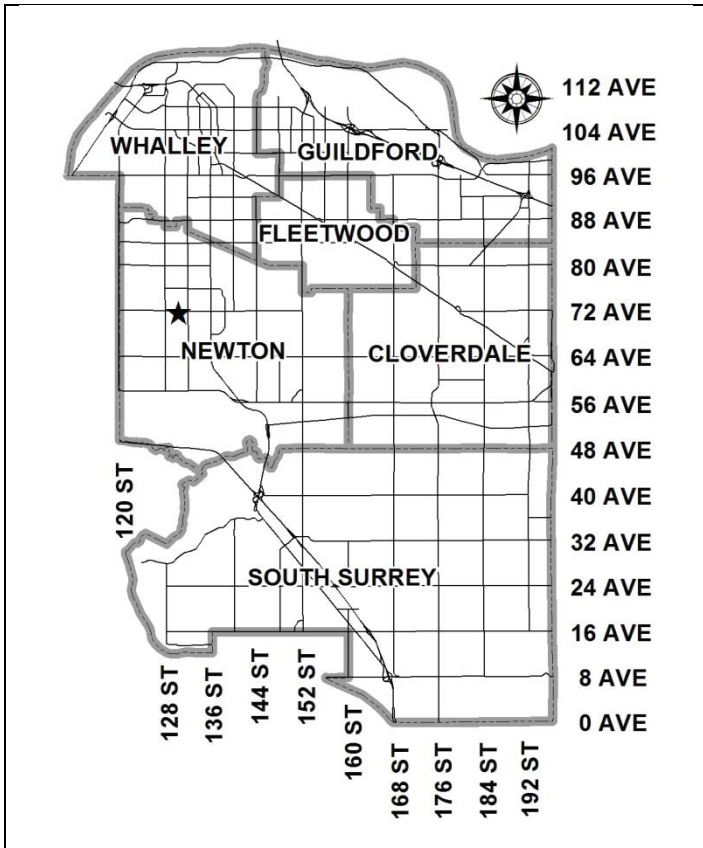


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0380-00

Planning Report Date: September 11, 2017



PROPOSAL:

- **Development Variance Permit**

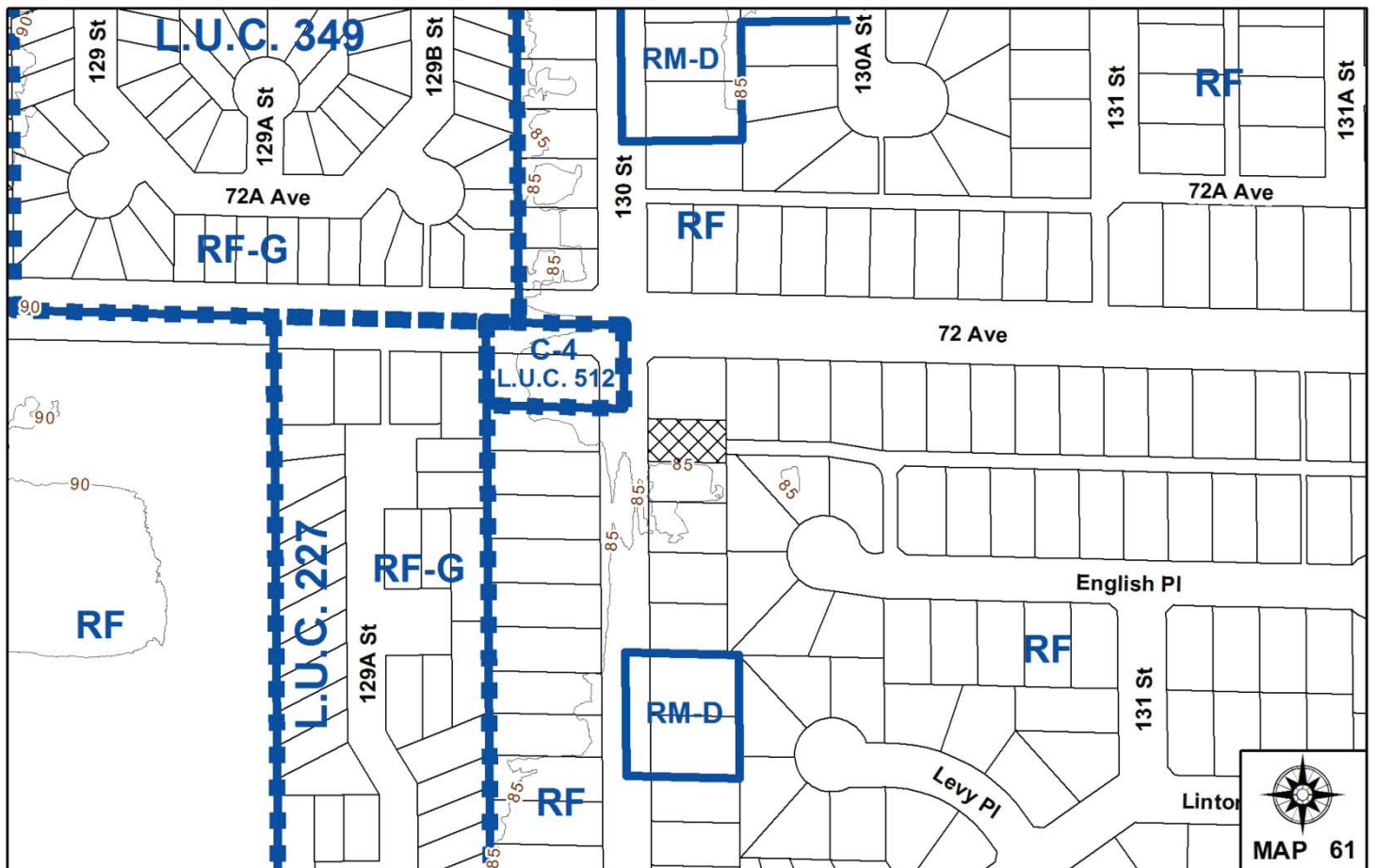
to relax the Special Building Setback requirements for a proposed single family dwelling on a lot located along a collector road (130 Street).

LOCATION: 7178 - 130 Street

OWNER: Kuljit Singh
 Narinder P Kaur
 Sucha Singh

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 required front yard setback of the RF Zone.

RATIONALE OF RECOMMENDATION

- The proposed relaxation to the front yard setbacks are necessary due to the Special Building Setback requirement for lots fronting or flanking an arterial road or collector road, in accordance with Part 7 Special Building Setbacks of the Zoning By-law. 130 Street is a collector road and requires an additional 1.94 metres (6.4 ft.) of road right-of-way for an ultimate road allowance of 24 metres (79 ft.).
- The proposed single family dwelling will have a similar front yard setback as other dwellings on the block, and is sited to ensure maximum tree retention in the rear of the property.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0380-00 (Appendix II), varying the following, to proceed to Public Notification:

- (a) to reduce the minimum required front yard setback of the RF Zone from 6.7 metres (22 ft.) to 4.8 metres (15 ft.) for the attached garage; and
- (b) to reduce the minimum required front yard setback of the RF Zone from 9.0 metres (29.5 ft.) to 7.2 metres (24 ft.) for the front porch.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling (demolished)

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling	Urban	RF
East:	Single family dwelling	Urban	RF
South:	Single family dwelling	Urban	RF
West (Across 130 Street):	Single family dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 7178 – 130 Street, is designated "Urban" in the Official Community Plan and zoned "Single Family Residential Zone (RF)".
- Part 14, Section F. Yards and Setbacks of Single Family Residential Zone (RF) allows for relaxed front yard setback of an attached garage to 6.7 metres (22 ft.) if a minimum of 50% of the width of the principal building is setback 9.0 metres (30 ft.).
- Due to the road dedication requirements along 130 Street, the applicant is proposing a Development Variance Permit to reduce the minimum front yard setback for a new single family dwelling from 6.7 metres (22 ft.) to 4.8 metres (15 ft.) for the attached garage, and from 9.0 metres (29.5 ft.) to 7.2 metres (24 ft.) for the front porch.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 6.7 metres (22 ft.) to 4.8 metres (15 ft.) for the attached garage, and from 9.0 metres (29.5 ft.) to 7.2 metres (24 ft.) for the front porch.

Applicant's Reasons:

- The variance would allow the new dwelling to be sited in a location that is consistent with the existing homes to the south.
- The new dwelling is sited to ensure maximum tree retention in the rear of the property.

Staff Comments:

- 130 Street, which fronts the subject property, is classified as a collector road. In accordance with Part 7 Special Building Setbacks of Zoning By-law No. 12000, for lots fronting or flanking an arterial road or collector road, front yard setbacks and side yard setbacks on flanking streets are measured from the centerline of the ultimate road allowance.
- Since 130 Street is a collector road, under the revised standards of the Subdivision and Development By-law approved by Council in 2012, the width for a collector road was increased from 22 metres (72 ft.) to 24 metres (79 ft.).
- The current property line is 10.058 metres (33 ft.) from the centerline, whereas the ultimate property line is 1.94 metres (6.5 ft.) to the east, or 12 metres (39 ft.) from the road centerline.
- In accordance with Part 7 Special Building Setbacks of the Zoning By-law, the front yard setback must be measured from one-half the width of the ultimate road allowance of 12 metres (39 ft.), as measured from the centerline of the road. Therefore, the building setbacks must be measured from a line drawn at 1.94 metres (6.5 ft.) inside the existing property line on 130 Street.
- In reviewing this portion of 130 Street, the Engineering Department has concluded that a reduced road allowance of 20 metres (66 ft.), or 10.1 metres (33 ft.) from centerline, is sufficient as this portion of the road will not be widened in the near future.
- The proposed variance will allow for a consistent streetscape and consistent setbacks with the existing dwellings located along the east side of 130 Street, while providing for maximum tree retention at the rear of the property.

- Staff notes that the current proposal meets the parking requirement of 3 off-street spaces, with two in an attached garage and one on the driveway. After the ultimate road dedication is complete for 130 Street, the driveway will need to be modified to avoid vehicle encroachment onto any future sidewalk.
- 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. 7917-0380-00

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: Kamal Heer

 Address: 7178 – 130 Street
 Surrey, BC V3W 4J7

2. Properties involved in the Application
 - (a) Civic Address: 7178 – 130 Street

 - (b) Civic Address: 7178 – 1030 Street
 Owner: Sucha Singh
 Narinder P Kaur
 Kuljit Singh
 PID: 024-009-008
 Lot 1 Section 17 Township 2 New Westminster District Plan 36520

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7917-0380-00 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.: 7917-0380-00

Issued To: KULJIT SINGH
NARINDER P KAUR
SUCHA SINGH

(the "Owner")

Address of Owner: 7178 – 130 Street
Surrey, BC V3W 4J7

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: 024-009-008
Lot 1 Section 17 Township 2 New Westminster District Plan 36520

7178 – 130 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Part 14, Section F. Yards and Setbacks of Single Family Residential Zone (RF), footnote 1, the minimum Front Yard Setback for a Principal Building is reduced from 6.7 metres (22 ft.) to 4.8 metres (15 ft.) for the attached garage, and from 9.0 metres (29.5 ft.) to 7.2 metres (24 ft.) for the front porch.
4. This development variance permit applies to only the 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.

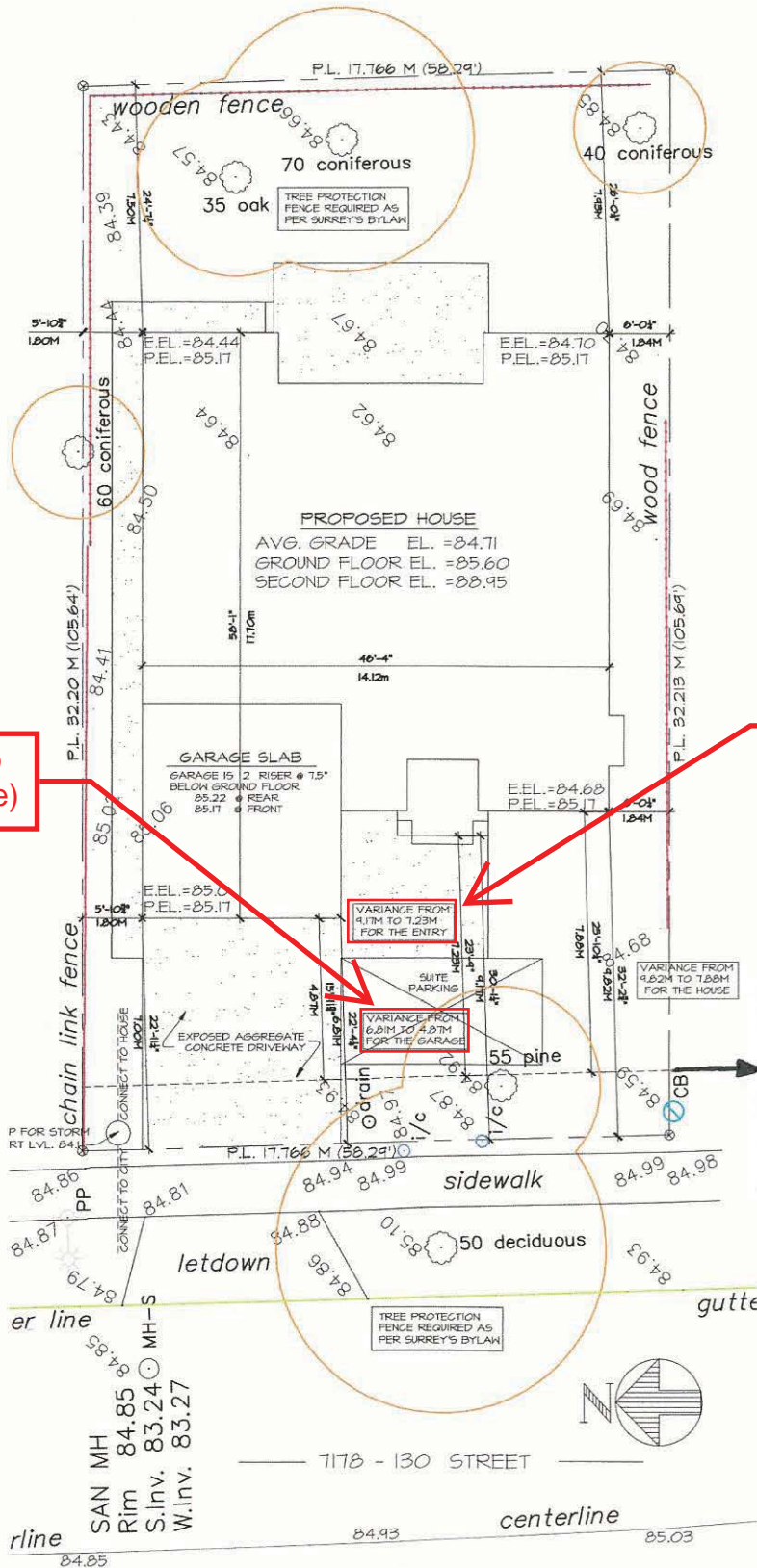
8. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

Lane



Variance from 6.7m to 4.8m (attached garage)

Variance from 9.0m to 7.2m (front porch)

FUTURE ROAD DEDICATION OF 1.94 METRES FROM PROPERTY LINE

SITE PLAN
(SCALE 1/8" = 1'-0")