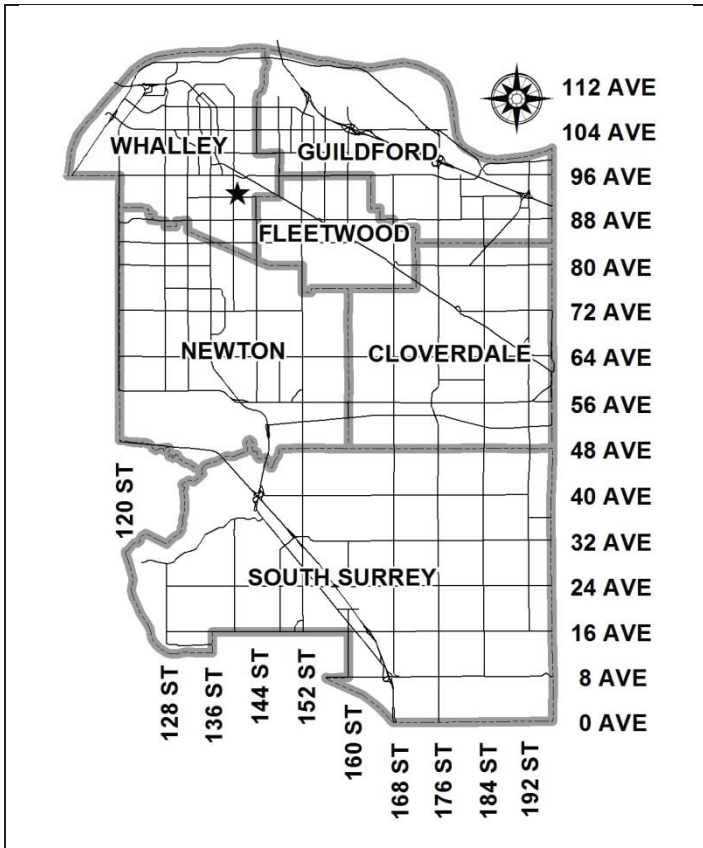


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0515-00

Planning Report Date: January 8, 2018



PROPOSAL:

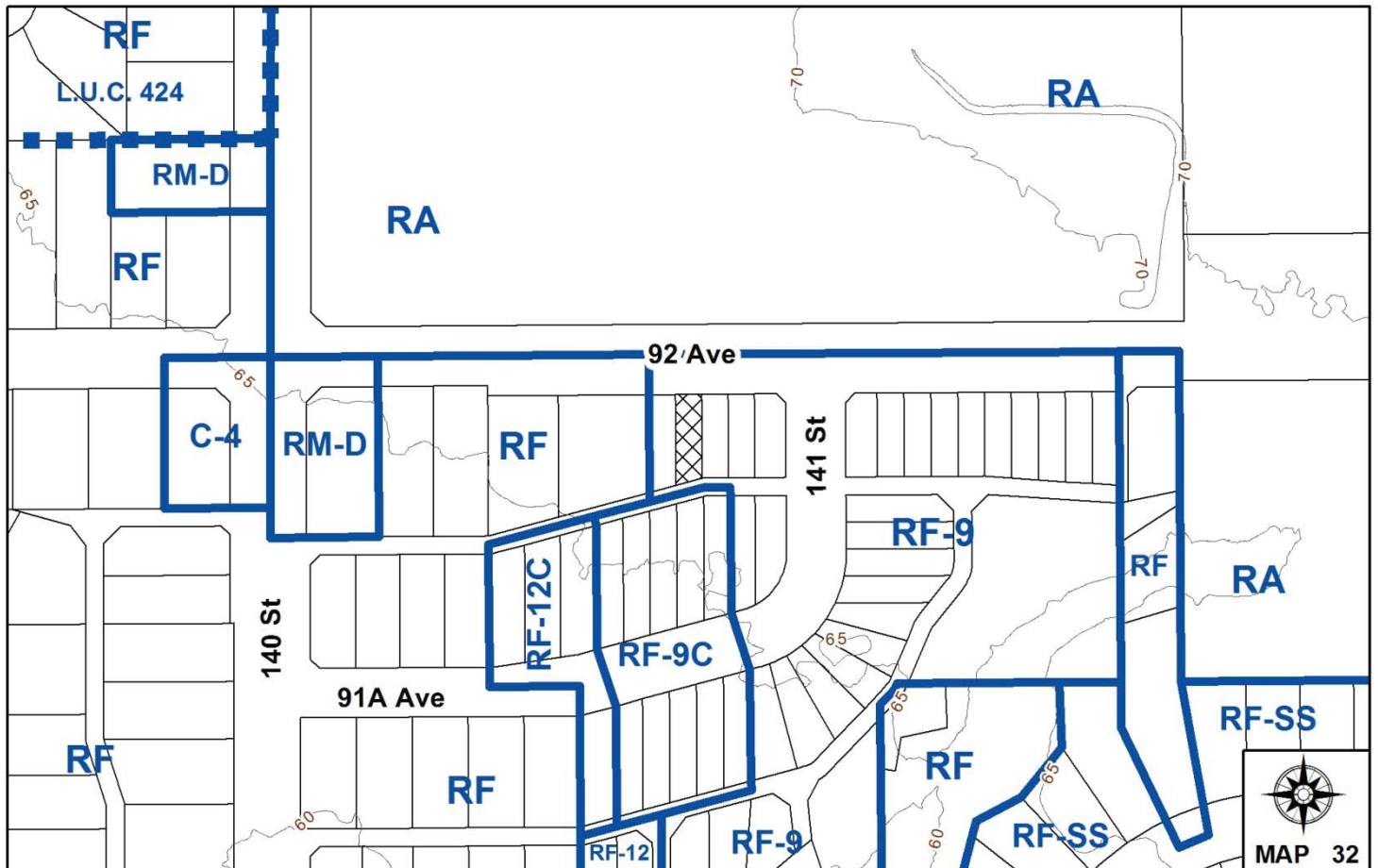
- **Development Variance Permit**

to reduce the front yard setback requirement for a proposed single family dwelling on a lot located along an arterial road (92 Avenue).

LOCATION: 14074 - 92 Avenue

ZONING: RF-9

OCP DESIGNATION: Urban



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 requirements of the RF-9 Zone for a proposed new single family dwelling.

RATIONALE OF RECOMMENDATION

- In accordance with Part 7 Special Building Setbacks of the Zoning By-law, the setback of lots flanking or fronting an arterial or collector road are measured from the centerline of the ultimate road allowance.
- 92 Avenue is an arterial road and requires an additional 1.5 metres (5 ft.) of road widening fronting the subject lot for an ultimate road allowance of 30 metres (100 ft.).
- The subject lot was created in 2009 under Development Application No. 7906-0458-00. At that time, the arterial road standard was 27 metres (88 ft.) Although 92 Avenue is not intended to be widened at this location in the foreseeable future, the Special Building Setbacks still apply.
- The reduced setbacks will achieve a consistent streetscape with the other existing houses along this section of 92 Avenue.
- Staff supports the requested variance to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0515-00 (Appendix II), to reduce the minimum front yard setback of the RF-9 Zone from 3.5 metres (11.5 ft.) to the principal building and 2.0 metres (6.5 ft.) to the porch/veranda, to 2.0 metres (6.5 ft.) to the principal building and 0.5 metres (1.5 ft.) to the porch/veranda, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed variance.

SITE CHARACTERISTICS

Existing Land Use: One (1) vacant single family lot, approved under Development Application No. 7906-0458-00.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 92 Ave):	Surrey School District Education Centre	Mixed Employment	RA
East:	Single family dwelling	Urban	RF-9
South (Across lane):	Single family dwelling with coach house	Urban	RF-9C
West:	Single family dwelling	Urban	RF-9

DEVELOPMENT CONSIDERATIONS

- The 257 square metre (2,762 sq. ft.) subject property is located at 14074 - 92 Avenue, southeast of the City Centre. The site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential (9) Zone (RF-9)".
- The lot was created under Development Application No. 7906-0458-00, which was completed on December 15, 2009.
- 92 Avenue, which fronts the lot, is classified as an arterial road. Under the revised standards of the Subdivision & Development By-law approved by Council in 2011, the ultimate width is 30 metres (100 ft.). The existing road allowance for 92 Avenue is 23.5 metres (77 ft.) in width, which requires an additional 1.5 metres (5 ft.) of dedication from the subject site and 5 metres (16.5 ft.) of dedication from lands across the street.

- The Engineering Department has determined that, for this portion of 92 Avenue, 30 metres (98 ft.) of road allowance is not necessary at this time as the road is unlikely to be constructed to its ultimate width in the foreseeable future.
- Although there are no immediate plans to widen the aforementioned section of 92 Avenue to its ultimate standard, the Special Building Setback requirements of Part 7 in the Zoning By-law continue to apply for building siting on the subject lot.
- The applicant is seeking a variance to accommodate a typical RF-9 house on the existing lot (see By-law Variance Section).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RF-9 Zone from 3.5 metres (11.5 ft.) to the principle building and 2.0 metres (6.5 ft.) to the porch/veranda, to 2.0 metres (6.5 ft.) to the principle building and 0.5 metres (1.5 ft.) to the porch/veranda.

Applicant's Reasons:

- The current arterial road standard of 30 metres (100 ft.) in width requires any new principal building to be set back 5 metres (16 ft.), and the porch/veranda to be setback 3.5 metres (11.5 ft.), from the existing front property line fronting 92 Avenue. This is 1.5 metres (5 ft.) greater than the RF-9 Zone requires on lots where these Special Building Setback regulations do not apply.
- The applicant wishes to maintain a consistent streetscape with the neighboring homes along 92 Avenue, the majority of which were constructed before the revised standards of the Subdivision & Development By-law were approved by Council in 2011.
- The proposed front yard setback variances will allow for a more substantial buildable depth, consistent with other new homes in the neighborhood.

Staff Comments:

- The subject lot fronts 92 Avenue, which is a designated Arterial Road in the Surrey Road Classification Map (R-91), attached as Schedule D to Surrey Subdivision and Development By-Law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-Law, identifies a 30 metre (100 ft.) wide road allowance for arterial roads. The current 30 metre (100 ft.) wide road allowance approved in 2011, is a 3.0 metre (10 ft.) increase from the previous arterial road allowance of 27 metres (88 ft.)
- Part 7 Special Building Setbacks of Zoning By-Law No. 12000, stipulates that the setback of buildings on a lot abutting an existing or future major road as shown in the Surrey Major Road Allowance Map, shall be the sum of one-half of the ultimate

highway allowance shown in the Major Road Allowance Map measured from the centerline of the road, plus the required setback of the zone in which the lot is located.

- On this basis, the required front yard setback is 15 metres (50 ft.) from the ultimate centerline of 92 Avenue, plus the 3.5 metre (11.5 ft.) front yard setback requirement for the principal building of the RF-9 Zone for a total setback of 18.5 metres (60.5 ft.). This equates to an additional 1.5 metres (5 ft.) of setback being required from the existing front lot line along 92 Avenue than would be required if the Special Building Setbacks did not apply.
- For this portion of 92 Avenue, the Engineering Department has concluded that a reduced road allowance of 23.5 metres (77 ft.), or 13.5 metres (44 ft.) from centreline to the subject lot and 10 metres (33 ft.) from centreline to lots across the street, is sufficient as this portion of the road will not be widened in the foreseeable future.
- To achieve a consistent streetscape along this portion of 92 Avenue, a variance to the front yard setback of the RF-9 Zone from 3.5 metres (11.5 ft.) to 2.0 metres (6.5 ft.) for the principal building face and a corresponding reduction from 2.0 metres (6.5 ft.) to 0.5 metres (1.5 ft.) for the attached porch/veranda is supported. This would provide a principal building setback from the centreline of 92 Avenue of 17 metres (56 ft.) based on one-half of the road allowance requirement for an arterial road (15 metres/49 ft.) plus a 2.0 metre (6.5 ft.) front yard setback.
- Rather than vary the road allowance requirement for an arterial road, as specified in Schedule K of the Subdivision and Development By-law, staff support a variance to the front yard setback requirements of the RF-9 Zone.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential)
Appendix II. Development Variance Permit No. 7917-0515-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0515-00

Issued To:

(the "Owner")

Address of Owner:

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: 028-124-251
Lot 14 Section 33 Township 2 New Westminster District Plan BCP43306
14074 - 92 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 17E "Single Family Residential (9) Zone (RF-9)", the minimum front yard setback for the principal building face is reduced from 3.5 metres (11.5 ft.) to 2.0 metres (6.5 ft.), and for the attached porch/veranda from 2.0 metres (6.5 ft.) to 0.5 metres (1.5 ft.).
4. 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

Schedule "A"

