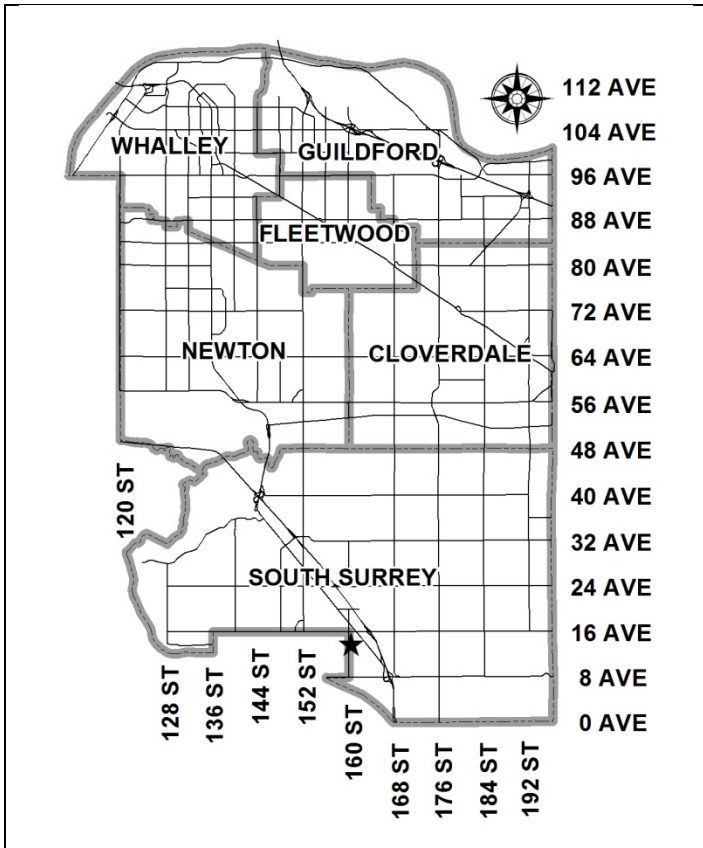


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0040-00

Planning Report Date: March 12, 2018



PROPOSAL:

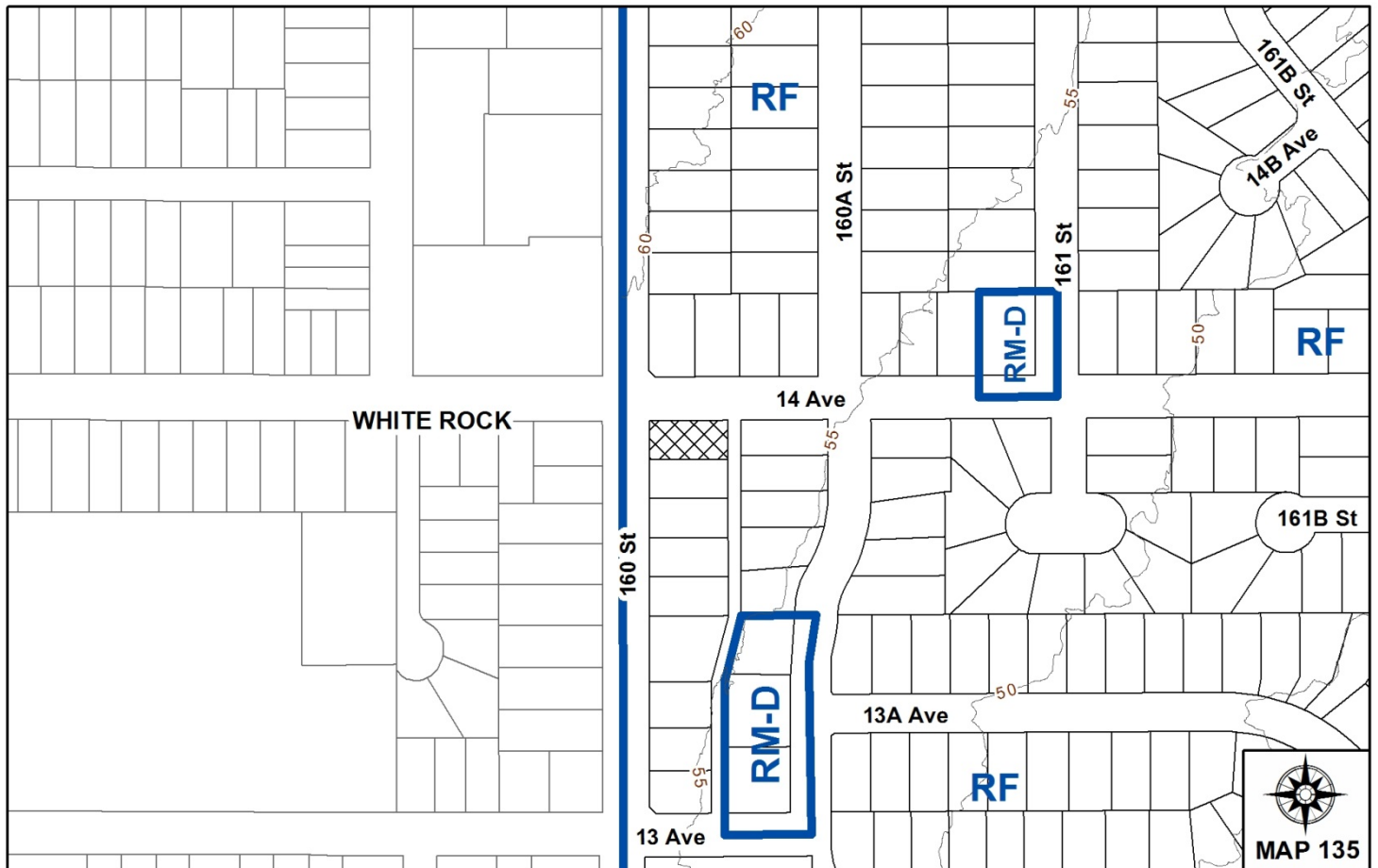
- **Development Variance Permit**

to reduce the Special Building Setback requirements for a proposed single family dwelling on a lot located along a collector road.

LOCATION: 1388 - 160 Street

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 side yard setback on a flanking street of the "Single Family Residential Zone (RF)".

RATIONALE OF RECOMMENDATION

- The proposed variance is necessary due to the Special Building Setback requirement for lots fronting or flanking an arterial or collector road. In accordance with Part 7 Special Building Setbacks of the Zoning By-law No. 12000, building setbacks are to be measured from the centre line of the ultimate road right-of-way. 14 Avenue is a collector road and requires an additional 2.0 metres (6 ft.) of road right-of-way for an ultimate road allowance of 24 metres (79 ft.). Given the ultimate road right-of-way would require 2.0 metres (6 ft.) of additional road for an ultimate 24.0 metre (79 ft.) road allowance, the building setback would be required to be measured at 2.0 metres (6 ft.) from the existing property line.
- The Engineering Department has confirmed that 14 Avenue is not planned to be widened in the near future, and therefore, have no objection to the requested variance.
- Staff supports the requested variance to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0040-00 (Appendix II), to reduce the minimum side yard setback on a flanking street from 3.6 metres (12 ft.) to 1.7 metres (5.6 ft.), to proceed to Public Notification.

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	Existing Zone
North (Across 14 Avenue):	Single family dwellings.	Urban	RF
East (Across lane):	Single family dwelling.	Urban	RF
South:	Single family dwelling.	Urban	RF
West (Across 160 Street):	Single family dwellings. City of White Rock.	City of White Rock	City of White Rock

DEVELOPMENT CONSIDERATIONS

- The subject property is located at the southeast corner of 14 Avenue and 160 Street. It is designated "Urban" in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)".
- The applicant proposes to build a new single family dwelling on the subject site, which is subject to the Special Building Setback provisions of the Zoning By-law.
- 14 Avenue, which flanks the subject property, is classified as a collector road. For lots fronting or flanking an arterial or a collector road, in accordance with Part 7 Special Building Setbacks of Zoning By-law No. 12000, front yard setbacks and side yard setbacks are measured from the centreline of the ultimate road allowance.
- The applicant is requesting a variance to allow the proposed dwelling to be sited at 1.7 metres (5.6 ft.) from the north property line, rather than at 3.6 metres (12 ft.) required under the Zoning By-law.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard setback on a flanking street of the "Single Family Residential Zone (RF)" for the principal building from 3.6 metres (12 ft.) to 1.7 metres (5.6 ft.).

Applicant's Reasons:

- Without the proposed side yard on a flanking street setback, the building envelope on the lot would be too small to allow for a functional floorplan.

Staff Comments:

- The subject property is located on 14 Avenue, which is designated a collector road. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law No. 8830, identifies a 24 metre (79 ft.) wide road allowance for collector roads. The current 24 metre (79 ft.) wide road allowance for a collector road, approved by Council in 2012, is a 2 metre (7 ft.) increase from the previous collector road allowance of 22 metres (72 ft.).
- Part 7 Special Building Setbacks of the 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 ultimate highway allowance plus the required setback of the Zone in which the lot is located.
- Under the RF Zone, the required side yard on a flanking street setback is 3.6 metres (12 ft.). In the case of the subject site, the required side yard on a flanking street setback would be 12 metres (39 ft.) from the ultimate centreline of 14 Avenue plus the 3.6 metre (12 ft.) side yard on a flanking street setback requirement of the RF Zone.
- The applicant is proposing a side yard on a flanking street setback on 14 Avenue which complies with the side yard on a flanking street setback for the RF Zone if measured from the existing property line; the reduced setbacks are required in order to comply with the Special Building Setbacks for ultimate road allowance on 14 Avenue, which requires an additional 2 metres (7 ft.) of land to achieve the ultimate highway allowance.
- The Engineering Department has confirmed that 14 Avenue is not envisioned to be widened in the near future.
- Staff supports the variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
- Appendix II. Development Variance Permit No. 7918-0040-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KS/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0040-00

Issued To:

("the Owner")

Address of Owner:

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: 001-430-173
Lot 186 Section 12 Township 1 New Westminster District Plan 66971
1388 - 160 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Part 16 Section F. Yards and Setbacks of "Single Family Residential Zone (RF)" is varied to reduce the minimum side yard setback on a flanking street for the principal building from 3.6 metres (12 ft.) to 1.7 metres (5.6 ft.).
4. 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. 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

South Surrey Residence

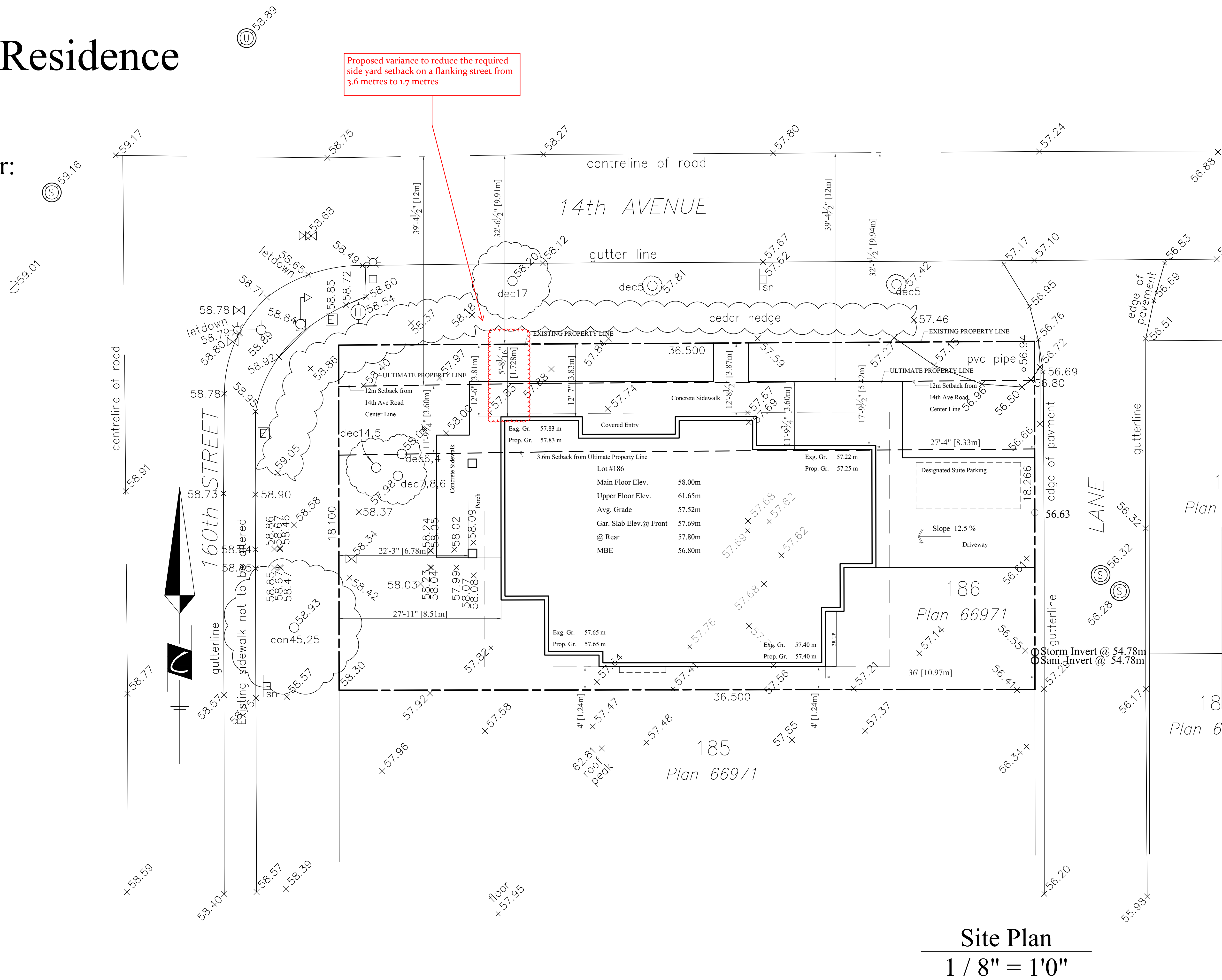
Residential Home Plans For:
1388 160th St.
Surrey, BC

Zoning

Address	1388 160th St. Surrey, BC
Lot#	Lot 186
Legal Description	Lot 186, Sec 12, TWN 1, NWD Plan 66971
Lot Size	663.42 m ² (7141 sf)
Lot Coverage	Allowable 36% =2570.76 sf Proposed = 2562.8 sf
Building Size	Max. Allowable = 4006 sf Proposed = 4000 sf
	Main 1436 sf Sec. Suite 535 sf Upper 80 sf Open Area 1606 sf Garage 80 sf Covered Entry 423 sf Porch 48 sf Covered Deck Allowance 96 sf Upper Open Deck 400 sf 729 sf
80/20	2394 x .8 = 1915.2 SF Prop. = 1686 SF 2394 x .2 = 478.8 SF Prop. = 543.5 SF
Zone	RF
Heating	Radiant In Floor

Drawing List

Page No.	Drawing
A1-0	Site Plan & Zoning Info
A2-0	Main Floor Plan
A3-0	Upper Floor Plan & Roof Layout
A4-0	Front & Left Elevation
A5-0	Rear & Right Elevation
A6-0	Cross Section
A7-0	Energy Details
A8-0	
A9-0	
A -0	



Proposed variance to reduce the required side yard setback on a flanking street from 3.6 metres to 1.7 metres

Site Plan
1 / 8" = 1'0"

Sheet	A1-0
Drawing title	Zoning Info & Site Plan
Site	1388 160th St. Surrey, BC
Builder	Aldergate Enterprises Perm - 778-549-9124
Notes	Kapoor Home Design Ltd. Suite 201 - 8661 201 St Langley BC 778-995-1337 kapoorhomes@gmail.com