

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0158-00

Planning Report Date: July 25, 2022

PROPOSAL:

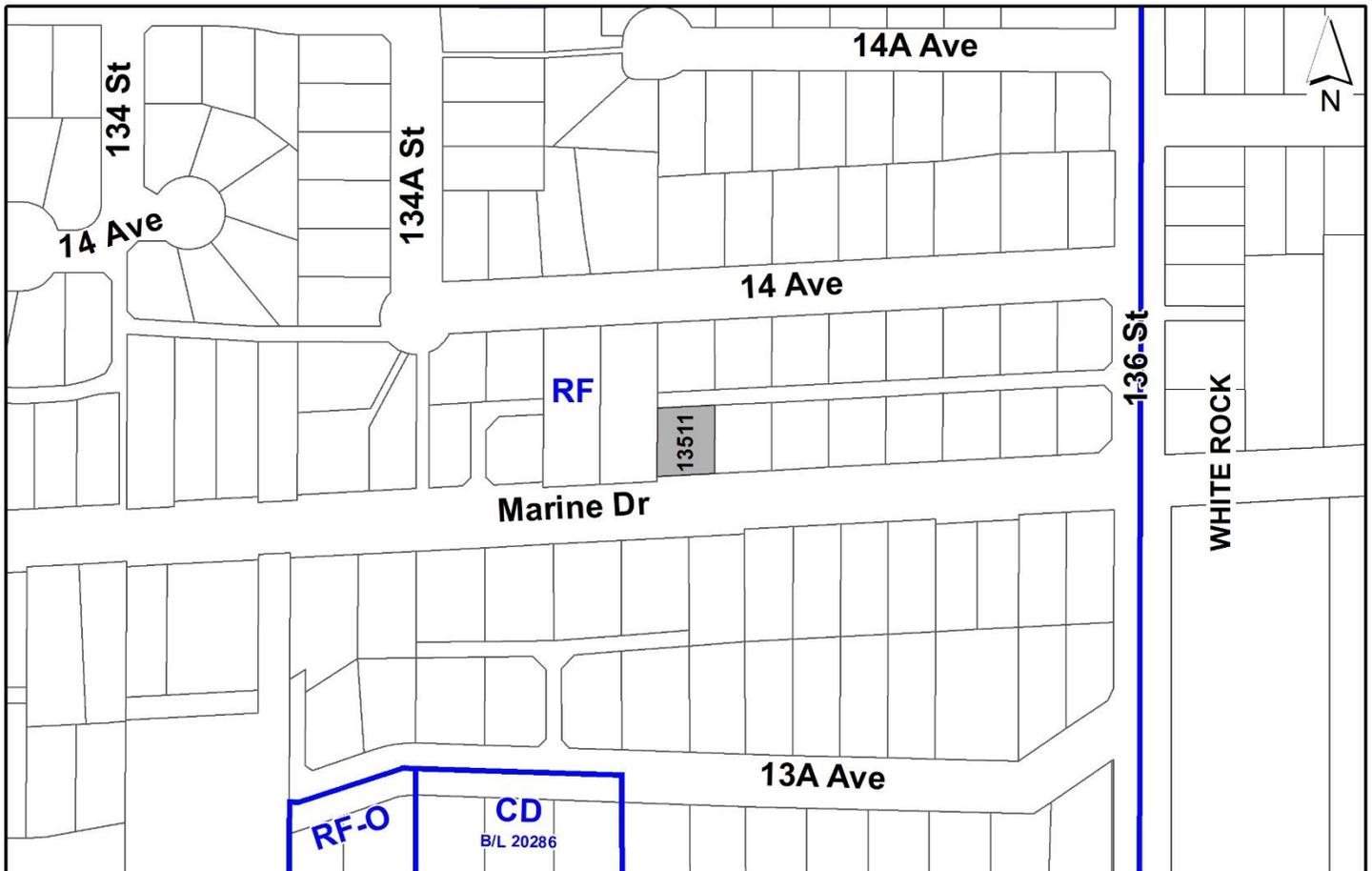
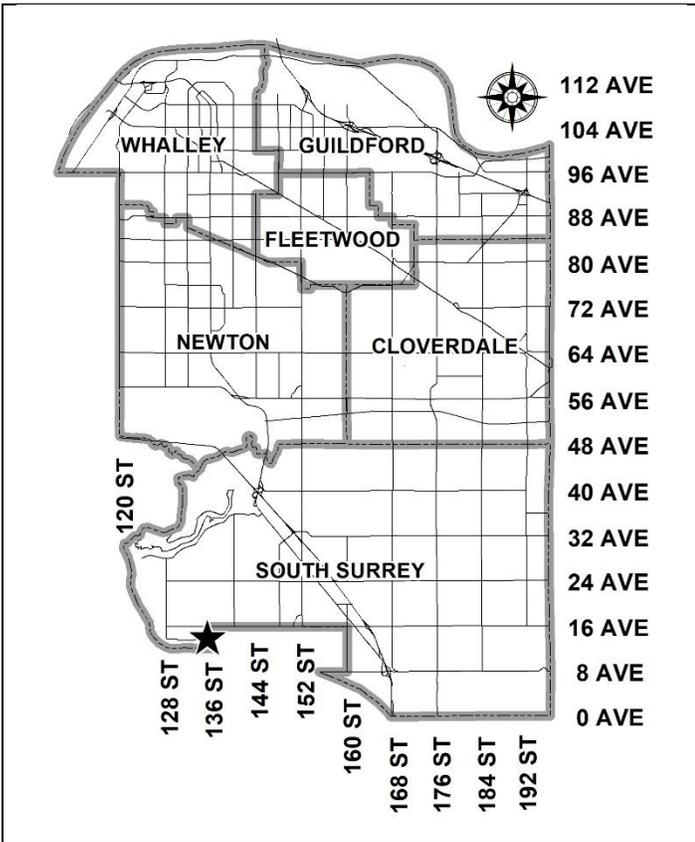
• **Development Variance Permit**

to reduce the minimum rear yard setback and to increase the maximum permitted floor of a second storey in order to permit construction of a single-family dwelling.

LOCATION: 13511 - Marine Drive

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the rear yard setback requirements of the "Single Family Residential Zone (RF)".
- Proposing to increase the maximum second floor area requirements of the "Single Family Residential Zone (RF)".

RATIONALE OF RECOMMENDATION

- There are two temporary statutory rights-of-ways located on the western and northeastern portions of the subject site that were registered on the land title as per the Engineering Requirements of Development Application No. 7916-0514-00. The 5.0-metre-wide statutory right-of-way on the western portion of the site is for a temporary storm sewer main, and the 7.0-metre-long statutory right-of-way on the northeastern portion of the site serves as a temporary turnaround for vehicular traffic.
- The statutory rights-of-ways create notable building constraints on the lot and there is no immediate time frame for the redevelopment of the adjacent lots. The statutory right-of-ways will not be impacted under this development application.
- Given the constraints established by the statutory-right-of-ways, the proposed variances are necessary to construct a functional building envelope.
- The proposed variance to the maximum second floor area requirements is relatively minor and is required to achieve a floor area similar to the surrounding properties in the neighbourhood.
- The proposed single-family dwelling meets all other building requirements of the "Single Family Residential Zone (RF)".

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0158-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres to 6.0 metres to the principal building face; and
 - (b) to increase the maximum second floor area requirements of the "Single Family Residential Zone (RF)" from 80% of the ground floor area to 85%.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant Single Family	Urban	RF
North:	Vacant Single Family	Urban	RF
East:	Vacant Single Family	Urban	RF
South (Across Marine Drive):	Single Family	Urban	RF
West:	Single Family	Urban	RF

Context & Background

- The subject site is approximately 573 square metres in area and is located at 13511 – Marine Drive. The site is designated “Urban” in the Official Community Plan (OCP) and zoned “Single Family Residential Zone (RF)”.
- The subject site was created as part of Development Application No. 7916-0514-00. Development Application No. 7916-0514-00 was completed on April 12, 2019, and resulted in the creation of four (4) lots. As per completion of the Engineering Requirements of the application, two temporary statutory-right-of-ways were registered on the property. The statutory right-of-way on the western portion of the site is for a temporary storm sewer main, and the statutory right-of-way on the northeastern portion of the site is used as a temporary turnaround for vehicular traffic.
- The subject site is encumbered by these two statutory right-of-ways on the western and northeastern portions of the lot. This makes it difficult to create a functional building envelope and to achieve a similar sized home relative to the surrounding neighbourhood.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum rear yard setback requirements of the "Single Family Residential Zone (RF)" from the north property line, and to increase the maximum second floor area requirements of the "Single Family Residential Zone (RF)" from 80% of the ground floor to 85%.

Referrals

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

Parks, Recreation & Culture: The closest active park is Bell Park and is 670 metres away, and the closest natural area is the 131B Greenbelt and is 275 metres away.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- The applicant is requesting the following variances:
 - to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 6.0 metres to the principal building face; and
 - to increase the maximum second floor area requirements of the RF Zone from 80% of the ground floor area to 85%.
- There are two temporary statutory right-of-ways on the subject site:
 - The 5.0-metre-wide statutory right-of-way on the western portion of the site is for a temporary storm sewer main.
 - The 7.0-metre-long statutory right-of-way on the northeastern portion of the site serves as a temporary turnaround for vehicular traffic.
- Under the density requirements of the RF Zone, the second storey is required to have a maximum of 80% of the first storey floor area. For the subject site this would typically achieve a dwelling with a floor area of 341 square metres. However, the temporary statutory-right-of-ways create notable building constraints on the lot. Without the requested variances, the subject site allows for a dwelling with a floor area of 289 square metres, resulting in a 15% loss to the potential buildable area.
- Given the constraints created by the statutory right-of-ways, the variances are necessary to achieve a functional building envelope and floor area similar to properties in the surrounding neighbourhood. With the proposed variances, the subject site may achieve a dwelling with a floor area of 331 square metres. This would result in only a 3% loss to the potential buildable area. The proposed single-family dwelling conforms with all statutory right-of-way encumbrances on the lot.

- The proposed single-family dwelling meets all other building requirements of the RF Zone. The proposed dwelling will be able to accommodate a minimum of three (3) off-street parking spaces. In addition, the proposed dwelling is sited in accordance with the front yard and side yard minimum setback requirements of the RF Zone.
- Staff support the requested variances to proceed for consideration.

TREES

- An Arborist Assessment was not prepared for the application. No trees are proposed for removal at the subject site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7922-0158-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JC/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0158-00

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: 030-770-181
Lot 1 Section 8 Township 1 New Westminster District Plan EPP85136
13511 - Marine Drive

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 16 "Single Family Residential Zone (RF)", the rear yard (north) setback is reduced from 7.5 metres to 6.0 metres to the principal building face; and
 - (b) in Section D of Part 16 "Single Family Residential Zone (RF)", the maximum permitted floor area of the second storey for the principal building is increased from 80% to 85% of the floor area of first storey.
4. This development variance permit applies to only the portion of 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:
13511 Marine Dr., Surrey - RF Zone

LOT AREA = 6207 SQFT
ALLOWED LOT COVERAGE = 2457.10 SQFT
ALLOWED FAR = 3672 SQFT
PROPOSED LOT COVERAGE = 2104.75 SQFT
PROPOSED FAR = 3562.91 SQFT

MAIN FLOOR AREA: 1616.33 SQFT
GARAGE AREA: 399.75 SQFT
TOTAL: 2036.33 SQFT

UPPER FLOOR AREA: 1628.67 SQFT
OPEN TO BELOW + STAIRS: 102.09 SQFT
NET UPPER FLOOR: 1526.58 SQFT

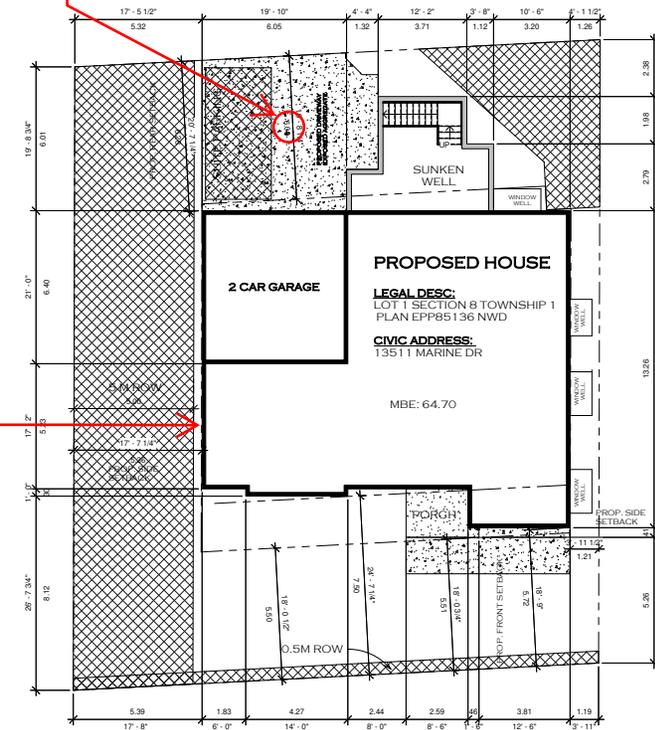
PORCH AREA: 58.667 SQFT
UNCOVERED DECK @ UPPER FLOOR #1: 239.95 SQFT
UNCOVERED DECK @ UPPER FLOOR #2: 163.08 SQFT

MAIN FLOOR: 2036.33 SQFT (INCL GARAGE)
UPPER FLOOR: 1526.58 SQFT
TOTAL: 3562.91 SQFT

BASEMENT AREA: 1992.86 SQFT
2 BEDROOM SUITE AREA: 969.72 SQFT

Development Variance Permit No. 7922-0158-00: To reduce the minimum rear yard setback requirements of the RF Zone from 7.5 metres to 6.0 metres.

Development Variance Permit No. 7922-0158-00: To increase the maximum permitted floor area of the second storey for the principal building from 80% to 85% of the floor area of the first storey.



Site Plan
1/8" = 1'-0"

NOTE:
CHECK ALIGNMENT OF DRIVEWAY.
LET 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



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.

THE DESIGNER ASSUMES NO LIABILITY FOR
ANY ERRORS AND OMISSIONS IN THESE
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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604-961-2907

13511 Marine Dr.
Surrey, B.C.

SITE PLAN, NOTES & CALCULATIONS

Project number	PVDL-21-1070-KP
Project Date	27 JAN 2022
EA Plan Review Date	27 JAN 2022
Drawn by	HB

A1

Scale 1/8" = 1'-0"