

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0275-00

Planning Report Date: December 13, 2010

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

to permit second floor rear decks to encroach into the required setback area.

LOCATION:

9533 - 130A Street

OWNER:

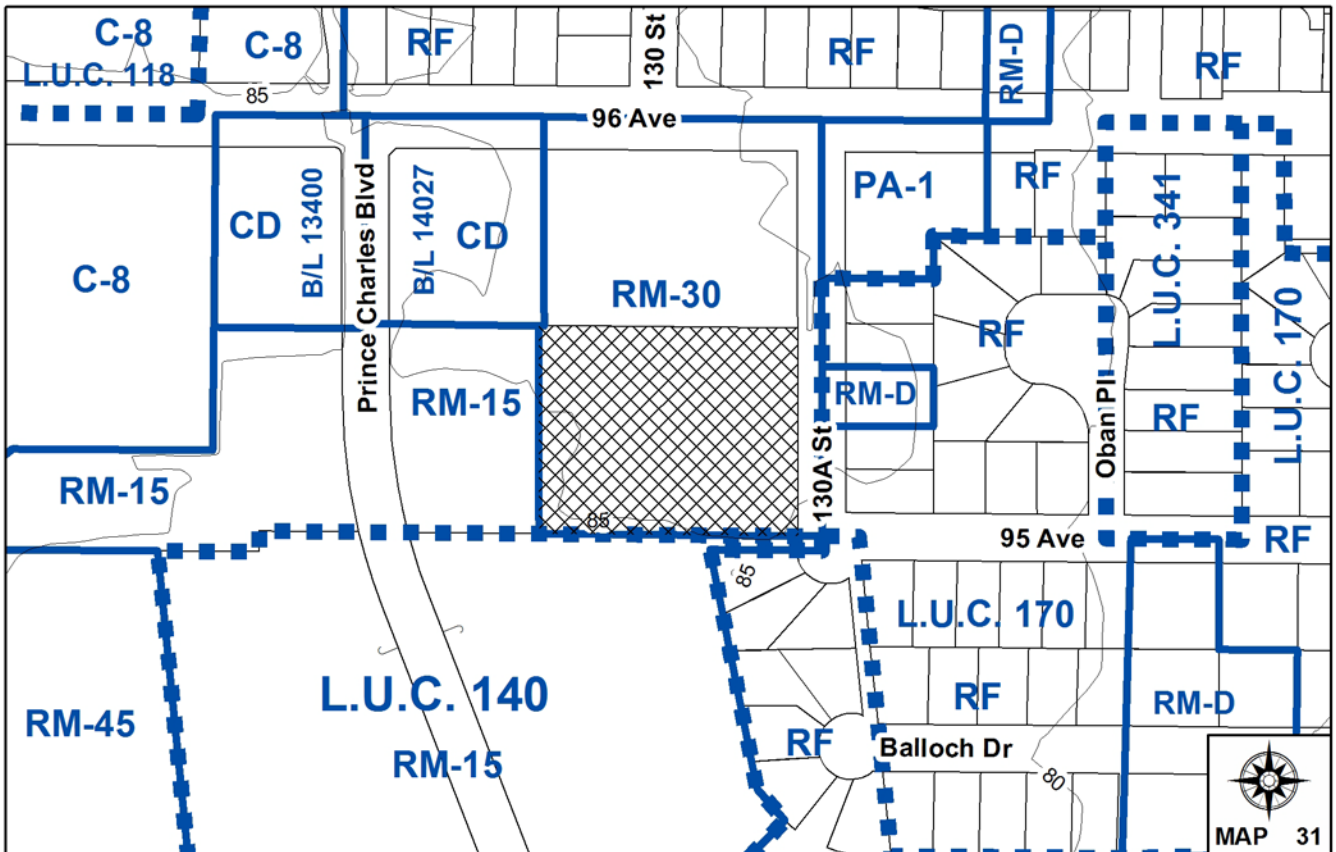
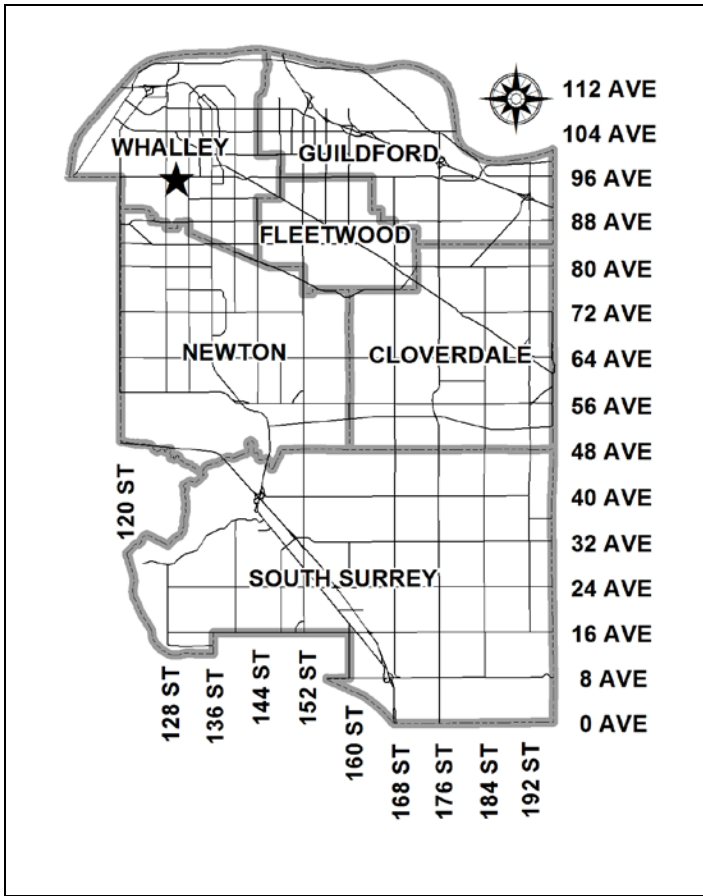
Suraj Home Builders Inc., Inc. No. 867412

ZONING:

RM-30

OCP DESIGNATION:

Multiple Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced rear yard (west) and side yard (north and south) building setbacks.

RATIONALE OF RECOMMENDATION

- Proposed interface with existing townhouses in the area is acceptable.
- The proposed setback along the south property line will allow for improved surveillance of the existing walkway.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7910-0275-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7910-0275-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north, south and west yard setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) issuance of Development Variance Permit No. 7910-0275-00.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Townhouse development.	Multiple Residential	RM-30
East (Across 130A Street):	Single family dwellings and a duplex.	Urban	Land Use Contract No. 170 (underlying RF and RM-D)
South:	Townhouse development and single family dwellings.	Multiple Residential and Urban	Land Use Contract No. 140 (underlying RM-15) and RF
West:	Townhouse development.	Multiple Residential	RM-15

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on the northwest corner of 95 Avenue and 130A Street, in Whalley. The site is zoned Multiple Residential 30 Zone (RM-30) and is designated Multiple Residential in the Official Community Plan (OCP).

- The subject site was rezoned to RM-30 and a Development Permit was issued on July 29, 2010 under File No. 7907-0230-00 to allow for the development of 51 townhouse units.

Current Proposal

- The applicant is requesting a Development Permit and Development Variance Permit to allow for a second floor rear deck on 46 units.
- The proposed second floor deck encroaches into the minimum 7.5-metre (25 ft.) setback requirement along the north, south and west property lines. The applicant is requesting a variance to the RM-30 Zone to reduce the north and south side yards and west rear yard setback to 6.0 metres (20 ft.) to accommodate the proposed deck addition (see By-law Variance section).

PRE-NOTIFICATION

In accordance with Council policy, a development proposal sign was erected on the property. To date, staff have not received any comments with respect to the proposal.

DESIGN PROPOSAL AND REVIEW

- The design for the approved 51-unit townhouse development regulated by Development Permit No. 7907-0230-00 remains the same except for the addition of the second floor rear deck.
- The proposed second floor rear deck is located off the kitchen and nook area of Units 1-46.
- In order to accommodate the second floor deck addition, the first floor gabled porch element is no longer proposed.
- The proposed addition of the second floor decks does not affect the overall floor area and design of the townhouse development as previously approved under Application No. 7907-0230-00.
- The proposed revision has been reviewed and found acceptable by staff.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the north and south side yard and west rear yard setbacks in the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).

Applicant's Reasons:

- The addition of a second floor rear deck will provide homeowners a semi-private outdoor space, making the units more appealing to potential buyers.
- The proposed decks are directly accessible from the main floor kitchen/nook area of each townhouse unit and are in keeping with similar residential developments throughout Surrey.

- The reduced setbacks provide a reasonable interface with the neighbouring townhouse developments and are in keeping with the character of the existing neighbourhood.

Staff Comments:

- The reduced setbacks reinforce the urban character of the neighbourhood and promote a friendlier interface between the existing walkway along the south property line.
- The addition of the proposed decks will increase rear yard activity and the reduced south side yard setback along the pedestrian walkway will promote social interaction and casual surveillance with pathway users.
- Significant landscaping, including trees, shrubs and a 1.7-metre (5.5- ft.) fence, will soften the interface between the subject site and neighbouring townhouse developments.
- Planning staff support the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan, Building Elevations and Perspective
Appendix III.	Development Variance Permit No. 7910-0275-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JLM/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Lance Barnett, Barnett Dembeck Architects Inc.
 Address: Unit 135. 7536 – 130 Street
 Surrey, BC
 V3W 1H8
 Tel: 604-597-7100

2. Properties involved in the Application
 - (a) Civic Address: 9533 – 130A Street

 - (b) Civic Address: 9533 – 130A Street
 Owner: Suraj Home Builders Inc., Inc. No. 867412
 PID: 028-211-138
 Lot A Section 32 Township 2 New Westminster District Plan BCP44601

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7910-0275-00.

DEVELOPMENT DATA SHEET

Existing Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		9,669.50 m ²
Road Widening area		219.5 m ²
Undevelopable area		
Net Total		9,450 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		37.1%
Paved & Hard Surfaced Areas		28.8%
Total Site Coverage	45%	65.9%
SETBACKS (in metres)		
Front (East)	5.0 m	5.1 m
Rear (West)	7.5 m	6.0 m*
Side #1 (North)	7.5 m	6.0 m*
Side #2 (South)	7.5 m	6.0 m*
BUILDING HEIGHT (in metres/storeys)		
Principal	13 m	10.5 m
Accessory	14.5 m	4.42 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		3
Three Bedroom +		48
Total		51
FLOOR AREA: Residential		7,153 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	8,509 m ²	7,153 m ²

* **Variance requested.**

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	73 upha/30 upa	53.9 upha/21.8 upa
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor	153 m ²	196 m ²
Outdoor	153 m ²	166 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	6	6
3-Bed	96	96
Residential Visitors	10	10
Institutional		
Total Number of Parking Spaces	112	112
Number of disabled stalls	1	1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTRACTOR SHALL VERIFY ALL FINISHES ARE AS SHOWN ON THIS SHEET. ANY CHANGES TO FINISHES SHALL BE NOTED ON THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

REV	DATE	BY	USED FOR

DATE: 10/10/18
SCALE: 1/8" = 1'-0"

PROJECT: 51 UNIT TOWNHOUSE DEVELOPMENT, 4935 - 190A STREET, SURREY, B.C.
CLIENT: SARAJ HOKE-BUILDERS INC.

DESIGN: L.F.H.
DRAWN: [Name]
CHECKED: [Name]
SCALE: 1/8" = 1'-0"

DATE: 10/10/18
SCALE: 1/8" = 1'-0"

PROJECT: 51 UNIT TOWNHOUSE DEVELOPMENT, 4935 - 190A STREET, SURREY, B.C.
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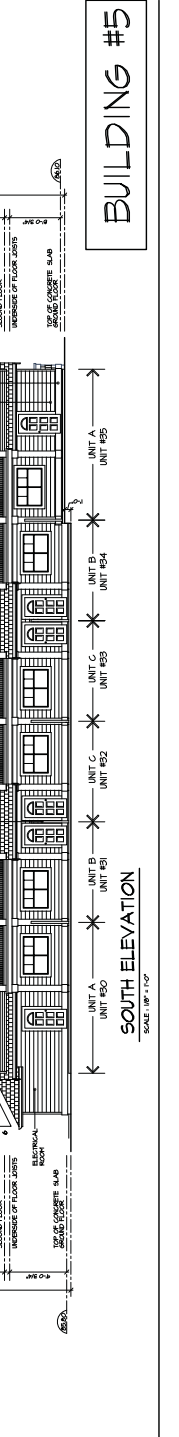
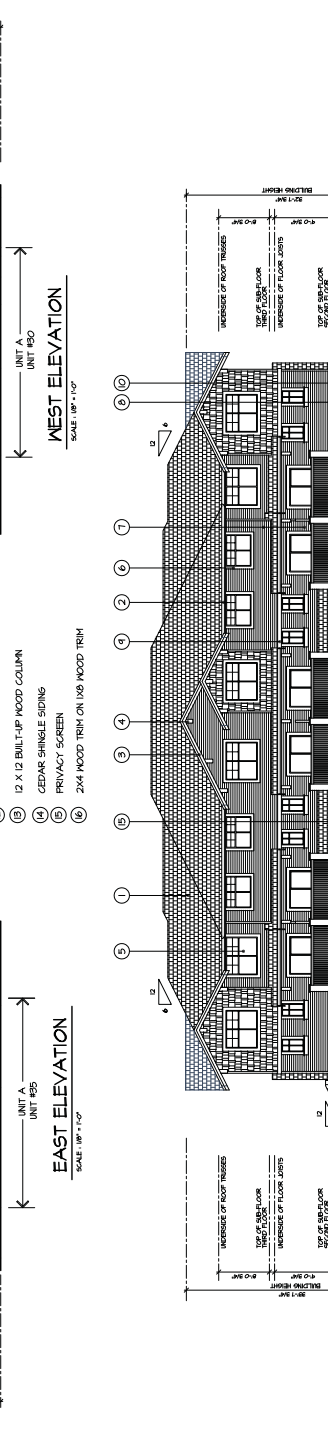
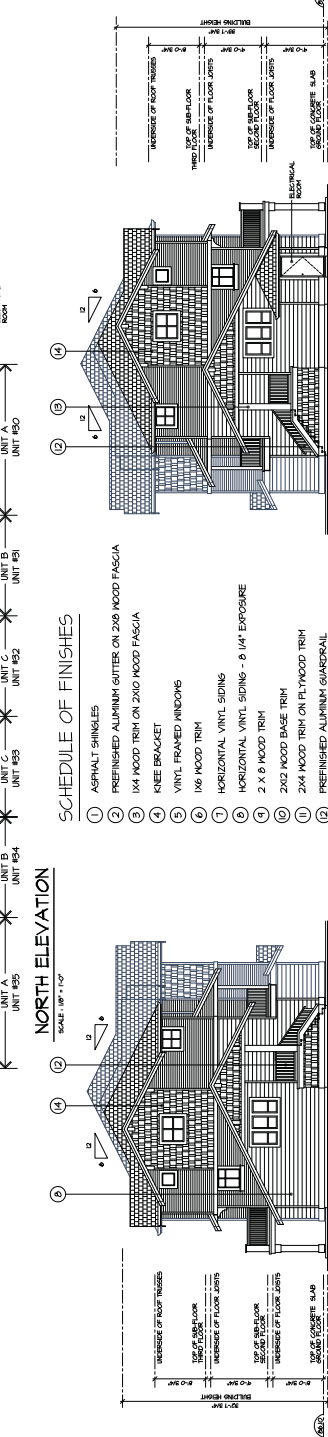
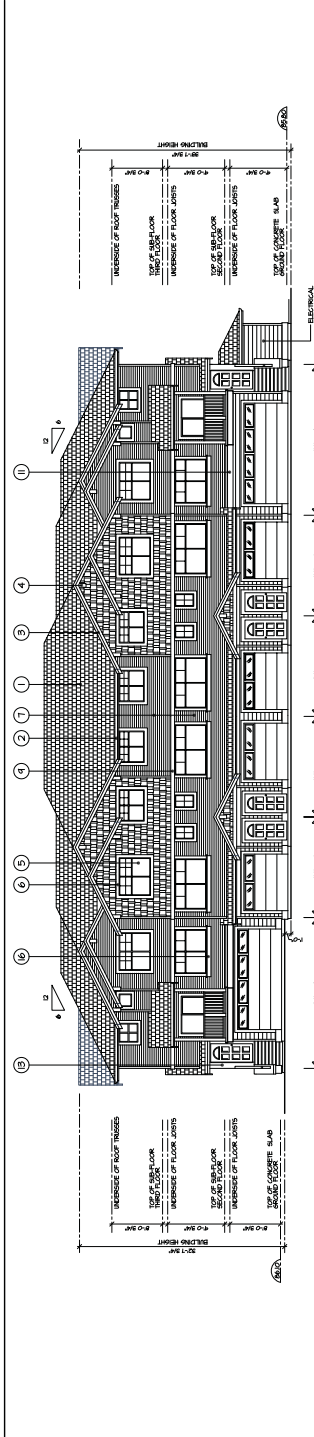
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CLIENT: SARAJ HOKE-BUILDERS INC.

DESIGN: L.F.H.
DRAWN: [Name]
CHECKED: [Name]
SCALE: 1/8" = 1'-0"



- SCHEDULE OF FINISHES**
- 1 ASPHALT SHINGLES
 - 2 PREFINISHED ALUMINUM GUTTER ON 2X6 WOOD FASCIA
 - 3 1/4" WOOD TRIM ON 2X4 WOOD FASCIA
 - 4 KNEE BRACKET
 - 5 VINYL FRAMED WINDOWS
 - 6 1/2" WOOD TRIM
 - 7 HORIZONTAL VINYL SIDING - 8 1/4" EXPOSURE
 - 8 HORIZONTAL VINYL SIDING - 8 1/4" EXPOSURE
 - 9 2 X 8 WOOD TRIM
 - 10 2X2 WOOD BASE TRIM
 - 11 2X4 WOOD TRIM ON PLYWOOD TRIM
 - 12 2 X 12 BUILT-UP WOOD COLUMN
 - 13 PREFINISHED ALUMINUM GUARDRAIL
 - 14 CEDAR SHINGLE SIDING
 - 15 PRIVACY SCREEN
 - 16 2X4 WOOD TRIM ON 1/2" WOOD TRIM

BUILDING #5

barnett dembek
ARCHITECTS
7255 130 STREET
VANCOUVER, B.C.
V6P 4R6
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: info@barnettdembek.com

CLIENT: SARAJ HOKE-BUILDERS INC.
PROJECT: 51 UNIT TOWNHOUSE DEVELOPMENT, 4935 - 190A STREET, SURREY, B.C.
SHEET: CONCRETE FINISHES #5
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PROJECT: 51 UNIT TOWNHOUSE DEVELOPMENT, 4935 - 190A STREET, SURREY, B.C.
CLIENT: SARAJ HOKE-BUILDERS INC.

DESIGN: L.F.H.
DRAWN: [Name]
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SCALE: 1/8" = 1'-0"

DATE: 10/10/18
SCALE: 1/8" = 1'-0"

PROJECT: 51 UNIT TOWNHOUSE DEVELOPMENT, 4935 - 190A STREET, SURREY, B.C.
CLIENT: SARAJ HOKE-BUILDERS INC.

DESIGN: L.F.H.
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SCALE: 1/8" = 1'-0"

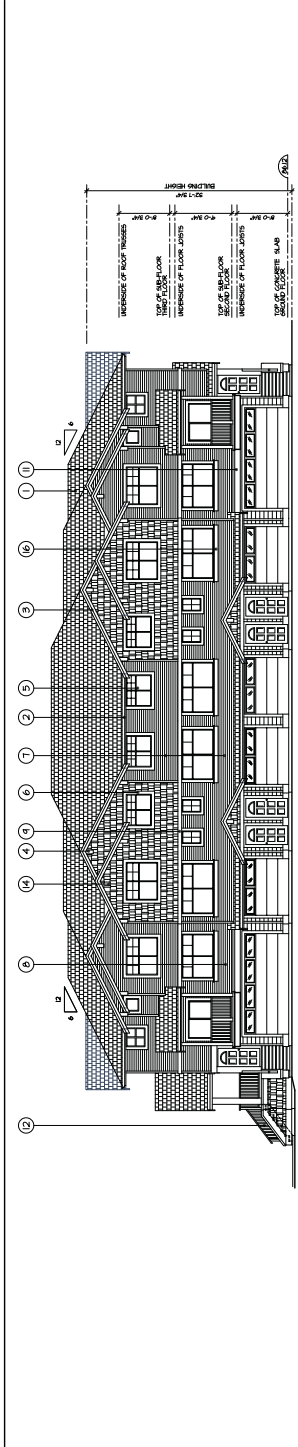
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DRAWN	L.F.B.
DATE	11.10.18
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CLIENT	SIRAL HOME BUILDERS INC.
PROJECT	51 UNIT TOWNHOUSE DEVELOPMENT, 4935 - 130A STREET, SURREY, B.C.
SHEET CONTAINS	ELEVATIONS #6

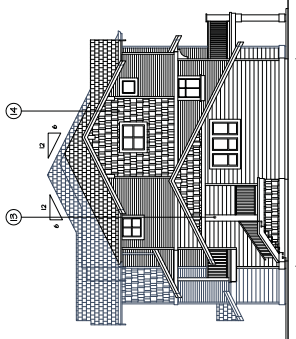
barnett dembek
 ARCHITECTS
 7255 130 STREET
 VANCOUVER, B.C.
 V6P 4R8
 PHONE: (604) 597-7100
 FAX: (604) 597-2099
 EMAIL: info@barnettdembek.com

CLIENT NO.	SHEET NO.
010204	AC-116
PROJECT NO.	DATE

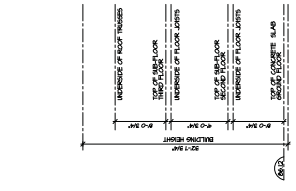


NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

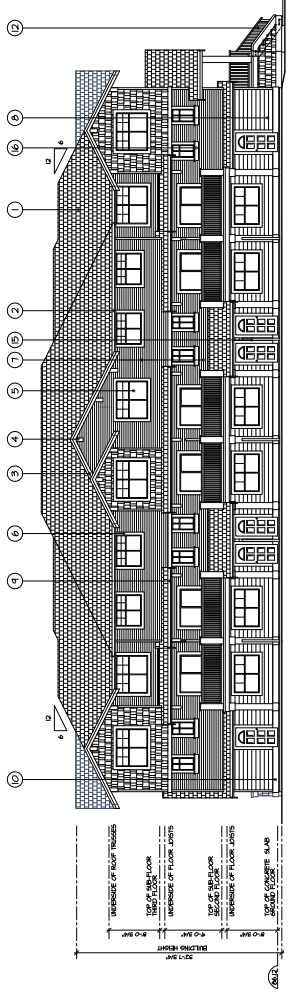
- SCHEDULE OF FINISHES**
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 - 6 1X6 WOOD TRIM
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 - 13 PREFINISHED ALUMINUM GUARDRAIL
 - 14 CEDAR SHINGLE SIDING
 - 15 PRIVACY SCREEN
 - 16 2X4 WOOD TRIM ON 1X8 WOOD TRIM



EAST ELEVATION
 SCALE: 1/8" = 1'-0"



WEST ELEVATION
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

BUILDING #6

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0275-00

Issued To: SURAJ HOME BUILDERS INC., INC. NO. 867412
(the "Owner")

Address of Owner: 8455 - 171A Street
Surrey, BC
V4N 0A9

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: 028-211-138
Lot A Section 32 Township 2 New Westminster District Plan BCP44601

9533 - 130A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 22 Multiple Residential 30 Zone (RM-30) the minimum (west) rear yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the second floor rear deck;
 - (b) In Section F of Part 22 Multiple Residential 30 Zone (RM-30) the minimum (north) and (south) side yard setbacks are reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the second floor rear deck.
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 within two (2) years after Development Permit No. 7910-0275-00 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 – Dianne L. Watts

City Clerk – Jane Sullivan

-minimum side (north and south) yard setback and rear (west) yard setback reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.)

