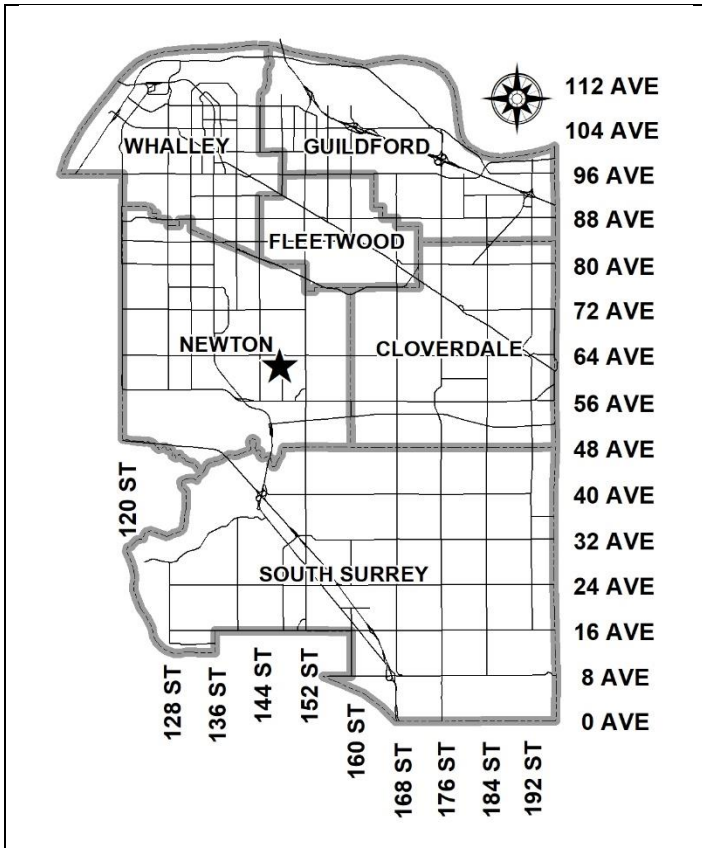


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0262-00

Planning Report Date: September 25, 2023



PROPOSAL:

- **Development Variance Permit**

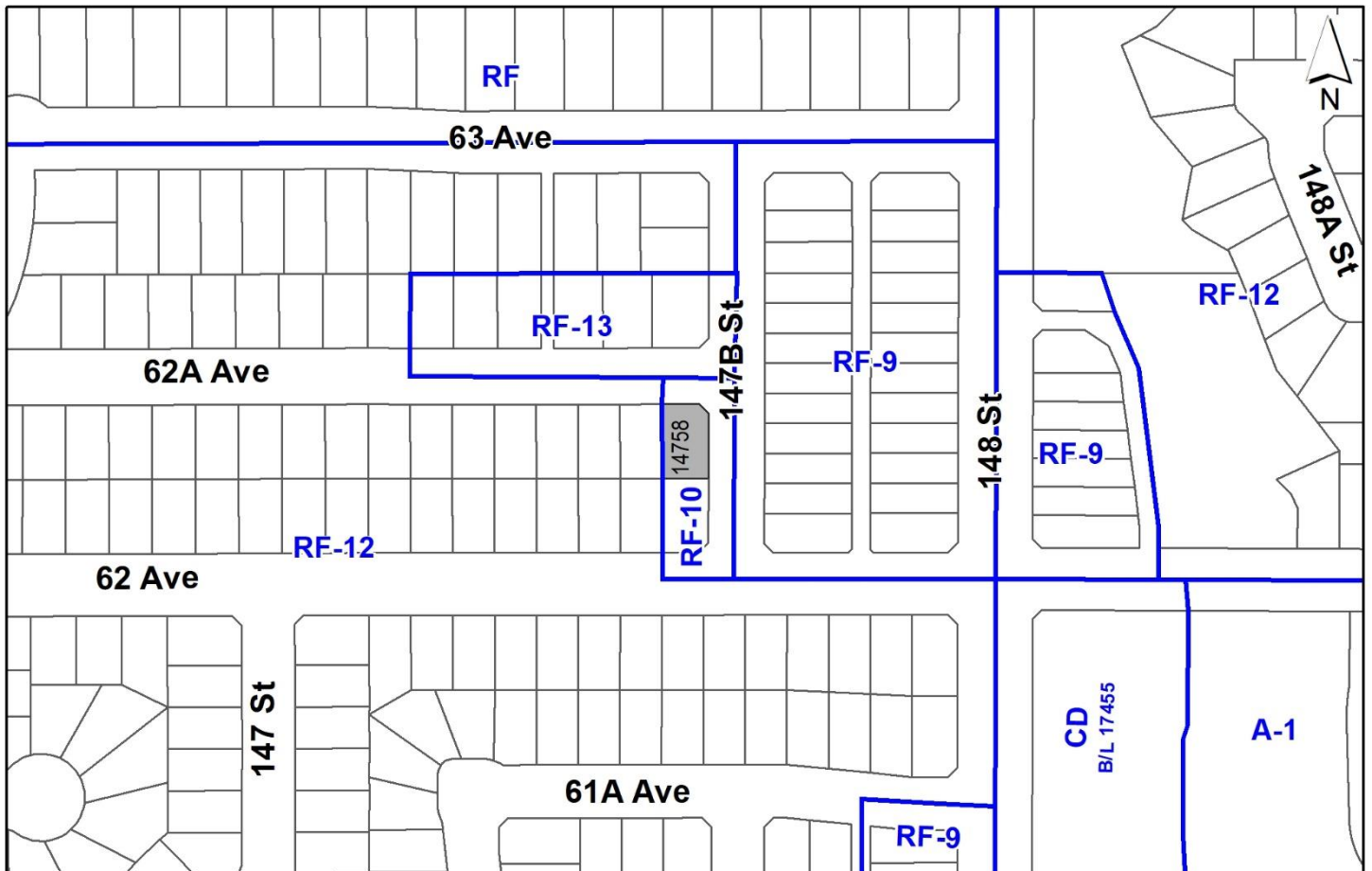
To allow front driveway access, vary landscaping requirements, and vary yard setbacks to permit the development of a single-family dwelling.

LOCATION: 14758 62A Ave

ZONING: RF-10

OCP DESIGNATION: Urban

NCP DESIGNATION: (South Newton) Single Family Residential Flex 6-14 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the driveway access, landscaping, and yard setback requirements of the "Single Family Residential (10) Zone".

RATIONALE OF RECOMMENDATION

- Development Application No. 7920-0182-00 was granted Final Adoption on May 10, 2021, at the Regular Council – Land Use meeting. That application rezoned the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
- The applicant is requesting to vary the Off-Street Parking, Landscaping, and Yards and Setbacks requirements of the RF-10 Zone to permit a front access driveway on the lot. The proposed variances will allow the property to function similarly to a "Single Family Residential (13) Zone (RF-13)" lot. The RF-13 Zone is an appropriate context for this area, already existing to the north and northwest along 62A Avenue, and more sufficiently providing parking instead of the RF-12 zoned lots abutting the subject property to the west and southwest. The proposed front-access garage will allow 2 indoor parking spaces parked side by side, and 2 outdoor off-street parking spaces on the drive, including 1 for the proposed suite.
- RF-10 zoned properties require driveway access from a rear lane, which does not exist for this lot.
- The property is an oversized Type II RF-10 corner lot.
- Allowing driveway access along 62A Avenue to the north will maintain the building typology and streetscape that was established along 62A Avenue through the RF-12 lots to the west created under Application 7920-0182-00. These homes have been subdivided and rezoned, with Building Permits issued on multiple lots and are currently under construction.

RECOMMENDATION

The Planning & Development Department recommends that:

Council approve Development Variance Permit No.7923-0262-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the RF-10 Zone from 7.5 metres to 5.0 metres to the principal building face;
- (b) to increase the minimum front yard setback of the RF-10 Zone from 4.0 metres to 6.0 metres;
- (c) to delete and replace Yard and Setbacks Section F footnote 1 of the RF-10 Zone with footnote 1 found in the RF-13 zone, in order to allow the lot to function similarly to a typical RF-13 lot by providing a reduction in front yard setback requirements for 50% of the width of the principal building provided carport and driveway setback requirements are met;
- (d) to delete and replace Yard and Setbacks Section F footnote 2 of the RF-10 Zone with footnote 2 found in the RF-13 zone, in order to allow the lot to function similarly to a typical RF-13 lot by providing a reduction in rear yard setback requirements for 50% of the width of the principal building to accommodate an unenclosed deck and increase the deck area to 14 square metres as allowed in the RF-13 zone.
- (e) to delete and replace Landscaping Section I.2 and I.3 of the RF-10 Zone with Section I.2 and I.3 of the RF-13 Zone, in order to vary the landscaping requirements to allow for a front yard driveway, including changing porous surface requirements and front yard landscaping requirements to accommodate a driveway; and
- (f) to remove Off-Street Parking Loading/Unloading Section H.2 that requires driveway access only from a rear lane under the RF-10 Zone.
- (g) to increase the maximum number of permitted risers for stairs encroaching into the building setback area, of Section 26(b) of the Zoning Bylaw General Provisions, from of three (3) risers or less, as measured from finished grade (on a single family or duplex lot) to thirteen (13).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Vacant single family lot	Urban/Single Family Residential Flex 6-14 upa	RF-10
North (Across 62A Avenue):	Single Family Dwelling under construction	Urban/Single Family Residential Flex 6-14 upa	RF-13
East (Across 147B Street):	Single Family Dwelling	Urban/Single Family Residential Flex 6-14 upa	RF-9
South:	Single Family Dwelling	Urban/Single Family Residential Flex 6-14 upa	RF-10 (DVP under 22-0237)
West:	Vacant single family lot	Urban/Single Family Residential Flex 6-14 upa	RF-12

Context & Background

- The subject site is designated "Urban" in the Official Community Plan (OCP).
- The subject property was created as 1 of 41 new lots through a large rezoning and subdivision of an existing 1.88 hectare (4.6 acre) RA lot under previous Development Application 7920-0182-00.
- The lot is currently vacant as the provisions within the RF-10 zone prevents the lot from being developed. The RF-10 zoning requires vehicle access from a rear lane. However, no rear lane was provided as part of Development application No. 7920-0182-00.

DEVELOPMENT PROPOSAL

Planning Considerations

The applicant is proposing a Development Variance Permit to yard setbacks and to allow driveway access along the front lot line to allow the lot to be developed under the current RF-10 zoning.

Referrals

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

Transportation Considerations

- The RF-10 zone requires Off-Street parking to be accessible from a rear lane. The variance will allow for Off-Street (driveway) parking access from the front lot line, allowing the property to function similarly to the RF-13 Lots to the north and northwest along the same block.
- The off-street parking requirements will be met for the proposed dwelling and the proposed secondary suite through a permitted front-access double garage, providing 2 indoor parking spaces parked side by side, and 2 outdoor off-street parking spaces on the drive, including 1 for the proposed suite. This satisfies Sections H.1, H.2(c), H.3(a)(ii), H.3(a)(iii), H.3(c), H.4(a) of the RF-13 Zone Off-Street Parking and Loading/Unloading requirements.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Proposed Variances

- The applicant is requesting the following variances:
 - (a) to reduce the minimum rear yard setback of the RF-10 Zone from 7.5 metres to 5.0 metres to the principal building face;
 - (b) to increase the minimum front yard setback of the RF-10 Zone from 4.0 metres to 6.0 metres;
 - (c) to delete and replace Yard and Setbacks Section F footnote 1 of the RF-10 Zone with footnote 1 found in the RF-13 zone, in order to allow the lot to function similarly to a typical RF-13 lot by providing a reduction in front yard setback requirements for 50% of the width of the principal building provided carport and driveway setback requirements are met;
 - (d) to delete and replace Yard and Setbacks Section F footnote 2 of the RF-10 Zone with footnote 2 found in the RF-13 zone, in order to allow the lot to function similarly to a typical RF-13 lot by providing a reduction in rear yard setback requirements for 50% of the width of the principal building to accommodate an unenclosed deck and increase the deck area to 14 square metres as allowed in the RF-12 zone.
 - (e) to delete and replace Landscaping Section I.2 and I.3 of the RF-10 Zone with Section I.2 and I.3 of the RF-13 Zone, in order to vary the landscaping requirements to allow for a front yard driveway, including changing porous surface requirements and front yard landscaping requirements to accommodate a driveway; and
 - (f) to remove Off-Street Parking Loading/Unloading Section H.2 that requires driveway access only from a rear lane under the RF-10 Zone.

- (g) to increase the maximum number of permitted risers for stairs encroaching into the building setback area, of Section 26(b) of the Zoning Bylaw General Provisions, from three (3) risers or less, as measured from finished grade (on a single family or duplex lot) to thirteen (13).
- The proposed variances would allow the property to be developed without a rear lane.
 - The proposed variances will allow the property to function similarly to a typical RF-13 lot which is the zoning for the remainder of the block to the north and northwest. The RF-13 Zone is an appropriate context for this area, and more sufficiently providing parking instead of the RF-12 zoned lots abutting the subject property to the west and southwest. Changes to setbacks, landscaping, and parking requirements will permit the lot to be accessed by vehicles from the front of the property and modify yard setbacks to ensure that a functional home can be built on the property.
 - The proposed front yard setback variances will match the setback requirements under the RF-13 zone, including a reduced setback of 4.0 metre for 50% of the width of the principal building.
 - The proposed rear yard setback variances will reduce the rear yard setback requirements from 7.5 metres to 5.0 metres. Although a typical RF-12 lot would require a 7.5 metre setback, as the lot is approximately 30 square metres smaller than required for a Type II RF-12 corner lot, this reduced setback will allow for a functional sized home, while maintaining a consistent frontage along 62A Avenue. The proposed variance will also allow for an unenclosed deck to have a setback of 5.0 metres along 50 % of the width of the principal building, as is typical for an RF-12 zoned lot.
 - Allowing front driveway access along 62A Avenue and establishing setbacks consistent with the RF-13 zone will maintain the building typology and frontage accesses that will be established along 62A Avenue through the RF-12 lots to the west created under Application 7920-0182-00, given the similarity in requirements between the RF-2 and RF-13 Zones.
 - Allowing the proposed variances to reduce the rear lot line setback, permit a front-access double garage, and increasing the front lot line setback of an oversized Type II RF-10 corner lot will permit a dwelling to be constructed lawfully, removing the requirement of a rear lane access, will furthermore meet all stipulated parking requirements for a single family dwelling and secondary suite, and permit a functional house design while emphasizing a consistent streetscape context with the remainder of 62A Avenue.
 - Allowing the proposed variance to increase the permitted number of risers encroaching into the building setback area will permit access to the main floor, which is required due to the site sloping down from the rear to the front of the property with an approximately 3m difference in rear and front elevations.
 - Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

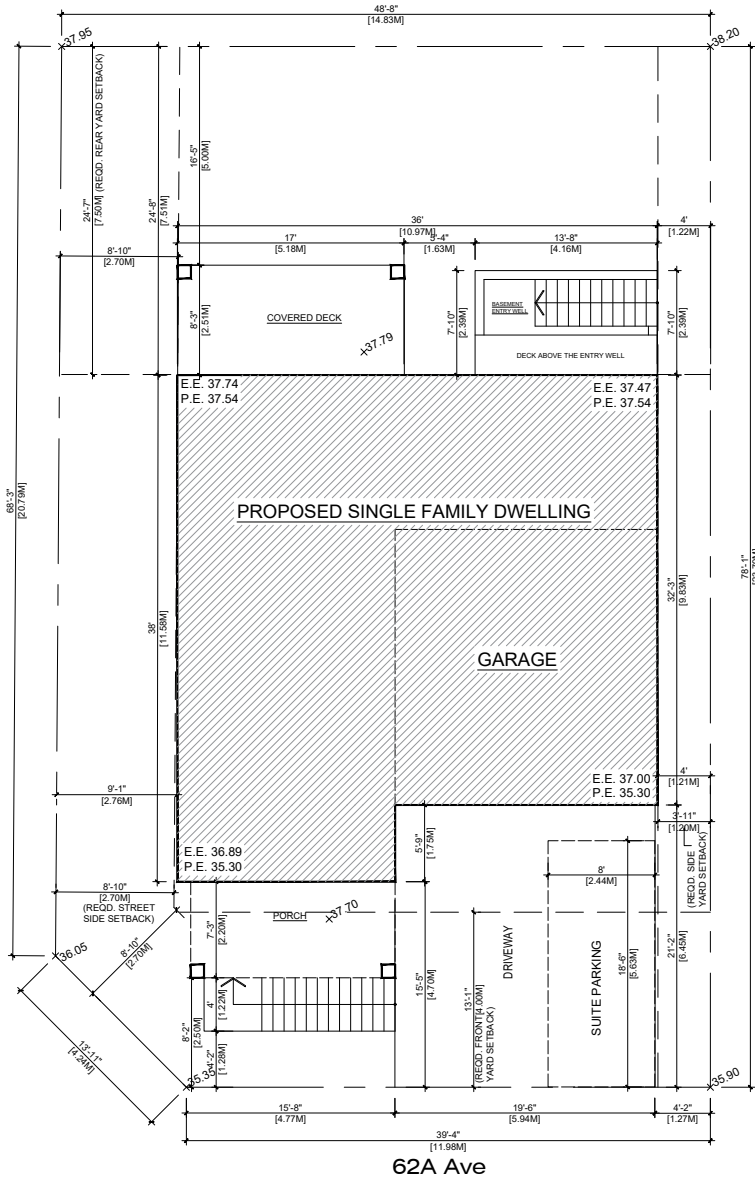
- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7923-0262-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

PD/ar

147B St



CIVIC ADDRESS :

14758 62A AVE
 SURREY, B.C.
 PID: 031-448-062
 ZONING: RF 10 (type II)



LOT COVERAGE CALCULATIONS

LOT AREA: 350.26 SQ.M. (3770.20 SQ.FT.)
 MAX. LOT COVERAGE (52% x 3770.20 SQ.FT.) = 1960.50 SQ.FT.
 PROPOSED LOT COVERAGE = 1513.80 SQ.FT.

F.A.R. CALCULATIONS

MAX. PERMITTED FAR: 2335.78 SQ.FT.
 PROPOSED MAIN: 1255 SQ.FT.
 PROPOSED UPPER: 1078 SQ.FT.
 TOTAL FLOOR AREA: 2333 SQ.FT.

PROPOSED HOUSE

AVG. NATURAL GRADE = 36.70m
 MBE = 35.10
 BASEMENT SLAB = 35.10 m
 MAX. PERMITTED HT (36.70+9.5)= 46.20m
 MAIN FLR. EL. = 37.84m
 UPPER. FLR. EL. = 41.19m
 U/S TRUSS EL. = 43.93m
 ROOF MIDPOINT EL. = 45.37m
 ROOF RIDGE = 46.81m

DRIVEWAY	PERMITTED ONLY FROM A REAR LANE	PROPOSED IN THE FRONT DUE TO THE SUB-DIVISION LAYOUT & ABSENCE OF REAR LANE
SETBACKS	REQUIRED FOR RF-10	PROPOSED SETBACKS
FRONT YARD (TO PRINCIPAL BUILDING)	4.00m	4.70m
FRONT YARD (UP TO COVERED PORCH)	2.50m	2.50m
FRONT YARD (UP TO GARAGE)	N/A FOR FRONT YARD 6.00m REQD. FOR REAR YARD.	6.45m
REAR YARD (TO PRINCIPAL BUILDING)	7.50m	7.50m
REAR YARD (UP TO COVERED DECK)	N/A	5.00m (FOR 50% OF THE BUILDING WIDTH)
SIDE YARD (INTERNAL)	1.20m	1.21m
SIDE YARD (STREET SIDE)	2.70m	2.70m

THESE DRAWINGS CONFORM TO THE BC BUILDING CODE 2018
 DESIGNER ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS WHICH MAY AFFECT THE DRAWING AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION.
 SPATIO DESIGNS 15533 62A Avenue, Surrey (BC) V3S1L1
 Ph: 1 (779) 245-5705 info@spatiodesigns.com

PROPOSED SINGLE FAMILY RESIDENCE
 14758 62A AVE, SURREY

SITE PLAN

DATE: 08/2023
 SCALE: 1/8"=1'-0"
 SHEET: 1 OF 6



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0262-00

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: 031-448-062
Lot 34 Section 10 Township 2 New Westminster District Plan Epp108966

14758 - 62A Avenue

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F.2 of Part 17C "Single Family Residential (10) Zone", the minimum principal building rear yard setback is reduced from 7.5 metres to 5.0 metres.
 - (b) In Section F.2 of Part 17C "Single Family Residential (10) Zone", the minimum principal building front yard setback is increased from 4.0 metres to 6.0 metres.

- (c) In Section F.2 of Part 17C “Single Family Residential (10) Zone”, Delete Footnote 1 and replace with the following:
- i. The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 m for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 m in building height, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 m. The minimum 6.0 m and the permitted 4.0 m *front yard setbacks* may be further reduced to a minimum of 4.0 m and 2.0 m respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.
- (d) In Section F.2 of Part 17C “Single Family Residential (10) Zone”, delete Footnote 2 and replace with a footnote tied to the Principal Building Rear Yard setback, indicating the following:
- ii. The minimum *rear yard setback* of the *principal building* may be reduced to 6.0 m for a maximum of 50% of the width of the rear of the *principal building* for Type II lots. The rear yard setback of the *principal building* on Type II lots may be further reduced to 4.5 m for a maximum of 50% of the width of the rear of the *principal building* at the first floor by an unenclosed deck with a maximum area of 14 sq. m which may be covered by a *sloped roof*, and by stairways with more than 3 risers.
- (e) In Section H. of Part 17C “Single Family Residential (10) Zone”, delete Section 2, in order to remove requirement for driveway access only from a rear lane under the RF-10 Zone.
- (f) In Section I. of Part 17C “Single Family Residential (10) Zone”, delete Section 2 and replace with the following:
- Porous and Non-Porous Surfaces:
Non-porous or paved surfaces, including a driveway, shall cover a maximum of 30% of the lot area not occupied by buildings or structures.
- (g) In Section I. of Part 17C “Single Family Residential (10) Zone”, delete Section 3 and replace with the following:
- Front Yard Minimums:
In this Zone, *landscaping* within *front yards* shall not include any non-porous or paved surfaces and shall be required as follows:
- (a) Where the *driveway* is located in the *front yard*, a minimum of 75% of the required *front yard*, except the *driveway*, shall be landscaped; and
 - (b) Where the *driveway* is not located in the *front yard*, a minimum of 90% of the required *front yard*, except for a maximum 1.5 m wide entrance path and a maximum 1.0 m wide path leading to the *side yard*, shall be landscaped.

- (h) In Section 26(b) of the Zoning Bylaw General Provisions, the maximum number of permitted risers for stairs encroaching into the building setback area, is increased from three (3) risers or less, as measured from finished grade (on a single family or duplex lot) to thirteen (13).
4. This development variance permit applies to only the portion of the Land shown on Schedule A, 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 – Brenda Locke

City Clerk – Jennifer Ficocelli

CIVIC ADDRESS :

14758 62A AVE



))

CULCATIONS

M. (3770.20 SQ.FT.)
E (52% x 3770.20 SQ.FT.)

PROPOSED HOUSE

AVG. NATURAL GRADE =36.70m
MBE = 35.10
BASEMENT SLAB = 35.10 m
MAX. PERMITTED HT (36.70+9.5)= 46.20m
MAIN FLR. EL. = 37.84m
UPPER. FLR. EL. = 41.19m
U/S TRUSS EL. = 43.93m
ROOF MIDPOINT EL. = 45.37m
ROOF RIDGE = 46.81m

PROPOSED LOT COVERAGE = 1513.80 SQ.FT.

F.A.R. CALCULATIONS

MAX. PERMITTED FAR: 2335.78 SQ.FT.
PROPOSED MAIN: 1255 SQ.FT.
PROPOSED UPPER:1078 SQ.FT.
TOTAL FLOOR AREA: 2333 SQ.FT.

PERMITTED ONLY FROM
A REAR LANE

PROPOSED IN THE
FRONT DUE TO THE SUB-
DIVISION LAYOUT &
ABSENCE
OF REAR LANE

REQD FOR RF-10

PROPOSED SETBACKS

4.70m

2.50m

Delete and replace Landscaping Section I.2 and I.3 of the RF-10 Zone with Section I.2 and I.3 of the RF-13 Zone, in order to vary the landscaping requirements to allow for a front yard driveway, including changing porous surface requirements and front yard landscaping requirements to accommodate a driveway

FRONT YARD
(UP TO GARAGE) N/A FOI
6.00m F

REAR YARD
(TO DRIVEWAY) 7.50m

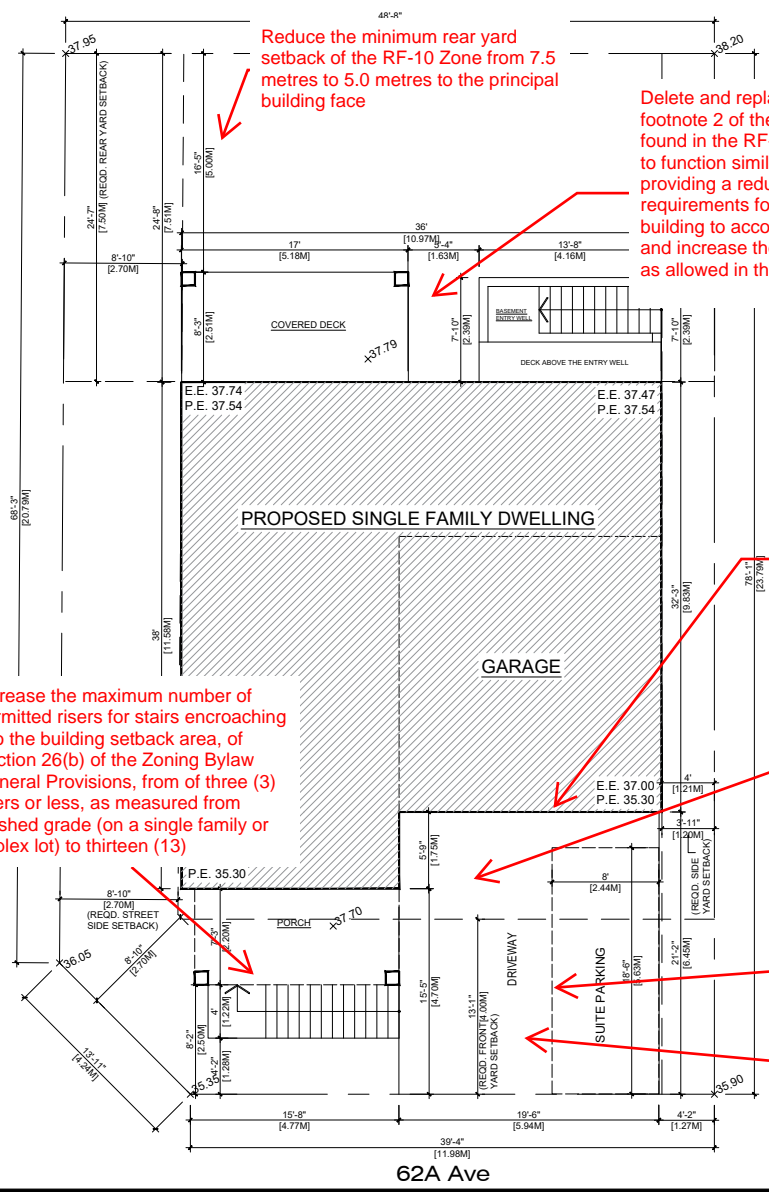
Remove Off-Street Parking Loading/Unloading Section H.2 that requires driveway access only from a rear lane under the RF-10 Zone

SIDE YARD (INTERNAL) 1.20m
SIDE YARD (STREET SIDE) 2.70m

5.00m (FOR 50% OF THE BUILDING WIDTH)

1.21m
2.70m

147B St



Reduce the minimum rear yard setback of the RF-10 Zone from 7.5 metres to 5.0 metres to the principal building face

Delete and replace Yard and Setbacks Section F footnote 2 of the RF-10 Zone with footnote 2 found in the RF-13 zone, in order to allow the lot to function similarly to a typical RF-13 lot by providing a reduction in rear yard setback requirements for 50% of the width of the principal building to accommodate an unenclosed deck and increase the deck area to 14 square metres as allowed in the RF-13 zone

Increase the minimum front yard setback of the RF-10 Zone from 4.0 metres to 6.0 metres

Delete and replace Yard and Setbacks Section F footnote 1 of the RF-10 Zone with footnote 1 found in the RF-13 zone, in order to allow the lot to function similarly to a typical RF-13 lot by providing a reduction in front yard setback requirements for 50% of the width of the principal building provided carport and driveway setback requirements are met

Increase the maximum number of permitted risers for stairs encroaching into the building setback area, of Section 26(b) of the Zoning Bylaw General Provisions, from of three (3) risers or less, as measured from finished grade (on a single family or duplex lot) to thirteen (13)

Remove Off-Street Parking Loading/Unloading Section H.2 that requires driveway access only from a rear lane under the RF-10 Zone

Delete and replace Landscaping Section I.2 and I.3 of the RF-10 Zone with Section I.2 and I.3 of the RF-13 Zone, in order to vary the landscaping requirements to allow for a front yard driveway, including changing porous surface requirements and front yard landscaping requirements to accommodate a driveway