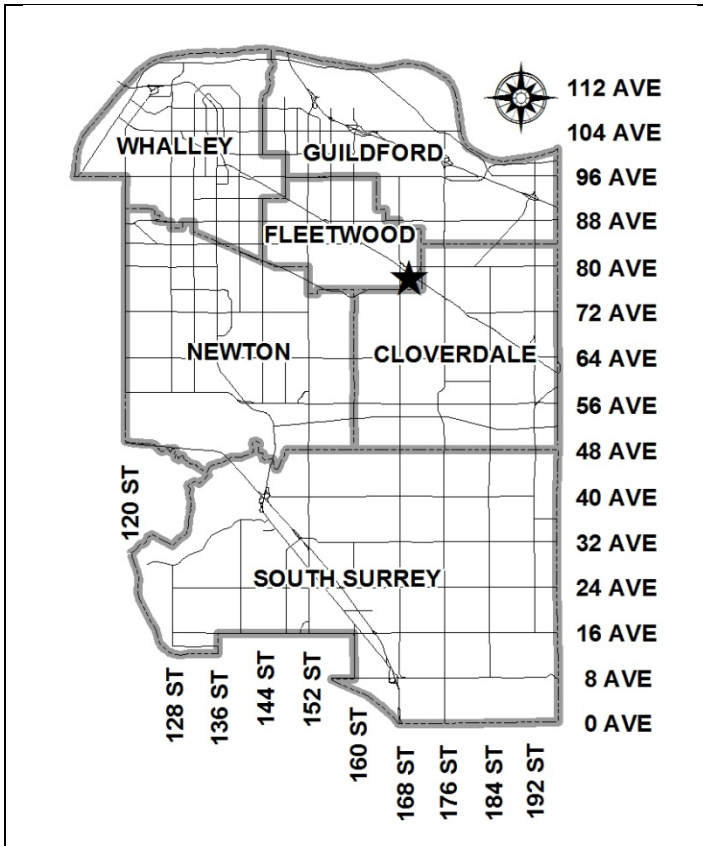


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0013-00

Planning Report Date: April 2, 2012



PROPOSAL:

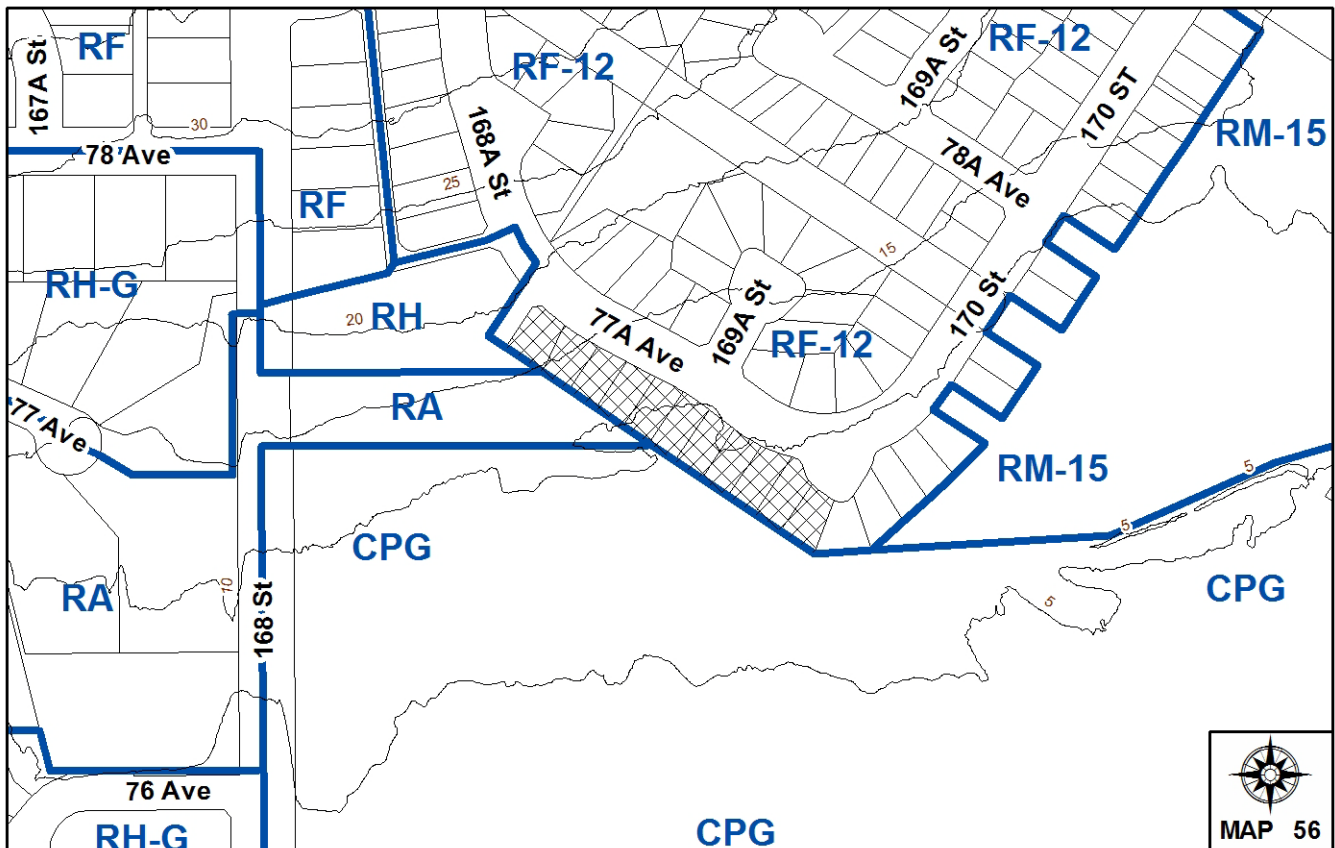
- **Development Variance Permit**
 to vary the rear yard setback to permit the construction of a deck in the rear yards of 11 small single family lots.

LOCATION: 16988/80/76/68/60/52/48/44/36/28 /20- 77A Avenue

OWNER: Qualico Developments (Vancouver) Inc.

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 a variance to the rear yard setback of 11 contiguous lots.

RATIONALE OF RECOMMENDATION

- The requested variance would allow for a deck off the main floor and a functional back yard.

RECOMMENDATION

1. Council approve Development Variance Permit No. 7912-0013-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the principal building in the RF-12 Zone, from 7.5 metres (25 ft.) to 5.1 metres (17 ft.) for the deck and stairs, for up to 50% of the width of the principal building.

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 and East:	Single family dwellings (Development Application No. 7906-0317-00)	Urban	RF-12
West:	Single family dwellings	Suburban	RH
South:	Golf Course	Agricultural	CPG

DEVELOPMENT CONSIDERATIONSBackground

- The subject lots are part of a 91-lot RF-12 subdivision development (approved under 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 lot areas of the subject lots range in size from 320 square metres (3,442 sq. ft.) to 374 square metres (4,027 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 for each of the 11 subject lots limit their ability to construct a suitable, elevated deck in the rear yard.

- Consequently, the applicant is requesting Council approval of variance to the rear yards for these 11 lots.

Current Proposal

- The lot grading slopes down from the front of the lots to the rear. According to the house plans submitted by the applicant (see Appendix II), the basements will be walk-out basements with an at-grade concrete patio at the rear of the building.
- The preliminary house plans show the main floor elevations approximately 2.71 metres (9 ft.) above ground at the rear of the homes, with an elevated deck occupying 50% or less of the rear façade of the building.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the principal building in the RF-12 Zone from 7.5 metres (25 ft.) to 5.1 metres (17 ft.) for the deck and stairs for up to 50% of the width of the principal building.

Applicant's Reasons:

- While the lots meet the minimum lot depth requirement of 22 metres (72 ft.) for the RF-12 Zone (Type II) lots, the lots are quite shallow and they are unable to construct an acceptable south facing sundeck without compromising the integrity of an already modest floor plan.

Staff Comments:

- The RF-12 Zone requires a 7.5-metre (25 ft.) rear yard setback for the principal building, 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 5.1 metres (17 ft.) for not more than 50% of the width of the rear of the building for proposed Lots 81-91, in order to accommodate an elevated deck from the main floor (Appendix II).
- With the proposed rear yard setback relaxation, the resulting rear yard areas will still be larger than rear yards on a standard rectangular RF-12 Type II lot.
- The owner of the 2 lots to the east on the south side of 77A Avenue (Lots 79 and 80) was approved for a similar rear yard setback relaxation on March 12, 2012 (Development Variance Permit No. 7911-0280-00).
- The applicant has obtained written support from the Surrey Golf Course and the owners of the two properties sharing a common rear lot line with the proposed lots.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary
- Appendix II. Preliminary house plans for Lots 81, 84, 89, 91
- Appendix III. Development Variance Permit No. 7912-0013-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/kms

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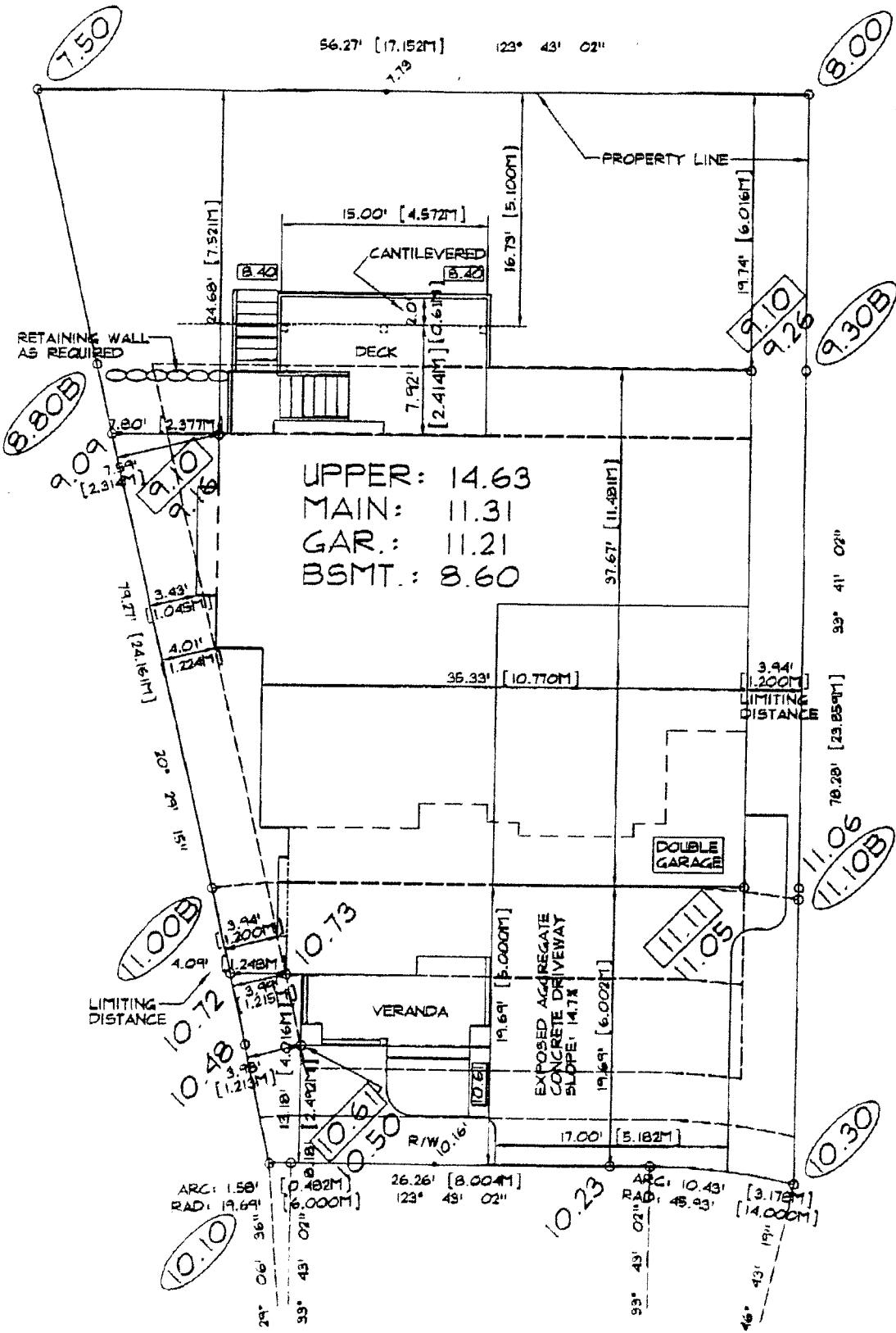
- (i) Civic Address: 16944 - 77A Avenue
Owner: Qualico Developments (Vancouver) Inc., Inc. No. A26101
PID: 028-168-038
Lot 88 Section 19 Township 8 New Westminster District Plan BCP43779
- (j) Civic Address: 16936 - 77A Avenue
Owner: Qualico Developments (Vancouver) Inc., Inc. No. A26101
PID: 028-167-881
Lot 889 Section 19 Township 8 New Westminster District Plan BCP43779
- (k) Civic Address: 16928 - 77A Avenue
Owner: Qualico Developments (Vancouver) Inc., Inc. No. A26101
PID: 028-167-899
Lot 90 Section 19 Township 8 New Westminster District Plan BCP43779
- (l) Civic Address: 16920 - 77A Avenue
Owner: Qualico Developments (Vancouver) Inc., Inc. No. A26101
PID: 028-167-902
Lot 91 Section 19 Township 8 New Westminster District Plan BCP43779

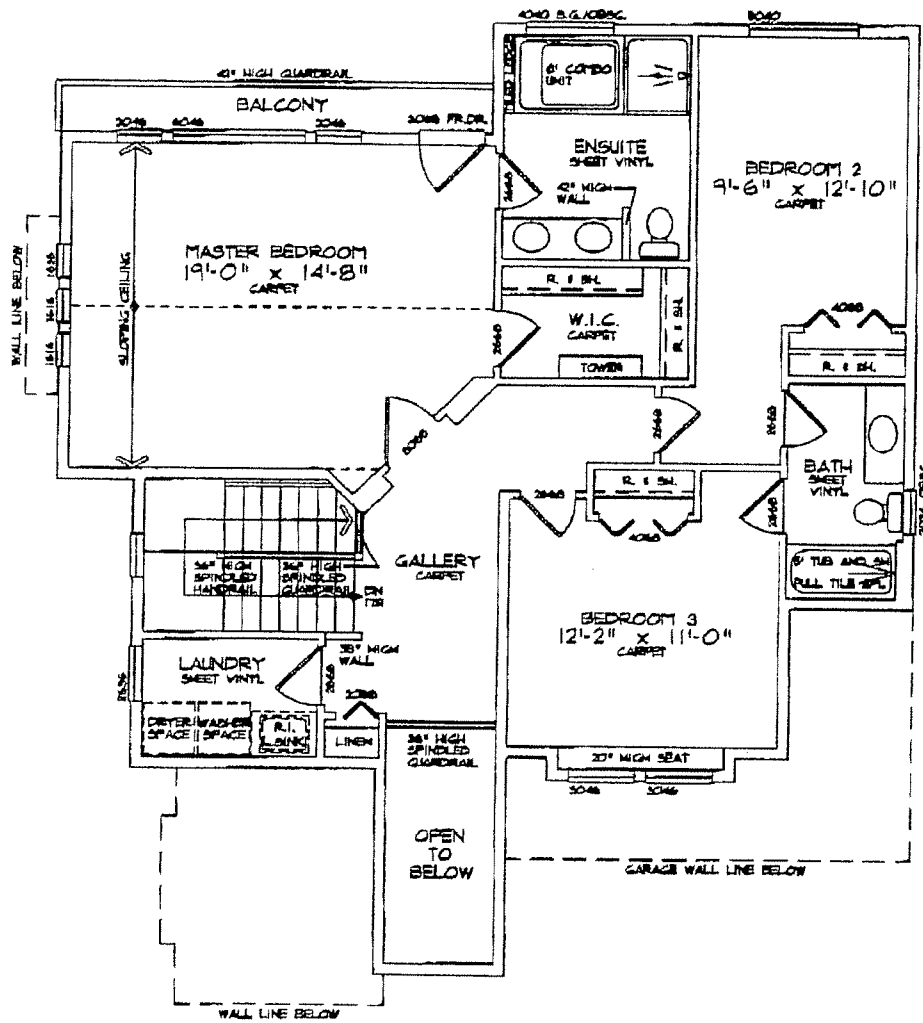
3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7912-0013-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

16988 - 77A AVENUE, SURREY, BC

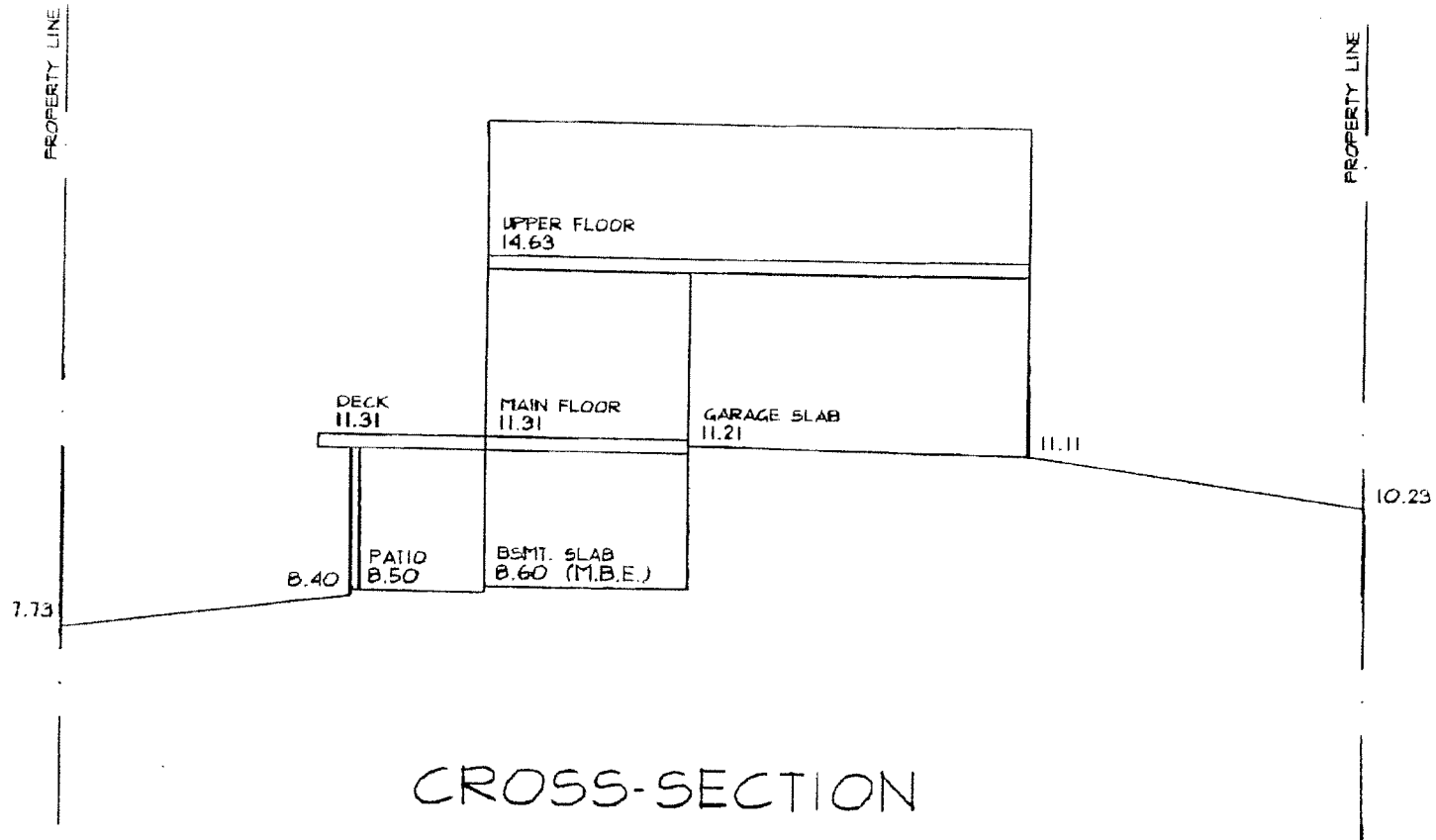
APPENDIX II



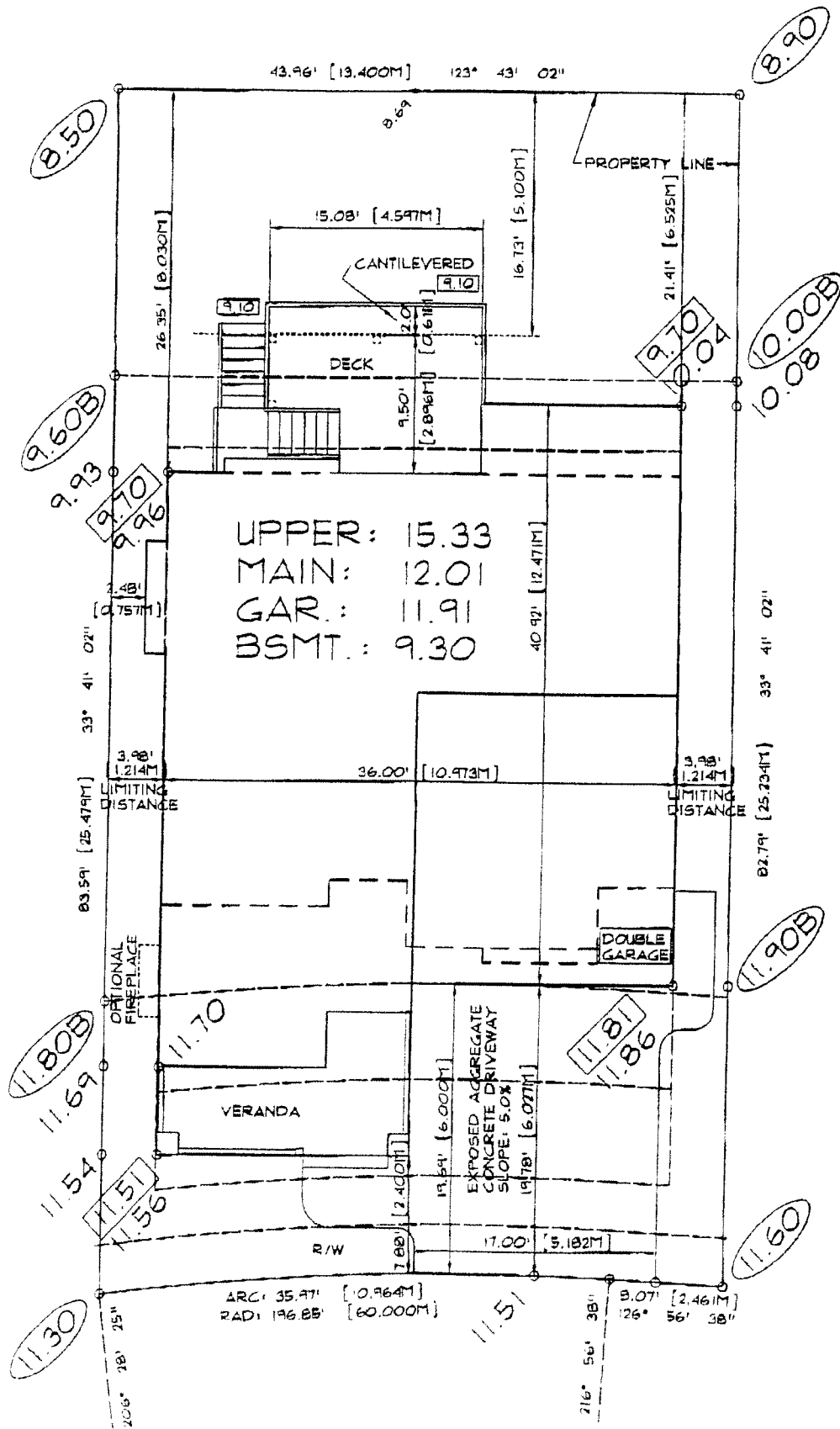


UPPER FLOOR PLAN
 1047 SQ.FT.
 BALCONY: 39 SQ.FT.

LOT 81- LINKS
MOD. MONACO "A"

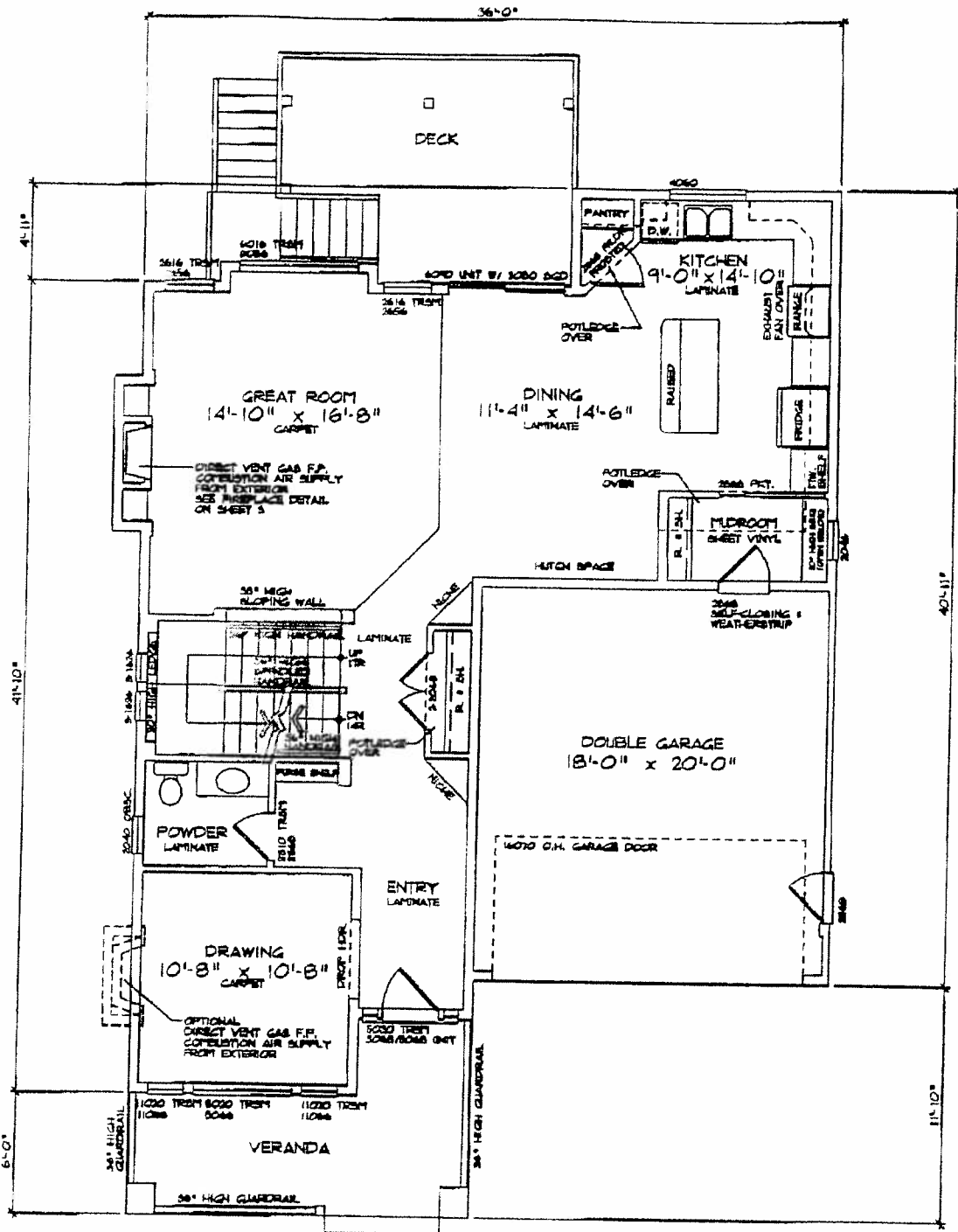


16968 - 77A A JOE, SURREY, BC



LOT 84- LINKS
MOD. FLORENCE "C"

PAVE: 10.68
P MAX: 9.32
1 BE: 9.30

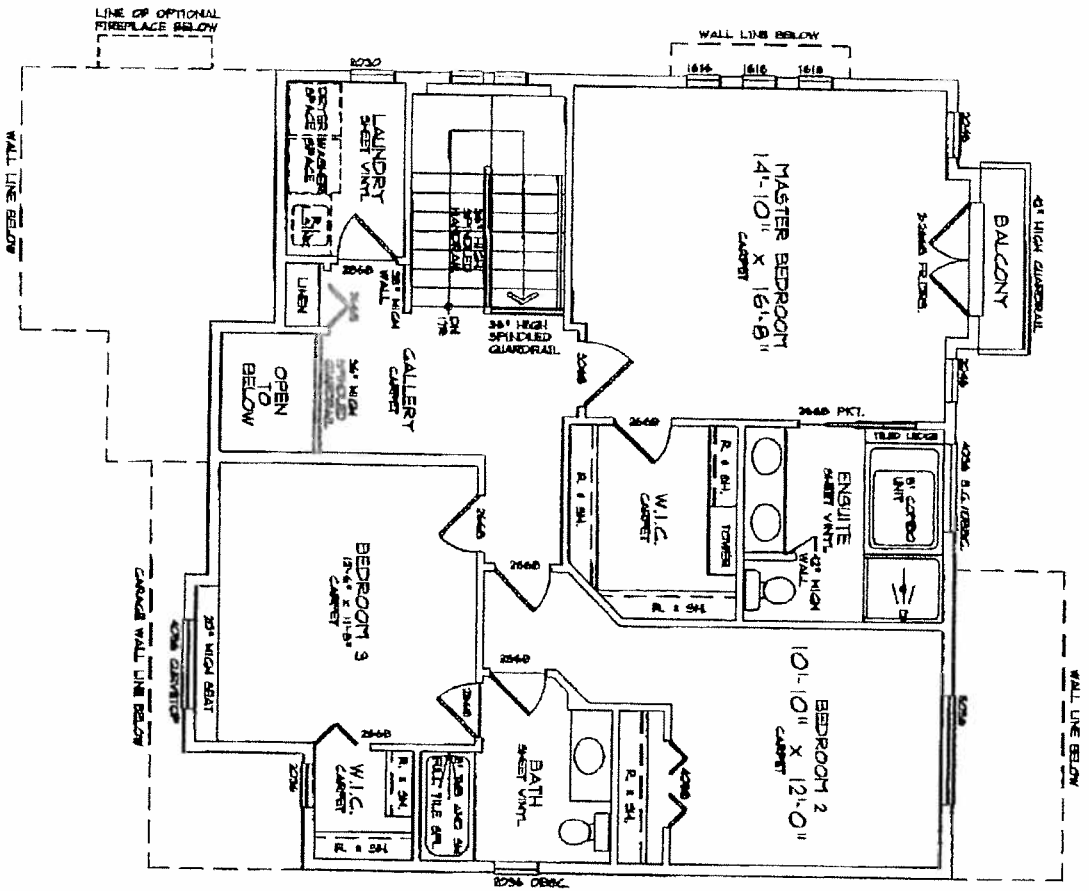


MAIN FLOOR PLAN

1089 SQ.FT.

GARAGE: 376 SQ.FT.

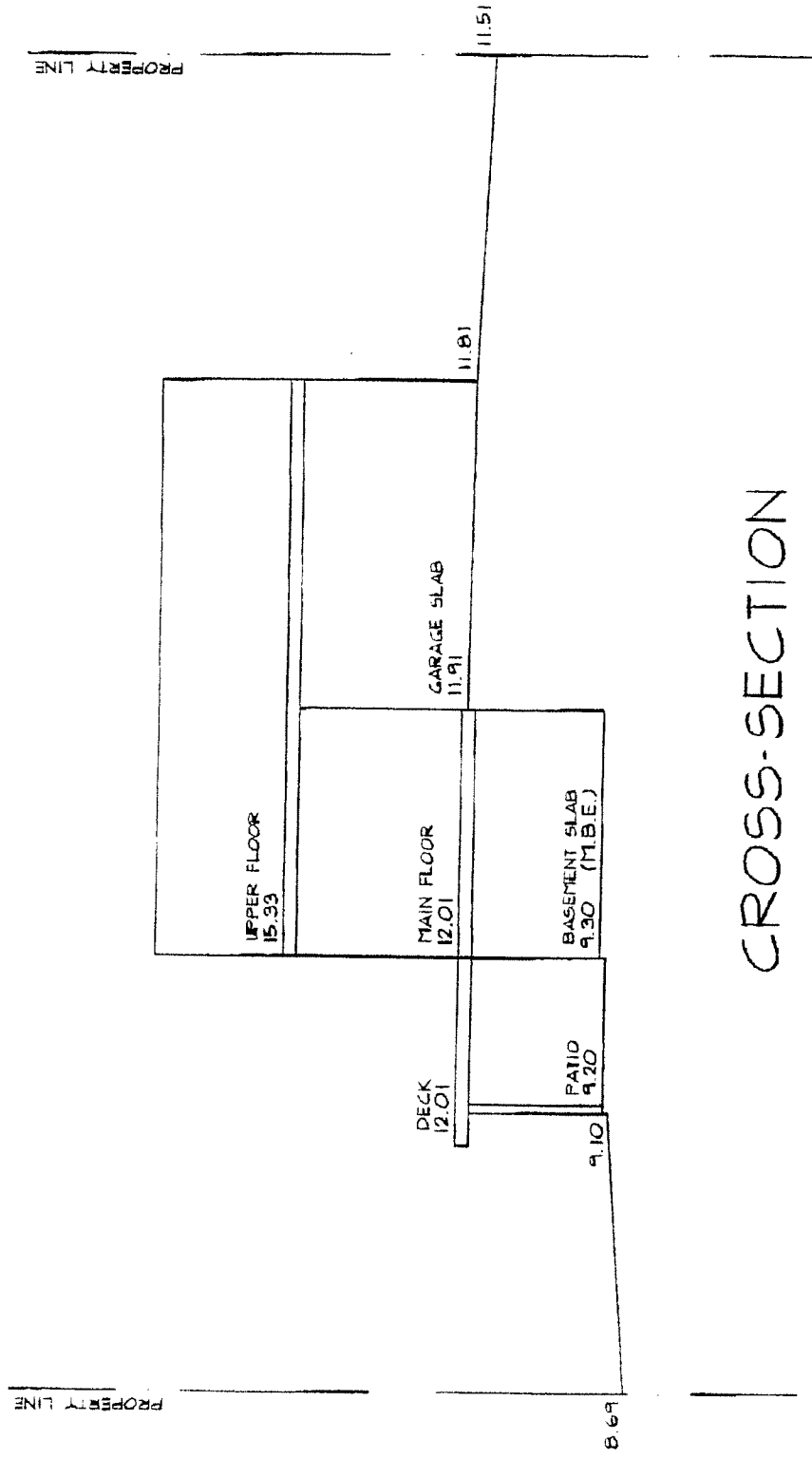
VERANDA: 129 SQ.FT.



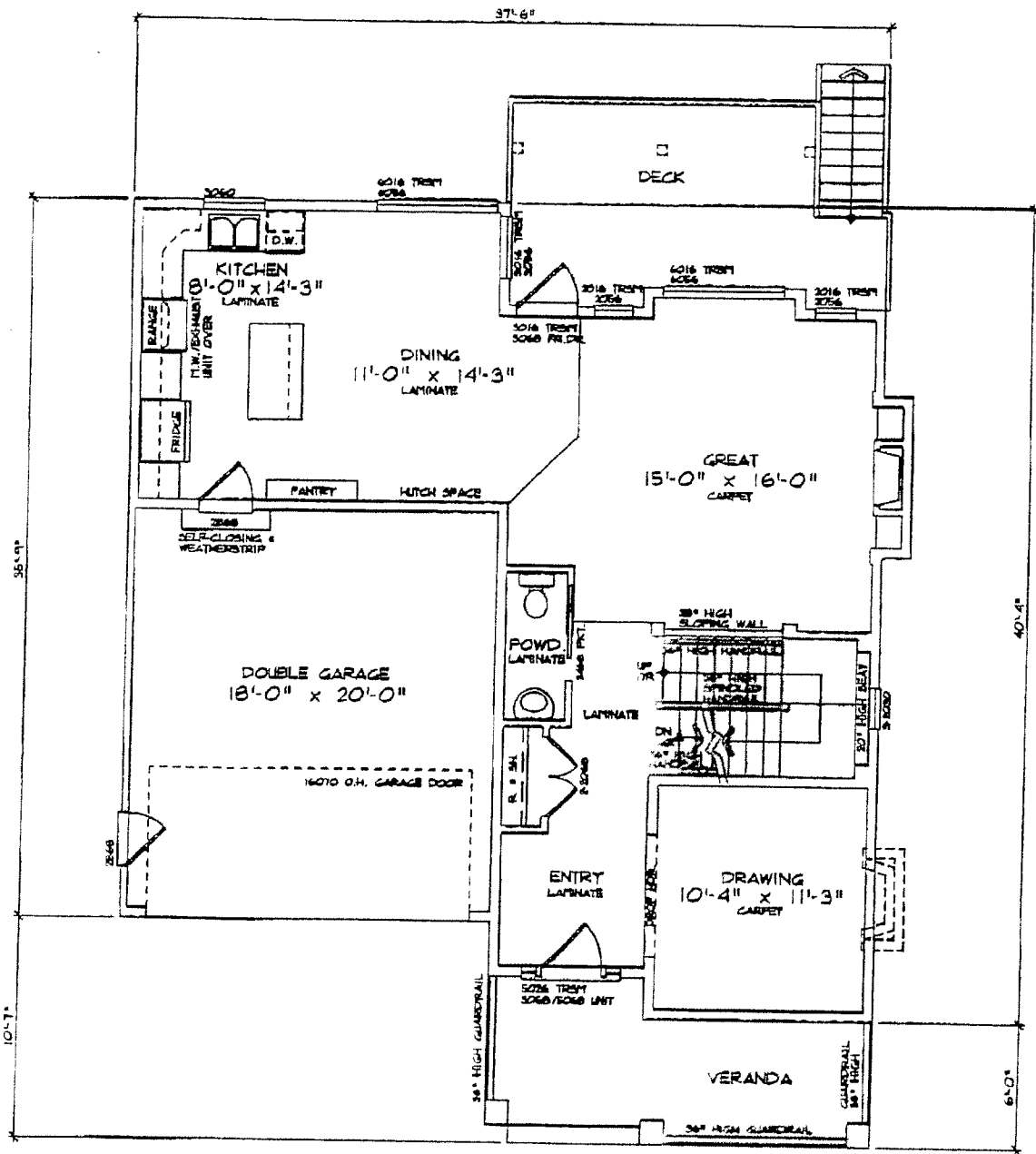
UPPER FLOOR PLAN

1068 SQ.FT.
BALCONY: 16 SQ.FT.

LOT 84- LINKS
MOD. FLORENCE "C"



CROSS-SECTION



MAIN FLOOR PLAN

963 SQ.FT.

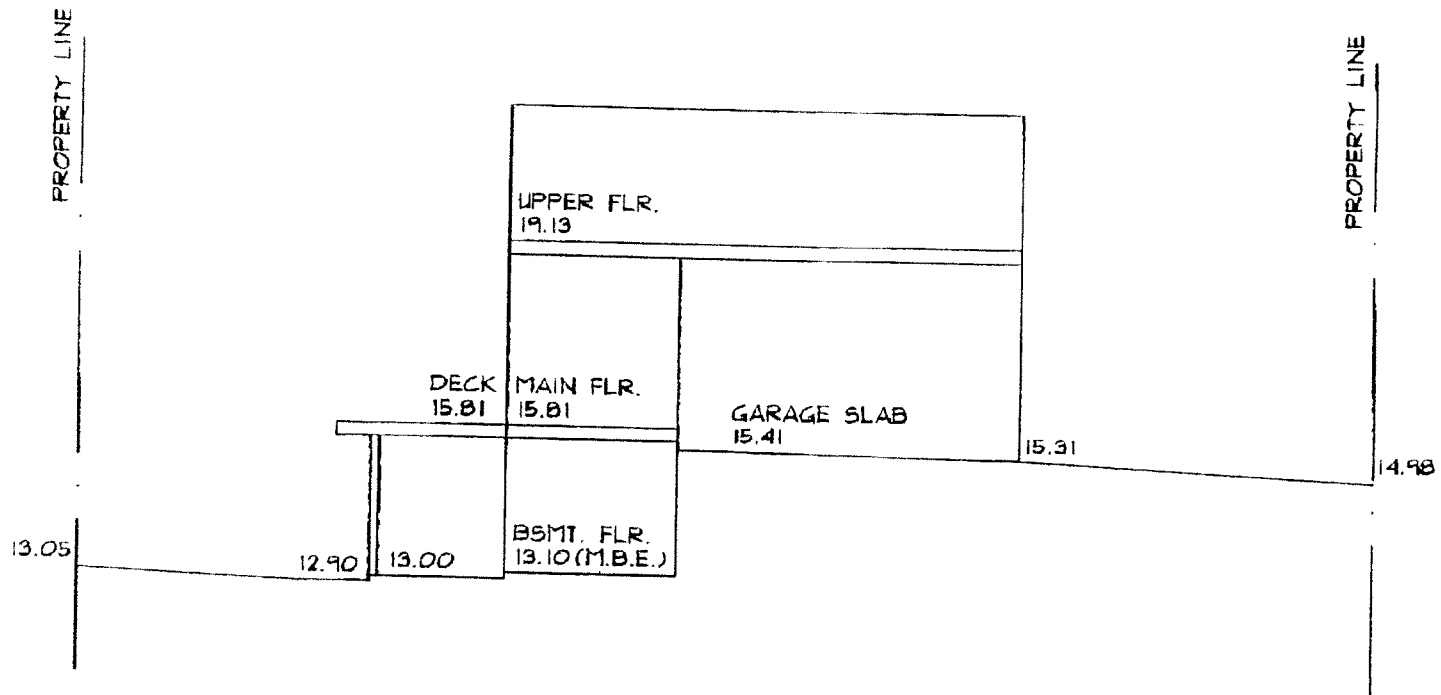
GARAGE: 376 SQ.FT.

VERANDA: 124 SQ.FT.

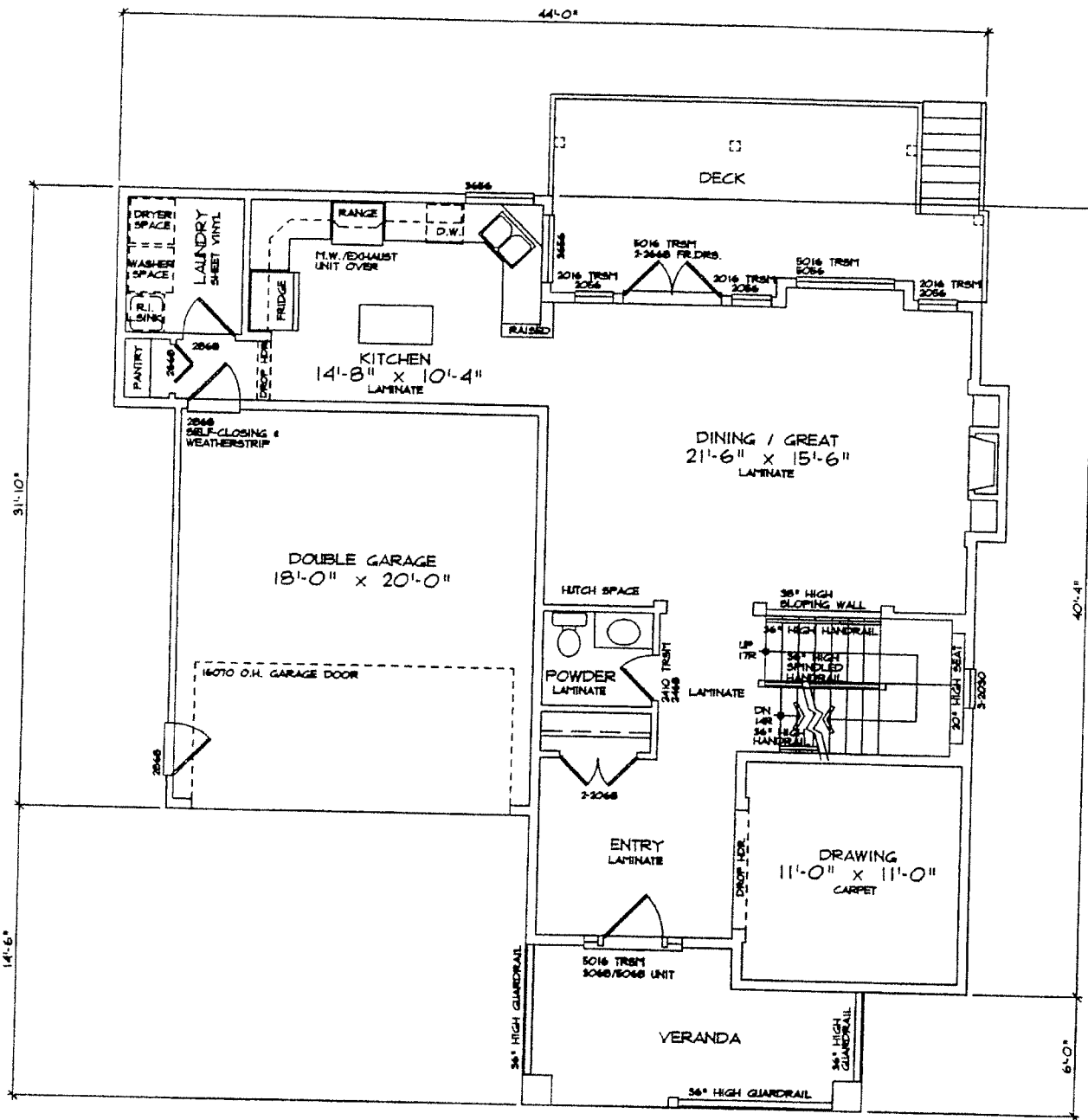
LOT 89-LINKS

NEW PLAN

LOT 89-LINKS NEW PLAN



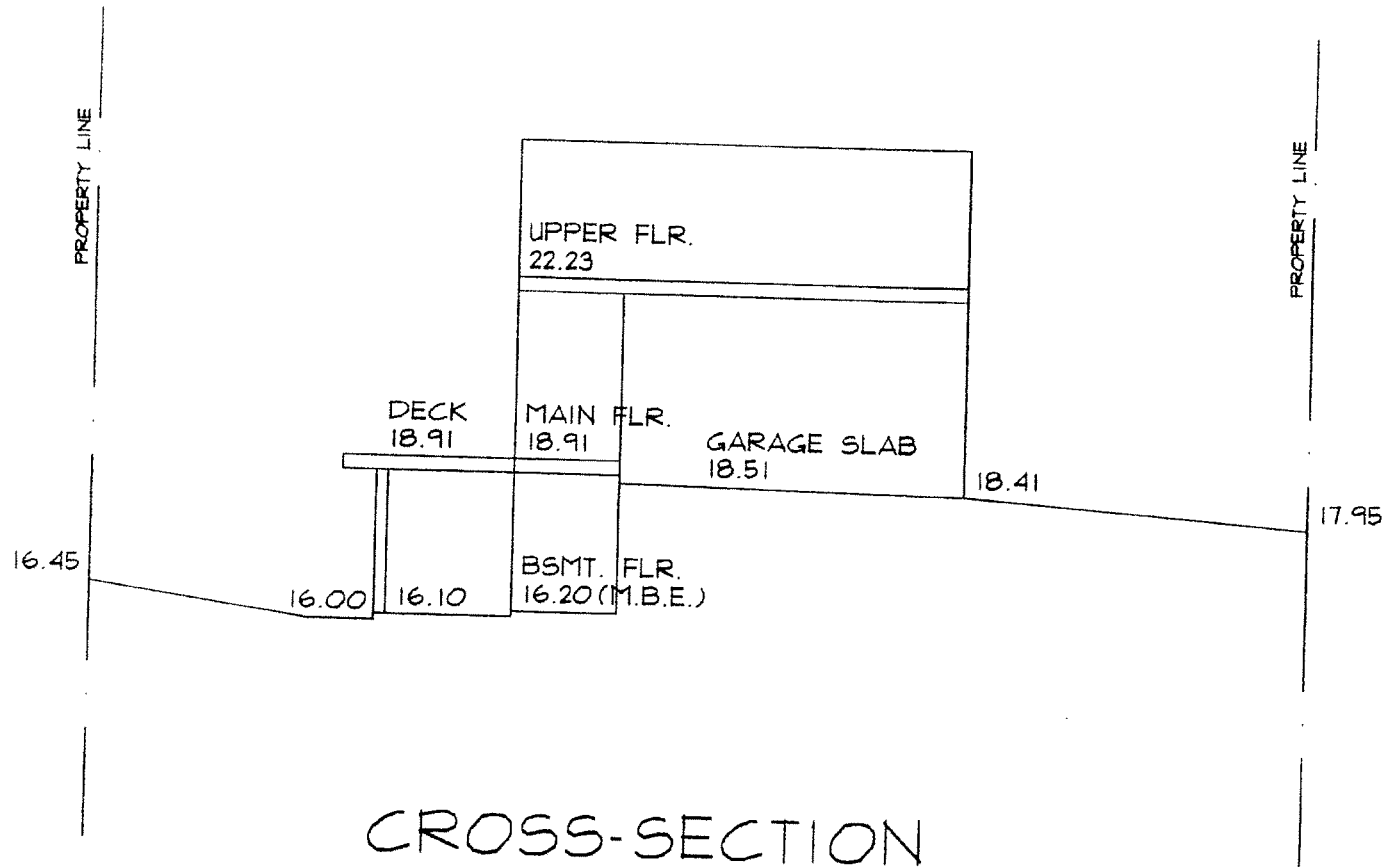
CROSS-SECTION



MAIN FLOOR PLAN
 1039 SQ.FT.
 GARAGE: 376 SQ.FT.
 VERANDA: 125 SQ.FT.
 DECK: 194 SQ.FT.

LOT 91-LINKS

LOT 91-LINKS NEW PLAN



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0013-00

Issued To: QUALICO DEVELOPMENTS (VANCOUVER) INC.
INC. NO. A26101
("the Owner")

Address of Owner: 310 - 5610 - 152 Street
Surrey, BC
V3S 3K2

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: 028-168-381
Lot 81 Section 19 Township 8 New Westminster District Plan BCP43779
16988 - 77A Avenue

Parcel Identifier: 028-168-399
Lot 82 Section 19 Township 8 New Westminster District Plan BCP43779
16980 - 77A Avenue

Parcel Identifier: 028-168-402
Lot 83 Section 19 Township 8 New Westminster District Plan BCP43779
16976 - 77A Avenue

Parcel Identifier: 028-168-411
Lot 84 Section 19 Township 8 New Westminster District Plan BCP43779
16968 - 77A Avenue

Parcel Identifier: 028-168-429
Lot 85 Section 19 Township 8 New Westminster District Plan BCP43779
16960 - 77A Avenue

Parcel Identifier: 028-168-437
Lot 86 Section 19 Township 8 New Westminster District Plan BCP43779
16952 - 77A Avenue

Parcel Identifier: 028-168-445
Lot 87 Section 19 Township 8 New Westminster District Plan BCP43779
16948 - 77A Avenue

Parcel Identifier: 028-168-038
Lot 88 Section 19 Township 8 New Westminster District Plan BCP43779
16944 - 77A Avenue

Parcel Identifier: 028-167-881
Lot 89 Section 19 Township 8 New Westminster District Plan BCP43779
16936 - 77A Avenue

Parcel Identifier: 028-167-899
Lot 90 Section 19 Township 8 New Westminster District Plan BCP43779
16928 - 77A Avenue

Parcel Identifier: 028-167-902
Lot 91 Section 19 Township 8 New Westminster District Plan BCP43779
16920 - 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 rear yard setback for the deck and stairs is reduced from 7.5 metres (25 ft.) to 5.1 metres (17 ft.) for up to 50% of the width of the principal building.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. 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