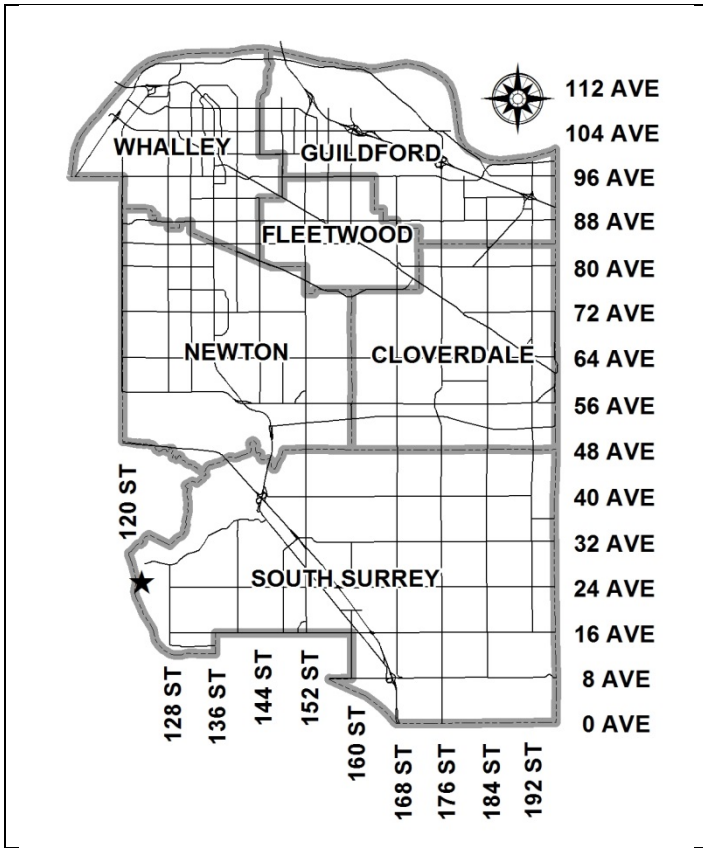


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0180-00

Planning Report Date: July 13, 2015



PROPOSAL:

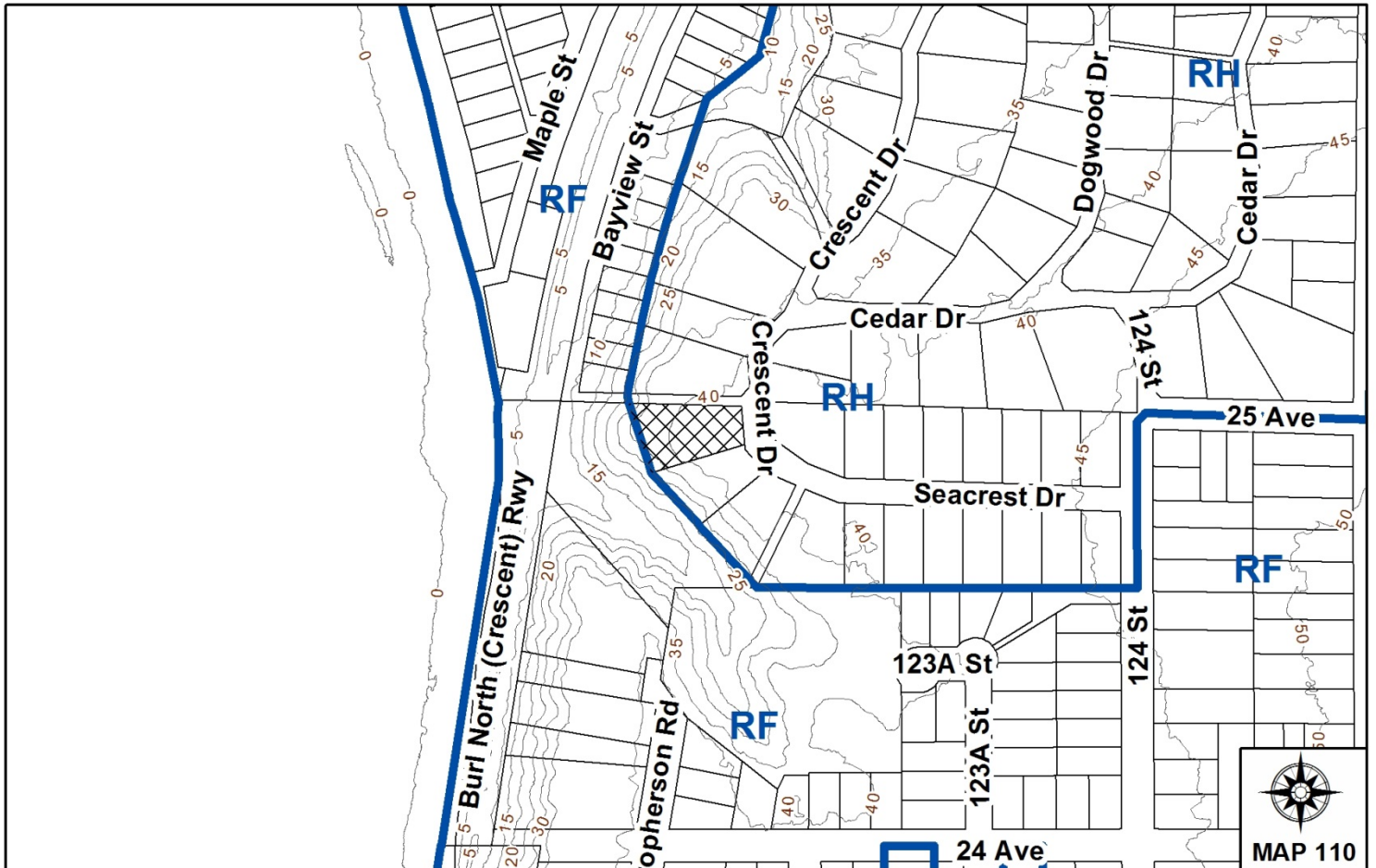
- **Development Variance Permit**
 in order to relax the minimum allowable side yard setback for new construction of a single family dwelling.

LOCATION: 2485 - Crescent Drive

OWNER: Johanna M Mordhorst

ZONING: RH

OCP DESIGNATION: Surburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a variance to the Zoning By-law to reduce the minimum side yard setback for the primary dwelling under the "Half-Acre Residential Zone (RH)".

RATIONALE OF RECOMMENDATION

- The proposed variance will allow for construction of a new single family dwelling that will be situated on the land similar to the position of the current house.
- There are a number of other homes in the surrounding neighborhood that are sited at similar reduced side yard setbacks, including the homes north and south of the subject property.
- The unopened land along the north boundary of the site provides additional separation to the home on the adjacent property to the north.
- Reducing the side yard setbacks also results in a wider, shallower building, which effectively helps to increase the distance that the home is sited from the existing escarpment at the rear of the property.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit 7915-0180-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) To reduce the minimum side yard setback of the primary dwelling from 4.5 m (15 ft.) to 2.80 m (9 ft.).

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, South & East:	Single family dwellings	Suburban	RH
West:	Greenbelt – City owned lot	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located west of 124 Street and north of Seacrest Drive. The property is designated as "Suburban" in the Official Community Plan (OCP) and is currently zoned "Half-Acre Residential Zone (RH)".
- To the north of the property is an unopened lane, containing a section of pavement that is used by the adjacent property and has been in place for many years.

Current Proposal

- Due to the age of the building (pre-1955), there are no building records indicating the side yard setbacks. However, the existing dwelling encroaches into the minimum allowable side yard setback.
- The proposed variance will allow for construction of a new single family dwelling that will be situated on the land similar to the current position of the existing house.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard setback of the primary dwelling from 4.5 m (15 ft.) to 2.80 m (9 ft.).

Applicant's Reasons:

- The proposed variance will enable construction of a new single family dwelling in a similar position of the previous dwelling.

Staff Comments:

- The variance will have little impact on the neighboring properties as there are a number of other homes in the area that are sited at similar side yard setbacks, including the homes on the adjacent property to the south, and north.
- The unopened lane along the north boundary also provides additional separation from the home on the adjacent property to the north.
- By reducing the side yard setbacks, the home can be wider and shallower, which effectively helps to increase the horizontal distance that the home is sited from the escarpment at the rear of the lot.
- Staff supports this variance proceeding to Public Notification.

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.	Site Plan
Appendix III.	Development Variance Permit No. 7915-0180-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

AS/da

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DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RH

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	2,201 sq. m. (23, 695 sq. ft.)	N/A
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	N/A	N/A
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m (25 ft.)	16.7 m (55 ft.)
Rear	7.5 m (25 ft.)	26.2 m (86 ft.)
Side #1 (N)	4.5 m (15 ft.)	2.82 m (9 ft.)
Side #2 (S)	4.5 m (15 ft.)	4.5 (15 ft.)
BUILDING HEIGHT (in metres/storeys)	N/A	N/A
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	N/A

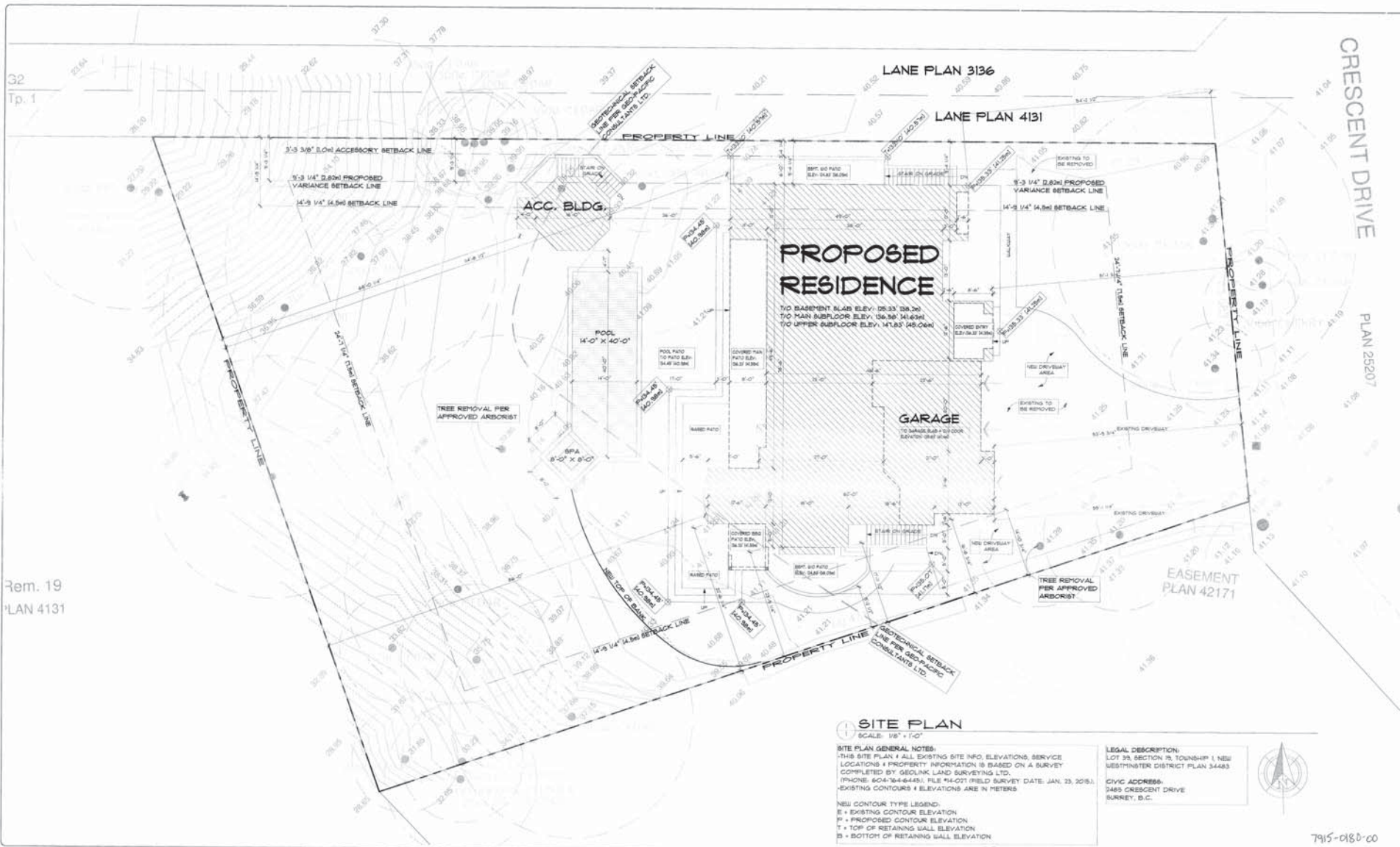
** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY	N/A	N/A
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)	N/A	N/A
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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APPENDIX II



Rem. 19
PLAN 4131

SITE PLAN

SCALE: 1/8" = 1'-0"

SITE PLAN GENERAL NOTES:
 - THIS SITE PLAN & ALL EXISTING SITE INFO, ELEVATIONS, SERVICE LOCATIONS & PROPERTY INFORMATION IS BASED ON A SURVEY COMPLETED BY GROUNDLINE SURVEYING LTD. (PHONE: 604-364-6445), FILE #4-021 (FIELD SURVEY DATE: JAN. 23, 2015).
 - EXISTING CONTOURS & ELEVATIONS ARE IN METERS

NEW CONTOUR TYPE LEGEND:
 E = EXISTING CONTOUR ELEVATION
 P = PROPOSED CONTOUR ELEVATION
 T = TOP OF RETAINING WALL ELEVATION
 B = BOTTOM OF RETAINING WALL ELEVATION

LEGAL DESCRIPTION:
 LOT 33, SECTION 19, TOWNSHIP 1, NEW WESTMINSTER DISTRICT PLAN 34483

CIVIC ADDRESS:
 3485 CRESCENT DRIVE
 SURREY, B.C.



7915-0180-00



THE MORDHORST RESIDENCE

SHEET 1 OF 2

Bill Daniels Design
 CIVIL ENGINEER & LAND SURVEYOR
 100-10007 101 Ave. #100
 SURREY, BC V3R 1C7
 TEL: (604) 261-1111
 WWW.BILLDANIELSDSIGN.COM

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 CIVIL ENGINEER & LAND SURVEYOR
 100-10007 101 Ave. #100
 SURREY, BC V3R 1C7
 TEL: (604) 261-1111
 WWW.BILLDANIELSDSIGN.COM

DATE: MAY 11, 2015
 LEGAL: CIVIC ADDRESS: 3485 CRESCENT DRIVE, SURREY, BC
 RD: LOT 33, SEC. 19, TWP. 1, N.W. 1/4, DIST. 19, PLAN 34483, 3485 CRESCENT DR., SURREY, BC
 SHEET: 1 OF 2
 PROJECT: THE MORDHORST RESIDENCE
 DRAWN BY: J. BARRIE
 CHECKED BY: J. BARRIE
 DATE: 2015-05-11

SITE PLAN - DVP APPLICATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0180-00

Issued To: JOHANNA M MORDHORST

("the Owner")

Address of Owner: 2485 - Crescent Drive
Surrey, BC V4A 3J9

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: 007-077-611

Lot 39 Section 19 Township 1 New Westminster District Plan 34483

2485 - Crescent Drive

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. of Part 14 "Half -Acre Residential Zone (RH)" the minimum permitted side yard setback is varied from 4.5 m (15 ft.) to 2.80 m (9 ft.)
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.

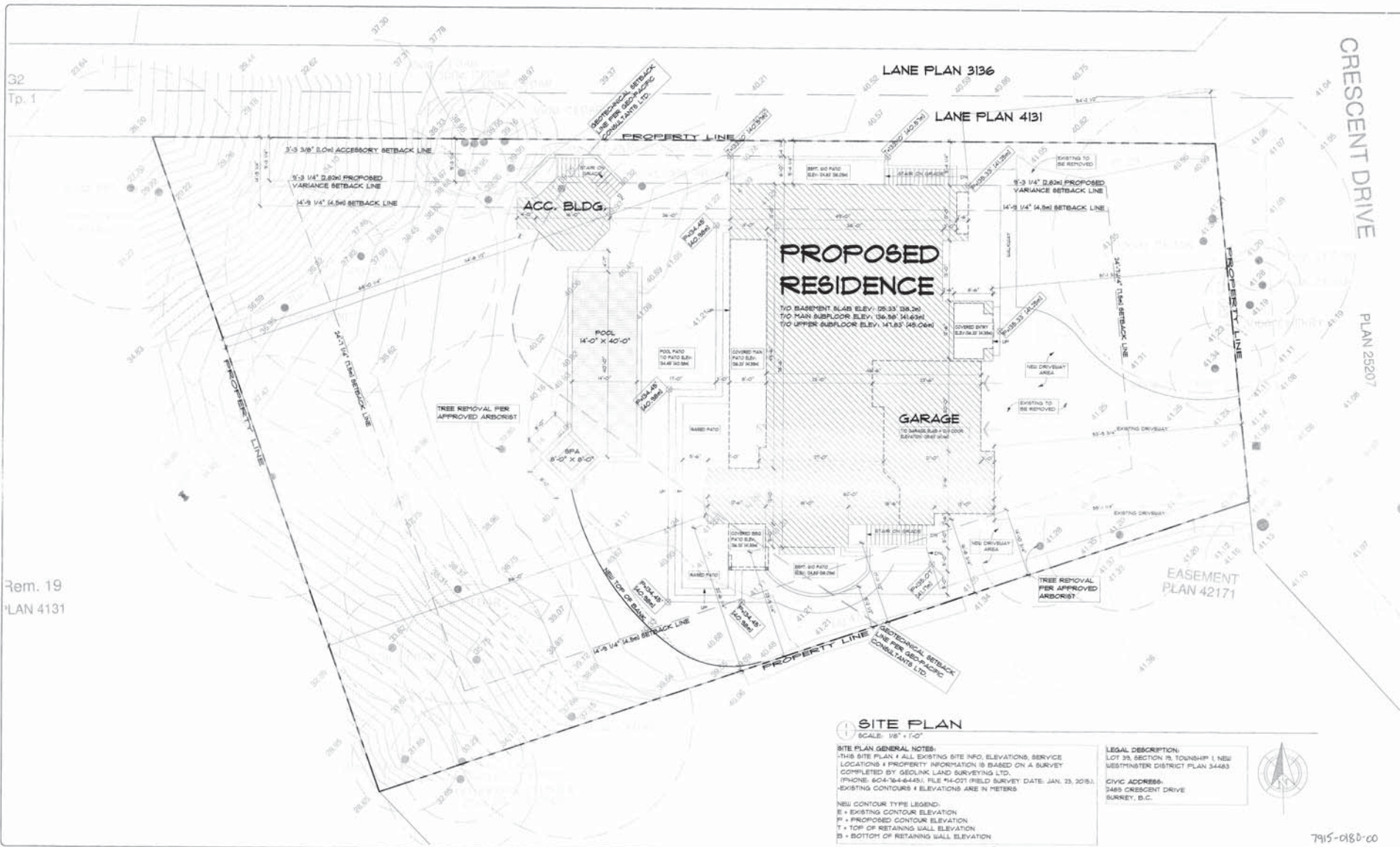
8. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan

APPENDIX II



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CIVIC ADDRESS:
 3485 CRESCENT DRIVE
 SURREY, B.C.



7915-0180-00



CONTRACT NO. 2015-0180-00
 PROJECT NO. 2015-0180-00
 PROPERTY OF BILL DANIELS DESIGN
 1100 WEST 10TH AVENUE, SUITE 100
 VANCOUVER, BC V6H 2G6
 TEL: 604-273-1111
 WWW.BILLDANIELSDSIGN.COM

CREDIT REFERENCE FOR:
THE MORDHORST RESIDENCE

SHEET
 1 2

MAY 11, 2015 LEGAL / CIVIC ADDRESS: 3485 CRESCENT DR, SURREY, BC
 RD LOT 33, SEC. 19, TWP. 1, N.W. 1/4, DIST. 19, PLAN 34483, 3485 CRESCENT DR, SURREY, BC
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