

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0029-00

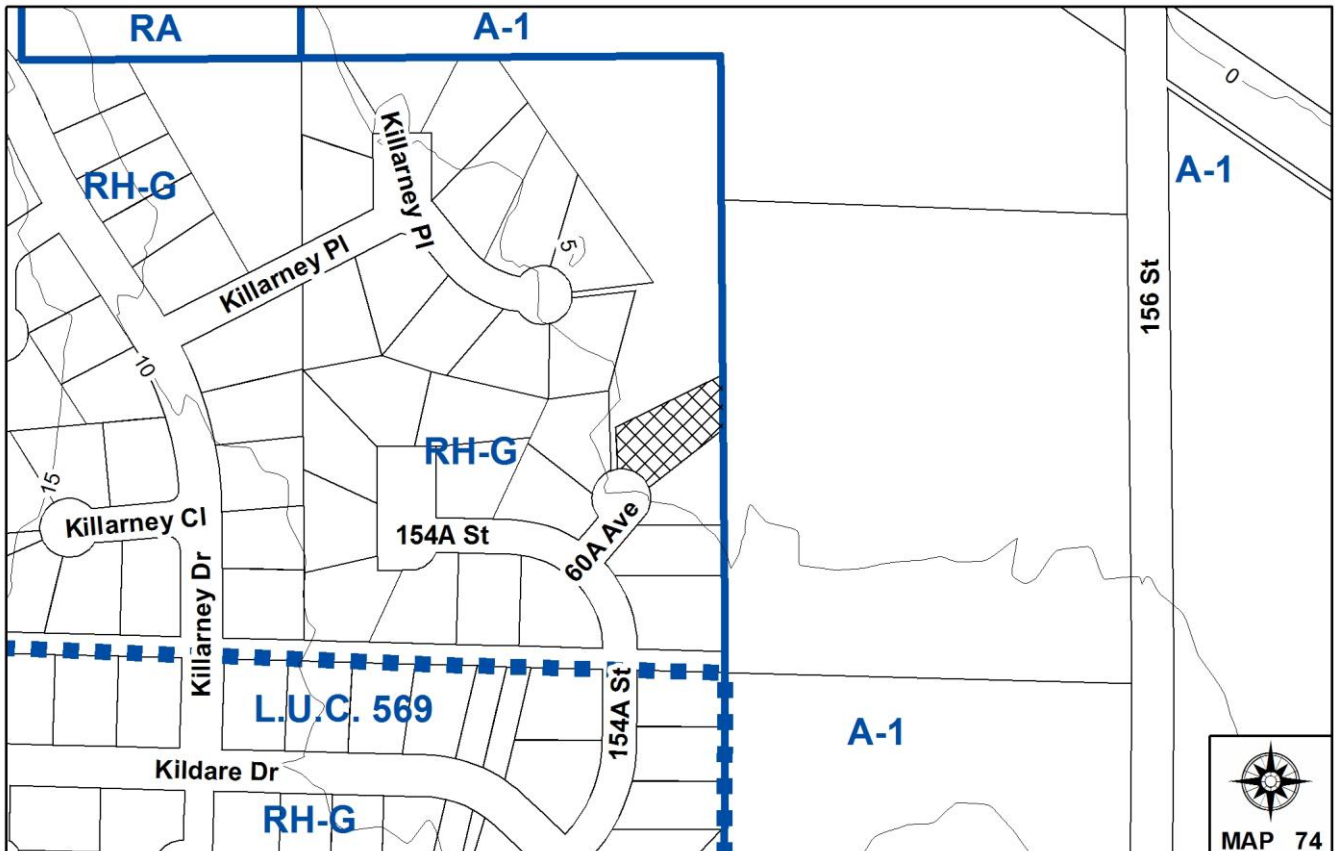
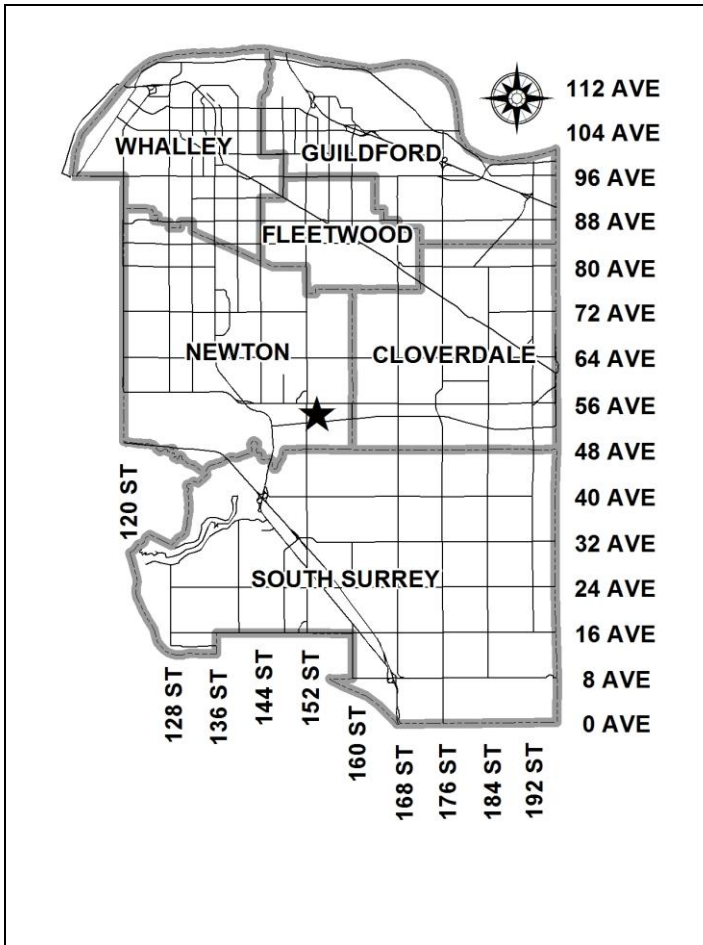
Planning Report Date: March 30, 2009

PROPOSAL:

- **Development Variance Permit**

in order to relax the minimum side yard setback to allow for a covered patio attached to the principal building.

LOCATION: 15464 - 60A Avenue
OWNERS: Gordon Lyle Hystad and Tracy Lee Bennett
ZONING: RH-G
OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting to relax the minimum side yard setback from 3 metres (10 ft.) to 1.2 metres (4 ft.) to allow for a covered patio that is enclosed on two sides and attached to the principal building.

RATIONALE OF RECOMMENDATION

- The design of the proposed covered patio integrates well with the principal building.
- The applicant has confirmed that their neighbours have no objection to this proposal.
- The proposed structure will be buffered from neighbours by a public walkway.
- The project received no objections from Fire and Parks Department.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0029-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RH-G Zone from 3 metres (10 ft.) to 1.2 metres (4 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Half-acre residential.	Suburban	RH-G
East):	Agricultural	Agricultural	A-1
South (Across 154A Street):	Half-acre residential.	Suburban	RH-G
West:	Half-acre residential.	Suburban	RH-G

DEVELOPMENT CONSIDERATIONSSite Context

- The site in question is located in a cul-de-sac at 154A Street and 60A Avenue in the South Newton area. The site is designated "Suburban" in the Official Community Plan (OCP).
- The site backs onto agricultural land and is bordered by park and walk way along its northern property line.
- The site is currently zoned "Half-Acre Residential Gross Density Zone (RH-G)" with an approximate lot area of 1,500 square metres (16,146 sq.ft.).

- The current RH-G zone requires a minimum side yard setback of 3 metres (10 ft.) for principal building.

Proposed

- The applicant is proposing to construct a covered patio that will be enclosed on two sides and attached to the principal building. The proposed patio will be 40.7 square metres (439 sq.ft.) in area and 5.13 metres (16 ft. 10 in.) in height.
- The principal building plus the addition will meet the maximum FAR, lot coverage and height requirements of the RH-G Zone. All setbacks will also be met except for the northern side yard, which will need to be relaxed as proposed in this application.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard setback of the RH-G zone as follows:
 - i. from 3 metres (10 ft.) to 1.2 metres (4 ft.) to allow for a covered patio attached to the principal building.

Applicants Justification:

- The applicant has confirmed that the proposed patio structure will not obstruct the sight lines of their neighbours.
- The proposed patio structure will be constructed using high quality materials and the roofing material will be consistent with the type used on the principal building.
- The trees that line the side yard fence will be kept in order to provide privacy from the neighbours and the public park.

Staff Comments:

- Staffs support the proposal to relax the side yard setback to allow for the installation of the covered patio with outdoor gas fireplace.
- The side yard to be relaxed is the northern edge of the subject site which is separated from neighbouring lots by a small park with a public walkway.
- The owner has contacted surrounding neighbours and has received verbal support for the construction of the proposed structure.
- The proposed covered patio is designed to integrate with the principal building in terms of architectural design and finishing material.

- Parks Department has confirmed that they have no objections to the location of the proposed patio structure being situated next to the public park.
- Fire Department has no concerns with the proposed outdoor gas fireplace aside from ensuring that it conforms to the BC Safety Authority Regulations

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. Development Variance Permit No. 7909-0029-00

Jean Lamontagne
General Manager
Planning and Development

CCC/kms

v:\wp-docs\planning\plncom09\03121223ccc.doc
KMS 3/12/09 12:41 PM

Information for City Clerk

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

1. (a) Agent: Name: Don McMillian, **Coastline** Development Group Ltd.
 Address: #120 - 408 E. Kent Avenue
 Vancouver, BC
 V5X 2X7
 Tel: 604-327-0660

2. Properties involved in the Application

(a) Civic Address: 15464 - 60A Avenue

(b) Civic Address: 15464 - 60A Avenue
 Owners: Gordon Lyle Hystad and Tracy Lee Bennett
 PID: 008-235-732
 Lot 24 Section 11 Township 2 New Westminster District Plan 75232

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7909-0029-00.