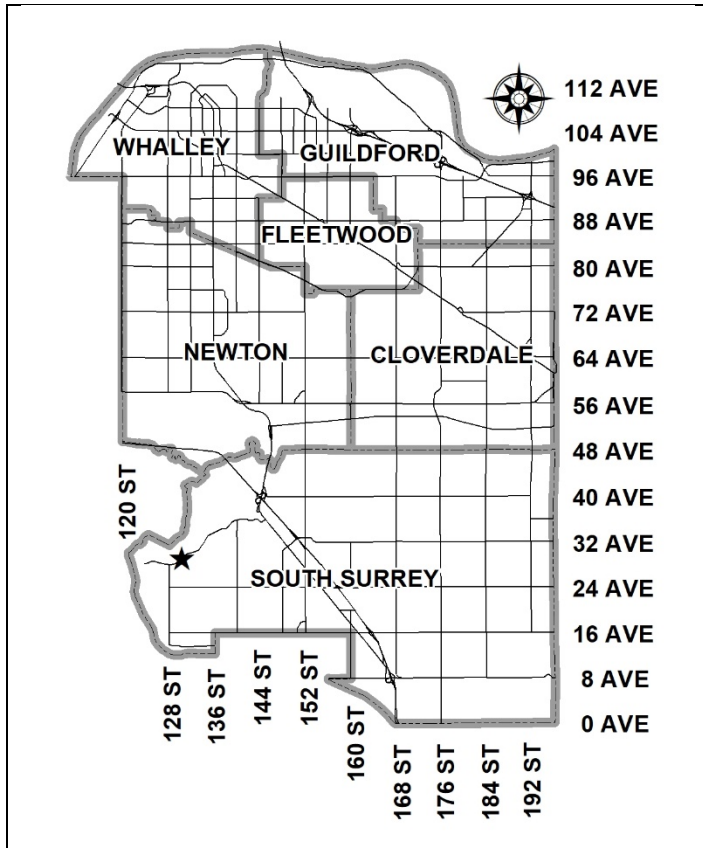


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0162-00

Planning Report Date: October 7, 2019



PROPOSAL:

- **Development Variance Permit**

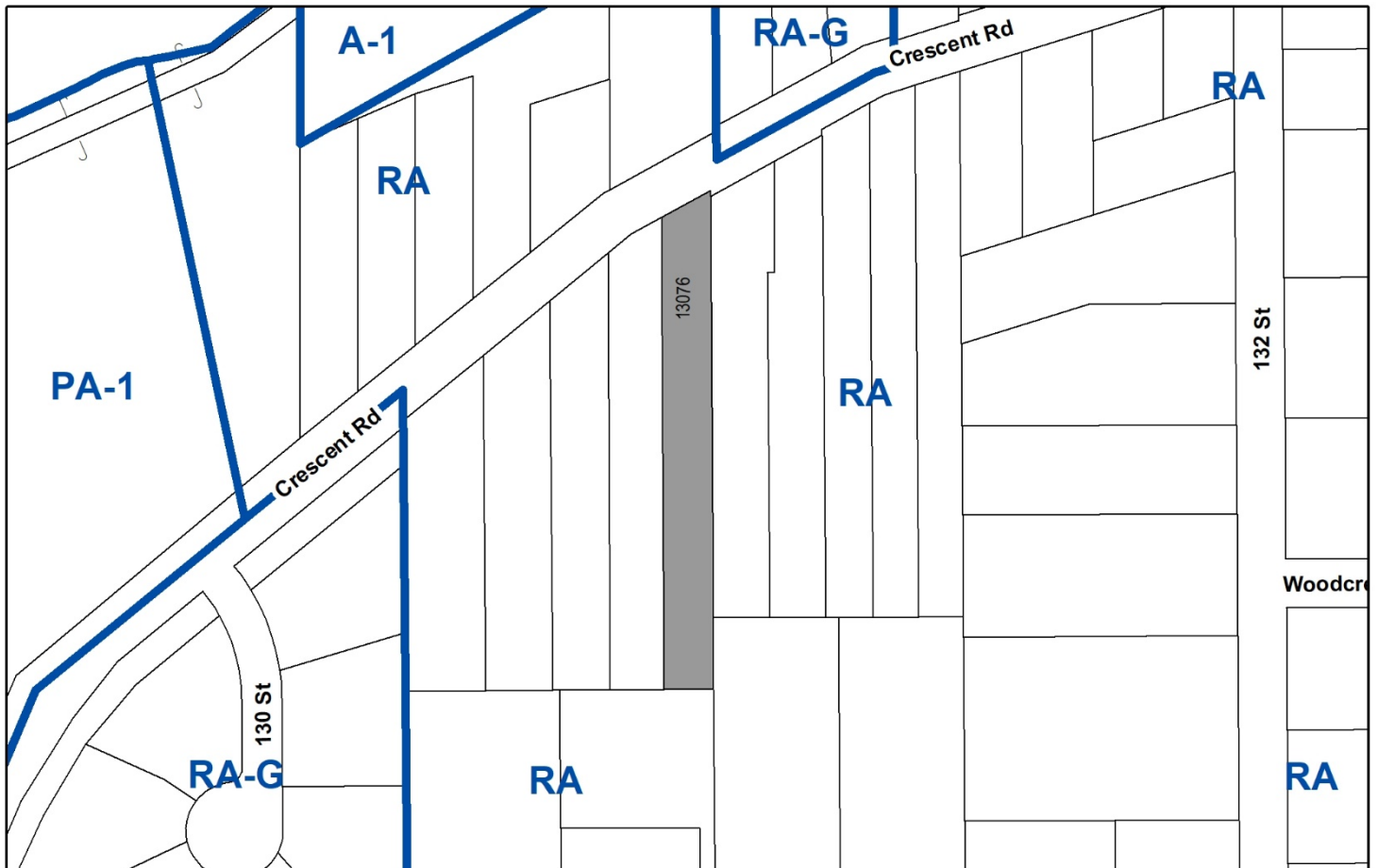
to reduce the minimum side yard setback to permit an addition to an existing single family house.

LOCATION: 13076 - Crescent Road

ZONING: RA

OCP DESIGNATION: Suburban (Density Exception Area)

LAP DESIGNATION: One Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the minimum side yard setback of the "One-Acre Residential Zone (RA)".

RATIONALE OF RECOMMENDATION

- Due to the narrow lot width of the subject property, alternative locations for a proposed building addition that would comply with the required setbacks are limited.
- Several existing dwellings on the surrounding properties along this section of Crescent Road have reduced side yard setbacks due to narrow lot frontages.
- The applicant has provided a signed letter of support from the bordering property owner to the east, located at 13090 – Crescent Road.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0162-00 (Appendix I), to reduce the side yard (east) setback for the principal building from 4.5 metres (15 ft.) to 1.23 metres (4 ft.), to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all trees and landscaping requirements are addressed to the satisfaction of the Planning and Development Department.

REFERRALS

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

Parks, Recreation & Culture: No referral required.

Surrey Fire Department: No referral required.

SITE CHARACTERISTICS

Existing Land Use: Single family lot

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North (Across Crescent Road):	Single Family Dwellings	OCP: Suburban	RA/RA-G
East:	Single Family Dwellings	One Acre	RA
South:	Single Family Dwellings	One Acre	RA
West:	Single Family Dwellings	One Acre	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject property, located at 13076 – Crescent Road, is designated "Suburban (Density Exception Area)" in the Official Community Plan, "One Acre" in the Central Semiahmoo Peninsula Local Area Plan, and is zoned "One-Acre Residential Zone (RA)".

- The applicant is proposing a Development Variance Permit to reduce the minimum east side yard setback for a principal building from 4.5 metres (15 ft.) to 1.23 metres (4 ft.), to allow a proposed addition to accommodate a deck with a carport underneath (Appendix I).

Trees

- Freedom Sukenick, ISA Certified Arborist of Freedom Tree Care Ltd. prepared an Arborist Report for the subject property. The neighbouring property to the east contains two Western red cedars and a Douglas fir located within 10 metres of the proposed construction. The applicant's arborist has provided a written statement clarifying that no trees will be affected by the proposed 1.5 metre (5 ft.) excavation zone.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard (east) setback of a principal building from 4.5 metres (15 ft.) to 1.23 metres (4 ft.).

Applicant's Reasons:

- Due to the property's narrow lot width of 20.4 metres (67 ft.), the existing location of the house and garage/workshop; the variance is required in order to allow the replacement of the existing deck with an expanded new deck with enclosed parking underneath.
- The proposed addition will allow the applicant to create two additional enclosed parking spaces on the property, allowing the applicant to house his collectible automobiles which are currently stored outside.

Staff Comments:

- The proposed addition to accommodate a deck with a carport underneath does not comply with the required side yard setback in the RA zone.
- Three properties to the northeast of the subject site across Crescent Road were granted a Development Variance Permit to vary the side yard setbacks under Development Application No. 7998-0172-00. The properties are located at 13101, 13107, 13115 Crescent Road. The side yard setbacks for two of the properties were reduced from 4.5 metres (15 ft.) to 1.2 metres.
- Due to the narrow lot frontage for properties along this section of Crescent Road, a number of existing dwellings on the surrounding properties on the south side of Crescent Road have reduced building setbacks. The side yard setbacks of existing dwellings range from 1.2 metres (4 ft.) to 5 metres (16 ft.). The proposed side yard setback variance is not incompatible with the existing pattern in the surrounding area.

- The proposed addition will abut yard space and existing accessory structures on the neighbouring lot to the east at 13090 – Crescent Road. The proposed variance is not expected to have a significant impact on the adjacent property as the addition is located to the south of the existing dwelling on the neighbouring property.
- A letter of support has been received from the neighboring property owner to the east at 13090 – Crescent Road.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7919-0162-00.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

WS/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0162-00

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: 002-183-757
Lot 5 Section 20 Township 1 New Westminster District Plan 6715
13076 - Crescent Road

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section F of Yards and Setbacks of the "One-Acre Residential Zone (RA)" the required side yard (east) setback is reduced from 4.5 metres (15 ft.) to 1.23 metres (4 ft.) to permit the addition of a deck with an enclosed carport underneath.
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 – Doug McCallum

City Clerk – Jennifer Ficocelli

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