

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0247-00

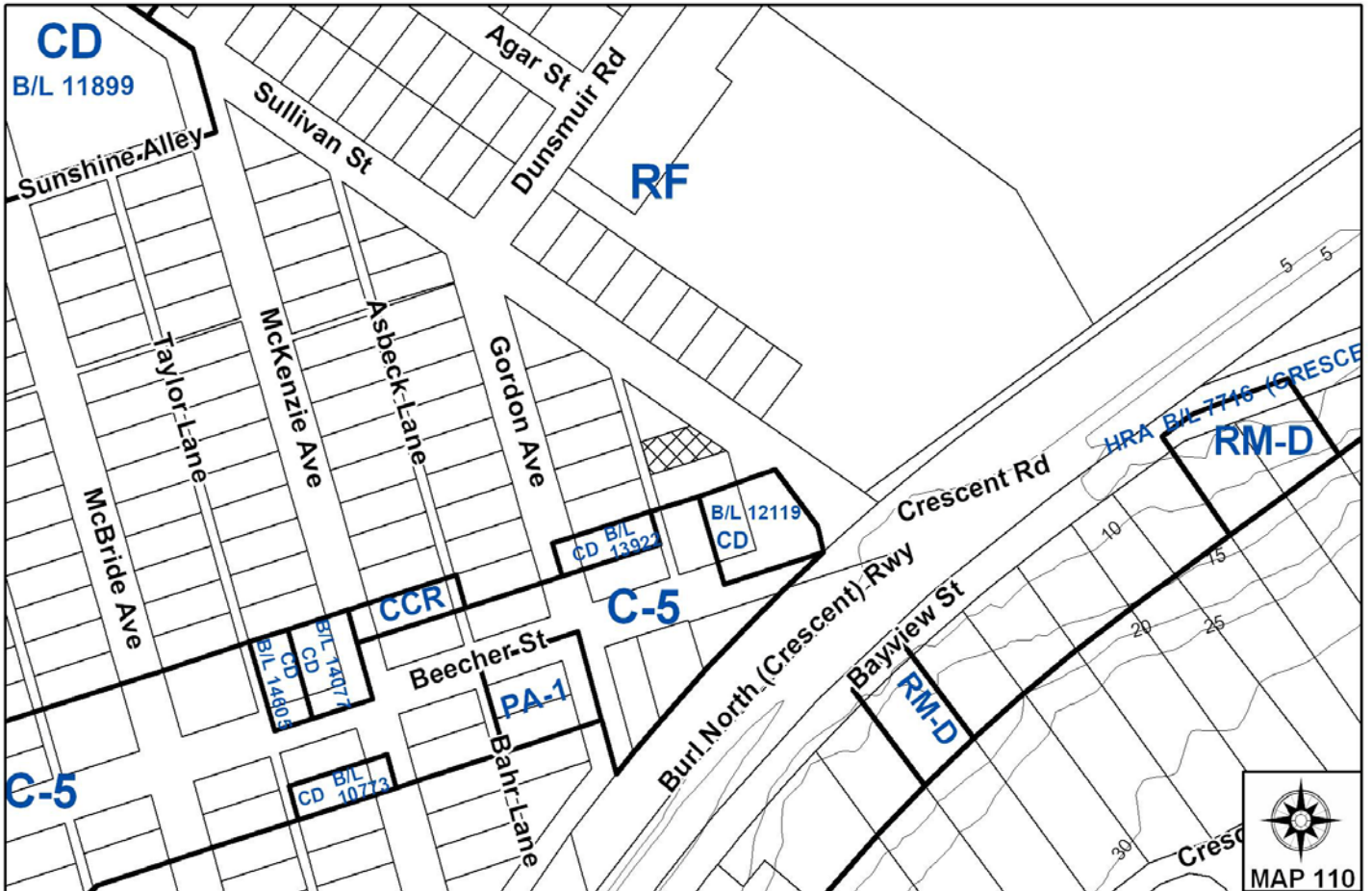
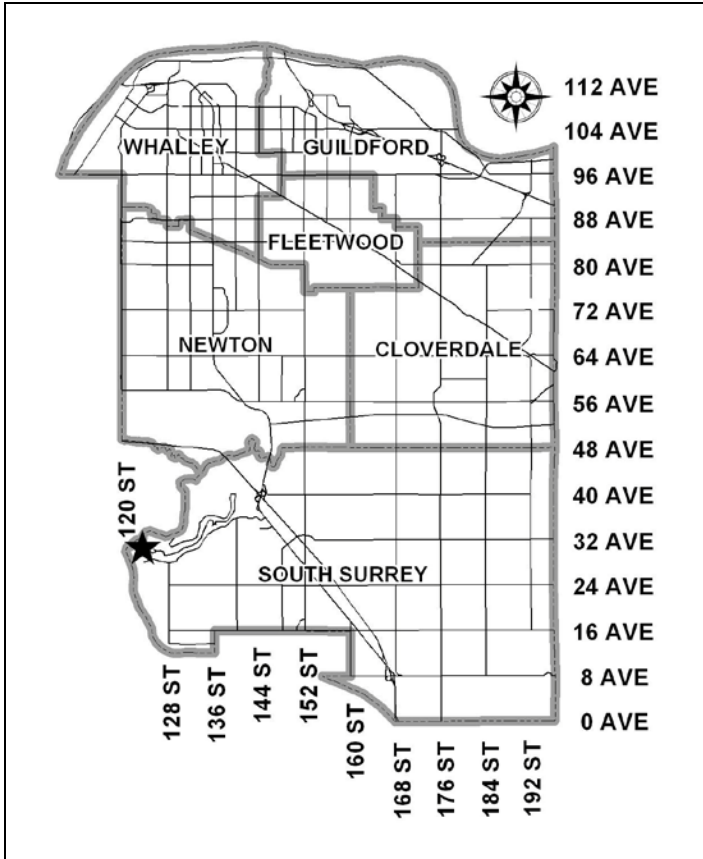
Planning Report Date: September 10, 2007

PROPOSAL:

- **Development Variance Permit**

in order to vary the floodplain elevation for a new dwelling and vary the front yard setback for a detached garage.

LOCATION: 12318 Sullivan Street
OWNER: Charlene J. Smith
ZONING: RF
OCP DESIGNATION: Urban
LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

- Development Variance Permit to vary the floodplain elevation for a new dwelling and vary the front yard setback for a detached garage to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Minimum required floodplain elevation is reduced.
- Relaxation of front yard setback requirements for accessory building (detached garage).

RATIONALE OF RECOMMENDATION

- This is a standard floodplain DVP in Crescent Beach.
- Proposed location of accessory building matches the development pattern on adjacent lots and in Crescent Beach, generally.
- The subject site is an irregularly shaped lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7907-0247-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback for Accessory Buildings of the RF Zone from 18.0 metres (60 ft.) to 15.1 metres (49.5 ft.); and
 - (b) to vary the minimum floodplain elevation requirements from 0.6 metres (2 ft.) to 0.3 metres (1.0 ft.) geodetic.
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

REFERRALS

Engineering: The Engineering Department has no objection to the project [subject to the completion of Engineering servicing requirements] as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Existing single family residential.	Urban	RF
East (Across Sullivan Street):	Existing single family residential.	Urban	RF
South:	Existing single family residential. Local Commercial fronting Beecher Street.	Urban Commercial	RF; CD and C-5
West (Across Annandale Lane):	Existing single family residential.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 12318 Sullivan Street in Crescent Beach. The property is currently zoned Single Family Residential (RF) and is 455.2 m² (4,899.9 ft²) in area.
- The applicant proposes to construct a new dwelling and detached garage. The proposal requires variances to the front yard setback for an accessory building (detached garage) from 18.0 m (60 ft.) to 15.1 m (49.5 ft.) and the minimum floor elevation requirements within the 200 Year Floodplain area from 0.6 m (2.0 ft.) to 0.3 m (1.0 ft.). Both variances are described below.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the front yard setback for Accessory Buildings from 18.0 m (60 ft.) to 15.1 m (49.5 ft.) to permit the development of a detached garage.

Applicant's Reasons:

- The applicant proposes a detached garage, accessed off of the rear lane, which matches the development pattern on adjacent lots and in Crescent Beach in general.
- The reduction is in response to the shape of the subject lot, as the front lot line is at an angle.

Staff Comments:

- The front yard setback relaxation for the detached garage is required as the lot is irregularly shaped with one side lot line measuring 23.2 m. (76.1 ft.) (see Appendix II). The detached garage has been located to meet the minimum rear yard setback requirements and the garage depth is set to provide enough clear space to park a vehicle. As front yard setback is defined as the least horizontal distance from the front lot line to the building, the detached garage would not meet the minimum setback requirements anywhere on this lot.
- A DVP would not be required if front yard setback was measured from the midpoint of the front lot line.
- The detached garage is located at the rear of the site, almost entirely behind the proposed dwelling. The proposed setback variance will not impact the streetscape of Sullivan Street.
- The proposed garage has also been sited to maximize the usable back yard space while accommodating on site parking requirements.
- Total floor area for the proposed dwelling and detached garage is very modest and meets the RF zone requirements.

(b) Requested Variance:

- To vary the minimum required building elevation of 0.6 m (2 ft.) (Geodetic Survey of Canada (G.S.C.) Datum) above the 200 year flood level of the Nikomekl River to 0.3 m (1.0 ft.) above the average elevation of the fronting road centerline.

Applicant's Reasons:

- The Floodproofing Section in Zoning By-law 12000 restricts minimum building elevation to 0.6 m (2 ft.) above the 200 year flood level of the Nicomekl River. The subject site is within the identified floodplain region and the proposed dwelling will be below the 0.6 m (2 ft.) requirement.

Staff Comments:

- The minimum building elevation will be reduced to 0.3 m (1 ft.) above the centreline of the midpoint of the fronting road. Based on past precedence, the Building Division allows for this reduction.
- Even with the reduction, the minimum building elevation remains higher than the centerline of the road. The proposal is consistent with floodplain elevation variances that are approved normally by the City through the Council approved expedited process.
- A Restrictive Covenant for Floodproofing will be registered to indemnify the City against possible damages as a result of flooding.

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 and Elevation Survey
Appendix III.	Engineering Summary
Appendix IV.	Development Variance Permit No. 7907-0247-00

Jean Lamontagne
General Manager, Planning and Development

JL/kms

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Information for City Clerk

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

1. (a) Agent: Name: Charlene J. Smith
 Address: #800, 15355 - 24 Avenue, Suite 193
 Surrey, BC
 V4A 2H9
 Tel: 604-312-3991

2. Properties involved in the Application
 - (a) Civic Address: 12318 Sullivan Street

 - (b) Civic Address: 12318 Sullivan Street
 Owner: Charlene J. Smith
 PID: 011-522-861
 Lot 2 Block 10 District Lot 52 Group 2 New Westminster District Plan 2482

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7907-0247-00.