

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0245-00

Planning Report Date: December 7, 2020

PROPOSAL:

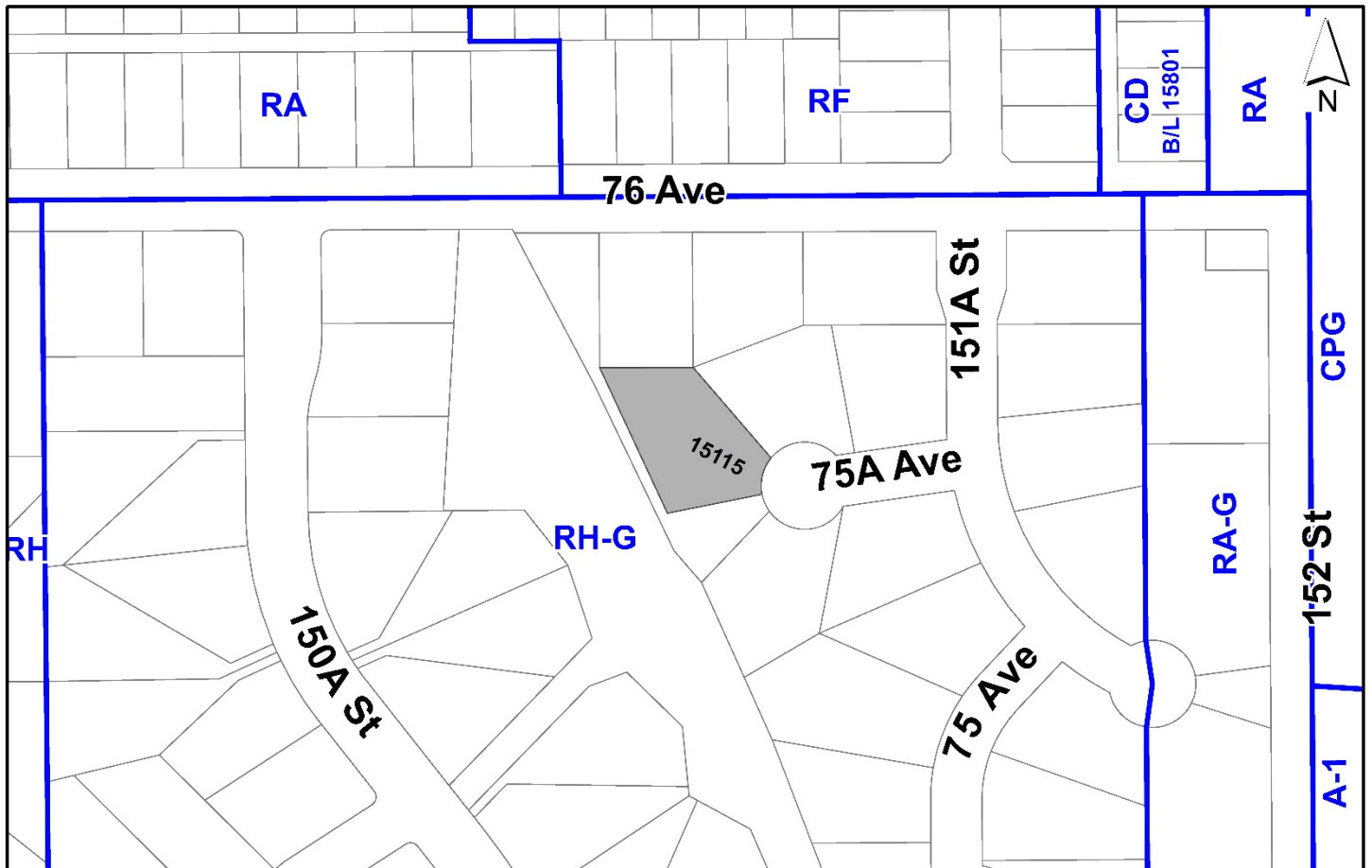
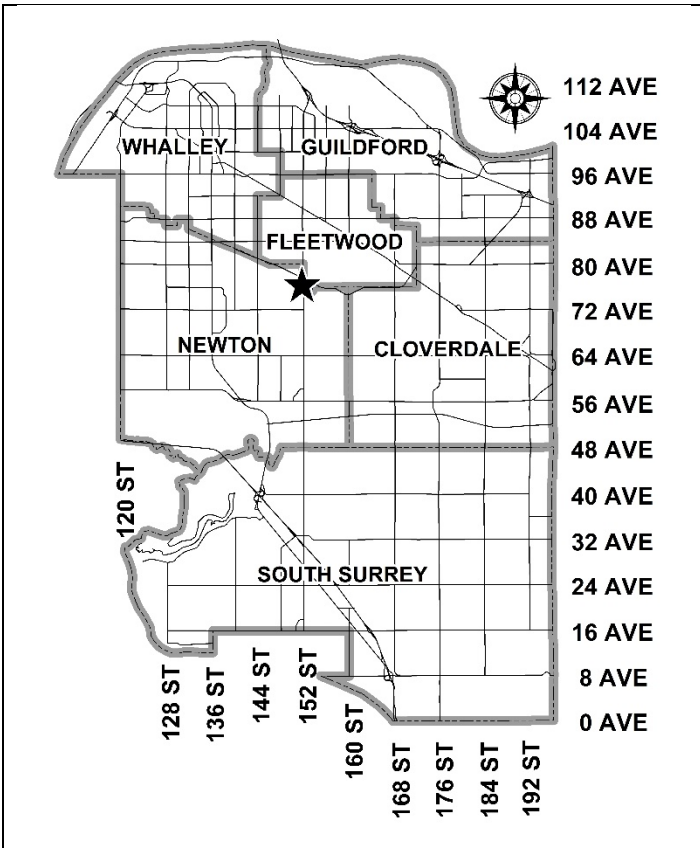
- **Development Variance Permit**

to reduce the rear yard setback to allow an addition to an existing single-family dwelling.

LOCATION: 15115 - 75A Avenue

ZONING: RH-G

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a Development Variance Permit to reduce the minimum rear yard setback requirements of the "Half-Acre Residential Gross Density Zone (RH-G)".

RATIONALE OF RECOMMENDATION

- The proposed variance will accommodate retention of a mature tree in the front of the property, while allowing the applicant to construct an addition on the west side of the existing dwelling on the property.
- The proposed addition meets all other building requirements of the RH-G Zone, including for the maximum lot coverage and floor area ratio.
- The proposed setbacks will have minimal visual impact on neighbouring properties as the proposal is located adjacent park space while still allowing for a functional rear yard for the property owners.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0245-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard principal building setback of the RH-G Zone from 7.5 metres to 3.05 metres for the west property line.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Suburban	RH-G
North & East:	Single Family Residential	Suburban	RH-G
South & West:	City Park	Suburban	RH-G

Context & Background

- The subject property is located at 15115 – 75A Avenue in Newton, is designated ‘Suburban’ in the Official Community Plan (OCP) and is zoned “Half-Acre Residential Gross Density Zone (RH-G)’. The property abuts single family residential to the North and East, and a City owned park to the South and West.
- The subject property is approximately 1,566 square metres in size but is an irregularly shaped lot with varying depth. According to the definition of ‘rear lot line’ in the Zoning By-law No. 12000, both the west and north property lines are considered to be rear lot lines, and therefore require a 7.5 metre setback under the RH-G Zone to the face of the principal building.
- A Statutory Building Scheme is registered on the title of the property to ensure that any development would be consistent with house designs in the surrounding neighbourhood. In keeping with the provisions in the Building Scheme for any changes, the applicant has provided a letter from the original developer, Adriana Pacific Development Corporation, granting approval for the extension to the existing single-family dwelling.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum rear yard setback requirements of the RH-G Zone for the west property line in order to permit an addition to the existing single-family dwelling.

Referrals

Engineering: The Engineering Department has no objection to the project

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

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Setback Variance

- The applicant is requesting the following variance:
 - (a) to reduce the minimum rear yard principal building setback of the RH-G Zone from 7.5 metres to 3.05 metres for the west property line.
- The proposed variance will accommodate retention of a mature tree in the front of the property, while allowing the applicant to construct an addition on the west side of the existing single-family dwelling.
- Staff support the proposed variance as it will allow for a functional building envelope while retaining the mature tree on the front of the lot.
- The subject property is an irregularly shaped lot with two rear property lines. The west property line is located 31 metres from the property's frontage, while the north property line is located 38.4 metres from the property's frontage. The proposed addition will extend the building envelope closer to the west rear property line, but not any closer to the north rear property line allowing for the property owners to maintain a functional rear yard.
- The proposed reduced setback will have minimal visual impact on neighbouring properties as the proposal is located adjacent park space.
- The proposed home addition meets all other building requirements under the RH-G Zone.
- Staff support the requested variances to proceed to public notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7920-0245-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

SR/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0245-00

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: 016-558-928
Lot 19 Section 22 Township 2 New Westminster District Plan 86962

15115 75A - Avenue

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 15 "Half-Acre Residential Gross Density Zone (RH-G)", the minimum rear yard principal building setback is reduced from 7.5 metres to 3.05 metres for the west property line.
4. This development variance permit applies to only the portion of 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.
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

