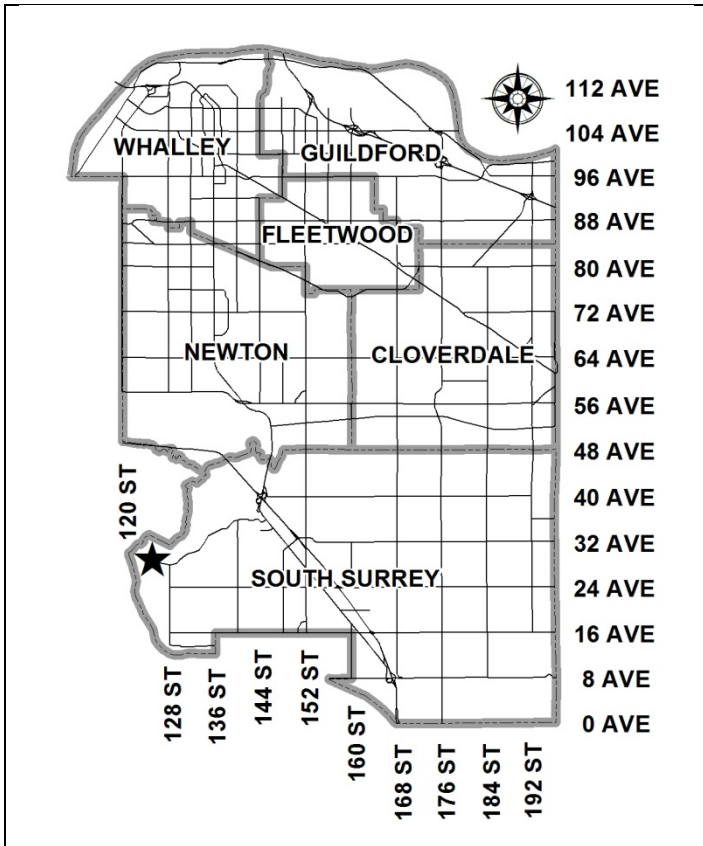


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0161-00

Planning Report Date: September 9, 2013



PROPOSAL:

- **Development Variance Permit**
 in order to permit construction of a detached garage on a double fronting lot.

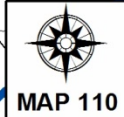
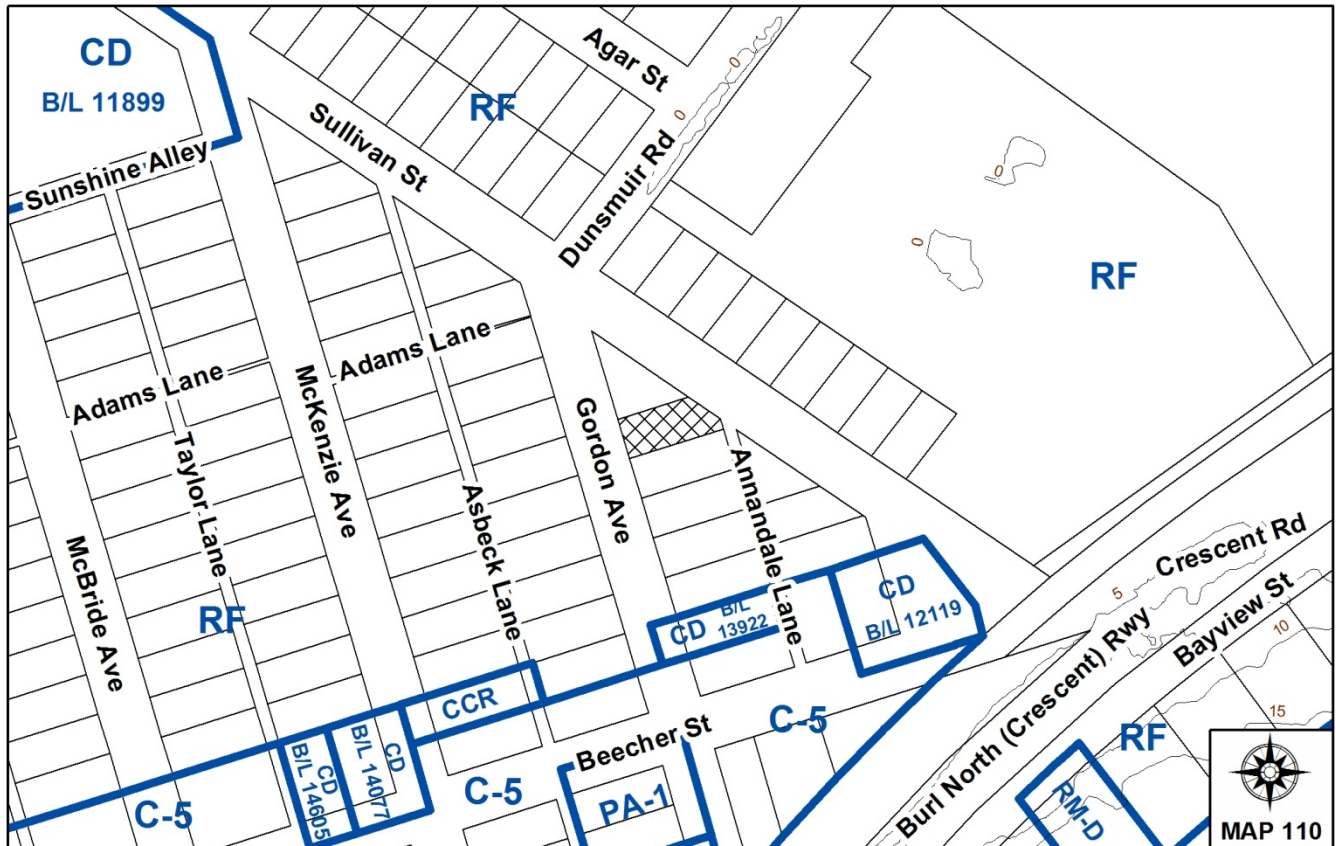
LOCATION: 2830 - Gordon Avenue

OWNER: Thomas & Kimberly Hardy

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential (Crescent Beach LAP)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a Development Variance Permit for front yard setback for an accessory structure on a double fronting lot.

RATIONALE OF RECOMMENDATION

- The proposed setback reduction will allow this double fronting lot to have a similar setback for a detached garage as neighbouring properties.
- The proposed variance will not negatively affect neighbouring properties.
- The proposed dwelling complies with all other provisions of the Zoning By-law.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0161-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback for an accessory structure of the RF Zone from 18 metres (60 ft.) to 1.8 metres (6 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling (to be demolished)

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Residential	Urban	RF
East (Across Sullivan Street):	Single Family Residential	Urban	RF
South:	Single Family Residential	Urban	RF
West (Across Gordon Avenue):	Single Family Residential	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is a 0.05 hectare (5457 sq.ft.) lot located within the Crescent Beach Neighbourhood. The site is zoned "Single Family Residential Zone (RF)" and is designated "Urban" in the Official Community Plan. The lot was subdivided in 1912 and is legal non-conforming with respect to the minimum size (560m²/6000 sq.ft.) of the RF Zone.
- The site is a through lot, with frontages on both Gordon Avenue and Sullivan Street, to the west and east respectively. There is also 4.0 metres (13 ft.) of the easternmost portion of the lot flanking onto Annandale Lane. The site currently contains a single family dwelling, proposed to be demolished.
- A Restrictive Covenant is registered against the property, dating from 1925, which imposes setbacks of 15 feet (4.5 metres) for all structures from the front of the lot. This specific covenant applies to over 100 properties in the Crescent Beach area and was registered prior to

the City having a Zoning by-law in place. The City is not a signatory to this covenant and therefore does not have the ability to modify or discharge it.

- The applicant proposes to build a 250m² (2686 sq.ft.) single family dwelling and 53m² (575 sq.ft.) detached garage on the subject site. The detached garage includes a 16m² (175 sq.ft.) loft space, within which is contained washroom facilities and a workspace. This does not constitute a second dwelling or coach house, and is therefore permitted by by-law. A site plan is contained in Appendix II.
- Given that the lot is double fronting, the 18.0 metre (60 ft.) front yard setback for an accessory structure applies to the lot lines fronting both Gordon Avenue and Sullivan Street. A Development Variance Permit is required in order to allow construction of the detached garage fronting onto Sullivan Street/Annandale Lane.
- A development variance permit for floodplain relaxation within the Crescent Beach Floodplain is also required to permit construction of the principle dwelling. A memo will be sent to Council, consistent with Policy O-28 ("Development Variance Permits in Crescent Beach"), to recommend issuance.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the Front Yard setback for an Accessory Building from 18.0 (60 ft.) to 1.8 metres (6 ft.)

Applicant's Reasons:

- A detached garage cannot be constructed with the existing setbacks.
- The garage will face Annandale Lane.

Staff Comments:

- The double-fronting lot condition precludes the applicant from being able to construct a detached garage.
- The proposed dwelling will face Gordon Avenue, treating Sullivan Street and Annandale Lane as the rear of the lot.
- The location of the proposed garage, facing Annandale Lane, is consistent with neighbouring properties on Gordon Avenue.
- The rear yard setback for an accessory structure of the RF Zone is 1.0 metres (3 ft.). The proposed location of the detached garage is consistent with this setback. At its closest point, it is to be located 1.8 metres (6 ft.) from the Sullivan Street frontage, and 3.8 metres (12.5 ft) from Annandale Lane (Appendix II).

- The applicant has provided detailed elevations of the proposed structure (Appendix III). The principle dwelling features articulate facades on both the eastern and western faces, to address both fronting streets. Likewise, the detached garage mimics the design characteristics of the principle dwelling and includes façade articulation and similar design characteristics.
- The proposed dwelling and garage are otherwise consistent with the provisions of the Zoning By-law in all respects asides from the setback in question.
- The restrictive covenant that is registered against the title of the property does not differentiate between principle dwellings and accessory structures. The proposed location of the garage is consistent with the intent of the covenant, allowing a front yard setback on Gordon Avenue (consistent with neighbouring dwellings) and does not negatively impact the neighbourhood nor the use and enjoyment of neighbouring properties. It is not necessary to amend or discharge this covenant.
- The applicant has provided a survey that shows there are no by-law protected trees that are affected by the proposed construction.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
Appendix II	Site Plan
Appendix III.	Building Elevations
Appendix IV	Development Variance Permit No. 7913-0161-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

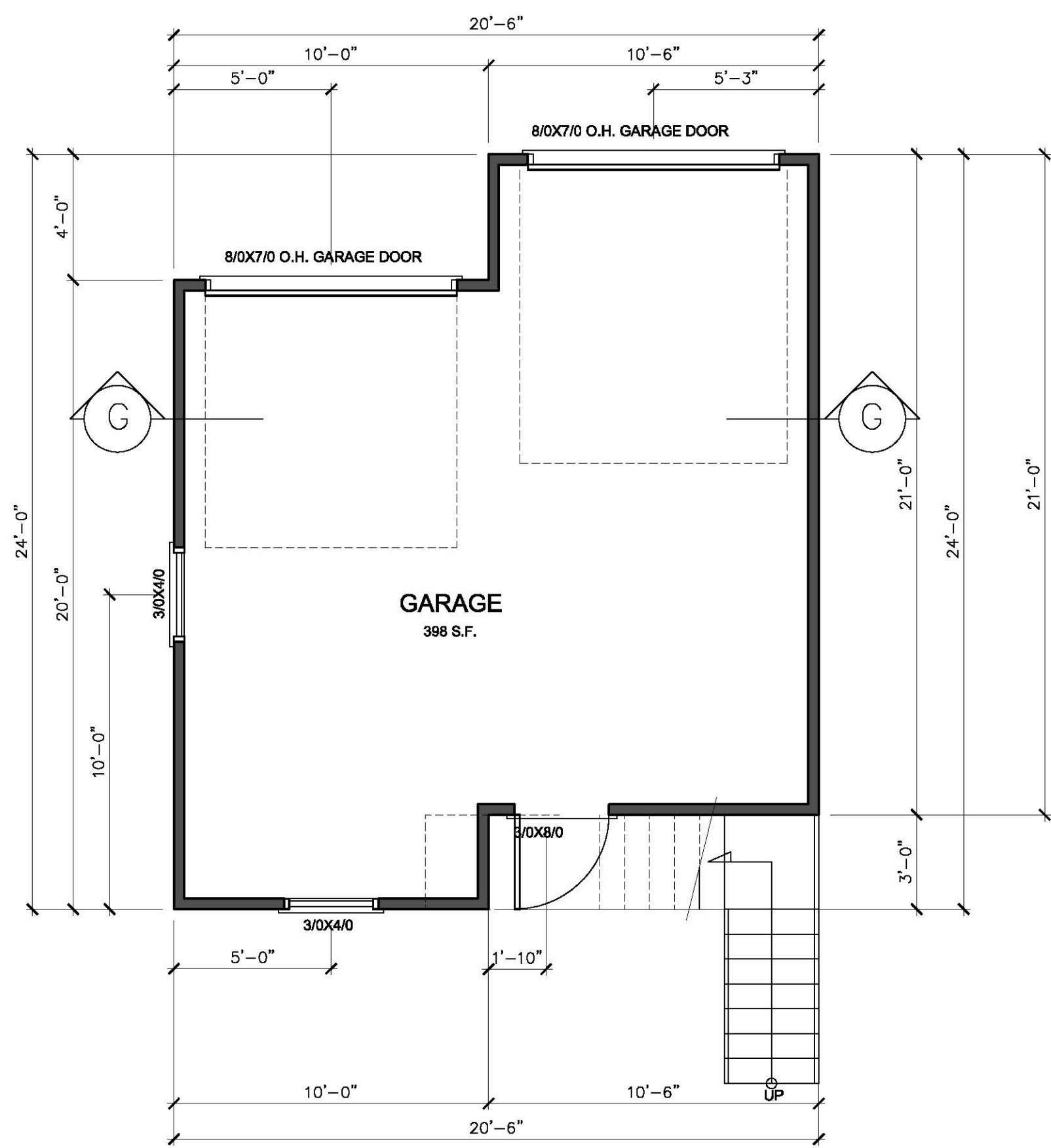
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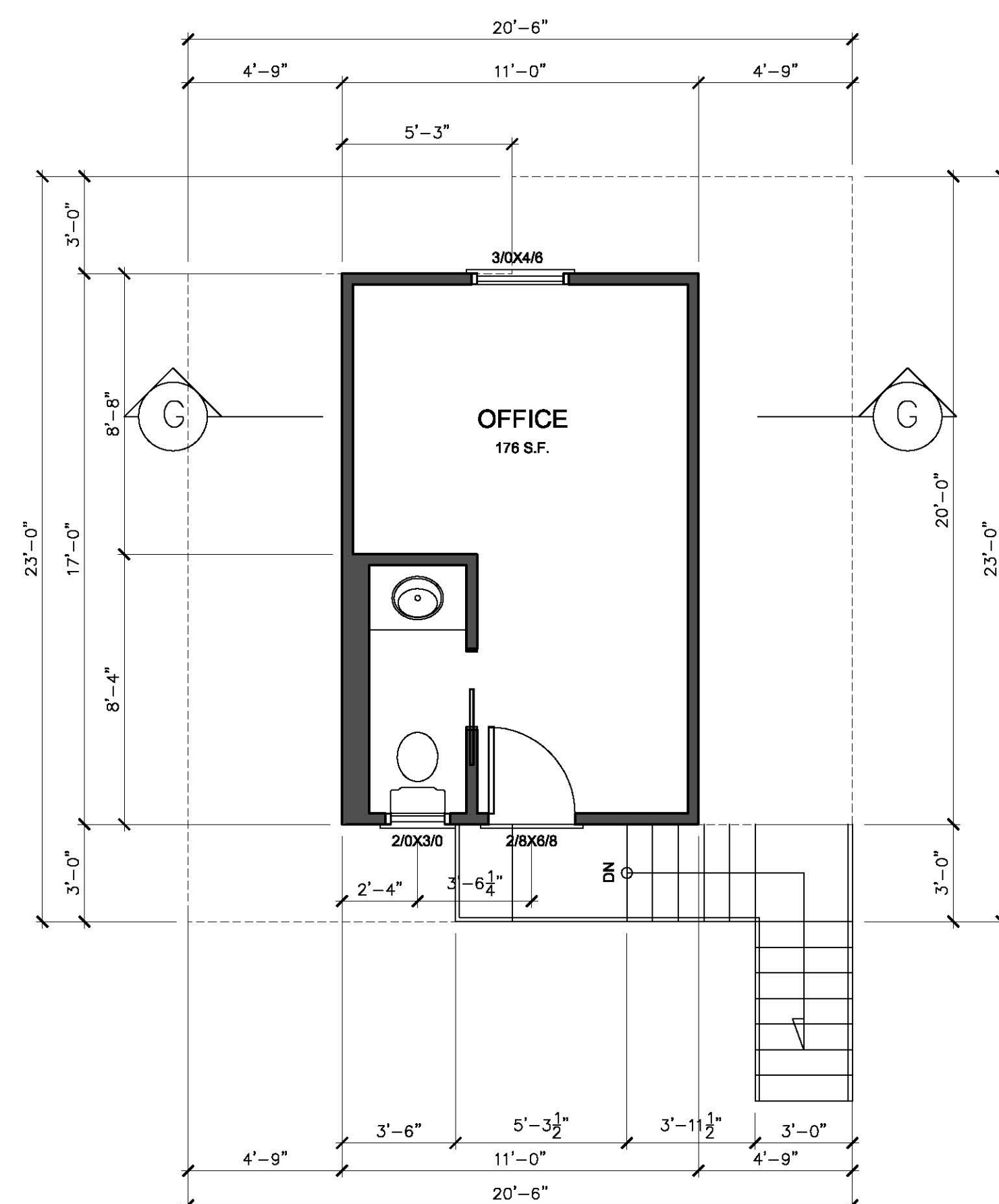
SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.051
Hectares	0.13
NUMBER OF LOTS	
Existing	1
Proposed	1
SIZE OF LOTS	
Range of lot widths (metres)	15.27
Range of lot areas (square metres)	507
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	-
Lots/Hectare & Lots/Acre (Net)	-
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	2%
Total Site Coverage	42%
PARKLAND	
Area (square metres)	-
% of Gross Site	-
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	NO
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES



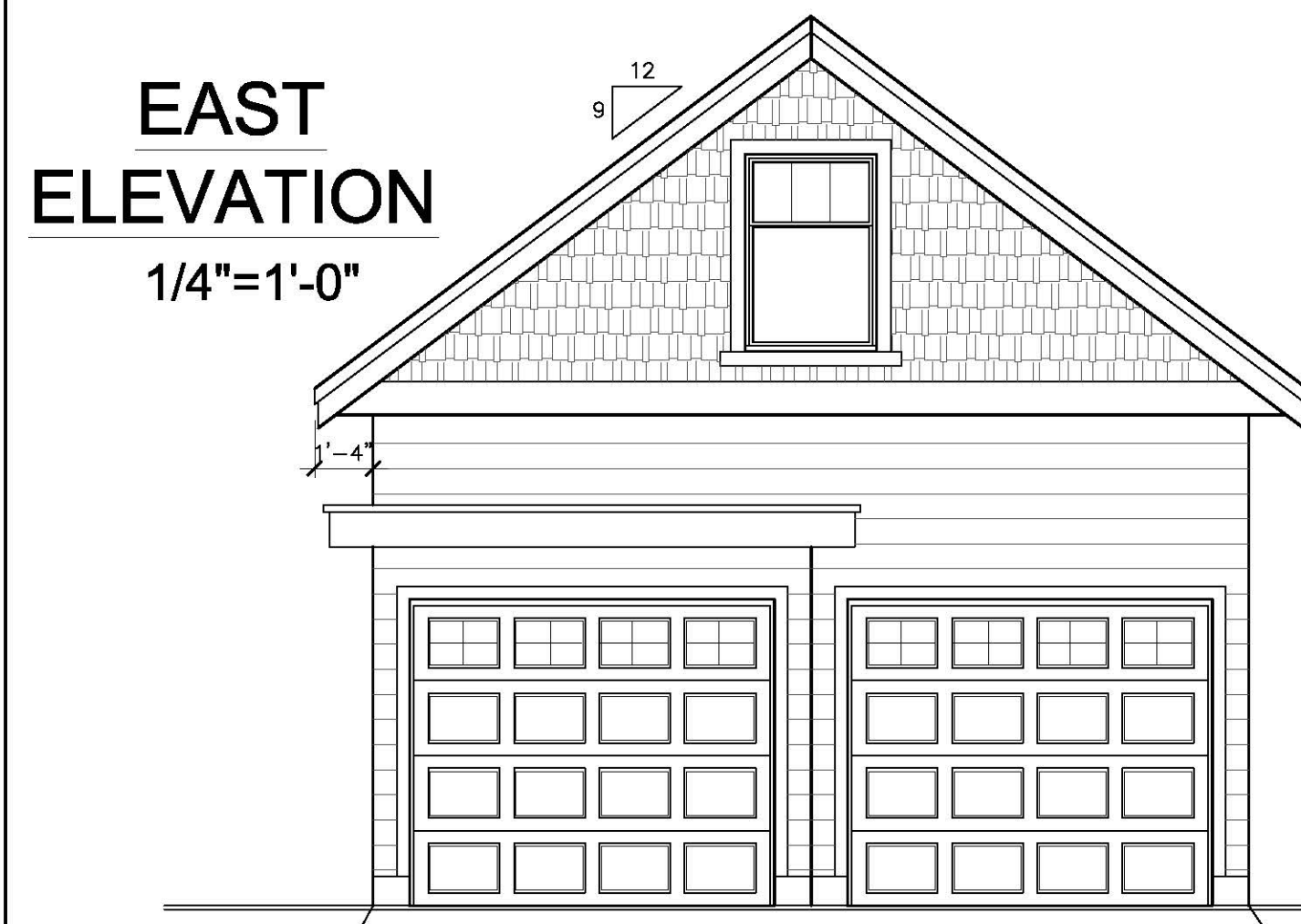
GARAGE PLAN
GARAGE AREA: 420 S.F.



ATTIC FLOOR PLAN
AREA: 176 S.F.



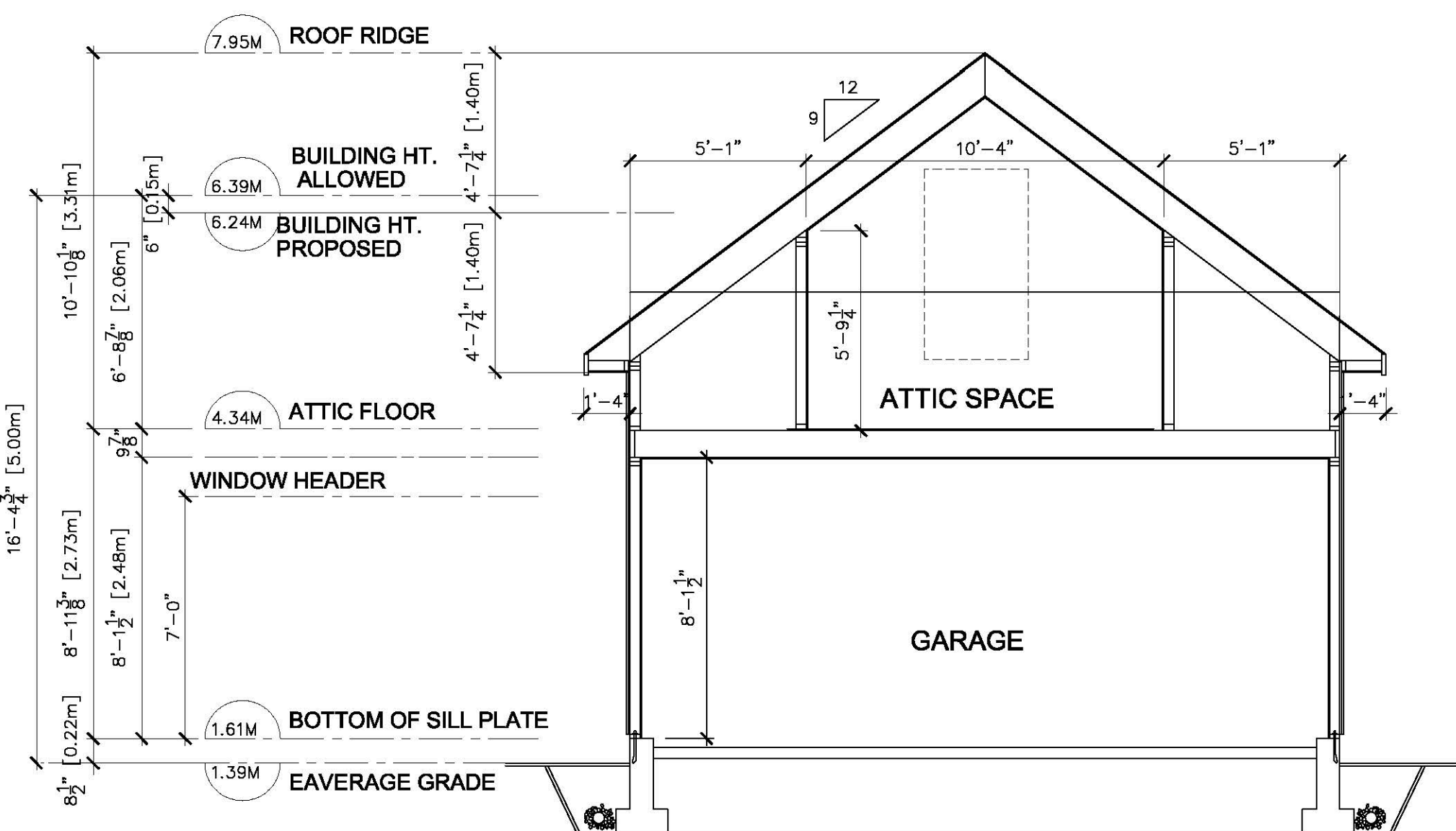
WEST ELEVATION
1/4"=1'-0"



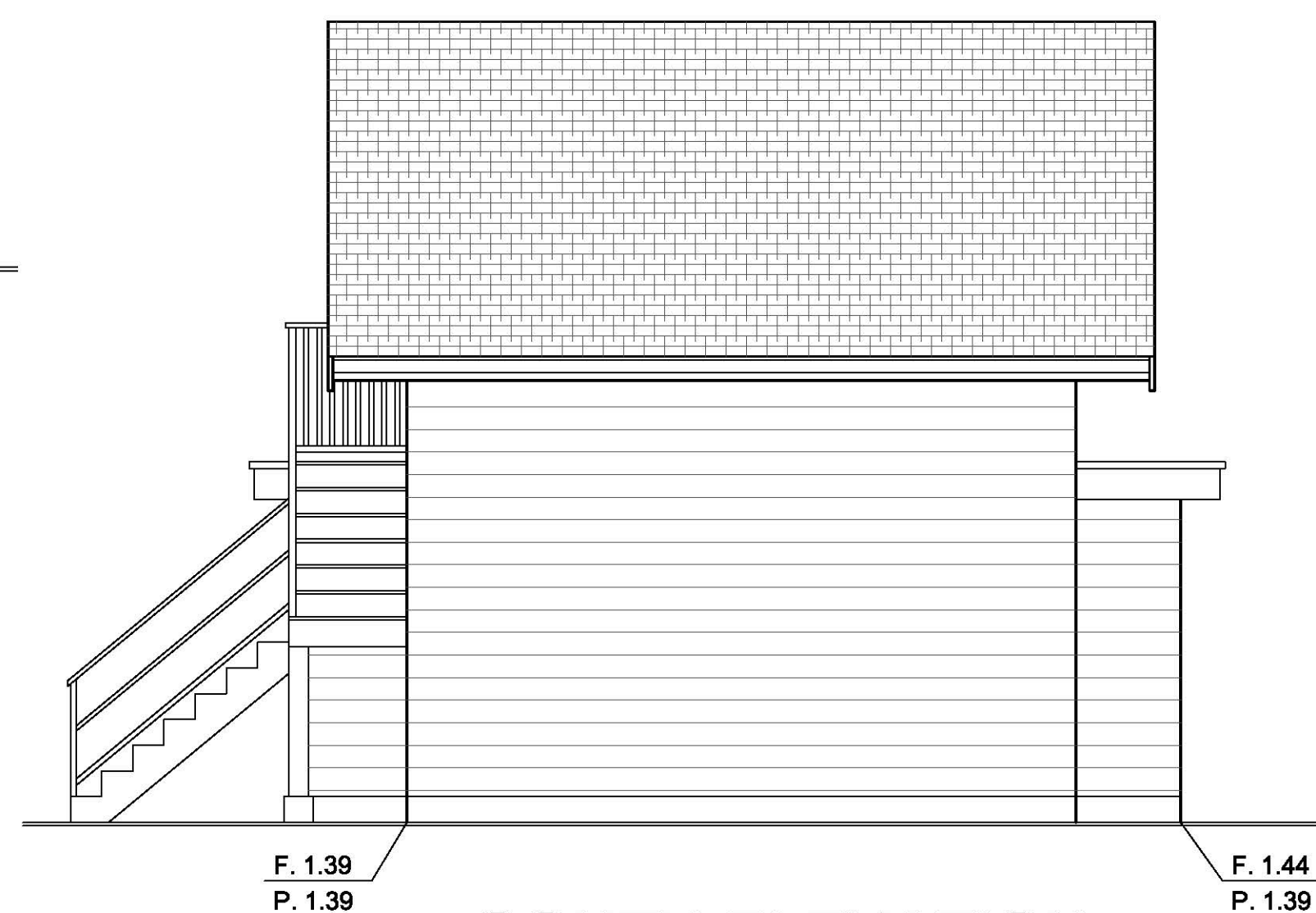
EAST ELEVATION
1/4"=1'-0"



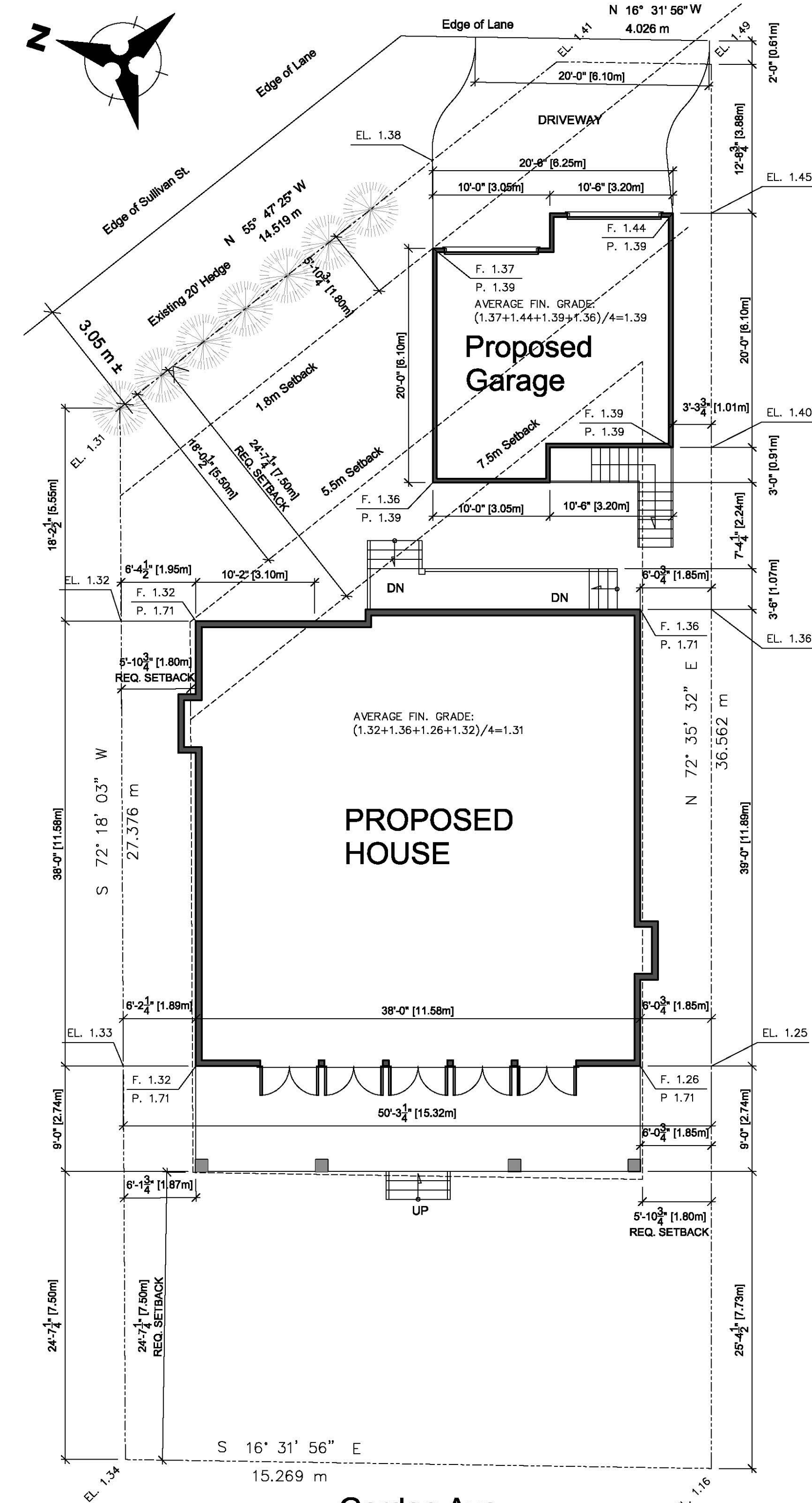
NORTH ELEVATION
1/4"=1'-0"



SECTION G 1/4"=1'-0"



SOUTH ELEVATION
1/4"=1'-0"

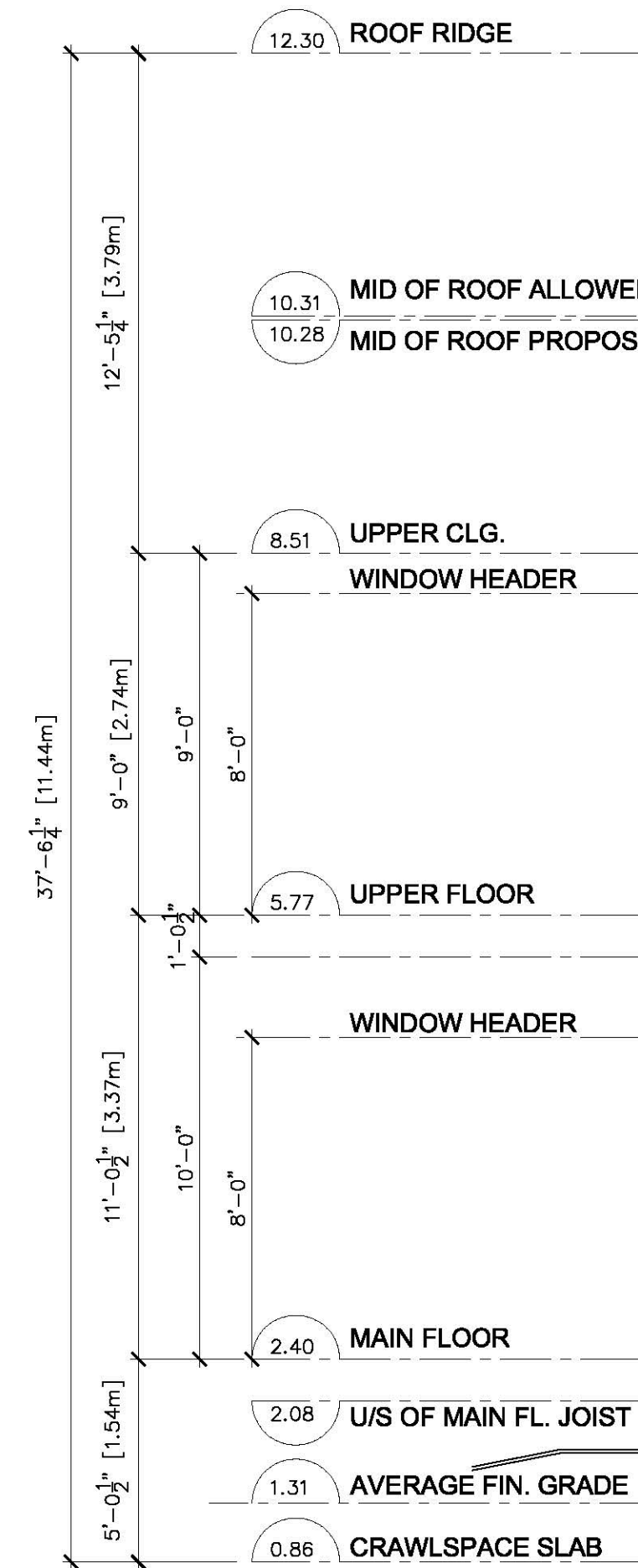


Gordon Ave.
SITE PLAN
SCALE: 1/8" = 1'-0"

PROJECT/ZONING DATA (RF)			
LOT DESCRIPTION	CWC	2830 GARDEN AVE	
	LEGAL	LOT 12, BLOCK 10, DISTRICT LOT 52	
		GP 2, PLAN 2482	
LOT SIZE	5480 S.F.		
F.A.R.	ALLOWED: 60%	PROPOSED	
	5480X0.6=3288 S.F.	UPPER FLOOR	1218 S.F.
	COVERED OUTSIDE SPACE: 3288X10%=329 S.F.	MAIN FLOOR	1468 S.F.
		GARAGE	420 S.F.
		ACCESSORY BUILDING	71 S.F.
		COVERED OUTSIDE SPACE	13 S.F.
		TOTAL	3190 S.F.
ACCESSORY BLDG	ALLOWED: 105 S.F.	175 S.F. LOFT SPACE OVER GARAGE)	71 S.F. OVER
COVD OUTDOOR SPACE	329 S.F.	342 S.F.	13 S.F. OVER
LOT COVERAGE	ALLOWED: 40%	PROPOSED	
	5480X0.4=2192 S.F.	HOUSE & GARAGE	1781 S.F.
		COVERED OUTDOOR SPACE	342 S.F.
		TOTAL	2123 S.F.

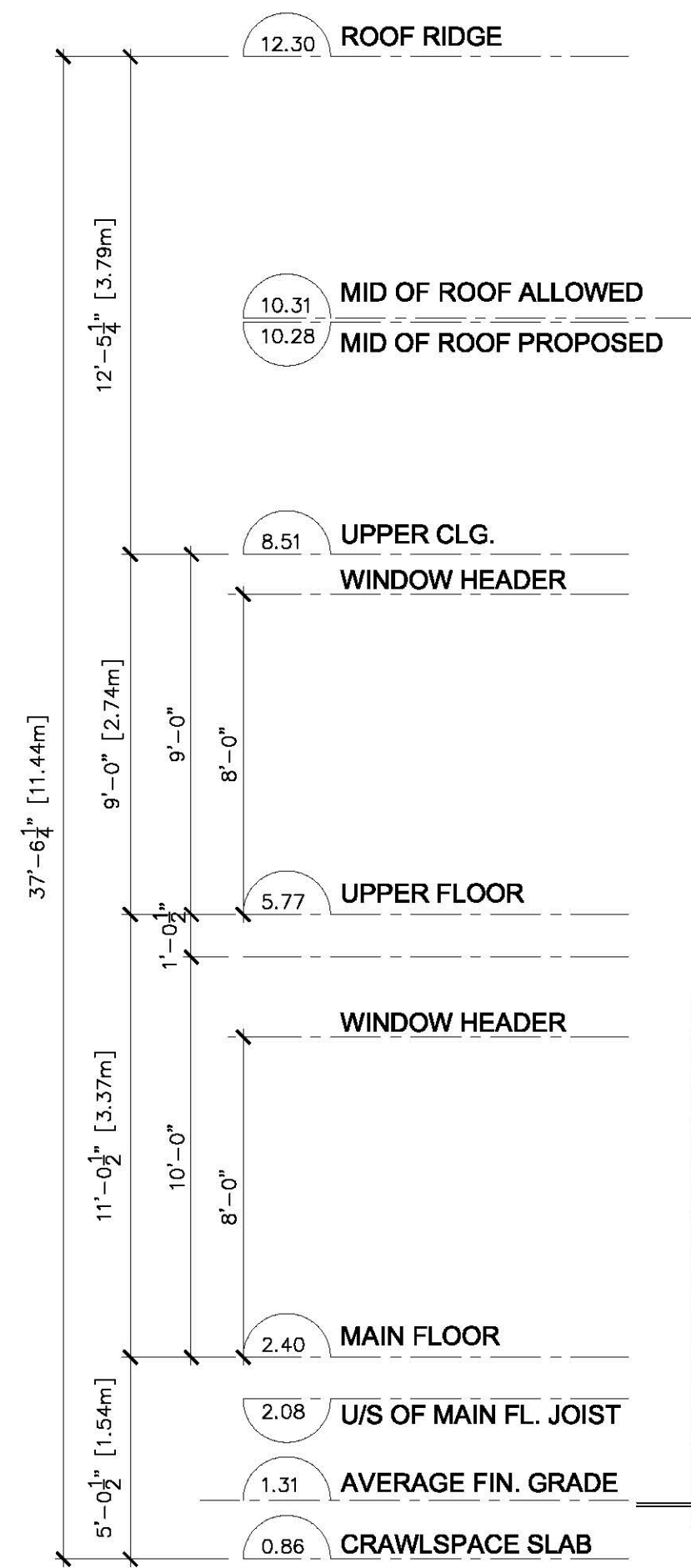


WEST ELEVATION
1/4"=1'-0"

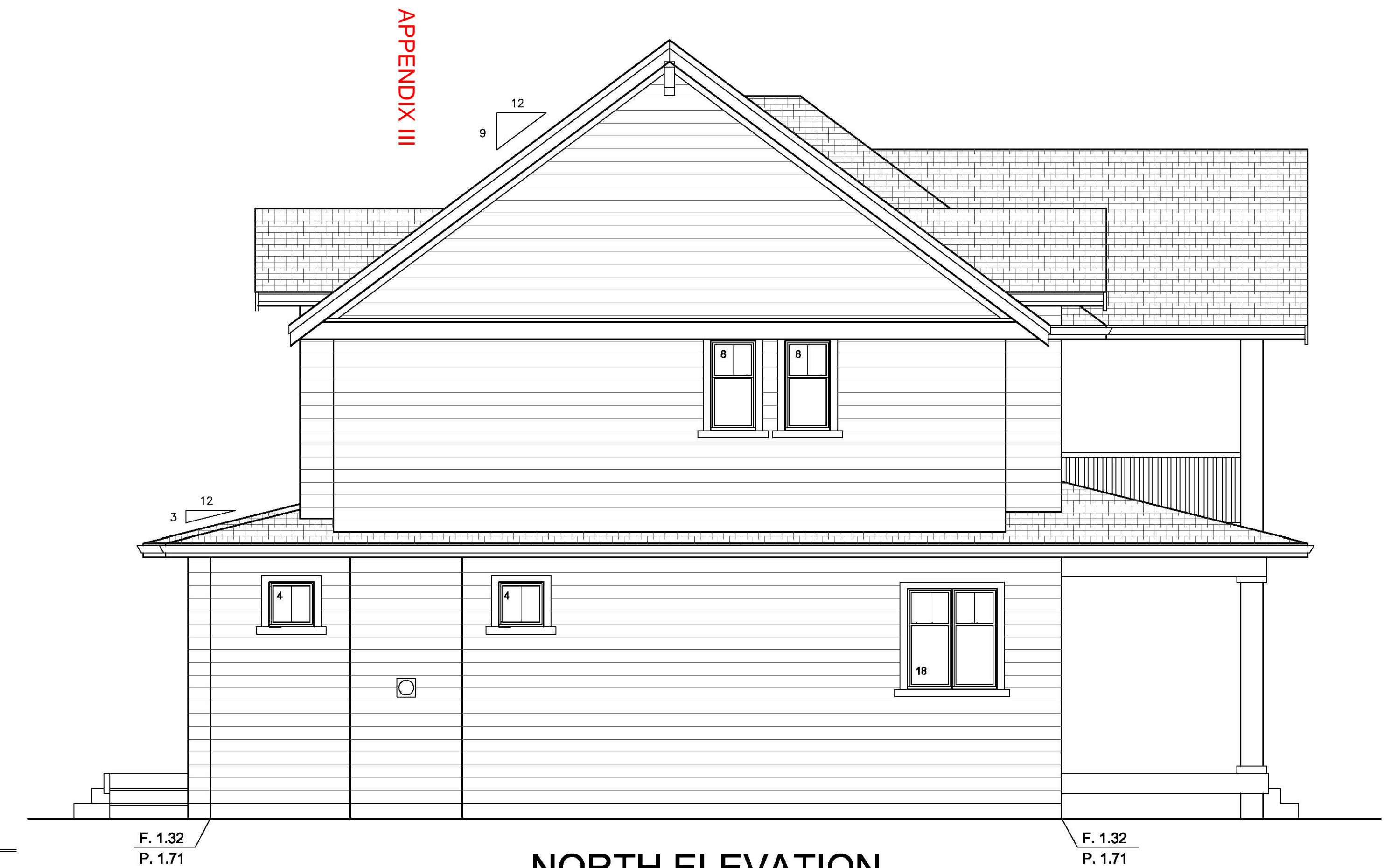


SOUTH ELEVATION
1/4"=1'-0"

SPATIAL SEPARATION
LIMITING DISTANCE: 1.8m
WALL AREA: 807 SQ.FT.
OPENINGS ALLOWED: 8.6% = 69.4 S.F.
PROPOSED 40 SQ. FT.



EAST ELEVATION
1/4"=1'-0"



NORTH ELEVATION
1/4"=1'-0"

SPATIAL SEPARATION
LIMITING DISTANCE: 1.8m
WALL AREA: 807 SQ.FT.
OPENINGS ALLOWED: 8.6% = 69.4 S.F.
PROPOSED 32 SQ. FT.

APPENDIX III

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0161-00

Issued To: Thomas S Hardy
Kimberly D Hardy

("the Owner")

Address of Owner: 13675 COLDICUTT AVE
WHITE ROCK BC V4B 3B1

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: 012-721-221
Lot 12 Block 10 District Lot 52 Group 2 New Westminster District Plan 2482
2830 Gordon Ave

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum "Front Yard setback for an *Accessory Building and Structure Greater Than 10 square metres [105 sq.ft.] in size*" is varied from 18.0 metres (60 ft.) to 1.8 metres (6 ft.) for a detached garage only.
4. 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.
5. 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.

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

8. 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