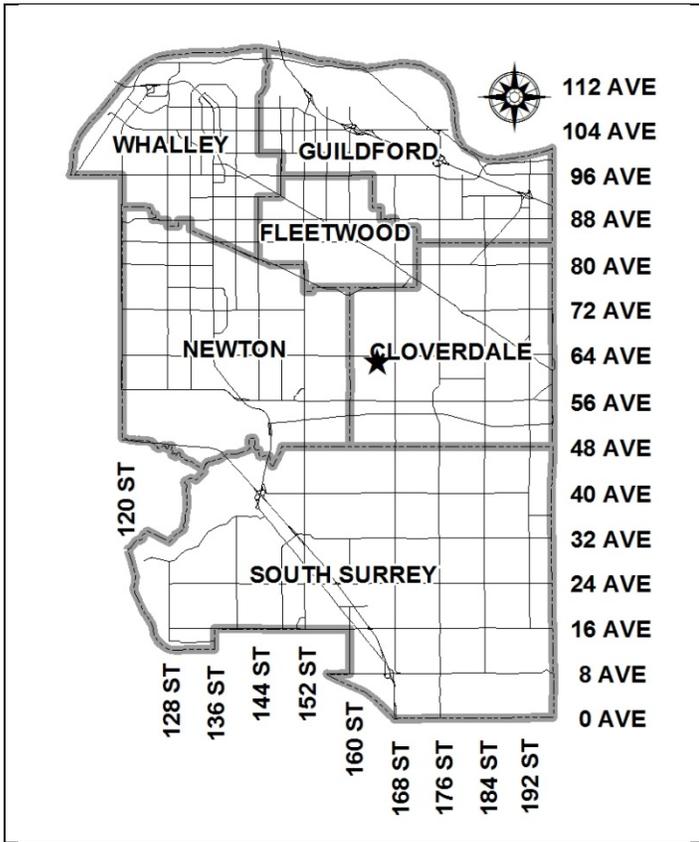


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0049-00

Planning Report Date: April 14, 2014



PROPOSAL:

- **Development Variance Permit**
 in order to increase the size of the basement well for a proposed house on a single family lot.

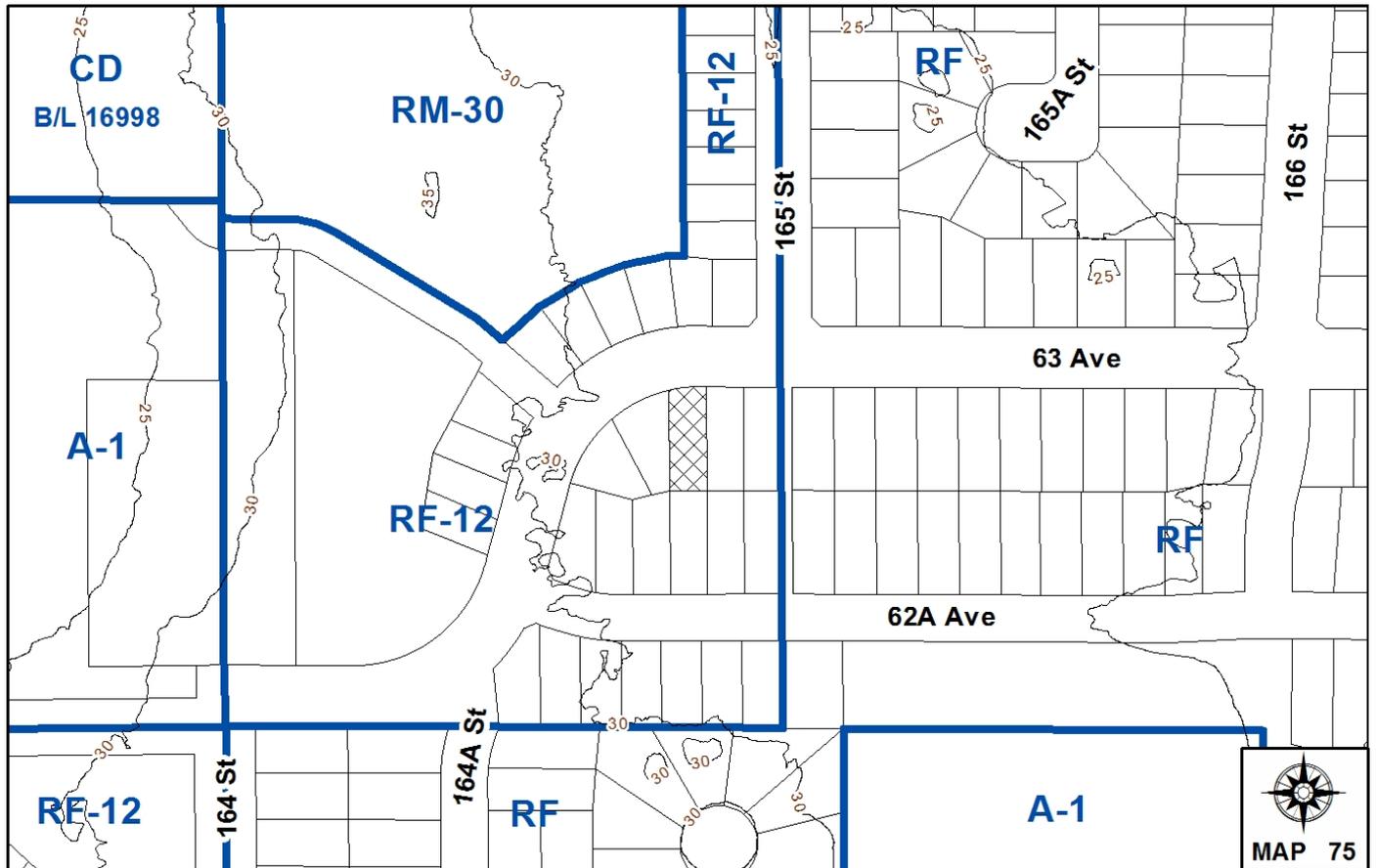
LOCATION: 16488 - 63 Avenue

OWNER: Harprit Grewal

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

- The applicant is seeking to vary the RF-12 Zone to increase the maximum permitted area of a basement well from 7 square metres (75 sq. ft.) to 28 square metres (300 sq. ft.).

RATIONALE OF RECOMMENDATION

- The subject lot is an oversized RF-12 lot that can accommodate the proposed basement well without it encroaching into the required rear yard setback.
- Most of the proposed basement well will be located beneath a rear deck, and therefore, will generally not be visible from future neighbouring homes, once they are constructed.
- The lot size is only slightly smaller than what is allowed under the RF Zone and the RF Zone permits a 28-square metre (300 sq. ft.) basement well.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0049-00 (Appendix II) varying the following to proceed to Public Notification:

- (a) to increase the maximum area of a basement well in the "Single Family Residential (12) Zone (RF-12)" from 7 square metres (75 sq. ft.) to 28 square metres (300 sq. ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant small lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 63 Avenue):	Vacant small lots	Small lots	RF-12
East:	Vacant small lot	Small lots	RF-12
South:	Vacant small lots	Small lots	RF-12
West:	Vacant small lot	Small lots	RF-12

DEVELOPMENT CONSIDERATIONSSite Description

- The subject site is located at 16488 - 63 Avenue in the West Cloverdale North Neighbourhood Concept Plan (NCP).
- The site is designated Urban in the Official Community Plan, and Small Lots in the West Cloverdale North NCP and is zoned "Single Family Residential (12) Zone (RF-12)".
- The subject lot was one of forty-four RF-12 lots that were created under Development Application No. 7911-0330-00 in 2013. The subject lot and adjacent lots are vacant and are currently being serviced.
- The lot is an oversized Type II RF-12 lot that is 497 square metres (5,349 sq. ft.) in area, 13.4 metres (44 ft.) in width and 36.2 metres (118 ft.) in depth, compared to the minimum

320-square metre (3,445 sq. ft.) area, 13.4-metre (44 ft.) width and 22-metre (72 ft.) depth required for a Type II, Interior RF-12 lot.

Proposal

- The applicant is proposing to construct a two-storey home with a full basement on the subject lot. As part of the proposal, the applicant is proposing to create a large basement well in the rear yard that will be used as a patio area for the proposed secondary suite.
- The proposed basement well, including the stairs, is 28 square metres (300 sq. ft.) in area. With the exception of the stairs, which are located at the eastern portion of the basement well, the basement well will be located beneath a proposed rear deck.
- On September 23, 2013, Council approved changes to the Zoning By-law, to introduce limits to the area of a basement well in the RF-12 Zone. These changes were detailed in Corporate Report No. R170, dated September 9, 2013 and were subsequently approved under Amendment By-law No. 18050.
- Prior to By-law No. 18050 being approved, the RF-12 Zone did not limit the size of a basement well, whereas the new regulations limit the size of a basement well to 7 square metres (75 sq. ft.).
- The proposed basement well exceeds the maximum size of a basement well permitted in the RF-12 Zone, therefore, the applicant has submitted a Development Variance Permit (DVP) application (see By-law Variance section).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum area of a basement well, including the stairs, in the "Single Family Residential (12) Zone (RF-12)" from 7 square metres (75 sq. ft.) to 28 square metres (300 sq. ft.).

Applicant's Reasons:

- The building permit application for the proposed home was submitted on December 13, 2013. However, the proposed house plan had been designed in compliance with the RF-12 Zone, prior to the basement well limitation being approved by Council on September 23, 2013.
- The subject lot is over 36 metres (118 ft.) deep, which is substantially more than the minimum 22-metre (72 ft.) depth for a Type II RF-12 lot. This provides an opportunity to build a large rear deck at the main floor. Creating a sunken patio below the rear deck is an efficient use of space.
- The oversized basement well will provide useable and private outdoor patio space for a tenant of the secondary suite in the basement of the proposed home.

Staff Comments:

- The 497-square metre (5,349 sq. ft.) subject lot is comparable in area to a small Single Family Residential (RF)-zoned lot. The minimum lot size in the RF Zone is 504 square metres (5,420 sq. ft.), if a 10% reduction to the minimum 560-square metre (6,000 sq. ft.) lot area is granted by the Approving Officer in accordance with the general provisions of the Zoning By-law. The RF Zone permits a basement well, including the stairs, up to 28 square metres (300 sq. ft.) in area. Therefore, a basement well that is comparable in size to a basement well allowed in the RF Zone, is supportable for the subject lot.
- The proposed basement well does not encroach into the rear yard setback area of the subject lot. The rear yard setback to the basement well (and rear deck) is 10 metres (33 ft.) which exceeds the minimum 7.5-metre (25 ft.) rear yard setback in the RF-12 Zone. Therefore, the subject lot will have ample useable outdoor space.
- The proposed basement well will be approximately 50% in-ground, will generally be concealed by the rear deck, and therefore, will not negatively impact the look of the property.
- Staff support the requested variance.

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. Development Variance Permit No. 7914-0049-00

Original signed by Judith Robertson for
Jean Lamontagne
General Manager
Planning and Development

JD/da

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DRV 4/10/14 11:07 AM

Information for City Clerk

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

1. (a) Agent: Name: Harprit Grewal

 Address: 17421 - 64A Avenue
 Surrey, BC V3S 3K9

 Tel: 604-591-4345 - Work

2. Properties involved in the Application

- (a) Civic Address: 16488 - 63 Avenue

- (b) Civic Address: 16488 - 63 Avenue
 Owner: Harprit Grewal
 PID: 029-146-224
 Lot 16 Section 12 Township 2 New Westminster District Plan EPP32879

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7914-0049-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0049-00

Issued To: HARPRIT GREWAL

("the Owner")

Address of Owner: 17421 - 64A Avenue
Surrey, BC V3S 3K9

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: 029-146-224

Lot 16 Section 12 Township 2 New Westminster District Plan EPP32879

16488 - 63 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section J(1) of Part 17A "Single Family Residential (12) Zone (RF-12)", the maximum area of a basement well is increased from 7 square metres (75 sq. ft.) to 28 square metres (300 sq. ft.), including the stairs.
4. This development variance permit applies to only that portion of the proposed buildings 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

13.40 m

SCHEDULE A



MBE: 27.50
 Basement slab elevation: 27.80
 Basement slab el. (front bed/bath): 27.50
 Main floor elevation: 30.54
 Average Existing Grade: 29.41
 In Ground Basement Volume: 60%
 Garage Slab Elevation (Rear): 30.06
 Garage Slab Elevation (Front): 29.98
 Garage slab 18" Down Main Floor El.
 Media Room headroom clearance under garage suspended slab: 2.11 M

CALCULATIONS

Zoning: RF12
 Lot Size: 5336 SF (495.7 SM)

FAR :

Permitted FAR: 2800 SF
 Actual FAR: 2800 SF

Main Floor: 1404 SF
 Second Floor: 1007 SF
 Garage: 389 SF
 Total: 2800 SF

LOT COVERAGE:

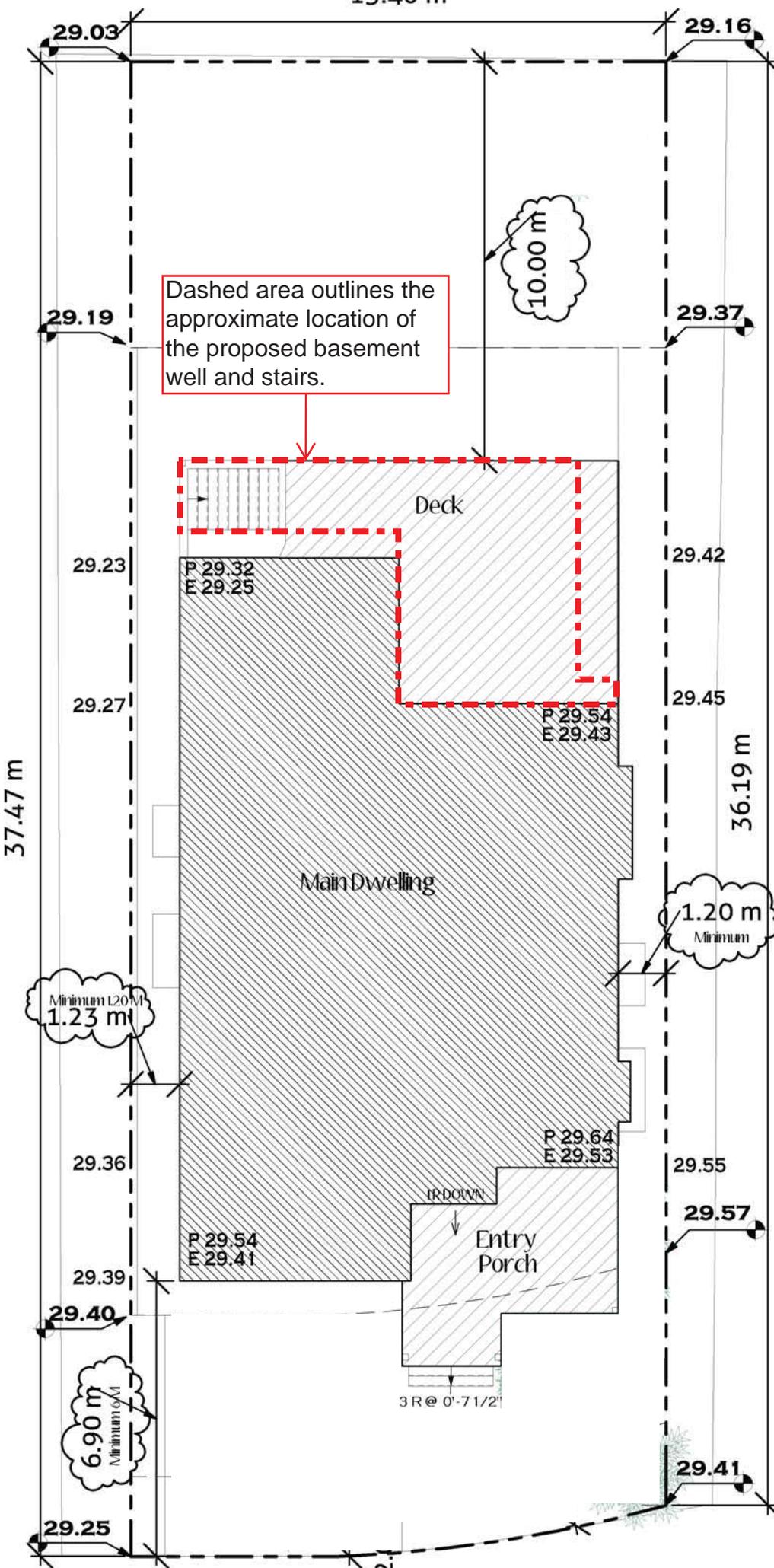
Permitted @ 50%: 2668 SF
 Actual: 2559 SF

House: 1805 SF
 Rear Deck: 490 SF
 Front Porch: 242 SF
 Hutch Overhangs: 22 SF

BENCHMARK

SITE PLAN

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



Dashed area outlines the approximate location of the proposed basement well and stairs.

10.00 m

1.20 m
Minimum

Minimum 1.20 M
1.23 m

6.90 m
Minimum 6.9 M

P 29.32
E 29.25

P 29.54
E 29.43

P 29.64
E 29.53

P 29.54
E 29.41

3R @ 0'-7 1/2"

TR DOWN

29.03

29.16

29.19

29.37

29.23

29.42

29.27

29.45

36.19 m

29.36

29.55

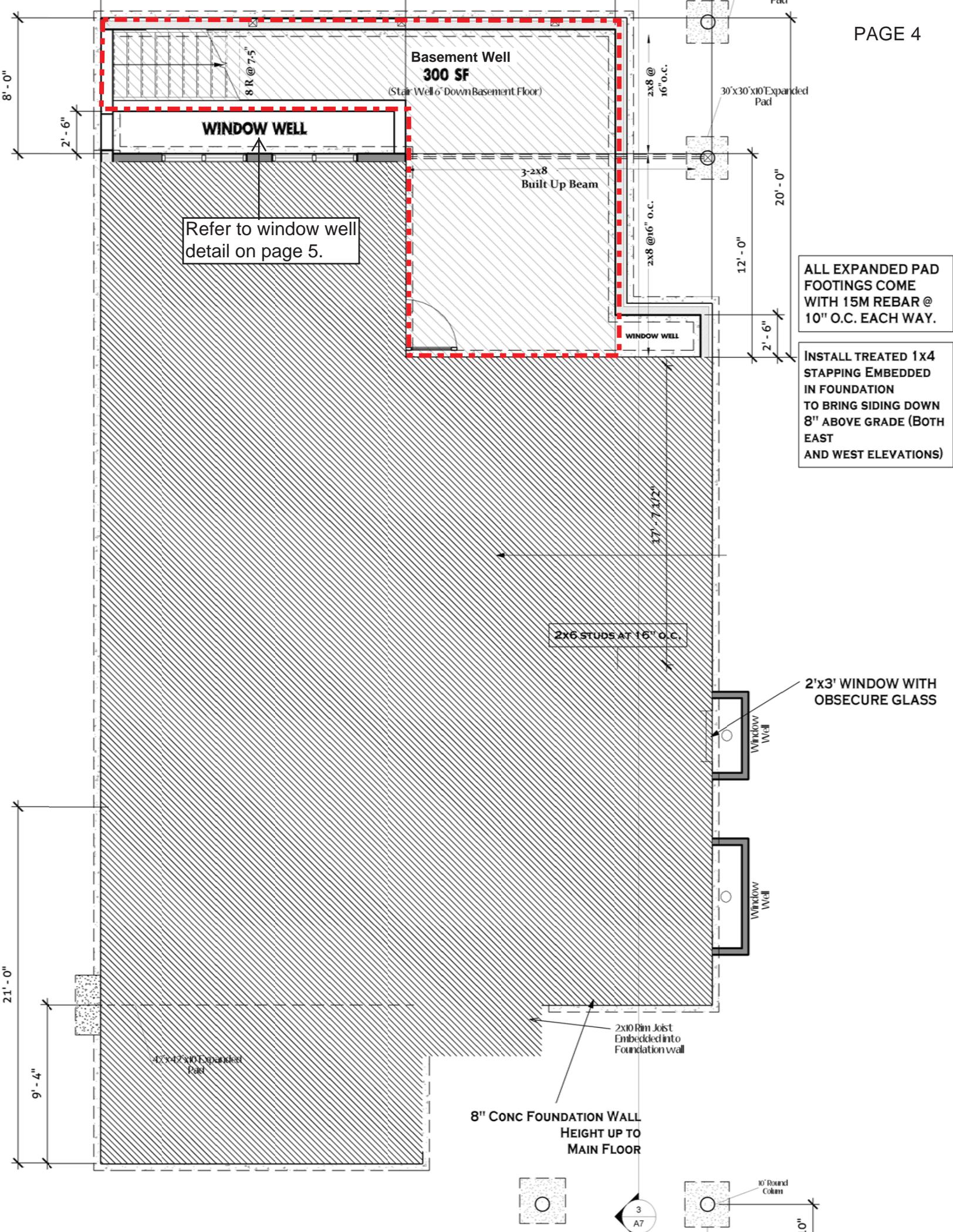
29.39

29.57

29.40

29.41

29.25



Refer to window well detail on page 5.

ALL EXPANDED PAD FOOTINGS COME WITH 15M REBAR @ 10" O.C. EACH WAY.

INSTALL TREATED 1x4 STAPPING EMBEDDED IN FOUNDATION TO BRING SIDING DOWN 8" ABOVE GRADE (BOTH EAST AND WEST ELEVATIONS)

8" CONC FOUNDATION WALL HEIGHT UP TO MAIN FLOOR

2'x3' WINDOW WITH OBSCURE GLASS

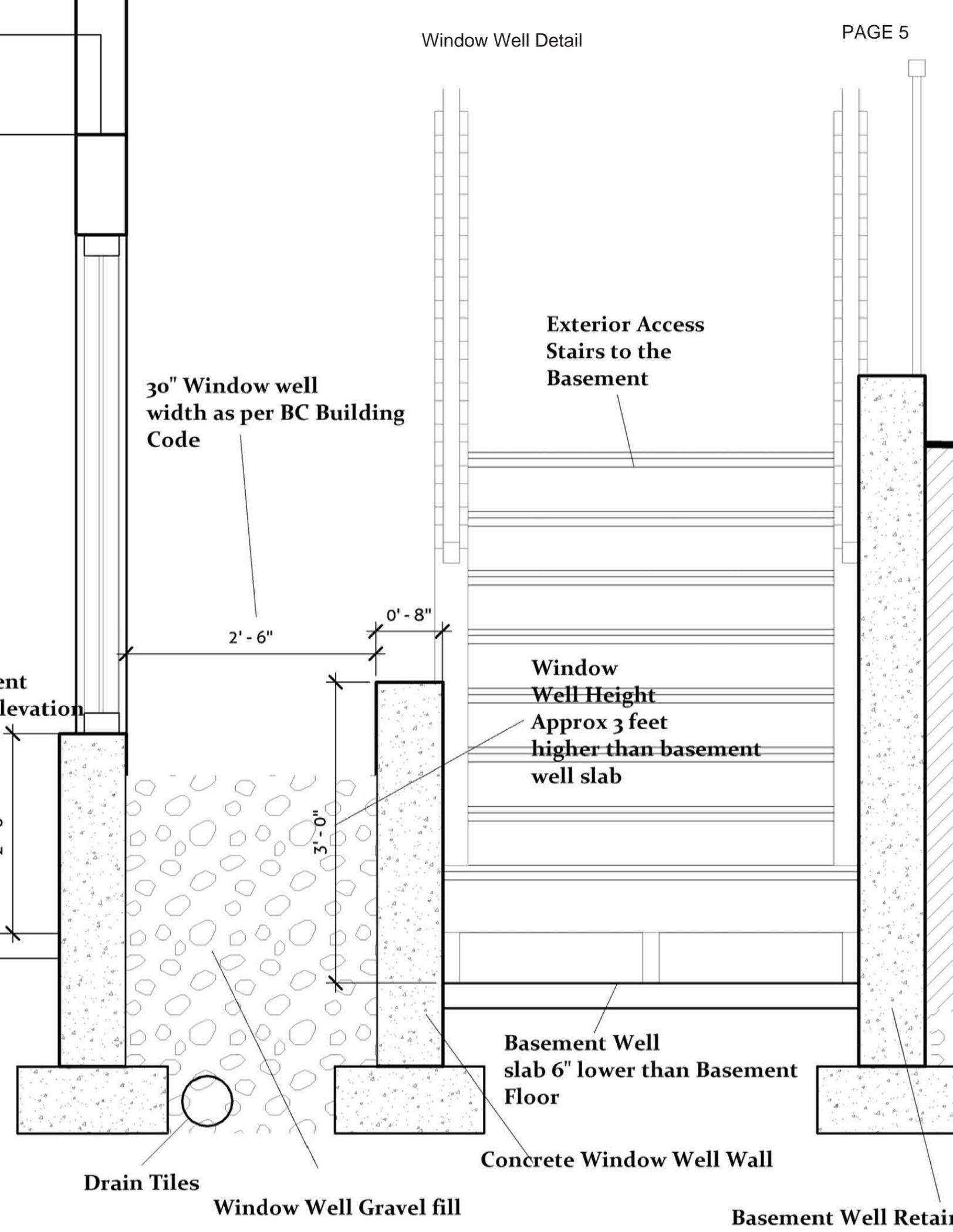
2x10 Rim Joist Embedded into Foundation wall

2x6 STUDS AT 16" O.C.



3
A7

0"



30" Window well width as per BC Building Code

Exterior Access Stairs to the Basement

2'-6"

0'-8"

Window Well Height Approx 3 feet higher than basement well slab

3'-0"

Basement Well slab 6" lower than Basement Floor

Drain Tiles

Window Well Gravel fill

Concrete Window Well Wall

Basement Well Retain