

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0136-00

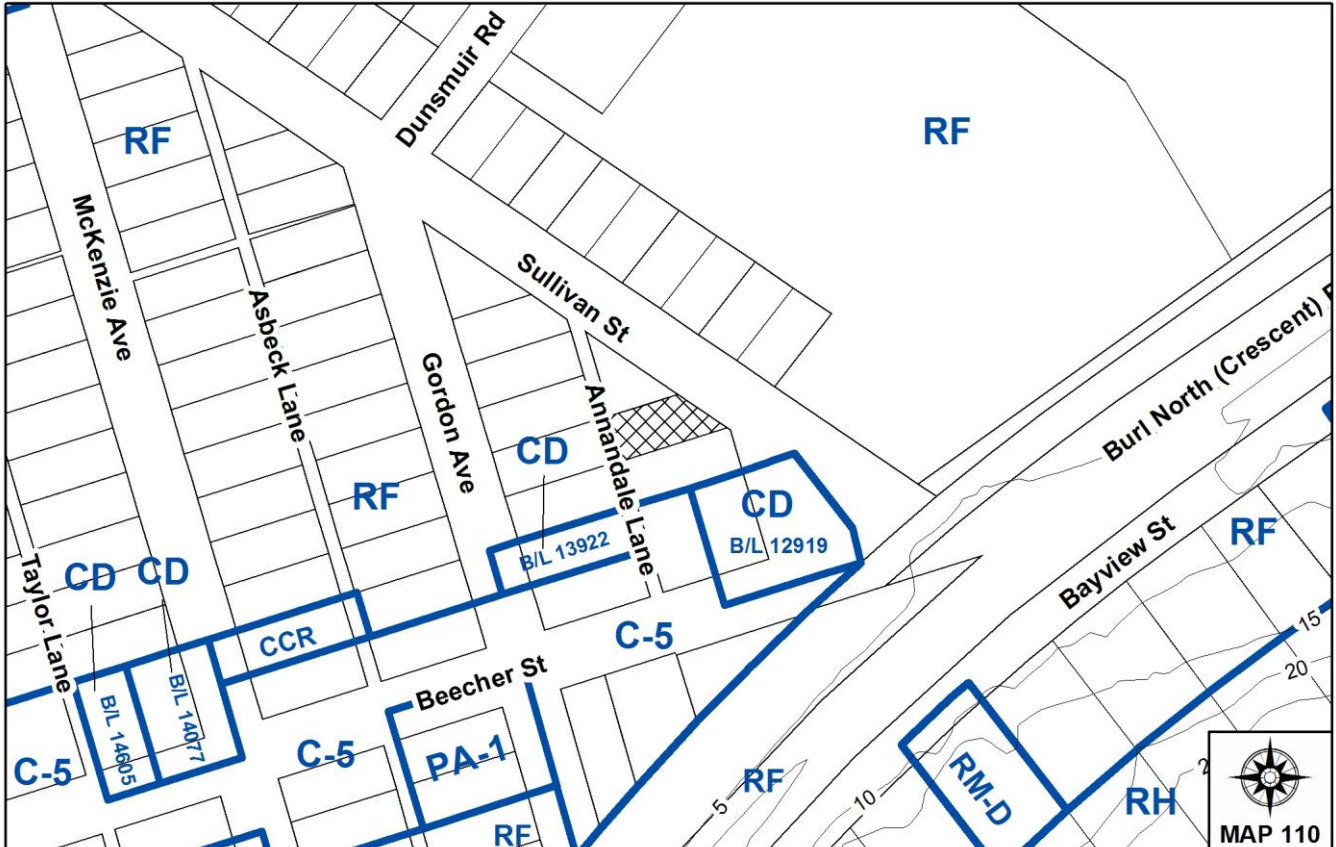
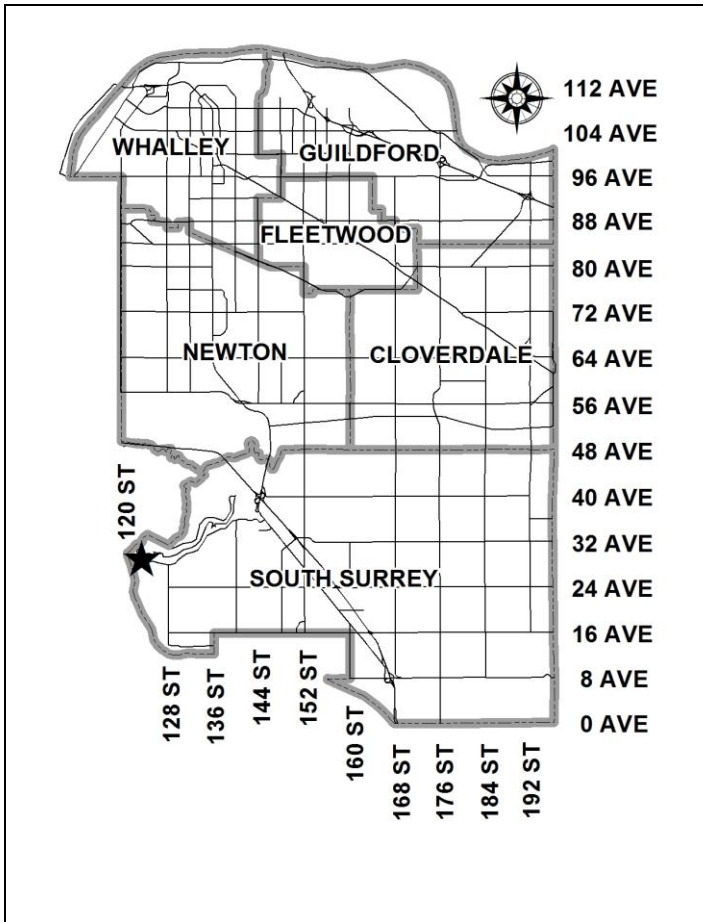
Planning Report Date: July 12, 2010

**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:** Linda and Brent Chapman  
**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 Development Variance Permit 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. 7910-0136-00, (Appendix III) 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.) above the centreline of the road at the midpoint fronting the land.
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: There are no Engineering Department requirements associated with this Development Variance Permit.

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 m<sup>2</sup> (4,899.9 ft<sup>2</sup>) in area.
- An application for the same variances was made in August 2007 and approved in October 2007, under Development Application No. 7907-0247-00. House construction has been delayed and Development Variance Permit No. 7907-0247-00 expired on October 1, 2009. The new owner has made this application for the same variances.
- 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 VARIANCES 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 onsite 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 centreline of the road at the midpoint fronting the land.

## Applicant's Reasons:

- The Floodproofing Section in the Zoning By-law 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 elevation at 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 has been registered to indemnify the City against possible damages as a result of flooding. This Restrictive Covenant was registered on title as a condition of approval of the previous Development Variance Permit Application No. 7907-0247-00.

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.	Development Variance Permit No. 7910-0139-00

Jean Lamontagne  
General Manager  
Planning and Development

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