

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0153-00

Planning Report Date: October 5, 2020

PROPOSAL:

- **Development Variance Permit**

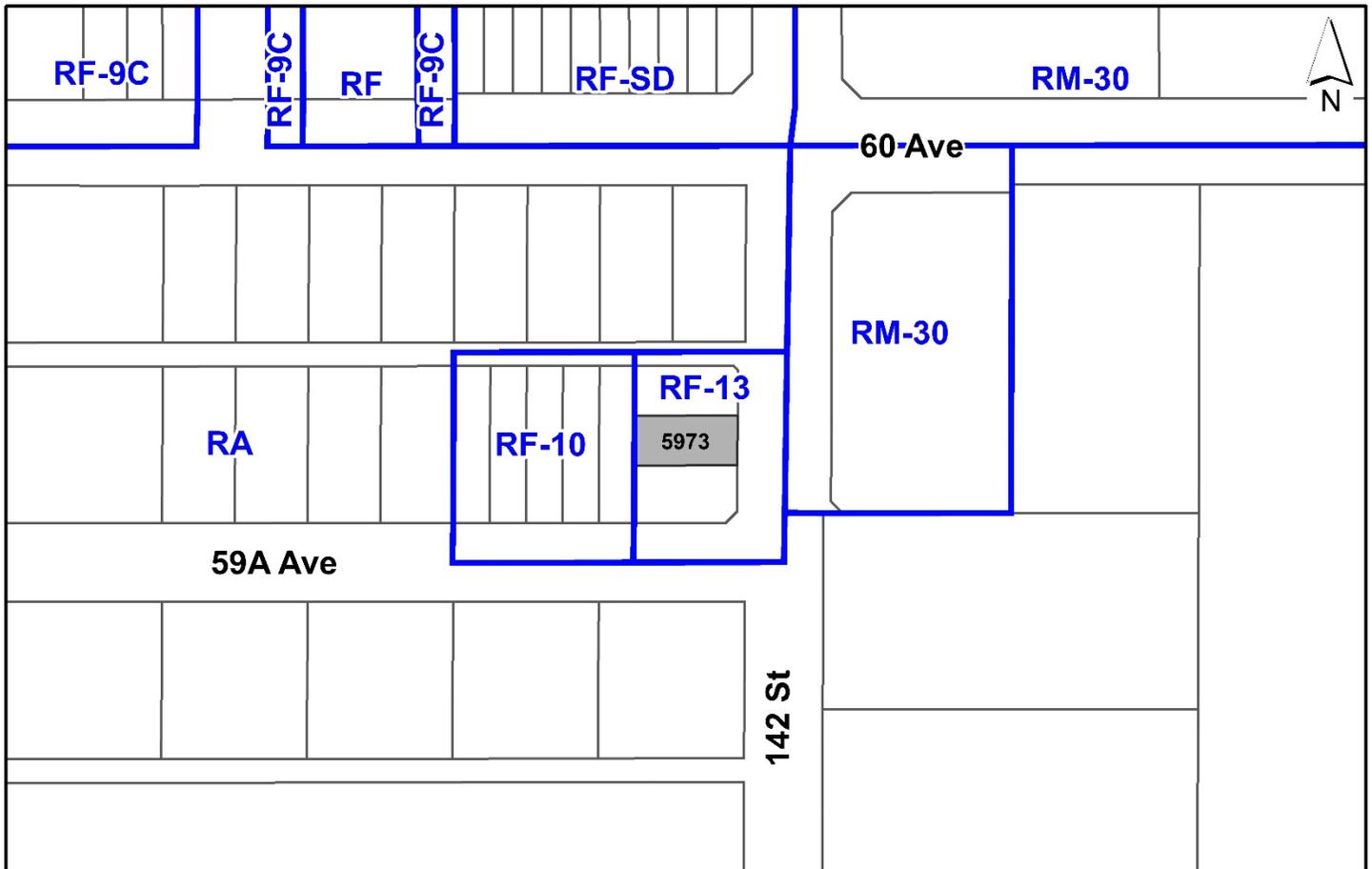
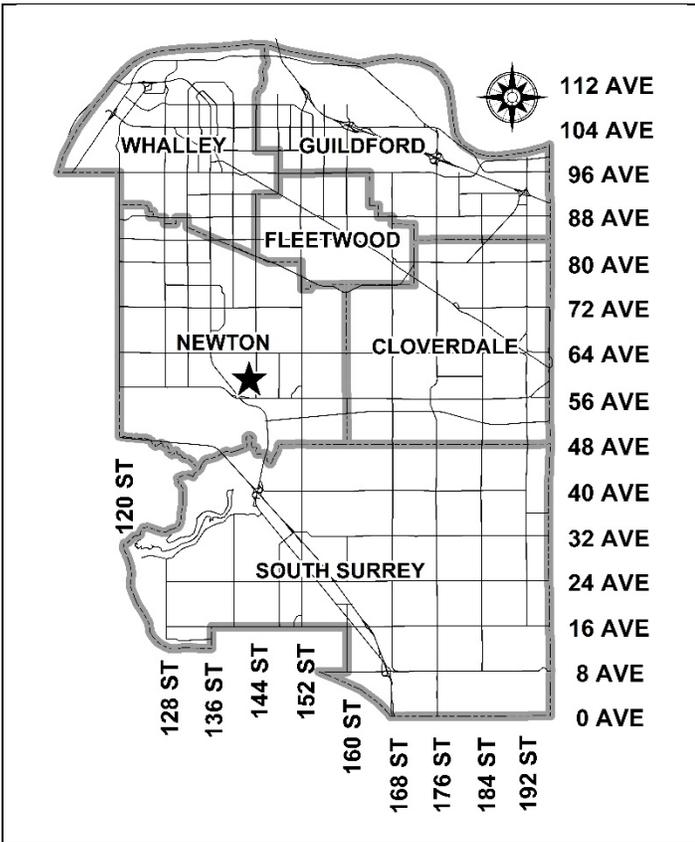
to allow a two car garage that can accommodate vehicles parked side by side on an RF-13 lot that is less than 13.4 metres wide.

LOCATION: 5973 - 142 Street

ZONING: RF-13

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to vary the parking configuration requirements of the Single Family Residential 13 (RF-13) Zone.

RATIONALE OF RECOMMENDATION

- The proposed variance to allow a front-accessed garage facing 142 Street that can accommodate two vehicles parked side by side will result in an optimal off-street parking layout.
- The proposed design of the new dwelling has the garage setback from the front porch to help reduce massing and ensure that the two car garage is not the dominant design element on the front of the future house.
- Double garages that accommodate two vehicles parked side by side offer a more desirable parking options for single family small lots, as they result in four (4) off-street parking spaces, which can help reduce the volume of cars parking on the street.
- The subject property is the only lot created under Development Application, No. 7916-0365-00 that will have a front-accessed garage and vehicular access from 142 Street.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0153-00 (Appendix II), to allow a two car (double) garage that can accommodate vehicles parked side by side that is accessed from the front yard on a Single Family Residential (13) Zone (RF-13) Type 1 interior lot, that is less than 13.4 metres wide, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant Single Family Residential	Single Family Small Lots	RF-13
North:	Vacant Single Family Residential	Single Family Small Lots	RF-13
East (Across 142 Street):	Vacant Multi-Family Residential	Townhouses (20 upa max)	RM-30
South:	Vacant Single Family Residential	Single Family Small Lots	RF-13
West:	Single Family Residential	Single Family Small Lots	RF-10

Context & Background

- The subject site is located at 5973 – 142 Street. The property is designated “Urban” in the Official Community Plan (OCP), “Single Family Small Lots” in the South Newton Neighbourhood Concept Plan (NCP), and zoned “Single Family Residential (13) Zone (RF-13)”.
- The property, along with the surrounding properties located to the north, south, and west were created as part of a 4 lot subdivision in December 2019 under Development Application No. 7916-0365-00.
- The property to the east (across 142 Street) was approved by Council in June 2019 to allow the development of 18 townhouses under Development Application No. 7916-0107-00. The property further to the south (5945 – 142 Street), across 59A Avenue, was granted Third Reading of the associated Rezoning By-law in January 2014 to rezone the property to “Single Family Residential (10) Zone (RF-10)” and “Single Family Residential (12) Zone (RF-12)” to facilitate subdivision into 4 single family lots (Application No. 7913-0176-00). The lots proposed under this application will mirror the layout established under Development Application No. 7916-0365-00.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Building Elevations
- Appendix II. Development Variance Permit No. 7920-0153-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

SR/cm

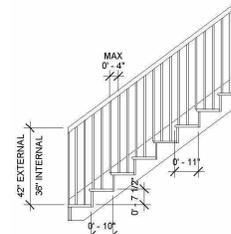
THESE PLANS CONFORM TO BCBC 2018
CONSTRUCTION SHALL FOLLOW LOCAL
BUILDING BY-LAWS ALONG WITH THESE
PLANS.

CONTRACTOR MUST CONFIRM ALL
DIMENSIONS PRIOR TO START OF
CONSTRUCTION.

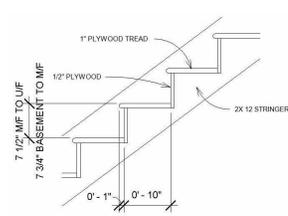
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PLANS. IT IS THE BUILDER/OWNER'S
RESPONSIBILITY TO REVIEW AND VERIFY
THE WHOLE PLAN (i.e. ALL LEVELS,
DIMENSIONS, STRUCTURAL ADEQUACIES)
PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS.

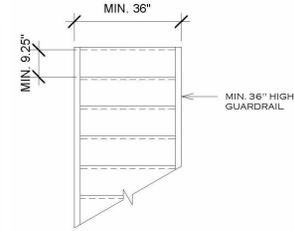
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PERMIT APPLICATION PURPOSES AND NOT
INTENDED TO BE ISSUED FOR
CONSTRUCTION UNTIL APPROVED BY CITY.



STAIR DETAIL 1: NTS



STAIR DETAIL 2: NTS



STAIR DETAIL 3: NTS

1 Rear Elevation
1/4" = 1'-0"



SPATIAL CALCULATION:
TOTAL WALL AREA: 862.04 SQFT
TOTAL OPENINGS ALLOWED (7%): 60.34 SQFT
TOTAL PROPOSED OPENINGS: 60.00 SQFT
LIMITING DISTANCE: 4'-0" (1.22M)

2 Left Elevation
1/4" = 1'-0"



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Karamjit S. Bath
PH. (778)-889-4251

No.	Description	Date

Lot 2 5973 142 Street
Surrey, B.C.

REAR & LEFT
ELEVATIONS

Project number PVDL-20-1012-KB
Date 5 FEB 2020
Drawn by HB
Checked by GS

A3

Scale 1/4" = 1'-0"

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0153-00

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: 031-002-510
Lot 2 Section 9 Township 2 New Westminster District Plan EPP76216

5973 142 St

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section H.5 Off-Street Parking of Part 16B "Single Family Residential (13) Zone (RF-13)" is varied to allow a double car garage that can accommodate two cars parked side by side on a Type I interior lots that is less than 13.4 metres wide that is accessed from the front yard.
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.
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

ZONING CALCULATIONS:
LOT 2 5973 142 STREET, SURREY - Zone RF 13

LOT AREA = 3632 SQFT
 ALLOWED LOT COVERAGE = 1816 SQFT
 ALLOWED FAR = 2615 SQFT
 PROPOSED LOT COVERAGE = 1702.11 SQFT
 PROPOSED FAR = 2600.25

MAIN FLOOR AREA: 1067.39 SQFT
 GARAGE AREA: 448.50 SQFT
 TOTAL: 1515.89 SQFT

UPPER FLOOR AREA: 1206.94 SQFT
 OPEN TO BELOW + STAIRS: 122.58 SQFT
 NET UPPER FLOOR: 1084.36 SQFT

PORCH: 90.11 SQFT

MAIN FLOOR: 1515.89 SQFT (INCL GARAGE)
 UPPER FLOOR: 1084.36 SQFT
 TOTAL: 2600.25 SQFT

BASEMENT AREA: 1116.14 SQFT
 1 BEDROOM SUITE: 405.14 SQFT
 SUNKEN WELL: 249.50 SQFT

Development Variance Permit No. 7920-0153-00: To allow a double garage that can accommodate two vehicles side by side on a RF-13 Type I interior lot that is less than 13.4 metres wide that is accessed from the front yard.

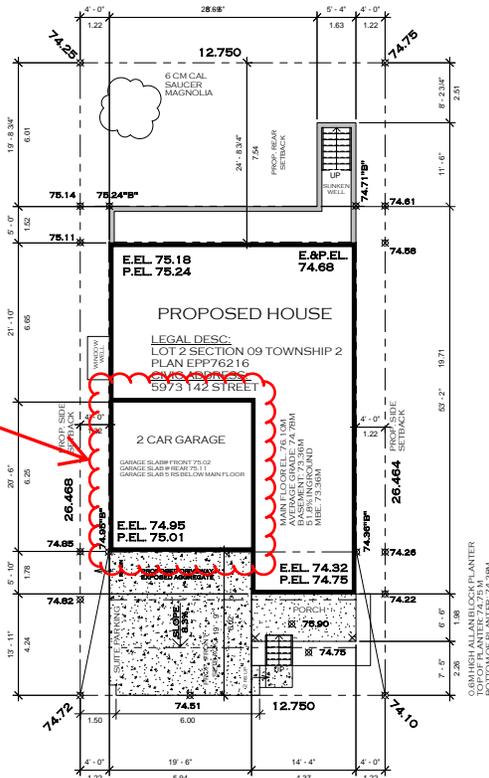
- LANDSCAPING:**
- MIN 17 SHRUBS OF MINIMUM 3 GALLON POT
 - SOD TO STREET
 - MIN 450MM TOPSOIL (ALL YARDS)
 - 6CM CALIPER FRAGRANT SNOW BELL
 - IMPERVIOUS AREAS TO BE GRADED TOWARDS LANDSCAPED AREAS

NOTE: ONLY ABSORBANT SOIL OR 3/4" FILL RUN GRAVEL PERMITTED IN SIDE YARDS

NOTE: CHECK ALIGNMENT OF DRIVEWAY LEFT/DOWN PRIOR TO CONSTRUCTION

NOTE: OWNER/BUILDER CHECK & VERIFY WITH SURVEYOR TO LAY HOUSE ON LOT BEFORE CONSTRUCTION IF ANY ADJUSTMENT HAS TO BE DONE. IT SHOULD BE NOTIFIED TO AND APPROVED BY DESIGNER

MUST MAINTAIN EXISTING GRADES @ PROP. LINES



142 STREET



① Site Plan
 1/8" = 1'-0"

GENERAL NOTES:

- DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND DESIGNER SHALL BE INFORMED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.
 - CONSTRUCTION MUST COMPLY WITH B.C. BUILDING CODE 2018, ELECTRICAL B.C. CODE 2018, PLUMBING B.C. CODE 2018 AND WINDOWS AND GLAZING B.C. CODE 2018.
 - EXACT LOCATION OF THE BUILDING MUST BE CONFIRMED WITH LOCAL AUTHORITIES OR SURVEYOR. ADJUST SITES GRADES AS REQUIRED.
 - FOOTINGS MUST BE TAKEN DOWN FROST LEVEL TO UNDISTURBED SUBSTRATA. INTERIOR FACE OF CONCRETE (FOOTINGS AND WALLS) MUST BE INSULATED WITH 25mm (1") OF RIGID INSULATION.
 - PROVIDE 6" CLEARANCE BETWEEN GRADE AND SIDING
 - CONCRETE OF FOOTINGS OR WALLS MUST HAVE #4S FELD AND MUST BE ANCHORED WITH 1/2" DIA. BOLTS 4'-0" O.C.
 - ALL FOOTINGS ARE TO EXTEND 18" BELOW GRADE MINIMUM.
 - PROVIDE VENTILATION TO ROOMS IN COMPLIANCE WITH B.C.B.C. SECTION 9.3.5
 - WATERPROOF WALLBOARD REQUIRED AS TILE BASE AROUND TUBS AND SHOWERS
 - DWELLING SECURITY AS OUTLINED IN B.C.B.C. SECTION 9.4.6.
 - ANCHOR POSTS TO FOOTING TO RESIST UPLIFT
 - WINDOWS IN WINDOWS 4 DOORS TO BE DOUBLE GLAZED SAFETY GLASS.
 - WINDOW FRAMES TO BE THERMALLY BROKEN.
 - TUBS WITH SHOWERS MUST HAVE A MIN. HEIGHT OF 3'1" FROM TUB RIM.
 - 1" NOSING REQUIRED ON TREADS LESS THAN 10"
 - R10 RIGID INSULATION REQUIRED UNDER ENTIRE SLAB AREA FOR SLABS WITH RADIANT HEATING
 - CROSS BRIDGING REQUIRED @ 70" o/c MAX. OR GLUE & NAIL PANEL SURFLOOR
 - LINO OR EQUAL REQUIRED TO BATHROOM FLOORS
 - GLASS IN ENTRANCE, SHOWER AND SLIDING DOORS ARE TO BE SAFETY GLASS.
 - MIRROR DOORS AT ENTRANCES TO WALK-IN CLOSETS ARE TO BE BACKED W/ SOLID MATERIAL AS PER #9.4.5.3.
 - FLASHING MUST BE PROVIDED OVER ALL EXTERIOR OPENINGS.
 - PROVIDE WEATHER-STRIPPING FOR ALL EXTERIOR DOORS.
 - PROVIDE CAULKING AROUND ALL EXTERIOR OPENINGS.
 - FLASH ALL CHANGES OF MATERIAL ON EXTERIOR WALLS.
 - ALL EXTERIOR AND GARAGE ELECTRICAL OUTLETS TO BE WATERPROOFED.
 - PROVIDE WEATHER-STRIPPING FOR ALL EXTERIOR DOORS.
 - PROVIDE CAULKING AROUND ALL EXTERIOR OPENINGS.
 - FLASH ALL CHANGES OF MATERIAL ON EXTERIOR WALLS.
 - ALL EXTERIOR AND GARAGE ELECTRICAL OUTLETS TO BE WATERPROOFED.
 - PROVIDE 2" CLEAR SPACE BETWEEN FIREPLACE AND FRAMING.
 - PROVIDE TEMPERED GLASS WHEN DISTANCE BETWEEN GLASS AND FINISH FLOOR IS LESS THAN 8"
 - HEADERS AND TRIMMERS MUST COMPLY WITH B.C. BUILDING CODE 2018.
 - ALL JOIST HANGERS TO HAVE A RESISTANCE OF 2000 Lbs. Ref. STRUCTURAL ENG. UNLESS OTHERWISE NOTED.
 - ALL LIMITS NOT SPECIFIED ARE 2x12 DOUBLE.
 - ATTIC OR CRAWL SPACE ACCESS TO BE HATCHED AND INSULATED. MINIMUM SIZE 20x28" & WEATHERSTRIPPED.
 - PROVIDE SCREENED VENTILATION TO ALL ATTIC SPACES AS REQUIRED 1:300
 - PROVIDE BRACING TO ALL CORNERS.
 - PROVIDE 2" CONTINUOUS SCREENED VENTILATION AT SOFFITS.
 - BALCONY RAILINGS TO BE MINIMUM 3/4" OVER FINISH FLOORS.
 - CONFIRM ALL ROUGH OPENINGS OF WINDOWS AND DOORS
 - OWNER OR CONTRACTOR SHALL OBTAIN MANUFACTURER CERTIFICATE, AND SHOP DRAWINGS FOR GLUE-LAMINATED BEAMS
 - OWNER OR CONTRACTOR SHALL OBTAIN MANUFACTURER CERTIFICATE FOR TRUSSES.
 - FOR INSTALLATION, REFER TO SHOP DRAWINGS, SKYLIGHTS TO BE INSTALLED ACCORDING TO SHOP DRAWINGS BY OTHERS.
 - DOUBLE JOIST UNDER ALL WALLS RUNNING IN THE SAME DIRECTION OF FLOOR JOIST
 - ALL FRAMING ELEMENTS MUST BE No 2 DOUBLES FIR.
 - REGISTERED STRUCTURAL ENGINEER SUBMITS LETTER OF UNDERTAKING FOR REVIEW, DESIGN AND SUPERVISION OF STRUCTURAL COMPONENTS, ALSO SEISMIC & WIND DESIGN AS PER PVC GUIDE.
- MISCELLANEOUS:**
- 1. FINISH GRADES ON SITE TO DIRECT ANY SURFACE WATER FLOW FROM THE BUILDING.
 - 2. WHERE A WINDOW OPENS TO A WINDOW WELL THE OPERATION OF THE SASH SHALL NOT REDUCE THE CLEARANCE IN A MANNER THAT WOULD STRIKE ESCAPE IN CASE OF EMERGENCY.
 - 3. PROVIDE BUILDING AND SITE DRAINAGE AS PER LOCAL REQUIREMENTS.
 - 4. ALL DOWNSPOUTS WILL TO CONNECTED TO DRAIN PIPES INSTALLED ALL AROUND THE PROPOSED BUILDING.

THESE PLANS CONFORM TO BCBC 2018

CONSTRUCTION SHALL FOLLOW LOCAL BUILDING BY-LAWS ALONG WITH THESE PLANS.

CONTRACTOR MUST CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

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DO NOT SCALE DRAWINGS.

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No.	Revision	Description	Date
1	Revision 1		Date 1

**Lot 2 5973 142 Street
 Surrey, B.C.**

SITE PLAN, NOTES & CALCULATIONS

Project number	PVDL-20-1012-KB
Date	5 FEB 2020
Drawn by	HB
Checked by	GS
A1	
Scale	1/8" = 1'-0"