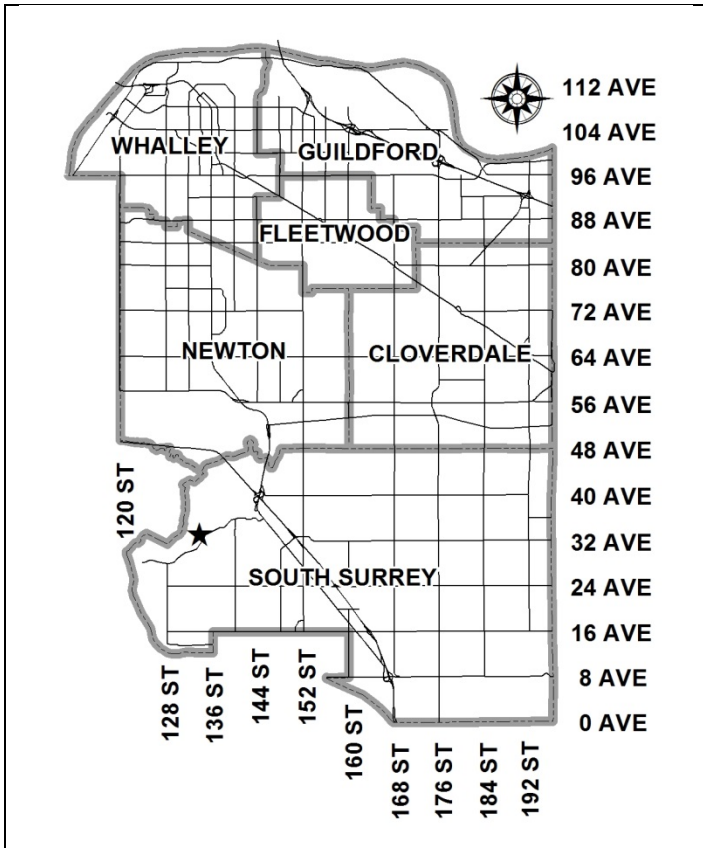


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0106-00

Planning Report Date: May 7, 2018



PROPOSAL:

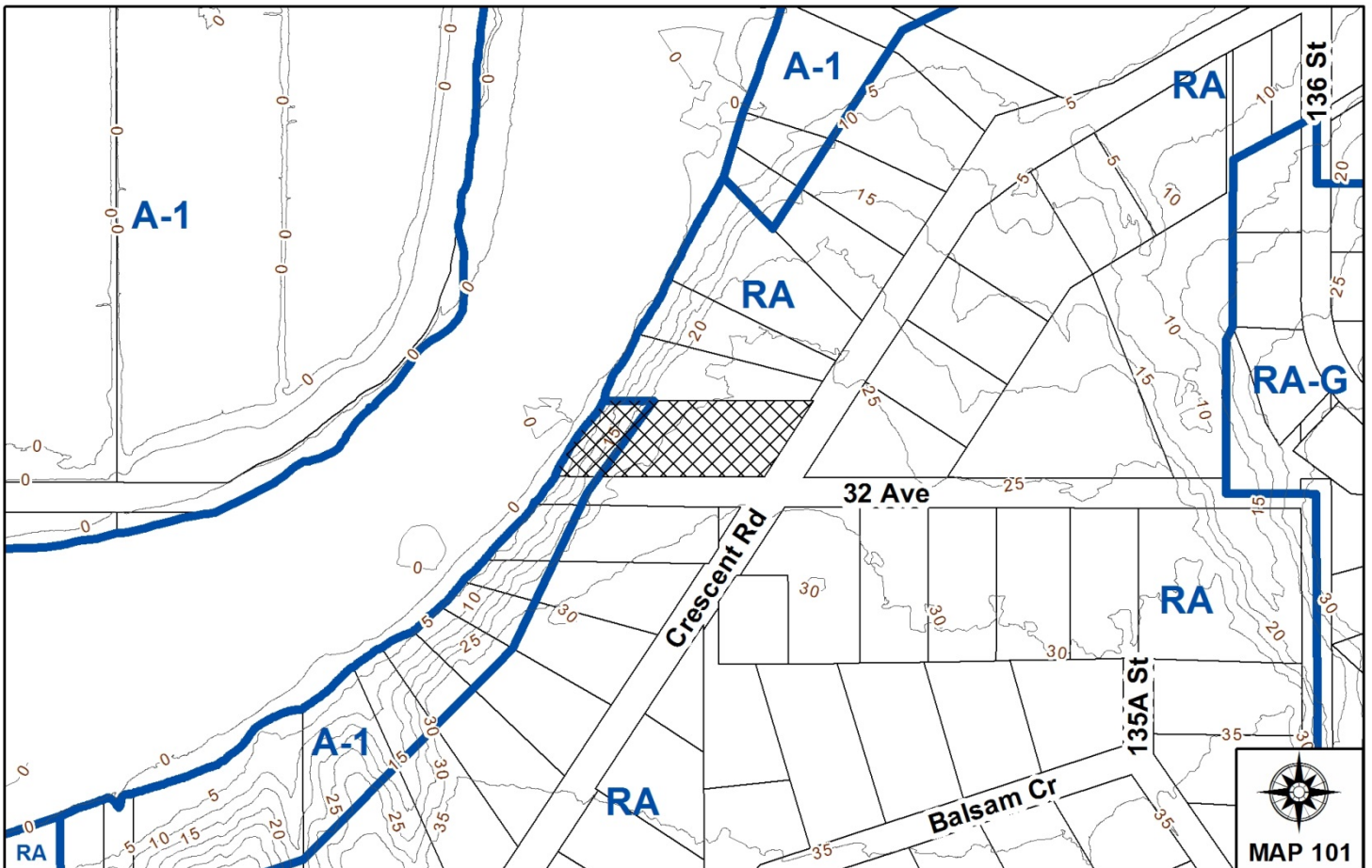
- **Development Variance Permit**

to reduce the minimum side yard (flanking) setback for a proposed addition to an existing single family dwelling.

LOCATION: 13419 – Crescent Road

ZONING: RA & A-1

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 side yard (flanking) setback for a proposed addition to an existing single family dwelling.

RATIONALE OF RECOMMENDATION

- The reduced south side yard (flanking) setback is for an addition to an existing single family dwelling on the property. The proposed addition is within the 7.5 metre (25 ft.) setback required for a principal building located in the side yard (flanking) in the RA zone.
- There is an unopened road right-of-way (32 Avenue) immediately south of the property, which classifies the south side yard as a flanking side yard. Engineering has confirmed that there are no plans in the future to open that portion of 32 Avenue.
- The proposed addition will have minimal impact on the adjacent property to the south, given that the existing unopened right-of-way, with a width of 20 metres (66 ft.), provides significant separation between the addition and the dwelling on the adjacent property.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0106-00 (Appendix III), to reduce the minimum side yard (flanking) setback of a principal building in the "One-Acre Residential Zone (RA)" from 7.5 metres (25 ft.) (25 ft.) to 4.5 metres (15 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:	Single family dwelling	Suburban	RA
East (Across Crescent Road):	Single family dwelling	Suburban	RA
South (Across unopened 32 Avenue):	Single family dwelling	Suburban	RA & A-1
West:	Nicomekl River		

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 13419 – Crescent Road, is designated "Suburban" in the Official Community Plan, and zoned "One-Acre Residential Zone (RA)" and "General Agriculture Zone (A-1)".
- The applicant is proposing a Development Variance Permit to reduce the minimum south side yard (flanking) setback of a principal building from 7.5 metres (25 ft.) to 4.5 metres (15 ft.), to accommodate a proposed 125 square metre (1350 sq. ft.) building addition (Appendix II). The existing detached garage on the property will be removed to accommodate the addition.
- The existing single family dwelling and proposed addition are fully within the RA zoned portion of the property.
- There is an unopened road right-of-way (32 Avenue) immediately south of the property, which classifies the south side yard as a flanking side yard.
- A Development Variance Permit will allow for the construction of the proposed addition to the existing single family dwelling.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard (flanking) setback of a principal building in the RA Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

Applicant's Reasons:

- The existing single family dwelling on the property does not comply with the minimum 7.5 metre (25 ft.) side yard (flanking) setback. The proposed variance would bring the existing dwelling and proposed addition into compliance.
- The addition to the existing single family dwelling will have minimal impacts on surrounding properties due to the extensive tree coverage on the property.
- No trees will be removed as part of the addition.

Staff Comments:

- There is an unopened road right-of-way (32 Avenue) immediately south of the property, which classifies the south side yard as a flanking side yard. Engineering has confirmed that there are no plans in the future to open that portion of 32 Avenue.
- The addition will have minimal impact on surrounding properties. The existing unopened road right-of-way, with a width of 20 metres (66 ft.), provides significant separation between the addition and the dwelling on the adjacent property. Furthermore, there is significant tree coverage located on the property and within the unopened 32 Avenue road right-of-way.
- Staff supports the proposed variance proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

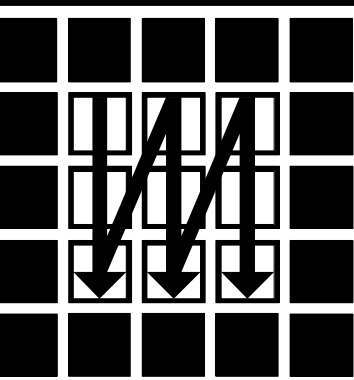
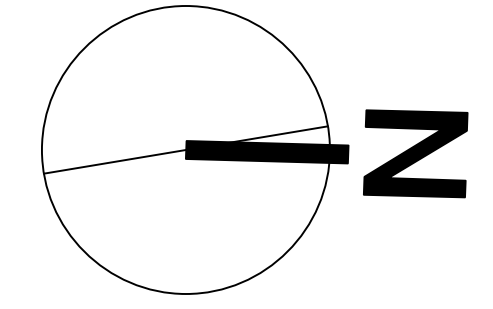
The following information is attached to this Report:

Appendix I.	Lot Owners & Action Summary (Confidential)
Appendix II.	Site Plan
Appendix III.	Development Variance Permit No. 7918-0106-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



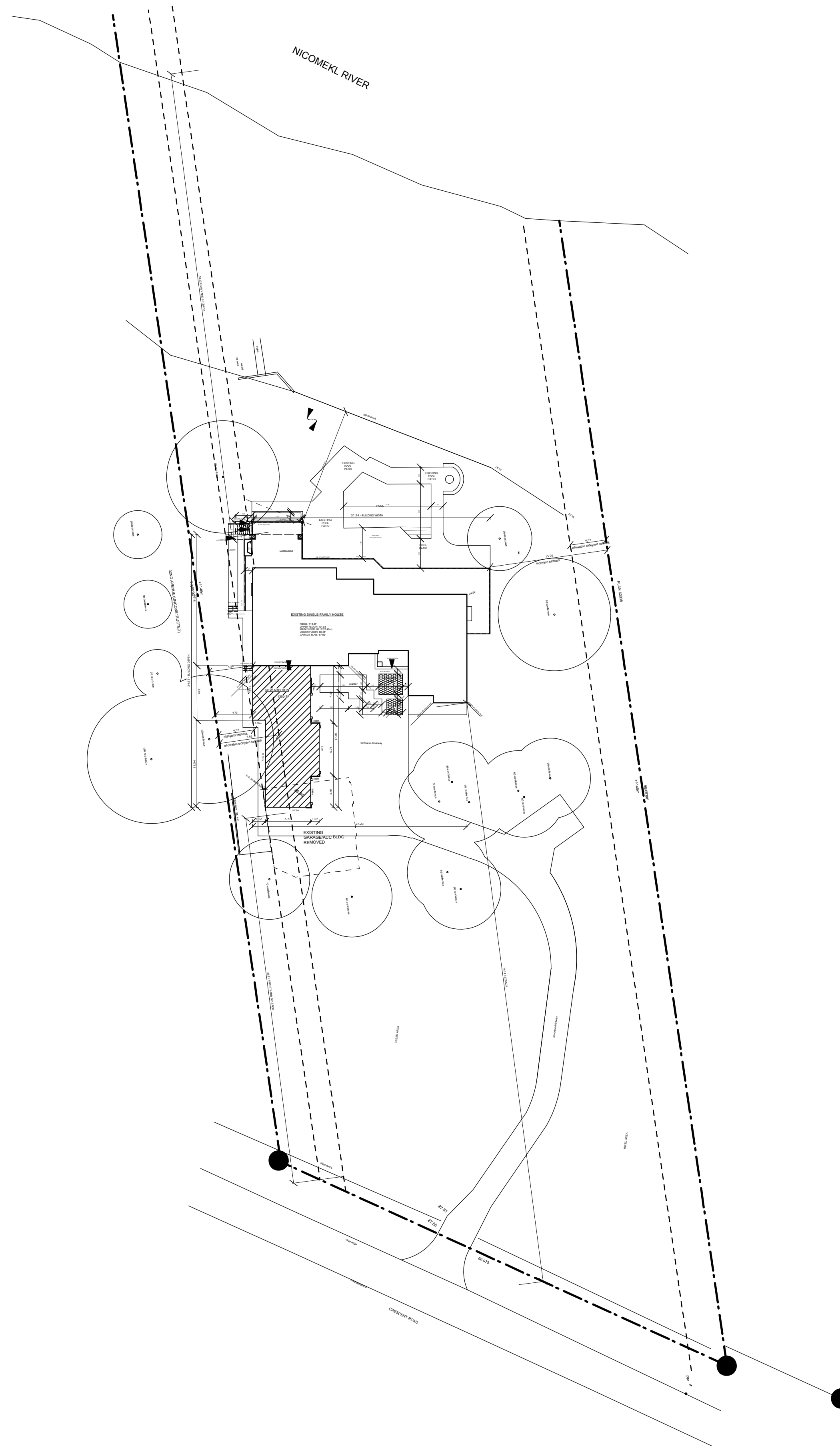
WIEDEMANN ARCHITECTURAL DESIGN

CIVIC ADDRESS:
13419 Crescent RD
SURREY, BC

LEGAL DESCRIPTION:
 LOT 3, SECTION 29,
 TOWNSHIP 1
 N.W.D., Plan 12043

LIST OF DRAWINGS:

- A01 SITE PLAN / PROJECT DATA
- A01a SITE PLAN -1/8"=1'-0"
- A01b REAR YARD PLAN
- A01c FRONT YARD PLAN
- A02 COVERAGE/IMPERMEABILITY + NOTES
- A03 EX LOWER FLOOR PLAN
- A04 EX MAIN FLOOR PLAN
- A05 EX ELEVATIONS
- A06 EX ELEVATIONS
- A07 PR LOWER FLOOR PLAN
- A08 PR MAIN FLOOR PLAN
- A09 PR UPPER FLOOR PLAN
- A10 PR ROOF PLAN
- A11 PR ELEVATION
- A12 PR ELEVATION
- A13 PR ELEVATION
- A14 PR ELEVATION
- A15 BUILDING SECTION
- A16 BUILDING SECTION
- A17 FLOOR AREA OVERLAYS



1 SITE PLAN
 A-1 Scale: 1/32" = 1'-0"

	ALLOWABLE	EXISTING	PROPOSED
LOT AREA		7264.1sm	7264.1sm
SITE COVERAGE	78190.2@20%=15638.0 sf	318.37sm	440.54sm
TOTAL AREA		587.42sm	918.99sm
LOWER FLOOR		276.94sm	312.19sm
MAIN FLOOR		310.4 sm	336.4sm
UPPER FLOOR		---	270.5m
GARAGE		garage incl. acc. bldg. 125.4sm	96.3m
IMPERMEABILITY			1695.4sm
HEIGHT	30.0 f	9.04m	9.04m
DEPTH		34.63m	34.63m
WIDTH		31.24m	31.24m
FRONT YARD		243.25 f	153.25 f
REAR YARD		46.71m	46.71m
SIDE YARD - NORTH	4.57m	15.05m	15.05m
SIDE YARD - SOUTH	7.62m	4.57m	4.57m

Revisions	By
xxx	JMcD

4382 West 10th Avenue
 Vancouver, B.C. V6R 2H7
 Cell: 604-313-4241
 Tel: 604-739-0799
 Email: stefan@w-design.ca

PROJECT:

ADDRESS:
 13419 Crescent Rd.
 Surrey, BC

DRAWING:
SITE PLAN

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

DATE: 2017-05-27
 SCALE:
 DRAWN BY: JMcD
 CHKD BY:
 JOB NO.
 DRAWING NO.

A 01

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0106-00

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: 009-650-211

Lot 3 Section 29 Township 1 New Westminster District Plan 12043

13419 – Crescent Road

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 12, Section F. Yards and Setbacks of the "One-Acre Residential Zone (RA)", the minimum Side Yard on a Flanking Street Setback for a Principal Building is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 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 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

