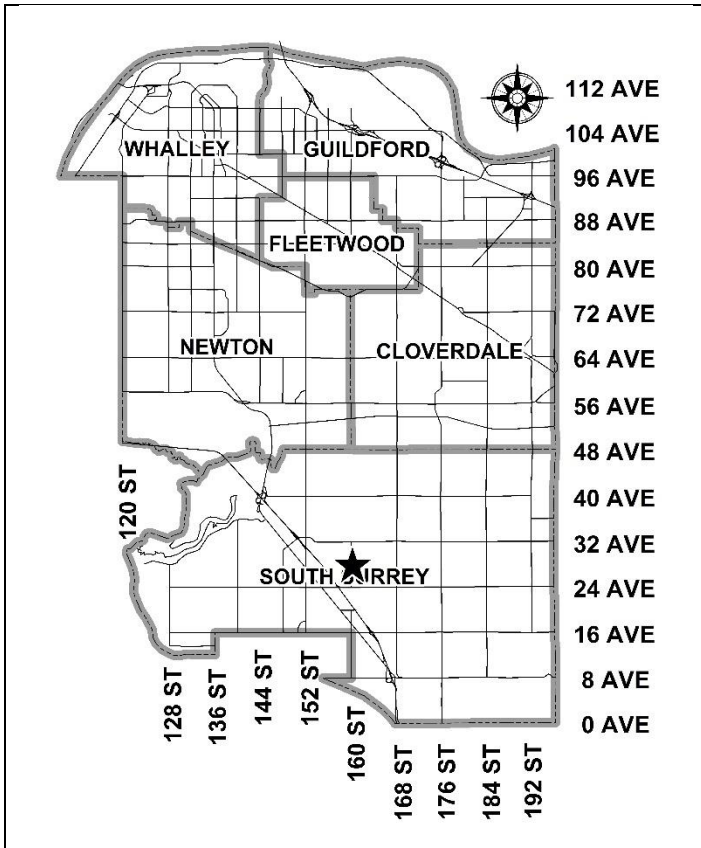


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0039-00

Planning Report Date: May 4, 2020



PROPOSAL:

- **Development Variance Permit**

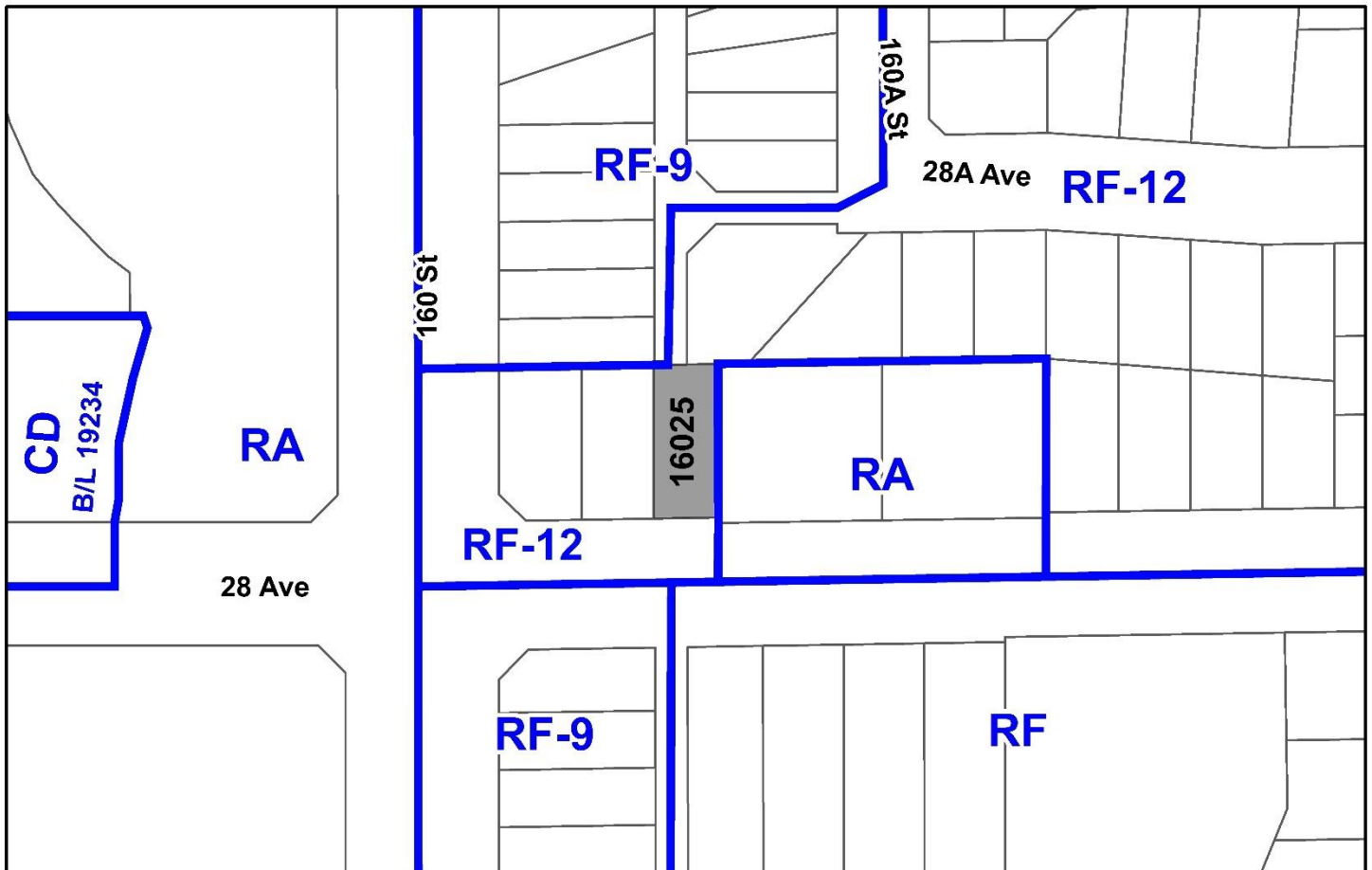
to reduce the minimum rear yard setback to allow for the construction of an attached deck.

LOCATION: 16025 - 28 Avenue

ZONING: RF-12

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Detached (4-6 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 a variance to reduce the rear yard setback to facilitate the construction of an attached rear deck on a new single-family dwelling.

RATIONALE OF RECOMMENDATION

- The applicant is proposing to reduce the rear yard setback on a Single Family Residential (RF-12) Zone Type I Interior Lot from 6.0 metres to 4.5 metres to facilitate the construction of an attached rear deck.
- The rear yard is encumbered by a large tree protection zone on the eastern portion of the rear yard, which significantly limits the usable area in the rear yard that would be suitable for an attached deck.
- The proposed variance applies to the attached rear deck only. The rest of the single-family dwelling complies to the setbacks in the RF-12 Zone.
- The requested variance would allow for an attached deck that is consistent with the locations of existing attached decks on properties to the east and west of the subject site.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0039-00 (Appendix I) to reduce the minimum rear yard setback of a principal building in the "Single Family Residential (12) Zone (RF-12)" from 6.0 metres to 4.5 metres in order to construct an attached rear deck, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Dwelling Under Construction	Single Detached (4-6 u.p.a.)	RF-12
North:	Single Family Dwellings	Single Detached (4-6 u.p.a.)	RF-9 & RF-12
East:	Single Family Dwellings	Single Detached (4-6 u.p.a.)	RA
South (Across 28 Avenue):	Single Family Dwellings	6-10 u.p.a Low Density (Morgan Heights NCP)	RF-9 & RF
West:	Single Family Dwellings	Single Detached (4-6 u.p.a.)	RF-12

Context & Background

- The subject property, located at 16025 – 28 Avenue, is designated "Urban" in the Official Community Plan, "Single Detached (4-6 u.p.a.)" in the North Grandview Heights Neighbourhood Concept Plan (NCP), and zoned "Single Family Residential (12) Zone (RF-12)".
- The subject site was created under Development Application No. 7915-0157-00, which proposed to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and to subdivide the site from one to three single family lots. The project was given Final Adoption by Council on February 6, 2017.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to reduce the rear yard setback on a RF-12 Type I Interior Lot from 6.0 metres to 4.5 metres to facilitate the construction of an attached rear deck.
- The rear yard is encumbered by a large tree protection zone on the eastern portion of the rear yard, which significantly limits the usable area in the rear yard that would be suitable for an attached deck.
- The proposed variance applies to the attached rear deck only. The rest of the single-family dwelling complies to the setbacks in the RF-12 Zone.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7920-0039-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

DZ/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0039-00

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: 030-134-714

Lot 3 Section 24 Township 1 New Westminster District Plan EPP61954

16025 - 28 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 17A Single Family Residential (12) Zone (RF-12), the minimum Rear Yard Setback for a Principal Building on a Type I RF-12 lot is reduced from 6.0 metres to 4.5 metres in order to construct an attached rear deck.
4. This development variance permit applies to only the 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. 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 .

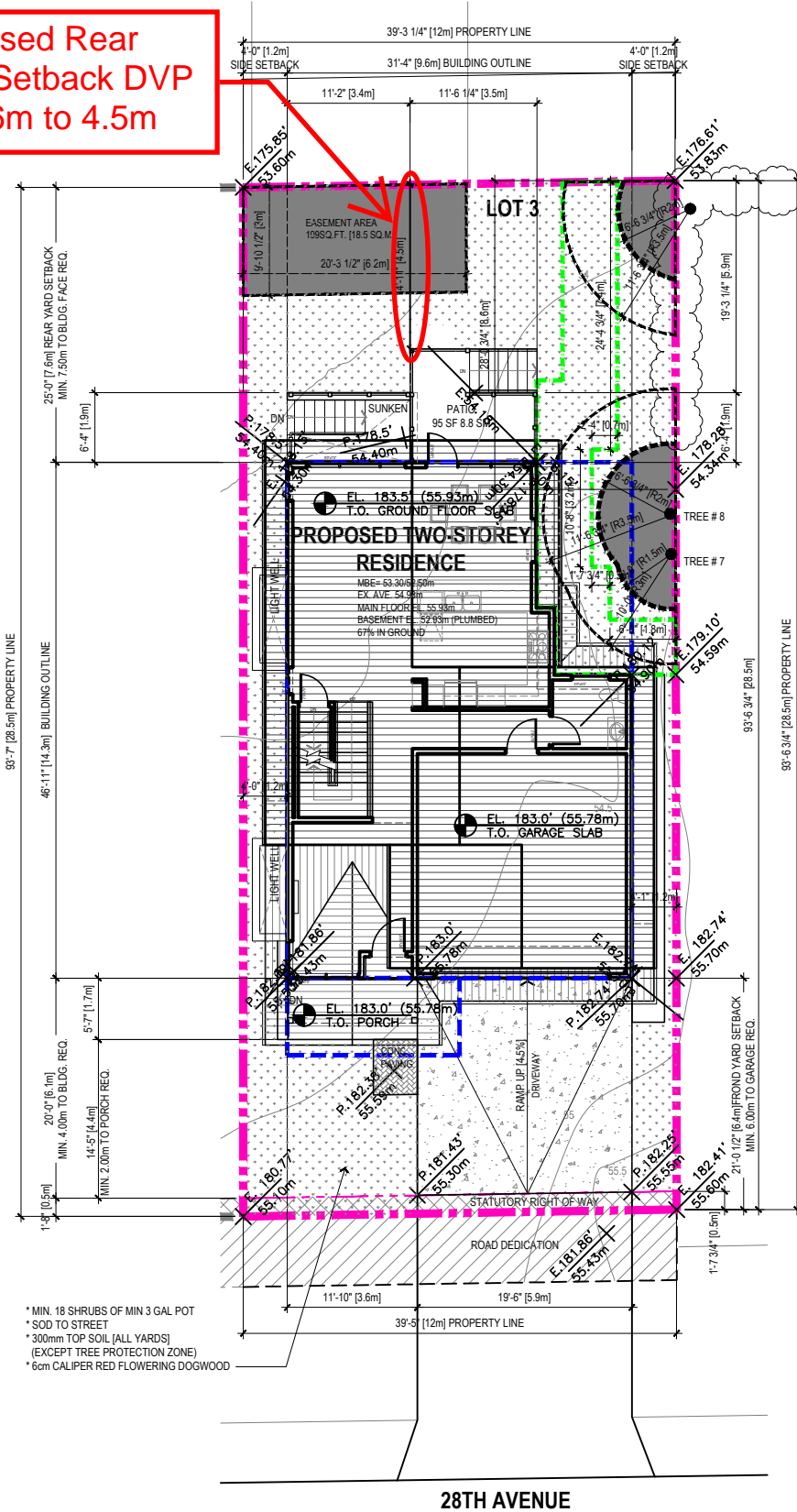
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

LEGAL DESCRIPTION

LEGAL DESCRIPTION	LOT 1, SECTION 24, TOWNSHIP 1, NEW WESTMINSTER DISTRICT PLAN 21277
CIVIC ADDRESS	16025 28TH AVENUE, SURREY, BC

Proposed Rear Yard Setback DVP from 6m to 4.5m



- * MIN. 18 SHRUBS OF MIN 3 GAL POT
- * SOD TO STREET
- * 300mm TOP SOIL [ALL YARDS] (EXCEPT TREE PROTECTION ZONE)
- * 6cm CALIPER RED FLOWERING DOGWOOD

TRUE NORTH PROJECT NORTH
 1 SITE PLAN - LOT 3
 SCALE: 1/16" = 1'-0"



PROJECT: SINGLE FAMILY HOME	DATE: APR.24.20	PROJECT NO. 16-930	REVISION
SHEET TITLE: SITE PLAN - LOT 3	SCALE: 1/16" = 1'-0"	DRAWING NO. A1.1a	
DRAWN: ZG/VC	DWG. REF:		