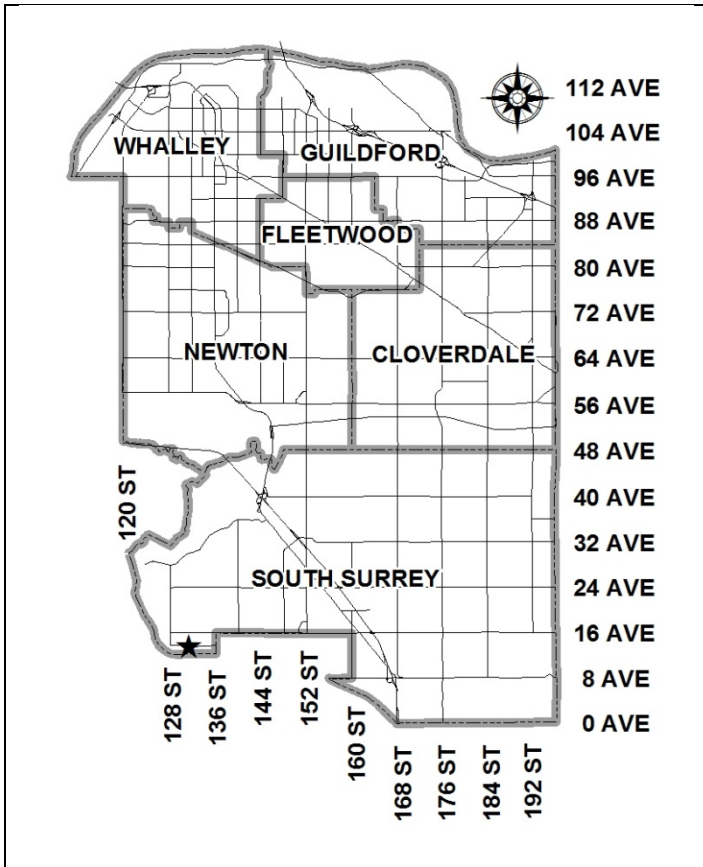


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0179-00

Planning Report Date: September 8, 2014



PROPOSAL:

- **Development Variance Permit**
 to vary the lot coverage and setbacks in order to permit additions to the existing dwelling.

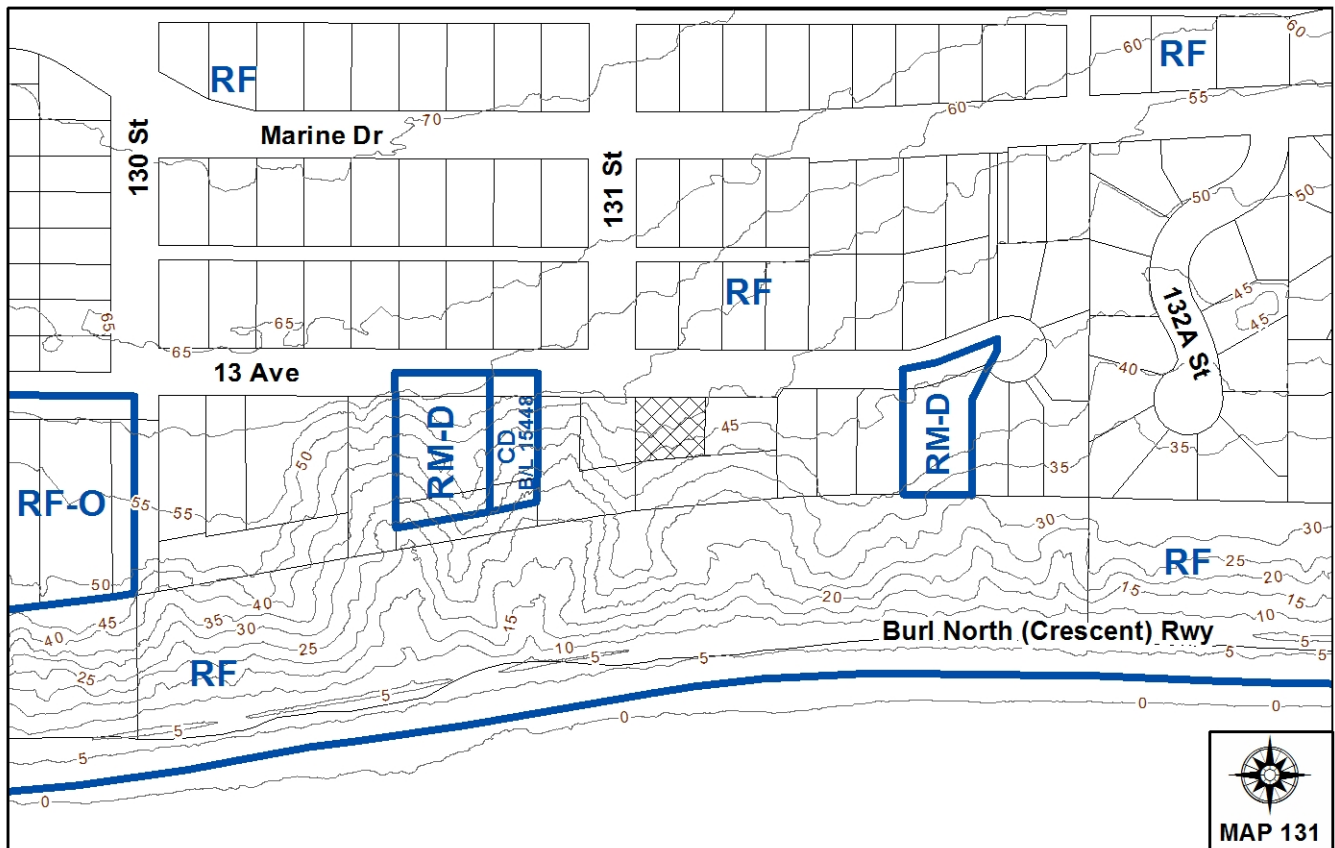
LOCATION: 13108 - 13 Avenue

OWNER: Alexander J. Pont
 Lillian Y. Pont

ZONING: RF

OCF DESIGNATION: Urban

LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to increase the lot coverage, and reduce the front and side yard setback to permit additions to the existing dwelling.

RATIONALE OF RECOMMENDATION

- The proposed increase in lot coverage will allow construction of a new deck to provide usable outdoor space in the rear yard. The rear yard is only useable with some form of decking due to the existing steep grades of the oceanfront property.
- The proposed variances to reduce the front and east side yard setbacks will allow additions to the dwelling that does not alter the non-conforming setbacks of the existing dwelling.
- The impact of the proposed variances on adjacent neighbours is minimal.
- The proposed additions will not result in a FAR that exceeds the maximum permitted under the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0179-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to increase the maximum lot coverage of the RF Zone from 34% to 40%;
- (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 feet) to 0.5 metres (2 feet); and
- (c) to reduce the minimum east side yard setback of the RF Zone from 1.8 metres (6 feet) to 0.9 metres (3 feet).

REFERRALS

Engineering: The Engineering Department has no objection to the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 13 Avenue):	Single Family Residential	Urban/ Urban Residential	RF
East and West:	Single Family Residential	Urban/ Urban Residential	RF
South:	Unopened road allowance and the Burlington Northern Railway right of way	Urban/ Urban Residential	RF

DEVELOPMENT CONSIDERATIONSBackground/Site Context

- The subject property is located on the south side of 13 Avenue, east of the intersection at 131 Street and backs onto the Burlington Northern Santa Fe Rail right of way overlooking Semiahmoo Bay in South Surrey. The property is designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the Semiahmoo Peninsula Local Area Plan (LAP).

- The property is currently zoned "Single Family Residential Zone (RF)" and 770 square metres (8,288 square feet) in area, 29.6 metres (97 feet) wide and 24.8 metres (81 feet) deep.
- The subject property was originally created in a subdivision in 1930. The original dwelling (unknown construction date) is estimated by the current owner to be approximately 60 years old and has had several additions made to the dwelling over the years.
- The existing dwelling is sited on the property with front and side yard setbacks which do not comply with the requirements of the RF Zone. Over the years, several applications to the Board of Variance were submitted and approved to vary setbacks in order to construct additions to the original dwelling, including application no. 88-033 to construct a garage, no. 89-156 to construct a second-storey deck, and no. 00-013 for an addition to the rear of the dwelling.

Current Proposal

- The applicant is requesting variances to reduce the front and east side yard setback in order to permit additions to the existing dwelling. On the main floor, an extension to the existing garage and rear portion of the dwelling is proposed. On the second floor, an existing open deck will be enclosed for added living space. In the rear yard, an existing three-tiered deck is also proposed to be removed and replaced with a new, smaller uncovered deck extending directly from the rear of the dwelling. The following table summarizes the proposed changes in floor and deck areas.

	Existing Floor Area	Proposed New Floor Area	Total Floor Area
Main Floor	197 sq. m (2,120 sq. ft)	20.5 sq. m (220 sq. ft)	217.5 sq. m (2,340 sq. ft)
Second Floor	42 sq. m (450 sq. ft)	50.6 sq. m (545 sq. ft)	92.6 sq. m (995 sq. ft)
Deck (above 0.6m/2ft)	145 sq. m (1,560 sq. ft) <i>To be removed</i>	93.0 sq. m (1,000 sq. ft)	93.0 sq. m (1,000 sq. ft)
TOTAL	384 sq. m (4,130 sq. ft)	164.1 sq. m (1,765 sq. ft)	403.1 sq. m (4,340 sq. ft)

- The proposed additions on the main floor including the new deck will result in a dwelling footprint of 310.5 square metres (3,340 square feet). The new deck is proposed to have a height greater than 0.6 metres (2 feet). Consequently, by definition of lot coverage, the deck is included in the calculation and results in a 40% lot coverage, which exceeds the maximum permitted under the RF Zone.
- The proposed east side yard setback is requested to accommodate an extension to the rear of the garage and a new deck. The garage extension is 13.5 square metres (145 square feet) in area. The new deck is 93 square metres (1,000 square feet) in area. Both the east side yard setback of the garage extension and the new deck is proposed to align with the existing garage. The existing setback of 0.9 metres (3 feet) from the east side property line does not conform to the RF Zone setback requirement.

- On the second story, the existing open deck is proposed to be enclosed, adding 50.6 metres (545 square feet) of living space. The new (flat) roof of the enclosed deck will be below the existing roof line of the dwelling. The existing front yard setback of the deck at 0.5 metres (2 feet) does not conform to the RF Zone requirement.
- The total floor area of the dwelling, including the proposed additions will be 310.1 square metres (3,340 square feet), which is under the maximum floor area ratio (FAR) permitted under the RF Zone.
- The applicant also proposes some improvements to the property and exterior renovations to the dwelling, including new rock facing and siding.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum lot coverage from 34% to 40%.

Applicant's Reasons:

- The applicant wishes to vary lot coverage in order to accommodate a new rear deck. The rear yard space is only useable with some form of decking due to the existing steep grades of the oceanfront property.

Staff Comments:

- The variance will allow the owner to construct a large deck which will provide ample usable outdoor space in the rear yard. Without the addition of the deck, the proposed additions to the dwelling would result in a lot coverage under the maximum FAR requirement of the RF Zone.
- The proposed deck with an area of 93 square metres (1,000 square feet) will replace an existing multi-level deck with an area of approximately 145 square metres (1,561 square feet).

(b) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 feet) to 0.5 metres (2 feet).

Applicant's Reasons:

- The applicant would like to enclose the second storey deck to create an additional bedroom in the current one-bedroom dwelling.
- The height of the enclosed deck will be below the existing roof line of the dwelling with minimal impact to oceanfront views (i.e. dwellings across 13 Avenue to the north are sited at a higher elevation).

Staff Comments:

- The variance does not change the existing front yard setback of the dwelling, which currently does not comply with the RF Zone.
- While the existing front yard setback is only 0.5 metres (2 feet), the dwelling is setback approximately 9 metres (30 feet) from the edge of the pavement of 13 Avenue.
- If the proposed variance is approved, the dwelling will be within the maximum permitted FAR.

(c) Requested Variance:

- To reduce the minimum east side yard setback of the RF Zone from 1.8 metres (6 feet) to 0.9 metres (3 feet).

Applicant's Reasons:

- The proposed variance will allow a rear addition to the existing garage to add some needed space.
- The proposed variance will allow construction of a new deck to replace the existing three-tiered deck, which is in disrepair and has become a hazard. The new deck is smaller in area and will provide useable outdoor space and allow a greenhouse and container gardening since the rear yard beyond the dwelling is very steep and decking is required to make use of the space.

Staff Comments:

- The variance does not change the existing side yard setback of the dwelling, which currently does not comply with the RF Zone.
- The extension to the rear of the garage is only 1.5 metres (5 feet) and the deck is an additional 4.2 metres (14 feet). Most of the addition occurs along the side of the dwelling of the adjacent property, thereby minimizing the impact to this neighbour.
- If the proposed variance is approved, the dwelling will be within the maximum permitted FAR.

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. Site Plan and Building Elevations
- Appendix III. Development Variance Permit No. 7914-0179-00

Original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DH/da

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DEVELOPMENT DATA SHEET

Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total	770 sq. m	
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	34%	40%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 m	0.5 m
Rear		
Side #1 (E)	1.8 m	0.9 m
Side #2 (W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0m	6.6m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		1
TOTAL RESIDENTIAL FLOOR AREA		310.1 sq. m

Heritage Site	NO	Tree Survey/Assessment Provided	N/A
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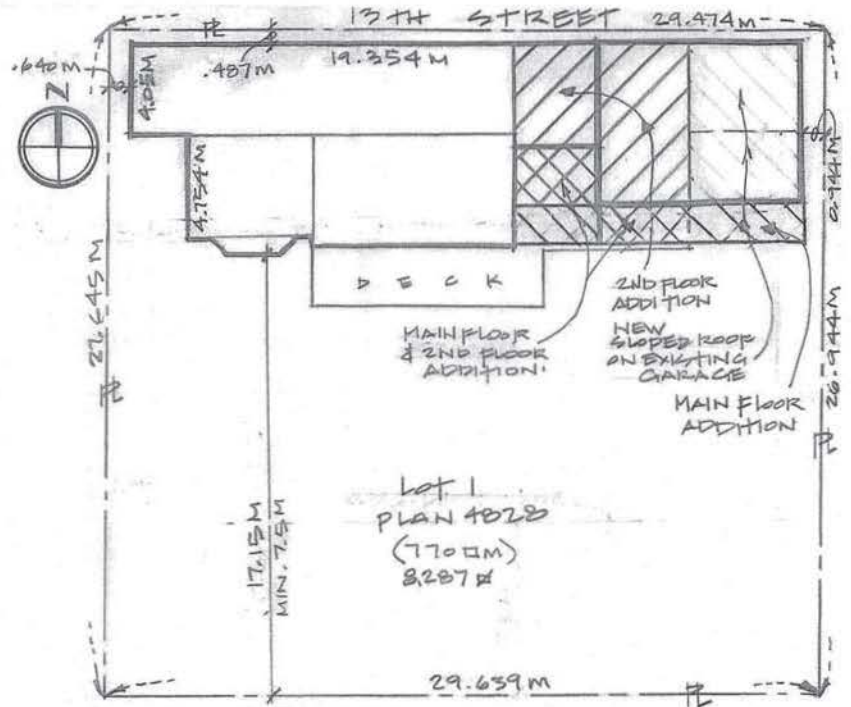
LEGAL INFORMATION SHOWN BASED FROM
 PLAN 4028 - OTHER INFO SHOWN FROM
 O.A. DOUBLE-CHECK DRAWING NOTING
 B.O. OF VARIANCE APPEAL NO. 08-093
 FILE NO. 2019-010

LEGAL: LOT 1, B.L.K. 6/4 OF NW/4 SEC 3,
 TPI PLAN 4028

zoning: R-10

lot coverage: MAX 50% = 2,000sq (50.0m)
 ACTUAL 50% = 2,000sq (50.0m)

P.A.C.:
 75% of lot covered = 1500sq (37.5m)
 75% of 2000sq = 1500sq (37.5m)
 75% of 2000sq = 1500sq (37.5m)
 ACTUAL = 2,000sq (50.0m)



site plan 1/8"=10' (1:90)



front elevation 1/8"=10' (1:90)

REVISIONS	BY

13105 - 13A AVE., S. SURBERY, B.C.
 FRONT ELEVATION, SITE PLAN & CALCULATIONS

proposed addition to the Pont residence

Date	MAY/14
Scale	AS NOTED
Drawn	STW
Job	
Sheet	1
Of	2 Sheets

Arbutus Design
 RESIDENTIAL DESIGN
 arbutusdesign@shaw.ca
 401 828-4222

RE: 7914-0179-00

13TH AVENUE

0.487 m

29.474 m

LOT 1 BLK 1 PLAN 4828
E 1/2 PT NW 1/4 SEC 8
T81 N WEST DIST

13108 13th Ave.
Surrey

EXISTING

27.645 m

27.645 m

EXISTING

EXISTING

4.17 m
2.29 m

EXISTING DEN

5.03 m
6.4 m

EXISTING GARAGE

ROOF

6.9 m

29.944 m

8.85 m

3.05 m

1.52 m

FRONT & SIDE
SETBACK VARIANCES

DEN MAIN FLOOR GARAGE
ADDITION

LOT SIZE
770 sq.m
8287 sq.ft.

SCALE
10 cm = 12.0 m

LOT COVERAGE:

MAX = 770 sq.m x 34% = 262.5 sq.m

AFTER PROPOSAL WITH
NEW DECK & ADDITIONS 39.9% = 307.5 sq.m

FAR

.6 OF 1ST 560 sq.m = 334.5 sq.m

.35 OF REMAINING
210 sq.m = 73.5 sq.m

MAX = 408.0 sq.m

AFTER ADDITIONS ETC = 312.0 sq.m



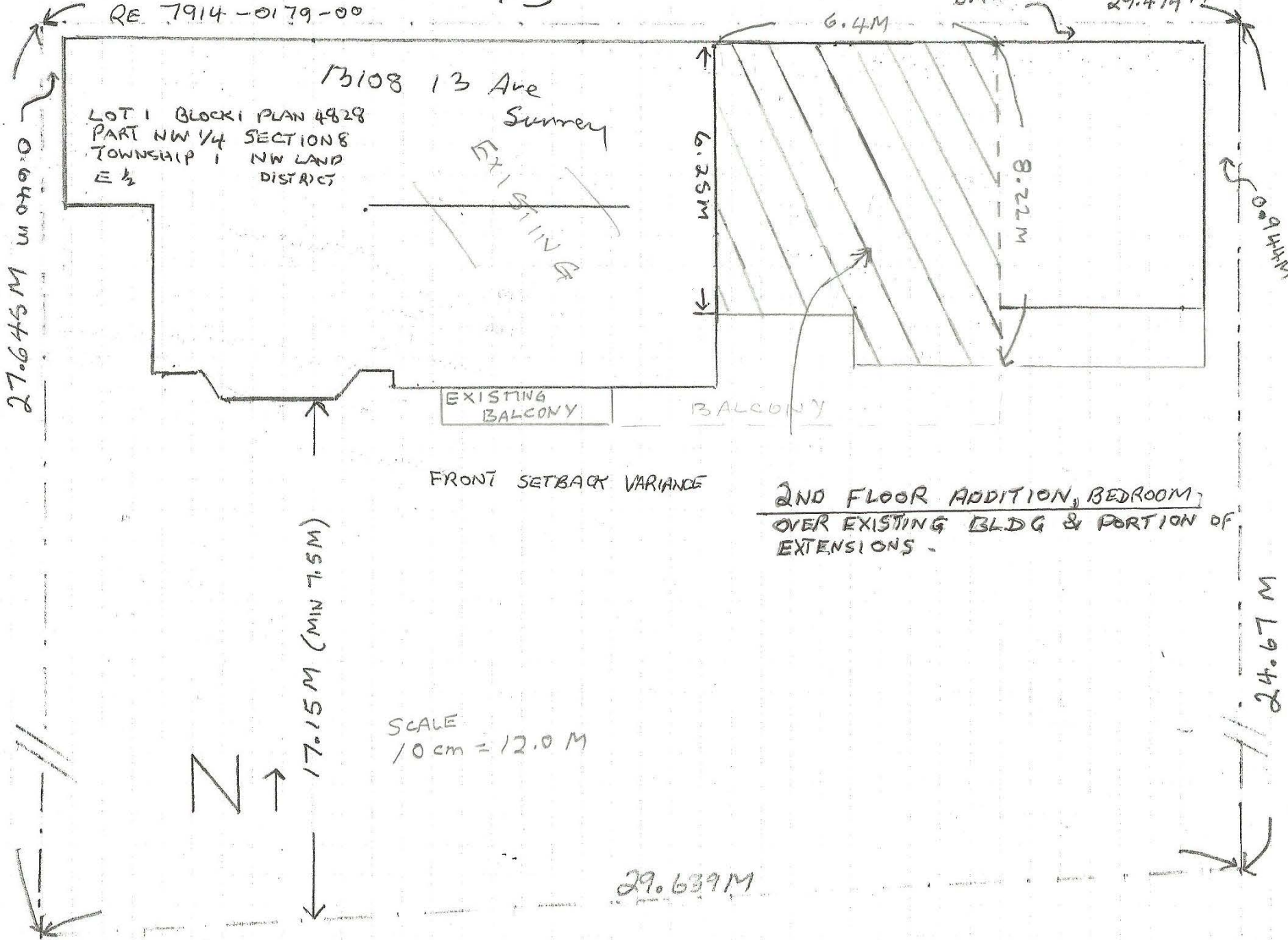
17.15 m (MIN 7.5 m)

29.639 m

24.67 m

13TH AVENUE

RE 7914-0179-00



RE 7914-0179-00

13TH AVENUE

0.487 M

29.474 M

LOT 1 BLK 1
PLAN 4-828 E L2
PART NW 1/4
SECT 8 T1P1
N WEST DIST.

13108 13th Ave
Survey

EXISTING DEN

EXISTING GARAGE

DEN EXT.

3.05 M

GARAGE EXT

GREEN HOUSE
8.93 m²

0.640 M

27.645 M

0.944 M

17.15 M (MIN 7.5 M)

4.51 M

8.23 M

1.90 M

9.91 M

4.85 M

LOT COVERAGE
VARIANCE
& FRONT SETBACK VARIANCE

20.04 M

REPLACEMENT DECK
(ABOVE 2')

SCALE
10 CM = 12.0 M

REPLACEMENT DECK WILL REPLACE
EXISTING DECKING COVERING PROX
145 SQ. METRES



29.639 M

24.67 M

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0179-00

Issued To: ALEXANDER J. PONT
LILLIAN Y. PONT

("the Owner")

Address of Owner: 13108 - 13 Avenue
Surrey, BC V4A 1B8

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: 006-646-492
Lot 1 Block 1 Section 8 Township 1 New Westminster District Plan 4828

13108 - 13 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section E of Part 16 "Single Family Residential Zone (RF)" the maximum lot coverage is varied from 34% to 40%;
 - (b) In Section F of Part 16 "Single Family Residential Zone (RF)" the minimum front yard setback is varied from 7.5 metres (25 feet) to 0.5 metres (2 feet); and
 - (c) In Section F of Part 16 "Single Family Residential Zone (RF)" the minimum east side yard setback from 1.8 metres (6 feet) to 0.9 metres (3 feet).
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings labelled Schedule A (the "Drawings") which are attached hereto and form part of this development variance permit.

5. 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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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

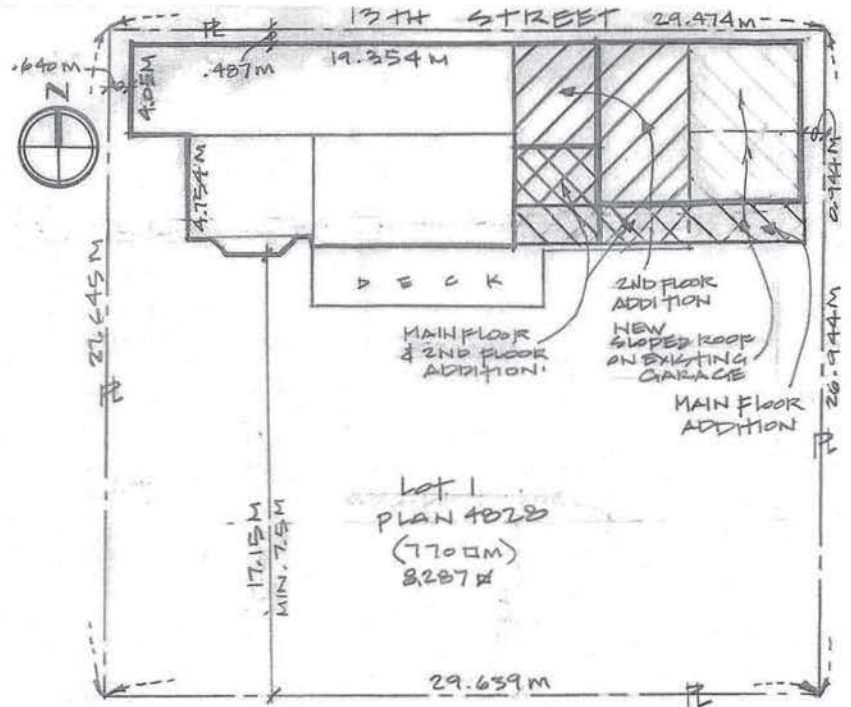
LEGAL INFORMATION SHOWN TAKEN FROM
 PLAN 4028 - PITCH 1:20 SHOWN FROM
 O.A. DOUBLE-LINE DRAWING NOTING
 B.D. OF VARIANCE APPEAL NO. 08-093
 FILE NO. 2019-010

LEGAL: LOT 1, BLK 1, OF HWY 950 S,
 TPI PLAN 4028

zoning: R1

lot coverage: MAX 50% = 2,800sq (64.0m)
 ACTUAL 50% = 2,800sq (64.0m)

P.A.C.:
 75% of lot covered = 2100sq (54.5m)
 75% of 2800sq = 2100sq (54.5m)
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 ACTUAL = 2,800sq (64.0m)



site plan 1/8"=10' (1:40)



front elevation 1/8"=10' (1:40)

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proposed addition to the Pont residence
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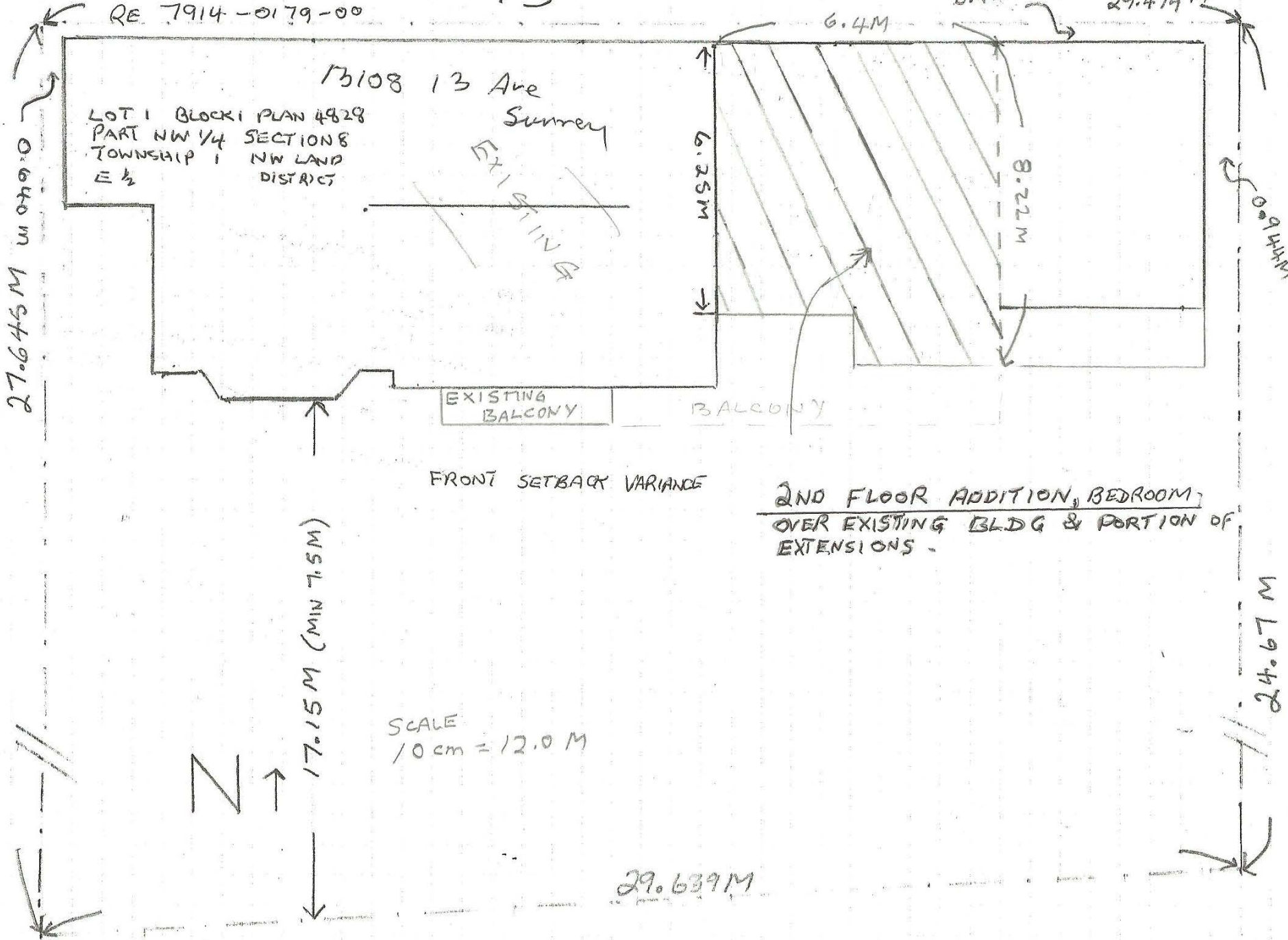
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PART NW 1/4
SECT 8 T1P1
N WEST DIST.

13108 13th Ave
Survey

EXISTING DEN

EXISTING GARAGE

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DEN EXT.

3.05 M

GARAGE EXT

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