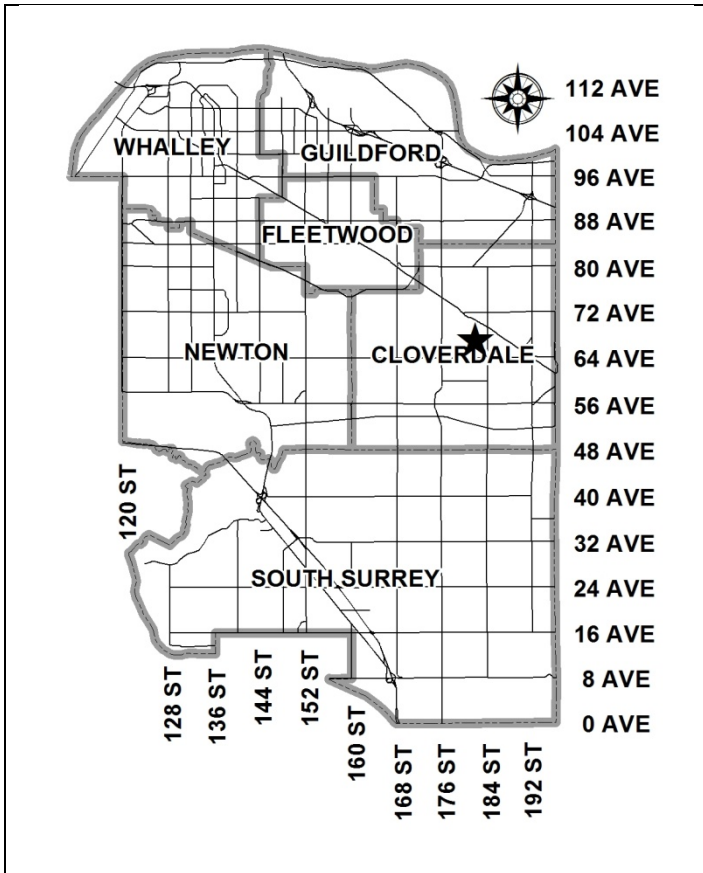


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0119-00

Planning Report Date: July 8, 2013



PROPOSAL:

- **Development Variance Permit**

in order to reduce the rear yard setback of six small single family lots.

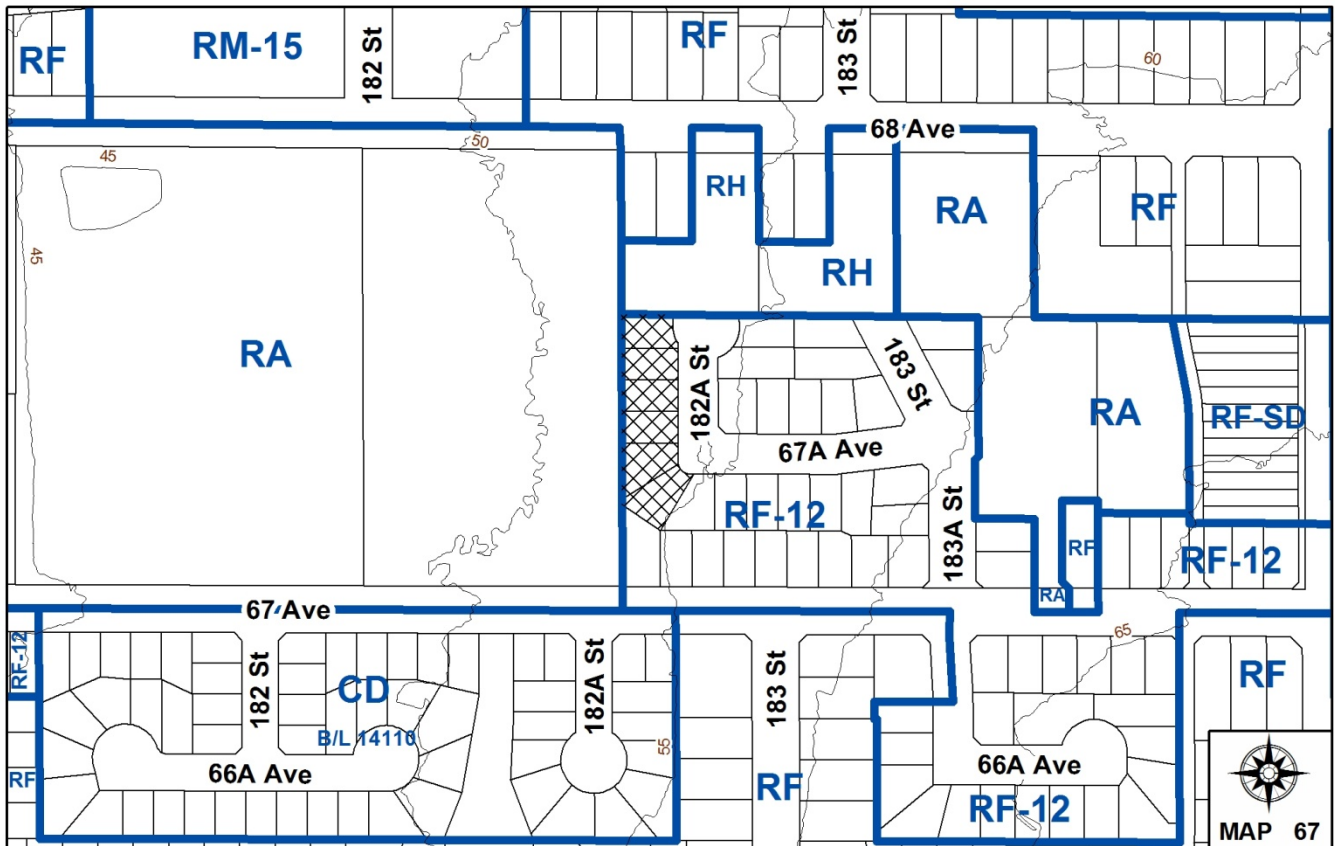
LOCATION: 18256 – 67A Avenue and 6743, 6749, 6755, 6761 and 6767 – 182A Street

OWNER: Fleetwood Commerce Court Inc.
 Athwal Construction Inc.

ZONING: RF-12

OCP DESIGNATION: Urban

NCP DESIGNATION: Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced rear yard setback in the RF-12 Zone from 7.5 metres (25 ft.) to 5.7 metres (19 ft.) for five lots and to 6.0 metres (20 ft.) for one lot.

RATIONALE OF RECOMMENDATION

- The proposed variances will allow for functional elevated rear decks on five lots and a more functional floor plan on one irregular shaped lot, without negatively impacting adjoining properties.

DEVELOPMENT CONSIDERATIONS

Background

- The subject lots are located north of 67 Avenue, west of 184 Street, in North Cloverdale West.
- The lots are currently designated Urban in the Official Community Plan, designated Small Lots in the North Cloverdale West Neighbourhood Concept Plan (NCP), and are zoned RF-12.
- The six subject lots were created as part of development Application No. 7911-0163-00, which created a total of 36 Type II RF-12-zoned lots, and which received final adoption of the rezoning on February 18, 2013.
- All of the lots meet the minimum size requirements of the RF-12 Zone. The lots range in size from 320 square metres (3,450 sq. ft.) to 437 square metres (4,700 sq. ft.) and in depth from 23.8 metres (78 ft.) to 26 metres (85 ft.).

Proposal

- The applicant is proposing a variance to reduce the rear yard setback on all six lots, in order to construct an elevated rear deck on five lots and to allow for a more functional floor plan on an irregular shaped lot.
- All six proposed homes are within the maximum allowable floor area for each lot. Excluding basements, the proposed homes are approximately 220 square metres (2,400 sq. ft.) in size.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.7 metres (19 ft.) for the deck and stairs for up to 50% of the width of the principal building for:
 - 18256 - 67A Avenue; and
 - 6749, 6755, 6761 and 6767 – 182A Street.

Applicant's Reasons:

- It is difficult to construct a useable elevated rear deck on the subject lots without compromising the integrity of the proposed floor plan.
- From the perspective of a potential purchaser, it is desirable to have a house with a rear deck that is functional enough to accommodate a modestly sized furniture set so that residents can choose to spend time outside. A rear deck should be approximately 2.5 metres (8 ft.) deep to be functional.

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.
- A useable elevated rear deck could not be built on these lots unless the rear yard setback was reduced, or unless the applicant sacrificed allowable interior house floor area.
- The four lots located at 6749/55/61/67 – 182A Street back onto the Adams Road Elementary School site, and, as a result, no adjoining residential properties will be impacted by the reduced rear yard setback on these four properties. A potential benefit for having functional rear decks on these four lots is it could increase passive surveillance of the school grounds, which would be consistent with the principles of crime prevention through environmental design (CPTED).
- The potential building footprint of 18256 – 67A Avenue is constrained by the irregular shape of the lot and a 2.5-metre (8 ft.) portion of a 5.0-metre (16 ft.) wide servicing easement that is shared with 6743 – 182A Street, to the north.
- 18256 – 67A Avenue backs onto a vacant small single family lot to the south. However, the proposed variance will have minimal impact on the adjoining single family lot to the south because the rear elevation of both of the proposed homes will be angled in slightly different directions from each other due to the orientation of both of these lots.
- The proposed variance will allow for a rear deck that is approximately 2.5 metres (8 ft.) deep.
- Staff support the requested variances.

(b) Requested Variance:

- To reduce the rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 6743 – 182A Street.

Applicant's Reasons:

- The requested variance would allow for a more functional floor plan for this lot.
- Due to the wedge shape at the front of 6743 – 182A Street, the floor area at the front of the dwelling is restricted by the narrow lot width. Reducing the rear yard setback to 6.0 metres (20 ft.) for the full width of the house is intended to compensate for the lost floor space at the front of the lot.
- The site is further encumbered by a 2.5-metre (8 ft.) portion of a 5.0-metre (16 ft.) wide servicing easement that is shared with 18256 – 67A Avenue, to the south.

Staff Comments:

- The applicant provided a preliminary home plan for this 387-square metre (4,150 sq. ft.) lot to demonstrate that a variance is required to achieve a functional floor plan.
- The proposed house plan for 6743 – 182A Street does not include a rear deck, however, due to the wedge shape of the lot, this lot has one of the largest rear yards of the six subject lots.
- Excluding the basement, the size of the proposed home for this lot, even with the proposed variances, is 219 square metres (2,360 sq. ft.), which is less than the maximum house size the RF-12 Zone would permit (260 square metres / 2,800 sq. ft.) on this lot.
- This lot backs directly onto the Adams Road Elementary School site, and therefore, the proposed reduced rear yard setback will not negatively impact any adjoining properties.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Address Map
Appendix III.	Subdivision approved under Application No. 7911-0163-00
Appendix IV.	Preliminary house plan for 6761 – 182A Street
Appendix V.	Development Variance Permit No. 7913-0119-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/kms/da

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DRV 7/4/13 9:50 AM

Information for City Clerk

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

1. (a) Agent: Name: Kewal (K.S.) Athwal
 Athwal Construction Inc
 Address: 8240 - 151 Street
 Surrey, BC V3S 8K1

 Tel: 604-307-2404 - Primary
 604-307-2404 - Fax

2. Properties involved in the Application
 - (a) Civic Addresses: 18256 - 67A Avenue
 6743 - 182A Street
 6749 - 182A Street
 6755 - 182A Street
 6761 - 182A Street
 6767 - 182A Street

 - (b) Civic Address: 18256 - 67A Avenue
 Owner: Athwal Construction Inc.
 Fleetwood Commerce Court Inc.
 PID: 029-043-255
 Lot 18 Section 17 Township 8 New Westminster District Plan EPP23428

 - (c) Civic Address: 6743 - 182A Street
 Owner: Athwal Construction Inc.
 Fleetwood Commerce Court Inc.
 PID: 029-043-263
 Lot 19 Section 17 Township 8 New Westminster District Plan EPP23428

 - (d) Civic Address: 6749 - 182A Street
 Owner: Athwal Construction Inc.
 Fleetwood Commerce Court Inc.
 PID: 029-043-271
 Lot 20 Section 17 Township 8 New Westminster District Plan EPP23428

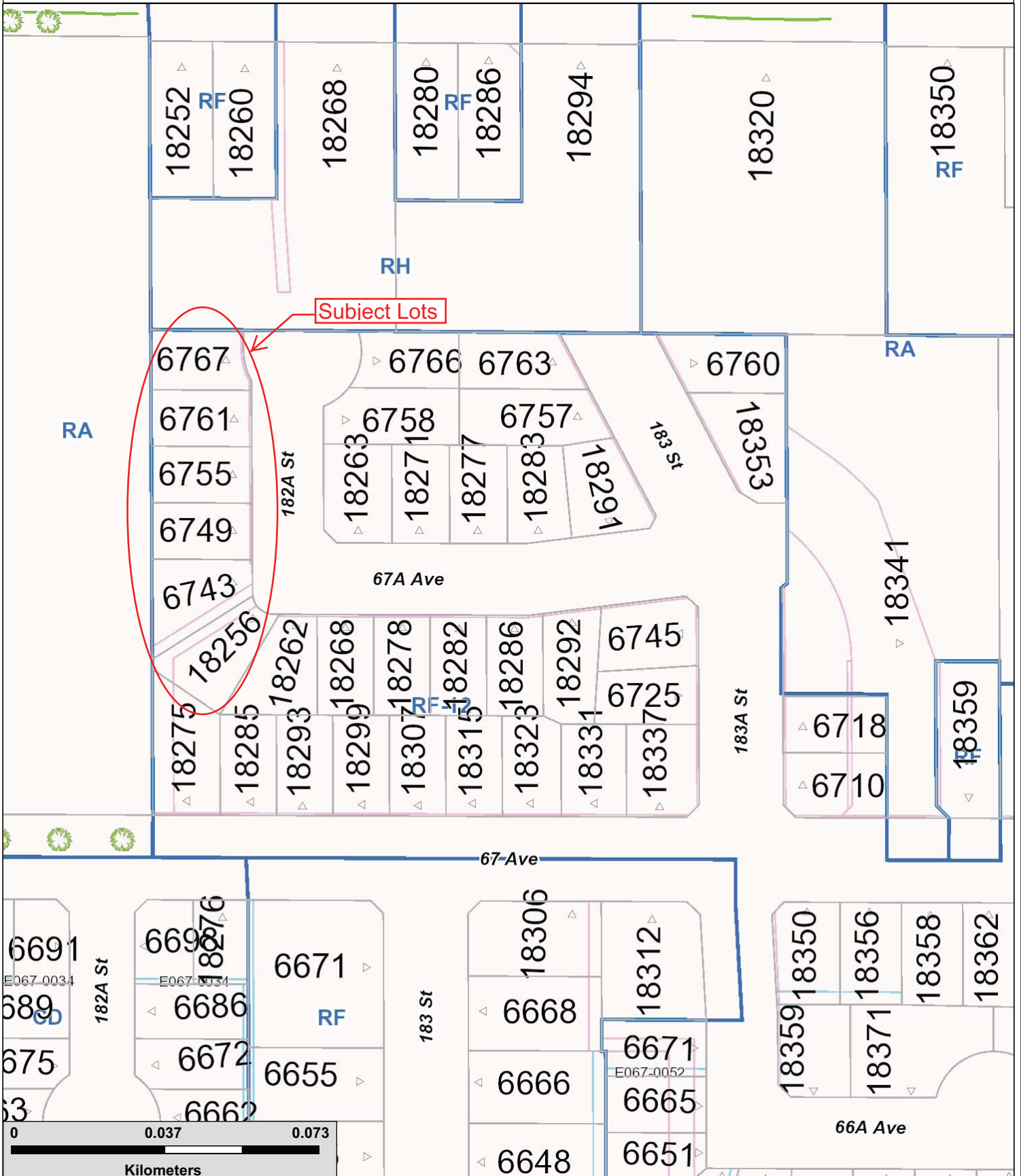
 - (e) Civic Address: 6755 - 182A Street
 Owner: Athwal Construction Inc.
 Fleetwood Commerce Court Inc.
 PID: 029-043-280
 Lot 21 Section 17 Township 8 New Westminster District Plan EPP23428

(f) Civic Address: 6761 - 182A Street
Owner: Athwal Construction Inc.
Fleetwood Commerce Court Inc.
PID: 029-043-298
Lot 22 Section 17 Township 8 New Westminster District Plan EPP23428

(g) Civic Address: 6767 - 182A Street
Owner: Athwal Construction Inc.
Fleetwood Commerce Court Inc.
PID: 029-043-301
Lot 23 Section 17 Township 8 New Westminster District Plan EPP23428

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7913-0119-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



Subject Lots

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

7913-0119-00

**SUBDIVISION PLAN OF LOTS 20, 21 AND 22 PLAN 56845
AND OF LOTS 1 AND 2 PLAN BCP31858 ALL OF
SECTION 17 TOWNSHIP 8 NEW WESTMINSTER DISTRICT**

PLAN EPP23428

PURSUANT TO SECTION 67 OF THE LAND TITLE ACT
BCGS 923.017

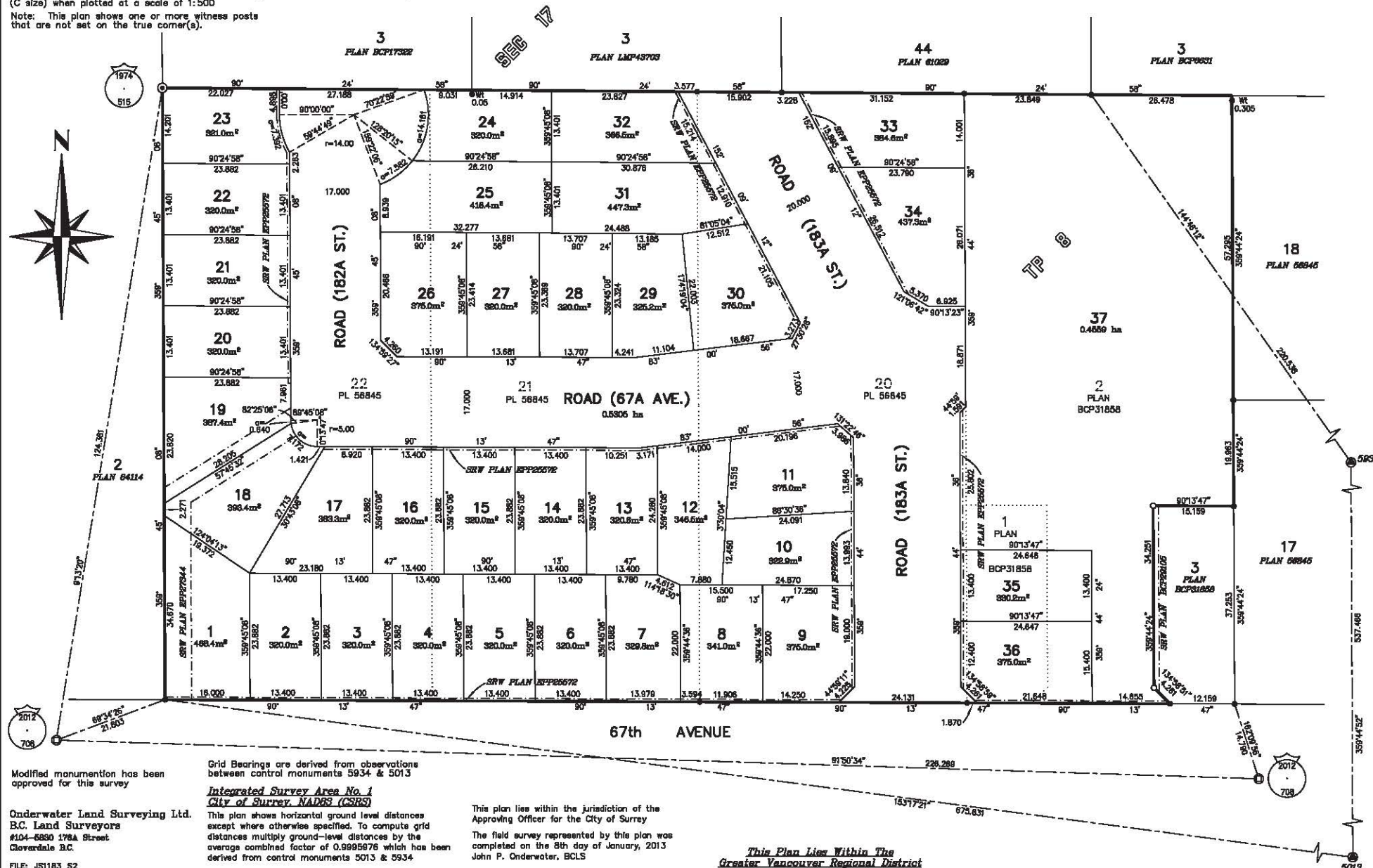


LEGEND:

- Denotes Control Monument found.
- Denotes Standard Iron Post found.
- Denotes Standard Iron Post placed.
- Denotes Standard Concrete Post found.
- Denotes Standard Rock Post placed.

All Distances are in Metres.
The intended plot size of this plan is
560mm in width by 432mm in height
(C size) when plotted at a scale of 1:500

Note: This plan shows one or more witness posts
that are not set on the true corner(s).



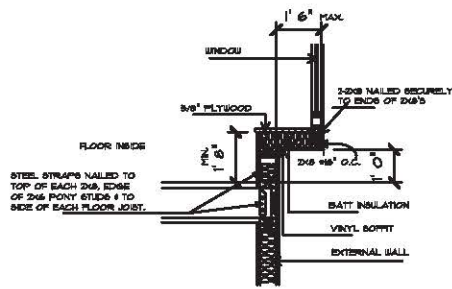
Modified monument has been approved for this survey

Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104-5890 178A Street
Cloverdale B.C.

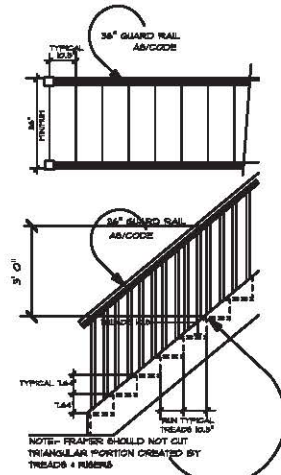
Grid Bearings are derived from observations between control monuments 5934 & 5013
Integrated Survey Area No. 1
City of Surrey NAD83 (CSRS)
This plan shows horizontal ground level distances except where otherwise specified. To compute grid distances multiply ground-level distances by the average combined factor of 0.9995976 which has been derived from control monuments 5013 & 5934.

This plan lies within the jurisdiction of the Approving Officer for the City of Surrey
The field survey represented by this plan was completed on the 8th day of January, 2013
John P. Onderwater, BCLS

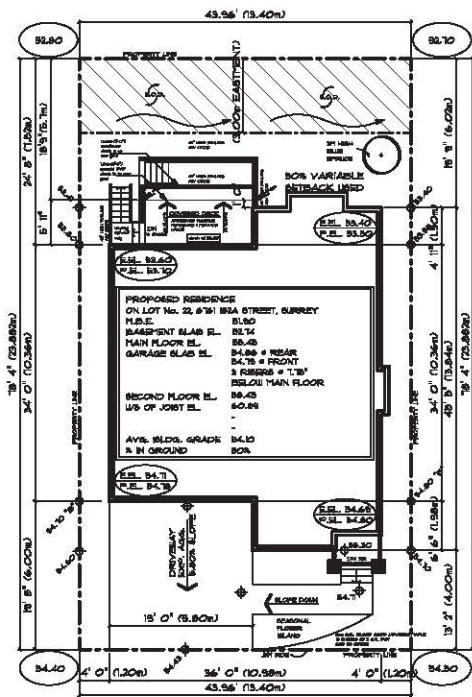
*This Plan Lies Within The
Greater Vancouver Regional District*



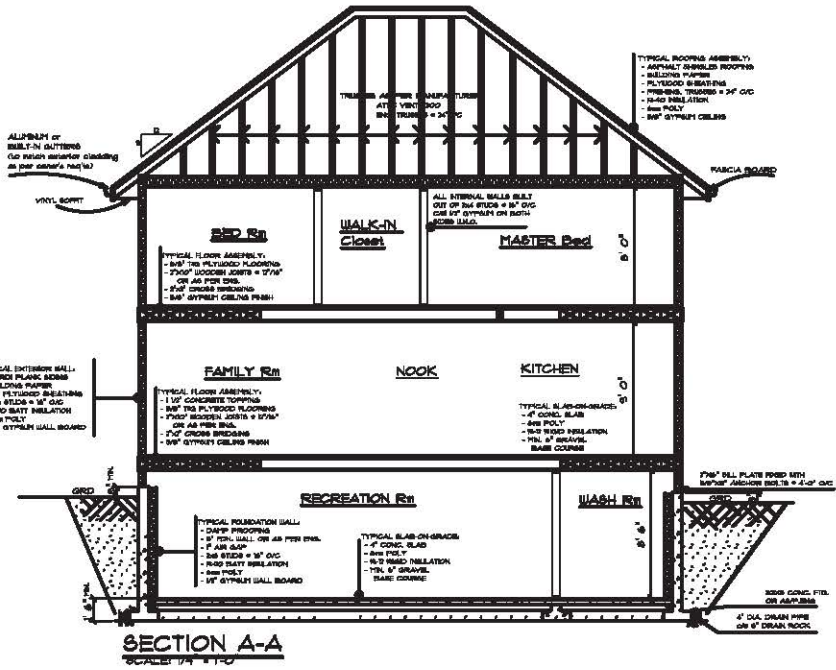
TYPICAL BEAT WINDOW DETAIL
SCALE: 1/2" = 1'-0"



TYPICAL STAIR DETAIL
1/2" = 1'-0"



182A STREET
SCALE: 1/8" = 1'-0"



SECTION A-A
SCALE: 1/4" = 1'-0"

PROJECT DESCRIPTION:

CIVIC ADDRESS: LOT No. 22, 6761 182A STREET SURREY, B.C.

ZONING:.....R12

LOT AREA:	3444.00 s.f.
ALLOWABLE F.A.R.:	2411.00 s.f.
PROPOSED MAIN FLOOR:	1024.00 s.f.
GARAGE:	380.00 s.f.
SECOND FLOOR:	1004.00 s.f.
NET COVERED AREA:	2408.00 s.f.
SITE COVERAGE ALLOWED:	1782.00 s.f.
SITE COVERAGE PROPOSED:	1517.00 s.f.

- NOTES:**
1. THESE PLANS CONFORM TO THE B.C. BUILDING CODE 2012 EDITION
 2. SIMPLEX HOME DESIGN LTD HAS TAKEN EXTREME CARE IN PROVIDING ACCURATE INFORMATION CONFORMING TO B.C. CODE 2012 IF HOWEVER IT SHALL BE RESPONSIBILITY OF THE OWNER-BUILDER-CONTRACTOR & ALL AUTHORITIES TO DETERMINE & PRODUCE PERFORMANCE OF ALL PROVISIONS AND LOCAL CODES AND BY-LAWS.
 3. OWNER-CONTRACTOR-BUILDER TO CHECK & VERIFY ALL DIMENSIONS BEFORE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DRAW.
 4. ALL TILES TO BE ORDERED BY MANUFACTURERS & SHIPPED TO CONTRACTOR PRIOR TO INSTALLATION. (Draw manufacturer shall check & confirm the availability of all items, if any discrepancy please contact the designer)
 5. ALL SIZES AND SUPPORT SYSTEMS SHOULD BE CHECKED & VERIFIED BY OWNER, ARCHT. IN S.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
 6. CONFIRM ALL UNUSUAL SIZES, FIT SITE SPEC TRUSSES & ROOF RESTRICTIONS.
 7. ALL CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE, CURRENT EDITION & ALL LOCAL MUNICIPAL BUILDING ZONING BY-LAWS.
 8. IT IS OWNER-BUILDER'S RESPONSIBILITY TO GET CORRECT ZONING & O.C.U. LOT GRADING INFORMATION FROM CORRESPONDING AUTHORITIES, SIMPLEX HOME DESIGN LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SAME.
 9. DESIGNER STRIPS-CONCRETE FOUNDATION WALLS AND FOUNDATION STOPS MAY NOT MATCH ACTUAL SITE CONDITIONS. GRADING & FOUNDATION STOPS SHOULD DETERMINED BEFORE COMMENCING WORK.
 10. FOUNDATION PINS & FOR OVERALL USE ONLY. BUILDER MAY HAVE TO REVIS IF NECESSARY IS DUE TO SITE CONDITIONS & LOCAL BUILDING STANDARDS & PRACTICES.
 11. SURVEYOR TO CONFIRM BOUNDARY SIZE AND LOCATION, IF THERE IS A DISCREPANCY THAT PARTY SHALL CONTACT THE DESIGNER.

- BCBC 2012 REFERENCE NOTES:**
- 1) FOOTINGS TO BE LOCATED AND SIZED AS PER SUBSECTION 9.15.3.
 - 2) FOUNDATION WALL THICKNESS AND HEIGHT TO COMPLY WITH TABLE 9.15.4.1.1.
 - 3) DAMPROOFING ON BELOW GRADE STRUCTURES REQUIRED AS PER ARTICLE 9.15.4.1.1.
 - 4) UNDERDRAINING REQUIRED ON-GRADE SLABS & BELOW GRADE WALLS WHERE HYDROSTATIC PRESSURE MAY OCCUR AS PER SENTENCE 9.15.3.1.1.
 - 5) CONCRETE SLABS SHALL COMPLY WITH SUBSECTION 9.16.4.
 - 6) CHIMNEYS SHALL COMPLY WITH SECTION 9.18.
 - 7) ROOF ACCESS AND VENTING SHALL COMPLY WITH SECTION 9.19.
 - 8) UNDESIGNED MASONRY & PERMANENT VENER TO BE BUILT AS SPECIFIED IN SECTION 9.20.
 - 9) APPROACHES TO BE DESIGNED & INSTALLED AS PER SECTION 9.22.
 - 10) WOOD-FRAME CONSTRUCTION SHALL COMPLY WITH SUBSECTION 9.22.1.
 - 11) WOOD-FRAME PRESERVE SHALL COMPLY WITH SUBSECTION 9.23.3.
 - 12) BRACKING FOR PIPING AS SPECIFIED IN TABLE 9.23.3.A.
 - 13) SPACES FOR BEAMS, JOISTS, & LINTELS SHALL COMPLY WITH SUBSECTION 9.23.4.
 - 14) BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION AS SPECIFIED IN SUBSECTION 9.23.4.
 - 15) SILL PLATES SHALL BE MIN. 36mm x 89mm WHERE THEY PROVIDE BRACKING FOR THE FLOOR SYSTEM. (SEE SENTENCE 9.23.7.1.1).
 - 16) BEAMS SUPPORTING FLOORS SHALL COMPLY WITH SUBSECTION 9.23.8.
 - 17) FLOOR JOISTS SHALL COMPLY WITH SUBSECTION 9.23.9.
 - 18) LINTEL STUDS SHALL COMPLY WITH SUBSECTION 9.23.10.
 - 19) WALL PLATES SHALL COMPLY WITH SUBSECTION 9.23.11.
 - 20) FRAMING OVER OPENINGS SHALL COMPLY WITH SUBSECTION 9.23.11.
 - 21) ROOF & CEILING FRAMING SHALL COMPLY WITH SUBSECTION 9.23.13.
 - 22) SUB-FLOORING SHALL COMPLY WITH SUBSECTION 9.23.14.
 - 23) ROOF SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.15.
 - 24) WALL SHEATHING SHALL COMPLY WITH SUBSECTION 9.23.16.
 - 25) INSULATION REQUIRED AS PER ARTICLE 9.23.1.1.
 - 26) INSTALL INSULATION AS SPECIFIED IN ARTICLE 9.23.1.3.
 - 27) GLOSS-ALL INSULATION SHALL BE USED ON HORIZONTAL SURFACE ONLY. (SEE SENTENCE 9.23.1.1.1)
 - 28) AIR BRACKER REQUIRED AS PER ARTICLE 9.23.3.1.
 - 29) CONTINUITY OF AIR BRACKER IS CRITICAL. REFER ARTICLE 9.23.3.3.
 - 30) VAPOR BARRIER REQUIRED AS PER ARTICLE 9.23.4.1.
 - 31) MATERIAL SELECTION FOR VAPOR BARRIER AS SPECIFIED IN ARTICLE 9.23.4.
 - 32) NAILS FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.2.
 - 33) STAPLES FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.3.
 - 34) ROOF FURROWS SHALL COMPLY WITH SUBSECTION 9.26.4.
 - 35) GIVE PROTECTION FOR SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.5.
 - 36) UNDERLAY BENEATH SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.6.
 - 37) ROOFLET SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.7.
 - 38) WOOD ROOF SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.9.

PROPOSED RESIDENCE for ATHWAL CONSTRUCTION INC (604-307-2404)
on LOT No. 22, 6761 182A STREET, SURREY, B.C.

This drawing/design is the exclusive property of SIMPLEX HOME DESIGN Ltd. nobody is authorized to use or reproduce the drawings without the written approval from SIMPLEX HOME DESIGN Ltd.

SCALE:	AS SHOWN	PLAN	28-6-2013
DATE:	MAY 2013	DRAWN:	MWP

1

simple home design
surrey 604.977.3282 | vancouver 604.382.1000
www.simplehomeconstruction.com



LEFT ELEVATION (LOT 22)

TOTAL WALL AREA: 833.00 SQ.FT.
 PERCENTAGE AREA OF WINDOW OPENINGS: 7%
 WINDOW OPENINGS ALLOWED: 58.31 SQ.FT.
 WINDOW OPENING PROPOSED: 3.00 SQ.FT.



FRONT ELEVATION (LOT 22)



RIGHT ELEVATION (LOT 22)

TOTAL WALL AREA: 833.00 SQ.FT.
 PERCENTAGE AREA OF WINDOW OPENINGS: 7%
 WINDOW OPENINGS ALLOWED: 58.31 SQ.FT.
 WINDOW OPENING PROPOSED: 40.50 SQ.FT.



REAR ELEVATION (LOT 22)

PROPOSED RESIDENCE for ATHWAL CONSTRUCTION INC (604-307-2404)
 on LOT No. 22, 6761 182A STREET, SURREY, B.C.

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 or reproduce the drawings without the written approval
 from SIMPLEX HOME DESIGN Ltd.

SCALE: 1/4" = 1'-0"
 DATE: MAY 2013
 PLAN: 28-6-02-13
 DRAWN: M

4 **simplex** home design
 Surrey 604.597.3588 | Vancouver 604.383.1133
 www.simplexconstruction.com

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0119-00

Issued To: FLEETWOOD COMMERCE COURT INC. AND ATHWAL
CONSTRUCTION INC.

("the Owner")

Address of Owner: 8240 - 151 Street
Surrey, BC V3S 8K1

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: 029-043-255

Lot 18 Section 17 Township 8 New Westminster District Plan EPP23428

18256 - 67A Avenue

Parcel Identifier: 029-043-263

Lot 19 Section 17 Township 8 New Westminster District Plan EPP23428

6743 - 182A Street

Parcel Identifier: 029-043-271

Lot 20 Section 17 Township 8 New Westminster District Plan EPP23428

6749 - 182A Street

Parcel Identifier: 029-043-280

Lot 21 Section 17 Township 8 New Westminster District Plan EPP23428

6755 - 182A Street

Parcel Identifier: 029-043-298

Lot 22 Section 17 Township 8 New Westminster District Plan EPP23428

6761 - 182A Street

Parcel Identifier: 029-043-301
Lot 23 Section 17 Township 8 New Westminster District Plan EPP23428

6767 - 182A Street

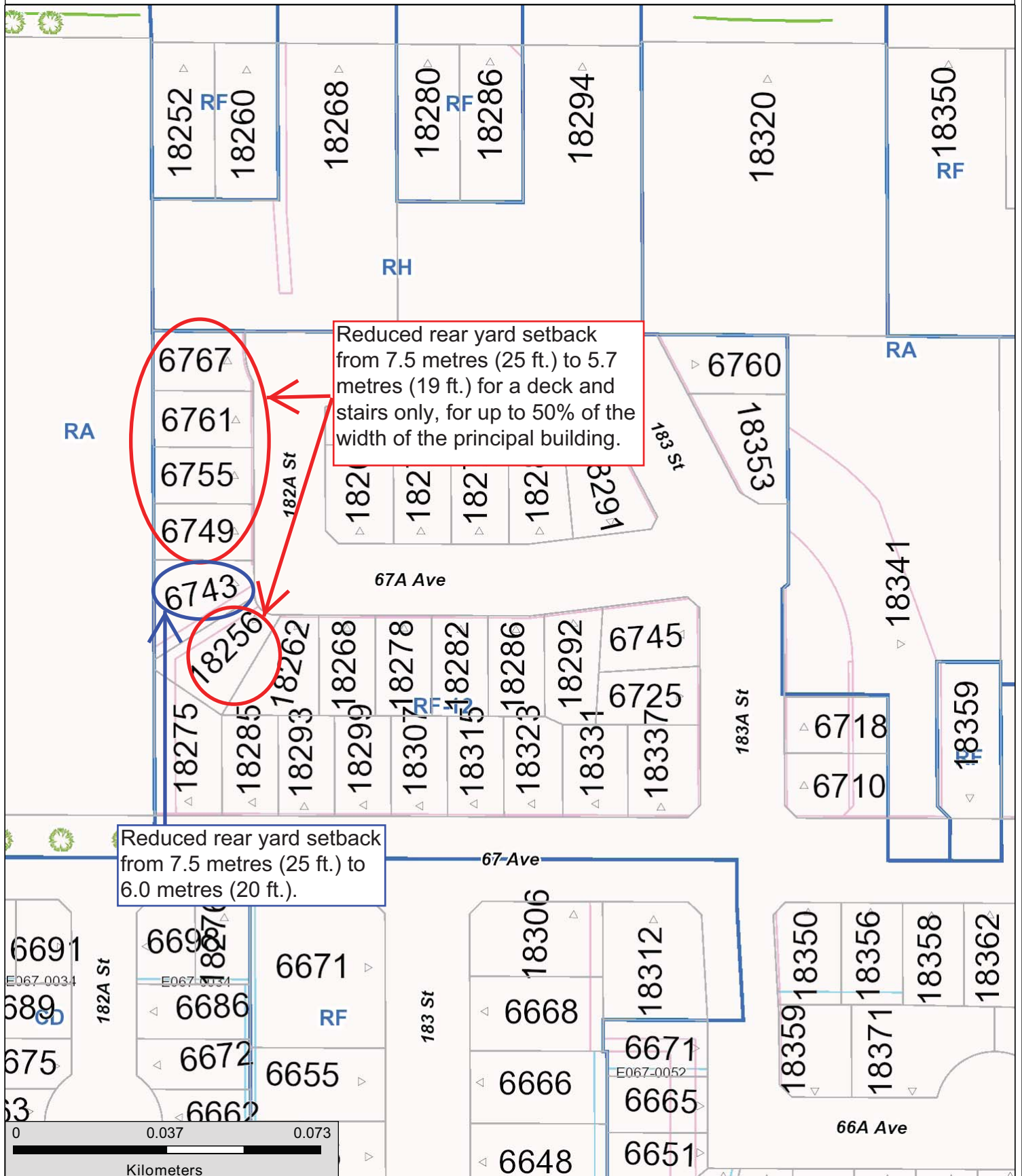
(the "Land")

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 5.7 metres (19 ft.) for a deck and stairs only, for up to 50% of the width of the principal building for:
 - 18256 - 67A Avenue; and
 - 6749/55/61/67 - 182A Street
 - (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.) for 6743 - 182A Street.
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 – Dianne L. Watts

City Clerk – Jane Sullivan



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7913-0119-00



Scale: 1: 1,218

Map created on: June-25-13