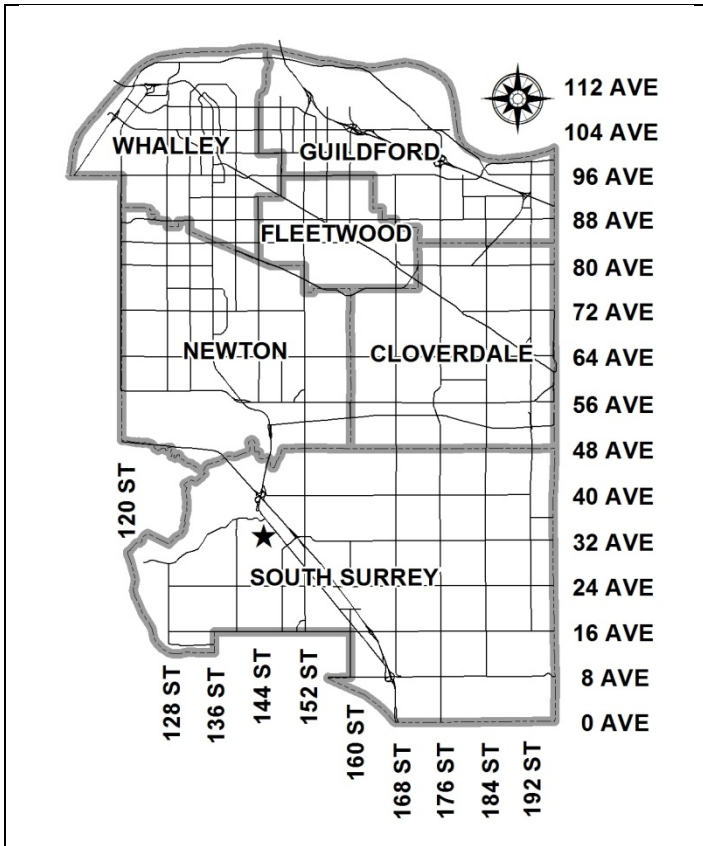


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0023-00

Planning Report Date: May 2, 2016



PROPOSAL:

- **Development Variance Permit**
to reduce the minimum side yard setback of a proposed single family dwelling.

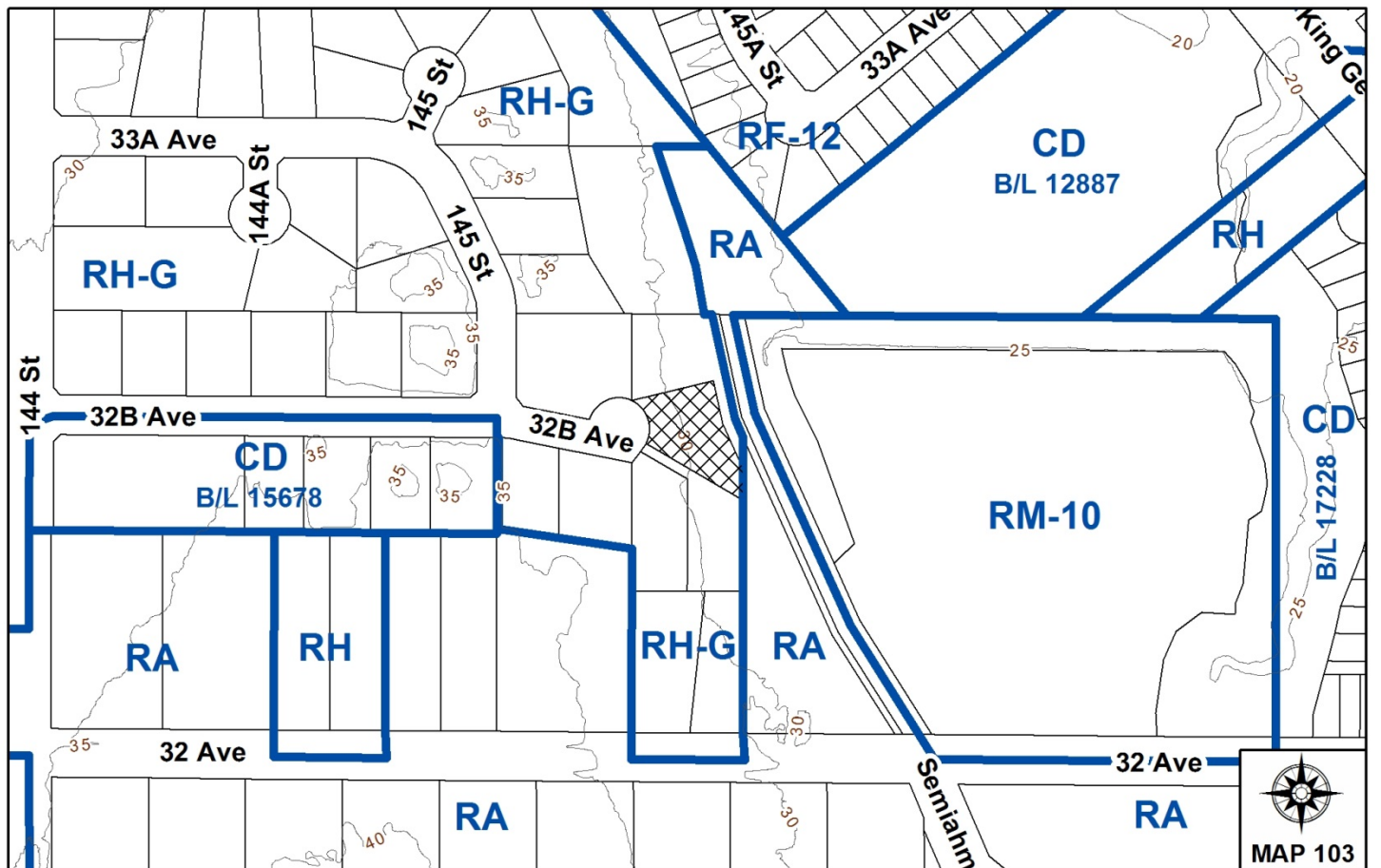
LOCATION: 14558 - 32B Avenue

OWNER: 2010 Custom Homes Inc.

ZONING: RH-G

OCP DESIGNATION: Suburban

LAP DESIGNATION: Half-Acre Gross Density



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 side yard (north) setback of the Half-Acre Residential Gross Density Zone (RH-G) from 3.0 metres (10 ft.) to 1.8 metres (6 ft.).

RATIONALE OF RECOMMENDATION

- The requested variance was previously approved by Council under Development Variance Permit No. 7906-0294-00 in April 2012; however, development has yet to occur on the property and the DVP lapsed after two years.
- The rear yard (east) of the subject property is constrained by a 10 metre (30 ft.) wide landscape buffer for Semiahmoo Trail. The variance to the side yard (north) setback from 3 metres (10 ft.) to 1.8 metres (6 ft.) will allow for a functional yard area in the southern setback as the building will be sited away from the south property line.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0023-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard (north) setback of the RH-G Zone, from 3.0 metres (10 ft.) to 1.8 metres (6 ft.).

REFERRALS

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

Parks, Recreation & Culture: The Parks Planning Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Semiahmoo Trail Parkland	Suburban/Half-Acre Gross Density	RH-G
East:	Semiahmoo Trail	Urban/ Bubble Buffer (King George Highway Corridor NCP)	RH-G
South:	Vacant	Suburban/Half-Acre Gross Density	RH-G
West:	Single Family Dwelling	Suburban/Half-Acre Gross Density	RH-G

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on a cul-de-sac at 14558 32B Avenue. The property is zoned Half-Acre Residential Gross Density Zone (RH-G), designated Half-Acre Gross Density (2 upa) in the Central Semiahmoo Peninsula Local Area Plan, and Suburban in the OCP.
- The subject property is bound to the north and east by Semiahmoo Trail/parkland with the trail running north-south along the eastern property line of the site. As part of the trail requirements, the property is encumbered by a 10 metre (33 ft.) wide landscape buffer inside the eastern property line. This landscape buffer hinders the use of the rear yard.

Current Proposal

- The applicant is proposing a Development Variance Permit to reduce the minimum side yard (north) setback of the RH-G Zone from 3.0 metres (10 ft.) to 1.8 metres (6 ft.).
- The proposed variance is similar to a previous DVP that was approved under Development Application No. 7906-0294-00.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum side yard (north) setback of the RH-G Zone, from 3.0 metres (10 ft.) to 1.8 metres (6 ft.).

Applicant's Reasons:

- A similar variance was previously approved under Development Variance Permit No. 7906-0294-00 in April 2012; however, as substantial development did not occur, the DVP has now lapsed.
- The property has many covenants limiting the siting of the proposed house. The DVP to reduce the setback would allow for additional outdoor living space on the property.

Staff Comments:

- The current applicant purchased the lot in September 2015 and was unaware that the previous DVP had expired.
- The rear yard of the lot is constrained by the location of a 10-metre (33 feet) wide landscape buffer along the Semiahmoo Trail which takes up a majority of the available outdoor living space. The variance to the north side yard setback will allow the building to be sited away from the south property line which will increase the amount of outdoor living space in the south side yard, which can be utilized by the homeowner.
- The lot is bordered by existing parkland on the north side, so the proposed reduced setback will not negatively impact any neighbouring parcels.

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. 7916-0023-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

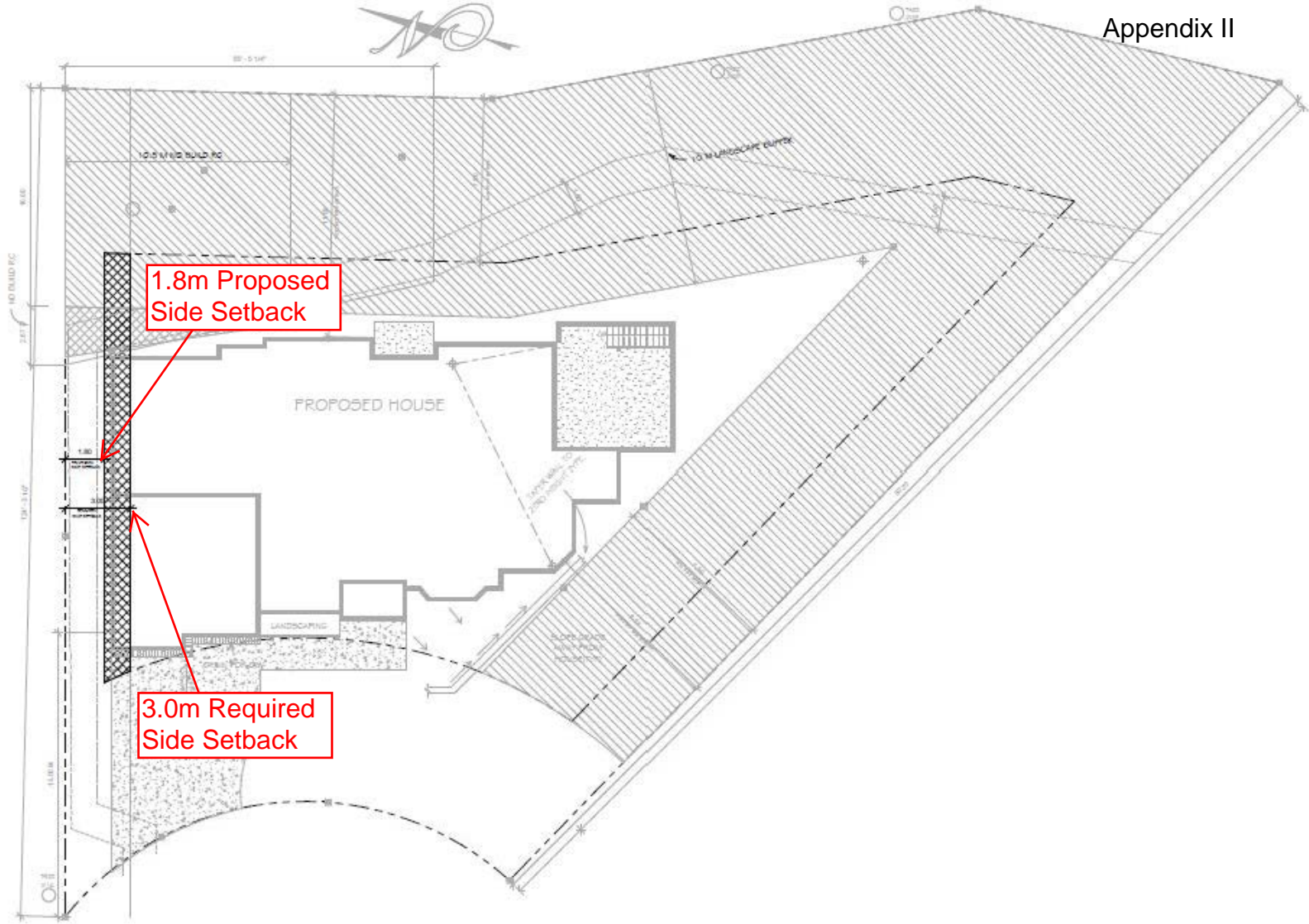
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DEVELOPMENT DATA SHEET

Existing Zoning: RH-G

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	1120 m ²	1381.1 m ²
LOT COVERAGE (in % of net lot area)	25%	21.5%
Buildings & Structures		254.4%
Paved & Hard Surfaced Areas		42.4%
Total Site Coverage	345.3%	297.3%
SETBACKS (in metres)		
Front (W)	7.5 m	9.0 m
Rear (E)	7.5 m	11.1 m
Side #1 (N)	3.0 m	2.1 m
Side #2 (S)	7.5 m	8.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m	9m
Accessory	N/A	N/A
FLOOR AREA: Residential	4757 m ²	2738 m ²
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total	N/A	N/A
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	4757 m ²	2738 m ²



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0023-00

Issued To: 2010 Custom Homes Inc
("the Owner")

Address of Owner: 12971 92A AVE
SURREY V3V 1K1

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: 028-852-796
028-852-796 LOT 5 DISTRICT LOT 155 PLAN BCP50828 NWD GROUP 2.
14558 32B Ave

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 15 Half-Acre Residential Gross Density Zone, the minimum side yard setback (north) is reduced from 3.0 metres (10 ft.) to 1.8 metres (6 ft.).
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.
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

