

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0006-00

Planning Report Date: July 13, 2020

PROPOSAL:

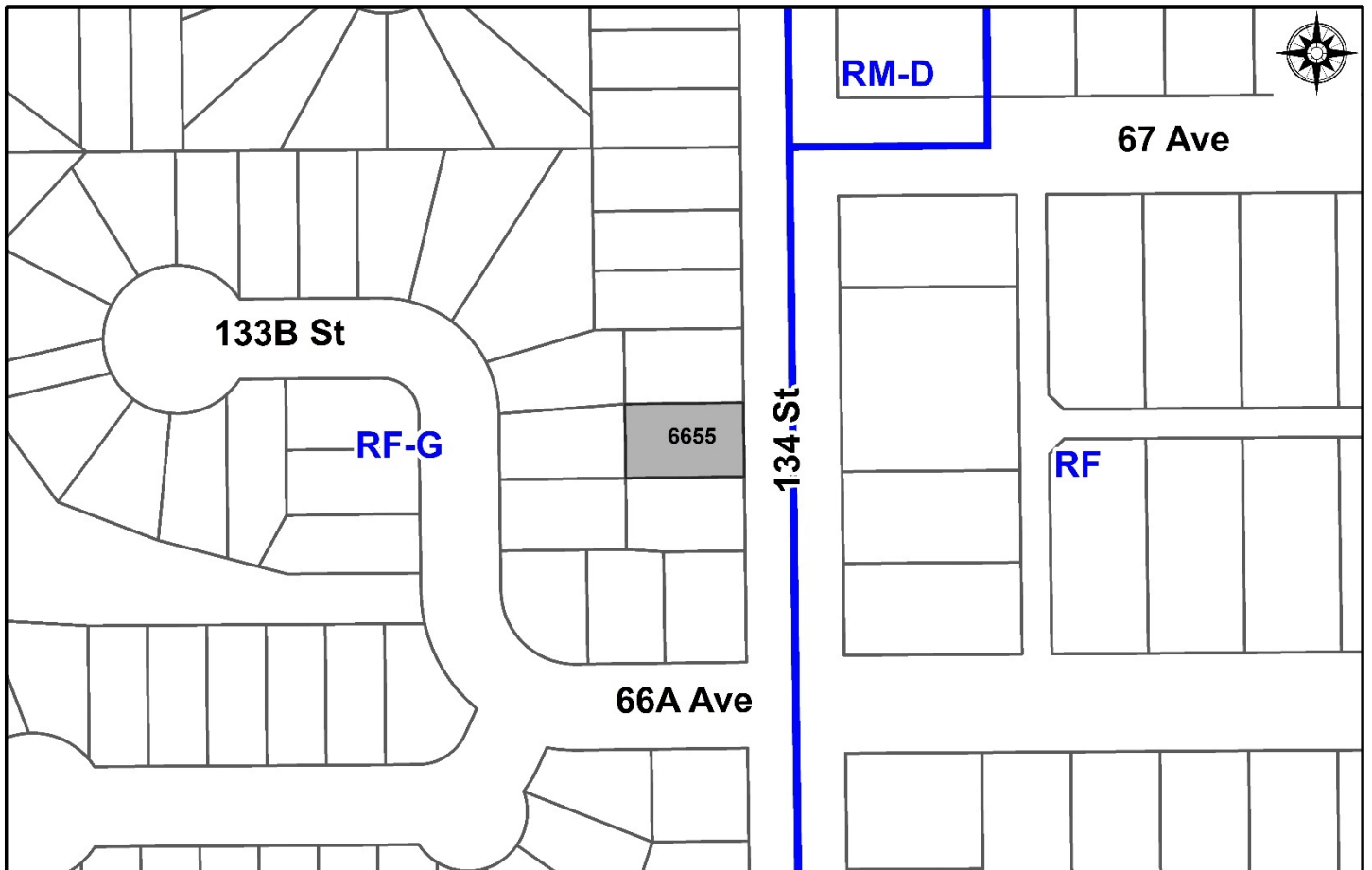
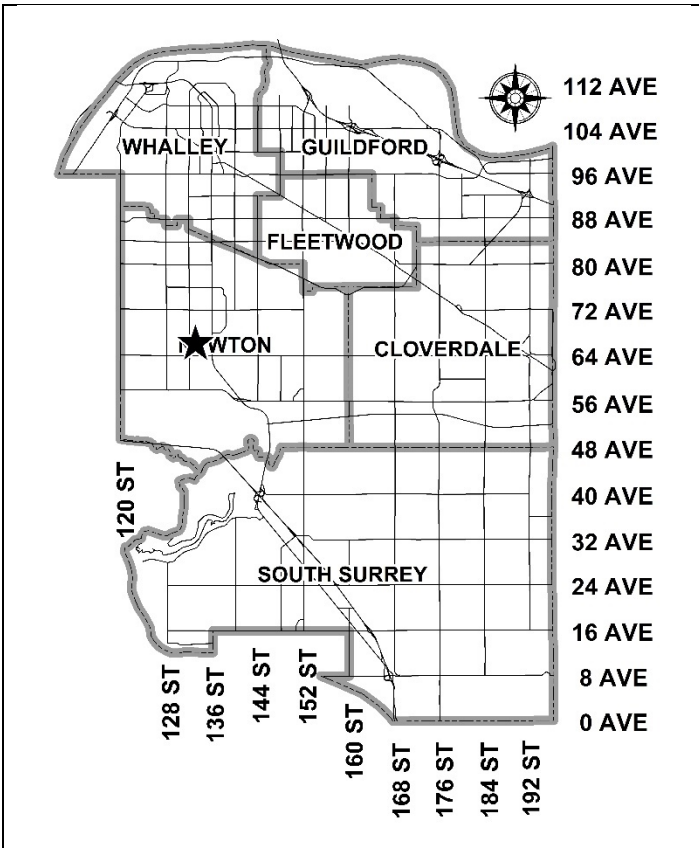
- **Development Variance Permit**

to reduce the front yard and rear yard setbacks in order to permit the construction of a new single family dwelling.

LOCATION: 6655 - 134 Street

ZONING: RF-G

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the front yard and rear yard setback requirements for a principal building of the "Single Family Residential Gross Density Zone (RF-G)".

RATIONALE OF RECOMMENDATION

- The proposed variance is necessary due to the Special Building Setback requirements for lots fronting or flanking an arterial or collector road. In accordance with Part 7 Special Building Setbacks of Zoning By-law No. 12000, building setbacks are to be measured from the ultimate road right-of-way.
- The subject property has frontage on 134 Street which is a collector road and requires an additional 1.94 metres of road right-of-way for an ultimate road allowance of 12 metres from centre line (24 metre ultimate right-of-way). To achieve this, the required front yard setback for all buildings and structures is 9.4 metres from the existing property line, or 7.5 metres from the ultimate property line.
- The minimum lot depth requirements for subdivision according to Subsection K.2 Part 17 RF-G Zone of the Zoning By-law No. 12000 is 28 metres. The subject property has a lot depth of 24.4 metres.
- The proposed variances for reduced front and rear yard setbacks will allow the proposed new single family dwelling to align closer to the setbacks of the RF-G zone than the existing single family dwelling on site.
- The proposed variances will ensure that the owners of the subject property can build a home with a functional floor plan given that the depth of services will not allow for construction of a basement on the lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0006-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the "Single Family Residential Gross Density Zone (RF-G)" from 7.5 metres to 5.6 metres to the principal building face and from 5.5 metres to 3.5 metres to a covered veranda; and
 - (b) to reduce the minimum rear yard setback of the "Single Family Residential Gross Density Zone (RF-G)" from 7.5 metres to 5.7 metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RF-G
North:	Single Family Residential	Urban	RF-G
East (Across 134 Street):	Single Family Residential	Urban	RF
South:	Single Family Residential	Urban	RF-G
West:	Single Family Residential	Urban	RF-G

Context & Background

- The subject property, 6655 – 134 Street, is an interior lot on the west side of 134 Street, located north of 66A Avenue.
- The property is zoned "Single Family Residential Gross Density Zone (RF-G)", and designated "Urban" in the Official Community Plan (OCP).
- On April 24, 2017, Council passed Resolution R17-1140 to Terminate Land Use Contract No. 373 to allow the existing underlying RF-G Zone to come into effect within the surrounding neighbourhood. One home in the surrounding neighbourhood has been rebuilt following the termination of the Land Use Contract complying with the RF-G Zone at 6659 – 133B Street and was not subject to a Special Building Setback.
- The homes within the surrounding neighbourhood are setback from fronting streets at varied distances within a range of 2.6 metres to 14.0 metres. The homes in this area along the west side of 134 Street have reduced front yard setbacks within a range of 2.6 metres to 3.9 metres.

- The depth of services for the subject property does not allow for a basement to be accommodated within the proposed new home. The proposed variance will ensure that the property owners can build a home with a functional floor plan.
- The existing dwelling on the property has a front yard setback of approximately 3.4 metres and a rear yard setback of approximately 3.5 metres. The proposed front yard setback of 3.8 metres to a covered front veranda is consistent with the front yard setback of adjacent lots along the west side of 134 Street, which ranges from 2.6 metres to 3.9 metres. The proposed rear yard setback of 5.7 metres to the edge of the rear deck will allow for a functional rear yard that is greater than what currently exists on the property.
- The proposed dwelling will be located such that no bylaw sized trees are proposed to be removed with redevelopment of the property.
- There is an existing easement registered on the title of the property that requires a 1.8 metres side yard setback from the north property line. When the surrounding neighbourhood was initially developed under Land Use Contract No. 373 this easement was registered over lots for the benefit of immediately adjoining lots as portions of the buildings erected encroached onto the adjoining lots.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7920-0006-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

SR/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0006-00

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: 005-339-413

Lot 245 Southeast Section 17 Township 2 New Westminster District Plan 55006

6655 - 134 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 17, Section F of Setbacks of "Single Family Residential Gross Density Zone (RF-G)" the required front yard setback is reduced from 7.5 metres (25 ft.) to 5.6 metres (18 ft.) for the front building face and from 5.5 (18 ft.) metres to 3.5 metres (11 ft.) for a covered veranda; and
 - (b) In Part 17, Section F of Setbacks of "Single Family Residential Gross Density Zone (RF-G)" the required rear yard setback is reduced from 7.5 metres (25 ft.) to 5.7 metres (19 ft.).
4. This development variance permit applies to only the 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

Schedule A



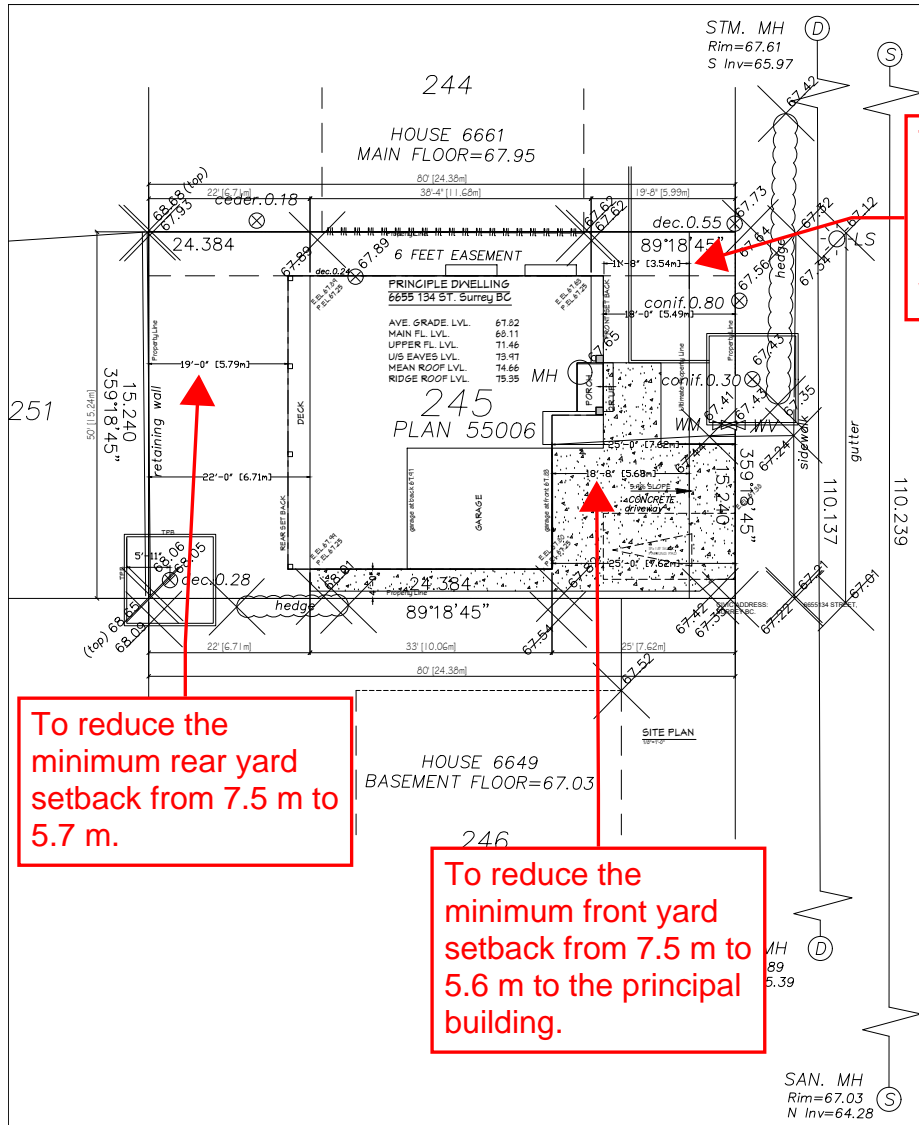
ZONING ANALYSIS

ADDRESS:	6655 134 St V3W 4S5
FDLID:	6171-89402-3
PID:	005-339-413
PLAN:	55006-2 55006-1
PLAN DESCRIPTION	LOT 245 SECTION 17 TOWNSHIP 2 PLAN NWP55006 NWD
PLAN TYPE:	Subdivision
ZONING:	RF-G
LOT AREA	: 4001 Sq.ft (372m ²)
PERMITTED FLOOR AREA	: 4001x.60 = 2400 Sq. Ft. (incl 300 garage)
PROPOSED FLOOR AREA RATIO	: MAIN FLOOR (INCLUDING GARAGE) 1400 Sq.ft + SECOND FLOOR 996.19 Sq.ft = 2396.19 Sq.ft
PERMITTED TDP FLOOR AREA	: 80% X 1400 Sq.ft = 1120 Sq.ft
PROPOSED TOP FLOOR AREA	: 1092.77 Sq.ft
PERMITTED DECK AREA (150 Sq.ft RESERVED FOR FRONT)	: 10% X 4001 Sq.ft = 400 Sq.ft = 240 Sq.ft
PROPOSED DECK AREA	Front Entry Deck = 24 Sq.ft Rear deck = 120 Sq.ft = 144 Sq.ft
PERMITTED LOT COVERAGE	: 45% X 4001 Sq.ft = 1800.45 Sq.ft
PROPOSED LOT COVERAGE	: 1400 Sq.ft BLDG + 24 Sq.ft PORCH + 120 Sq.ft DECK + 21 Sq.ft Hutch = 1565 Sq.ft
PERMITTED BUILDING HEIGHT	: 30FT (9.0M)
PROPOSED BUILDING HEIGHT	: 21'-6" (6.55M)

To reduce the minimum front yard setback from 5.5 m to 3.5 m to a covered veranda.

To reduce the minimum rear yard setback from 7.5 m to 5.7 m.

To reduce the minimum front yard setback from 7.5 m to 5.6 m to the principal building.



SPECIFICATIONS AND GENERAL NOTES:

GENERAL NOTES

1. WATERPROOF WALLBOARD REQUIRED AS TILE BASE AROUND TUBS AND SHOWERS AS PER BCBC 9.29.10.4.
2. CEILING AND WALLS TO HAVE 6 ml U.V. POLY FULLY CALLED AS PER BCBC 9.25.2.3
3. 5/8" DRILLWALL REQUIRED TO CEILING MEMBERS AT 24" O.C. AS PER BCBC 9.29.5.3.
4. PROVIDE 5" GRAVEL AS PER BCBC 9.14.4.2 AND 6 ml U.V. POLY AS PER BCBC 9.13.6 UNDER SLAB
5. A BOND BREAKING MATERIAL IS REQUIRED BETWEEN FOUNDATION AND SLABS
6. DOORS BETWEEN GARAGE AND DWELLING TO BE A SOLID CORE, SELF CLOSING, WEATHER STRIPPED DOOR AS PER BCBC 9.10.1.1.5.
7. THICKEN SLAB AT GARAGE ENTRY AS PER STRUCTURAL DRAWINGS.
8. HEATING SYSTEM IS RADIANT HEAT FOR ALL FLOORS
9. ENGINEERED ROOF TRUSS DESIGN REQUIRED PRIOR TO INSTALLATION.
10. PROVIDE 8" CLEARANCE BETWEEN GRADE AND SIDING.
11. PRIOR TO FRAMING AND INSPECTION SUBMIT MECHANICAL VENTILATION: CONDITIONING AND LETTER OF SUPERVISION & PROF. ENG. OR CERTIFIED H.R.A.I. OR HVAC TECHNICIAN.
12. DWELLING SECURITY AS PER 9.6.6
13. PROVIDE FLASHING BETWEEN HORIZONTAL INTERSECTION OF DIFFERING WALL FINISHES.

NOTES FOR ROOF SPACE VENTILATION

1. UNIFORMLY DISTRIBUTE VENTILATION TO FLAT AND VAULTED ROOFS TO 1/150 OF INSULATED CEILING AREA.
2. PROVIDE 2x2 CROSS PURLING TO FLAT, VAULTED CEILINGS AND DECKS OVER LIVING AREAS.
3. PROVIDE MIN. 2-1/2" CLEARANCE BETWEEN ROOF SHEATHING AND INSULATION.
4. PROVIDE MIN. 1" CLEARANCE BETWEEN TOP OF ROOF, JOIST AND INSULATION.
5. VENTILATE ATTIC SPACES TO 1/300 OF INSULATED CEILING AREA.
6. ROOF VENTS MUST BE UNIFORMLY DISTRIBUTED WITH A MIN. OF 25% IN EAVES AND 25% IN ROOF TOP.
7. PROVIDE ATTIC ACCESS OF 1'-0" X 2'-4" AND WEATHER-STRIP HATCH.

GENERAL
THIS BUILDING IS DESIGNED UNDER PART 9 OF THE BRITISH COLUMBIA BUILDING CODE-2018 EDITION OCCUPANCY CLASS (C).

SOME SPECIFICATIONS ON THESE DRAWINGS ARE BEYOND THE LIMITS OF THIS SECTION OF THE CODE AND MAY REQUIRE REVIEW BY A PROFESSIONAL ENGINEER AT THE DISCRETION OF THE LOCAL BUILDING AUTHORITY.

THIS MAY INCLUDE THE REQUIREMENT FOR FIELD INSPECTION TO ENSURE THAT CRITICAL BUILDING COMPONENTS ARE CORRECTLY INSTALLED.

IF REQUIRED, SUCH REVIEWS SHALL BE FOR THE ACCOUNT OF THE OWNER/BUILDER THE OWNER OR BUILDER SHALL ENSURE THAT THE CONSTRUCTION COMPLIES WITH ALL NATIONAL, PROVINCIAL AND LOCAL LATEST REGULATIONS.

THE OWNER OR BUILDER SHALL INSTALL ALL MATERIALS, EQUIPMENT AND COMPONENTS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS WITHIN ACCEPTED METHODS OF BUILDING PRACTICE.

THE OWNER OR BUILDER SHALL VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE DRAWINGS ANY VARIANCES WITHIN THE DRAWINGS OR SPECIFICATIONS OR FROM CONDITIONS ENCOUNTERED ON THE JOB SITE SHALL BE RESOLVED BY THE OWNER OR BUILDER AND SUCH SOLUTION SHALL BE THEIR SOLE RESPONSIBILITY.

DIMENSIONS SHALL IN ALL CASES TAKE PRECEDENCE TO SCALE, IF REQUIRED STAIRS, RAMPS, HANDRAILS AND GUARDRAILS OR CHANGES AT SITE NEED TO COMPLY WITH THE BCBC-2018 EDITION.

GENERAL NOTES

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

PROJECT NAME AND ADDRESS

JD Projects
PROPOSED SINGLE FAMILY DWELLING FOR
6655 134 ST. SURREY BC.

TITLE SITEPLAN

DATE	APR 2020	DESIGNED BY	GSM
SCALE	1/4" = 1'-0"	CHECKED BY	PARVEEN
SHEET	1-4		

GeoSpace
Consulting
TEL: (604) 783-9298
EMAIL: geospacec@gmail.com
ADDRESS: 208, 8334 128 Avenue
SURREY, B.C.