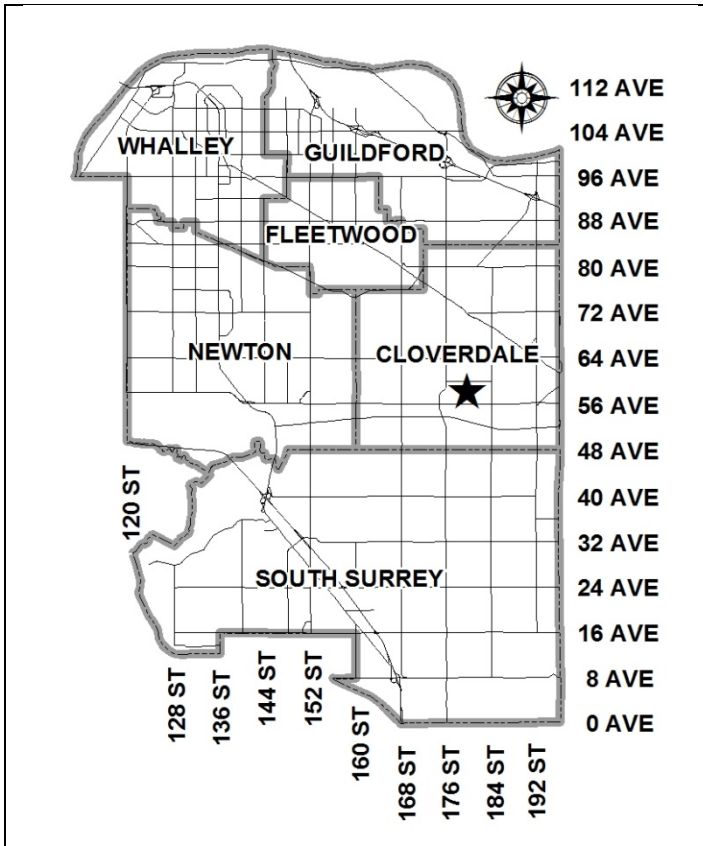


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0279-00

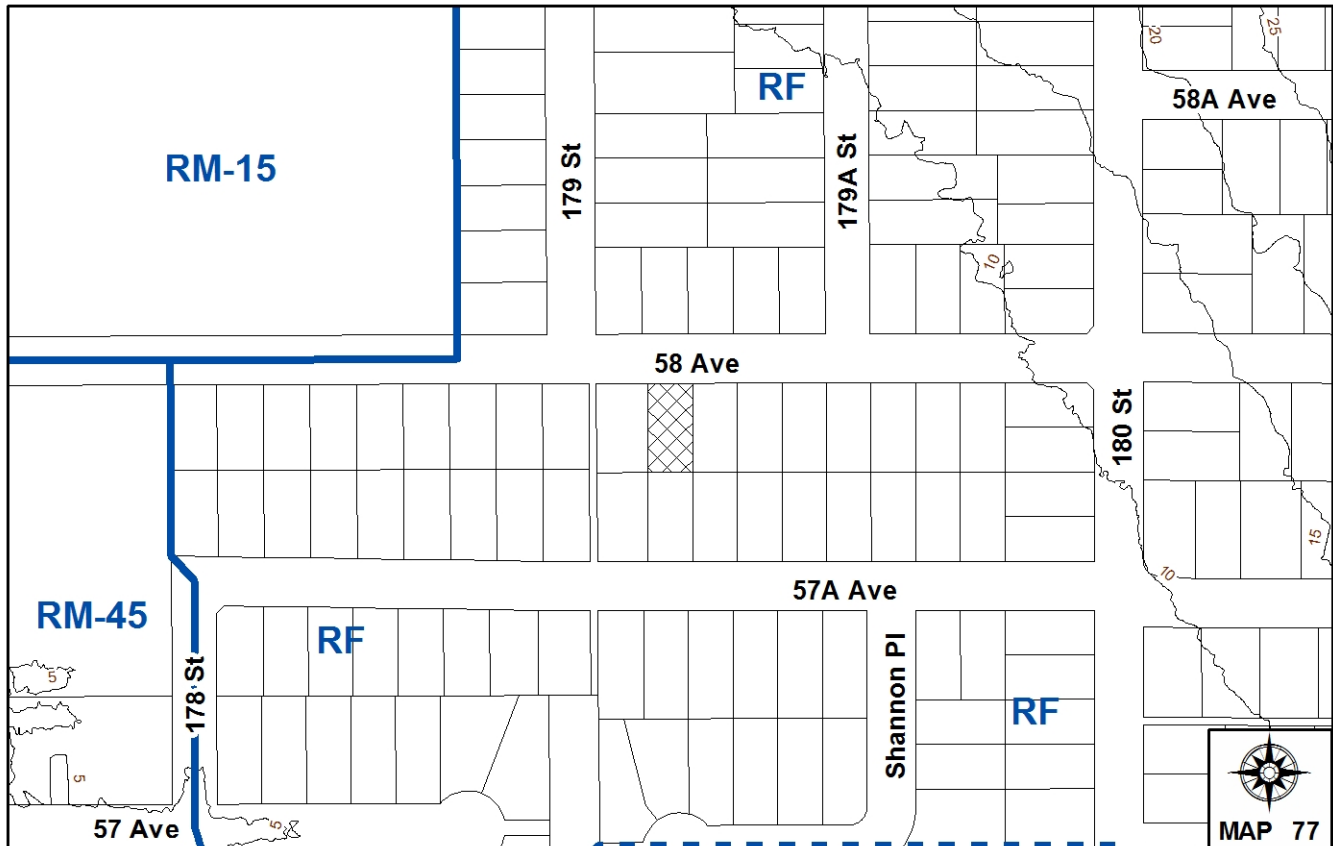
Planning Report Date: October 22, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to reduce the front yard setback for one existing single family lot impacted by the road allowance requirements.

LOCATION: 17912 - 58 Avenue
OWNERS: Michele R MacDonald
 Ronald D MacDonald
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to reduce the front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the principal building on one existing lot impacted by the road allowance requirements.

RATIONALE OF RECOMMENDATION

- For lots fronting or flanking an arterial road or a collector road, in accordance with Part 7 Special Building Setbacks of the Zoning By-law, front yard setbacks and side yard setbacks on a flanking street are measured from the ultimate centerline of the road.
- 58 Avenue is a collector road, and under the new standards of the Subdivision & Development By-law approved by Council, the width for a collector road increased from 22 metres (72 ft.) to 24 metres (79 ft.).
- Lots in this block were created in 1968, under Zoning By-law, 1964, No. 2265, and the minimum front yard setback was 25 feet (7.5 metres). At that time, the front yard setback, as measured from the centreline was 17.5 metres (57 ft.).
- To achieve a consistent streetscape, a reduced front yard setback of 5.5 metres (18 ft.) is requested for the existing lot.

RECOMMENDATION

1. Council approve Development Variance Permit No. 7912-0274-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).

SITE CHARACTERISTICS

Existing Land Use: Single family home, which is intended to remain.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 58 Avenue):	Single family dwellings.	Urban	RF
East:	Single family dwelling.	Urban	RF
South:	Single family dwelling.	Urban	RF
West:	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject lot is located in Cloverdale at 17912 - 58 Avenue and is zoned "Single Family Residential" (RF) and is designated "Urban" in the Official Community Plan (OCP).
- The applicant is applying for a Building Permit to construct a second floor addition on the existing single family dwelling.
- The lot is 668 square metres (7,190 square feet) in size and has a width of 18.28 metres (60 ft.). The lot meets the minimum dimensional requirements of the RF Zone.
- The applicant is requesting a Development Variance Permit to vary the minimum front yard setback of the RF Zone for the principal building.

BY-LAW VARIANCE AND JUSTIFICATION

- (a) Requested Variance:
 - To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for the principal building.

Applicant's Reasons:

- The revised collector road standard of 24-metre (79-ft.) width will result in any future buildings on the existing lot to be set back 9.5 metres (31 ft.) from the front property line, which is 2.0 metres (7 ft.) greater than the RF Zone requires.
- The applicant wishes to maintain the existing front yard setback to permit a second floor addition to the existing house.

Staff Comments:

- The subject site is located on 58 Avenue, which is a designated Collector Road in the Surrey Road Classification Map (R-91), attached as Schedule D to the Surrey Subdivision and Development By-law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 24-metre (79-ft.) wide road allowance for collector roads. The current 24-metre (79-ft.) wide road allowance for a collector road, recently approved by Council, is a 2.0-metre (7-ft.) increase from the previous collector road allowance of 22 metres (72 ft.).
- Part 7 Special Building Setbacks of Zoning By-law No. 12000 stipulates that the setback of buildings on a lot abutting an existing or future major road as shown in the Surrey Major Road Allowance Map, shall be the sum of one-half of the ultimate highway allowance shown in the Major Road Allowance Map measured from the centreline of the road plus the required setback of the Zone in which the lot is located.
- In the case at hand, the required front yard setback for the existing lot would be 12 metres (39 ft.) from the ultimate centreline of 58 Avenue plus the 7.5-metre (25-ft.) front yard setback requirement of the RF Zone for a total setback of 19.5 metres (64 ft.) from the centreline of 58 Avenue.
- Lots in this block were created in 1968, under Zoning By-law, 1964, No. 2265, and the minimum front yard setback was 25 feet (7.5 metres). At that time, the front yard setback, as measured from the centreline was 17.5 metres (57 ft.).
- To achieve a consistent streetscape within this block of 58 Avenue, a variance to the front yard setback requirement of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) is supported. This would provide a building setback from the centerline of 58 Avenue of 17.5 metres (57 ft.) based on one-half of the road allowance requirement for a collector road (12 metres/39 ft.) plus a 5.5-metre (18 ft.) front yard setback.
- The requested variance will only apply to the proposed second floor addition and any new home proposed on this lot will be subject to the setback requirements applicable at that time.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Development Variance Permit No. 7912-0279-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/kms

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. 10/18/12 10:19 AM

Information for City Clerk

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

1. (a) Agent: Name: Michele R Macdonald
Ronald D (Dan) Macdonald

Address: 17912 - 58 Avenue

Tel: 604-576-8926
604-613-4386

2. Properties involved in the Application

(a) Civic Address: 17912 - 58 Avenue

(b) Civic Address: 17912 - 58 Avenue
Owners: Michele R Macdonald
Ronald D (Dan) Macdonald

PID: 007-297-785
Lot 95 Section 8 Township 8 New Westminster District Plan 36477

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7912-0279-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0279-00

Issued To: MICHELE R MACDONALD
RONALD D MACDONALD

("the Owner")

Address of Owner: 17912 - 58 Avenue
Surrey, BC
V3S 1L7

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: 007-297-785
Lot 95 Section 8 Township 8 New Westminster District Plan 36477

17912 - 58 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 16 Single Family Residential Zone (RF), the minimum front yard setback for the principal building is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) as shown on the conceptual subdivision shown on Schedule A which is attached hereto and forms part of this permit.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.

6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. 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

179 St

58 Ave

12-metre ultimate

10 metres

5.5-metre setback

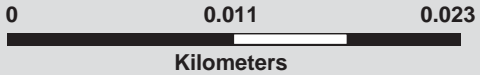
17892

17902

17912

17922

17934



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description



Scale: 1: 375

Map created on: October-04-12

