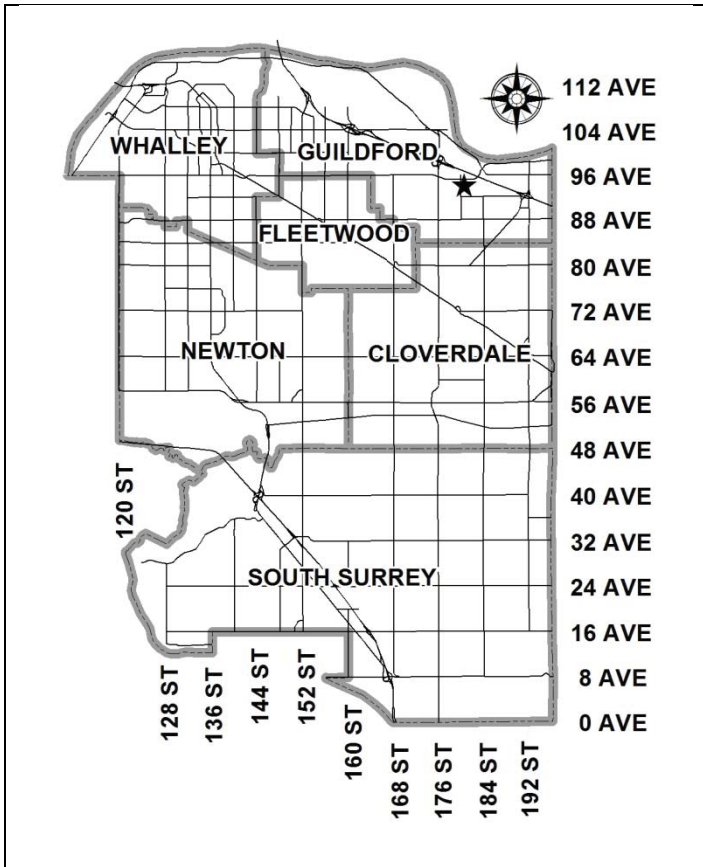


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0331-00

Planning Report Date: September 11, 2017



PROPOSAL:

- **Development Variance Permit**

to reduce the minimum required side yard on a flanking street setback to permit the construction of a two-car garage to the west of an existing single family dwelling.

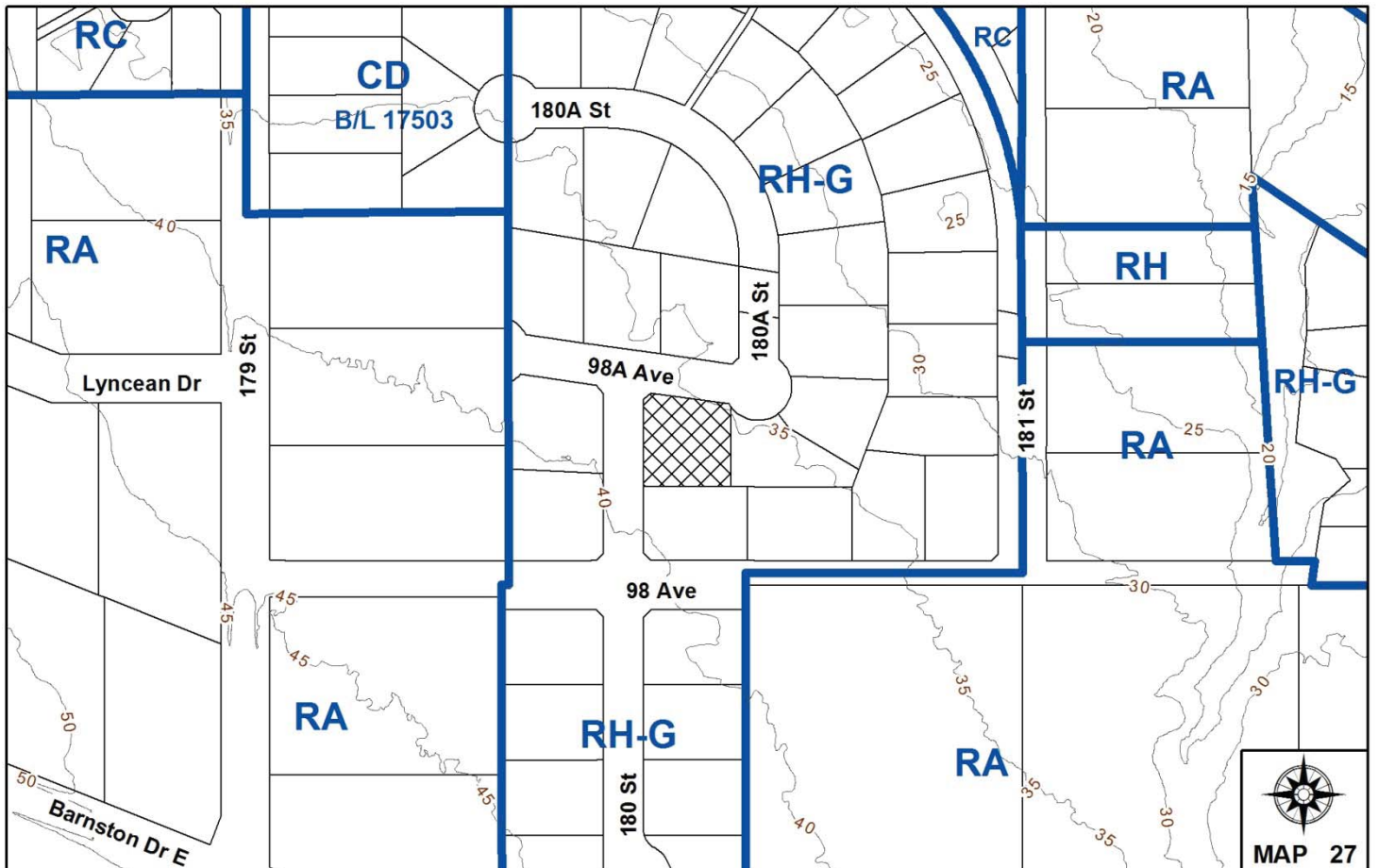
LOCATION: 18028 - 98A Avenue

OWNER: Wayne L Dryden
 Mary E Dryden

ZONING: RH-G

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential 2-4 UPA
 Gross



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the side yard on a flanking street setback of the RH-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for a proposed two-car garage.

RATIONALE OF RECOMMENDATION

- The proposed reduced setback and garage/driveway orientations do not pose any interface issues with the surrounding residential lands.
- The addition of the proposed second garage does not exceed the maximum lot coverage or floor area ratio (FAR) requirements of the RH-G Zone.
- The proposed second garage will be compatible with the design and finishing materials of the existing single family dwelling on the lot.
- The applicant has canvassed the immediate neighbours and has received no objections to the proposed garage construction.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0331-00 (Appendix III), to reduce the minimum required side yard on flanking street setback of the RH-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to permit addition of a two car garage to the west of the existing single family dwelling on the lot, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across 98A Avenue):	Single Family Dwelling	Suburban Residential 2-4 UPA Gross	RH-G
East:	Single Family Dwelling	Suburban Residential 2-4 UPA Gross	RH-G
South:	Single Family Dwelling	Suburban Residential 2-4 UPA Gross	RH-G
West (Across 180 Street):	Single Family Dwelling	Suburban Residential 2-4 UPA Gross	RH-G

DEVELOPMENT CONSIDERATIONS

- The subject site is approximately 1,307 square meters (14,072 sq. ft.) in size and is located at 18028 – 98A Avenue in Abbey Ridge. The property is zoned "Half Acre Residential Gross Density Zone (RH-G)" and is designated "Suburban" in the Official Community Plan (OCP).
- Presently the subject site contains a single family dwelling with a three-car garage. The existing driveway access is from 98A Avenue.
- The existing lot coverage is approximately 16% and the existing floor area ratio (FAR) is approximately 0.24 on the lot.
- The owner of the property is seeking to construct an additional 58 sq. metre (624 sq. ft.) garage to the west of the single family dwelling for the storage of the applicant's collector cars. The garage will be connected to the existing house but will not be accessed internally.

- Access for the proposed two-car garage will be from 180 Street. Existing hedges along the property line's interface with 180 Street will be removed for construction of a driveway.
- The proposed extension will be compatible to the existing house in design and finishing materials.
- Under the RH-G zone, lots smaller than 1,500 square meters (16,000 sq.ft.) in area are required to comply with the lot coverage requirements of the RF zone. For this 1,307 square metre (14,072 sq.ft.) lot, the maximum coverage is 25%. The addition of the proposed 58 square metre (624 sq.ft.) garage will bring the lot coverage to 20%.
- Under the RH-G zone, lots smaller than 1,500 square meters (16,000 sq.ft.) in area are required to comply with the floor area ratio (FAR) requirements of the RF zone. For this 1,307 square metre (14,072 sq.ft.) lot, the maximum FAR is 0.36. The addition of the proposed 58 square metre (624 sq.ft.) garage will bring the FAR to 0.29 on the lot.
- The proposed garage is intended to be sited up to 6.0 metres (20 ft.) from the west lot line along 180 Street. This proposed setback is less than the required 7.5 metres (25 ft.) side yard on a flanking street setback of the RH-G Zone. As such, the applicant is requesting a variance.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum required side yard on a flanking street setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for a proposed garage.

Applicant's Reasons:

- The proposed variance will allow for construction of an additional 58 sq. metre (624 sq. feet) garage for the storage of collector cars.

Staff Comments:

- The proposed variance and subsequent construction of driveway access from 180 Street does not result in access or site circulation issues. The RH-G Zone does not prohibit two driveway accesses on the lot.
- The proposed variance and subsequent construction of additional covered garage area does not exceed the Zoning Bylaw requirements for lot coverage or FAR maximums for a 1,307 square meters (14,072 sq. ft.) RH-G zoned lot.
- The applicant has canvassed the immediate neighbours regarding the proposed garage and has received no objections.
- Staff support the requested variance.

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. 7917-0331-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

KL/da

Information for City Clerk

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

1. (a) Agent: Name: Wayne L Dryden

 Address: 18028 – 98A Avenue
 Surrey, BC V4N 4V5

2. Properties involved in the Application
 - (a) Civic Address: 18028 - 98A Avenue

 - (b) Civic Address: 18028 - 98A Avenue
 Owner: Mary E Dryden
 Wayne L Dryden
 PID: 018-597-726
 Lot 17 District Lot 121 Group 2 New Westminster District Plan LMP14011

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7917-0331-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RH-G

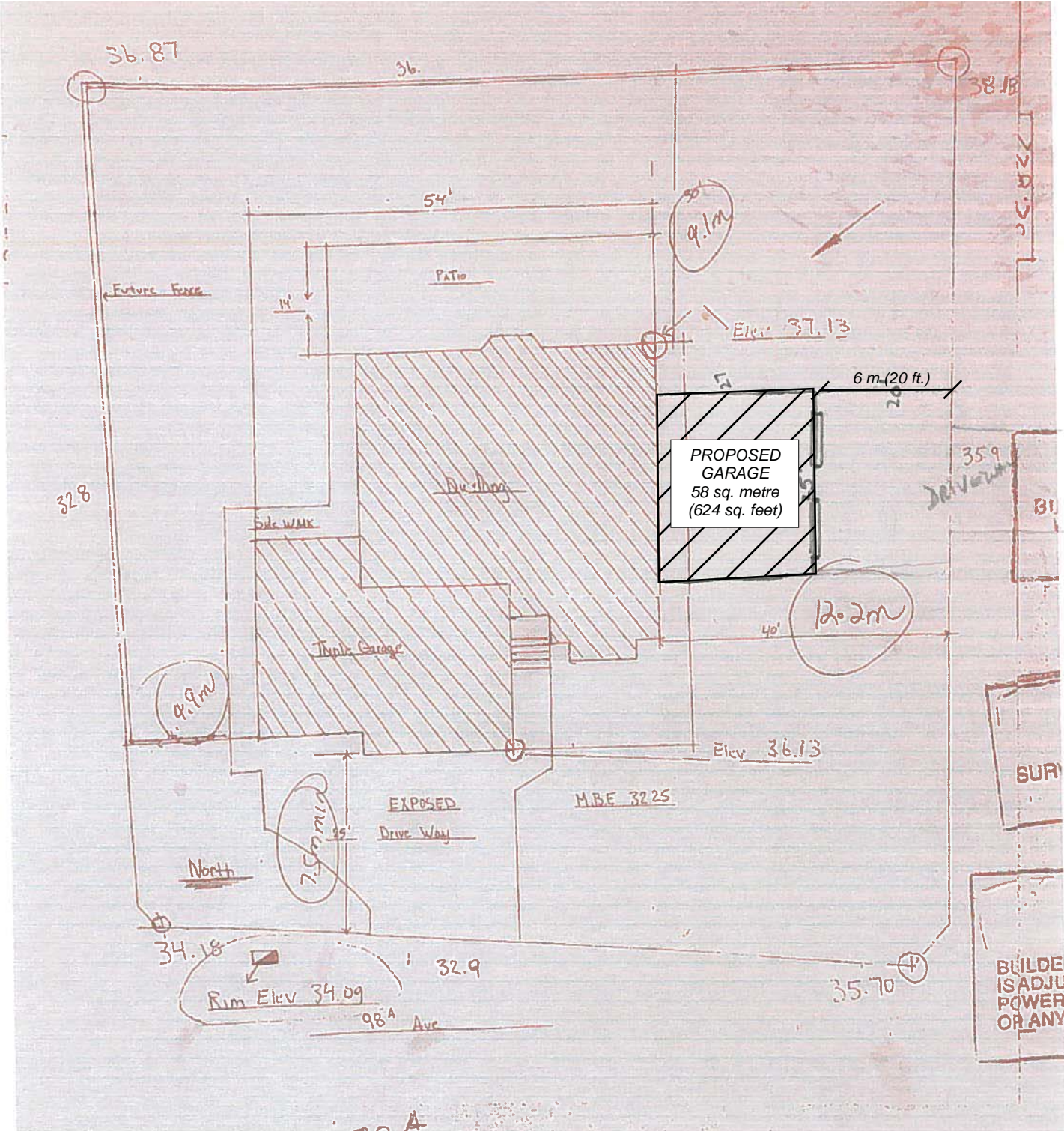
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	1,307	-
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	25%.	20%.
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5	7.5
Rear	7.5	7.5
Side #1 (E)	3.0	3.0
Side #2 (W)	7.5	6.0
Side #3 (N, S, E or W)	-	-
BUILDING HEIGHT (in metres/storeys)	9 m	9 m
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS	1	1
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	0.36	0.29
FLOOR AREA: Commercial	0	0
Retail		
Office		
Total		
FLOOR AREA: Industrial	0	0
FLOOR AREA: Institutional	0	0
TOTAL BUILDING FLOOR AREA	0.36	0.29

** 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	-	
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	-	
Indoor		
Outdoor		
	-	
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of accessible 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	NO
---------------	----	---------------------------------	----



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0331-00

Issued To: WAYNE L DRYDEN
MARY E DRYDEN

(the "Owner")

Address of Owner: 18028 - 98A Avenue
Surrey, BC V4N 4V5

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: 018-597-726
Lot 17 District Lot 121 Group 2 New Westminster District Plan LMP14011

18028 - 98A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 15, Half-Acre Residential Gross Density Zone (RH-G), Section F. Yards and Setbacks, the minimum side yard on a flanking street setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for a proposed garage.
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 – Linda Hepner

City Clerk – Jane Sullivan

Requested Variance:
To reduce the minimum required side yard on a flanking street setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).

