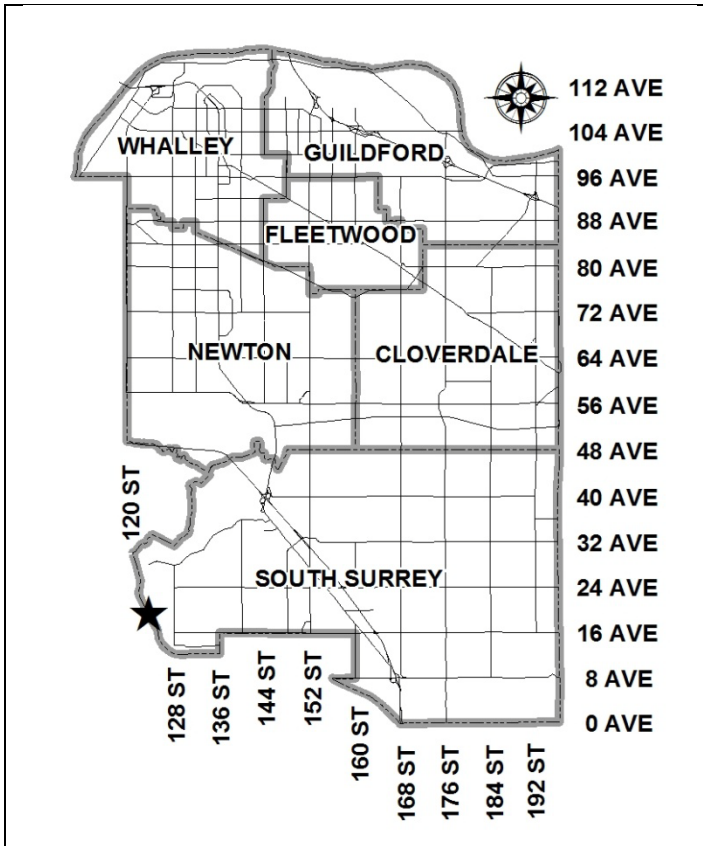


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0176-00

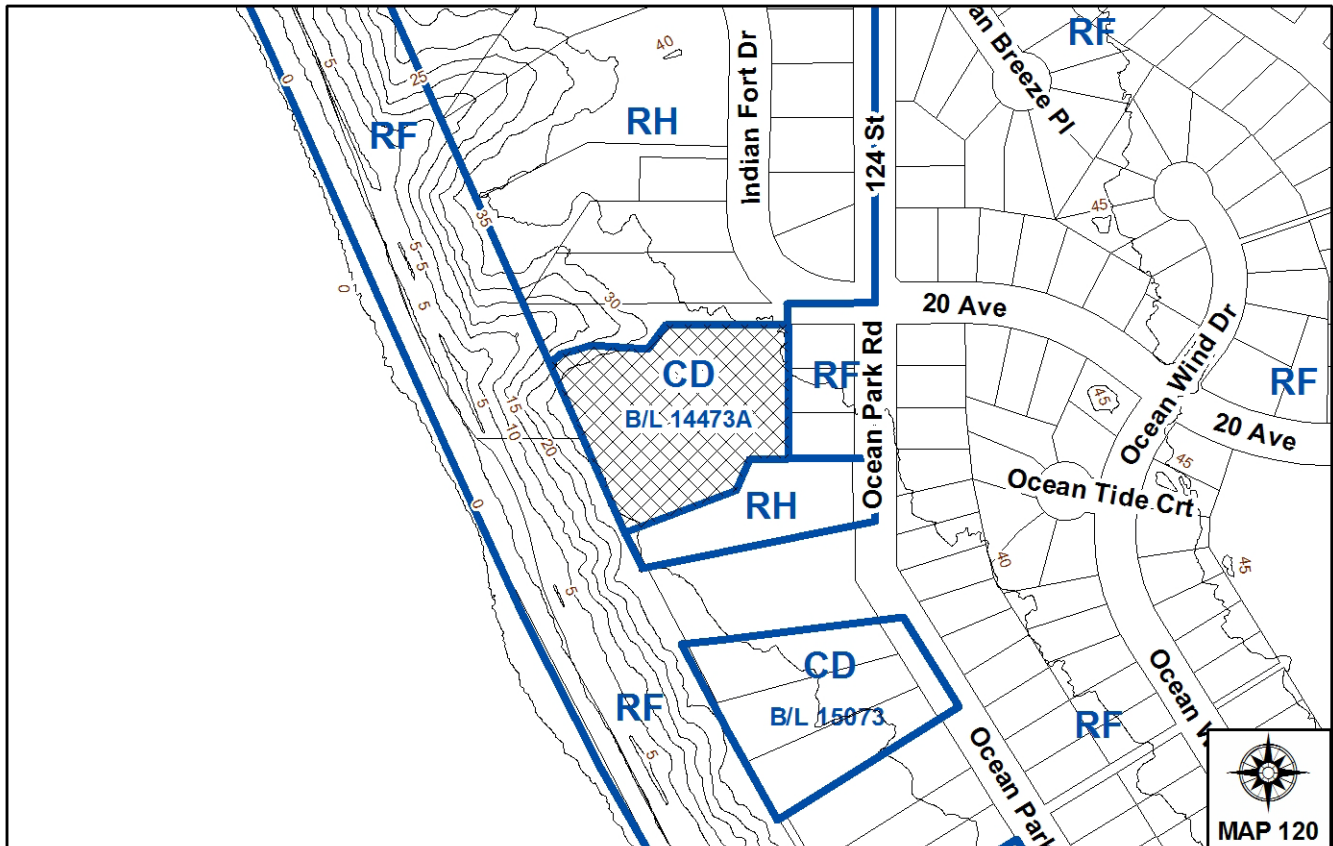
Planning Report Date: July 9, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to permit the construction of a 47.6 square metres (512 sq.ft.) groundskeeper building.

LOCATION: 2021 Indian Fort Drive
OWNERS: Clifford R Cmolik
 Ellen L Cmolik
ZONING: CD (By-law No. 14473A)
OCF DESIGNATION: Urban
NCP/LAP DESIGNATION: Urban Residential (1986 Local Area Plan)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a relaxation of the front yard (north) setback to permit the construction of a groundskeeper's equipment storage building.

RATIONALE OF RECOMMENDATION

- The proposed setback relaxation is consistent with the permitted side yard setbacks for accessory buildings on neighbouring properties along Indian Fort Drive and Ocean Park Road.
- The proposed groundskeeper building replaces an existing 60 year-old legally established non-conforming structure in the same location.
- The proposed structure will not negatively affect neighbouring properties, nor the character of the neighbourhood in general.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0176-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) reduce the minimum front yard setback in the CD Zone (Bylaw No. 14473A) for “*Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft] in Size*” from 18.0 metres (60 ft.) to 1.4 metres (4.6 ft.).

REFERRALS

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

Parks, Recreation & Culture: The Parks Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single family residence with separate garage and accessory buildings.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Unopened road allowance, beyond is Single Family Residential, suburban sized lots.	Urban/Open Space	RH
East (Across Ocean Park Road):	Single family residential, urban sized lots.	Urban/Urban Residential	RF
South:	Single family residential, suburban sized lots.	Urban/Urban Residential	RH
West:	Steep ocean escarpment, Burlington Northern Rail right-of-way.	Urban/Open Space	RF

DEVELOPMENT CONSIDERATIONSSubject Proposal:

- The application proposes a relaxation of the front-yard setback to permit the construction of a one-storey, 47.6m² (512 square foot), groundskeeper building to store maintenance equipment, tractors, and a small washroom.

Background:

- The subject property, currently zoned CD (Bylaw No. 14473A, based on RH), is a 0.78 hectare (1.9 acre) irregular-shaped parcel. It contains a large principle residence, separate garage, and several accessory buildings. The 4 adjacent properties to the east and south share the same ownership and form part a large residential estate of numerous residential units.
- This application for setback relaxation is requested in order to facilitate the replacement of an existing shed, constructed in approximately 1954 and located 2.4 metres from the northern lot line, with a new and larger groundskeeper building.
- A lot line adjustment and subdivision of the subject property in 1979 resulted in the *Front Lot Line* changing from the eastern parcel boundary along Ocean Park road to the northern parcel boundary, thus changing the minimum setback to the northern parcel line and resulting in the existing shed being located within this minimum building setback.
- The existing shed was subsequently established as a legally non-conforming structure by Board of Variance resolution (also in 1979).
- Under application 7900-0156-00, the subject property and three others to the east were rezoned from RF and RH to CD in order to facilitate further lot line adjustments and the construction of a new principle residence as well as associated accessory buildings and multiple guesthouses (now complete).
- Under application 7902-376-00, Council approved a development variance permit on the subject property to relax the height restrictions for a separate accessory building (garage).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the CD Zone (Bylaw No. 14473A) from 18.0 metres (60 ft.) to 1.4 metres (4.6 ft.).

Applicant's Reasons:

- The proposed grounds-keeping building is located on the site of an existing legally established non-conforming building in a heavily treed and secluded location.
- The proposed building will meet the needs of the property owners in order to maintain the large property.
- The new building will be an aesthetic improvement over the existing structure and will match the architectural style of the primary residence and other buildings on the site.

Staff Comments:

- The irregular shape of the subject property, as well as the orientation of and access to Indian Fort Dr., results in the northern lot line of the subject property being designated as the *Front Lot Line*. This results in the current minimum *front yard* setback of 18 metres on what is for all intensive purposes a side-lot line.
- This northern lot line borders onto a densely treed and unused road right-of-way, which leads to a steep escarpment. Neither Parks nor Engineering currently has any intention of developing or utilizing this right-of-way. The trees on this right-of-way effectively screen the proposed building from the neighbouring property to the north.
- The lot line of the adjacent property to the north, also bordering the right-of-way, has a minimum setback of 1.0m against the right of away (which for this lot is considered a side lot line and side yard setback).
- The removal of one bylaw-protected tree will be required for construction and shall be addressed at the building permit stage.
- The subject property contains an active eagle's nest located south-west of the principle building. Ministry of Environment regulations will restrict construction activity to non-nesting seasons (September to February).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

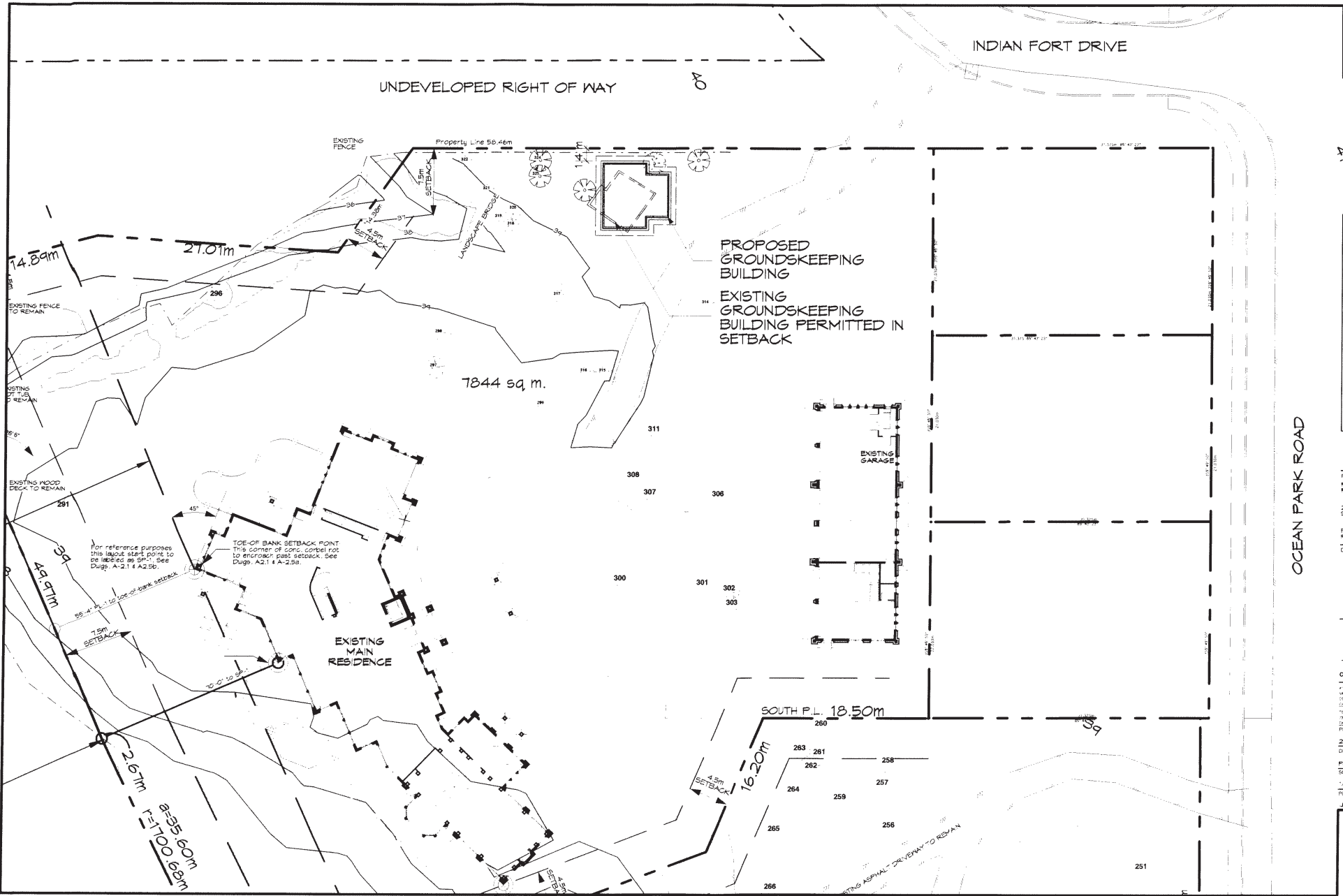
Appendix I	Lot Owners and Action Summary
Appendix II	Proposed Site Plan and Building Elevations
Appendix III	Development Variance Permit No. 7912-0176-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DS/kms

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 This drawing shall not be used for construction purposes until issued for construction.

REVISIONS / ISSUES		
NO.	DATE	DESCRIPTION

PROJECT NAME
 PROPOSED SINGLE FAMILY RESIDENCE

2221 INDIAN FORT DRIVE
 SURREY, B.C.

FOR:
 RUSSELL ELLEN CMO/CLK

DRAWING TITLE



CREEKSIDE ARCHITECTS
 1118 HANBROOKS DRIVE
 WILLOWDALE, ONTARIO
 CANADA M2H 3L5
 TEL: (416) 491-1111
 FAX: (416) 491-1112
 PROJECT NO.

25001

DRAWN APPROVED
 Perra H. D.A.

SCALE
 1/32"=1'-0"

PLOT DATE
 June 18 2012

Grounds Keeping
A-1

6'-10 1/8"

16'-0"

8'-0"

10'-11 1/4"

EXISTING CONC. WALL / FENCE



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REVISIONS / ISSUES

NO	DATE	DESCRIPTION

PROJECT NAME
PROPOSED SINGLE FAMILY RESIDENCE

2021 NDIAN FORT DRIVE SURREY, B.C.

FOR
RUSO & ELLEN CHOLIK

DRAWING TITLE



CREEKSIDE ARCHITECTS
 4101 HAVILDRIDGE DRIVE
 VANCOUVER BRITISH COLUMBIA
 CANADA V6L 2J9
 TELEPHONE: 604-271-7777
 FAX: 604-271-7778
 PROJECT No. 25007
25007
 DRAWN: PETA H. APPROVED: PETA H.
 SCALE: 1/4"=1'-0"
 PLOT DATE: June 18 2012

Grounds Keeping
A-2

4'-7" (1.4m)
10"

327

329

326

PROPOSED BUILDING
AREA: 512 sq.ft.

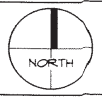
EXISTING BUILDING

4'-0"

16'-0"

4'-0"

Inside Face of Structure
Outside Face of Structure
Outside Face of Stone Cladding
Line of Roof Above



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REVISIONS / ISSUES

NO	DATE	DESCRIPTION

PROJECT NAME
 PROPOSED SINGLE FAMILY RESIDENCE

2021 INDIAN FORT DRIVE
 SURREY, B.C.

FOR:
 RUSS & ELLEN CHOLIK

DRAWING TITLE



CREEKSIDE ARCHITECTS

4333 HANCOCK ROAD
 VANCOUVER, BC V6P 6K1
 TEL: 604.273.8882
 FAX: 604.273.8883
 C.S.A. INC. #1000
 PROJECT NO.

25007

DRAWN APPROVED

Pera H. D.A.

SCALE

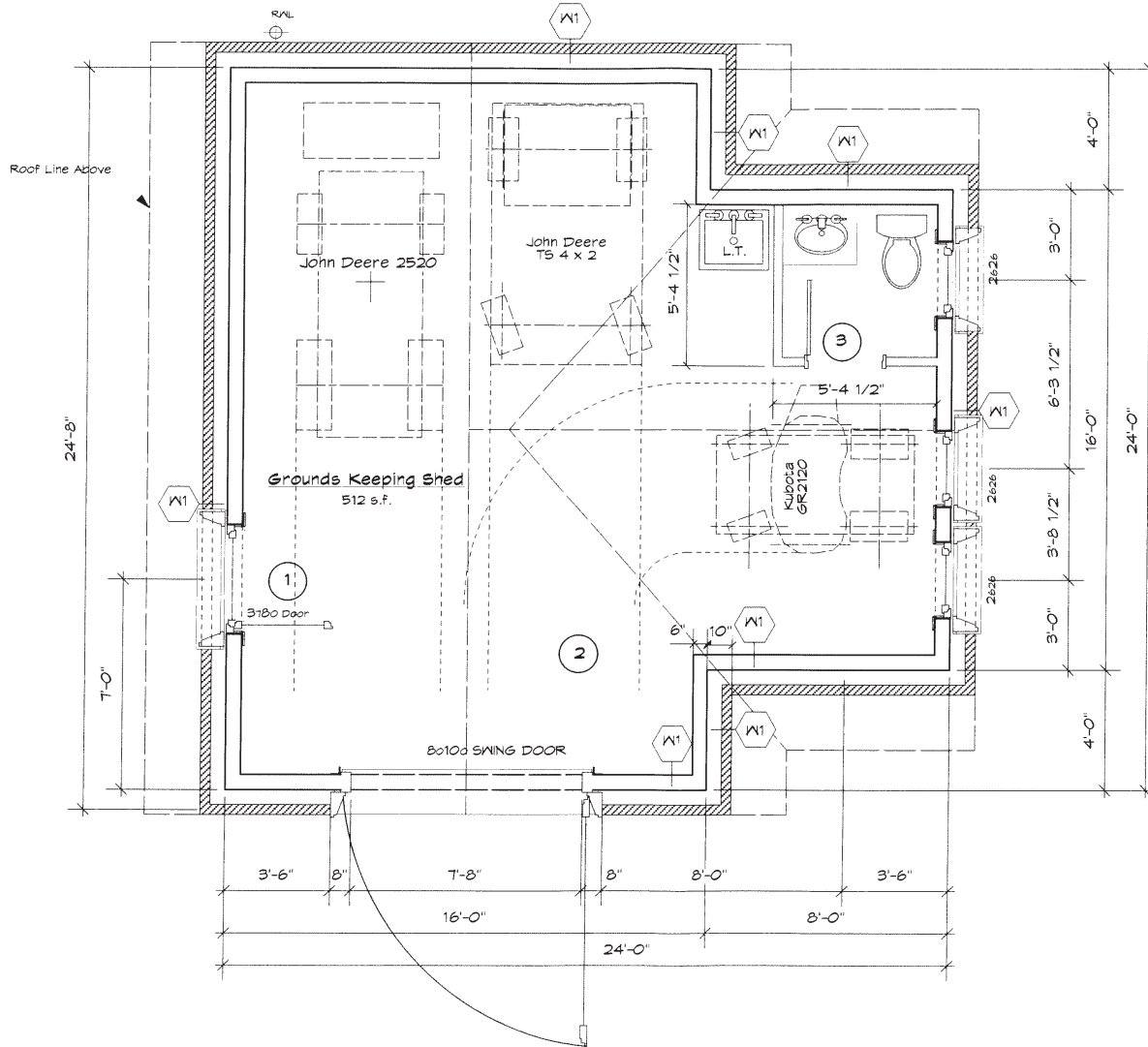
1/4" = 1'-0"

PLOT DATE

June 13 2012

Grounds Keeping

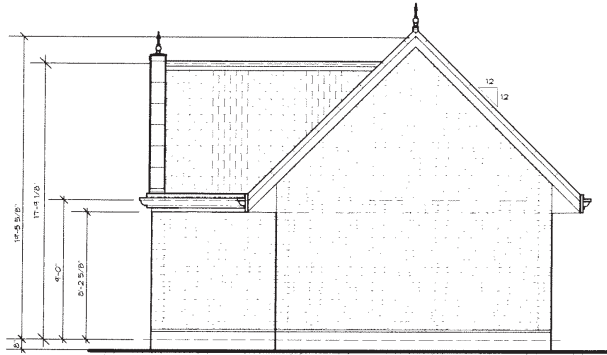
A-3



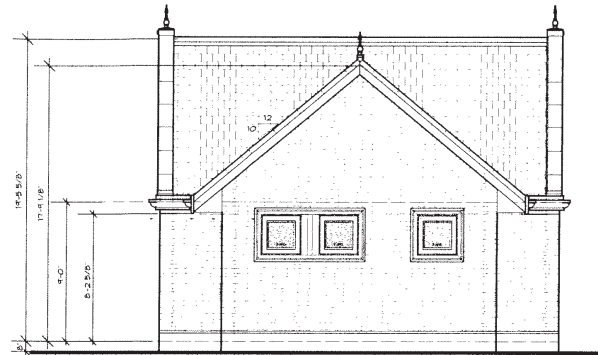
Floor Plan



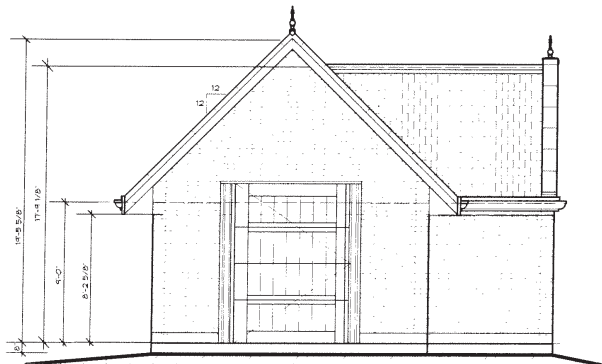
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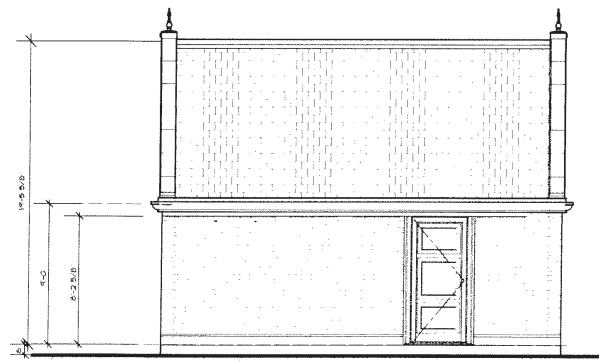
North Elevation



East Elevation



South Elevation



West Elevation

REVISIONS / ISSUES

NO.	DATE	DESCRIPTION

PROJECT NAME
PROPOSED SINGLE FAMILY RESIDENCE

2021 INDIAN FORT DRIVE
 SURREY, B.C.

FOR:
 RUSSELL ELLEN CMO/IC
DRAWING TITLE



CREEKSIDE ARCHITECTS

1110 149 DUNDAS STREET WEST
 SUITE 200
 TORONTO, ONTARIO M5G 1C4
 TEL: (416) 593-1111
 FAX: (416) 593-1112
 WWW.CREEKSIDEARCHITECTS.COM

25007

DRAWN: APPROVED:

Pera H. D.A.

SCALE:

1/8"=1'-0"

PLOT DATE:

June 13, 2012

Grounds Keeping

A-4

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0176-00

Issued To: CLIFFORD R CMOLIK
ELLEN L CMOLIK

(the Owner)

Address of Owner: 2021 Indian Fort Drive
Surrey BC
V4A 3L7

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: 025-407-180
Lot 1 Section 18 Township 1 New Westminster District Plan LMP53741

2021 Indian Fort Drive

(the "Land")

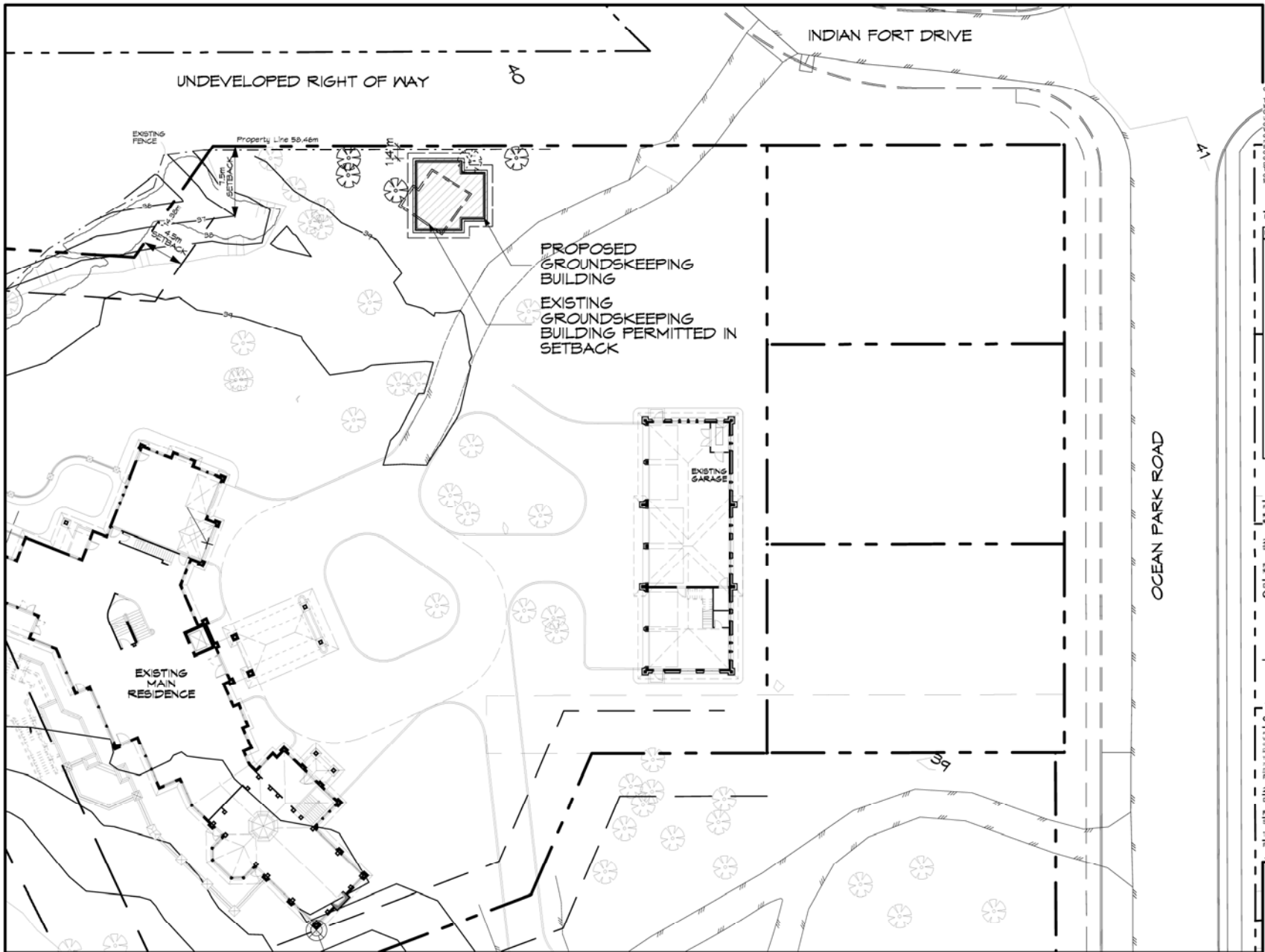
3. Surrey Zoning By-law, 1993, No. 12000, Amendment By-Law, 2001, No. 14473A, is varied as follows:
 - (a) In Section F, Yards and Setbacks, the minimum front yard setback for "Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft] in Size" is reduced from 18.0 metres (60 ft.) to 1.4 metres (4.6 ft.).
4. The siting of buildings and structures shall be in accordance with the drawing numbered Schedule (A) which is attached hereto and forms part of this development variance permit.
5. 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.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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 – Dianne L. Watts

City Clerk – Jane Sullivan



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REVISIONS / ISSUES

NO	DATE	DESCRIPTION

PROJECT NAME
 PROPOSED SINGLE FAMILY RESIDENCE

2021 INDIAN FORT DRIVE SURVEY, D.C.

FOR RUSSELL ELLIEN CMOLIK

DRAWING TITLE
 Overall Site



CREEKSIDE ARCHITECTS

1110 1485 CREEKSIDE DRIVE
 MANASSAS VIRGINIA
 20108
 (703) 791-1000
 (703) 791-1001
 PROJECT No.

28007

DRAWN APPROVED

PER & H. D.A.

SCALE

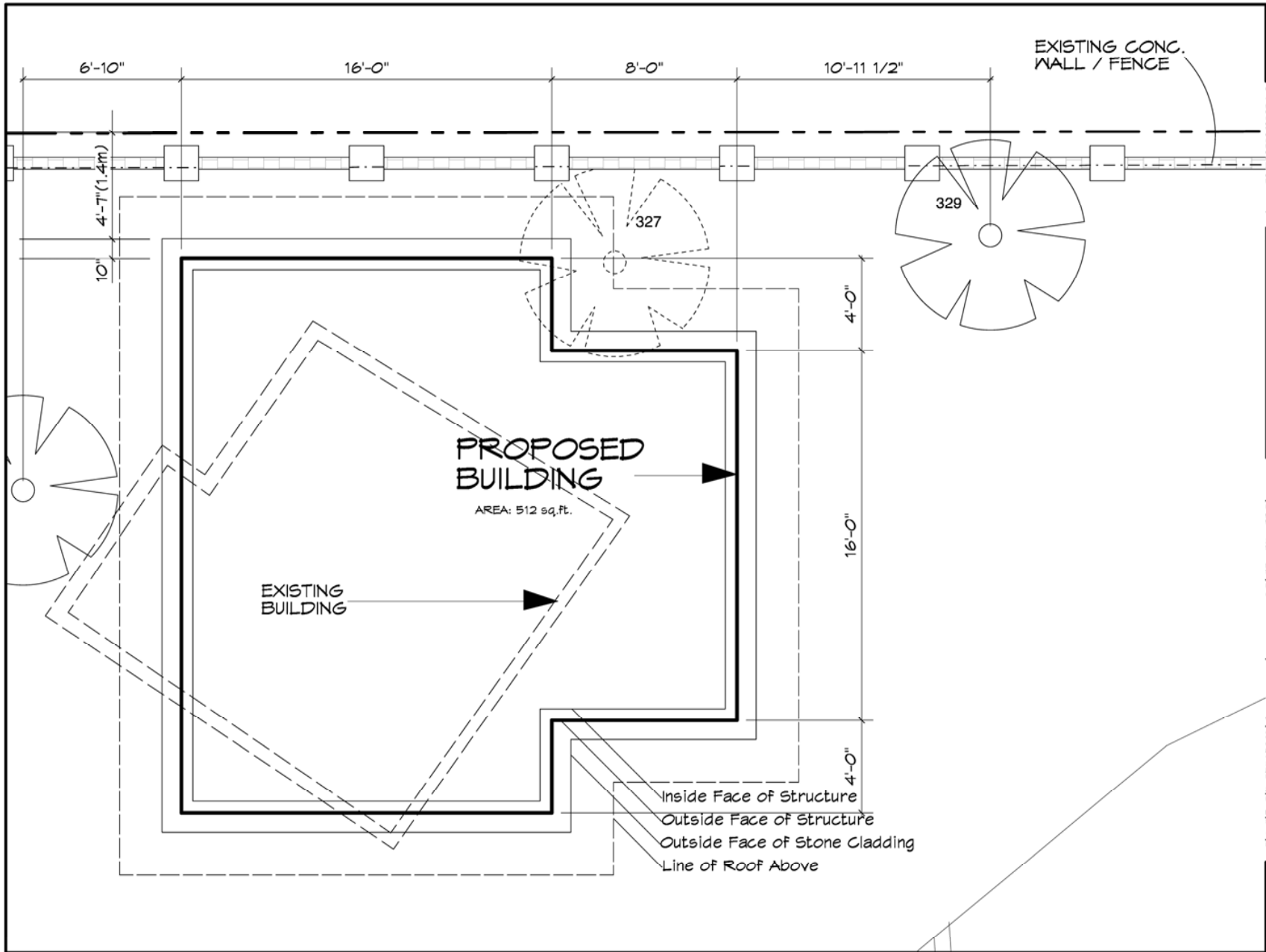
1/32"=1'-0"

PLOT DATE

JULY 9 2012

Grounds Keeping

A-1



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REVISIONS / ISSUES

NO.	DATE	DESCRIPTION

PROJECT NAME
 PROPOSED SINGLE FAMILY RESIDENCE

2021 INDIAN FORT DRIVE
 SURREY, B.C.

FOR:
 RUSSO & ELLEN CHOLIK

DRAWING TITLE
 Close Up Site

CREEKSIDE ARCHITECTS

414 - 1440 CRENSHAW DRIVE
 VANCOUVER BRITISH COLUMBIA
 CANADA V6L 2R8
 TEL: 604.273.1111
 FAX: 604.273.1111
 WWW: WWW.CREEKSIDEARCHITECTS.COM
 PROJECT No. 28001

DRAWN Perra H. **APPROVED** Perra H.
 SCALE: 1/4"=1'-0"
 PLOT DATE: July 9 2012

Grounds Keeping
A-2