

City of Surrey PLANNING & DEVELOPMENT REPORT File: 7914-0170-00

Planning Report Date: July 21, 2014

PROPOSAL:

• Development Variance Permit

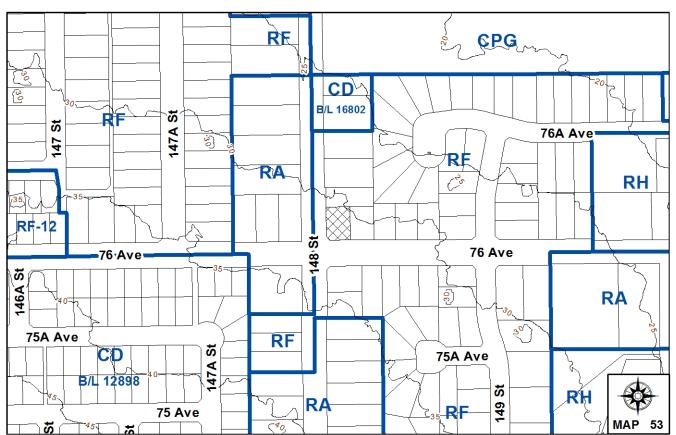
to vary the minimum rear and side yard setbacks in order to permit a single family dwelling to be built on a recent subdivision.

LOCATION: 14811 - 76 Avenue

OWNER: Karamjit Singh

ZONING: RF
OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

• Seeking relaxation of the rear yard and side yard setbacks to accommodate tree protection.

RATIONALE OF RECOMMENDATION

- The proposed reduced setbacks will allow the applicant to align the garage with the driveway, as driveway cannot be moved due to restrictive covenant to protect tree.
- The tree protection increases the setback on the west side of the house, and the variance includes a relaxation of the east side yard setback to better accommodate the house on the lot, while retaining the trees.

RECOMMENDATION

The Planning & Development Department recommends that:

- 1. Council approve Development Variance Permit No. 7914-0170-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the Single Family Residential (RF) Zone for the garage from 7.5 metres (25 ft.) to 2.1 metres (6.9 ft.); and
 - (b) to reduce the minimum east side yard setback of the Single Family Residential (RF) Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: vacant lot

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling	Urban / Urban Residential	RF
East:	Single family dwelling	Urban / Urban Residential	RF
South (Across 76 Avenue):	Single family dwelling	Urban / Urban Residential	RF
West (Across 148 Street):	Single family dwelling	Suburban / Transitional Suburban	RA

DEVELOPMENT CONSIDERATIONS

Background

• On July 23, 2012, Council approved the rezoning from RH to RF, and redesignation in the East Newton North NCP from "existing Suburban Transitional" to "Urban Residential", to allow subdivision of one lot into three lots. As part of the subdivision application, some trees were identified for retention, and a restrictive covenant was registered on the lots.

Current Proposal

- The subject lot (Lot 2) is impacted by two tree protection areas, which restrict the building envelope. Being a corner lot, the location of the driveway is also restricted, and there was only one location where the driveway was permitted.
- The tree on the west side restricts both the driveway location, and also the west side yard setback. The side yard setback on a flanking street would normally be 3.6 m [12 ft.], and that was increased to 5.4 m [17.7 ft.] to protect a Big Leaf Maple tree.
- The other tree (a Fir tree) retained on the lot does not impact the building envelope, as it is contained within the front yard setback (7.5 m [25 ft.]), but it does restrict the driveway location on 76 Avenue, and forces the driveway to be located on 148 Street.

TREES

• No further trees are impacted, and the purpose of the Development Variance Permit is to allow the building envelope to encroach on standard setbacks in order to retain trees on the lot already protected by a restrictive covenant.

BY-LAW VARIANCE AND JUSTIFICATION

- (a) Requested Variance:
 - To relax rear yard setback from 7.5 metres (25 ft.) to 2.1 metres (6.9 ft.) for the garage

Applicant's Reasons:

• To allow the garage to align with the driveway on 148 Street.

Staff Comments:

- There are two protected trees on the site to be retained, which restrict the driveway location to the northern part of the lot.
- The neighbour to the north has a side yard setback to this property, being 1.8 m (6 ft) from the lot line, and this proposal would bring the garage on the subject site to 2.1 m (6.9 ft.) from the property line.
- The applicant is proposing to maintain the house at 7.5 m (25 ft.) from the property line, to allow for enough area for a usable backyard, and only the garage require a relaxation.
- Staff support this variance.
- (b) Requested Variance:
 - To relax east side yard setback from 1.8 metres (6 ft.) to 1.2 metres (4 ft.)

Applicant's Reasons:

• To allow for a wider house, since a tree covenant restricts the building envelope on the west side.

Staff Comments:

- The west side of the house has an increased setback from be 3.6 m (12 ft.) to 5.4 m (17.7 ft.) due to a restrictive covenant for tree protection. The relaxation requested is of just 0.6 m (2 ft.) to allow for a better size home.
- Staff support this 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. Proposed Site Plan

Appendix III. Development Variance Permit No. 7914-0170-00

original signed by Nicholas Lai

Jean Lamontagne General Manager Planning and Development

LFM/da

<u>Information for City Clerk</u>

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

1. (a) Agent: Name: Karamjit Singh

Address: 8741 – 140A Street

Surrey, BC V₃W oM₄

Tel: 778-889-4251

778-889-4251

2. Properties involved in the Application

(a) Civic Address: 14811 - 76 Avenue

(b) Civic Address: 14811 - 76 Avenue Owner: Karamjit Singh

PID: 028-914-571

Lot 2 Section 22 Township 2 New Westminster District Plan BCP51251

- 3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No.7914-0170-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

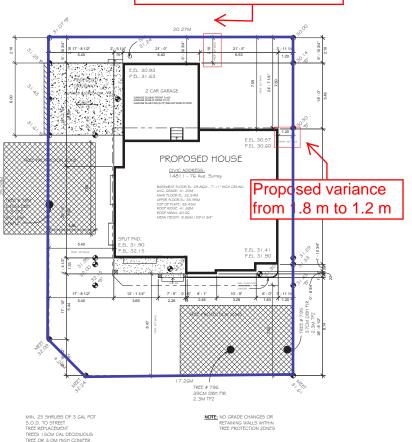
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.14
Hectares	0.056
NAMED OF LOTS	
NUMBER OF LOTS	
Existing	1
Proposed	1
SIZE OF LOTS	
Range of lot widths (metres)	20.25 m
Range of lot areas (square metres)	563.3 m ²
	7 7 7
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2.4 uph / 6 upa
Lots/Hectare & Lots/Acre (Net)	2.4 uph / 6 upa
	1 1 1
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal &	n/a
Accessory Building	
Estimated Road, Lane & Driveway Coverage	n/a
Total Site Coverage	n/a
PARKLAND	
	n/2
Area (square metres) % of Gross Site	n/a
% of Gross Site	n/a
	Required
PARKLAND	requireu
5% money in lieu	NO
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TREE SURVEY/ASSESSMENT	NO
MODEL BUILDING SCHEME	NO
HERITAGE SITE Retention	NO
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FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
TOTAL ATTA DEL TICES	
Building Retention	NO

ZONING CALCULATIONS: 14811 - 76 Ave, Surrey - RF Zone

Allowed Lot Coverage = 2310.78 SQFT Allowed FAR = 3628.35 SQFT Proposed Lot Coversae = 2128.88 SQFT Proposed FAR = 3419.97 SQFT

Main Floor Area: 2018.50 SQFT Upper Floor Area: 1401.47 SQFT oppen to Below to be Counted (In exceed Gross FAR Proposed = 3419.97 SQFT Proposed Porch = 94.16 SQFT Proposed Garage = 439.50 SQFT ed of 200 SQFT) = 0.00 SQFT

Proposed variance from 7.5 m to 2.1 m for the garage



1/8" = 1'-0"

-EXACT LOCATION OF THE BUILDING MUST BE CONFIRMED WITH LOCAL AUTHORITIES OR SURVEYOR, ADJUST SITES GRADES AS REQUIRED.

-POOTINGS MUST BE TAKEN DOWN PROST LEVEL TO UNDISTURBED SUBSTRATA.
INTERIOR PACE OF CONCRETE (POOTINGS AND WALLS) MUST BE INSULATED WITH
25mm (1") OF RIGID INSULATION.

-PROVIDE 8" CLEARANCE BETWEEN GRADE AND SIDING

-CONCRETE OF POOTINGS OR WALLS MUST HAVE #45 FELT AND MUST BE ANCHORED WITH 1/2" DIA. BOLTS 4"- O" O.C. - ALL POOTINGS ARE TO EXTEND 18" BELOW GRADE MINIMUM.

-PROVIDE VENTILATION TO ROOMS IN COMPLIANCE WITH B.C.B.C. SECTION 9.35

- WATERPROOF WALLBOARD REQUIRED AS TILE BASE AROUND TUBS AND SHOWERS

-DWELLING SECURITY AS OUTLINED IN B.C.B.C. SECTION 9.G.B.

- ANCHOR POSTS TO POOTING TO RESIST UPUPT

-GLASS IN WINDOWS & DOORS TO BE DOUBLE GLAZED SAFETY GLASS JUNDOW FRAMES TO BE THERMALLY BROKEN

-R.1.2 RIGID INSULATION REQUIRED UNDER ENTIRE SLAB AREA FOR SLABS WITH RADIANT HEATING.

-CROSS BRIDGING REQUIRED @ 7'0" o/c MAX. OR GLUE # NAIL PANEL SUBPLOOR

-LINO OR EQUAL REQUIRED TO BATHROOM FLOORS

JOIASS IN ENTRANCE. SHOWER AND SLIDING DOORS ARE TO BE SAFETY GLASS -MIRRORED DOORS AT ENTRANCES TO WALK-IN CLOSETS ARE TO BE BACKED W/ SOLID MATERIAL AS PER \$9.6.5.3.

-FLASHING MUST BE PROVIDED OVER ALL EXTERIOR OPENINGS

DECIMINE MEATHER STRIPPING FOR ALL EVERYOR DOORS. -PROVIDE CAUKING AROUND ALL EXTERIOR OPENINGS.

-FLASH ALL CHANGES OF MATERIAL ON EXTERIOR WALLS.

-ALL EXTERIOR AND GARAGE ELECTRICAL OUTLETS TO BE WATERPROOFED -PROVIDE WEATHER-STRIPPING FOR ALL EXTERIOR DOORS.

-FLASH ALL CHANGES OF MATERIAL ON EXTERIOR WALLS.

JAH EYTERIOR AND GARAGE ELECTRICAL OLD FTS TO BE WATERPROOFED -PROVIDE 2" CLEAR SPACE BETWEEN FIREPLACE AND FRAMING.

-HEADERS AND TRIMMERS MUST COMPLY WITH B.C. BUILDING CODE 2012.

-ALL JOIST HANGERS TO HAVE A RESISTASNICE OF 2000 Lbs. Ref. STRUCTURAL ENG. UNLESS OTHERWISE NOTED.

-ALL LINTELS NOT SPECIFIED ARE 2x12 DOUBLE.

-ATTIC OR CRAWL SPACE ACCESS TO BE HATCHED AND INSULATED. MINUMUM SIZE 20'x28" 4 WEATHERSTRIPPED.

-PROVIDE SCREENED VENTILATION TO ALL ATTIC SPACES AS REQUIRED 1:300

-PROVIDE BRACING TO ALL CORNERS.

-PROVIDE 2° CONTINUOUS SCREENED VENTILATION AT SOPPITS.

- BALCONY RAILINGS TO BE MINIMUM 3'G" OVER FINISH FLOORS

CONFIRM ALL ROUGH OPENINGS OF WINDOWS AND DOORS.

-OWNER OR CONTRACTOR SHALL OBTAIN MANUFACTURER CERTIFICATE FOR TRUSSES.

- DOUBLE JOIST UNDER ALL WALLS RUNNING IN THE SAME DIRECTION OF PLOOR

-ALL FRAMING ELEMENTS MUST BE No 2 DOUBLAS FIR.

-REGISTERED STRUCTURAL ENGINEER SUBMITS LETTER OF UNDERTAKING FOR REVIEW, DESIGN AND SUPERVISION OF STRUCTURAL COMPONENTS, ALSO SEISMIC 4 WIND DESIGN AS PER OWC GUIDE.

2. WHERE A WINDOW OPENS TO A WINDOW WELL THE OPERATION OF THE S SHALL NOT REDUCE THE CLEARANCE IN A MANNER THAT WOULD RESTRICT ESCAPE IN CASE OF EMERGENCY.

3.PROVIDE BUILDING AND SITE DRAINAGE AS PER LOCAL REQUIREMENTS. 4.ALL DOWNSPOUTS WILL TO CONNECTED TO DRAIN PIPES INSTALLED ALL AROUND THE PROPOSED BUILDING. THESE PLANS CONFORM TO BCBC 2012

CONSTURUCTION SHALL FOLLOW LOCAL BUILDING BY-LAWS ALONG WITH THESE PLANS.

CONTRACTOR MUST CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS AND OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO REVIEW AND VERIFY THE WHOLE PLAN (i.e. ALL LEVELS, DIMENSIONS, STRUCTURAL ADEQUACIES) PRIOR TO CONSTURCTION.

DO NOT SCALE DRAWINGS.

COPYRIGHT RESERVED, ANY VARIATIONS AND MONDIFICATIONS TO THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM PRO VILLA DESIGNS LID. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF PULL AND CAN ONLY BE REPRODUCED WITH PVIDL'S WRITTEN PERMISSION. PLEAR NOTE 'HAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTENDED TO BE ISSUED FOR CONSTRUCTION.



Pro Villa Designs #212- 8322 130 Street Surrey, B.C. V3W 8J9 Ph. 604-825-3547 Fax. 604-597-0809 info@villadesigns.ca

KARAM BATH

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14811-76 AVE SURREY, B.C.

SITE PLAN, NOTES & CALCULATIONS

4 SEP 2013

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1/8" = 1'-0"

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0170-00

Issued To: KARAMJIT SINGH

("the Owner")

Address of Owner: 8741 - 140A Street

Surrey, BC V₃W oM₄

- 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: 028-914-571 Lot 2 Section 22 Township 2 New Westminster District Plan BCP51251

14811 - 76 Avenue

(the "Land")

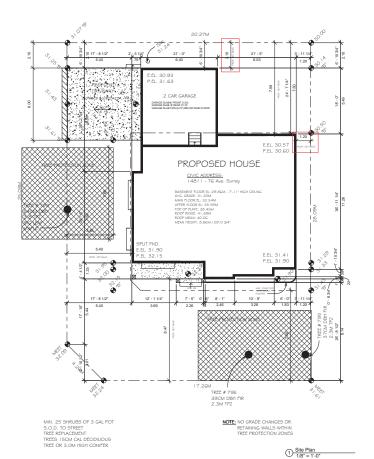
- 3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum Rear Yard setback for *Principal Building* is reduced from 7.5 metres [25 ft] to 2.1 metres [6.9 ft] for the garage; and
 - (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum East Side Yard for *Principal Building* is reduced from 1.8 metres [6 ft] to 1.2 metres [4 ft].
- 4. The siting of buildings and structures shall be in accordance with the drawing numbered 7914-0170-00 (A) (the "Drawings") which are attached hereto and form 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 as construction with respect to which this development variance permit is issued, within tw (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 bindi persons who acquire an interest in the Land.	ng on all
8.	This development variance permit is not a building permit.	
	THORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 , 20 , JED THIS DAY OF , 20 .	
	Mayor – Dianne L. Watts	
	City Clerk – Jane Sullivan	

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-FOR INSTALLATION, REPER TO SHOP DRAWINGS, SKYLIGHTS TO BE INSTALLED ACCORDING TO SHOP DRAWINGS BY OTHERS.

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yyyymm-## 4 SEP 2013 GS

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