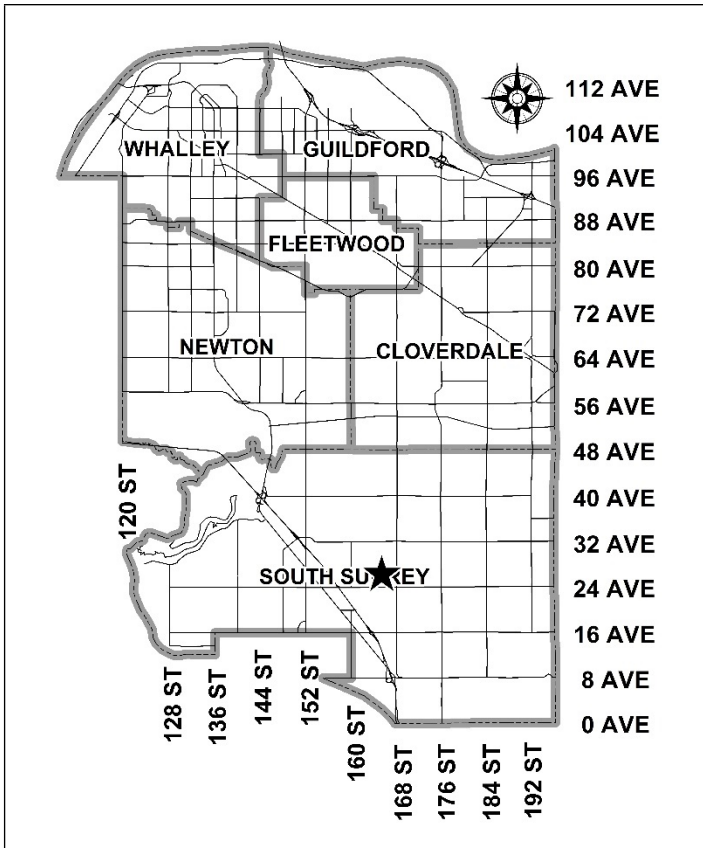


City of Surrey  
**ADDITION PLANNING COMMENTS**

Application No.: 7919-0365-00

Planning Report Date: May 4, 2020



**PROPOSAL:**

- **Development Variance Permit**

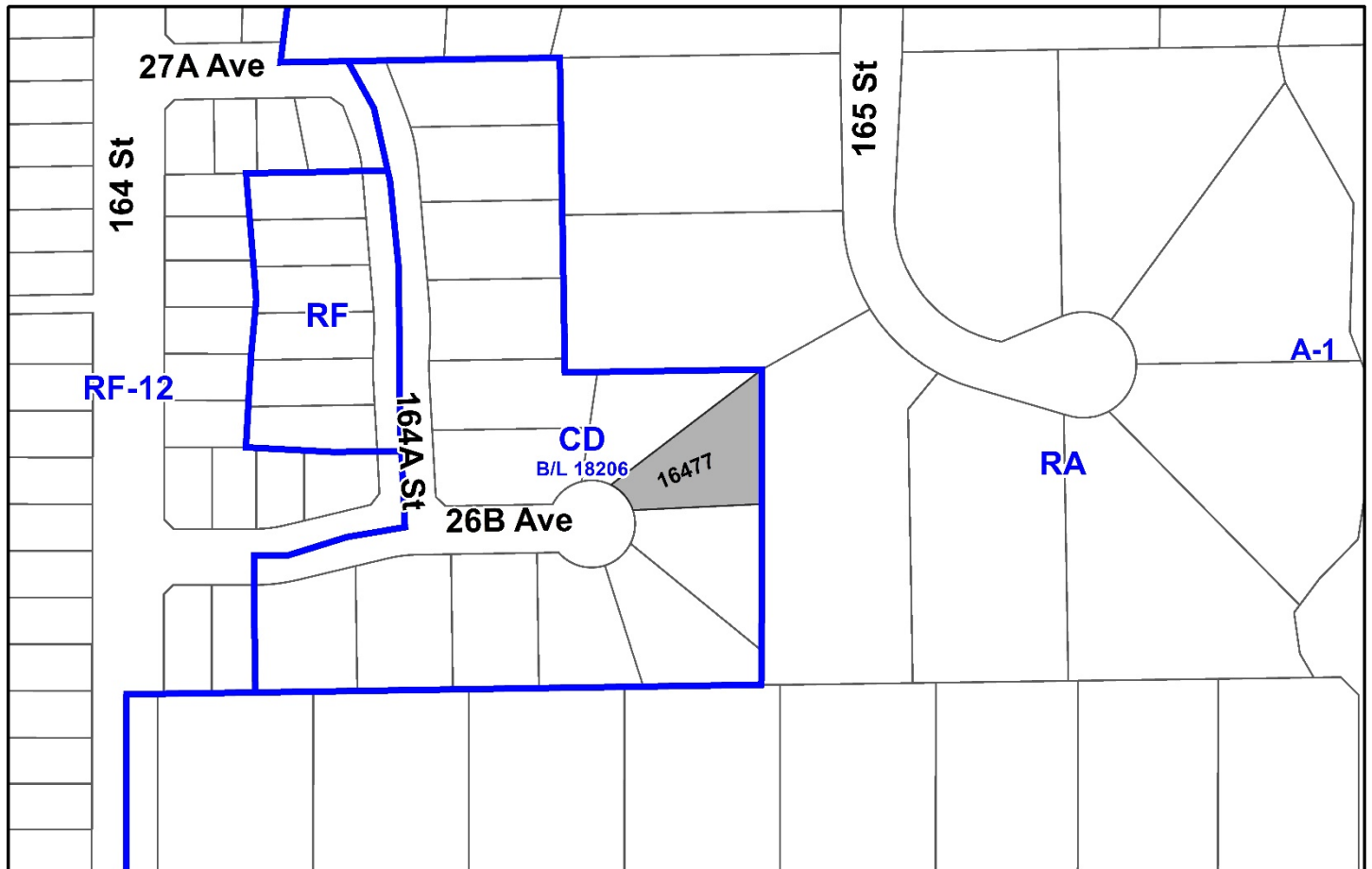
to reduce the minimum rear yard setback requirement to permit an accessory pool shed.

**LOCATION:** 16477 - 26B Avenue

**ZONING:** CD (By-law No. 18206)

**OCP DESIGNATION:** Urban

**GLUP DESIGNATION:** Transitional Density (2-4 u.p.a.)



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is seeking to reduce the minimum rear setback in order to permit construction of an accessory pool shed in the rear yard.

**RATIONALE OF RECOMMENDATION**

- The proposed accessory pool shed will be partially screened from the property to the east by a 2.5 metre wide landscape buffer which was required as a condition of development approval through application 7913-0226-00.
- The proposed accessory pool shed is setback 3.7 metres from the neighbouring property to the south, exceeding the 1.0 metre minimum side yard setback for an accessory building under CD By-law No. 18206.
- Development Variance Permit No. 7918-0415-00 was issued on January 14, 2019 for the subject property which reduced the rear yard setback for an accessory structure from 12.5 metres to 3.0 metres to permit an in-ground pool. An accessory pool house was not proposed at the time under Development Application No. 7918-0415-00. The rear yard setback proposed for the accessory pool shed is consistent with the previously issued DVP.

## RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0365-00 (Appendix I), to reduce the minimum rear yard setback of an accessory structure under the CD Zone (By-law No. 18206) from 12.5 metres to 4.0 metres, to proceed to Public Notification.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	GLUP Designation	Existing Zone
Subject Site	Single Family Residential	Transitional Density (2-4 u.p.a.)	CD (By-law No. 18206)
North:	Single Family Residential	Transitional Density (2-4 u.p.a.)	RA & CD (By-law No. 18206)
East:	Single Family Residential	Rural	RA
South:	Single Family Residential	Transitional Density (2-4 u.p.a.)	CD (By-law No. 18206)
West:	Single Family Residential	Transitional Density (2-4 u.p.a.)	CD (By-law No. 18206)

### Context & Background

- The subject property, located at 16477 - 26B Avenue, is designated "Urban" in the Official Community Plan, "Transitional Density (2-4 u.p.a)" in the Grandview Heights General Land Use Plan and zoned "Comprehensive Development Zone (CD)" (By-law No. 18206).
- The lot was created under Development Application No. 7913-0226-00. To help with the transition between the lots developed under 7913-0226-00 and the existing suburban estate lots to the south and east, large-sized urban lots including the subject lot, were placed along the south and east perimeter of this development site. Furthermore, in order to allow for a larger separation between the adjacent estate homes and proposed homes, the rear setback was increased from 7.5 metres to a minimum of 12.5 metres under the CD Zone. The increased setback is applicable to both the Principal Buildings and Accessory Buildings and Structures that are greater than 10 square meters in size.
- A Development Variance Permit was issued for the subject property under Development Application No. 7918-0415-00 on January 14, 2019. The proposal was to reduce the rear yard setback from 12.5 metres to 3.0 metres to permit the construction of an in-ground pool. An accessory pool shed was not proposed at that time under Development Application No. 7918-0415-00.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing a Development Variance Permit to reduce the rear yard setback for a proposed 16.7 square metre accessory pool shed from 12.5 metres to 4.0 metres.
- The existing 2.5 metre landscape buffer along the east property line is to remain on title. The rear yard is well screened by the 2.5 metre landscape buffer containing a row of Western Red Cedar trees along the east property line, offering privacy from the property to the east at 2737 – 165 Street.

### Referrals

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

Parks, Recreation & Culture: No referral required.

Surrey Fire Department: No referral required.

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The subject property is designated "Urban" in the Official Community Plan (OCP). The proposal complies with the associated designation in the OCP.

### Secondary Plans

#### Land Use Designation

- The subject property is designated "Transitional Density (2-4 u.p.a)" in the Grandview Heights Land Use Plan (GLUP). The proposal complies with the associated designation in the GLUP.

### CD Zone (By-law No. 18206)

- The applicant is proposing the following variance:
  - to reduce the minimum rear yard setback of an accessory structure from 12.5 metres to 4.0 metres.
- Accessory buildings or structures greater than 10 square metres require a rear yard setback of 12.5 metres under CD By-law No. 18206. The proposed 16.7 square metre accessory pool shed does not comply with the required rear yard setback in the CD Zone.

- The proposed height of the accessory pool shed is 3.56 metres. The maximum height allowable under CD By-law No. 18206 for an accessory building where the roof slope and construction materials are the same as that of the principal building is 5.0 metres. The accessory building complies with the maximum height specified in the CD bylaw.
- The proposed accessory pool shed will be well screened behind the row of existing cedar trees along the rear property line. The cedar hedge is estimated to be 4.5 metres in height, which should screen the 3.56 metre height of the proposed accessory pool shed.
- The minimum side yard setback for an accessory building greater than 10 square metres in size under CD By-law No. 18206 is 1.0 metres. The proposed accessory pool shed is setback 3.7 metres from the neighbour's property to the south at 16488 – 26B Avenue.
- The proposed accessory pool shed requires a variance to allow the 4.5 metre rear yard setback proposed from the east property line. CD By-law No. 18206 stipulates a minimum rear yard setback for accessory structures over 10 square metres in size of 12.5 metres. The 4.5 metre setback proposed for the accessory pool shed is consistent with the previous Development Variance Permit issued for the in-ground pool under Development Application 7918-0415-00.
- Staff support this application to proceed to Public Notification.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7919-0365-00  
Appendix II. Accessory Building Elevation Drawings

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

WS/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0365-00

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: 029-513-430  
Lot 9 Section 24 Township 1 New Westminster District Plan EPP44834  
16477 - 26B Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section F of Setbacks of "Comprehensive Development Zone (CD)" (By-law No. 18206) the minimum rear yard setback for accessory buildings and structures greater than 10 square metres is reduced from 12.5 metres to 4.0 metres to permit an accessory pool shed.

4. This development variance permit applies to only the 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. 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 .

---

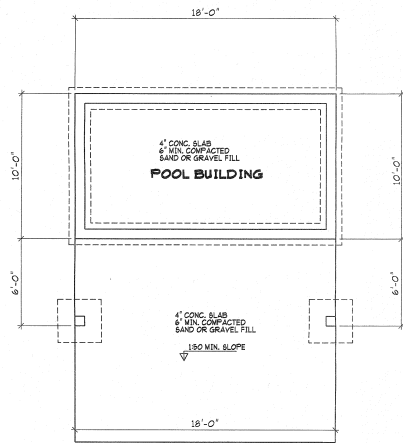
Mayor – Doug McCallum

---

City Clerk – Jennifer Ficocelli

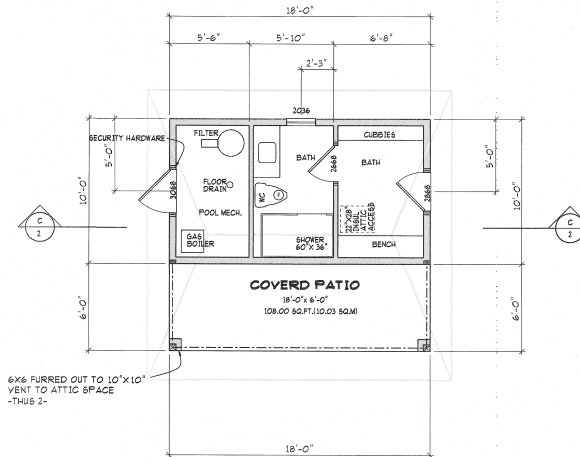






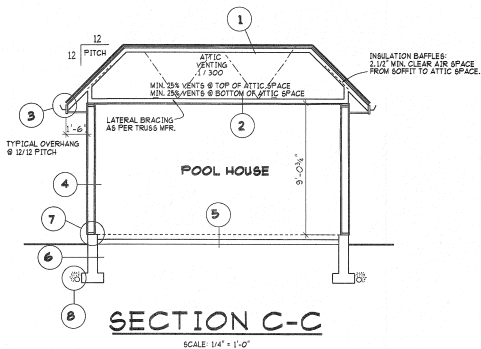
**FOUNDATION PLAN**

SCALE 1/4" = 1'-0"



**GROUND FLOOR PLAN**

SCALE 1/4" = 1'-0"



**SECTION C-C**

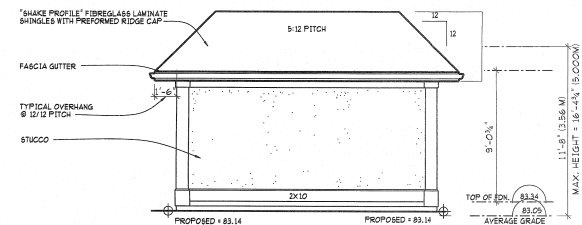
SCALE 1/4" = 1'-0"

**SPECIFICATIONS:**

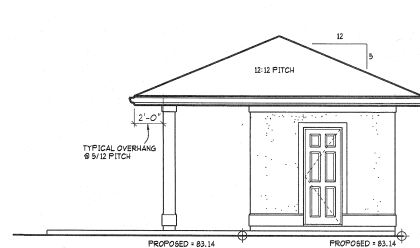
- 1 ROOF (TRUSSES):  
SHAKE PROFILE FIBREGLASS LAMINATE SHINGLES WITH PREFORMED RIDGE CAP FELT UNDERLAY  
1/2" PLYWOOD SHEATHING  
ROOF TRUSSES @ 24" O.C.
- 2 CEILING:  
MIN R-40 BATT OR LOOSE-FILL INSULATION (OPTIONAL)  
MIN 6 MIL POLY V.B.  
5/8" GYPSUM BOARD
- 3 FASCIA/SOFFIT:  
4" x 5" ALUM GUTTER (OR AS NOTED)  
2X4 FASCIA BOARD  
VENTED ALUM OR VINYL SOFFIT  
(NOTE: PROVIDE INSULATION Baffles BETWEEN EACH TRUSS W/ MIN 2" CLEAR AIRSPACE)
- 4 EXTERIOR WALL:  
FINISH MATERIAL - SEE ELEVATION  
STRAKING FOR RAINSCREEN AS PER BC0C 2018  
BUILDING PAPER  
1/2" PLYWOOD OR 7/16" OSB SHEATHING  
R-20 BATT INSULATION (OPTIONAL)  
2X4 STUDS @ 16" O.C. (2X6 WHERE NOTED)  
MIN 6 MIL POLY V.B.  
1/2" GYPSUM BOARD
- 5 FLOOR:  
4" CONC SLAB (MIN 4" BELOW TOP OF FDN WALL)  
6" MIN COMPACT SAND OR GRAVEL FILL
- 6 EXTERIOR FOUNDATION WALL:  
APPROVED WATERPROOF MEMBRANE - APPLY TO EXTERIOR PERIMETER UP TO GRADE  
8" CONCRETE FOUNDATION WALL (OR AS NOTED)  
18" x 6" CONCRETE FOOTING
- 7 PLATE TO FOUNDATION CONNECTION:  
2X6 SILL PLATE  
6 MIL POLY OR 45# FELT DAMP-PROOFING  
1/2" DIA ANCHOR BOLTS @ 4'-0" O.C. MAX
- 8 DRAINAGE:  
4" DRAIN TILE



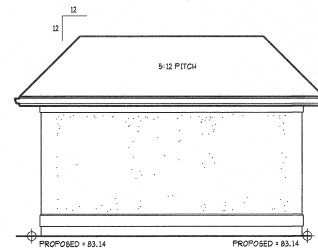
*Tynan Consulting Ltd.*  
 THESE PLANS CONFORM WITH THE REGISTERED BUILDING OFFICER  
 Signature: *[Signature]*  
 Initials: *[Initials]*  
 Date: *[Date]*  
 Company: Tynan Consulting Ltd.  
 Address: 19859 108th Avenue  
 City: Surrey B.C. V3T 2K4  
 Phone: (604) 581-5722  
 Fax: (604) 581-4822



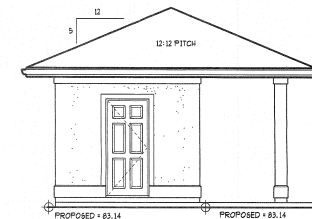
**FRONT ELEVATION**



**RIGHT ELEVATION**



**REAR ELEVATION**



**LEFT ELEVATION**

16477-26B AVE.

<b>BUILDING CODE:</b> THESE PLANS CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION. (OCCUPANCY GROUP C)			
MULLER			
DATE	BY	DRAWN	BY
		DRY	HD422
		CHECKED	MS HD404
SCALE: 1/4" = 1'-0"			
U-1733-4			
(LOT 4) MORGAN CREST			
SHEET 2 OF 2			