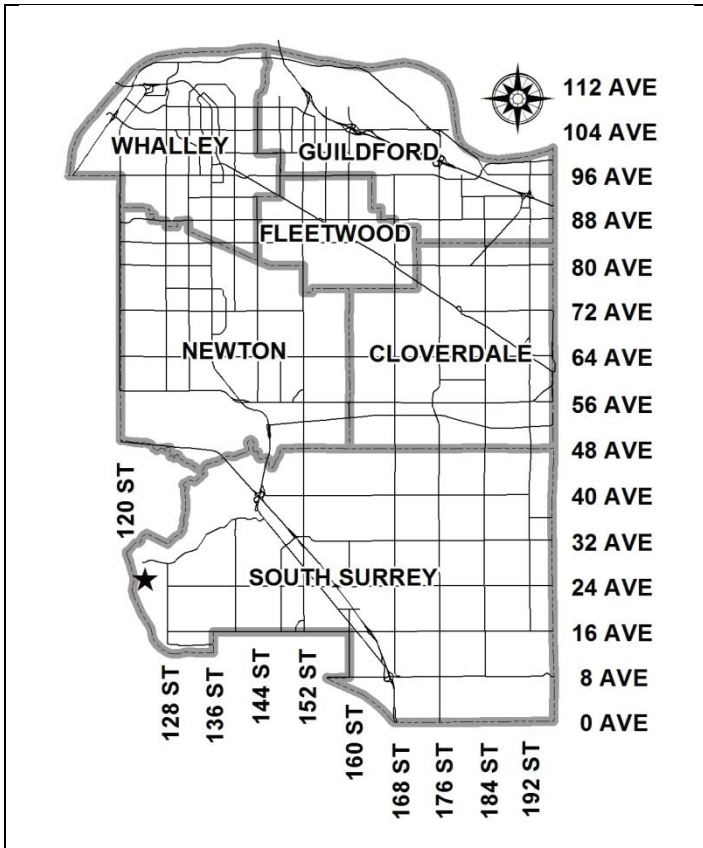


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0683-00

Planning Report Date: March 6, 2017



PROPOSAL:

- **Development Variance Permit**

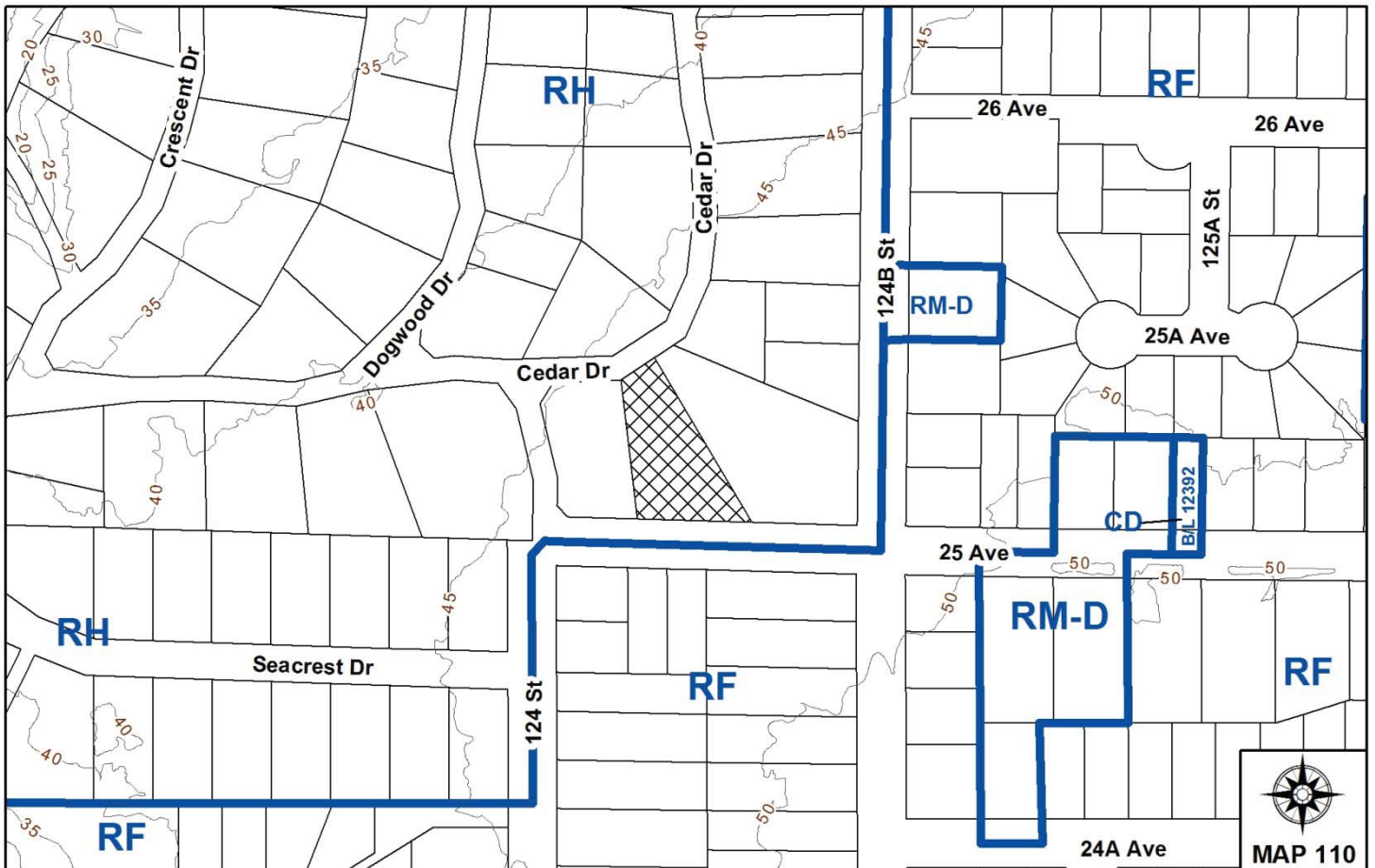
To reduce the minimum front yard setback for a proposed accessory structure (in-ground pool).

LOCATION: 2534 - Cedar Drive

OWNER: Marion L Frost

ZONING: RH

OCP DESIGNATION: Suburban



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 yard setback for a proposed accessory structure (in-ground pool).

RATIONALE OF RECOMMENDATION

- The reduced front yard setback is for an in-ground pool, proposed to be built in the portion of a double-fronting lot that functions as a "rear" yard. The proposed in-ground pool is within the 18 metre setback required for an accessory structure located in the front yard in the RH zone.
- The portion of the property where the pool is to be located has effectively been used as the rear yard of the lot (fronting onto 25 Avenue). The property is well screened from 25 Avenue with large, mature coniferous trees.
- The siting of the proposed pool maximizes tree retention on the property, with one tree proposed to be removed. Thirteen trees are to be retained, in addition to two replacement trees. Approval of the Arborist Report will be a condition of the Building Permit application.
- Three letters of support for the proposed pool have been received from neighbouring property owners.
- A Development Variance Permit is required to allow the pool to be located within the "rear" yard of the double-fronting lot.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0683-00 (Appendix II), to reduce the minimum front yard (south) setback of an accessory structure in the "Half-Acre Residential Zone (RH)" from 18 metres (59 ft.) to 6.2 metres (20 ft.), to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Cedar Drive):	Single Family Dwelling	Suburban	RH
East:	Single Family Dwelling	Suburban	RH
South (Across 25 Avenue):	Single Family Dwelling	Urban	RF
West:	Single Family Dwelling	Suburban	RH

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 2534 - Cedar Drive, is designated "Suburban" in the Official Community Plan and is zoned "Half-Acre Residential Zone (RH)".
- The applicant is proposing a Development Variance Permit to reduce the front yard (south) setback of an accessory structure, on a double-fronting lot, from 18 metres (59 ft.) to 6.2 metres (20 ft.). The property has two front yards given it fronts onto both 25 Avenue and Cedar Drive
- A Development Variance Permit will allow for the construction of an in-ground pool in a portion of the property that is functioning as the "rear" yard, fronting onto 25 Avenue.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard (south) setback of an accessory structure in the RH Zone from 18 metres (59 ft.) to 6.2 metres (20 ft.).

Applicant's Reasons:

- The accessory structure (in-ground pool) is proposed to be located in the portion of a double-fronting lot that functions as the rear yard.
- This portion of the property fronts onto 25 Avenue, and is well screened from the road with large, mature coniferous trees.

Staff Comments:

- The proposed accessory structure (in-ground pool) does not comply with the required front yard setbacks in the RH Zone. Due to the lot having a double-frontage, the southern portion of the property fronting onto 25 Avenue has been utilized as the rear yard.
- The "rear" yard portion of the property is heavily screened with large, mature coniferous trees. Therefore, the siting of the in-ground pool will have minimal impact on neighbouring properties.
- The siting of the proposed in-ground pool maximizes tree retention, with one tree proposed to be removed. Thirteen trees are to be retained, in addition to two replacement trees for the removed tree. Final approval of the Arborist Report will be a condition of the approval of the Building Permit application.
- Letters of support have been received from three neighbouring property owners.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners & Action Summary
Appendix II. Development Variance Permit No. 7916-0683-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DZ/da

Information for City Clerk

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

1. (a) Agent: Name: Marion L Frost
 Address: 2534 - Cedar Drive
 Surrey, BC V4A 3K6

2. Properties involved in the Application

(a) Civic Address: 2534 - Cedar Drive

(b) Civic Address: 2534 - Cedar Drive
 Owner: Marion L Frost
 PID: 010-473-459
 Lot 17 District Lot 52 Group 2 New Westminster District Plan 21494

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7916-0683-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0683-00

Issued To: Marion L Frost

(the "Owner")

Address of Owner: 2534 Cedar Drive
Surrey, BC V4A 3K6

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: 010-473-459
LOT 17 DISTRICT LOT 52 PLAN 21494 NWD GROUP 2.

2534 Cedar Drive

(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 14 Half-Acre Residential Zone (RH), the minimum Front Yard Setback for an Accessory Building and Structure is reduced from 18 metres (59 ft.) to 6.2 metres (20 ft.).
4. This development variance permit applies to only that portion of the buildings and structures (in-ground pool) 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 terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

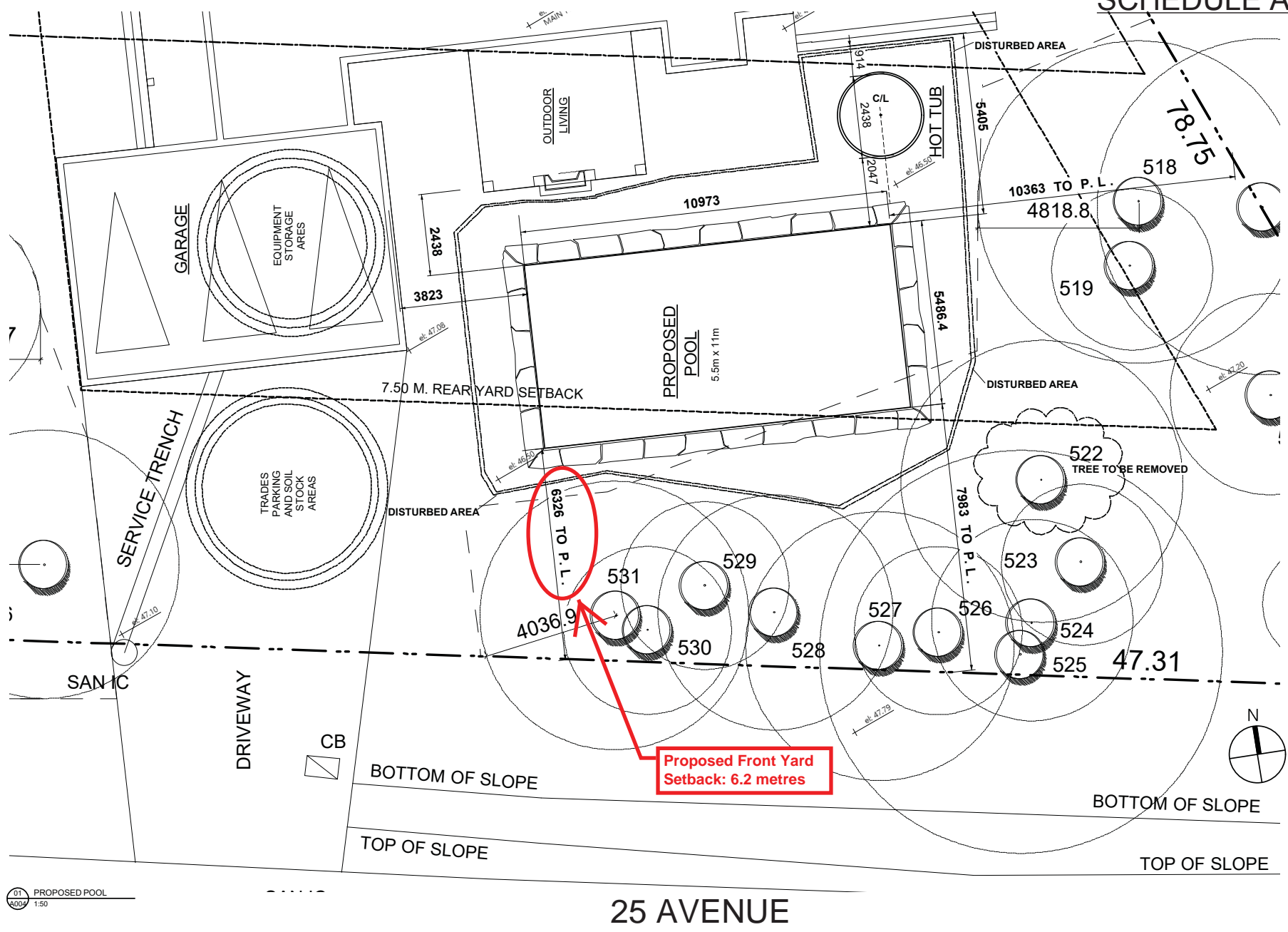
Mayor – Linda Hepner

City Clerk – Jane Sullivan

SCHEDULE A

METRIC

1645 West 5th Ave
 Vancouver, BC, Canada V6J 1N5
 T 604.376.7095
 E alex@metricarchitects.com



SEAL _____

no. date revision

- 5 CITY UPDATE JAN 17
- 4 ADJUST K' to P.L. SEP 16
- 3 ADD HOT-TUB SEP 16
- 2 DEFICIENCY UPDATE AUG 16
- 1 ISSUED TO CLIENT/JUN 16

no. date issue

PROJECT
 2534 Cedar Drive
 Surrey BC.

DRAWING

PLAN OF SWIMMING POOL

Copyright reserved. This design and drawing is the exclusive property of METRIC and shall be used for the purpose without the written consent of the Architect.

This drawing and file shall be considered a contract for the purpose of the Architect.

Prior to commencement of the work the contractor shall verify all dimensions, elevations and locations against the survey and engineering documents and bring them back to the attention of the Architect for confirmation.

DRAWN: SM DATE: 2016-AUG
 SCALE: 1:50 REVIEWED:
 PROJECT NO:

61 PROPOSED POOL
 1:50

25 AVENUE

A004