

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0134-00

Planning Report Date: June 27, 2022

PROPOSAL:

- **Development Variance Permit**

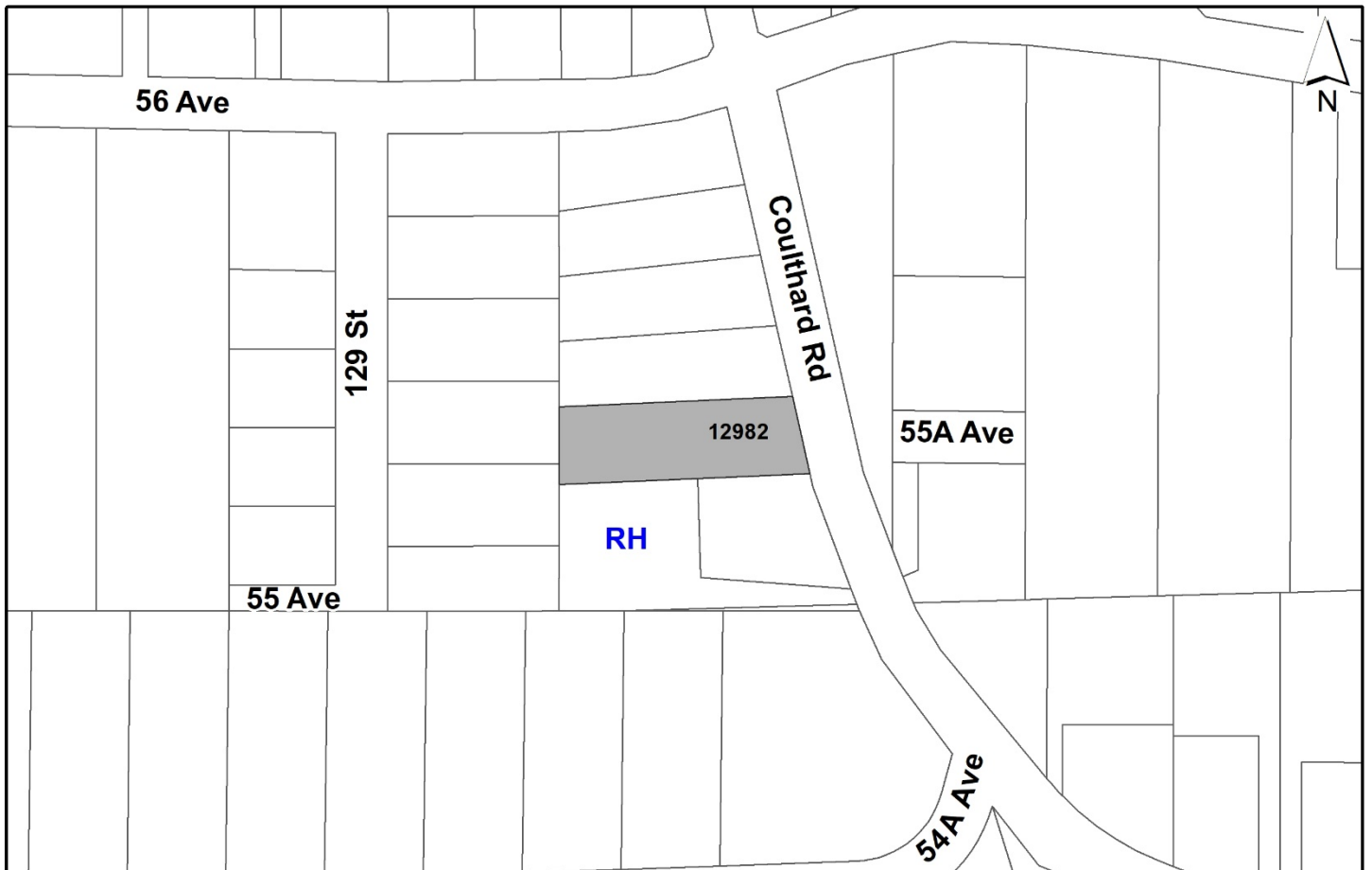
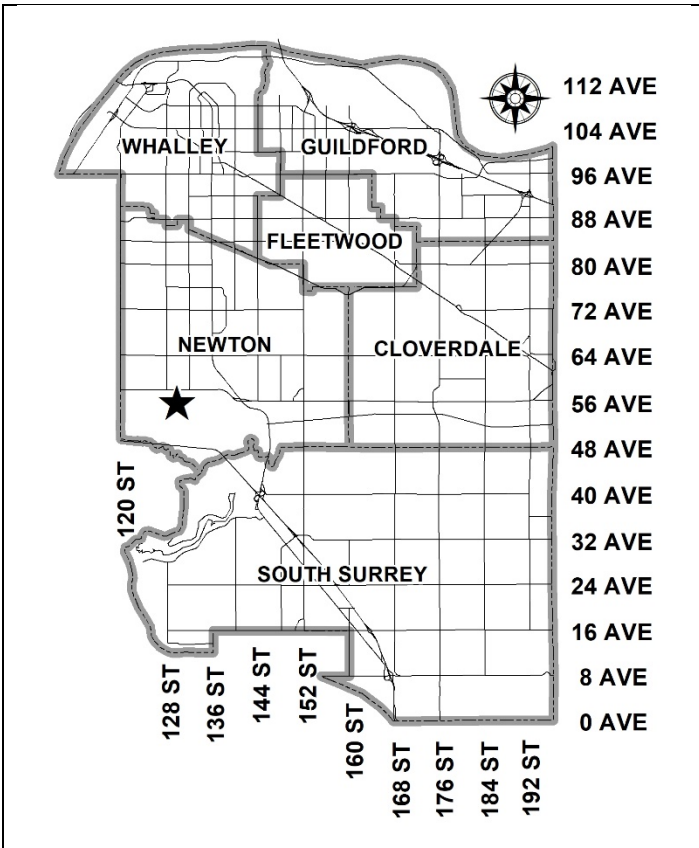
to increase the maximum size of a basement well in order to permit the construction of a new single family dwelling.

LOCATION: 12982 - Coulthard Road

ZONING: RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential ½ Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to increase the basement well size requirement of the "Half Acre Residential Zone (RH)".

RATIONALE OF RECOMMENDATION

- At the May 4th, 2020, Regular Council – Public Hearing meeting Council approved a regulatory text amendment to Zoning Bylaw No. 12000 which introduced basement well encroachments into several single family residential zones in order to provide consistency in the development regulations for single-family dwellings.
- The clause in Section J.2 of the "Single Family Residential Zone (RF)" was added to several zones, including the "Half-Acre Residential Zone (RH)", to restrict basement access and basement wells between the principal building and the rear lot line to a maximum of 28 square metres including the stairs.
- Staff worked with the applicant on reducing the scale of the variance being requested to construct a new single family dwelling with a basement well to be more proportional in size to the proposed new dwelling.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0134-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum area of a basement well (including stairs) from 28 square metres to 55 square metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	West Panorama Ridge LAP Designation	Existing Zone
Subject Site	Vacant	Suburban Residential (1/2 Acre)	RH
North, South, East (Across Coulthard Road), and West:	Single Family Residential	Suburban Residential (1/2 Acre)	RH

Context & Background

- The 2,801 square metres subject site is located on the west side of Coulthard Road south of 56 Avenue.
- The subject site is designated "Suburban" in the Official Community Plan (OCP), "Suburban Residential ½ Acre" in the West Panorama Ridge Local Area Plan (LAP) and is zoned "Half Acre Residential Zone (RH)".
- There is a Class B "yellow-coded" watercourse (Peacock Brook) located along the west (rear) side of the property.
- Staff are in the final stages of processing a staff-delegated Development Permit Application (7920-0059-00) for Sensitive Ecosystems (Streamside Protection) for construction of a new single family dwelling on the subject site. The Development Permit application is almost complete, pending registration of a combo Statutory-Right-of-Way/ Restrictive Covenant for protection of the riparian area on the property.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit to increase the maximum area of a basement well permitted from 28 square metres to 55 square metres in order to accommodate the construction of a new single family dwelling.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Basement Well Size Variance

- The applicant is requesting the following variance:
 - to increase the maximum area of a basement well (including stairs) permitted from 28 square metres to 55 square metres.
- At the May 4th, 2020, Regular Council – Public Hearing meeting Council approved a regulatory text amendment to Zoning Bylaw No. 12000 which introduced basement well encroachments into several single family residential zones in order to provide consistency in the development regulations for single-family dwellings.
- The clause in Section J.2 of the "Single Family Residential Zone (RF)" was added to several zones, including the "Half-Acre Residential Zone (RH)", to restrict basement access and basement wells between the principal building and the rear lot line to a maximum of 28 square metres including the stairs.
- While the maximum area permitted for a basement well of 28 square metres was taken directly from the RF Zone, the maximum permitted floor area ratio differs between the RF and RH zones. Under the RH Zone, the maximum house size permitted to be constructed on the subject site is approximately 700 square metres. In comparison, for an RF Zone lot the maximum house size is restricted 465 square metres.
- Staff worked with the applicant on reducing the scale of the variance being requested to approximately 8% of the proposed floor area of the new single family dwelling, 55 square metres. This was determined to be a comparable ratio to the maximum basement well to maximum house size permitted under the RF Zone.
- The proposed variance will allow the applicant to construct a new single family dwelling with a basement well more proportional in size to the proposed new dwelling.
- The applicant also rationalizes that the basement well would be utilized to provide outdoor covered activity space at the rear of the dwelling and will have no off-site impacts. This is in consideration that a portion of the rear yard will be permanently fenced for the riparian protection of Peacock Brook, a Class B "yellow-coded" watercourse.
- Staff support the requested variance to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

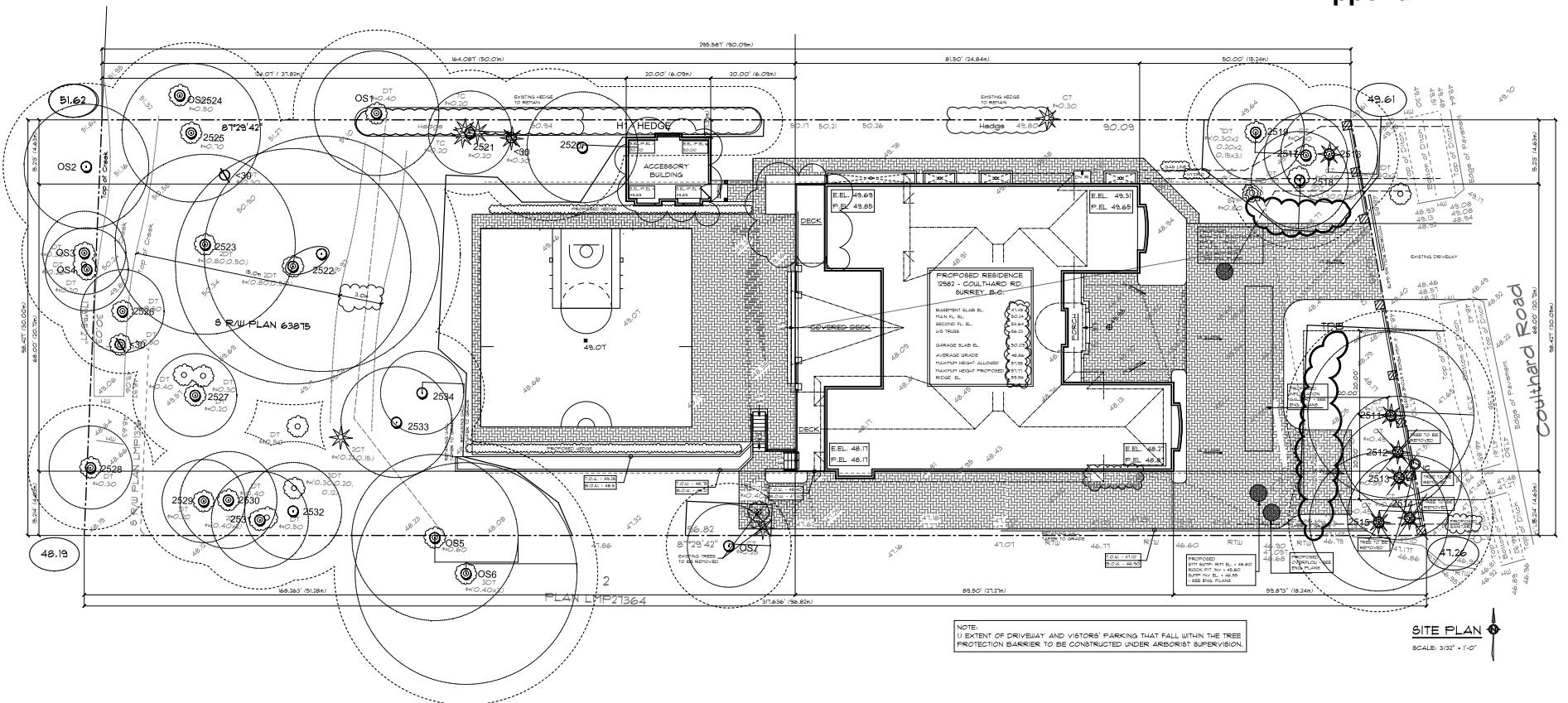
- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7922-0134-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

SR/cm

Appendix I



NOTE:
1) EXTENT OF DRIVEWAY AND VISITOR'S PARKING THAT FALL WITHIN THE TREE PROTECTION BARRIER TO BE CONSTRUCTED UNDER ARBORIST SUPERVISION.

SITE PLAN
SCALE: 3/32" = 1'-0"



**PROPOSED RESIDENCE for KOCHAR FAMILY
ON 12982 COULTHARD RD., SURREY, B.C.**

NOTES:

1. THESE PERMS CONFORM TO THE B.C. BUILDING CODE '2018' EDITION
2. SIMPLEX HOME DESIGN LTD HAS TAKEN EXTREME CARE IN PROVIDING ACCURATE INFORMATION CONFORMING TO B.C. CODE '2018' HOWEVER IT IS SOLE RESPONSIBILITY OF THE OWNER, BUILDER, CONTRACTOR & ALL AUTHORITIES TO OBTAIN & SECURE NECESSARY PERMITS FROM ALL APPLICABLE LOCAL GOVERNMENT AGENCIES.
3. OWNER/CONTRACTOR BUILDER TO CHECK & VERIFY ALL DIMENSIONS BEFORE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME.
4. ALL TRUSSES TO BE ENGINEERED BY MANUFACTURER & SPANS TO CONFIRM PRIOR TO FABRICATION. (TRUSS MANUFACTURER SHALL CHECK & CONFIRM THE FEASIBILITY OF ALL TRUSSES. IF ANY DESIGN/ISSUE PLEASE CONSULT THE DESIGNER)
5. ALL BEAM SIZES & SUPPORT SYSTEMS SHOULD BE CHECKED & VERIFIED BY PLANO. REGD. IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
6. CONFIRM ALL UNUSUAL SIZES AT SITE BEFORE TRUSSES & ROOF INSTALLATION.
7. ALL CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE, CURRENT EDITION & ALL LOCAL MUNICIPAL BUILDING & ZONING BY-LAWS.
8. IT IS OWNER'S/BUILDER'S RESPONSIBILITY TO GET CORRECT ZONING & O.C. U.L. NOT GRABING INFORMATION FROM CONSERVED AUTHORITIES. SIMPLEX HOME DESIGN LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SAME.
9. EXTERIOR STAIRS CONCRETE FOUNDATION WALLS AND GRADING SHALL BE DETERMINED BEFORE COMMENCING WORK.
10. FOUNDATION PAIN IS FOR CONFORM. USE ONLY. BUILDER MAY WANT TO REVEAL IF NECESSARY AS PER TO SITE CONDITIONS & LOCAL BUILDING STANDARDS & PRACTICES.
11. SUPERVISOR TO OBTAIN BUILDING SITES AND LOCATION. IF THERE IS A DISCREPANCY THIRD PARTY SHALL CONTACT THE DESIGNER.

BCBC 2018 REFERENCE NOTES:

- 1) FOOTINGS TO BE LOCATED AND SIZED AS PER SUBSECTION 9.23.3.
- 2) FOUNDATION WALL THICKNESS AND HEIGHT TO COMPLY WITH TABLE 9.15.4.2.9.
- 3) BRICKWORKING ON BELOW GARDEN STRUCTURES REQUIRED AS PER ARTICLE 9.13.8.1.
- 4) WATERPROOFING REQUIRED ON GARAGE SURFS & BELOW GARAGE WALLS WHERE PROPOSED DRIVEWAY OCCUR (SEE SENTENCE 9.13.3.1.1)
- 5) CONCRETE SUESS SHALL COMPLY WITH SUBSECTION 9.16.4.
- 6) CRACKS/SPACES SHALL COMPLY WITH SECTION 9.18.
- 7) ROOF ACCESS AND VENTING SHALL COMPLY WITH SECTION 9.19.
- 8) UNFINISHED INTERIOR & EXTERIOR VENTING TO BE SUIT AS SPECIFIED IN SECTION 9.20.
- 9) HANGERS TO BE DESIGNED & INSTALLED AS PER SECTION 9.20.
- 10) WOOD-FRAME CONSTRUCTION SHALL COMPLY WITH SUBSECTION 9.23.9.
- 11) WOOD-FRAME FASTENERS SHALL COMPLY WITH SUBSECTION 9.23.3.
- 12) NAILING FOR FRAMING IS SPECIFIED IN TABLE 9.23.4.
- 13) SPRING FOR BEAMS, JOISTS & TRUSSES SHALL COMPLY WITH SUBSECTION 9.23.4.
- 14) BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION AS SPECIFIED IN SUBSECTION 9.23.6.
- 15) SILL PLATES SHALL BE MIN. 38mm x 89mm WHERE THEY PROVIDE BRACING FOR THE FLOOR SYSTEM (SEE SENTENCE 9.23.7.1.1)
- 16) BEAMS SUPPORTING FLOORS SHALL COMPLY WITH SUBSECTION 9.23.6.
- 17) FLOOR JOISTS SHALL COMPLY WITH SUBSECTION 9.23.9.
- 18) WALL STUDS SHALL COMPLY WITH SUBSECTION 9.23.10.
- 19) WALL PLATES SHALL COMPLY WITH SUBSECTION 9.23.11.
- 20) FRAMING OVER CORNICES SHALL COMPLY WITH SUBSECTION 9.23.12.

- 21) ROOF & CEILING FRAMING SHALL COMPLY WITH SUBSECTION 9.23.13.
- 22) SUBFLOORING SHALL COMPLY WITH SUBSECTION 9.23.14.
- 23) ROOF SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.15.
- 24) WALL SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.16.
- 25) INSULATION REQUIRED AS PER ARTICLE 9.25.2.1.
- 26) INSTALL INSULATION AS SPECIFIED IN ARTICLE 9.25.2.3.
- 27) WOOD-FRAME INSULATION SHALL BE USED ON HORIZONTAL SURFACE ONLY (SEE SENTENCE 9.25.2.4.1.1)
- 28) AIR BARRIER REQUIRED AS PER ARTICLE 9.25.3.
- 29) CONTINUITY OF AIR BARRIER'S CRITICAL JOINTS/ARTICLES 9.25.3.3.
- 30) VAPOUR BARRIER REQUIRED AS PER ARTICLE 9.25.4.1.
- 31) INTERIOR SELECTION FOR VAPOUR BARRIER AS SPECIFIED IN ARTICLE 9.25.4.2.
- 32) NAILS FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.2.
- 33) STRIPES FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.3.
- 34) ROOF FINISHING SHALL COMPLY WITH SUBSECTION 9.26.4.
- 35) ERVE PROTECTION FOR SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.5.
- 36) UNDERLAY BENEATH SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.6.
- 37) FLASHING/SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.7.
- 38) WOOD ROOF SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.9.
- 39) COPPER ROOF SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.10.
- 40) CONCRETE ROOF TILES SHALL COMPLY WITH SUBSECTION 9.26.17.

PROJECT DESCRIPTION:

CIVIC ADDRESS: 12982 COULTHARD RD., SURREY, B.C.
LEGAL ADDRESS: LT 24 SEC 5 TWP 2 NWD PL 63876

ZONING:.....RH

LOT AREA: 30 178.00 S.F.

ALLOWABLE F.A.R.: 7544.00 S.F.

MAIN FLOOR: 3688.00 S.F.
GARAGE: 70.00 S.F.
SECOND FLOOR: 2836.00 S.F.
ACCESSORY BUILDING: 300.00 S.F.
PROPOSED F.A.R.: 7544.00 S.F.

SITE COVERAGE ALLOWED (75%): 7544.00 S.F.
SITE COVERAGE PROPOSED: 5684.00 S.F.

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SCRIP: RS SHOLAN
DATE: JUN. 2020 REV. 1: NOV 29, 2021
REV. 2: JUN 31, 2022

PLAN No 6-8-31-19
DRAWN: RM / PS
REV. JL



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0134-00

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: 003-415-350
Lot 24 Section 5 Township 2 New Westminster District Plan 63876
12982 - Coulthard Road

(the "Land")

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

(a) In Section J Special Regulations of Part 14 "Half Acre Residential Zone", the maximum area of a basement well is increased from 28 square metres to 55 square metres; including stairs.

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. 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.

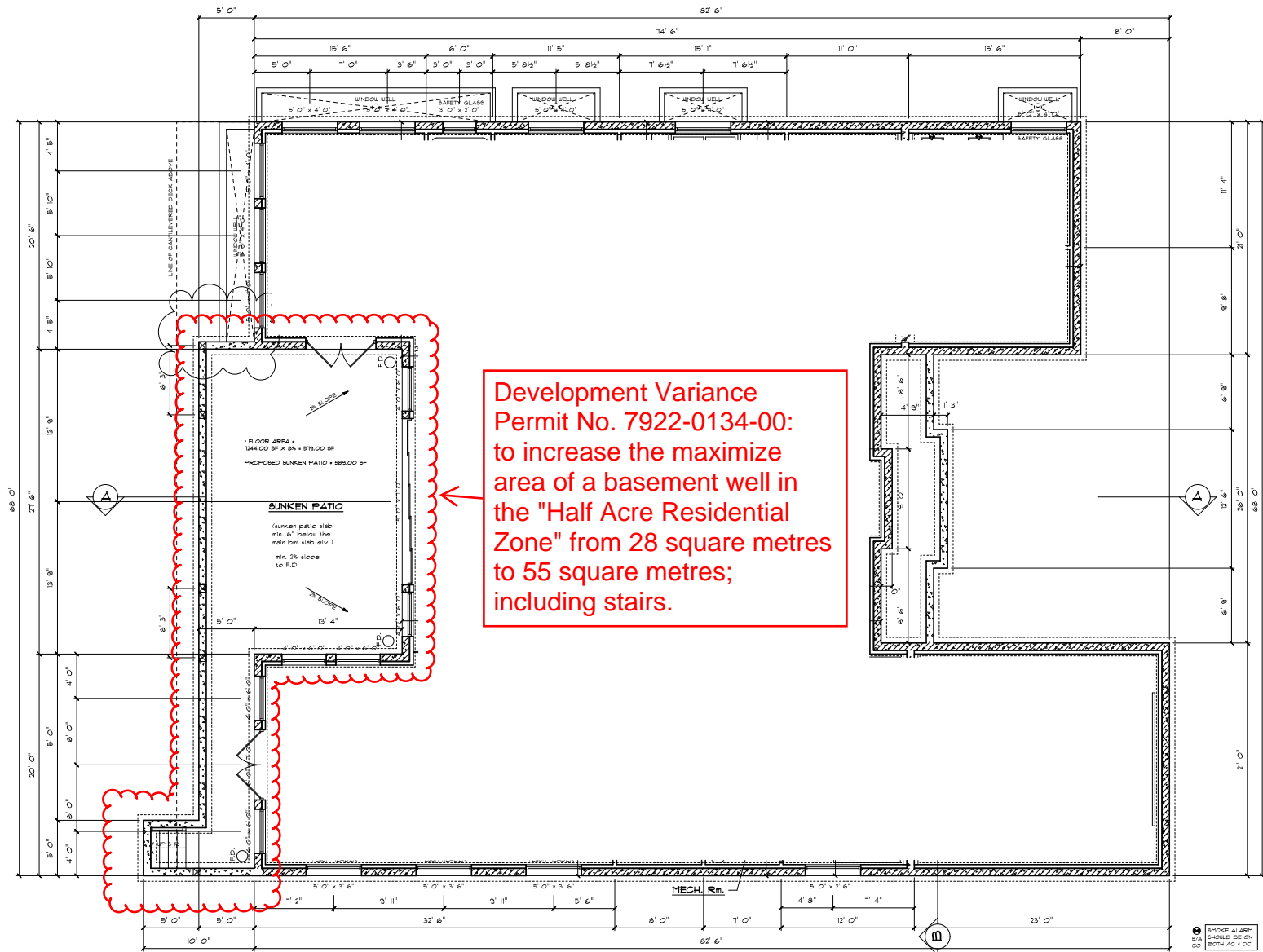
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



RADIANT HEAT **BASEMENT PLAN** TOTAL FLOOR AREA: 4 408.00 S.F.