

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0138-00

Planning Report Date: June 27, 2022

PROPOSAL:

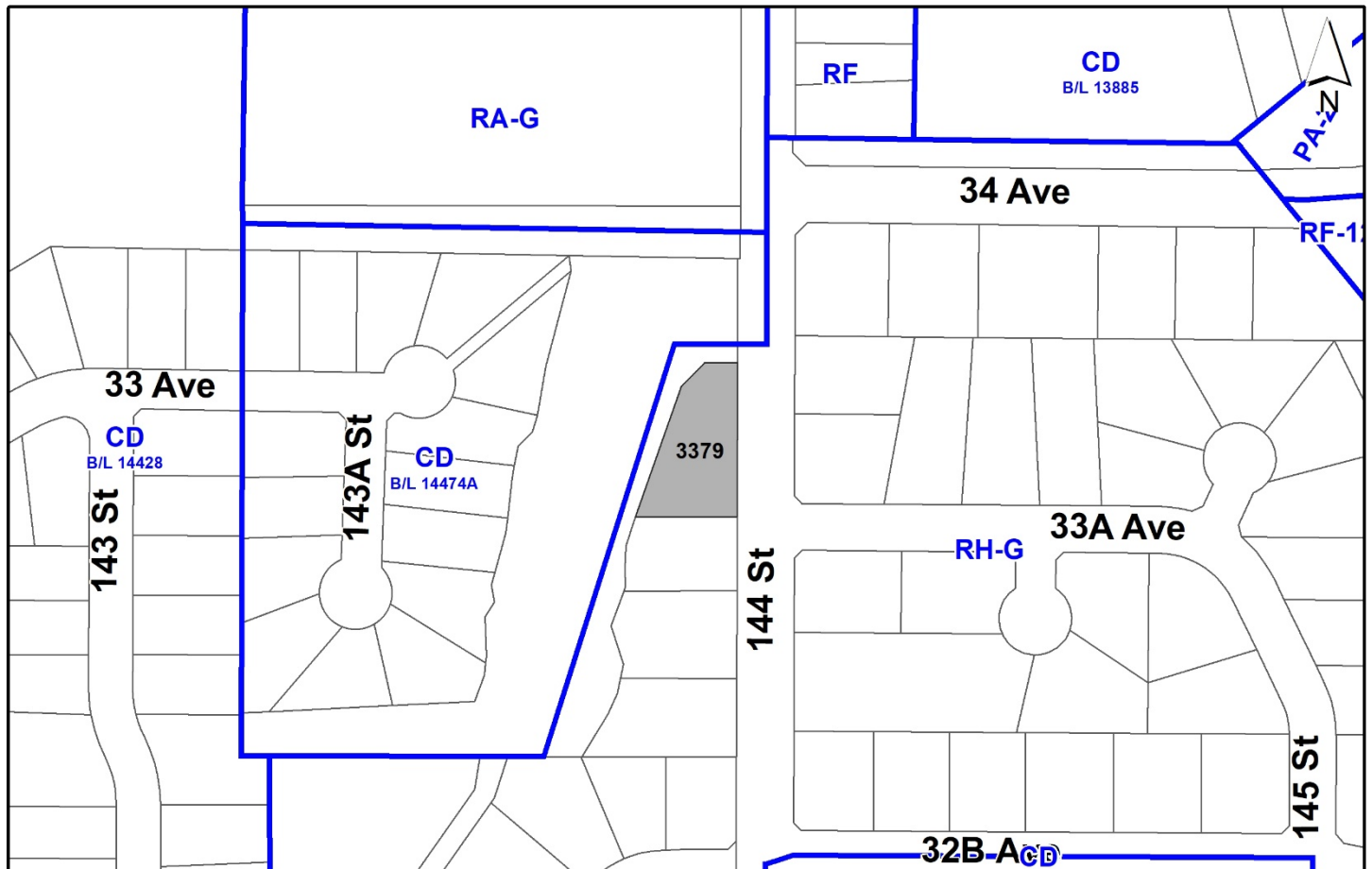
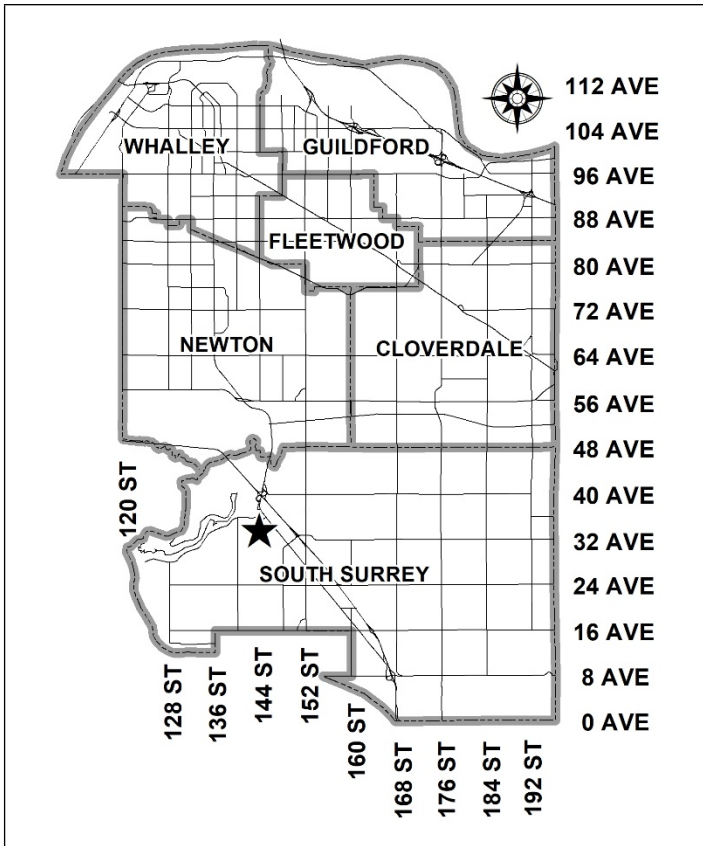
- Development Variance Permit

to permit the development of a replacement accessory building (garage).

LOCATION: 3379 - 144 Street

ZONING: RH-G

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the front yard setback for an accessory building.
- Proposing to increase the maximum height for an accessory building.

RATIONALE OF RECOMMENDATION

- The proposed variances allow the applicant to build closer to the lot's overall floor area allowance, while re-using the existing garage slab and foundation, retaining current development distance to the sensitive environmental areas to the west and conserving undeveloped portions of the lot on the north.
- The subject property is adjacent to Elgin Creek and is within the steep slopes and streamside ecosystem development permit areas. Siting the proposed garage into the front yard setback by 1.96 metres allows for building to take place farther away from the sensitive areas to the west.
- The applicant has provided a qualified environmental professional's assessment that the proposed building will not encroach on the Part 7A Streamside Setback of 15 metres emanating from the Elgin Creek top of bank.
- The proposed building is taller than the height maximum by 1.07 metres due to increase in average grade on the eastern side of the lot and a dormer on the north elevation. The proposed height of 6.07 metres permits a design with two floors. The upper floor is proposed as a recreational attic.
- The dormer results in a higher height but does not rise above the roof peak. This feature would not be visible to the south abutting neighbour and would face the principal dwelling.
- The subject site is separated from the abutting residential lot to the south (3335 144 Street) by a retaining wall and is lower in elevation. A height increase of 1.07 metres would still result in a building that is still notably shorter than homes of properties on the west side of the block.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0138-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RH-G Zone from 18 metres to 16.04 metres to an accessory building face; and
 - (b) to vary the maximum accessory building height of the RH-G Zone allowed from 5 metres to 6.07 metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Suburban	RH-G
North:	Single Family Residential	Suburban	RA-G, CD (Based on RH-G)
East (Across 144 Street):	Single Family Residential	Suburban	RH-G
South:	Single Family Residential	Suburban	RH-G
West:	Elgin Estates Park	Suburban	CD (Based on RH-G)

Context & Background

- The subject site is an existing single family lot located at 3379 144 Street that is 1,694 square metres in area. The site is designated as "Suburban" in the Official Community Plan (OCP) and zoned "Half-Acre Residential Gross Density Zone (RH-G)".
- The subject site is developed with a single family dwelling and multiple accessory buildings. Approximately the northern half of the site is planted and unencumbered with any structures.
- The site abuts a large parcel of City parkland which contains Elgin Estates Park to the north and west. The portion of this parkland abutting the subject site contains a branch of Elgin Creek. The creek area is associated with hazard lands/steep slopes and streamside ecosystem development permit areas.
- A streamside setback of 15 metres from top of bank impacts the rear of the property. The existing garage proposed for replacement is measured as 22 metres from top of bank.

- The lot has a gradual incline in elevation towards the East. This results in a higher average grade for buildings that are partially on this side of the property. The subject lot is separated from the south abutting property by a retaining wall and is at a lower elevation.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant seeks to reduce the RH-G front yard setback for an accessory building from 18 metres to 16.04 metres and to increase the maximum height for an accessory building from 5 metres to 6.07 metres. These variances permit the replacement of an existing garage with a two-floor building containing a garage and recreation room on the upper floor.
- The RH-G zone does not permit coach houses or secondary suites outside the principal dwelling. The proposed design demonstrates an accessory building that is comprised of a garage and single room attic.
- An accessory building can be serviced with plumbing, however a shower would typically not be permitted. Any additional improvement applications would be assessed to ensure the accessory building is not converted into habitable space.
- Based on the RH-G zone, this lot would be permitted to have a total of 465 square metres of floor area. The applicant's plans indicate a total of 432.84 square metres after construction.
- The property is subject to a Class A Natural Streamside setback of 15 metres from the Elgin Creek top of bank. The proposed new building will be 22 metres from top of bank.
- The proposed development is a replacement accessory building that will retain the existing garage slab and requires minimal soil excavation.
- Based on exemption provisions in the OCP, the steep slopes and streamside ecosystem development permits are not required for this proposal. The subject proposal is separated from the development permit buffers by existing building and proposes re-use of the current garage foundation. Extension of the foundation will be sited on the existing driveway, further east on the property and away from the development permit areas.
- The proposed variances allow the new accessory building to be located at the same distance from the sensitive areas associated with Elgin Park as the existing garage. The variance also permits that development be concentrated on previously disturbed portions of the lot, such as the driveway.
- Siting of the proposed building further east results in a higher average height. The maximum height of 5 metres is provided for accessory buildings that share roof and siding materials with the principal dwelling, which is the case with this proposal.

- The proposed accessory building height of 6.07 metres is 1.07 metres above the RH-G maximum. This height is due to a dormer on the north elevation. This dormer will be obscured from the neighbouring property and is directly adjacent to the principal dwelling. The height of the dormer does not exceed the roof peak.
- The site plan demonstrates that the proposed building will be 2.33 metres away from the principal dwelling.

Referrals

Engineering: The Engineering Department has no objection to the proposed variance.

POLICY & BY-LAW CONSIDERATIONS

Setback / Height Variances

- The applicant is requesting the following variances:
 - (a) to reduce the minimum front yard setback of the RH-G Zone from 18 metres to 16.04 metres to an accessory building face; and
 - (b) to vary the maximum accessory building height of the RH-G Zone allowed from 5 metres to 6.07 metres.
- The proposed variances allow the applicant to build closer to the lot's overall floor area allowance, while re-using the existing garage slab and foundation, retaining current development distance to the sensitive environmental areas to the west and conserving undeveloped portions of the lot on the north.
- The subject property is adjacent to Elgin Creek and is within the steep slopes and streamside ecosystem development permit areas. Siting the proposed garage into the front yard setback by 1.96m allows for building to take place farther away from the sensitive areas to the west.
- The applicant has provided a qualified environmental professional's assessment that the proposed building will not encroach on the Part 7A Streamside Setback of 15 metres emanating from the Elgin Creek top of bank.
- The proposed building is taller than the height maximum by 0.3 metres due to increase in average grade on the eastern side of the lot and a dormer on the north elevation. The proposed height of 6.07 metres permits a design with two floors. The upper floor is proposed as a recreational attic with no washroom facilities.
- The dormer results in a higher height but does not rise above the roof peak. This feature would not be visible to the south abutting neighbour and would face the principal dwelling.

- The subject site is separated from the abutting residential lot (3335 144 Street) by a retaining wall and is lower in elevation. A height increase of 1.07 metres would still result in a building that is still notably shorter than homes of properties on the west side of the block.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

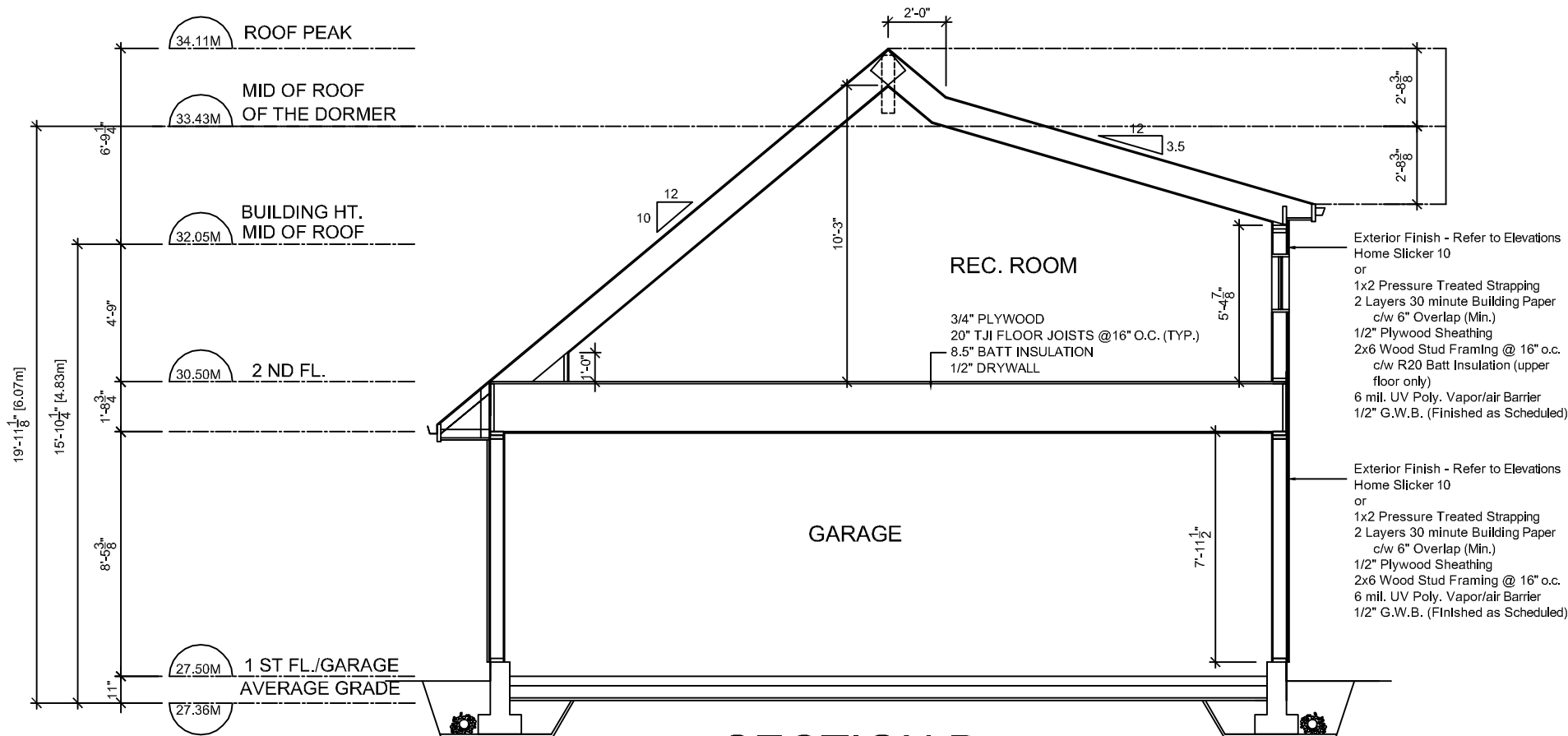
The following information is attached to this Report:

- Appendix I. Site Plans and Architectural Drawings
- Appendix II. Development Variance Permit No. 7922-0138-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JK/cm



SECTION B
 SCALE: 1/4" = 1'-0"

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0138-00

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: 025-444-859
Lot 17 District Lot 166 Group 2 New Westminster District Plan LMP54457
3379 - 144 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to vary Part 15 Section F. to reduce the minimum front yard setback of the RH-G Zone from 18 metres to 16.04 metres to an accessory building face; and
 - (b) to vary Part 15 Section G.2(b) to increase the maximum accessory building height of the RH-G Zone allowed from 5 metres to 6.07 metres.
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.

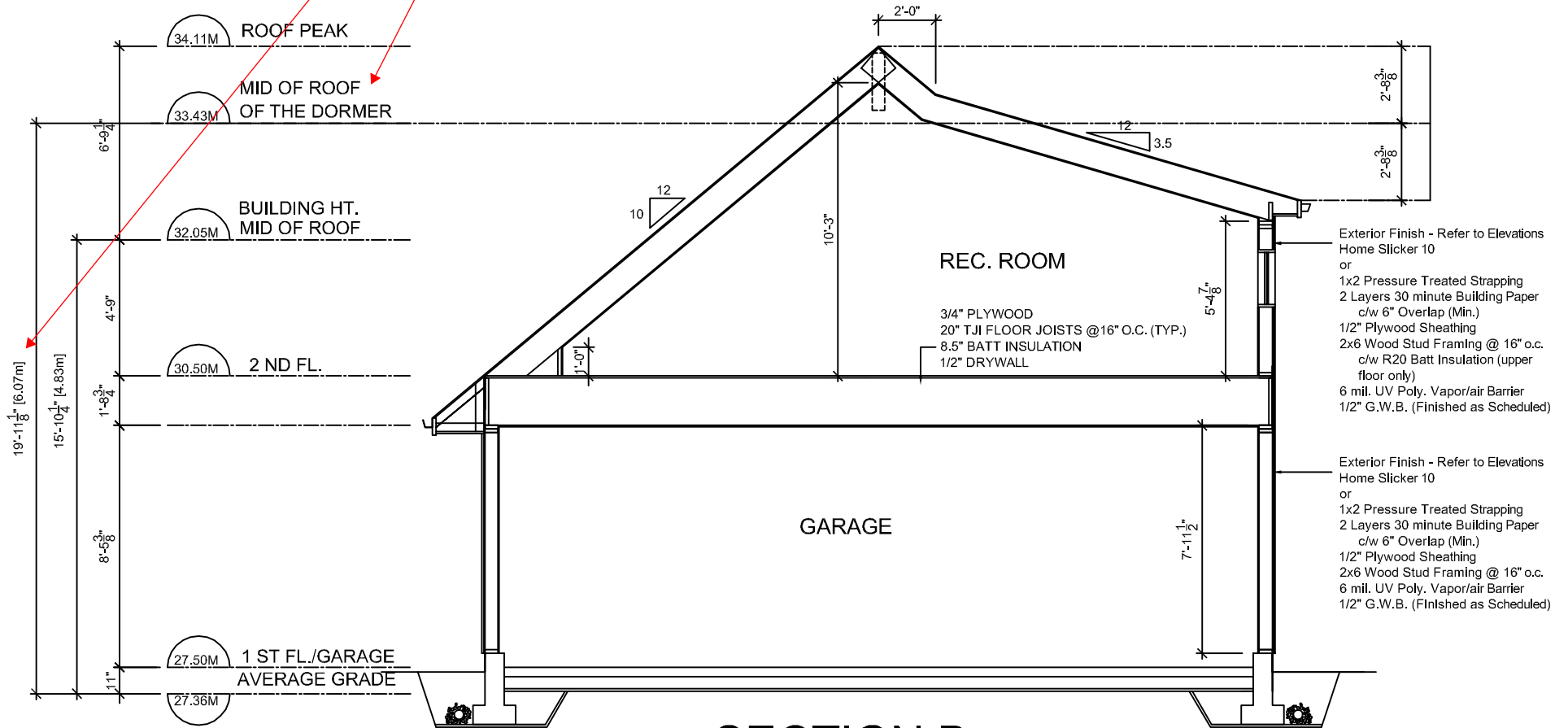
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

DVP 7922-0138-00:

(b) to vary Part 15 Section G.2(b) to increase the maximum accessory building height of the RH-G Zone allowed from 5 metres to 6.07 metres.



SECTION B

SCALE: 1/4" = 1'-0"