

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0297-00

Planning Report Date: March 9, 2020

PROPOSAL:

- **Development Variance Permit**

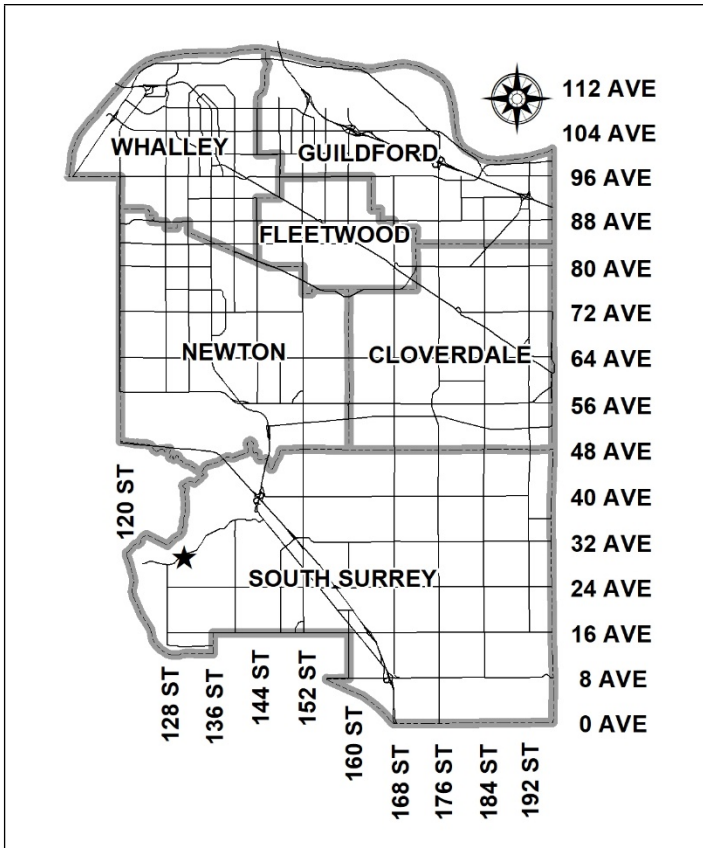
to reduce the minimum side yard setbacks to permit a single family dwelling.

LOCATION: 13118 - Crescent Road

ZONING: RA

OCP DESIGNATION: Suburban Density Exception Area

LAP DESIGNATION: One Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to reduce the minimum required side yard setbacks of the "One-Acre Residential (RA) Zone."

RATIONALE OF RECOMMENDATION

- Due to the narrow lot width of the subject property, siting a single-family dwelling with a functional house design that would comply with the required side yard setbacks is limited.
- There are several properties in this block of Crescent Road that are occupied by houses having reduced side yard setbacks due to their narrow widths. Council recently approved a variance on November 18, 2019 to the minimum side yard setback for the property at 13076 Crescent Road (7919-0162-00).
- The applicant has provided signed letters of support from the bordering property owners to the west and east, located at 13126 – Crescent Road and 13110 – Crescent Road.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0297-00 (Appendix I), to reduce the minimum side yard setbacks of the One-Acre Residential (RA) Zone from 4.5 metres to 3.8 metres for the west side, and from 4.5 metres to 1.8 metres for the east side, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single Family Residential	One Acre	RA
North (Across Crescent Road):	Single Family Residential	OCP: Suburban Density Exception	RA/RA-G
East:	Single Family Residential	One Acre	RA
South:	Single Family Residential	One Acre	RA
West:	Single Family Residential	One Acre	RA

Context & Background

- The subject property, located at 13118 – Crescent Road, is designated "Suburban (Density Exception Area)" in the Official Community Plan, "One Acre" in the Central Semiahmoo Peninsula Local Area Plan, and is zoned "One-Acre Residential Zone (RA)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit to reduce the minimum west side yard setback for a principal building from 4.5 metres to 3.8 metres and the minimum east side yard setback from 4.5 metres to 1.8 metres, to allow a proposed single family dwelling (Appendix I).
- The property located two lots to the west at 13076 – Crescent Road was recently granted a Development Variance Permit on November 18, 2019 to vary the east side yard setback from 4.5 metres to 1.2 metres under Development Application No. 7919-0162-00.
- Three properties to the north of the subject site across Crescent Road were granted a Development Variance Permit to vary the side yard setbacks under Development Application No. 7998-0172-00. The properties are located at 13101, 13107, 13115 Crescent Road. The side yard setbacks for two of the properties were reduced from 4.5 metres to 1.2 metres.

- Due to the narrow lot frontage for properties along this section of Crescent Road, a number of existing dwellings on the surrounding properties on the south side of Crescent Road have reduced building setbacks. The side yard setbacks of existing dwellings range from 1.2 metres to 5 metres. The proposed side yard setback variances for the subject property are consistent with the existing pattern in the surrounding area.
- Most of the proposed dwelling will abut the front yard space on the neighboring property to the west. The proposed variance is not expected to have a significant impact on this adjacent property as a majority of the proposed building footprint will be to the north of the existing house at 13110 – Crescent Road.
- The existing single family dwelling on the neighbouring property to the east at 13126 - Crescent Road will be an approximate distance of 6.0 metres from the proposed building envelope on the subject site. Due to the narrow lot widths along this section of Crescent Road there are several existing single family dwellings that have approximately 6.0 metres in spatial separation distance between neighbouring homes.
- Letters of support have been received from the neighboring property owners to the west at 13110 – Crescent Road and to the east at 13126 – Crescent Road.

Referrals

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

Parks, Recreation & Culture: No referral required.

Surrey Fire Department: No referral required.

POLICY & BYLAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject property is designated Suburban (Density Exception Area) in the Official Community Plan (OCP). The proposal complies with the OCP.

Secondary Plans

Land Use Designation

- The subject property is designated One Acre in the Semiahmoo Central Peninsula Local Area Plan. The proposal complies with the LAP.

Zoning Bylaw

- The applicant is proposing the following variance:
 - to reduce the minimum side yard setback (west) of the RA zone from 4.5 metres to 3.8 metres and the minimum side yard setback (east) from 4.5 metres to 1.8 metres.
- The reduction to the side yard setbacks will allow the applicant to design a more functional floor plan while achieving a similar house size to the existing dwelling on the neighboring property to the west at 13110 – Crescent Road.
- Staff support the requested variance to proceed for Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7919-0297-00

approved by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

WS/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0297-00

Issued To:

(the "Owner")

Address of Owner:

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: 003-707-946
Lot 3 Section 20 Township 1 New Westminster District Plan 12187

13118 - Crescent Road

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 12, Section F. Yards and Setbacks of One-Acre Residential Zone (RA), the minimum Side Yard Setback (West) for the principal building is reduced from 4.5 metres to 3.8 metres; and
 - (b) In Part 12, Section F. Yards and Setbacks of One-Acre Residential Zone (RA), the minimum Side Yard Setback (East) for the principal building is reduced from 4.5 metres to 1.8 metres.
4. This development variance permit applies to only the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or

replacement of, any of the existing buildings shown on attached 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.
6. 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

Crescent Residence

Residential Home Plans For:
13118 Crescent Road
Surrey, BC

Zoning

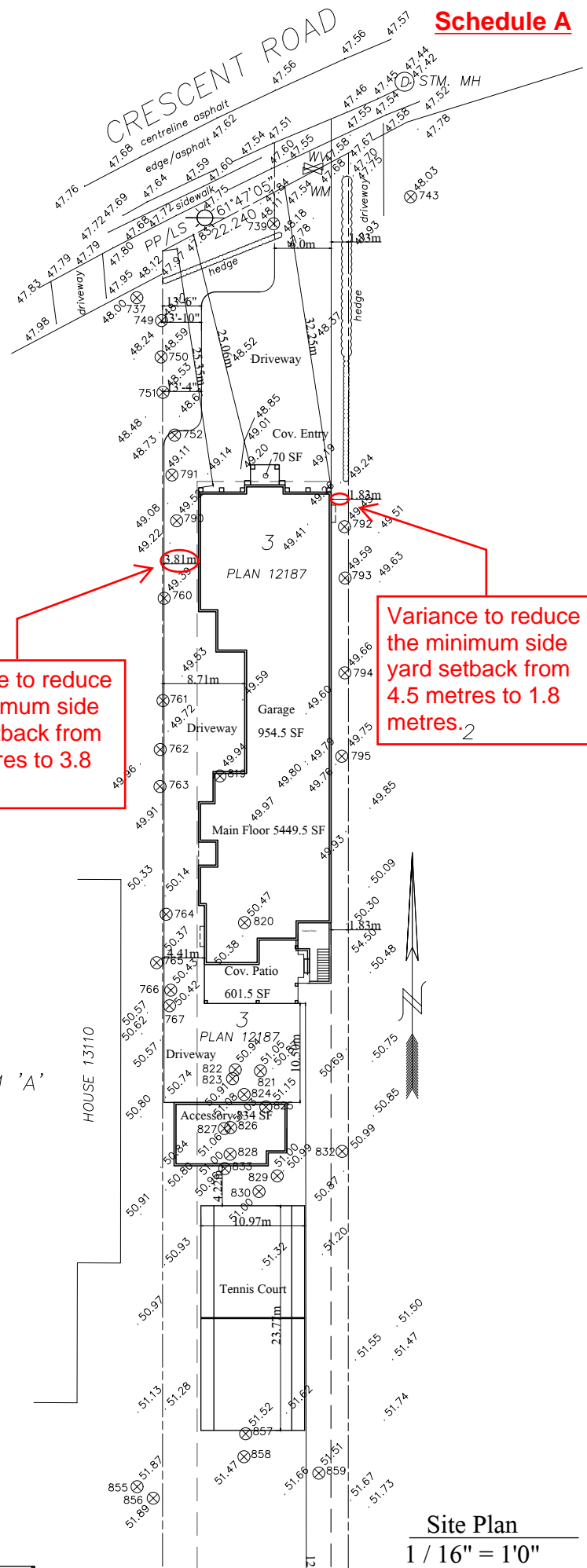
Address	13118 Crescent Surrey, BC
Lot#	Lot 3
Legal Description	Lot 3, Sec 20, TWN 1 NWD Plan 12187
Lot Size	4041m ² (43501 sf)
Lot Coverage	Allowable 20% =8700 sf Proposed =7909.5 sf
Building Size	Max. Allowable = N/A Proposed = TBD sf
	Main Floor 5449.5 sf Upper Floor TBD sf Garage 954.5 sf Open Area TBD sf Covered Entry 70 sf Covered Patio Main 601.5 sf Covered Deck Upper TBD sf Accessory 834 sf
80 / 20	N/A
Zone	RA
Heating	Radiant In Floor plus AC

Drawing List

Page No.	Drawing
A1-0	Site Plan & Zoning Info
A2-0	Full Site Plan NTS
A3-0	Basement Floor Plan
A4-0	Main Floor Plan
A5-0	Upper Floor Plan
A6-0	Front & Left Elevation
A7-0	Rear & Right Elevation
A8-0	Cross Section & Energy Eff. Calculations
A9-0	Accessory Building
A - 0	Details

Variance to reduce the minimum side yard setback from 4.5 metres to 3.8 metres.

Variance to reduce the minimum side yard setback from 4.5 metres to 1.8 metres.



REM 'A'

Site Plan
1 / 16" = 1'0"