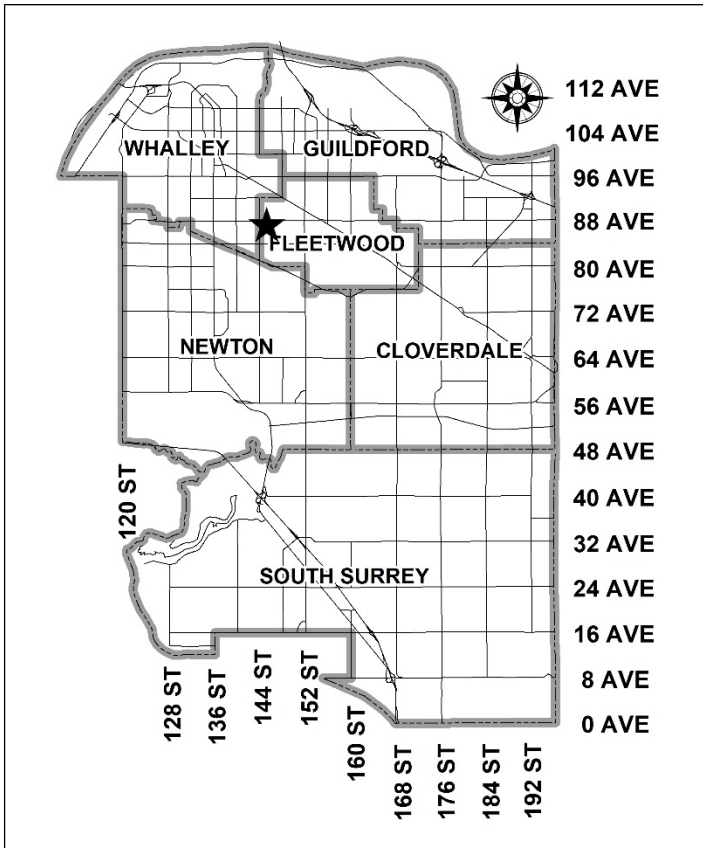


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0324-00

Planning Report Date: March 9, 2020



PROPOSAL:

- **Development Variance Permit**

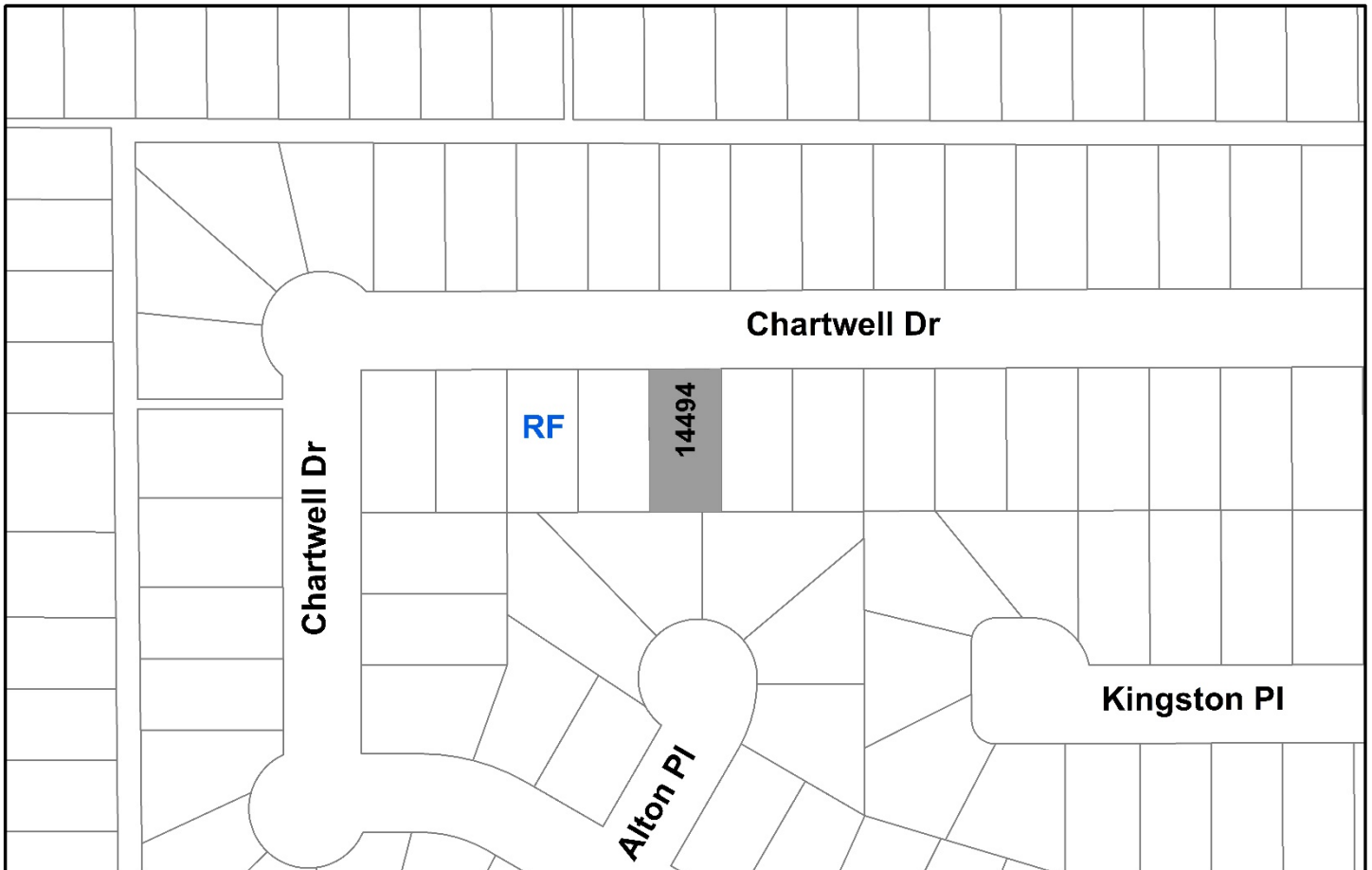
to reduce the minimum front and rear yard setbacks for a lot encumbered by a natural gas transmission (Fortis BC) right-of-way in order to construct a single family dwelling on the lot.

LOCATION: 14494 - Chartwell Drive

ZONING: RF

OCP 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 proposing to reduce the minimum front and rear yard setback requirements on the lot.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Fleetwood.
- Without the variance, the applicant will not be able to achieve the maximum allowable house size.
- The proposal retains a full length driveway for vehicle parking.
- The proposed new house will be consistent with the established streetscape.
- The applicant acknowledges that no accessory buildings and structures are permitted within the right-of-way area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0324-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback for the principal building of the RF Zone from 7.5 metres to 6.5 metres;
 - (b) to vary Part 4 General Provisions of the Zoning By-law No. 12000 to reduce the minimum rear yard setback from the natural gas transmission (Fortis BC) right-of-way for the principal building from 7.5 metres to 0.0 metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	RF
North (Across Chartwell Drive):	Single Family Dwelling	Urban	RF
East:	Single Family Dwelling	Urban	RF
South:	Single Family Dwelling	Urban	RF
West:	Single Family Dwelling	Urban	RF

Context & Background

- The 669 square metre subject property is located at 14494 Chartwell Drive and is approximately 18.3m in width and 36.6m in depth.
- The lot is designated "Urban" in the Official Community Plan and currently zoned "Single Family Residential Zone (RF)" under the Surrey Zoning By-law 12000.
- A 12m-deep Fortis BC natural gas transmission right-of-way (ROW) encumbers the rear portion of the lot. Part 4 Section E.18.(a) of Zoning By-law 12000 states that the setback of principal buildings on lots containing a natural gas transmission right-of-way at the rear lot line shall not be less than 7.5m and such setback shall be measured at 90 degrees to the gas right-of-way boundary closest to the building line. The applicant is proposing a 0.0m setback from the ROW in order to construct a new single family dwelling.
- The applicant is also proposing to reduce the minimum front yard setback requirement of the RF Zone from 7.5m to 6.5m. Without varying the front and rear yard setbacks, the applicant will not be able to achieve the maximum allowable house size under the RF Zone.

- Fortis BC has indicated that they recommend the full 7.5m setback from the right-of-way be retained in order to allow ancillary structures in the backyard and to prevent any issues with such structures in the future.
- The applicant acknowledges that varying the setback to 0.0m will preclude them from having any accessory buildings or structures on the lot.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to reduce the minimum front and rear yard setbacks for a proposed new single family dwelling on the lot in the Single Family Residential Zone (RF).

Referrals

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

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy (RGS). The proposed new single family dwelling complies with the General Urban designation.

Official Community Plan

Land Use Designation

- The subject property is designated Urban in the Official Community Plan (OCP). The proposed new single family dwelling complies with the Urban designation.

Themes/Policies

- The proposed redevelopment supports the Sensitive Infill policy of the OCP. The proposed new single family dwelling is appropriate in scale and density to its neighbourhood context. The compatible house design reinforces the neighbourhood character.

Zoning Bylaw

The applicant is requesting the following variances:

- to reduce the minimum front yard setback of the RF Zone for the principal building from 7.5 metres to 6.5 metres;
- to vary Part 4 General Provisions of the Zoning By-law No. 12000 to reduce the minimum rear yard setback from the principal building to the natural gas transmission (Fortis BC) right-of-way from 7.5 metres to 0.0 metres.

- Without varying the front and rear yard setbacks, the applicant will not be able to achieve the maximum allowable house size under the RF Zone.
- The proposal retains a full length driveway from Chartwell Drive for vehicle parking and the proposed new house will be consistent with the established streetscape.
- The applicant acknowledges that no accessory buildings and structures are permitted within the right-of-way area.
- The yard space within the right-of-way area will still provide a functional outdoor space (without buildings or structures) on the lot.
- 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.	Site Plan
Appendix II.	Development Variance Permit No. 7919-0324-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DQ/cm

ZONING CALCULATIONS:
 14494 CHARTWELL DR, SURREY - RF Zone

Lot Area = 7203 SQFT
 Allowed Lot Coverage = 2708 SQFT
 Allowed FAR = 4021 SQFT
 Proposed Lot Coverage = 2670.71 SQFT
 Proposed FAR = 4008.53 SQFT

MAIN FLOOR AREA: 2026.50 SQFT
 GARAGE AREA: 421.50 SQFT
 TOTAL: 2448 SQFT

UPPER FLOOR AREA: 1760.53 SQFT
 OPEN TO BELOW + STAIRS: 200 SQFT
 NET UPPER FLOOR: 1560.53 SQFT

PORCH: 55.50 SQFT
 COVERED DECK @ MAIN FLOOR: 113.50 SQFT
 UN-COVERED DECK @ UPPER FLOOR: 422.45 SQFT
 COVERED DECK @ UPPER FLOOR: 114.33 SQFT

MAIN FLOOR: 2448 SQFT (INCL GARAGE SQFT)
 UPPER FLOOR: 1560.53 SQFT
 TOTAL: 4008.53 SQFT

BASEMENT AREA: 2026.50 SQFT
 2 BEDROOM SUITE AREA: 787.11 SQFT
 SUNKEN WELL: 154.04 SQFT

ENERGY EFFICIENCY REQUIREMENTS (PART 9 BLDG):

- Step Code 1
- WITH HRV
- VENTILATION METHOD: 9.32.3.4.(4) - Independently distributed HRV system

AIR BARRIER SYSTEM:

Will consist of flexible sheet materials
 Shall have all joints lap not less than 50mm
 sealed with a non-hardening type sealant and
 be structurally supported
 As per 9.3.6.2, 10(5)(6) of BCBC2018

THIS HOME IS DESIGNED TO COMPLY WITH SECTION 9.36.2 - 9.36.4 OF B.C. BUILDING CODE 2018

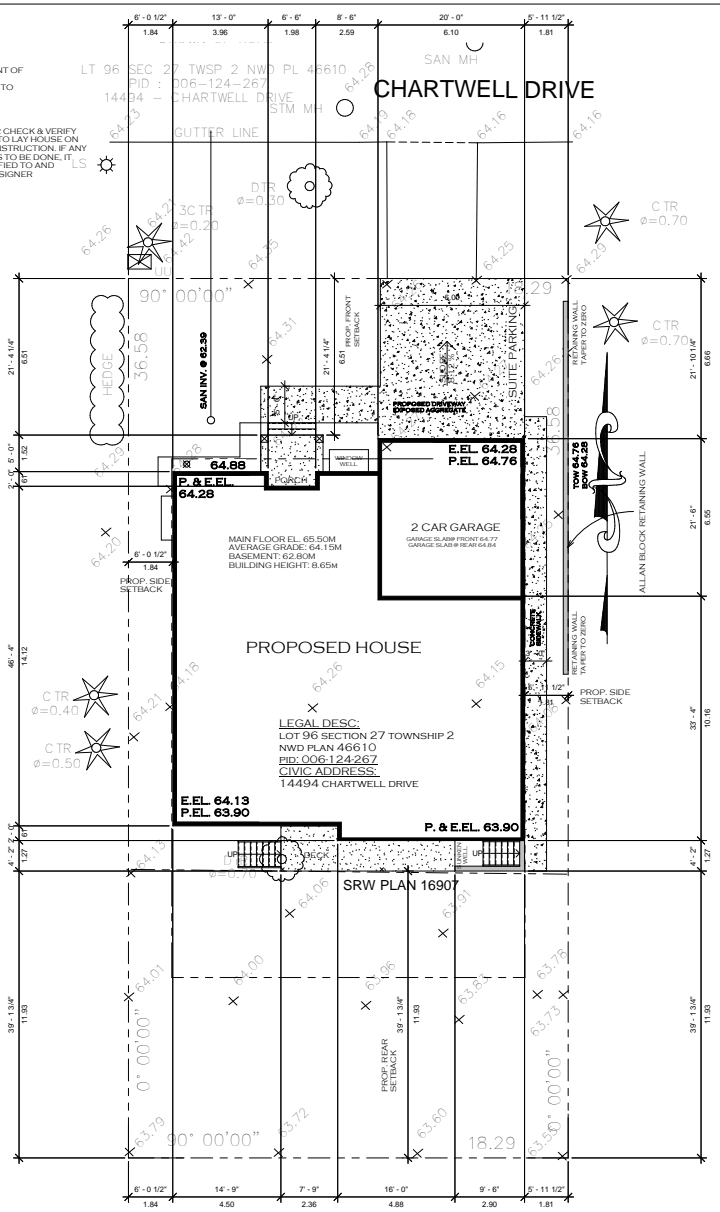
ENERGY EFFICIENCY REQUIREMENTS FOR CLIMATE ZONE 4

- DWELLING TO BE VENTILATED IN COMPLIANCE TO 9.32.3.5 BY INDEPENDENTLY DISTRIBUTED HRV SYSTEM

BUILDING SPECIFICATIONS:

- VENTILATION AND DUCTING MUST BE PROVIDED PER B.C.B.C 2018 SECTION 9.32
- AIR BARRIER TO BE INSTALLED PER B.C.B.C 2018 SECTION 9.36
- ALL INSULATION TO BE INSTALLED PER B.C.B.C 2018 SECTION 9.36
- GARAGE DOOR W/ MINIMUM NOMINAL R.S.I. 1.1
- ALL ACCESS HATCHES TO UNCONDITIONED SPACES: MAX. U-VALUE OF 2.6
- ALL WINDOWS + DOORS: MAX. U-VALUE OF 1.8 EXCEPT FOR 1 ENTRY UNIT
- ALL SKYLIGHTS: MAX. U-VALUE OF 2.9

1 Site Plan
 1/8" = 1'-0"



GENERAL NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND DESIGNER SHALL BE INFORMED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.
- CONSTRUCTION MUST COMPLY WITH B.C. BUILDING CODE 2018, ELECTRICAL B.C. CODE 2018, PLUMBING B.C. CODE 2018 AND WINDOWS AND GLASSING B.C. CODE 2018.
- EXACT LOCATION OF THE BUILDING MUST BE CONFIRMED WITH LOCAL AUTHORITIES OR SURVEYOR. ADJUST SITES GRADES AS REQUIRED.
- FOOTINGS MUST BE TAKEN DOWN PROST LEVEL TO UNDISTURBED SUBSTRATA. INTERIOR FACE OF CONCRETE (FOOTINGS AND WALLS) MUST BE INSULATED WITH 25mm (1") OF RIGID INSULATION.
- PROVIDE 8" CLEARANCE BETWEEN GRADE AND SIDING
- CONCRETE OF FOOTINGS OR WALLS MUST HAVE #4S FELT AND MUST BE ANCHORED WITH 1/2" DIA. BOLTS 4'-0" O.C.
- ALL FOOTINGS 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 9.6.8.
- ANCHOR POSTS TO FOOTING TO RESIST UPLIFT
- GLASS IN WINDOWS + DOORS TO BE DOUBLE GLAZED SAFETY GLASS.
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- TUBS WITH SHOWERS MUST HAVE A MIN. HEIGHT OF 31" FROM TUB RIM.
- 1" NOSING REQUIRED ON TREADS LESS THAN 10"
- RIGID RIGID INSULATION REQUIRED UNDER ENTIRE SLAB AREA FOR SLABS WITH RADIANT HEATING
- CROSS BRIDGING REQUIRED @ 70" o.c. MAX. OR GLUE + NAIL PANEL SUBFLOOR
- LIND OR EQUAL REQUIRED TO BATHROOM FLOORS
- GLASS IN ENTRANCE, SHOWER AND SLIDING DOORS ARE TO BE SAFETY GLASS.
- MIRROR DOORS AT ENTRANCES TO WALK-IN CLOSETS ARE TO BE BACKED W/ SOLID MATERIAL AS PER #9.6.3.
- FLASHING MUST BE PROVIDED OVER ALL EXTERIOR OPENINGS.
- PROVIDE WEATHER-STRIPPING FOR ALL EXTERIOR DOORS.
- PROVIDE CAULKING AROUND ALL EXTERIOR OPENINGS.
- FLASH ALL CHANGES OF MATERIAL ON EXTERIOR WALLS.
- ALL EXTERIOR AND GARAGE ELECTRICAL OUTLETS TO BE WATERPROOFED.
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- PROVIDE 2" CLEAR SPACE BETWEEN FIREPLACE AND FRAMING.
- PROVIDE TEMPERED GLASS WHEN DISTANCE BETWEEN GLASS AND FINISH FLOOR IS LESS THAN 8"
- HEADERS AND TRIMMERS MUST COMPLY WITH B.C. BUILDING CODE 2018.
- ALL JOIST HANGERS TO HAVE A RESISTANCE 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. MINIMUM SIZE 20"x28" 4" WEATHERSTRIPPED.
- PROVIDE SCREENED VENTILATION TO ALL ATTIC SPACES AS REQUIRED 1:3000
- PROVIDE BRACING TO ALL CORNERS.
- PROVIDE 2" CONTINUOUS SCREENED VENTILATION AT SOFFITS.
- BALCONY RAILINGS TO BE MINIMUM 36" OVER FINISH FLOORS.
- CONFIRM ALL ROUGH OPENINGS OF WINDOWS AND DOORS
- OWNER OR CONTRACTOR SHALL OBTAIN MANUFACTURER CERTIFICATE, AND SHOP DRAWINGS FOR GLUE LAMINATED BEAMS
- OWNER OR CONTRACTOR SHALL OBTAIN MANUFACTURER CERTIFICATE FOR TRUSSES.
- FOR INSTALLATION, REFER TO SHOP DRAWINGS. SKYLIGHTS TO BE INSTALLED ACCORDING TO SHOP DRAWINGS BY OTHERS.
- DOUBLE JOIST UNDER ALL WALLS RUNNING IN THE SAME DIRECTION OF FLOOR JOIST
- 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 CWC GUIDE.

MISCELLANEOUS:

1. FINISH GRADES ON SITE TO DIRECT ANY SURFACE WATER FLOW FROM THE BUILDING.
2. WHERE A WINDOW OPENS TO A WINDOW WELL THE OPERATION OF THE SASH 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 BE CONNECTED TO DRAIN PIPES INSTALLED ALL AROUND THE PROPOSED BUILDING.

THESE PLANS CONFORM TO BCBC 2018

CONSTRUCTION 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 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 CONSTRUCTION.

DO NOT SCALE DRAWINGS.

COPYRIGHT RESERVED. ANY VARIATIONS AND MODIFICATIONS TO THESE DRAWINGS SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM PRO VILLA DESIGNS LTD. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF PVDL AND CAN ONLY BE REPRODUCED WITH PVDL'S WRITTEN PERMISSION.

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 Surrey, B.C. V3W 0A6
 Ph. 604-933-7070

info@villadesigns.ca
 www.villadesigns.ca

Navej Cheema

PH: 604 603 3446

No.	Description	Date

**14494 Chartwell Drive
 Surrey, B.C.**

SITE PLAN, NOTES & CALCULATIONS

Project number: PVDL-19-1010-NC
 Date: 1 NOV 2019

Drawn by: HB
 Checked by: GS

A1

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

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0324-00

Issued To:

(the "Owner")

Address of Owner:

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: 006-124-267
Lot 96 Section 27 Township 2 New Westminster District Plan 46610

14494 - Chartwell Drive

(the "Land")

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

In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback for the principal building from the front property line is reduced from 7.5 metres to 6.5 metres.

In Section A Uses Permitted in All Zones of Part 4 General Provisions, the minimum rear yard setback from the natural gas transmission right-of-way is reduced from 7.5 metres to 0.0 metres.

4. This development variance permit applies to only the portion of the Land OR 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. 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.
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 – Doug McCallum

City Clerk – Jennifer Ficocelli

ZONING CALCULATIONS:
14494 CHARTWELL DR, SURREY - RF Zone

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 Allowed FAR = 4021 SQFT
 Proposed Lot Coverage = 2670.71 SQFT
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to reduce the minimum front yard setback from 7.5m to 6.5m

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AIR BARRIER SYSTEM:

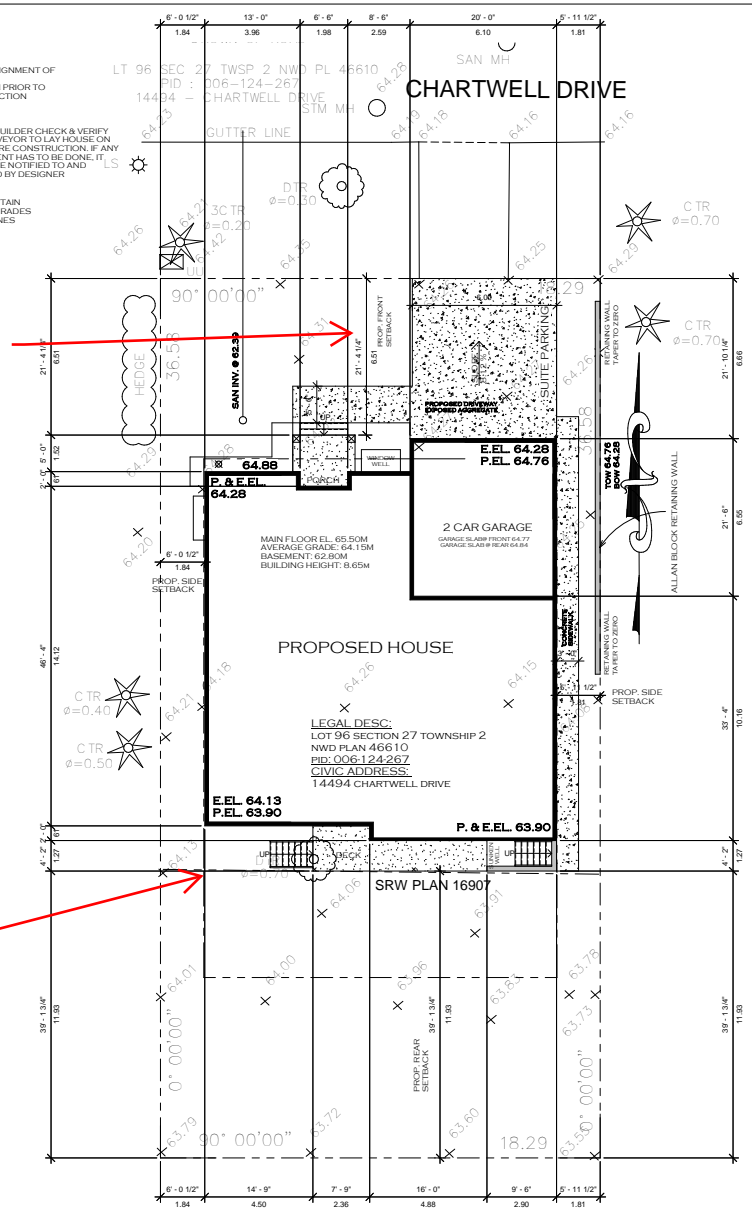
Will consist of flexible sheet materials
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 As per 9.3.6.2, 10(5)(6) of BCBC2018

THIS HOME IS DESIGNED TO COMPLY WITH SECTION 9.36.2 - 9.36.4 OF B.C. BUILDING CODE 2018 ENERGY EFFICIENCY REQUIREMENTS FOR CLIMATE ZONE 4

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to reduce the minimum rear yard setback from the principal building to the natural gas transmission right-of-way from 7.5m to 0.0m

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- GENERAL NOTES**
- DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS. ALL DIMENSIONS MUST BE VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND DESIGNER SHALL BE INFORMED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS.
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 - PROVIDE SCREENED VENTILATION TO ALL ATTIC SPACES AS REQUIRED 1:300
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 - CONFIRM ALL ROUGH OPENINGS OF WINDOWS AND DOORS
 - OWNER OR CONTRACTOR SHALL OBTAIN MANUFACTURER CERTIFICATE, AND SHOP DRAWINGS FOR GLUE LAMINATED BEAMS
 - OWNER OR CONTRACTOR SHALL OBTAIN MANUFACTURER CERTIFICATE FOR TRUSSES.
 - FOR INSTALLATION, REFER TO SHOP DRAWINGS. SKYLIGHTS TO BE INSTALLED ACCORDING TO SHOP DRAWINGS BY OTHERS.
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- MISCELLANEOUS:**
- FINISH GRADES ON SITE TO DIRECT ANY SURFACE WATER FLOW FROM THE BUILDING.
 - WHERE A WINDOW OPENS TO A WINDOW WELL THE OPERATION OF THE SASH SHALL NOT REDUCE THE CLEARANCE IN A MANNER THAT WOULD RESTRICT ESCAPE IN CASE OF EMERGENCY.
 - PROVIDE BUILDING AND SITE DRAINAGE AS PER LOCAL REQUIREMENTS.
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THESE PLANS CONFORM TO BCBC 2018

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

CONTRACTOR MUST CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

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 Surrey, B.C. V3W 0A6
 Ph. 604-939-7070

info@villadesigns.ca
 www.villadesigns.ca

Navej Cheema

PH. 604 603 3446

No.	Description	Date

14494 Chartwell Drive
 Surrey, B.C.

SITE PLAN, NOTES & CALCULATIONS

Project number	PVDL-19-1010-NC
Date	1 NOV 2019
Drawn by	HB
Checked by	GS
A1	
Scale	1/8" = 1'-0"