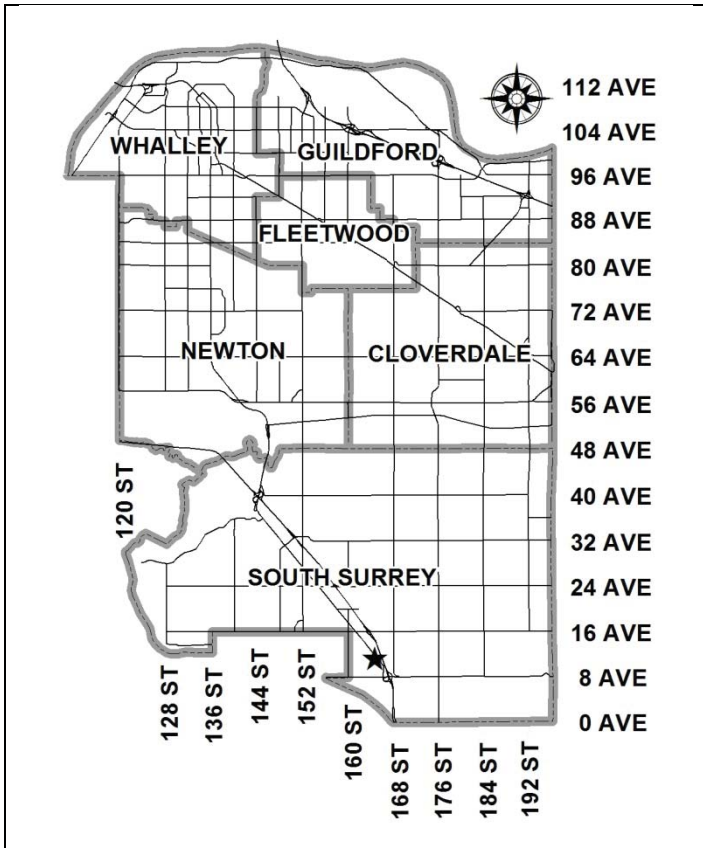


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0421-00

Planning Report Date: November 6, 2017



PROPOSAL:

- **Development Variance Permit**

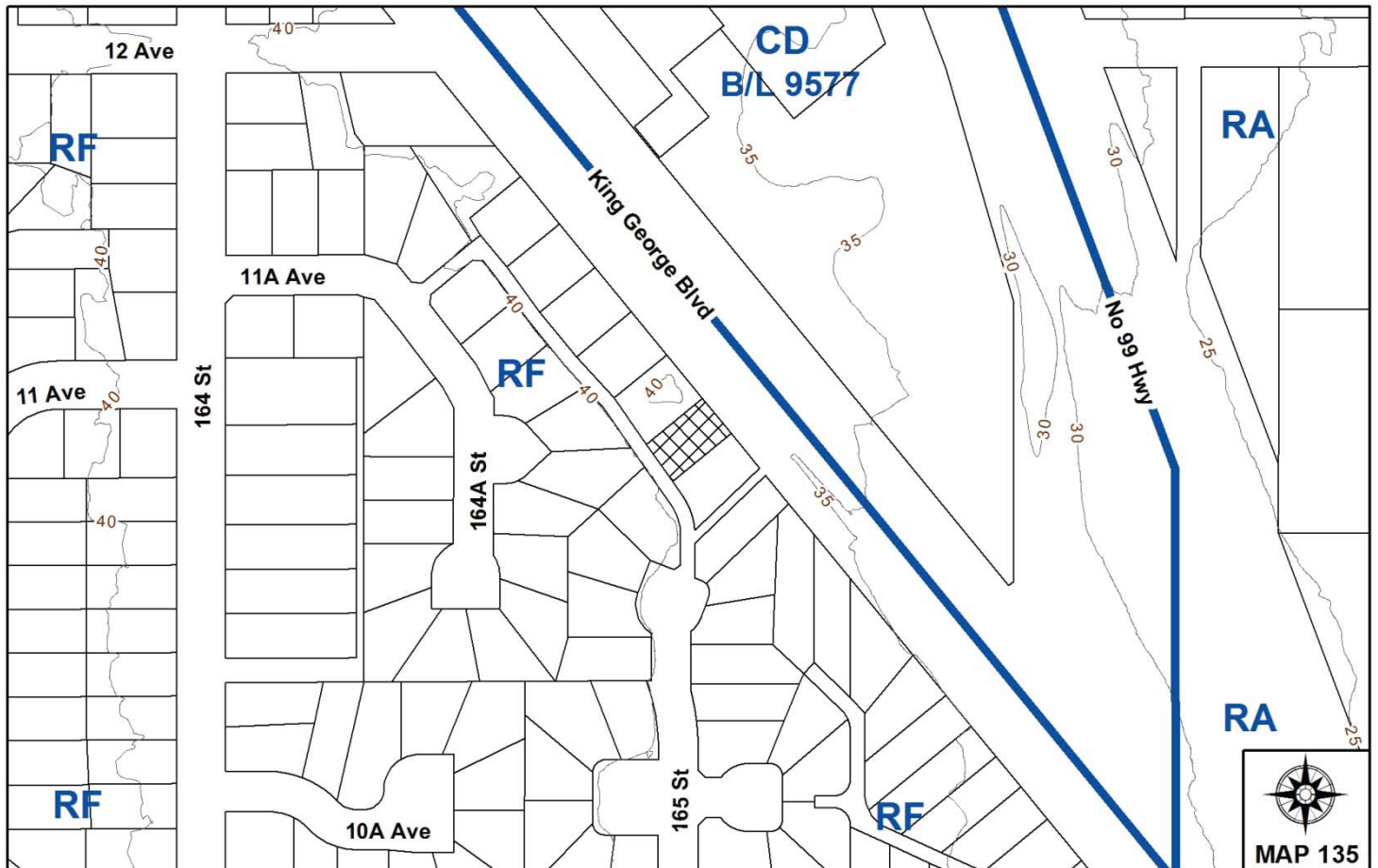
to permit the construction of a basement access well between the principal building and the front lot line, for a proposed single family dwelling.

LOCATION: 1133 - King George Boulevard

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential (6 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the "Single Family Residential Zone (RF)" to permit the construction of a basement access well in the front yard of a new single family dwelling.

RATIONALE OF RECOMMENDATION

- The proposal would permit a basement access well in the front yard, consistent with the development pattern of other homes in the area.
- Homes along this portion of King George Boulevard are designed such that the front of the house faces onto a lane and the legal front yard on King George Boulevard effectively acts as a rear yard.
- Other homes along this portion of King George Boulevard have basement access wells located in the front yard, as they were constructed prior to the basement access restriction being added to the RF Zone in 2013. Therefore, the proposed front yard basement access well is consistent with the established streetscape.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0421-00 (Appendix III), to vary the Single Family Residential Zone (RF) to allow the basement access and basement well to be located in the front yard of the 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 Lot

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|--------------------------------------|-------------------------|--|----------------------|
| North: | Single family dwellings | Urban / Single Family Residential (6 u.p.a.) | RF |
| East (Across King George Boulevard): | Hotel | Urban / Tourist Commercial | CD (By-law No. 9577) |
| South: | Single family dwellings | Urban / Single Family Residential (6 u.p.a.) | RF |
| West: | Single family dwellings | Urban / Single Family Residential (6 u.p.a.) | RF |

DEVELOPMENT CONSIDERATIONSBackground

- The 564 square metre (6,072 sq.ft.) subject site is located at 1133 - King George Boulevard. The site is designated "Urban" in the Official Community Plan (OCP), "Single Family Residential (6 u.p.a.)" in the King George Corridor Development Concept Plan, and zoned "Single Family Residential Zone (RF)".
- The subject property was created under Development Application No. 7915-0225-00.

Current Proposal

- The applicant has submitted a building permit application to construct a single family dwelling on the subject lot, with the front of the house and garage facing the rear lane. The proposal is to have the basement access well in the front yard, which is adjacent to King George Boulevard. This is consistent with other homes on this portion of King George

Boulevard, which were constructed prior to the access restriction being added to the RF Zone in 2013.

- Driveways are not permitted onto King George Boulevard and the apparent front of the proposed home will face onto the rear lane. The legal front yard along King George Boulevard will effectively act as a rear yard.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the requirement that basement access and basement wells be permitted only between the principal building and the rear lot line in the RF Zone.

Applicant's Reasons:

- On this lot, and on neighbouring lots to the northwest that also "legally front" King George Boulevard, houses are designed so that the apparent front of the dwellings face the lane, and that the apparent rear yards face King George Boulevard. There is considerable separation between the legal front lot line and King George Boulevard, with dense planting near the front lot line concealing views from traffic. There is no public sidewalk on this side of King George Boulevard and no entry walkway to the legal front yard. The King George Boulevard side of the property is effectively the rear yard, and the lane is effectively the front yard.
- Other homes along this portion of King George Boulevard have basement access wells located in the front yard, as they were constructed prior to the basement access restriction being added to the RF Zone in 2013. The house at 1085 King George Boulevard was approved in 2013, just prior to introduction of the changes to the RF Zone, permitting construction of a basement entry well in the front yard.

Staff Comments:

- The RF Zone was amended in September, 2013 to restrict basement access and basement wells to the rear yard only, rather than the front yard or side yard. Other homes along this portion of King George Boulevard were constructed prior to the changes to the RF Zone and have basement access wells located in the front yard.
- Furthermore, more recently Council approved similar development variance permits for the properties located at 1115 - King George Boulevard (Development Application No. 7915-0225-00) and 1096 165 Street (Development Application No. 7916-0043-00) in 2015 and 2016, respectively. Therefore, the provision of a basement access well in the front yard on the subject property would be consistent with other dwellings in the area.
- The proposed variance will not result in a negative impact to the streetscape and adjoining properties. Existing trees and vegetation between the roadway of King George Boulevard and the front lot line of the subject property effectively screen the view from King George Boulevard to the proposed home.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary (Confidential) and Project Data Sheets
- Appendix II. Site Plan and Building Elevations
- Appendix III. Development Variance Permit No. 7917-0421-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION



RF
(no types)

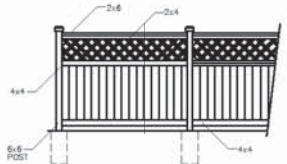
| ZONING ANALYSIS RF ZONE | |
|--|------------------------|
| PROPERTY NUMBER: 15-0225-01 | LOT AREA: 3648 sq. ft. |
| LOT NUMBER: 2 | LOT AREA: 3648 sq. ft. |
| ADDRESS: 1133 KING GEORGE BLVD., SURREY, BC | |
| SECTION B. PERMITTED USES | |
| SINGLE FAMILY RESIDENCE ZONE (SFR) | |
| SECTION D. DENSITY (FLOOR AREA) | |
| MAXIMUM PERMITTED FLOOR AREA: 3648 sq. ft. | |
| MAXIMUM PERMITTED GARAGE FLOOR AREA: 3648 sq. ft. | |
| SECTION E. LOT COVERAGE | |
| MAXIMUM PERMITTED LOT COVERAGE: 100% | |
| SECTION F. YARDS AND SETBACKS | |
| FRONT YARD SETBACK: 7.62m (25'-0") | |
| REAR YARD SETBACK: 1.83m (6'-0") | |
| SECTION G. HEIGHT OF BUILDINGS | |
| MAXIMUM BUILDING HEIGHT: 4.27m (14'-0") | |
| SECTION H. OFF-STREET PARKING | |
| MINIMUM OFF-STREET PARKING: 2 SPACES | |
| SECTION I. LANDSCAPING | |
| MINIMUM PLANTING: 10% OF LOT AREA | |
| SECTION J. SPECIAL REGULATIONS | |
| FENCES ON THE SIDE OF THE SINGLE FAMILY DWELLING ARE LOCATED AT LEAST 1.8 METERS (6.0 FEET) BEHIND THE FRONT FACE OF THE SINGLE FAMILY DWELLING. | |

NOTES:

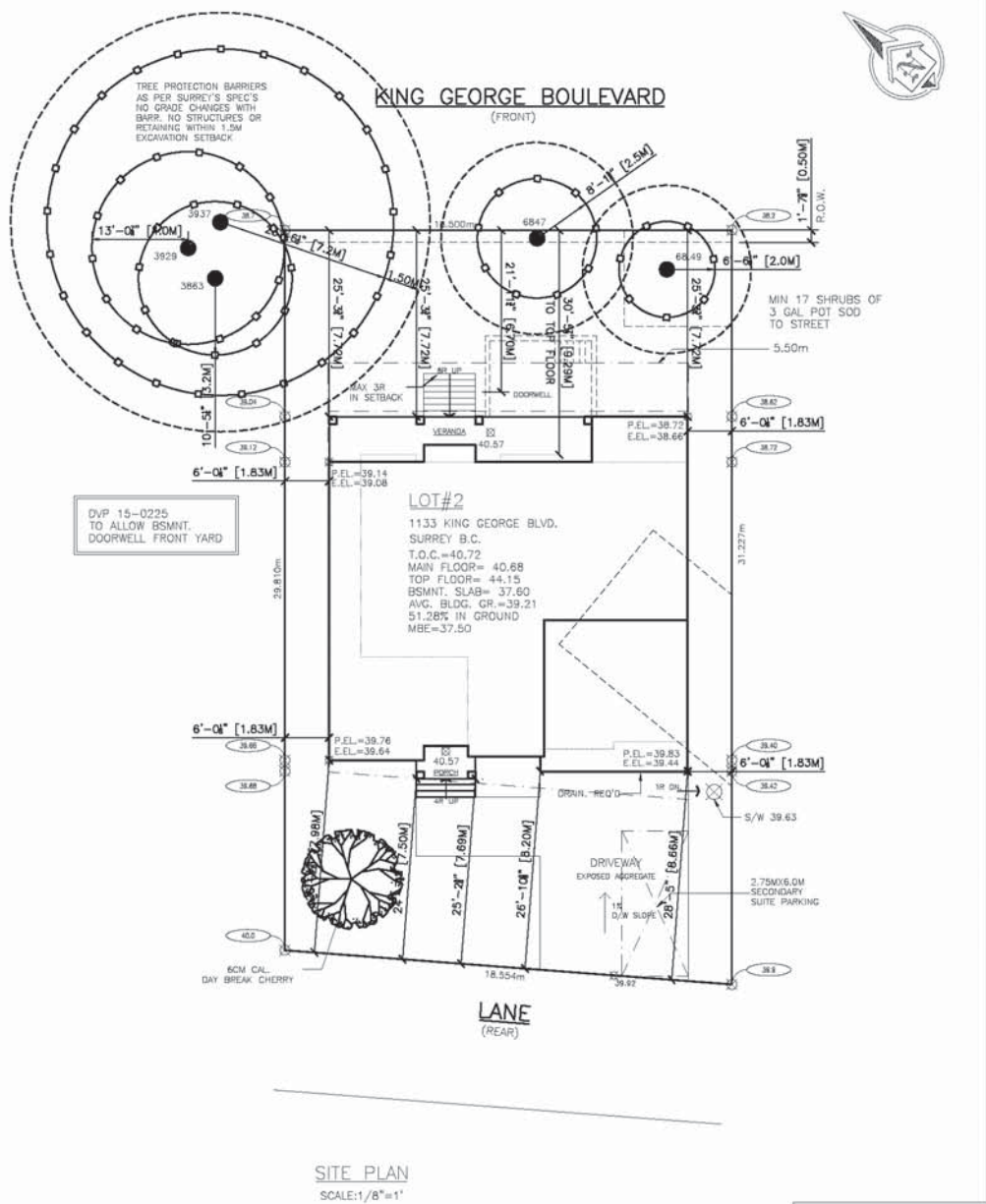
- WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK.
- ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE B.C. BUILDING CODE, LATEST EDITION.
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. 3.A231 LATEST EDITION.
- CONCRETE STRENGTH AT 28 DAYS, MINIMUM 3,000 PSI.
- ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE PART 9 AND DESIGN TO CSA LATEST EDITION.
- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
- WOOD TRUSSES SHALL BE DESIGN AND SEALED BY P.ENG. REGISTERED IN B.C.
- ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO CSA 0121 LATEST EDITION.
- OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.

NOTES:

- FENCES ARE NOT REQUIRED, BUT WHERE USED:
- THE FENCE IS CONSTRUCTED OF TREATED MATERIAL AND SUITABLY STAINED.
 - FENCES ON THE SIDE OF THE SINGLE FAMILY DWELLING ARE LOCATED AT LEAST 1.8 METERS (6.0 FEET) BEHIND THE FRONT FACE OF THE SINGLE FAMILY DWELLING.
 - THE FENCE STRUCTURE IS SUBSTANTIALLY AS FOLLOWS.



FENCE DETAIL
SCALE: 1/4" = 1'



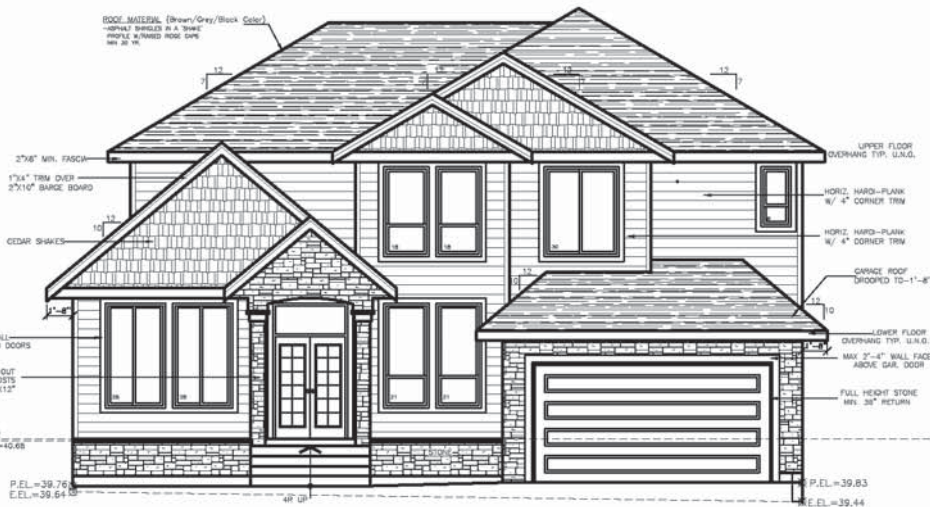
SITE PLAN
SCALE: 1/8" = 1'

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

| DRAWING NO. | REFERENCE | NO. | REVISION | BY | DATE | TITLE | DWN: | JACDEFP | DRAWING NO. |
|-------------|-----------|-----|----------|----|------|--|--------|--------------|--------------|
| | | | | | | PROPOSED RESIDENCE FOR MR. AJAYPAL SINGH SANDHU LOT 2, 1133 KING GEORGE BOULEVARD SURREY, B.C. | SCALE: | 1/8" = 1' | DD17-7495-P1 |
| | | | | | | | DATE: | MAY 26, 2017 | |
| | | | | | | | CHKD: | | |
| | | | | | | | PHONE: | 604-761-1461 | |



Dhillon Designs Ltd.
UNIT 215-1250-8201 AVE.
SURREY, B.C. V3W 3A8
PHONE: (604) 590-3868
FAX: (604) 590-2878
EMAIL: info@dhillondesigns.ca



REAR ELEVATION (SOUTH)



RIGHT ELEVATION (EAST)

WALL FACE AREA = 1058.02 SQ.FT. (98.29m²)
 ALLOWABLE AREA AT 1.83@6.66% = 91.84 SQ.FT. (8.53m²)
 ACTUAL AREA = 80.34 SQ.FT. (7.46m²)

P.E.L. = 36.72
 E.E.L. = 36.66
 DOORWELL
 4" BELOW BSMY SLAB



FRONT ELEVATION (NORTH)



LEFT ELEVATION (WEST)

WALL FACE AREA = 830.26 SQ.FT. (77.13m²)
 ALLOWABLE AREA AT 1.83@6.96% = 74.39 SQ.FT. (6.81m²)
 ACTUAL AREA = 47.21 SQ.FT. (4.38m²)

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

| DRAWING NO. | REFERENCE | NO. | REVISION | BY | DATE |
|-------------|-----------|-----|----------|----|------|
| | | | | | |



| TITLE | DWN: | DRAWING NO. |
|---|---------------------|--------------|
| PROPOSED RESIDENCE FOR MR. AJAYPAL SINGH SANDHU LOT 2, 1133 KING GEORGE BOULEVARD SURREY, B.C. | JACDEEP | DD17-7495-P4 |
| SCALE: 1/4"=1' | DATE: MAY 26, 2017 | |
| | PHONE: 604-761-1461 | |

DHILLON DESIGNS LTD.
 UNIT 215 - 12530-80th AVE.
 SURREY, B.C. V3W 3A6
 PHONE: (604) 590-3868
 FAX: (604) 590-2878
 EMAIL: info@dhillondesigns.ca

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0421-00

Issued To:

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: 029-887-577
Lot 2 Section 12 Township 1 New Westminster District Plan EPP58655
1133 - King George Boulevard

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection J.2 Special Regulations of Part 16 Single Family Residential Zone (RF), the requirement that basement access and basement wells are permitted only between the principal building and the rear lot line is waived for the Land.
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.
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



RF
(no types)

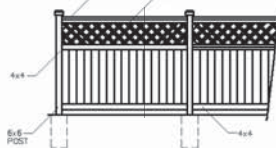
| | |
|--|--------|
| ZONING ANALYSIS RF ZONE | |
| UNITS: METRIC | 1:1000 |
| LOT AREA: 1133 KING GEORGE BLVD., SURREY, BC | 1133 |
| SECTION B. PERMITTED USES | |
| SECTION C. DENSITY (FLOOR AREA) | |
| SECTION D. LOT COVERAGE | |
| SECTION E. YARDS AND SETBACKS | |
| SECTION F. HEIGHT OF BUILDINGS | |
| SECTION G. OFF-STREET PARKING | |
| SECTION H. SPECIAL REGULATIONS | |
| SECTION I. OTHER REGULATIONS | |
| SECTION J. LANDSCAPING | |

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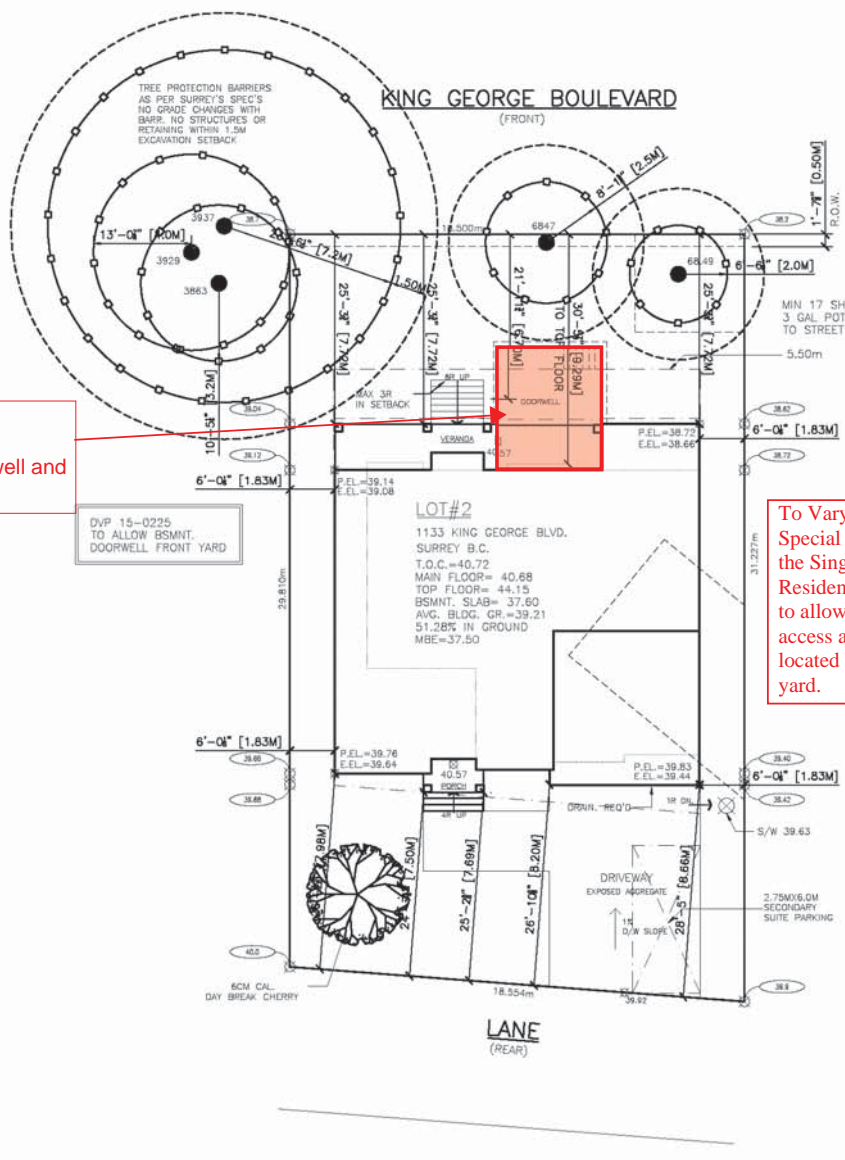
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FENCE DETAIL
SCALE: 1/4" = 1'

Location of proposed basement well and access



SITE PLAN
SCALE: 1/8" = 1'

To Vary Subsection J.2 Special Regulations of the Single Family Residential (RF) Zone to allow the basement access and well to be located in the front yard.

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

| DRAWING NO. | REFERENCE | NO. | REVISION | BY | DATE |
|-------------|-----------|-----|----------|----|------|
| | | | | | |



| | | | | |
|---|--|---|------------------------------------|---|
| TITLE PROPOSED RESIDENCE FOR MR. AJAYPAL SINGH SANDHU LOT 2, 1133 KING GEORGE BOULEVARD SURREY, B.C. | | DWN: JACDEEP SCALE: 1/8"=1' DATE: MAY 26, 2017 CHKD: PHONE: 604-761-1461 | DRAWING NO. DD17-7495-P1 | DHILLON DESIGNS LTD. UNIT 215-12530-80th AVE. SURREY, B.C. V3W 3A6 PHONE: (604) 560-3868 FAX: (604) 560-2878 EMAIL: info@dhillondesigns.co |
|---|--|---|------------------------------------|---|