

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0263-00

Planning Report Date: October 1, 2018

**PROPOSAL:**

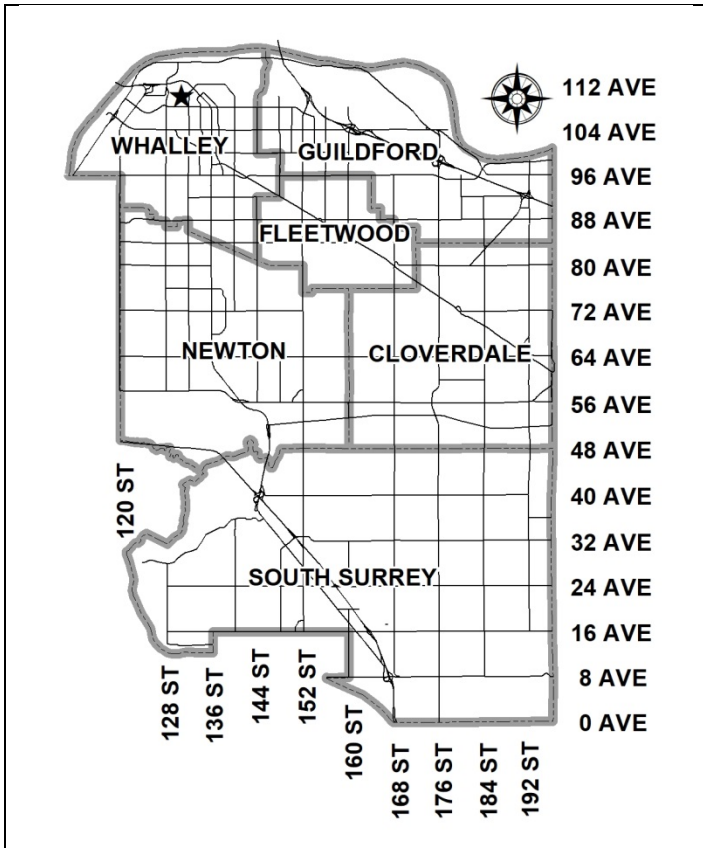
- **Development Variance Permit**

to reduce the front and side yard (flanking) setbacks and to vary the minimum house width to allow the construction of a new single family dwelling on an existing narrow lot.

**LOCATION:** 10992 - 130A 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 front and side yard (flanking) setback requirement and to reduce the minimum house width of the RF Zone to construct a new single family dwelling.

### RATIONALE OF RECOMMENDATION

- The reduced side yard (flanking) setback is to allow for a functional single family dwelling on an undersized lot of record.
- The reduced front and side yard (flanking) setbacks still accommodate a functional yard space in the rear and a 6 metre (20 ft.) long driveway for vehicle parking from 130A Street.
- The proposed building width variance will have minimal impact on the adjacent property to the south due to pre-existing privacy planting and tree coverage.
- The variances allow for the retention of a mature tree on the neighboring lot to the south (10988 – 130A Street).
- The overall lot coverage of all proposed buildings on the subject lot will be 37%, which is less than the 40% maximum lot coverage of the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0263-00 (Appendix II) to vary the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF Zone, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face;
- (b) to reduce the minimum side yard on flanking street (north) setback of the RF Zone, from 3.6 metres (12 ft.) to 2.4 metres (8 ft.) to the principal building face; and
- (c) to vary Section E(15) General Provisions of the Zoning By-law to reduce the minimum house width from 7.0 metres ( 23 ft.) to 6.9 metres (22.7 ft.).

REFERRALS

**Engineering:** The Engineering Department has no objection or requirements relative to the issuance of the Development Variance Permit.

SITE CHARACTERISTICS

**Existing Land Use:** Single Family Dwelling to be demolished

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 110 Avenue):	Single Family Dwelling	Urban	RF
East:	Single Family Dwelling	Urban	RF
South:	Single Family Dwelling	Urban	RF
West (Across 130A Street):	Single Family Dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 397-square metre (4,273 sq. ft.) subject property is located at 10992 130A Street in Whalley. The subject lot is approximately 10.5 metres (34 ft.) wide, 37.7 metres (124 ft.) deep and designated "Urban" under the Official Community Plan (OCP).
- The subject lot is zoned "Single Family Residential Zone (RF)" under Surrey Zoning By-law, 1993, No. 12000, as amended.

- The undersized parcel is an existing lot of record dating back to March 26, 1912 with a similar sized lot immediately east.
- The applicant is proposing to demolish the existing single family dwelling on the lot and construct a new single family dwelling oriented to face 130A Street in order to accommodate a functional building envelope while also remaining outside of a tree protection zone from a large neighboring conifer tree on the neighboring lot to the south. The existing house has driveway access from 110 Avenue.
- Variances to the RF Zone are requested to facilitate a functional building envelope on the existing undersized and narrow lot.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum front yard setback of the RF Zone, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face;
- to reduce the minimum side yard on flanking street (north) setback of the RF Zone, from 3.6 metres (12 ft.) to 2.4 metres (8 ft.) to the principal building face; and
- to vary Section E(15) General Provisions of the Zoning By-law to reduce the minimum house width from 7.0 metres (23 ft.) to 6.9 metres (22.7 ft.).

Applicant's Reasons:

- The proposed front and side yard (flanking) setback variance will allow for a more substantial buildable width, consistent with other new homes in the neighborhood.
- The proposed building width variance will have minimal impact on the adjacent property to the south due to pre-existing privacy planting and tree coverage.
- No trees will be removed as part of the development.

Staff Comments:

- The reduced side yard (flanking) setback is to allow for a functional single family dwelling on an undersized and narrow lot of record.
- The increased front and side yard (flanking) setbacks still accommodate a functional yard space in the rear and a 6 metre (20 ft.) long driveway for vehicle parking from 130A Street.
- The overall lot coverage of all proposed buildings on the subject lot will be 37% which is less than the 40% maximum lot coverage of the RF Zone.
- Staff supports the proposed variance proceeding 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.7918-0263-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

ELM/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0263-00

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: 002-250-322  
Lot 10 Section 16 Block 5 North Range 2 West New Westminster District Plan 2886  
10992 - 130A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face; and
  - (b) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum side yard on flanking street (north) setback is reduced from 3.6 metres (12 ft.) to 2.4 metres (8 ft.) to the principal building face; and
  - (c) In Sub-section 15(E) of Part 4 General Provisions, the minimum building width is varied from 7.0 metres (23 ft.) to 6.9 metres (22.7 ft.).
4. 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 .

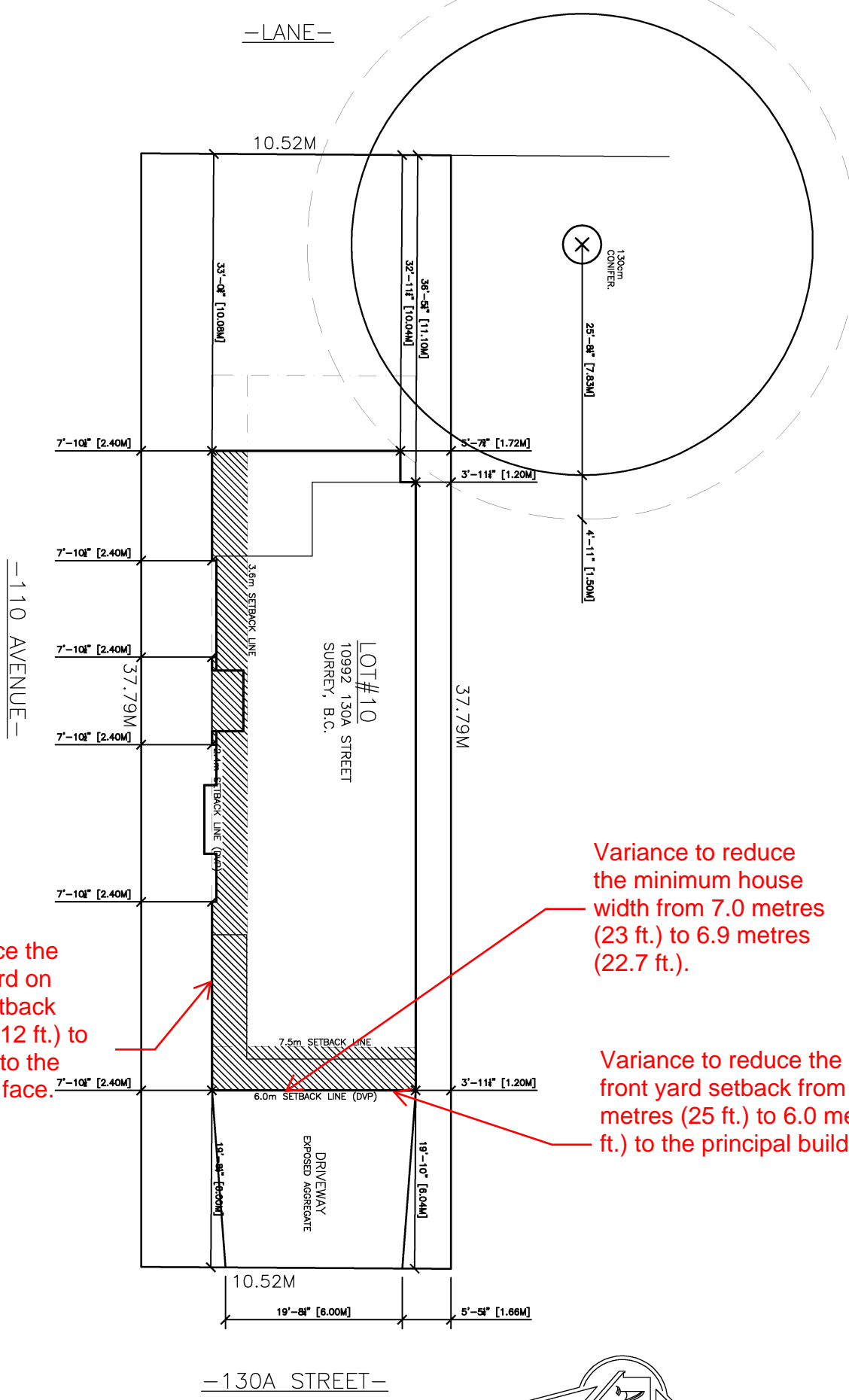
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan





SITE PLAN  
SCALE: 1/8"=1'

Variance to reduce the minimum side yard on flanking street setback from 3.6 metres (12 ft.) to 2.4 metres (8 ft.) to the principal building face.

Variance to reduce the minimum house width from 7.0 metres (23 ft.) to 6.9 metres (22.7 ft.).

Variance to reduce the minimum front yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face.

-130A STREET-

