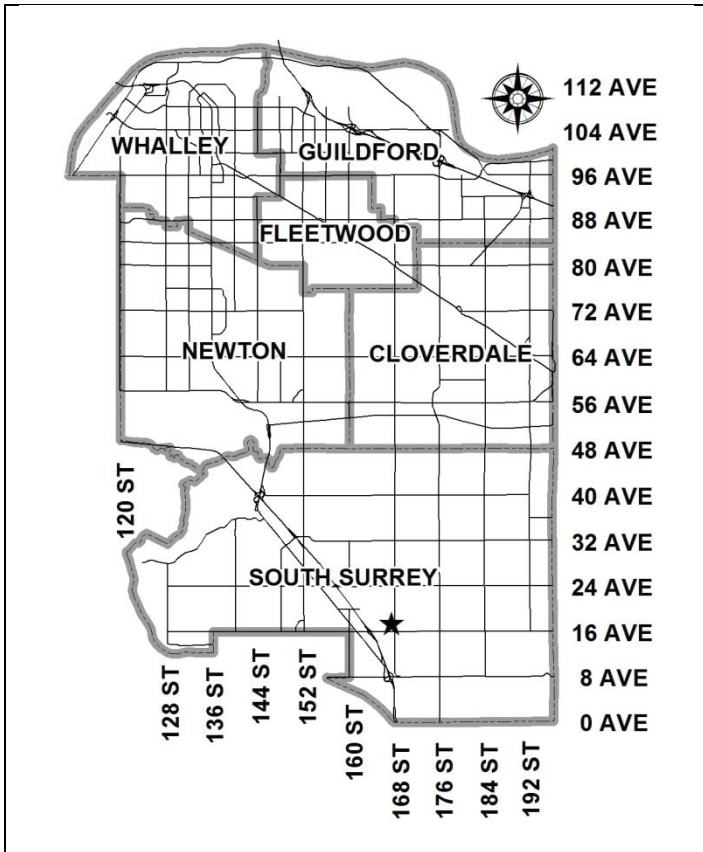


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0695-00

Planning Report Date: April 3, 2017



PROPOSAL:

- **Development Variance Permit**

to vary the minimum setback requirements on three single family small lots.

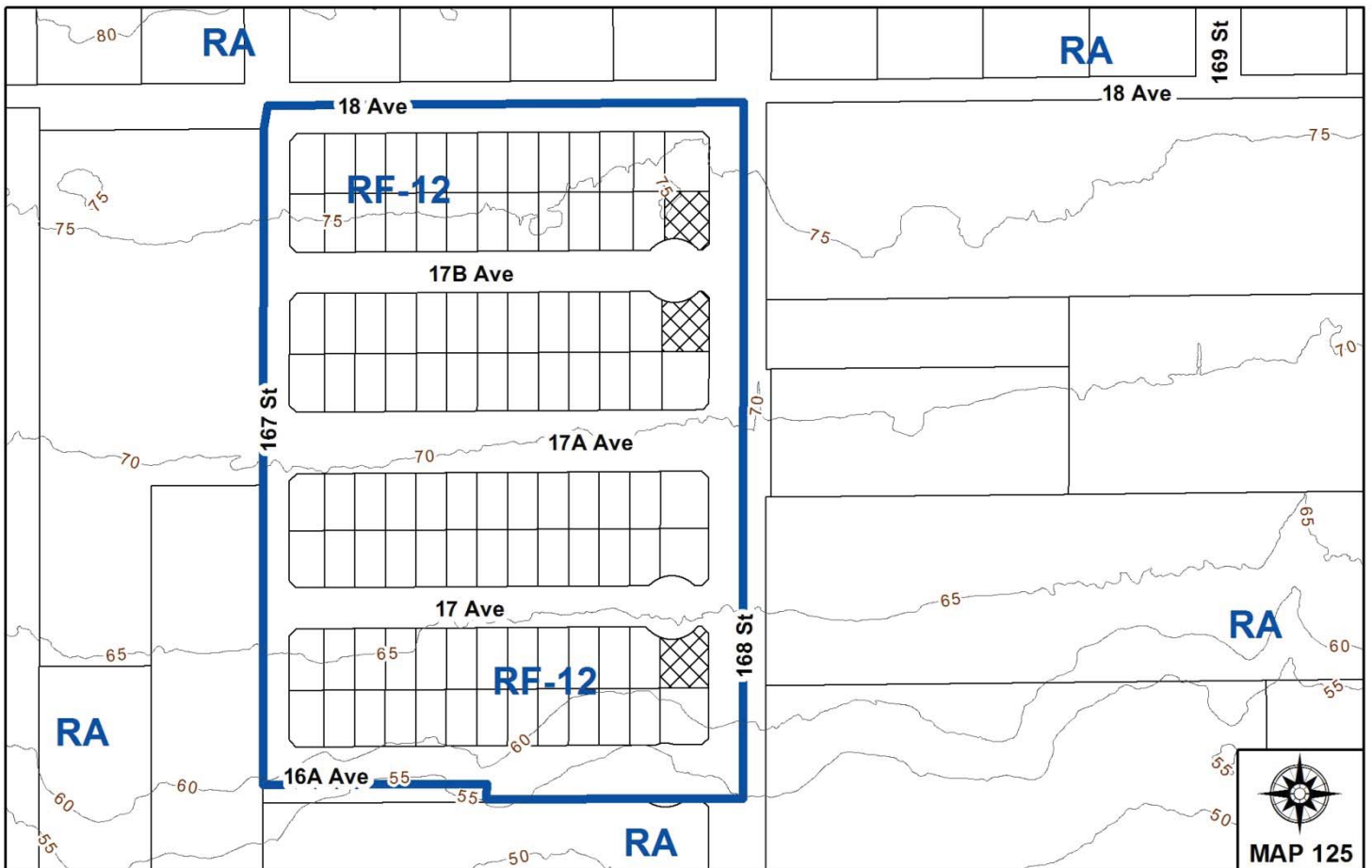
LOCATION: 16798 – 17B Avenue
 16799 – 17B Avenue
 16790 – 17 Avenue

OWNER: Canadian Horizons
 (18th Avenue) Land Corp.

ZONING: RF-12

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential
 (6 – 10 u.p.a.) and Buffer



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a variance to reduce the minimum rear yard setback requirement for a portion of the building.

RATIONALE OF RECOMMENDATION

- The cul-de-sac bulb on 17 Avenue and 17B Avenue has reduced the available buildable depth on each of the subject properties.
- The requested variance would allow for greater floor space and a more functional main floor plan for the proposed single family dwellings.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0695-00 (Appendix II), to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for fifty percent of the building width and from 6 metres (20 ft.) to 4.5 metres (15 ft.) for the remaining length of the rear building face for the three subject lots, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lots.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and West (Lot 14):	Vacant single family lots.	Urban/Low Density Residential (6-10 u.p.a.) and Buffer	RF-12
East (Across 168 Street):	Single family dwellings on larger suburban residential lots and Darts Hill Garden Park.	Agricultural/Suburban Residential (1-2 u.p.a.) and Parks/Open Space	RA
South and West (Lot 39 and Lot 91)	Vacant single family lots.	Urban/Low Density Residential (6-10 u.p.a.) and Buffer	RF-12

DEVELOPMENT CONSIDERATIONSBackground

- The current proposal involves three RF-12 lots in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The lots are located directly north and south of 17 Avenue and 17B Avenue, just west of 168 Street.
- The immediate surrounding neighbourhood is comprised primarily of vacant single family lots created as part of a 104 lot subdivision in November, 2016 under Development Application No. 7915-0084-00.
- The applicant currently owns all the lots directly adjacent to the subject properties.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The RF-12 Zone requires a minimum rear yard setback of 7.5 metres (25 ft.) with a permitted reduction to 6 metres (20 ft.) for fifty percent of the principal building. Under the RF-12 Zone, the minimum rear yard setback may be further reduced to 4.5 metres (15 ft.) for fifty percent of the principal building, at the first floor, to allow for an unenclosed deck with a maximum area of 14 square metres (140 sq. ft.) which may be covered by a sloped roof and stairways with more than three risers for Type II lots.
- The applicant is requesting a variance to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for fifty percent of the building width and from 6 metres (20 ft.) to 4.5 metres (15 ft.) for the remaining length of the rear building face on the three subject lots.

Applicant's Reasons:

- The subject properties comply with the minimum width, depth and area requirements under the RF-12 Zone for Type II lots. However, added floor space is needed to create a functional building envelope as well as main floor plan for the proposed single family dwellings.

Staff Comments:

- The cul-de-sac bulbs on 17 Avenue and 17B Avenue has reduced the buildable area on each of the subject properties. As such, the applicant proposes to reduce the minimum rear yard setback in order to create a more functional floor plan with adequate living space on the main floor.
- Although the proposed variance will allow fifty percent of the principal building to be setback 4.5 metres (15 ft.) from the rear lot line, the remainder of the building will still comply with the minimum 6 metre (20 ft.) rear yard setback and permissible reduction to 4.5 metres (15 ft.) for an unenclosed deck allowed in the RF-12 Zone for Type II lots. A basement stairwell can be accommodated within the permitted setbacks in order to maintain a functional rear yard and, if required, will be located beneath the unenclosed deck. As such, no additional variances are anticipated to permit a suitable sized dwelling and functional building envelope.
- Staff support the requested variances proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Development Variance Permit No. 7916-0695-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0695-00

Issued To: CANADIAN HORIZONS (18TH AVENUE) LAND CORP.
(the "Owner")

Address of Owner: 1055 - George Street West, Unit #710
P.O. Box 11166
Vancouver, BC V6E 2R5

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: 029-983-649
Lot 14 Section 13 Township 1 New Westminster District Plan EPP63761

16799 - 17B Avenue

Parcel Identifier: 029-983-959
Lot 39 Section 13 Township 1 New Westminster District Plan EPP63761

16798 - 17B Avenue

Parcel Identifier: 029-984-572
Lot 91 Section 13 Township 1 New Westminster District Plan EPP63761

16790 - 17 Avenue

(the "Land")

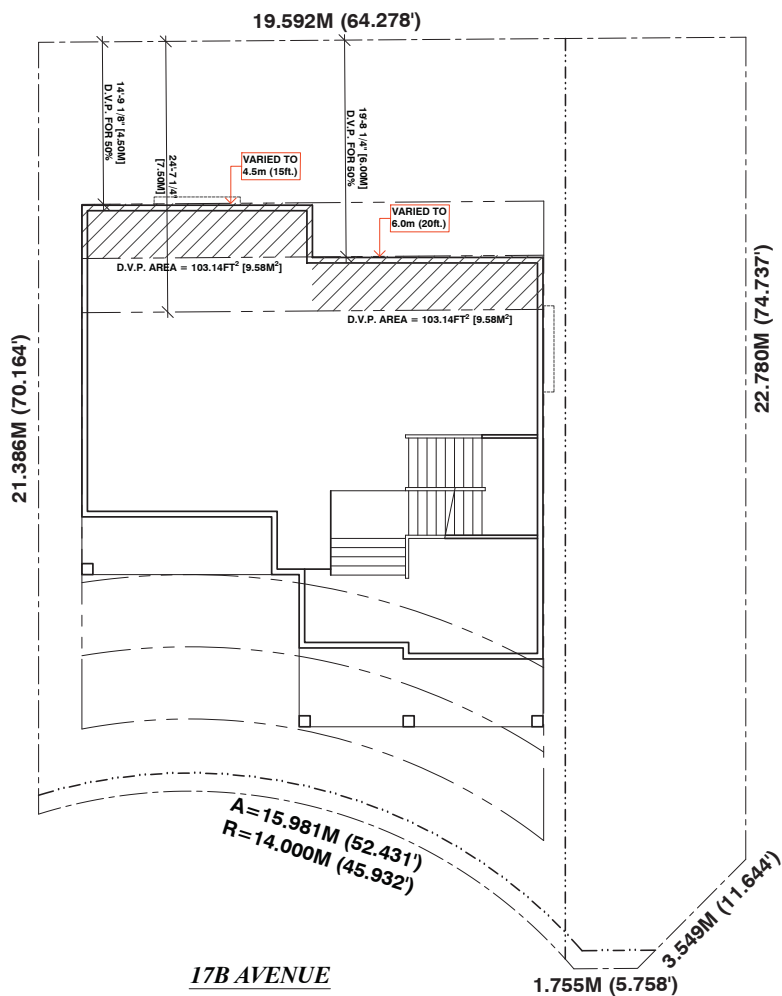
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback for the principal building is reduced from 7.5 metres (25 ft.) to 6 metres (20 ft.) for fifty percent of the building width and from 6 metres (20 ft.) to 4.5 metres (15 ft.) for the remaining length of the rear building face on the subject lots.

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 – Linda Hepner

City Clerk – Jane Sullivan



LOT #14

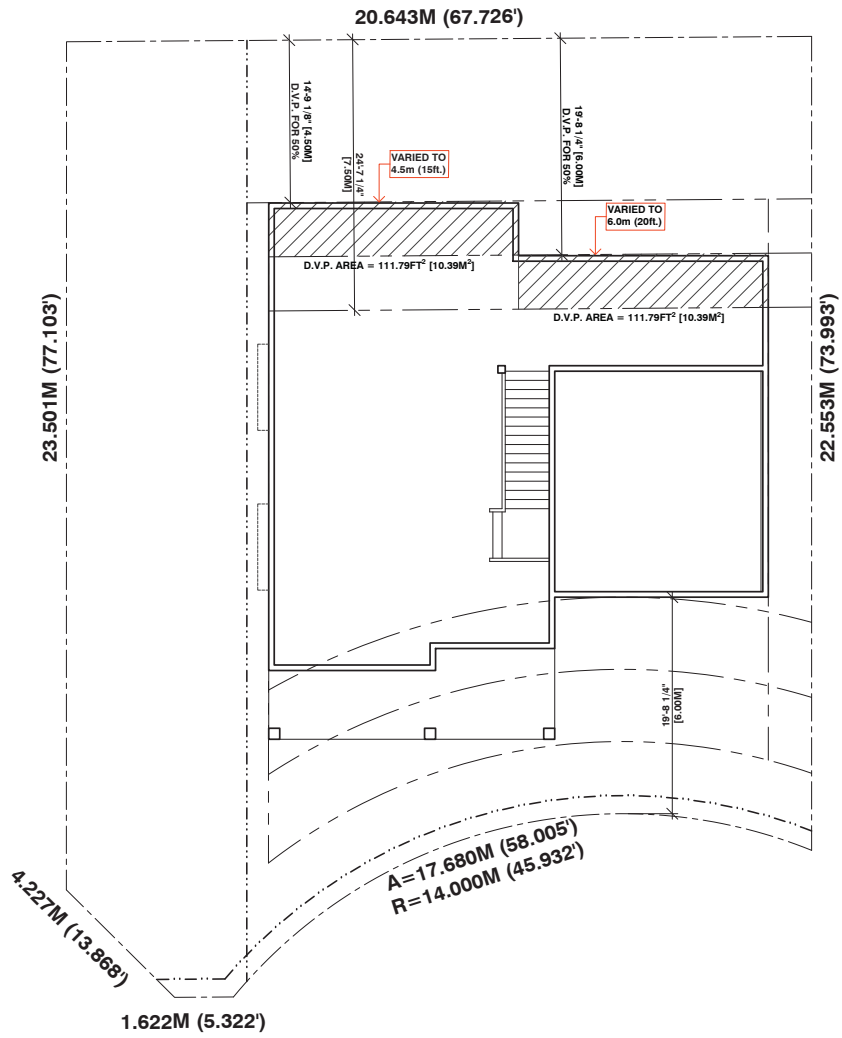
LEGAL DESCRIPTION: LOT 14, SECTION 13 TOWNSHIP 1
 NWD DISTRICT PLAN EPP63761
 P.I.D.: 029-983-649
 CIVIC: 16721 - 17B AVENUE, SURREY, BC
 ZONING: RF-12

F.A.R.:
 LOT AREA: 443.6M² [4774.87FT²]
 MAX. FAR: 265.00M² [2852.44FT²]

LOT COVERAGE:
 LOT AREA: 443.6M² [4774.87FT²]
 MAX. LOT COVERAGE: 50% = 221.80M² [2387.44FT²]
 ACTUAL COVERAGE: 34.11% = 151.29M² [1628.50FT²]

F.A.R.:	
NO D.V.P.	
MAIN FLOOR:	120.06M² [1292.34FT²] (INCLUDING BASEMENT PROJECTION)
GROSS UPPER FLOOR AREA:	117.50M² [1170.28FT²]
OPEN & STAIR AREA:	9.17M² [98.67FT²]
NET UPPER FLOOR AREA:	99.56M² [1071.61FT²]
GROSS FLOOR AREA:	219.62M² [2363.95FT²] (INCLUDING BASEMENT PROJECTION)
F.A.R.:	
D.V.P.	
MAIN FLOOR:	137.17M² [1476.47FT²] (INCLUDING BASEMENT PROJECTION)
GROSS UPPER FLOOR AREA:	118.74M² [1278.11FT²]
OPEN & STAIR AREA:	9.61M² [103.42FT²]
NET UPPER FLOOR AREA:	109.13M² [1174.69FT²]
GROSS FLOOR AREA:	246.30M² [2651.16FT²] (INCLUDING BASEMENT PROJECTION)





17B AVENUE

LOT #39

LEGAL DESCRIPTION: LOT 39, SECTION 13 TOWNSHIP 1
 NWD DISTRICT PLAN EPP63761
 P.L.D.: 029-903-909
 CIVIC: 16798 - 17B AVENUE, SURREY, BC
 ZONING: RF-12

F.A.R.:
 LOT AREA: 480.5M² [5172.06FT²]
 MAX. FAR: 265.00M² [2852.44FT²]

LOT COVERAGE:
 LOT AREA: 480.5M² [5172.06FT²]
 MAX. LOT COVERAGE: 50% = 240.25M² [2586.03FT²]
 ACTUAL COVERAGE: 38.26% = 183.85M² [1978.93FT²]

F.A.R.:	
NO D.V.P.	
MAIN FLOOR: (INCLUDING GARAGE)	137.90M ² [1484.32FT ²]
GROSS UPPER FLOOR AREA:	120.34M ² [1295.32FT ²]
OPEN & STAIR AREA:	10.11M ² [108.79FT ²]
NET UPPER FLOOR AREA:	110.23M ² [1186.53FT ²]
GROSS FLOOR AREA: (INCLUDING GARAGE)	248.13M ² [2670.85FT ²]
F.A.R.:	
D.V.P.	
MAIN FLOOR: (INCLUDING GARAGE)	156.65M ² [1686.14FT ²]
GROSS UPPER FLOOR AREA:	113.38M ² [1220.37FT ²]
OPEN & STAIR AREA:	10.11M ² [108.79FT ²]
NET UPPER FLOOR AREA:	103.27M ² [1111.58FT ²]
GROSS FLOOR AREA: (INCLUDING GARAGE)	259.92M ² [2797.72FT ²]



LOT #91 PACIFIC HEIGHTS

LEGAL DESCRIPTION : LOT 91, SECTION 13, TOWNSHIP 1
 NWD DISTRICT PLAN EPP63761
 P.I.D. NUMBER : 029-984-572
 CIVIC ADDRESS : 16790 17 AVENUE, SURREY, BC.
 SINGLE FAMILY RESIDENTIAL (12) ZONE (Rf-12 TYPE II)

FLOOR AREA RATIO (F.A.R.)

MAX. FLOOR AREA RATIO (F.A.R.) = 0.72
 MAXIMUM FLOOR AREA BASED ON F.A.R. (495.80 X 0.72) = 356.98m²
 FLOOR AREA CAP = 265 m² (2860 SQ.FT.)
 THEREFORE BYLAW MAX. FLOOR AREA = 2,860 SQ.FT.

F.A.R. WITH NO D.V.P.

PROPOSED FLOOR AREA :	m ²	SQ. FT.
MAIN FLR AREA EXCLUDING DECKS :	090.58	0,975
UPPER FLR. EXCL OPEN TO BELOW :	106.84	1,150
OPEN TO BELOW IN EXCESS OF 19.0 m ² *	000.00	0,000
OUTDOOR SPACE > 1.8 m HIGH **	000.74	0,008
GARAGE AREA (COUNT MIN 39 m ²) :	040.60	0,437
TOTAL :	238.76	2,570

F.A.R. WITH D.V.P.

PROPOSED FLOOR AREA :	m ²	SQ. FT.
MAIN FLR AREA EXCLUDING DECKS :	104.98	1,190
UPPER FLR. EXCL OPEN TO BELOW :	098.20	1,200
OPEN TO BELOW IN EXCESS OF 19.0 m ² *	000.00	0,000
OUTDOOR SPACE > 1.8 m HIGH **	000.00	0,000
GARAGE AREA (COUNT MIN 39 m ²) :	040.60	0,437
TOTAL :	243.78	2,827

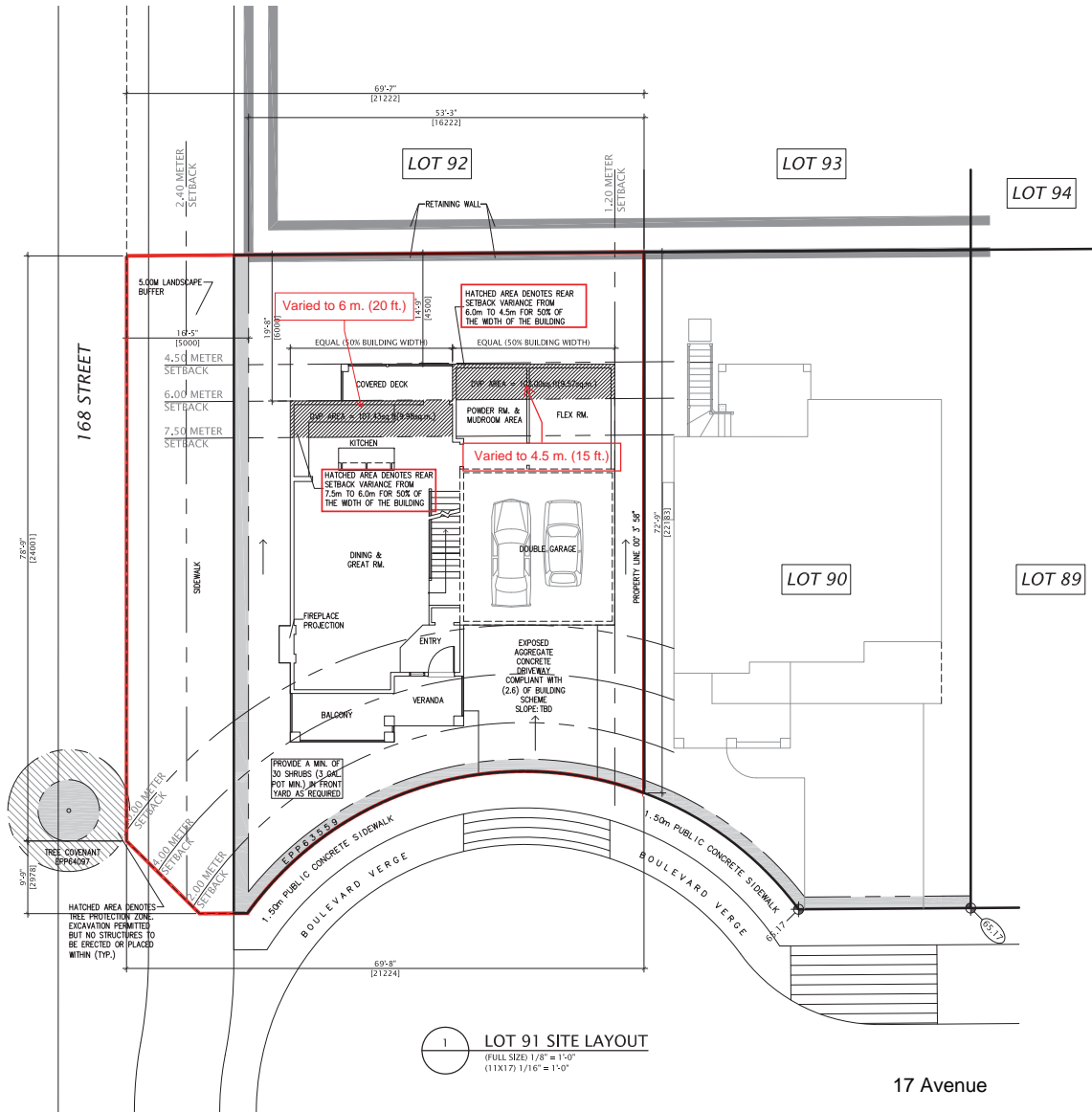
* WHERE EXTENDED HEIGHT > 15 FEET (EXCEPT STAIRS EXEMPT)
 ** (EXCEPT FOR 10% OF MAX. FLOOR AREA OF WHICH 10m² MUST BE RESERVED FOR A PORCH OR VERANDA)

SECTION E. LOT COVERAGE

LOT SIZE = 5,336.74 sq.ft. (495.80 sq.m.)
 MAX. LOT COVERAGE @ 50% = 2,668.37 sq.ft. (247.90 sq.m.)
 LOT COVERAGE WITH D.V.P.

PROPOSED LOT COVERAGE	m ²	SQ. FT.
AREA OF DWELLING INCL. PROJ. =	150.97	1,625
AREA OF DECKS / VERANDA BEYND DWELLING =	015.24	0,164
AREA OF DETACHED GARAGE =	N/A	N/A
STAIRS > 0.6m ABOVE EXISTING GRADE	003.16	0,034
OTHER > 0.6m ABOVE EXIST. GRADE =	000.00	0,000
TOTAL :	169.37	1,823

▨ DENOTES D.V.P. AREA / EXTENT BEING APPLIED FOR



LOT 91 SITE LAYOUT
 (FULL SIZE) 1/8" = 1'-0"
 (11X17) 1/16" = 1'-0"

SEALS :

DESIGNED BY :
 FOX RIDGE HOMES
 1 CARBORNE WAY, MISSISSAUGA, ONT. L4X 1L3

DATE	ISSUED FOR	REV
11.03.28	D.V.P. SUBMIT	A
11.03.29	UPDATES, ADD STAIRS	B

HOUSE MODEL :
 TBD

TOTAL FLOOR AREA :
 TBD

LOT NUMBER :
91

SUBDIVISION :

Project # 01145 Date MAR. 28 2017
 Scale AS SHOWN Drawn By J.CARPENDALE

SHEET	OF
1	1