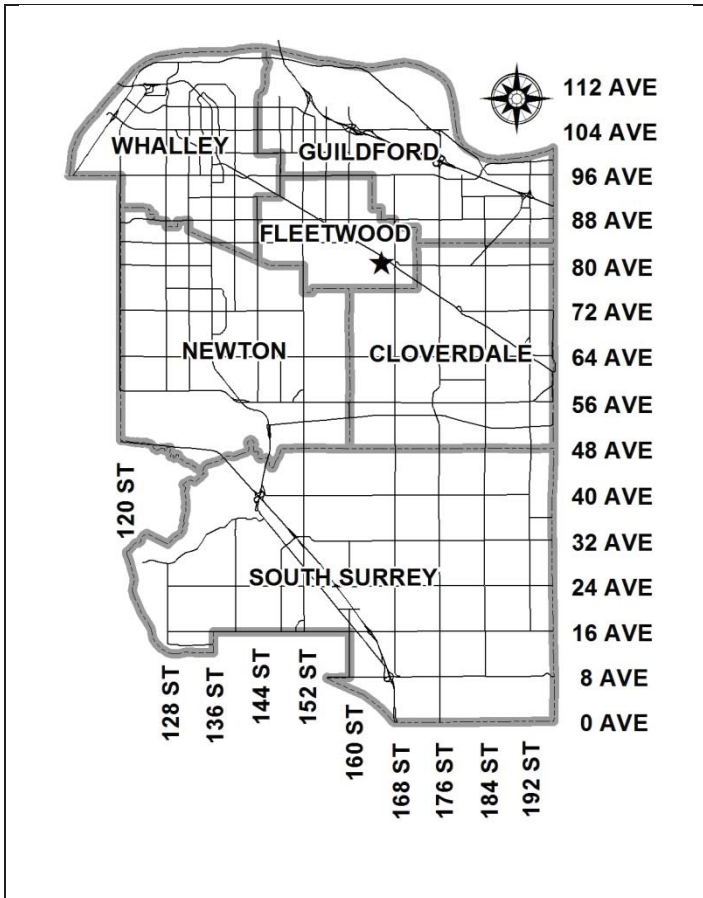


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0500-00

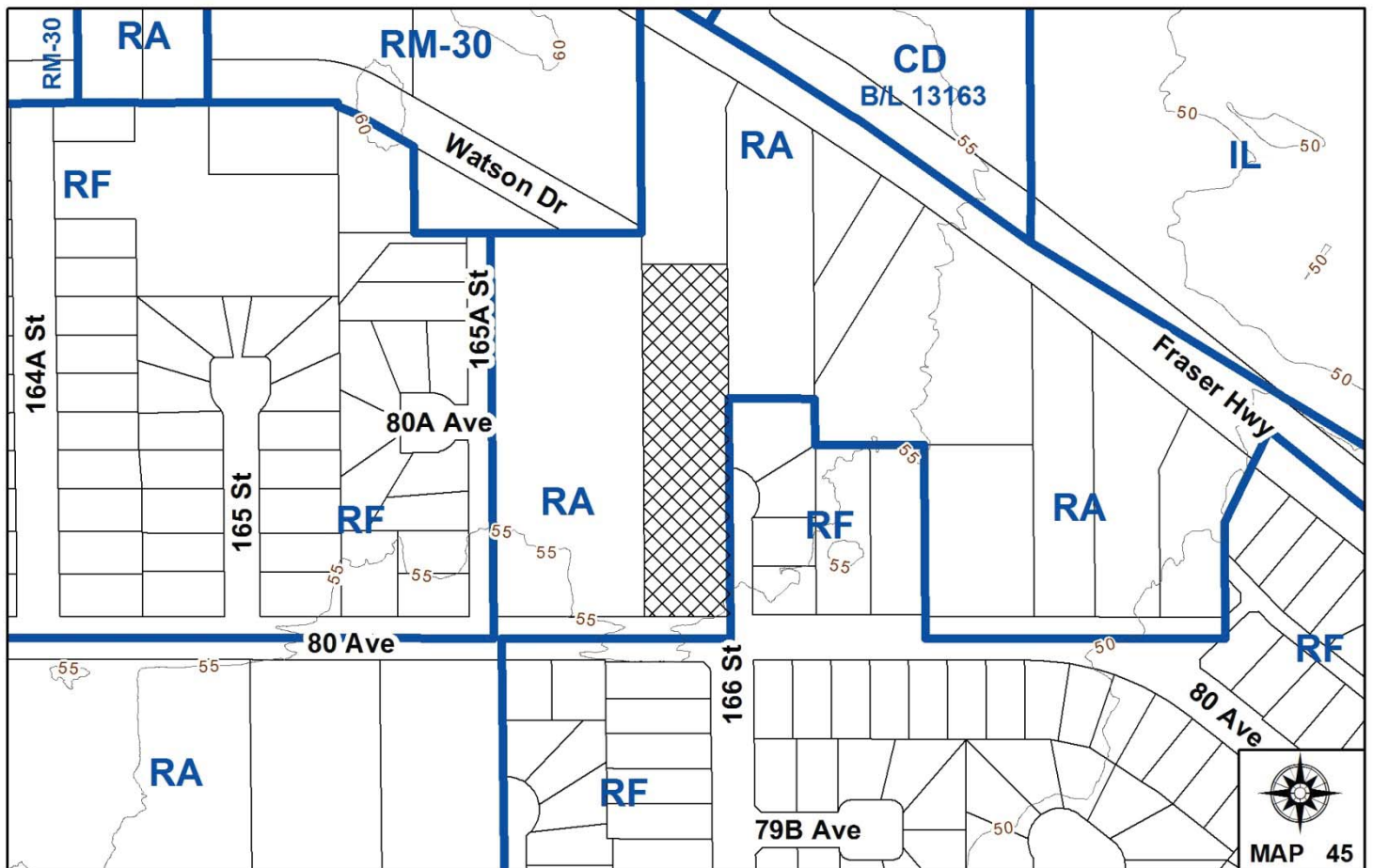
Planning Report Date: November 7, 2016



PROPOSAL:

- **Development Variance Permit**
 to reduce the required minimum front yard setback for a proposed accessory building in the RA Zone.

LOCATION: 16591 - 80 Avenue
OWNERS: Gordon W Ruffo
 Katheren E Ruffo
ZONING: RA
OCP DESIGNATION: Urban
TCP DESIGNATION: Single Family Urban and Medium Density Townhouses (Stage 1 Fleetwood Town Centre Plan update)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the One-Acre Residential Zone (RA) to reduce the minimum required front yard setback for an accessory building from 18 metres (60 ft.) to 15.5 metres (51 ft.) to permit construction of a detached, 22.3-square metre (240-sq.ft.) accessory building (personal gym/studio) on the lot.

RATIONALE OF RECOMMENDATION

- The reduced front yard setback will allow for the proposed personal gym to be sited adjacent to the existing house's west façade. The proposed accessory structure complies with both the minimum side yard setback and the required minimum distance from the exterior wall of the main principal building.
- The proposed accessory building (personal gym) will be well screened from both 80 Avenue and the adjacent property to the west (16581 – 80 Avenue) by existing trees and ground landscaping.
- At 6,525 square metres (1.6 acres) the subject property is a sizeable One-Acre Residential Zone (RA) lot and the overall coverage of all proposed and existing buildings falls well below the 20% maximum allowable lot coverage of the RA Zone.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0500-00 (Appendix III), to reduce the minimum front yard setback of the RA Zone for an accessory building from 18.0 metres (60 ft.) to 15.5 metres (51 ft.), to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: An existing single family dwelling, which is to remain.

Adjacent Area:

Direction	Existing Use	OCP/TCP Designation	Existing Zone
North:	Vacant lot under Application No. 7916-0212-00 for townhouses (pre-Council)	Urban in the OCP; Medium Density Townhouses in the Stage 1 Fleetwood Town Centre Plan (TCP)	RA
East (Across 166 Street):	Single family dwellings	Urban in the OCP; Single Family Urban in the Stage 1 Fleetwood TCP	RF
South (Across 80 Avenue):	Single family dwellings	Urban in the OCP	RF
West:	Single family dwelling	Urban in the OCP; Single Family Urban and Medium Density Townhouses in the Stage 1 Fleetwood TCP	RA

DEVELOPMENT CONSIDERATIONS

- The 6,525-square metre (1.6 acres) subject property is located at 16591 – 80 Avenue in the Fleetwood Town Centre area.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".

- The subject site is also designated both "Single Family Urban" and "Medium Density Townhouses" within the Stage 1 Fleetwood Town Centre Plan (TCP) update approved by Council on July 25, 2016.
- 80 Avenue, which fronts the subject lot, is classified as a collector road. For lots fronting or flanking an arterial or collector road, in accordance with Part 7 (Special Building Setbacks) of the Zoning By-law, front yard setbacks and flanking side yard setbacks are measured from the centerline of the ultimate road allowance.
- Since 80 Avenue is a collector road, under the revised standards of the Subdivision & Development By-law approved by Council in 2012, the ultimate width is 24 metres (79 ft.). The existing north half of the road allowance for 80 Avenue is 10.058 metres (32.99 ft.) in width, which requires an additional 1.942 metres (6.37 ft.) of dedication from the subject site. Therefore the setback baseline for new construction on the lot is 1.942 metres (6.37 ft.) north of the existing south property line.
- There is an existing 162-square metre (1,744-square foot) dwelling located on the south portion of the subject property, oriented towards 80 Avenue. The owners have applied for a building permit to construct a 138-square metre (1,488-square foot) addition and covered deck to the east of the existing house, currently under review by the Building Division.
- The applicant is also proposing the subject Development Variance Permit (DVP) to reduce the minimum front yard setback of an accessory building from 18 metres (60 ft.) to 15.59 metres (51 ft.) to allow for a detached, 22.3-square metre (240-square foot) gym to be sited in the side yard to the west of the existing house, as indicated on the site plan attached as Appendix II. The proposed location is adjacent to an existing on-site sidewalk and patio space that connects the subject property to the adjacent lot to the west (16581 - 80 Avenue), also owned by the property owners.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the RA Zone to reduce the minimum required front yard setback of an accessory building from 18.0 metres (60 ft.) to 15.5 metres (51 ft.).

Applicant's Reasons:

- The owners have stated that the proposed location of the accessory building would be the least disruptive to the existing on-site landscaping and that compliance with the 18-metre (60-ft.) setback would require the removal of an existing concrete sidewalk, irrigation reservoir and concrete cast-in-place planter boxes as well as a mature cedar tree.
- The proposed location of the accessory building would provide for continued, unobstructed views of the landscaped rear yard.

- The subject property owners are also responsible for maintaining and monitoring the property to the west (16581 – 80 Avenue) and have advised that the proposed location of the accessory building will maintain views to the adjacent house's primary entrance and backyard accessory buildings while maintain the existing walkway that connects the two residences.

Staff Comments:

- The proposed accessory building complies with both the minimum side yard (west) setback of 1-metre (3-ft.) and the 1-metre (3 ft.) minimum separation from the exterior wall of the main principal building (existing house) to which it is accessory. The proposed 3.75-metre (12.3-ft.) height of the accessory building complies with the maximum height for an accessory building in the RA Zone.
- The proposed accessory building will be well screened from both 80 Avenue and the adjacent property to the west (16581 – 80 Avenue) by an existing fence and trees.
- The proposed location of the 4.57-metre (15 ft.) wide accessory building within the western side yard will not negatively impact circulation between the front and rear yards on the subject property as the existing setback between the house and western property line is 11.97 metres (39 ft.).
- At 6,525 square metres (1.6 acres) the subject property is a sizeable One-Acre Residential Zone (RA) lot and the overall coverage of all proposed and existing buildings falls well below the 20% maximum allowable lot coverage of the RA Zone.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan and Proposed Accessory Building Plans/Elevations
Appendix III.	Development Variance Permit No. 7916-0500-00

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CRL/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Gabor Toth

Address: 13321 - 102A Avenue
Surrey BC V3T 1P6

2. Properties involved in the Application

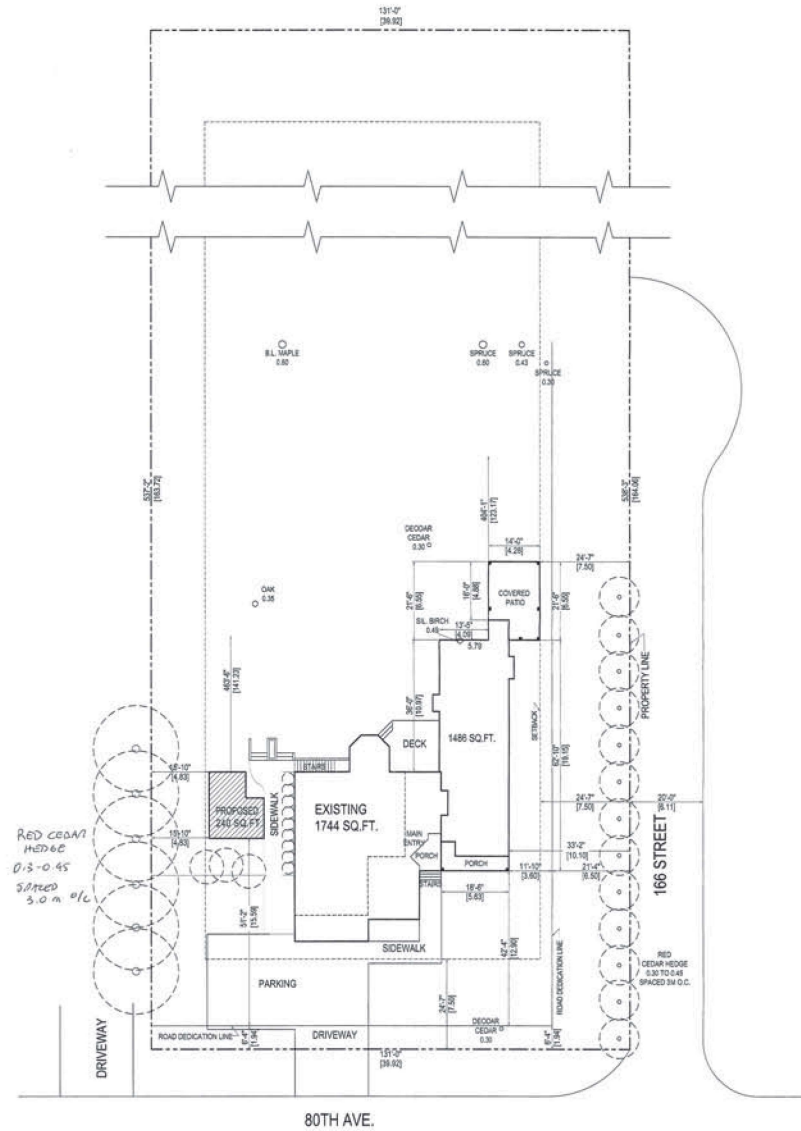
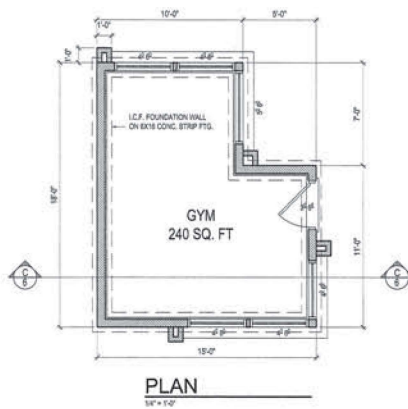
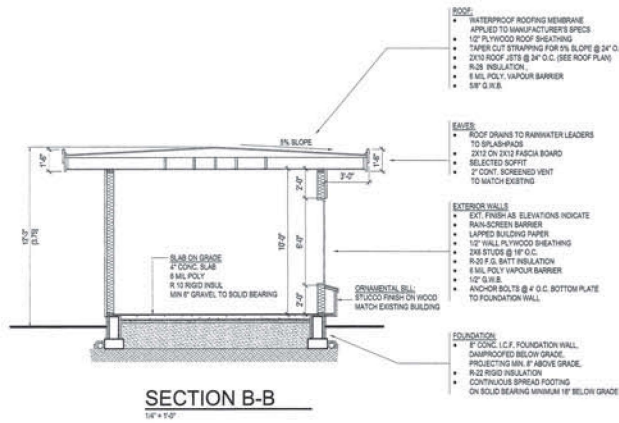
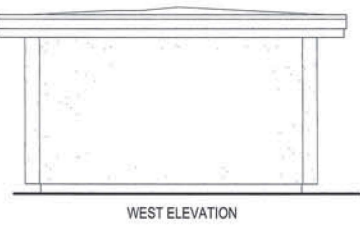
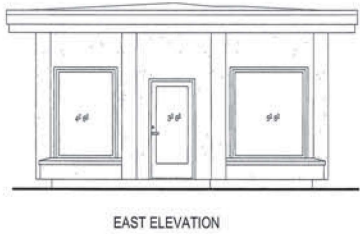
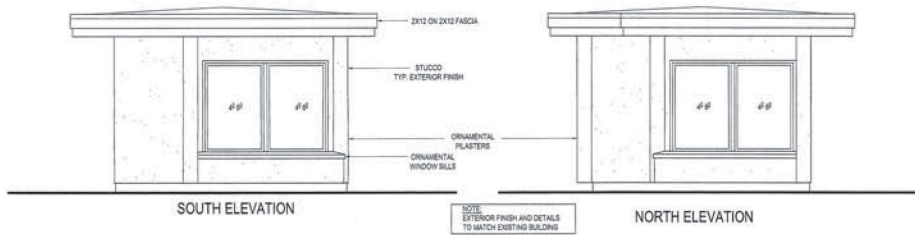
(a) Civic Address: 16591 - 80 Avenue

(b) Civic Address: 16591 80 Ave
Owners: Katheren E Ruffo
Gordon W Ruffo

PID: 007-349-726
Lot 27 Section 25 Township 2 New Westminster District Plan 36658

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7916-0500-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



SITE PLAN

LOT 27, SECTION 25, TWP 2, N.W.D.
PLAN 38658

RA	16591 80th AVE.
LOT AREA:	1.34 ACRES, 5452.93 SQ. M, 58,694.85 SQ. FT.
MAX. LOT COVERAGE ALLOWED:	20% = 11,739 SQ. FT., 1,090.59 SQ. M
TOTAL LOT COVERAGE PROPOSED:	EXISTING, 300,355 SQ. M, 3,293 SQ. FT.
	+ NEW, 22.30 SQ. M, 240 SQ. FT. = 322.66 SQ. M, 3,488 SQ. FT. = 6.0%



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E-mail: rnik@rnikdesign.ca

It is the responsibility of the Builder to verify all dimensions and specifications prior to construction and to notify the Designer immediately of any discrepancy or omission.

The Builder must conform to all applicable Codes and all other regulatory bodies with jurisdiction.

All construction and installation of materials and equipment shall be done in accordance with good building practice and MANUFACTURER'S INSTRUCTIONS.

ISSUED: MAR 2016
PROJECT: NEW ACCESSORY BLDG.

16591 80TH AVENUE
SURREY, B.C.

DRAWING:
SITE PLAN

SCALE: AS SHOWN
DATE: MAR 2016
DRAWN: NK

REV: SHEET #: 1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0500-00

Issued To: GORDON W RUFFO
KATHEREN E RUFFO

("the Owners")

Address of Owners: 16591 - 80 Avenue
Surrey, BC V4N 0H4

1. This development variance permit is issued subject to compliance by the Owners 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: 007-349-726
Lot 27 Section 25 Township 2 New Westminster District Plan 36658

16591 - 80 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 12 One-Acre Residential Zone (RA), the minimum front yard setback for an accessory building greater than 10 square metres (108 sq.ft.) in size is reduced from 18 metres (60 ft.) to 15.5 metres (51 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 Owners do 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 .

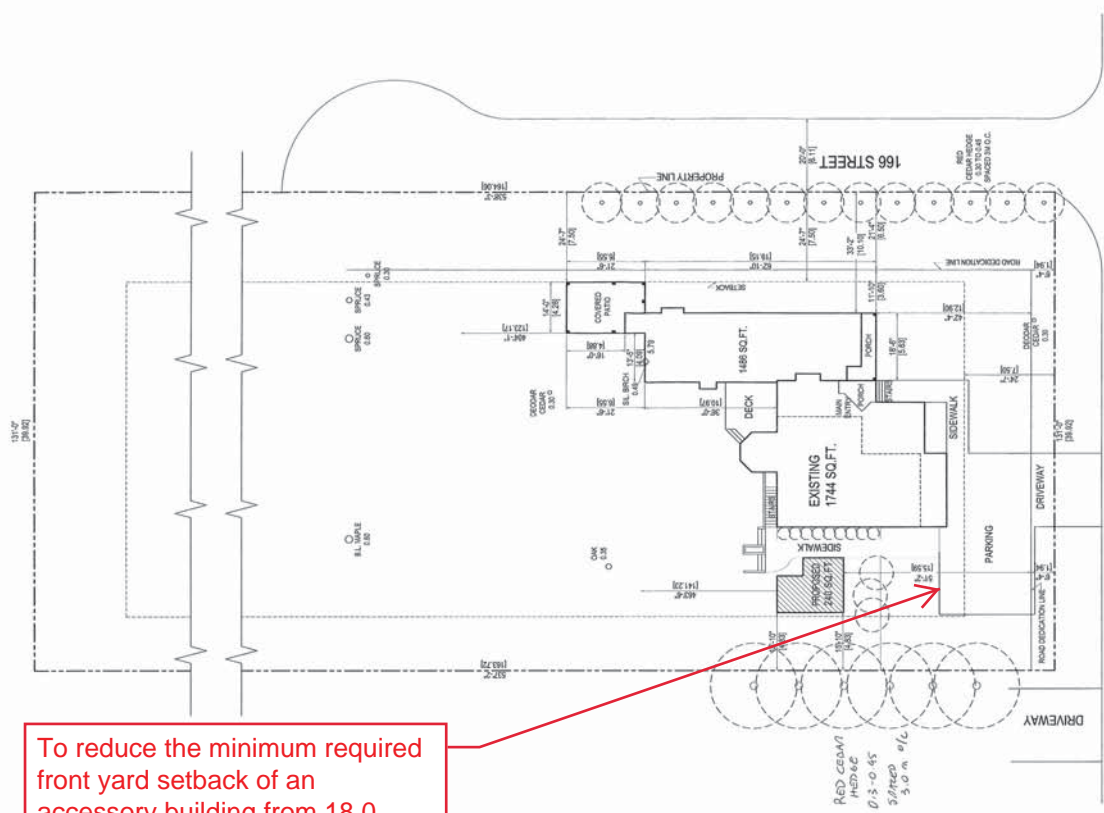
Mayor – Linda Hepner

City Clerk – Jane Sullivan



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 11800 166th Avenue, Unit 101, Surrey, BC V4N 1Y1
 It is the responsibility of the Builder to verify all dimensions and specifications in accordance with the approved plans. Designer immediately of any discrepancy or omission.
 The Builder must conform to all applicable Codes and all other applicable codes and regulations. All permits shall be the responsibility of the Builder. Materials and equipment shall be done in accordance with good building practices and manufacturer's INSTRUCTIONS.

16591 80TH AVENUE
 SURREY, B.C.
 PROJECT: NEW ACCESSORY BLDG.
 ISSUED: MAR 2018
 DRAWING: SITE PLAN
 SCALE: AS SHOWN
 DATE: MAR 2018
 DRAWN: NK
 REV: SHEET # 1



BA 16591 80TH AVE.
 LOT AREA: 1.34 ACRES, 5432.95 SQ. M, 68,694.85 SQ. FT.
 MAX. LOT COVERAGE ALLOWED: 20% = 11,739 SQ. FT., 1090.98 SQ.M
 TOTAL LOT COVERAGE PROPOSED: 13,139 SQ. FT.
 * NEW: 22,30 SQ.M, 240 SQ. FT. * 222.89 SQ. M, 3,488 SQ. FT. = 6.0%

SITE PLAN
 1/8" = 1'-0"
 LOT 27, SECTION 25, TWP 2, N.W.D.
 PLAN 96868

These plans conform to the latest rev. of the 2012 BC Building Code

To reduce the minimum required front yard setback of an accessory building from 18.0 metres (60 ft.) to 15.5 metres (51 ft.).

