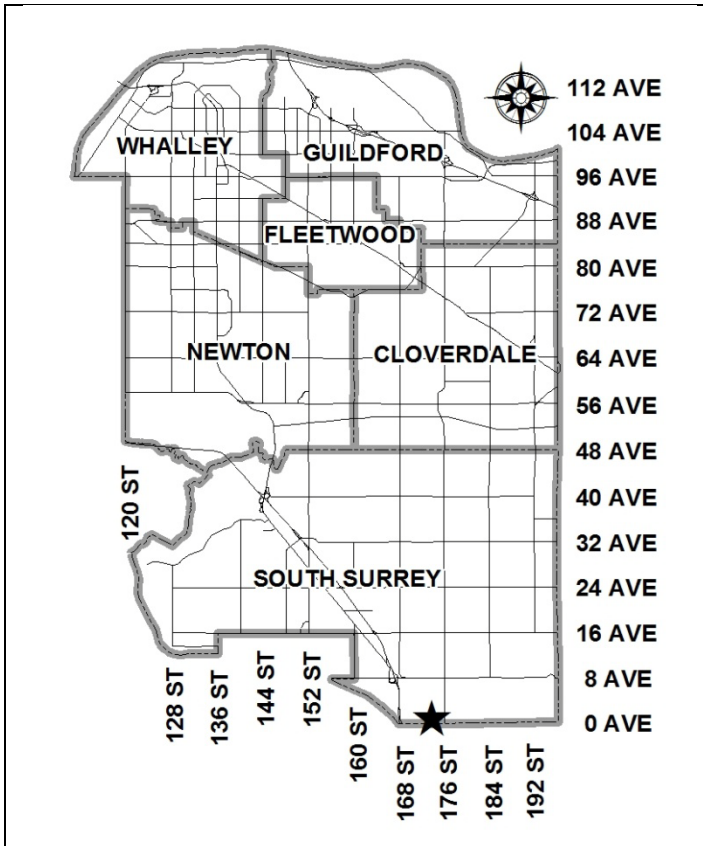


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0044-00

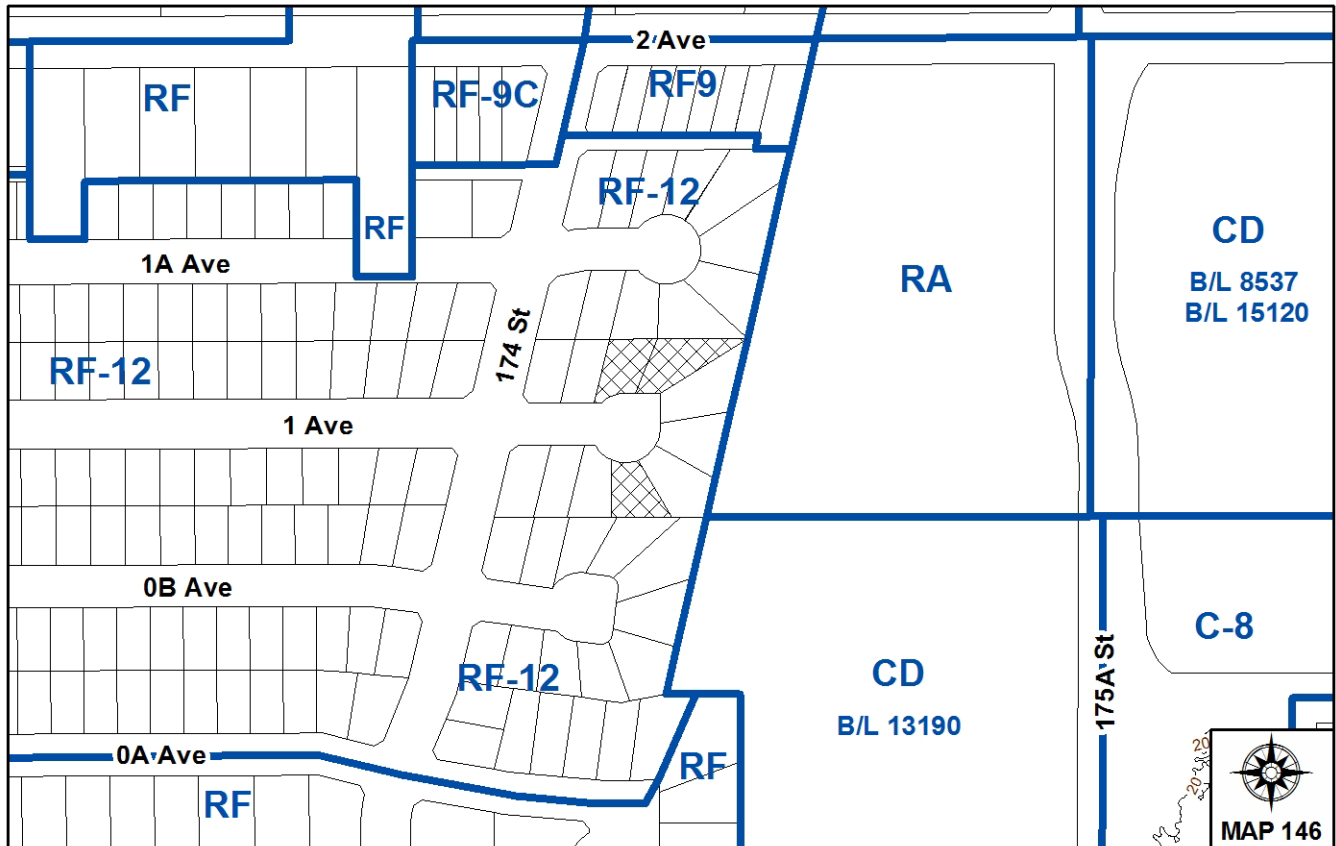
Planning Report Date: April 23, 2012



PROPOSAL:

- **Development Variance Permit**
 in order to vary setbacks for houses on three (3) small single family lots.

LOCATION: 17425, 17428, and 17429 1 Avenue
OWNER: Peace Portal Holdings Ltd., Inc. No. 555884
ZONING: RF-12
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Flex 6-14.5



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking variances to front and rear yard setbacks.

RATIONALE OF RECOMMENDATION

- The requested setback variances would allow additional floor space, and therefore a more functional floor plan for the main floor of each of the proposed houses.
- The geometry of Lots 22 and 23 and the resulting alignment of the dwellings will require a stepped rear façade. The dwelling constructed on lot 22 will require three separate building faces across the rear; lot 23 will require four different building faces. The numerous wall plane breaks will result in a reduction of the apparent massing and will reduce the potential impact of the relaxed rear yard setback.
- Design guidelines will be registered on the title of Lot 27 to reduce the potential impact of the relaxed rear yard setback.
- Landscaping treatments will be provided along the rear of Lots 23 and 27 to reduce the potential impact of the relaxed rear yard setback. The Tree Replacement Plan approved under Development Application No. 7907-0335-00 includes adequate landscaping in the rear yard on Lot 22.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0044-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 6.0 m (20 ft.) for Lots 23 and 27;
 - (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 5.50 m (18 ft.) for 50% of building width and 6.0 m (20 ft.) for the remaining length of the rear building face for Lot 22; and
 - (c) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 m (20 ft.) to 5.5 m (18 ft.) for Lots 22, 23 and 27.
2. Council instruct staff to resolve the following issues prior to Final Approval:
 - (a) submission of finalized landscaping treatments on Lots 23 and 27, to the satisfaction of the City Landscape Architect; and
 - (b) registration of a Section 219 Restrictive Covenant for Design Control on Lot 27.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant small single family lots.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North, East and West:	Vacant small single family lots (Development Application No. 7907-0335-00)	Single Family Residential Flex 6-14.5	RF-12
South:	Single family dwellings on small lots (Development Application No. 7904-0411-00)	Single Family Residential Flex 6-14.5	RF-12

DEVELOPMENT CONSIDERATIONS

Background

- The subject site comprises three (3) RF-12 lots in the Douglas Neighbourhood Concept Plan (NCP) area, located on 1 Avenue cul-de-sac bulb, east of 174 Street.
- The subject lots do not contain any existing houses. The lots were created as part of a 30-lot subdivision development in 2011 (approved under Development Application No. 7907-0335-00).
- The lots to the north, east and west (created under the same application as the subject lots) do not contain any existing houses. The lot immediately adjacent to Lot 27, to the south, has been developed with a new single family house.

Current Proposal

- The applicant is requesting a Development Variance Permit to reduce the rear yard setbacks of the RF-12 Zone, as follows:
 - from 7.5 m (25 ft.) to 6.0 m (20 ft.) for Lots 23 and 27; and
 - from 7.5 m (25 ft.) to 6.0 m (20 ft.), and to further reduce to 5.5 m (18 ft.) for 50% of the rear building face for Lot 22.
- The applicant is also requesting a Development Variance Permit to reduce the front yard setbacks of the RF-12 Zone from 6.0 m (20 ft.) to 5.5 m (18 ft.) for Lots 22, 23 and 27.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To relax the setback provisions of the RF-12 Zone, as follows:
 - Reduce the rear yard setbacks for the entire rear building face from 7.5m (25 ft.) to 6.0 m (20 ft.) for Lots 23 and 27;
 - Reduce the rear yard setback from 7.5 m (25 ft.) to 6.0 m (20 ft.), and to further reduce to 5.5 m (18 ft.) for 50% of the rear building face for Lot 22; and
 - Reduce the front yard setback from 6.0m (20 ft.) to 5.5m (18 ft.) for the garage for Lots 22, 23 and 27.

Applicant's Reasons:

- The existing lots are of irregular shape and are located on the 1 Avenue cul-de-sac bulb. While they meet the minimum lot depth of 22 metres (72 ft.) for the RF-12 Zone (Type II) lots, there is a substantial discrepancy between the maximum floor area permitted under the RF Zone and the actual floor area which can be achieved on these lots, as shown in the table below:

	Lot Size	Permitted Maximum House Size Under RF-12 Zone	Achievable Floor Area (no DVPs)	Achievable Floor Area (with DVPs)
Lot 22	401.9 sq.m. (4,326 sq.ft.)	260 sq.m. (2,800 sq.ft)	233.13 sq.m. (2,509.39 sq.ft)	248.98 sq.m. (2,680 sq.ft)
Lot 23	510.3 sq.m. (5,492.82 sq.ft.)	260 sq.m. (2,800 sq.ft)	234.86 sq.m. (2,528.01 sq.ft)	251.9 sq.m. (2,711 sq.ft)
Lot 27	393.3 sq.m. (4,233.45 sq.ft.)	260 sq.m. (2,800 sq.ft)	232.19 sq.m. (2,499.27 sq.ft)	257.2 sq.m. (2,769 sq.ft)

- 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 m (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 6.0 m (20 ft.) for the entire rear building face for proposed Lots 23 and 27; and
 - to 6.0 m (20 ft.), and to further reduce to 5.5 m (18 ft.) for 50% of the rear building face for Lot 22.
- In order to reduce any potential impact as a result of the setback variance, a Design Control Restrictive Covenant will be registered on Lot 27 to ensure that the massing of the rear façades of the new home will be sensitive to the neighbours on the adjacent lot, as illustrated in Appendix III. The Design Control RC will ensure that on the rear façade:
 - The upper floor is set back from the lower floor by no less than 0.6 m, for not less than 50% of the width of the rear façade. The roof structure over the projection will be of a common hip form, or will be of a common gable roof form articulated with wood wall shingles in the gable end, and with layered fascia at the gable end consisting of 1 x 4 trim over a 2 x 10 fascia (barge) board.

- The roof structure located between the main floor and the upper floor shall be of a minimum 10:12 slope and will have a minimum 20 inch roof overhang. This roof structure will provide rear façade articulation, and will increase the setback of the massing of the second story on the rear façade.
- A roof skirt at a minimum 10:12 slope will be situated at the intersection of the main floor and upper floor in all areas where the upper floor is not offset from the lower floor. This roof structure will have a minimum 20 inch roof overhang.
- The geometry of Lots 22 and 23 and the resulting alignment of the dwellings will require a stepped rear façade. The dwelling constructed on Lot 22 will require three separate building faces across the rear; Lot 23 will require four different building faces. The numerous wall plane breaks will result in a reduction of the apparent massing and will reduce the potential impact of the relaxed rear yard setback.
- The RF-12 Zone requires a 6.0-metre (20 ft.) front yard setback, with a permitted reduction to 4.0 m (13 ft.) for 50% of the width of the front of the building, provided that the garage is setback a minimum of 6.0 m (20 ft.) from the front property line.
- The applicant is requesting a front yard relaxation to 5.5 m (18 ft.) for the garage and driveway for Lots 22, 23 and 27. The remainder of the proposed dwelling will conform to the front yard setback provisions of the RF-12 Zone. The resulting driveway length is still sufficient to park a vehicle in front of the garage, without overhanging into the 1 Avenue cul-de-sac bulb.
- A landscaping treatment will be installed along the rear of Lots 23 and 27 in order to buffer against the potential impact of the relaxed rear yard setback. The Tree Replacement Plan approved under Development Application No. 7907-0335-00 includes adequate landscaping in the rear yard on Lot 22.
- Staff support the requested variances to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Development Variance Permit No. 7912-0044-00
Appendix III.	Design Control on rear façades

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0044-00

Issued To: PEACE PORTAL HOLDINGS LTD. , INC. NO. 555884
("the Owner")

Address of Owner: 504-1367 Broadway West
Vancouver BC
V6H 4A7

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: 028-529-014
Lot 22 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP47707
17425 - 1 Avenue

Parcel Identifier: 028-529-022
Lot 23 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP47707
17429 - 1 Avenue

Parcel Identifier: 028-529-065
Lot 27 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP47707
17428 - 1 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 is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for Lots 23 and 27;

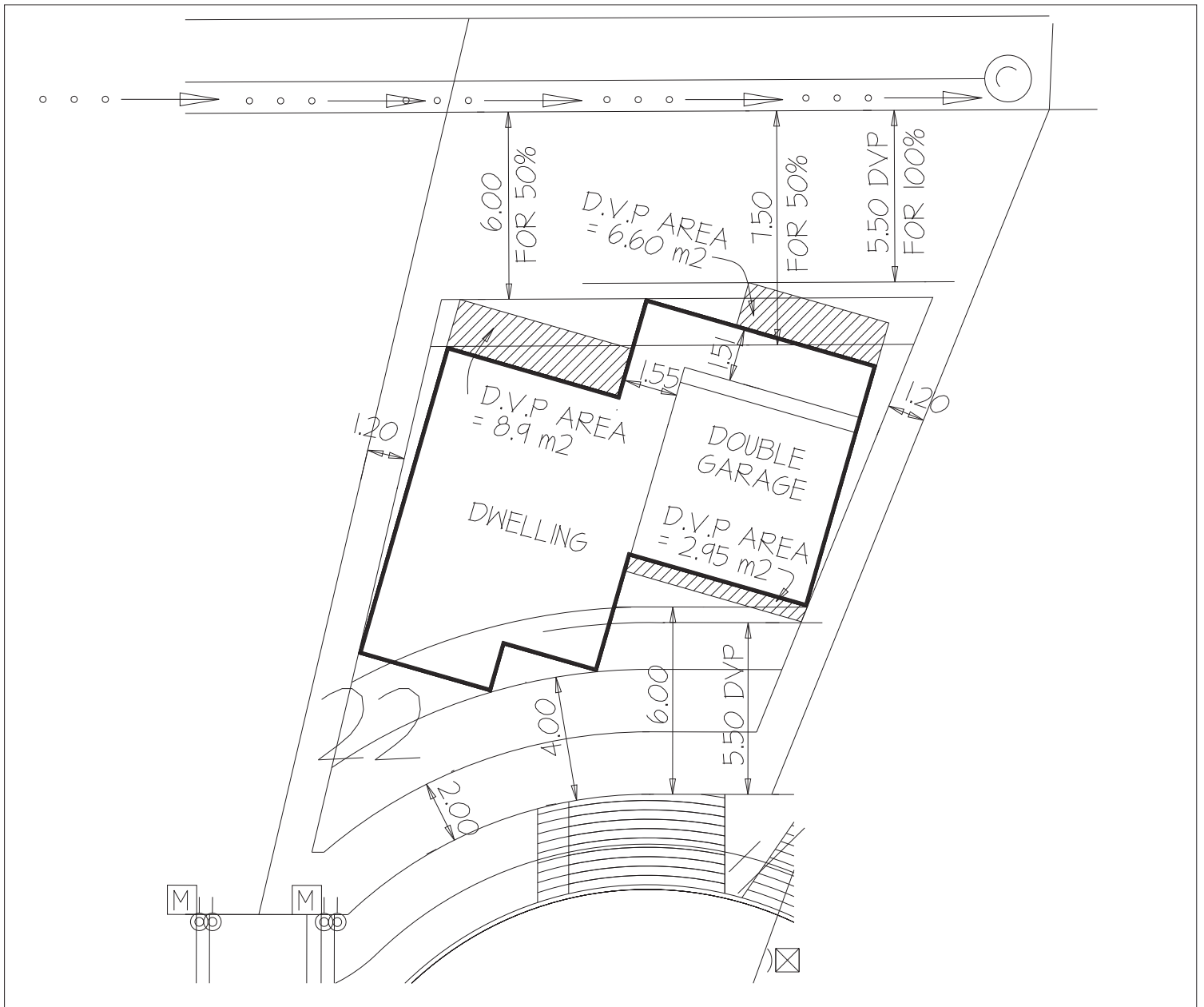
- (b) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.), and is further reduced to 5.5 metres (18 ft.) for 50% of the rear building face for Lot 22; and
 - (c) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum front yard setback is reduced from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the garage for Lots 22, 23 and 27.
- 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.
 - 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 - 7. 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.
 - 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 - 9. 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

DVP REQUEST: SURREY PROJECT: 1907-0335-00: LOT 22



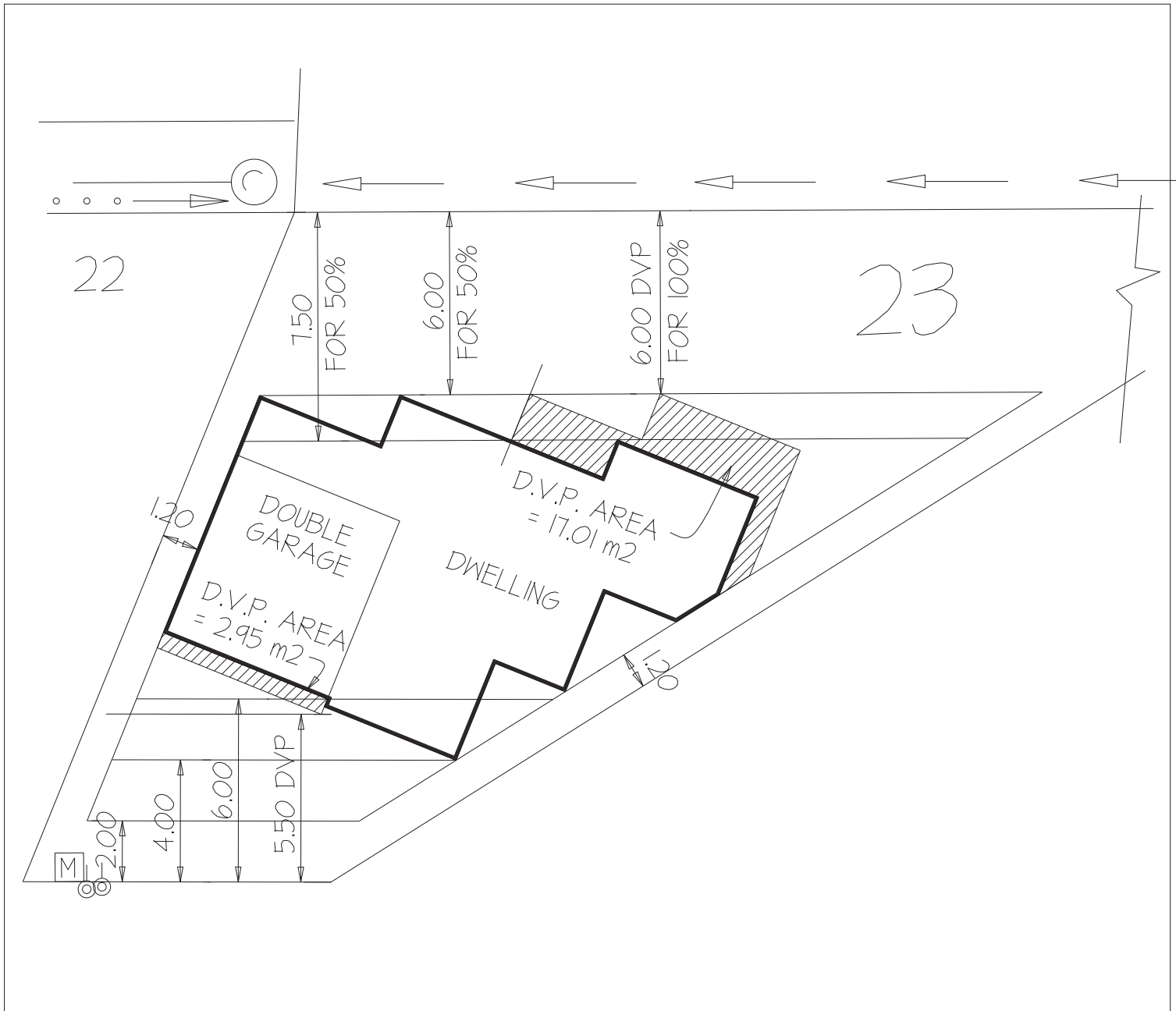
LOT AREA = 401.9 m²
 ZONE : RF-12
 F.A.R. = 0.70
 FLOOR AREA CAP: 260 m²
 MAXIMUM FLOOR AREA THIS LOT = 260 m² (2800 SQ.FT.)
 UPPER FLOOR SET BACK 20% FROM MAIN FLR AT FRONT
 10 m² OPEN AREA ASSUMED

DVP'S REQUESTED:

- 1) REDUCE REAR SETBACK TO 5.5 m for 50%
- 2) REDUCE REAR SETBACK TO 6.0 m for 50%
- 3) REDUCE SETBACK TO GARAGE TO 5.5 m

WITH NO DVP	WITH DVP
MAIN FLOOR = 125.43 m ²	MAIN FLOOR = 143.88 m ²
UPPER FLOOR = 90.34 m ²	UPPER FLOOR = 105.10 m ²
TOTAL = 215.77 m ²	TOTAL = 248.98 m ²
44.23 m ² (476 SQ.FT.) LESS THAN F.A.R. MAX.	11.02 m ² (118.62 SQ.FT.) LESS THAN F.A.R. MAX.

DVP REQUEST: SURREY PROJECT: 7907-0335-00: LOT 23



LOT AREA = 510.3 m²

ZONE : RF-12

F.A.R. = 0.70

FLOOR AREA CAP: 260 m²

MAXIMUM FLOOR AREA THIS LOT = 260 m² (2800 SQ.FT.)

UPPER FLOOR SET BACK 20% FROM MAIN FLR AT FRONT

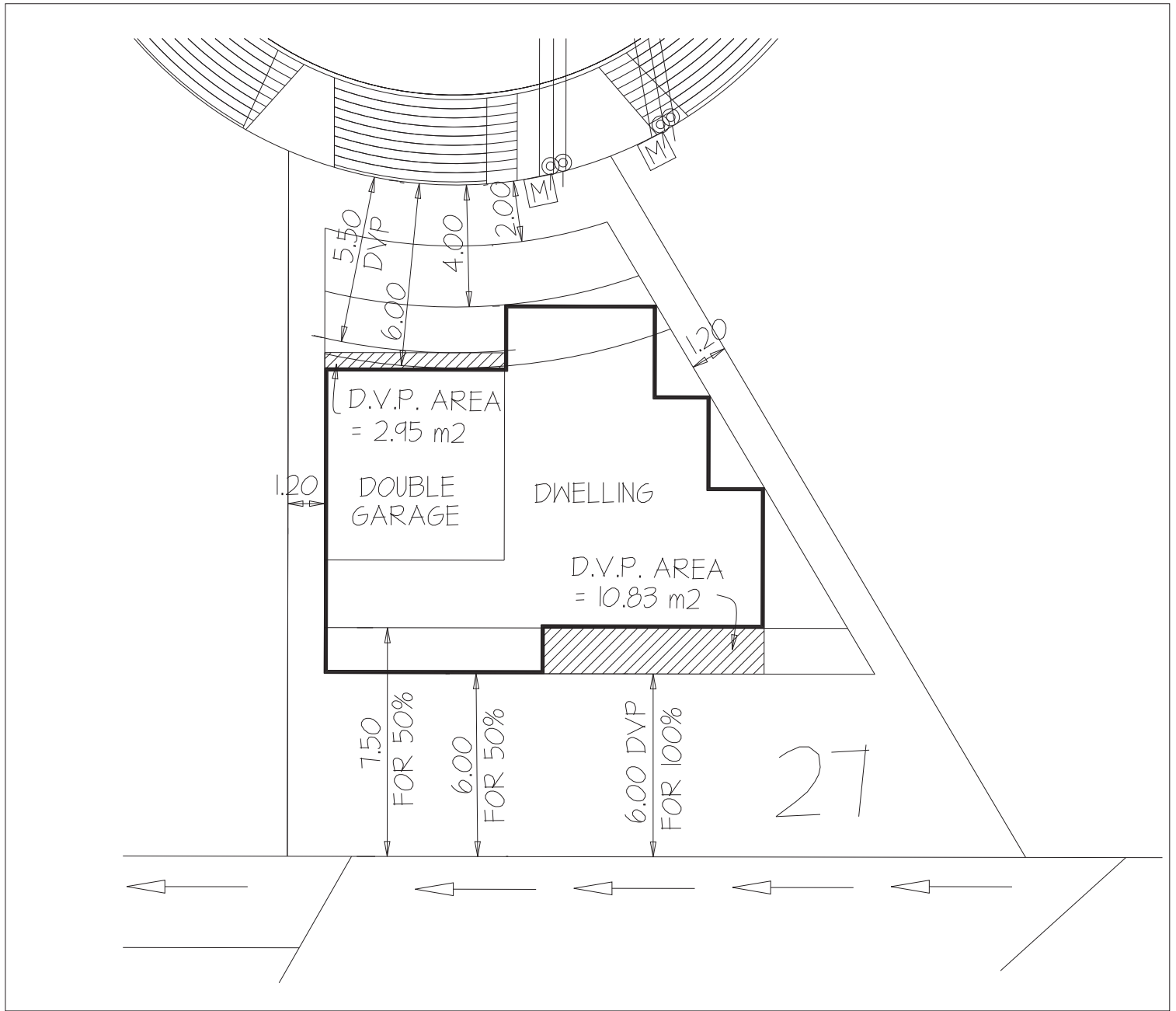
10 m² OPEN AREA ASSUMED

DVP'S REQUESTED:

- 1) REDUCE REAR SETBACK TO 6.0 m
- 2) REDUCE SETBACK TO GARAGE TO 5.5 m

WITH NO DVP	WITH DVP
MAIN FLOOR = 125.54 m ²	MAIN FLOOR = 145.5 m ²
UPPER FLOOR = 90.43 m ²	UPPER FLOOR = 106.4 m ²
TOTAL = 234.86 m ²	TOTAL = 251.9 m ² (2711 SQ.FT.)
25.14 m ² (271 SQ.FT.) LESS THAN F.A.R. MAX.	8.1 m ² (87.2 SQ.FT.) LESS THAN F.A.R. MAX.

DVP REQUEST: SURREY PROJECT: 7907-0335-00: LOT 27



LOT AREA = 393.3 m²

ZONE : RF-12

F.A.R. = 0.70

FLOOR AREA CAP: 260 m²

MAXIMUM FLOOR AREA THIS LOT = 260 m² (2800 SQ.FT.)

UPPER FLOOR SET BACK 20% FROM MAIN FLR AT FRONT

10 m² OPEN AREA ASSUMED

DVP'S REQUESTED:

- 1) REDUCE REAR SETBACK TO 6.0 m
- 2) REDUCE SETBACK TO GARAGE TO 5.5 m

WITH NO DVP	WITH DVP
MAIN FLOOR = 134.55 m ²	MAIN FLOOR = 148.8 m ²
UPPER FLOOR = 97.64 m ²	UPPER FLOOR = 108.4 m ²
TOTAL = 232.19 m ²	TOTAL = 257.2 m ² (2769 SQ.FT.)
27.81 m ² (299.3 SQ.FT.) LESS THAN F.A.R. MAX.	2.8 m ² (31 SQ.FT.) LESS THAN F.A.R. MAX.



REAR FACADE NO OFFSET



REAR FACADE WITH OFFSET
AND ROOF SKIRT