

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0114-00

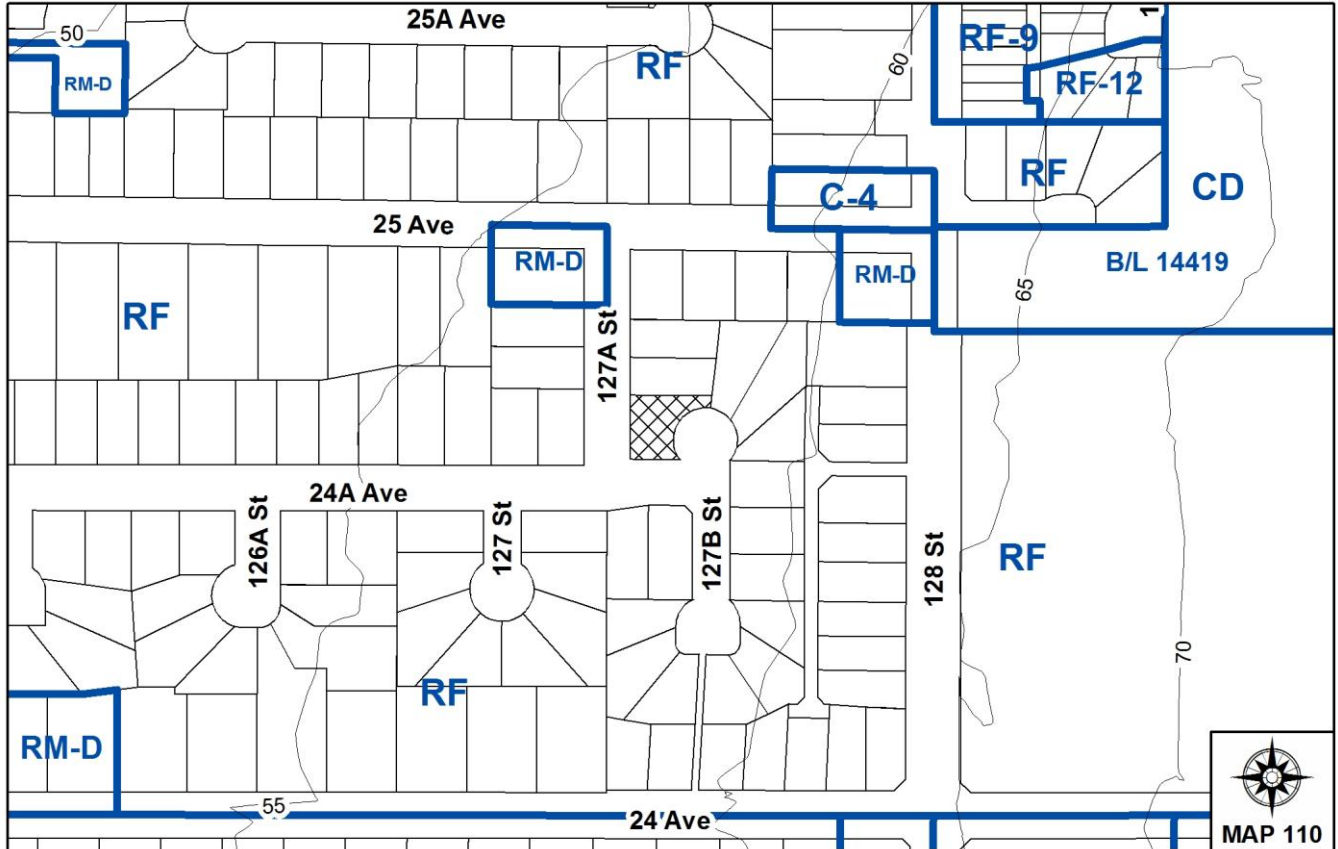
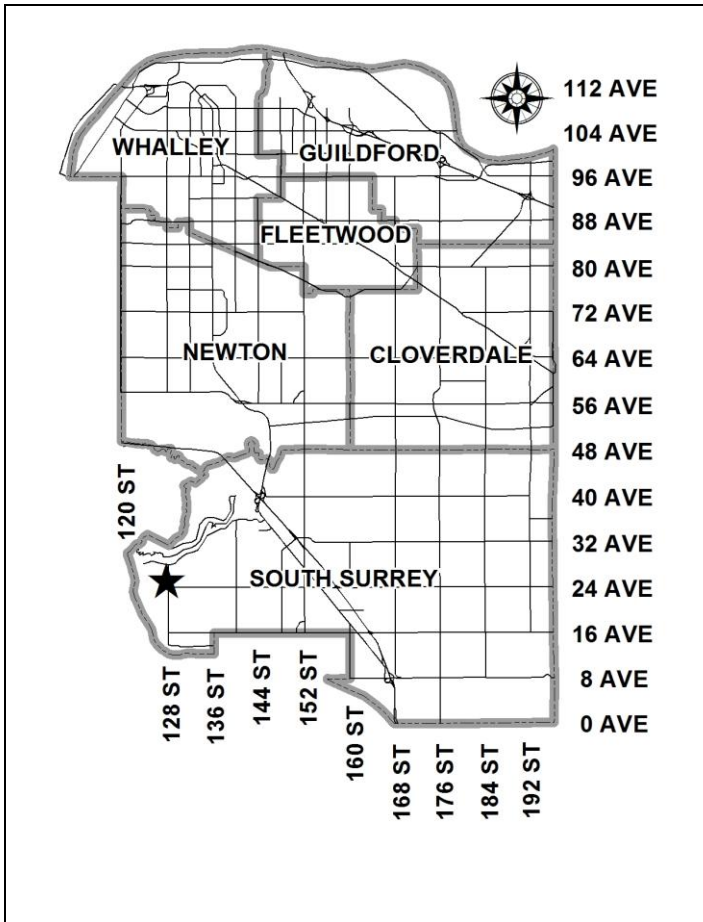
Planning Report Date: July 12, 2010

**PROPOSAL:**

- **Development Variance Permit**

in order to permit the construction of an attached garage/workshop on a single family dwelling.

**LOCATION:** 2467 - 127B Street  
**OWNERS:** Marie Cochrane and Warren Roch  
**ZONING:** RF  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Urban Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Application seeks approval to vary the rear yard setback from 7.5 metres (25 ft.) to 2.8 metres (9.2 ft.) to accommodate an attached garage/workshop on a single family dwellings.

### RATIONALE OF RECOMMENDATION

- The subject lot has an unusual configuration with three (3) road frontages, and requires a setback variance to accommodate an attached garage/workshop addition.
- There are no issues with the neighbours contacted by the applicant.
- Location chosen will maximize on site open space.
- The proposed addition complies with the Building Scheme registered on the property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0114-00, (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (northerly) setback of the RF Zone from 7.5 metres (25 ft.) to 2.8 metres (9.2 ft.) to accommodate an attached garage/workshop addition.

REFERRALS

Engineering: The Engineering Department has advised that there are no additional Engineering requirements relative to the issuance of the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North, East, South and West:	Single family residential lot.	Urban Residential	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 2467 127B Street. The property is zoned Single Family Residential (RF) Zone and is designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the Semiahmoo Peninsula Local Area Plan (LAP). The subject property consists of an irregular shape with three road frontages (127A street, 24A Ave and 127B Street). The northerly property line is the only interior lot line, and is considered the rear lot line. In accordance with the Zoning By-law, all structures are required to be set back at least 7.5 metres (25 ft.) from the northern (rear yard) property line.
- The applicant submitted an application for a Development Variance Permit (DVP) to relax the rear yard setback from 7.5 metres (25 ft.) to 2.8 metres (9.2 ft.) to permit the construction of an addition to the principal building for a workshop and garage space. The addition is proposed along the northerly side of the existing dwelling, and will have vehicular access to 127B Street, which is effectively the front of the house. A site plan showing the proposed addition and the existing dwelling is attached in Appendix III.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- Vary the minimum rear yard (northerly) setback under the RF Zone from 7.5 metres (25 ft.) to 2.8 metres (9.2 ft.) to allow an attached garage/workshop addition.

## Applicant's Reasons:

- The proposed location will allow a sufficient rear yard and open space area to be retained after construction of the proposed addition.
- The subject property contains an existing shed located approximately 0.3 metres from the northern property line. The shed is to be demolished to allow construction of the proposed addition. The setback of the proposed addition (2.8 metres) will result in greater separation between the dwelling to the north and the nearest structure within the subject property to the south.
- The proposed addition will not result in any loss of privacy or significant overshadowing of the adjacent residence to the north.
- The proposed addition will retain the east yard setback of 3.65 m equal to that of the existing dwelling.
- No trees are required to be removed for construction of the proposed addition

## Staff Comments:

- The lot has an irregular shape with road frontages on three sides.
- The rear (north) yard of the lot abuts the side yard of the lot to the north. The proposed 2.8 metre (9.2 ft.) setback is compatible to the minimum 1.8 metres (6 ft.) side yard setback of the lot to the north.
- The proposed garage addition complies with the Building Scheme and is complimentary to the existing house.
- There are no issues with the adjacent neighbours; applicant has confirmed in writing from adjacent neighbours. Information is available on file.
- Staff are in agreement with the proposed location to address the unique constraints/configuration of the lot.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets and Survey Plan
- Appendix II. Development Variance Permit No. 7910-0114-00
- Appendix III. Proposed Site Plan

Jean Lamontagne  
General Manager  
Planning and Development

SW/NA/kms

v:\wp-docs\planning\plncom10\06241611sw.doc  
. 6/29/10 9:51 AM



## DEVELOPMENT DATA SHEET

Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	669.08 m <sup>2</sup>	
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front (South)	7.5 m	7.9 m
Rear (North)	7.5 m	2.8 m
Side #1 (West)	3.6 m	3.6 m
Side #2 (East)	3.6 m	3.65 m
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	321.15 m <sup>2</sup>	234.25 m <sup>2</sup>

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
---------------	----	---------------------------------	----