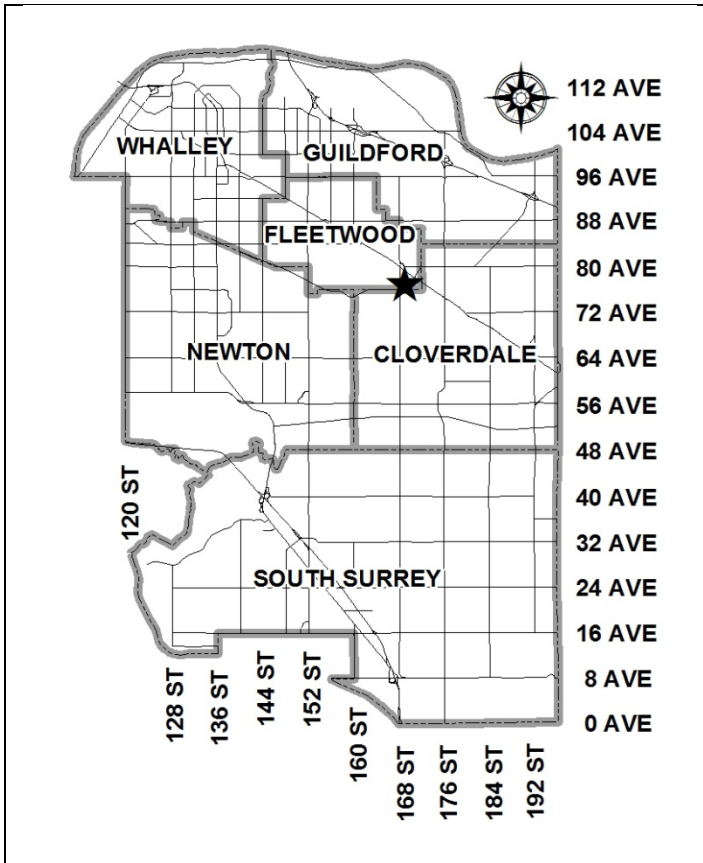


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0280-00

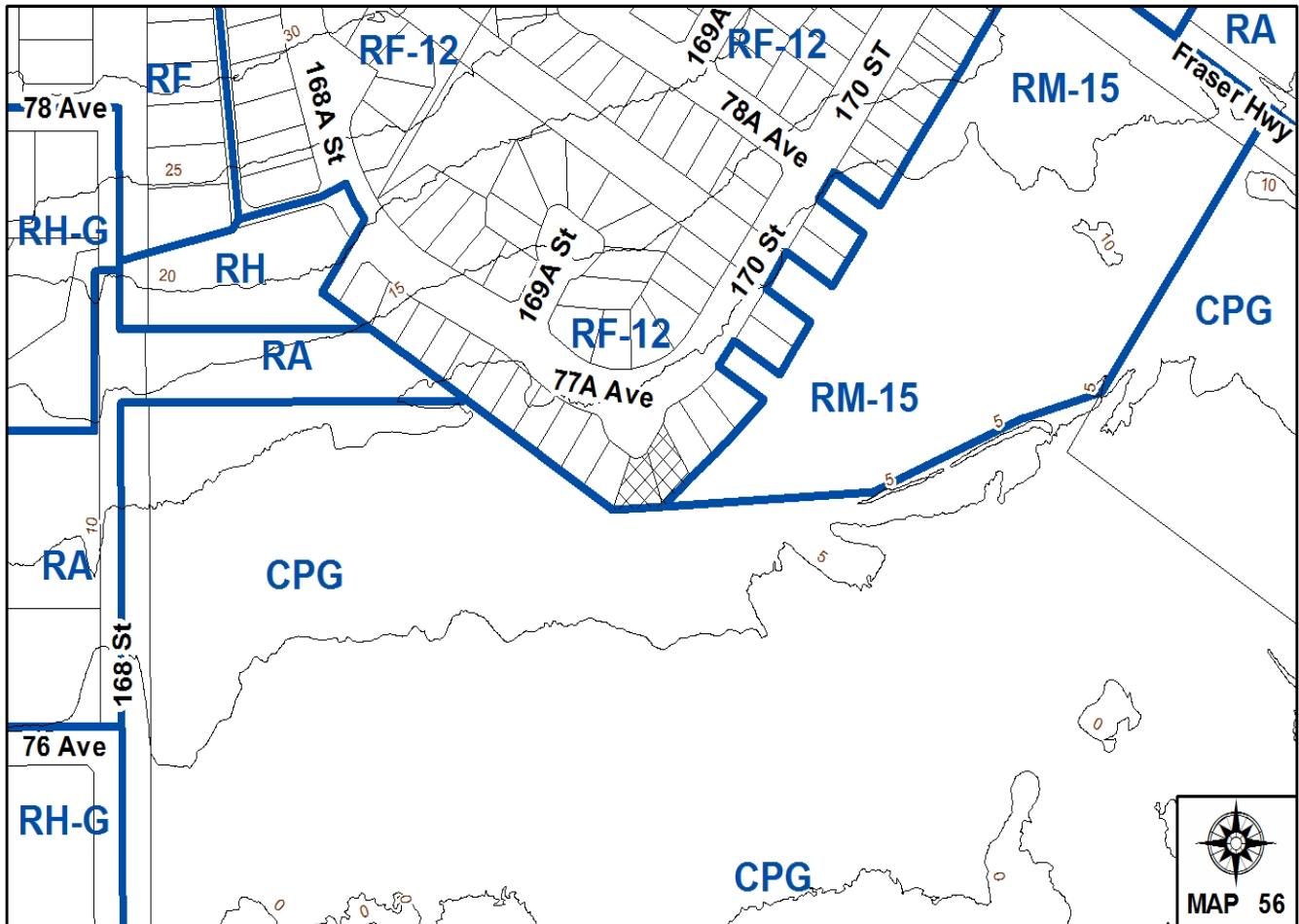
Planning Report Date: February 20, 2012



PROPOSAL:

- **Development Variance Permit**
 to vary the front and rear yard setbacks and parking space requirements to permit the development on two small single family lots.

LOCATION: 16998 and 16992 - 77A Avenue
OWNER: Vesta Properties (Provincetown) Ltd
ZONING: RF-12 (Type II)
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to front and rear yard setbacks and parking space length.

RATIONALE OF RECOMMENDATION

- The requested setback variances would allow additional floor space behind the garages, and therefore a more functional floor plan for the main floor of the houses.
- The requested variance would also allow for a deck and functional back yard.
- The adjacent lots to the south, the Surrey Golf Club and the extreme edge of a new townhouse site under construction, will not be affected.

RECOMMENDATION

1. Council approve Development Variance Permit No. 7911-0280-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback for the garage in the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for 16998 – 77A Avenue (Lot 79);
 - (b) to reduce the minimum front yard setback for the garage in the RF-12 Zone from 6.0 metres (20 ft.) to 5.25 metres (17 ft.) for 16992 – 77A Avenue (Lot 80);
 - (c) to reduce the minimum length of parking stalls on the driveway from 5.5 metres (18 ft.) to 5.25 metres (17 ft.) for Lot 80;
 - (d) to reduce the minimum rear yard setback for the principal building in the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 79 and 80; and
 - (e) to reduce the minimum rear yard setback for the deck in the RF-12 Zone from 6.0 metres (20 ft.) to 4.5 metres (15 ft.) for Lots 79 and 80.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family small lots.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North, East and West:	Small single family dwellings (Development Application No. 7906-0317-00)	Urban	RF-12
South:	Golf course	Agricultural	CPG

DEVELOPMENT CONSIDERATIONSBackground

- The subject lots are part of a 91-lot RF-12 subdivision development (approved under Development Application No. 7906-0317-00).
- The immediate surrounding areas to the north, east and west are currently under development with new single family houses.

- The property directly to the south is the Surrey Golf Course.
- The easterly lot at 16998 – 77A Avenue (Lot 79) is 364.7 square metres (3,926 sq. ft.) and the westerly lot at 16992 – 77A Avenue (Lot 80) is 359.8 square metres (3,873 sq. ft.). The minimum size of an RF-12-zoned Type II interior lot is 320 square metres (3,445 sq. ft.).
- The applicant has indicated that the shallow lot depth and irregular lot shape for each of the 2 subject lots limit their ability to achieve a functional house floor plan.
- Consequently, the applicant is requesting Council approval of variances to the front and rear yards for these two lots.

Current Proposal

- The lands slope from north to south. According to the preliminary house plans submitted by the applicant (see Appendix II), the basements will be walk-out basements, with an at-grade concrete patio occupying 50% or less of the rear of the building.
- The preliminary house plans show the main floor elevations approximately 2.76 metres (9 ft.) above ground at the rear of the homes, with an elevated deck occupying 50% or less of the rear of the building.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary the setback provisions of the RF-12 Zone, as follows:
 - Reduce the minimum front yard setback for the garage from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for 16998 – 77A Avenue (Lot 79);
 - Reduce the minimum front yard setback for the garage from 6.0 metres (20 ft.) to 5.25 metres (17 ft.) on 16992 – 77A Avenue (Lot 80);
 - Reduce the minimum length of the parking stalls on the driveway from 5.5 metres (18 ft.) to 5.25 metres (17 ft.) for Lot 80;
 - Reduce the minimum rear yard setback for the principal building from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 79 and 80; and
 - Reduce the minimum rear yard setback for the deck from 6.0 metres (20 ft.) to 4.5 metres (15 ft.) for Lots 79 and 80.

Applicant's Reasons:

- The existing lots are of irregular shape, and while they meet the minimum lot depth of 22 metres (72) for the RF-12 Zone (Type II) lots, the achievable floor plan for these lots do not function from a "lifestyle" perspective.

- The RF-12 Zone allows a rear yard setback of 6 metres (20 ft.) for 50% of the rear building face. The best place to make use of this setback provision is behind the garage; otherwise the room behind the garage would have no functionality.
- Conforming to the required 7.5-metre (25 ft.) rear yard setback for the other 50% of the building face, creates a constriction point in the form of a hallway between two parts of the main floor that should be open to one another so as not to divide the main living area into two non-integrated areas, as shown in Appendix III.
- The maximum floor area for RF-12-zoned lots is dictated by a floor area ratio (FAR) of 0.70, and a maximum house cap of 260 square metres (2,800 sq.ft.). For the subject lots, which range in lot area from 359.8 to 364.7 square metres (3,872.85 to 3,925.6 sq.ft.), the maximum house size permitted by the FAR is 251.86 square metres (2,711 sq. ft.) for Lot 80 and 255.29 square metres (2,747.92 sq.ft.) for Lot 79.
- For each of the subject lots, the applicant is only able to achieve a maximum house size ranging from 184.45 to 198.12 square metres (1,985.4 to 2,132.55 sq.ft) due to the irregular lot shape, shallow lot depth, and minimum setbacks.
- With the proposed modifications to the front and rear yard setbacks, the applicant can achieve a maximum house size more in line with that permitted in the zone, as shown in the table below:

	Permitted Floor Area Based on 0.70 FAR	Achievable Floor Area (no DVPs) & Resulting FAR	Achievable Floor Area (with DVPs) & Resulting FAR
Lot 79 (16998 – 77A Ave.)	255.29 sq.m. (2,747.92 sq.ft)	198.12 sq.m. (2,132.55 sq.ft) 0.54 FAR	231.22 sq.m. (2,488.83 sq.ft) 0.63 FAR
Lot 80 (16992 – 77A Ave.)	251.86 sq.m. (2,711 sq.ft)	184.45 sq.m. (1,985.4 sq.ft) 0.51 FAR	233.56 sq.m. (2,514.02 sq.ft) 0.64 FAR

- The variances are requested in order to achieve functional main floor spaces for the proposed dwellings on these lots.

Staff Comments:

- The RF-12 Zone requires a 7.5-metre (25 ft.) rear yard setback, with a permitted reduction to 6.0 metres (20 ft.) for 50% of the width of the rear of the building, for Type II lots.
- The applicant is requesting a rear yard relaxation to 5.5 metres (18 ft.) for the principal building for proposed Lots 79 and 80.

- The applicant is requesting an additional rear yard relaxation to 4.5 metres (15 ft.) for not more than 50% of the width of the rear of the building for proposed Lots 79 and 80, in order to accommodate an elevated deck from the main floor (Appendix IV).
- With the proposed rear yard setback relaxations, the resulting rear yard areas will still be larger than rear yards on a standard rectangular RF-12 Type II lot, plus a 6-square metre (60 sq. ft.) larger patio.
- The owner of the 11 lots to the west on the south side of 77A Avenue (Lots 81-91) is applying for a similar rear yard setback relaxation in order to accommodate the construction of a deck.
- The RF-12 Zone requires a 6.0-metre (20 ft.) front yard setback, with a permitted reduction to 4.0 metres (13 ft.) for 50% of the width of the building, provided that the garage is set back a minimum of 6.0 metres (20 ft.) from the front property line.
- The applicant is requesting a front yard relaxation to 5.5 metres (18 ft.) for the garage for proposed Lot 79, and a relaxation to 5.25 metres (17 ft.) for the garage and driveway for proposed Lot 80. The remainder of the proposed dwellings will conform to the front yard setback provisions of the RF-12 Zone.
- In Part 5, Off-Street Parking and Unloading of the Zoning By-law, the minimum length of a parking stall is 5.5 metres (18 ft). The applicant is proposing a front yard relaxation to 5.5 metres (18 ft) for the double garage for Lot 79. The resulting driveway length is 0.25 metres less than the minimum required length. However the subject properties are located in a cul-de-sac and do not have sidewalks and therefore the variance will not impact public space.
- The applicant has obtained written support from the Surrey Golf Course for the proposed rear yard setback variances.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Preliminary House Plans
- Appendix III. Comparison of achievable floor plans
- Appendix IV. Development Variance Permit No. 7911-0280-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/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: Ross Yamaguchi
 Address: Suite 101A, 9770 – 196 Street
 Langley, BC

 Tel: 604-314-5504

2. Properties involved in the Application
 - (a) Civic Addresses: 16998 and 16992 - 77A Avenue

 - (b) Civic Address: 16998 - 77A Avenue
 Owner: Vesta Properties (Provincetown) Ltd., Inc. No. BCo719443
 PID: 028-168-593
 Lot 79 Section 19 Township 8 New Westminster District Plan BCP43779

 - (c) Civic Address: 16992 - 77A Avenue
 Owner: Vesta Properties (Provincetown) Ltd., Inc. No. BCo719443
 PID: 028-168-615
 Lot 80 Section 19 Township 8 New Westminster District Plan BCP43779

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7911-0280-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



LOT 81
by others

LOT 78
by Vesta

PROJECT:
Vantage
LOT 79 & 80

THESE PLANS
ARE IN COMPLIANCE
WITH THE
2006 B.C. BUILDING CODE

VESTA

Suite 101A - 9770 196A St.
Langley, B.C.
V1M 2X5
Tel: (604) 888-7869
Fax: (604) 888-7895
Info @ vestaproperties.com

SHEET:

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REV. DATE: -

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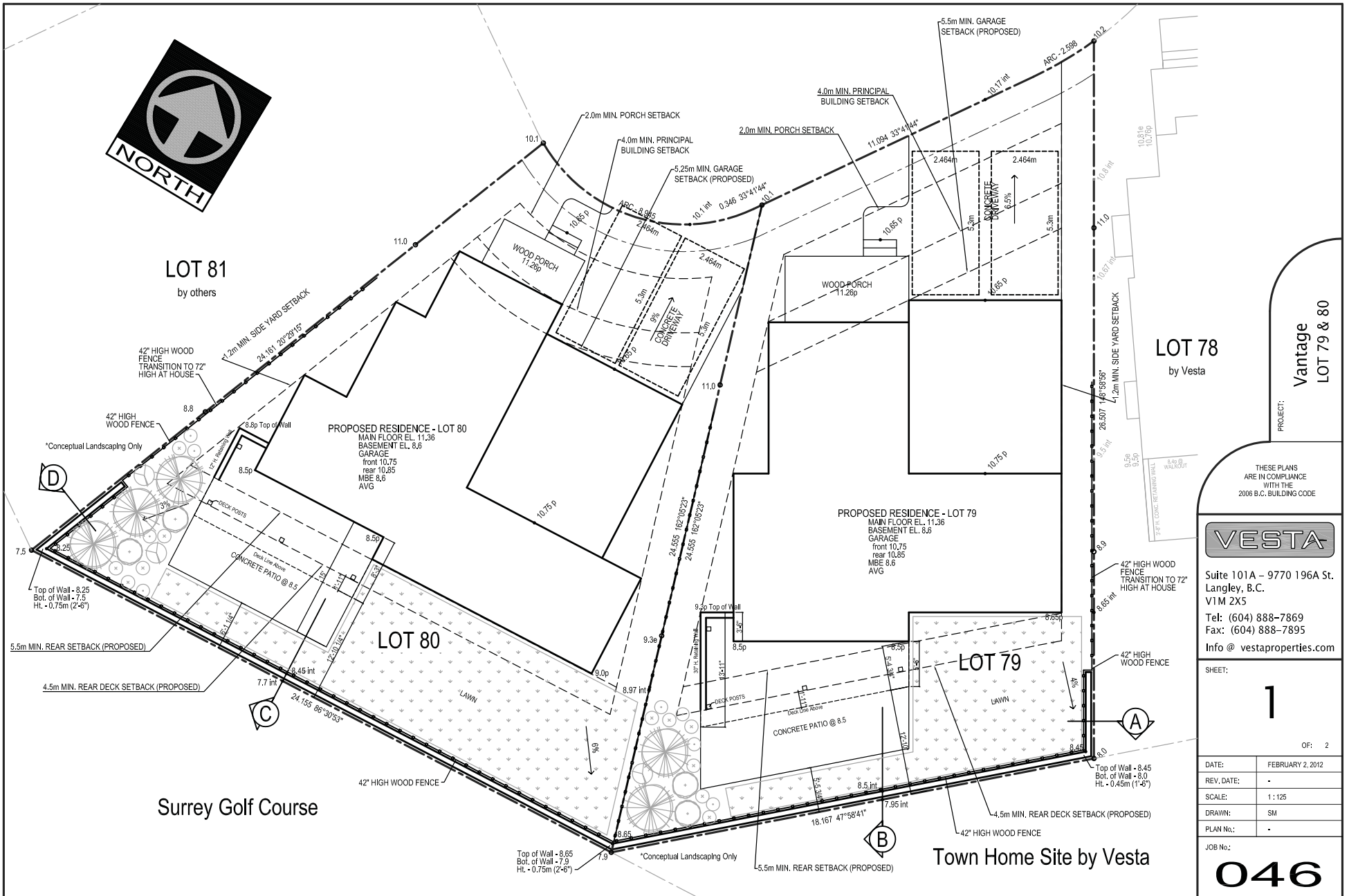
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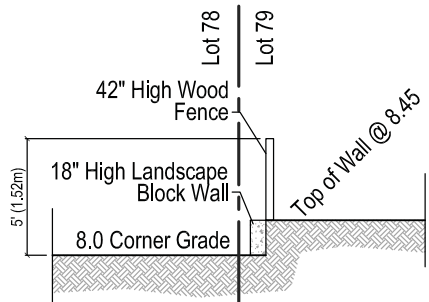
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APPENDIX II

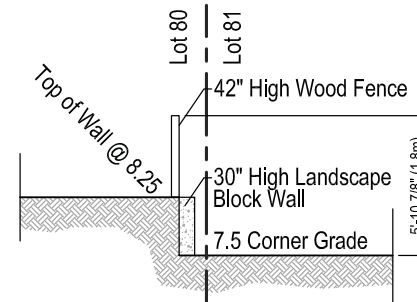


Surrey Golf Course

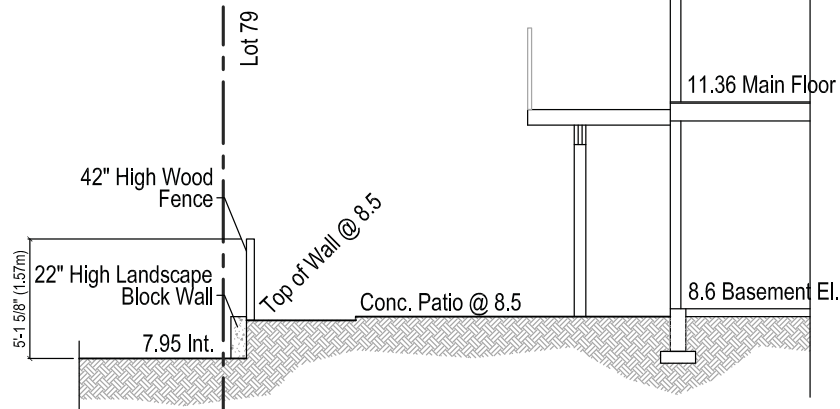
Town Home Site by Vesta



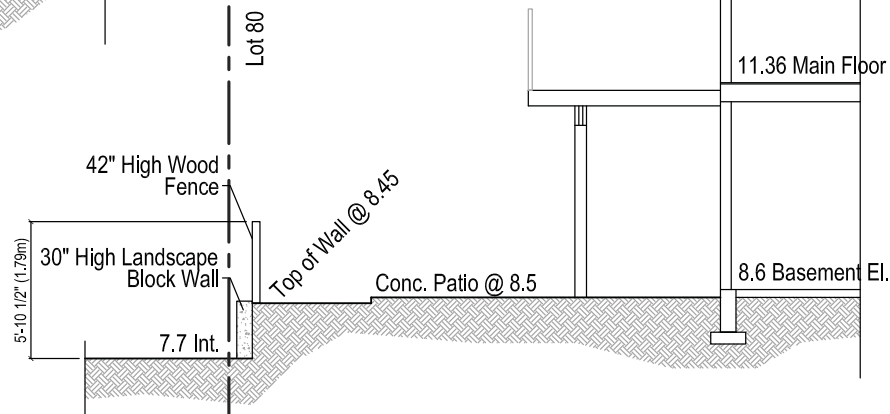
Section A



Section D



Section B



Section C

PROJECT:
Vantage
LOT 79 & 80

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SHEET:
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LOT 80 AREA = 359.8 m²
 RF-12 ZONE. 0.70 F.A.R.
 MAX FLOOR AREA = 251.86 m²

ILLUSTRATED (NO DVP)
 MAIN FLOOR = 108.03 m²
 UPPER FLOOR = 76.42 m²
 + 10m² OPEN AREA
 TOTAL = 184.45 m²

ILLUSTRATED (WITH DVP)
 MAIN FLOOR = 135.31 m²
 UPPER FLOOR = 98.25 m²
 + 10m² OPEN AREA
 TOTAL = 233.56 m²

UPPER FLOOR SET BACK
 20% FROM MAIN FLOOR
 67.41 m² (725.6 SQ.FT.)
 LESS THAN F.A.R. MAX.

UPPER FLOOR SET BACK
 20% FROM MAIN FLOOR
 18.30 m² (197 SQ.FT.)
 LESS THAN F.A.R. MAX.

LOT 79 AREA = 364.7 m²
 RF-12 ZONE. 0.70 F.A.R.
 MAX FLOOR AREA = 255.29 m²

ILLUSTRATED (NO DVP)
 MAIN FLOOR = 115.62 m²
 UPPER FLOOR = 82.50 m²
 + 10m² OPEN AREA
 TOTAL = 198.12 m²

ILLUSTRATED (WITH DVP)
 MAIN FLOOR = 134.01 m²
 UPPER FLOOR = 97.21 m²
 + 10m² OPEN AREA
 TOTAL = 231.22 m²

UPPER FLOOR SET BACK
 20% FROM MAIN FLOOR
 57.17 m² (615 SQ.FT.)
 LESS THAN F.A.R. MAX.

UPPER FLOOR SET BACK
 20% FROM MAIN FLOOR
 24.07 m² (259 SQ.FT.)
 LESS THAN F.A.R. MAX.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0280-00

Issued To: VESTA PROPERTIES (PROVINCETON) LTD., INC. NO. BC0719443
("the Owner")

Address of Owner: 101A - 9770 - 196A Street
Langley, BC
V1M 2X5

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: 028-168-593
Lot 79 Section 19 Township 8 New Westminster District Plan BCP43779

16998 - 77A Avenue

Parcel Identifier: 028-168-615
Lot 80 Section 19 Township 8 New Westminster District Plan BCP43779

16992 - 77A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum front yard setback for the garage is reduced from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for Lot 79;
 - (b) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum front yard setback for the garage is reduced from 6.0 metres (20 ft.) to 5.25 metres (17 ft.) for Lot 80;
 - (c) In Section B of Part 5 Off-Street Parking and Unloading, the minimum length of parking stalls on the driveway is reduced from 5.5 metres (18 ft.) to 5.25 metres (17 ft.) for Lot 80;

- (d) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback for the principal building is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 79 and 80; and
 - (e) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback for the deck is reduced from 6.0 metres (20 ft.) to 4.5 metres (15 ft.) for Lots 79 and 80.
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 – Dianne L. Watts

City Clerk – Jane Sullivan



LOT 81
by others

LOT 78
by Vesta

Vantage
LOT 79 & 80

PROJECT:

THESE PLANS
ARE IN COMPLIANCE
WITH THE
2006 B.C. BUILDING CODE



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V1M 2X5
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Info @ vestaproperties.com

SHEET:

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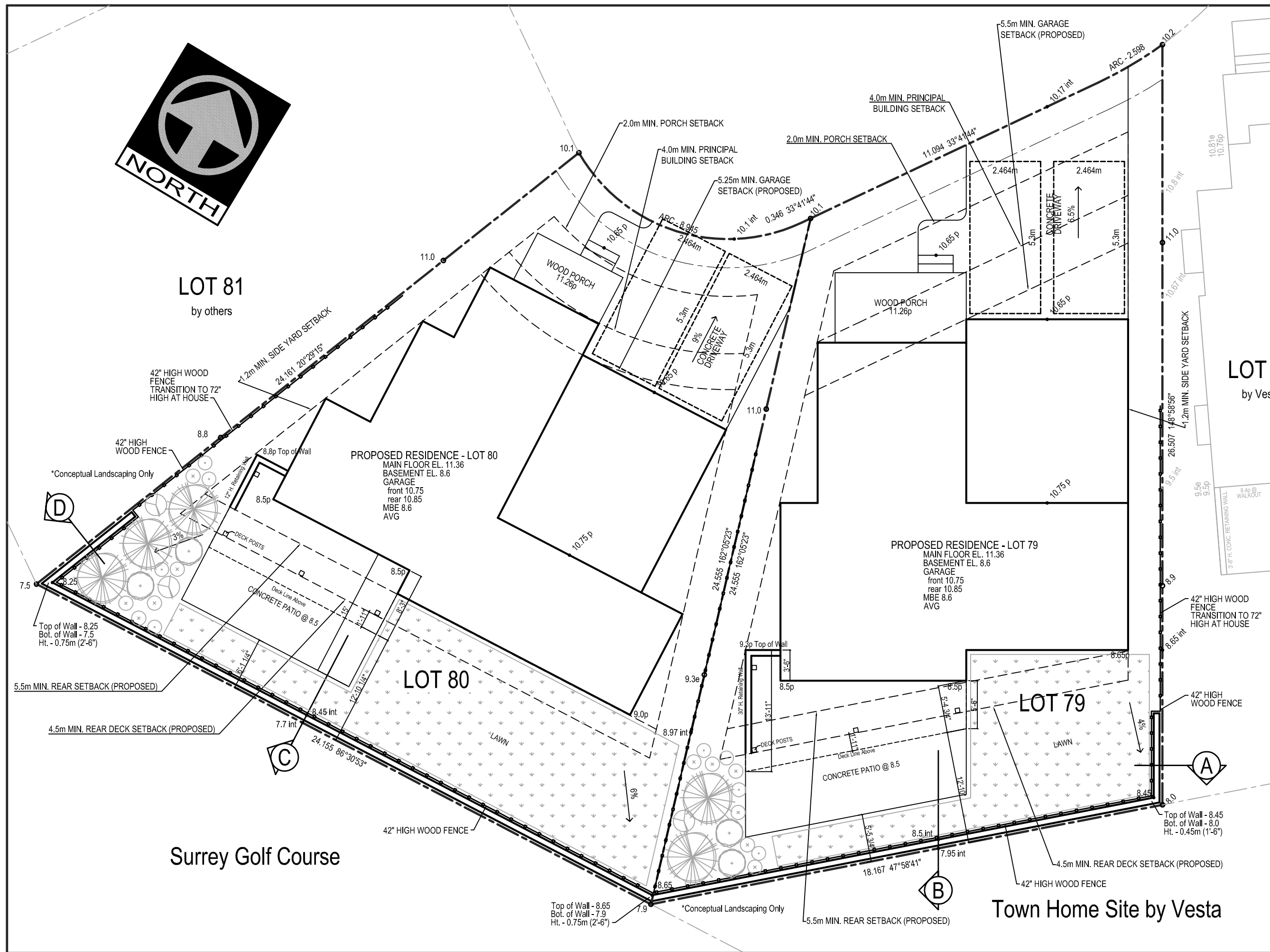
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046

SCHEDULE A



Surrey Golf Course

Town Home Site by Vesta



LOT 81
by others

LOT 78
by Vesta

Vantage
LOT 79 & 80

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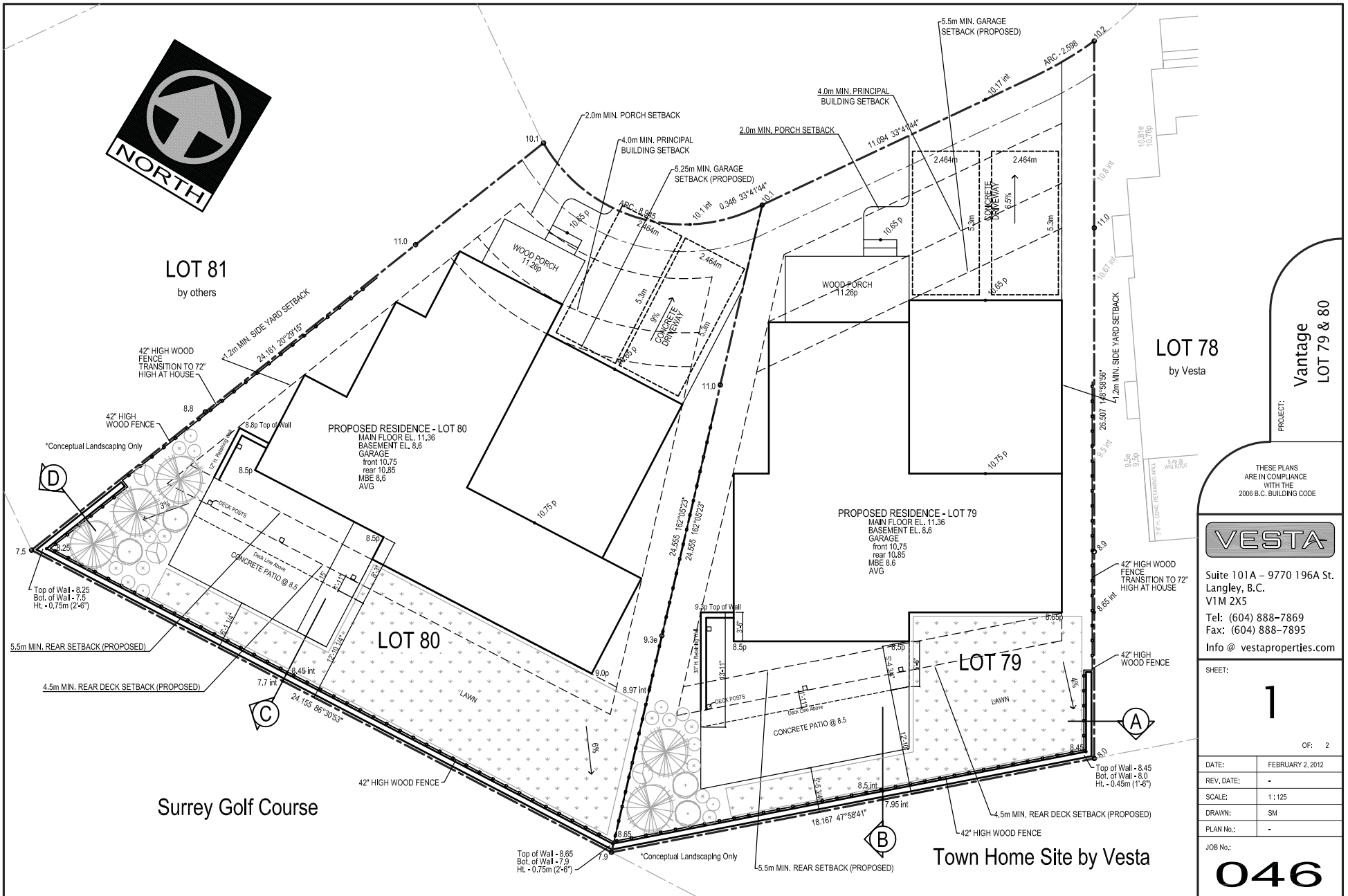
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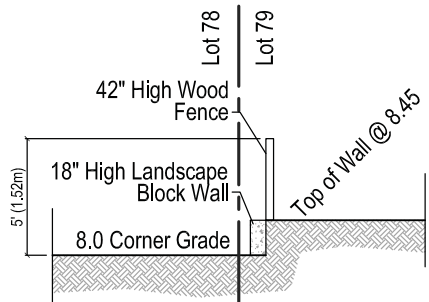
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APPENDIX II

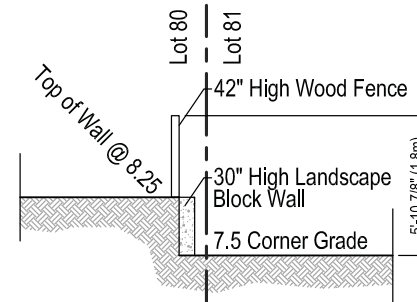


Surrey Golf Course

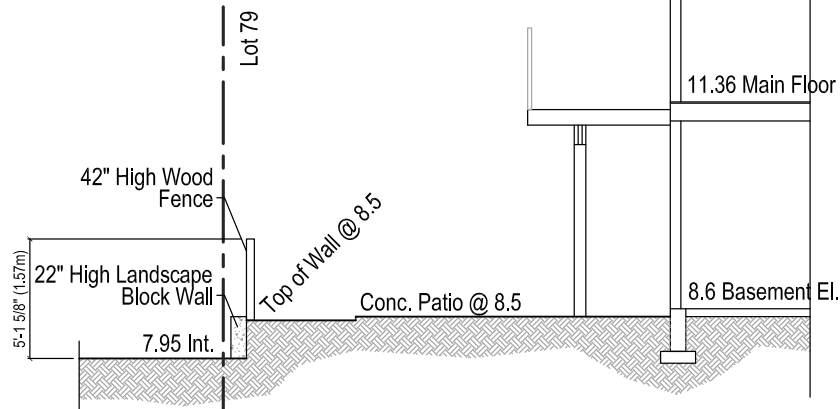
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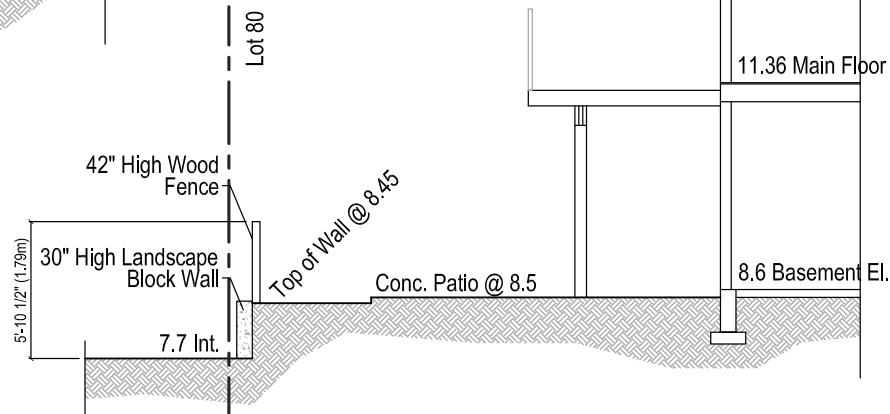
Section A



Section D



Section B



Section C

PROJECT:
Vantage
LOT 79 & 80

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046



LOT 80 AREA = 359.8 m²
 RF-12 ZONE. 0.70 F.A.R.
 MAX FLOOR AREA = 251.86 m²

ILLUSTRATED (NO DVP)	ILLUSTRATED (WITH DVP)
MAIN FLOOR = 108.03 m ²	MAIN FLOOR = 135.31 m ²
UPPER FLOOR = 76.42 m ²	UPPER FLOOR = 98.25 m ²
+ 10m ² OPEN AREA	+ 10m ² OPEN AREA
TOTAL = 184.45 m ²	TOTAL = 233.56 m ²
UPPER FLOOR SET BACK 20% FROM MAIN FLOOR 67.41 m ² (725.6 SQ.FT.) LESS THAN F.A.R. MAX.	UPPER FLOOR SET BACK 20% FROM MAIN FLOOR 18.30 m ² (197 SQ.FT.) LESS THAN F.A.R. MAX.

LOT 79 AREA = 364.7 m²
 RF-12 ZONE. 0.70 F.A.R.
 MAX FLOOR AREA = 255.29 m²

ILLUSTRATED (NO DVP)	ILLUSTRATED (WITH DVP)
MAIN FLOOR = 115.62 m ²	MAIN FLOOR = 134.01 m ²
UPPER FLOOR = 82.50 m ²	UPPER FLOOR = 97.21 m ²
+ 10m ² OPEN AREA	+ 10m ² OPEN AREA
TOTAL = 198.12 m ²	TOTAL = 231.22 m ²
UPPER FLOOR SET BACK 20% FROM MAIN FLOOR 57.17 m ² (615 SQ.FT.) LESS THAN F.A.R. MAX.	UPPER FLOOR SET BACK 20% FROM MAIN FLOOR 24.07 m ² (259 SQ.FT.) LESS THAN F.A.R. MAX.



LOT 81
by others

LOT 78
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Vantage
LOT 79 & 80

PROJECT:

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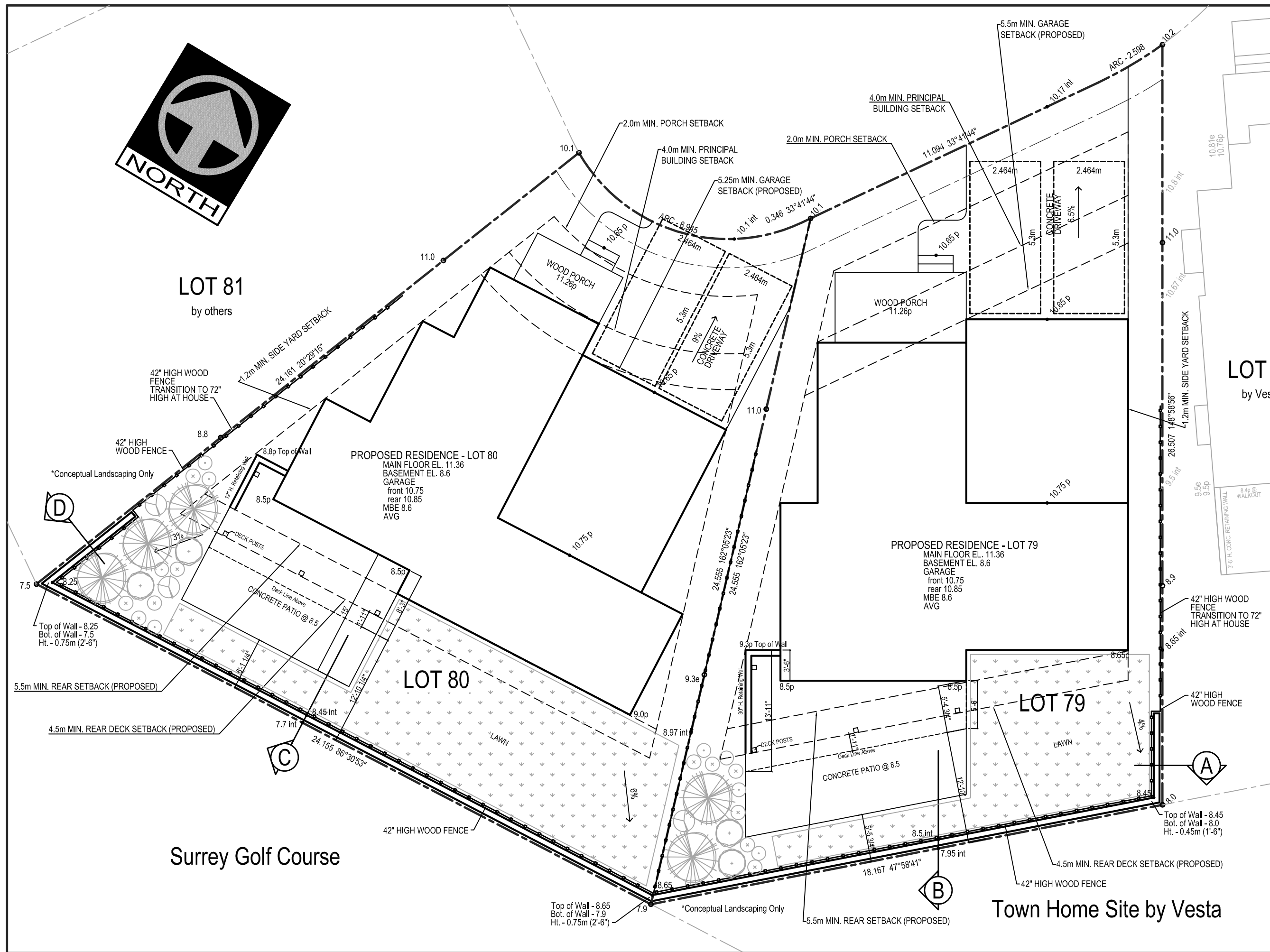
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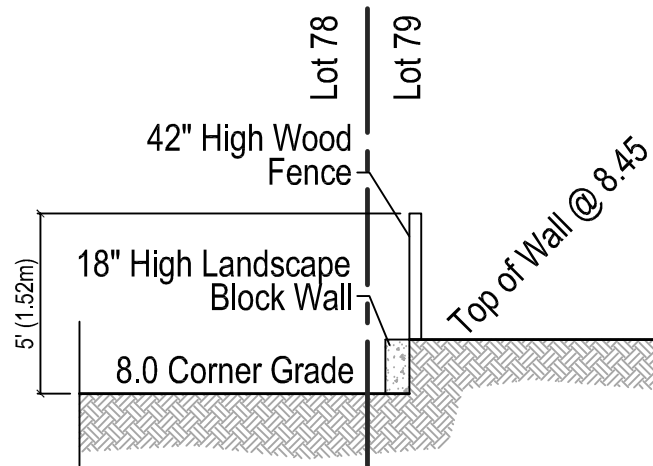
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SCHEDULE A

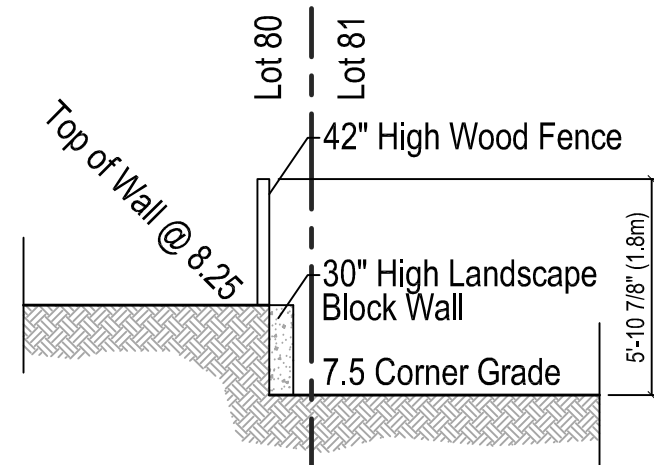


Surrey Golf Course

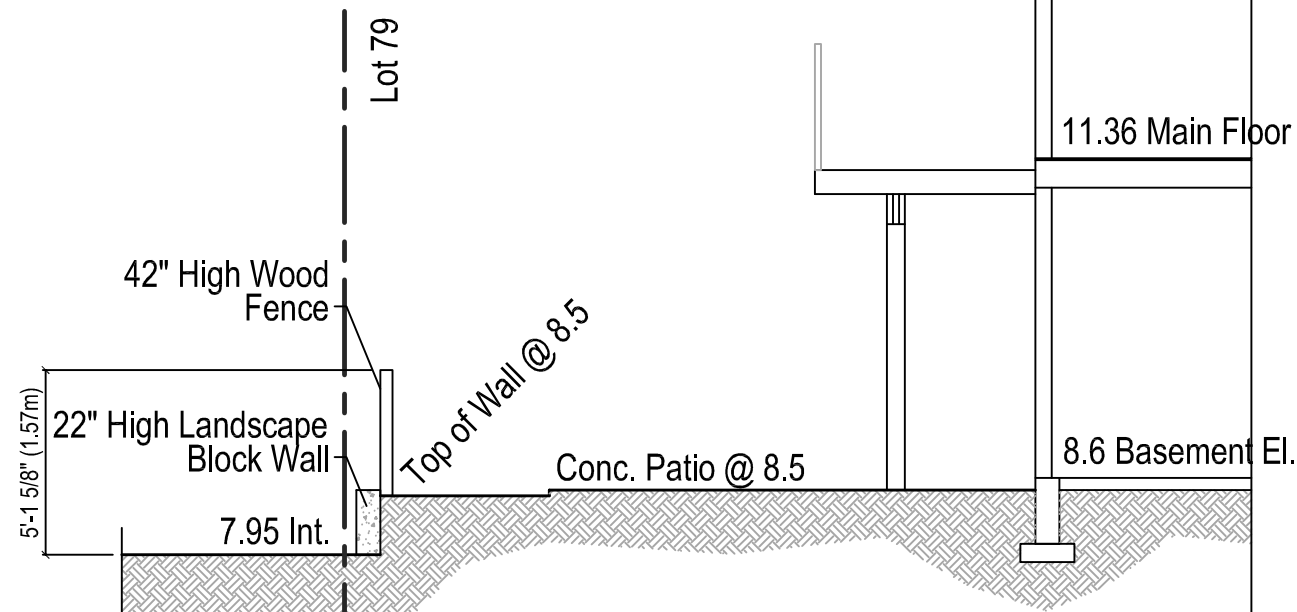
Town Home Site by Vesta



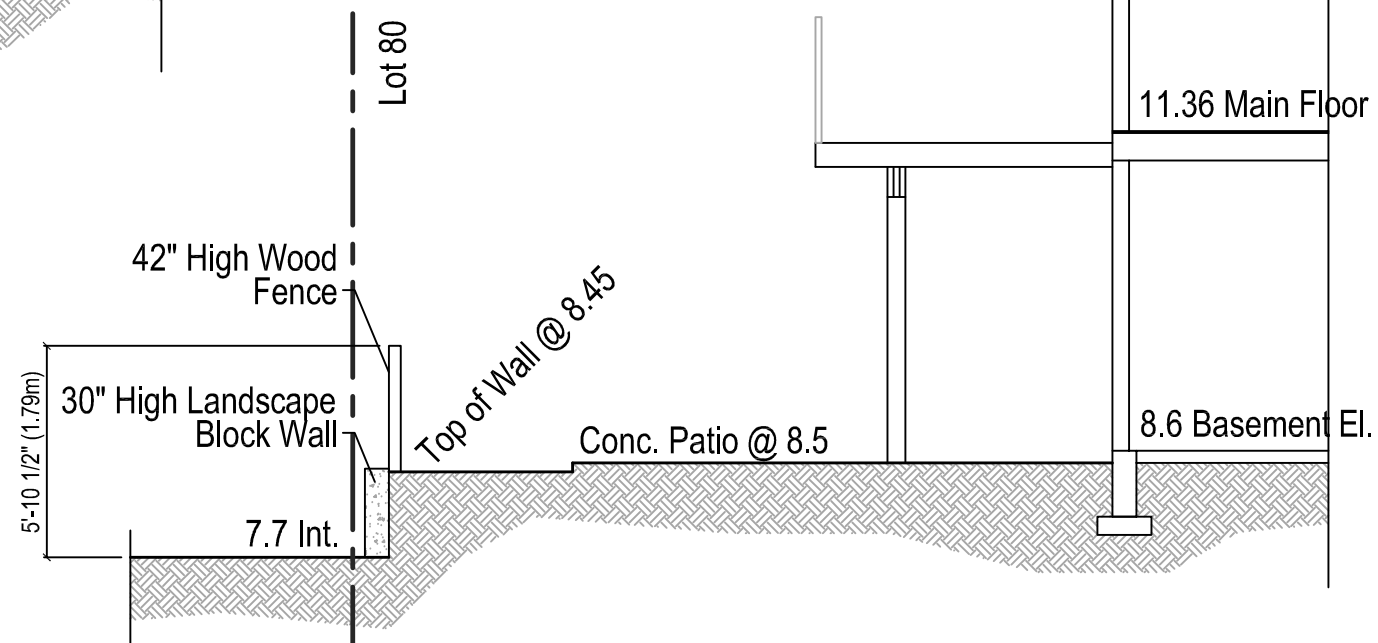
Section A



Section D



Section B



Section C

PROJECT:
Vantage
LOT 79 & 80

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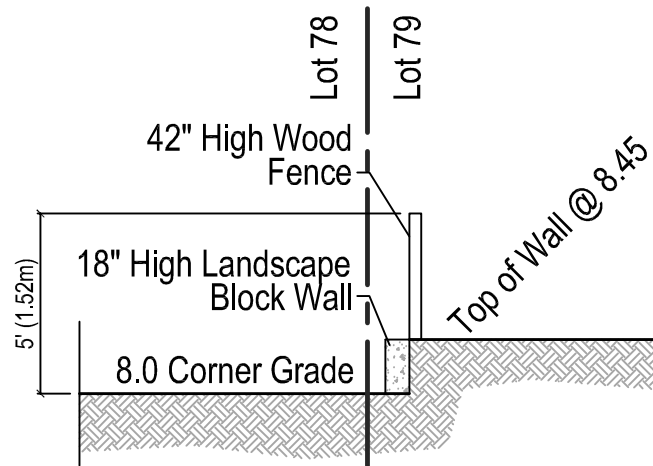
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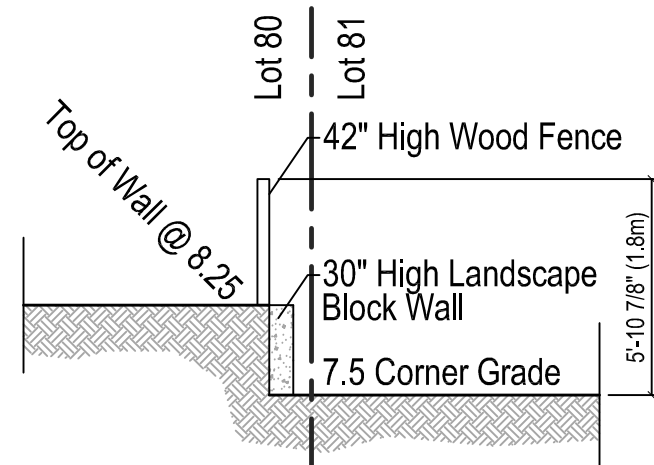
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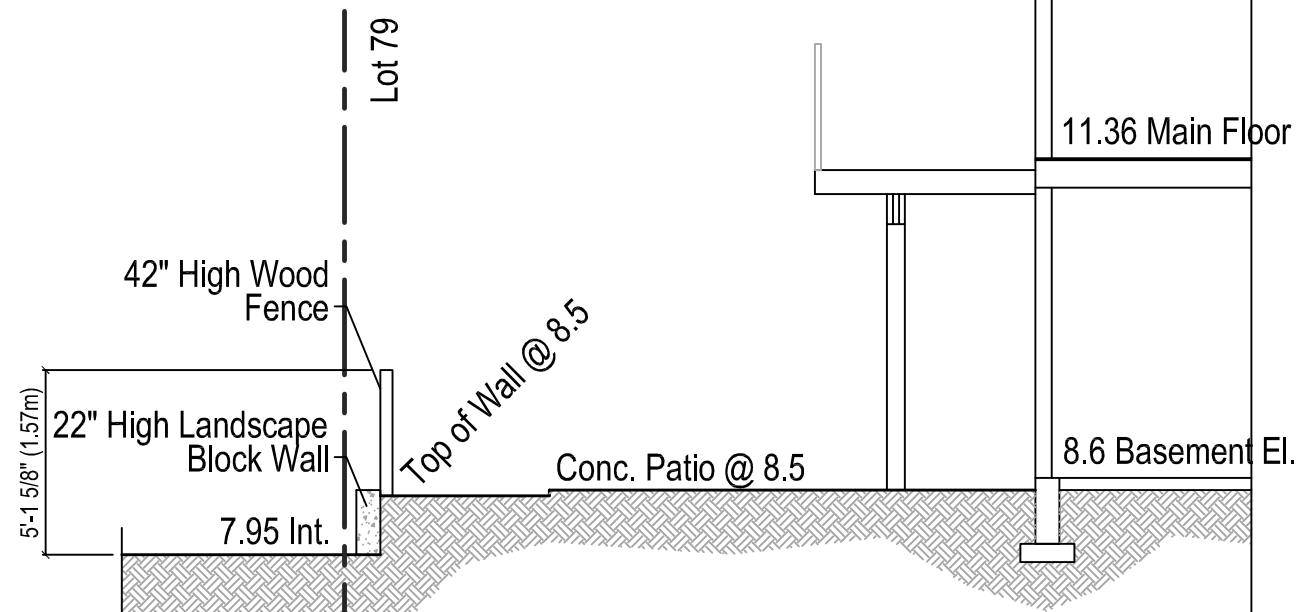
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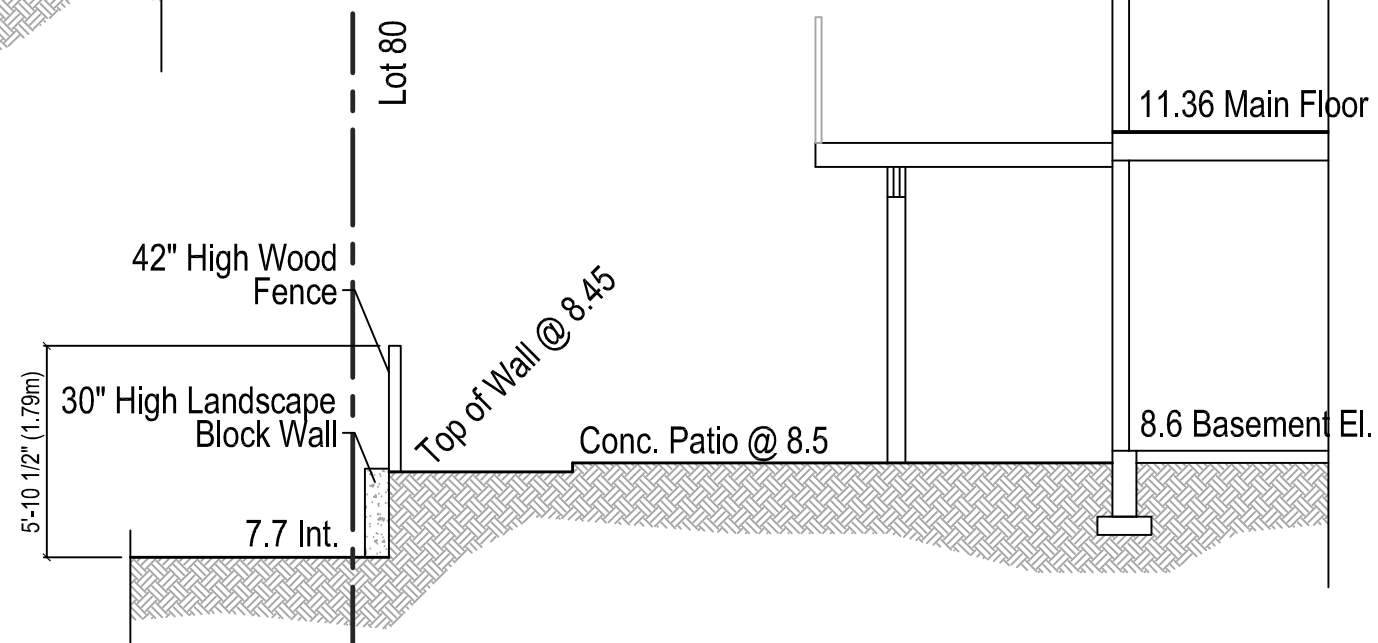
Section A



Section D



Section B



Section C

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SCALE:	3/16" = 1'-0"
DRAWN:	SM
PLAN No.:	-

JOB No.:

046



LOT 81
by others

LOT 78
by Vesta

Vantage
LOT 79 & 80

PROJECT:

THESE PLANS ARE IN COMPLIANCE WITH THE 2006 B.C. BUILDING CODE

VESTA

Suite 101A - 9770 196A St.
Langley, B.C.
V1M 2X5
Tel: (604) 888-7869
Fax: (604) 888-7895
Info @ vestaproperties.com

SHEET:

1

OF: 2

DATE: FEBRUARY 2, 2012

REV. DATE: -

SCALE: 1:125

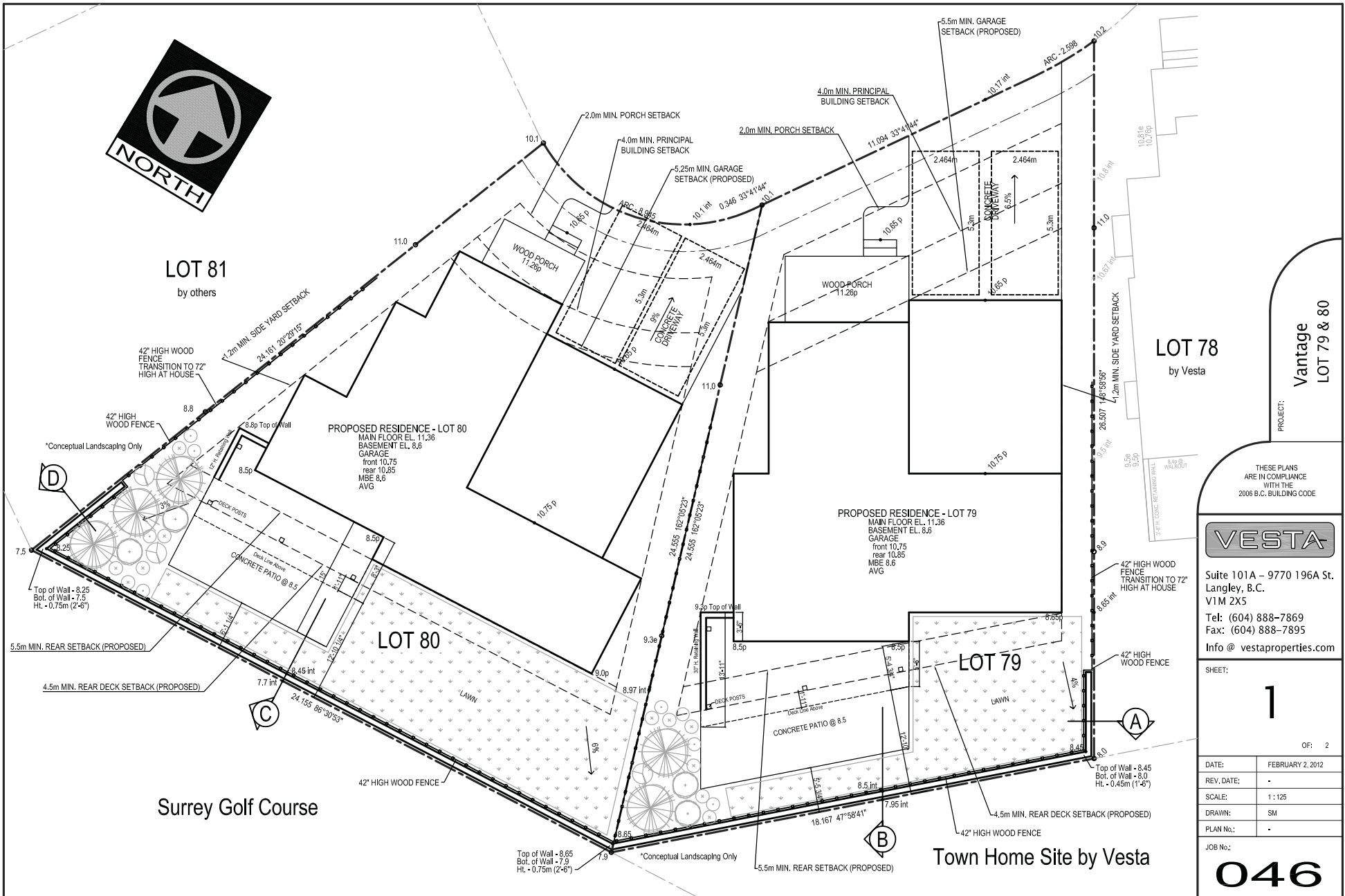
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PLAN No.: -

JOB No.:

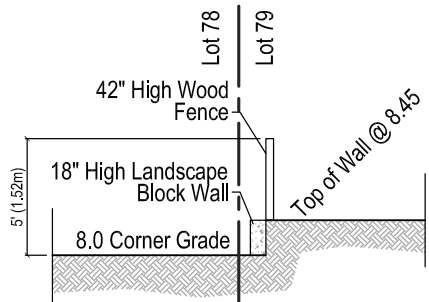
046

APPENDIX II

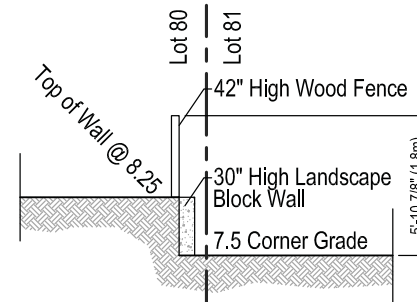


Surrey Golf Course

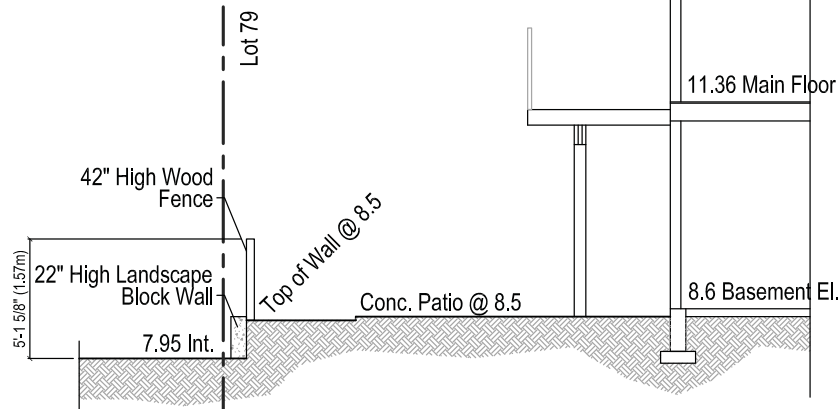
Town Home Site by Vesta



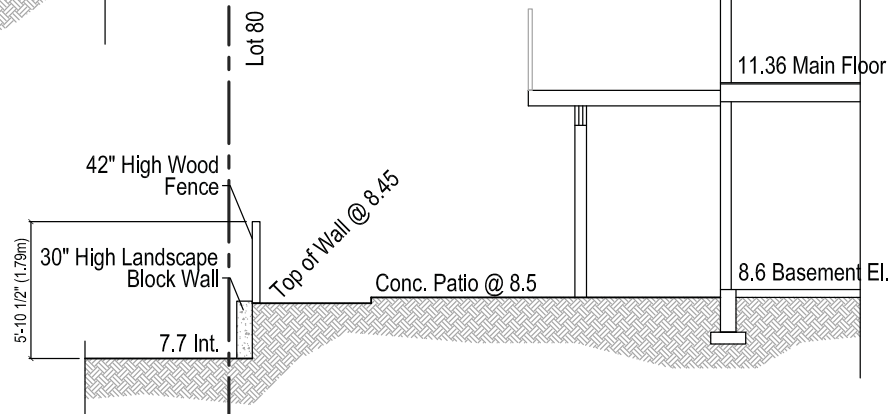
Section A



Section D



Section B



Section C

PROJECT:
Vantage
LOT 79 & 80

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JOB No.:

046



LOT 80 AREA = 359.8 m²
 RF-12 ZONE. 0.70 F.A.R.
 MAX FLOOR AREA = 251.86 m²

ILLUSTRATED (NO DVP)	ILLUSTRATED (WITH DVP)
MAIN FLOOR = 108.03 m ²	MAIN FLOOR = 135.31 m ²
UPPER FLOOR = 76.42 m ²	UPPER FLOOR = 98.25 m ²
+ 10m ² OPEN AREA	+ 10m ² OPEN AREA
TOTAL = 184.45 m ²	TOTAL = 233.56 m ²
UPPER FLOOR SET BACK 20% FROM MAIN FLOOR 67.41 m ² (725.6 SQ.FT.) LESS THAN F.A.R. MAX.	UPPER FLOOR SET BACK 20% FROM MAIN FLOOR 18.30 m ² (197 SQ.FT.) LESS THAN F.A.R. MAX.

LOT 79 AREA = 364.7 m²
 RF-12 ZONE. 0.70 F.A.R.
 MAX FLOOR AREA = 255.29 m²

ILLUSTRATED (NO DVP)	ILLUSTRATED (WITH DVP)
MAIN FLOOR = 115.62 m ²	MAIN FLOOR = 134.01 m ²
UPPER FLOOR = 82.50 m ²	UPPER FLOOR = 97.21 m ²
+ 10m ² OPEN AREA	+ 10m ² OPEN AREA
TOTAL = 198.12 m ²	TOTAL = 231.22 m ²
UPPER FLOOR SET BACK 20% FROM MAIN FLOOR 57.17 m ² (615 SQ.FT.) LESS THAN F.A.R. MAX.	UPPER FLOOR SET BACK 20% FROM MAIN FLOOR 24.07 m ² (259 SQ.FT.) LESS THAN F.A.R. MAX.



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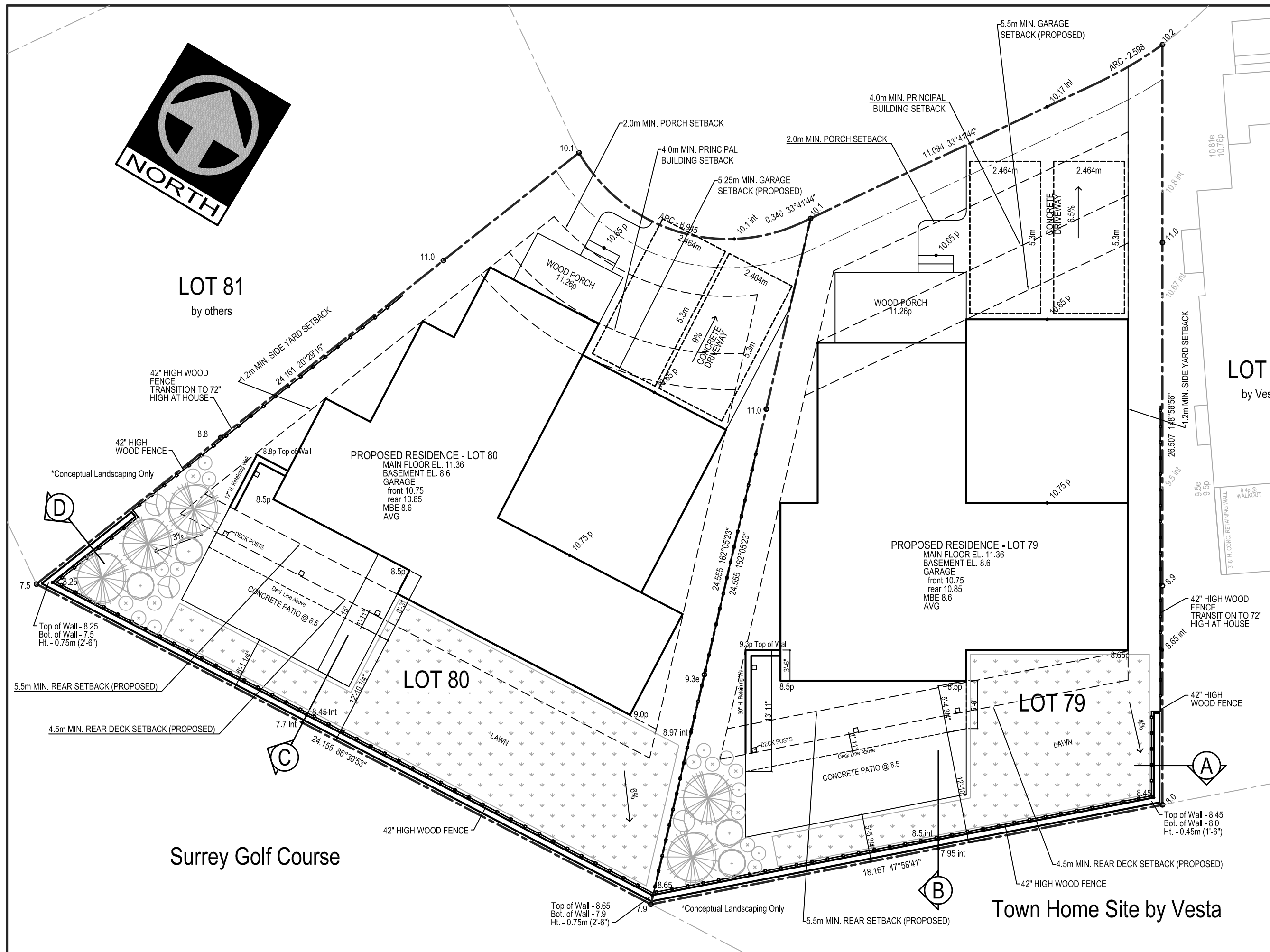
OF: 2

DATE:	FEBRUARY 2, 2012
REV. DATE:	-
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PLAN No.:	-

JOB No.:

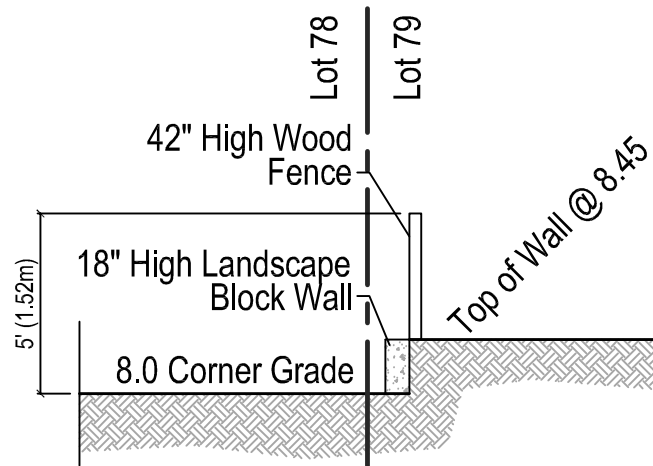
046

SCHEDULE A

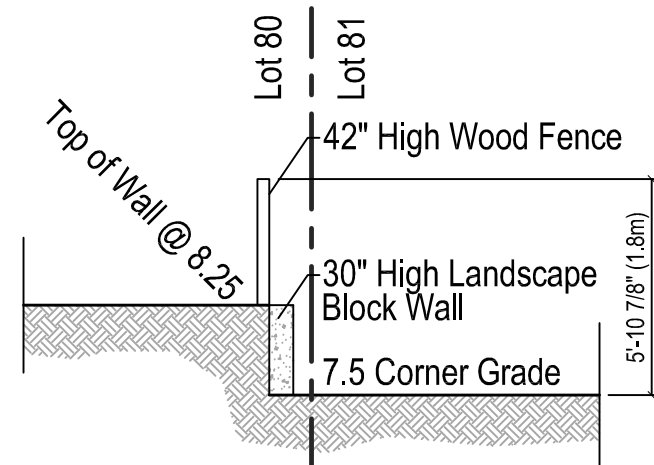


Surrey Golf Course

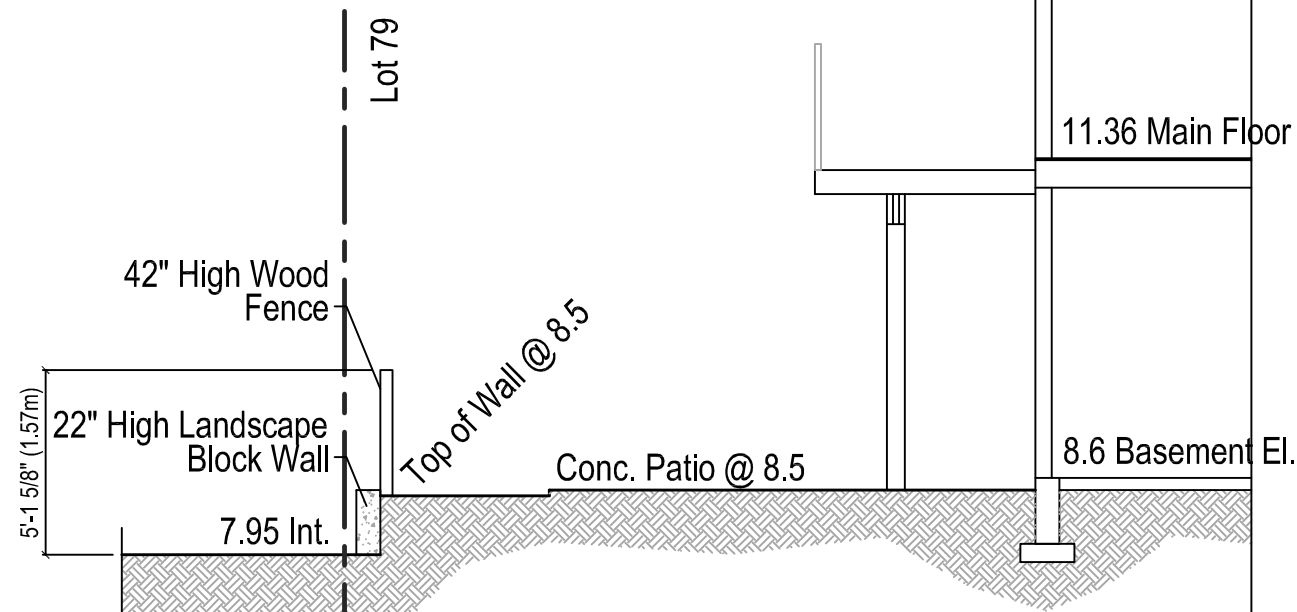
Town Home Site by Vesta



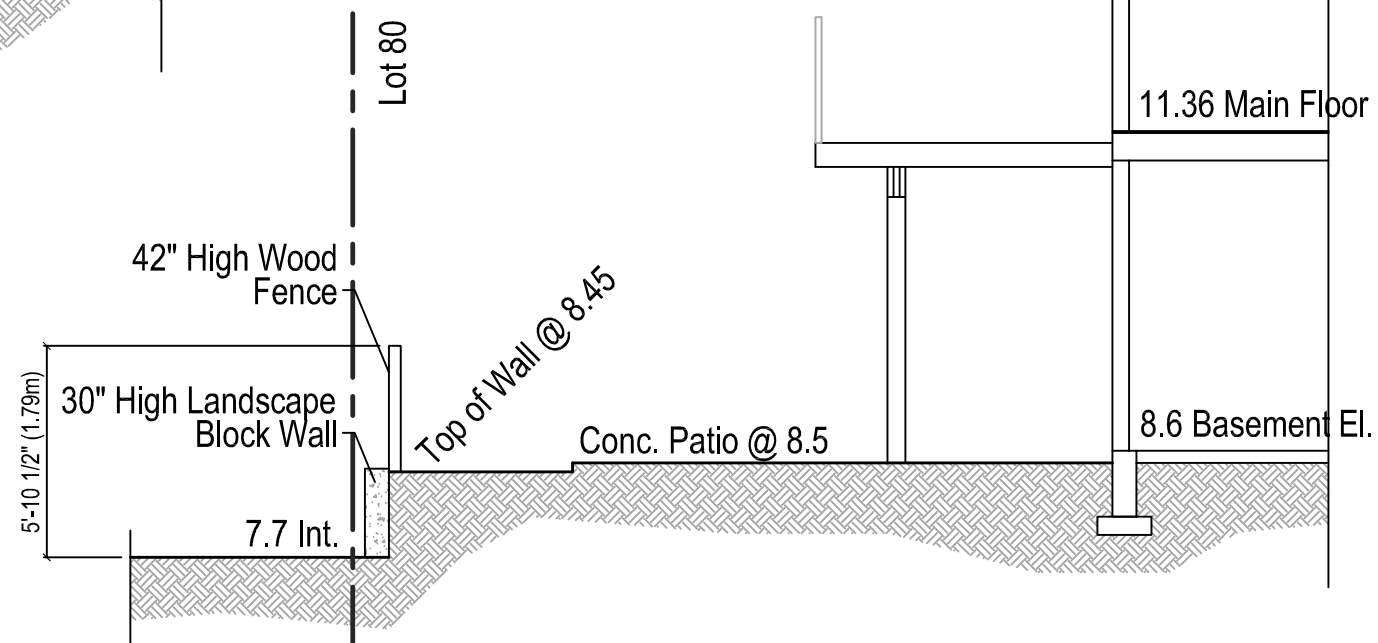
Section A



Section D



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