

PROPOSAL:

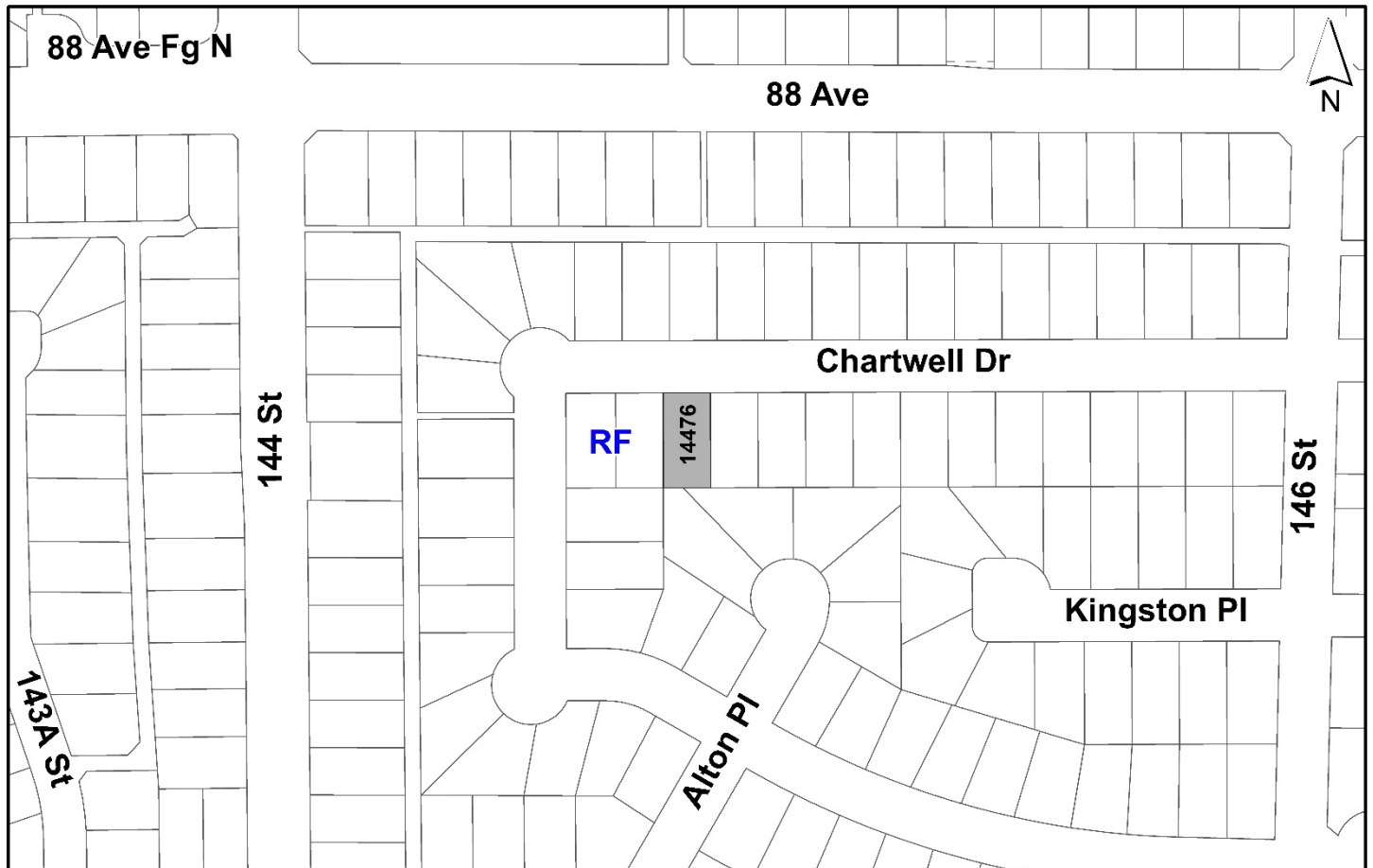
- **Development Variance Permit**

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: 14476 - Chartwell Drive

ZONING: RF

OCP DESIGNATION: Urban



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 along Chartwell Drive.
- 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. 7920-0174-00 (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 6.7 metres to the principal building, 6.5 metres to the porch columns and 6.0 metres to the base of the porch stairwell; and
 - (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 1.8 metres to the principal building and 0.6 metres to the sunken basement well.

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 14476 - Chartwell Drive and is approximately 18.3 metres in width and 36.6 metres 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 12 metre 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 rear yard setback of principal buildings on lots containing a natural gas transmission right-of-way shall not be less than 7.5 metres 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 1.8 metre setback from the ROW to the principal building and 0.6 metre setback from the ROW to the sunken basement well 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 7.5 metres to 6.7 metres to the principal building, 6.5 metres to the porch columns and 6.0 metres to the base of the porch stairwell. 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 7.5 metre 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. However, given that neighboring properties are achieving similar rear yard setbacks from the Fortis BC right of way, they support the City's recommendation.
- The applicant acknowledges that varying the setback to 0.6 metre 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.

Fortis BC: Fortis BC has no objection to the project.

POLICY & BY-LAW 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 By-law

- The subject property is zoned RF.

Variances

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 6.7 metres to the principal building, 6.5 metres to the porch columns and 6.0 metres to the base of the porch stairwell; and
- 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 1.8 metres to the principal building and 0.6 metres to the sunken basement well.
- 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.
- A similar variance request was approved by Council on April 6, 2020 for the property at 14494 – Chartwell Drive (Application No. 7919-0324-00).
- Staff support the requested variances to proceed to public notification.

TREES

- Russ Vankoughnett, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd., prepared an Arborist Assessment for the subject property.
- The Arborist Assessment states that there are no mature trees on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7920-0174-00
- Appendix III. Tree Management Plan

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/CM

ZONING CALCULATIONS:
14476 CHARTWELL DRIVE, SURREY - ZONE RF

LOT AREA = 7203 SQFT
ALLOWED LOT COVERAGE = 2708 SQFT
ALLOWED FAR = 4021 SQFT
PROPOSED LOT COVERAGE = 2534.28 SQFT
PROPOSED FAR = 3765.53 SQFT

MAIN FLOOR AREA: 1879.50 SQFT
GARAGE AREA: 421.50 SQFT
TOTAL: 2301.00 SQFT

UPPER FLOOR AREA: 1664.53 SQFT
OPEN TO BELOW + STAIRS: 200 SQFT
NET UPPER FLOOR: 1464.53 SQFT

PORCH: 55.50 SQFT
COVERED DECK @ MAIN FLOOR: 114.93 SQFT
UNCOVERED DECK @ UPPER FLOOR: 422.45 SQFT
COVERED DECK @ UPPER FLOOR: 58.33 SQFT

MAIN FLOOR: 2301.00 SQFT (INCL GARAGE SQFT)
UPPER FLOOR: 1464.53 SQFT
TOTAL: 3765.53 SQFT

BASEMENT AREA: 1879.50 SQFT
2 BEDROOM SUITE AREA: 687.19 SQFT
SUNKEN WELL: 138.54 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 9.36.2.10(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

MAX. LOT COVERAGE
ALLOWED: 2708 SQFT

MAX. ACHIEVABLE
COVERAGE WITHOUT
VARIANCE: 1460 SQFT

PROPOSED COVERAGE
WITH VARIANCE: 2534 SQFT

NOTE:
CHECK ALIGNMENT OF
DRIVEWAY
LEFT/OWN PRIOR TO
CONSTRUCTION

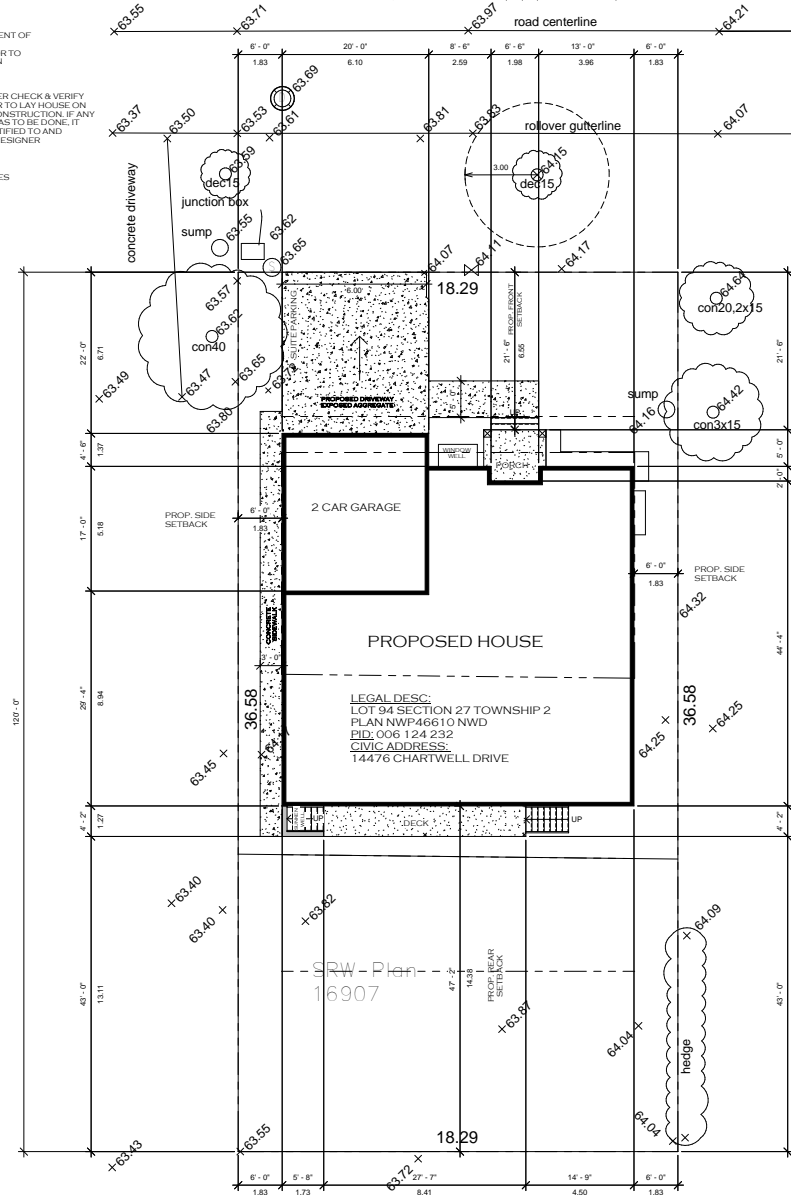
NOTE:
OWNER/BUILDER CHECK & VERIFY
WITH SURVEYOR TO LAN HOUSE ON
LOT BEFORE CONSTRUCTION. IF ANY
ADJUSTMENT HAS TO BE DONE IT
SHOULD BE NOTIFIED TO AND
APPROVED BY DESIGNER

MUST MAINTAIN
EXISTING GRADES
@ PROP. LINES



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

CHARTWELL DRIVE



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.

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Ph. 604-593-7070

info@villadesigns.ca

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Sonny Dhillon

PH. - 604 780 2666

Email: msd8008@gmail.com

No.	Description	Date

14476 Chartwell Drive
Surrey, B.C.

**SITE PLAN, NOTES &
CALCULATIONS**

Project number PVDL-19-1010-NC

Date 10 JULY 2020

Drawn by HB

Checked by GS

A1

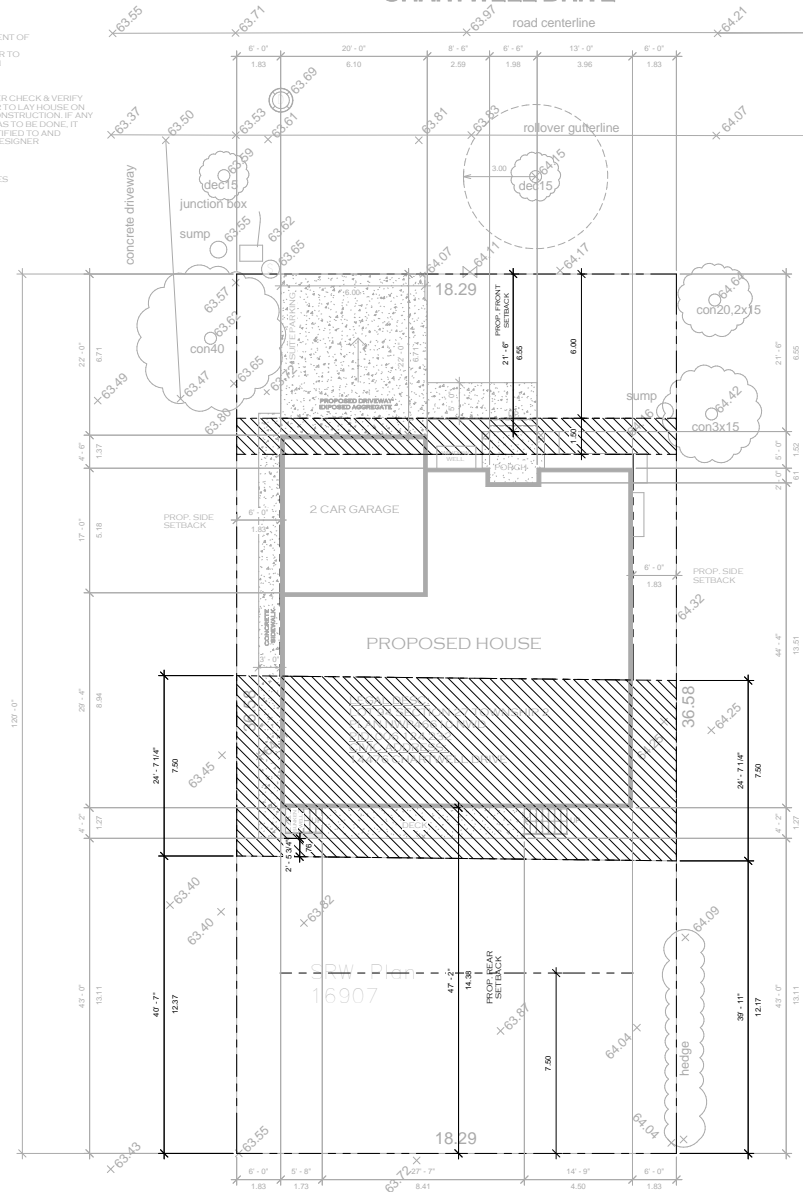
Scale 1/8" = 1'-0"

CHARTWELL DRIVE

NOTE:
CHECK ALIGNMENT OF DRIVEWAY
LET DOWN PRIOR TO CONSTRUCTION

NOTE:
OWNER/BUILDER CHECK & VERIFY WITH SURVEYOR TO LAY HOUSE ON LOT BEFORE CONSTRUCTION. IF ANY ADJUSTMENT HAS TO BE DONE, IT SHOULD BE NOTIFIED TO AND APPROVED BY DESIGNER

MUST MAINTAIN EXISTING GRADES @ PROP. LINES



MAX. LOT COVERAGE ALLOWED: 2708 SQFT

MAX. ACHIEVABLE COVERAGE WITHOUT VARIANCE: 1460 SQFT

PROPOSED COVERAGE WITH VARIANCE: 2534 SQFT

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

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No.	Description	Date

14476 Chartwell Drive
Surrey, B.C.

SITE PLAN DVP

Project number	PVDL-19-1010-NC
Date	10 JULY 2020
Drawn by	HB
Checked by	GS

A1.1

Scale 1/8" = 1'-0"

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0174-00

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: 006-124-232

Lot 94 Section 27 Township 2 New Westminster District Plan 46610

14476 - Chartwell Drive

(the "Land")

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

(a) 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 6.7 metres to the principal building, 6.5 metres to the porch columns and 6.0 metres to the base of the porch stairwell; and

(b) 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 1.8 metres to the principal building and 0.6 metres to the sunken basement well.

4. 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.

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

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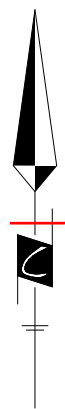
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To reduce the rear yard setback from the natural gas transmission right-of-way from 7.5 metres to 1.8 metres to the principal building.

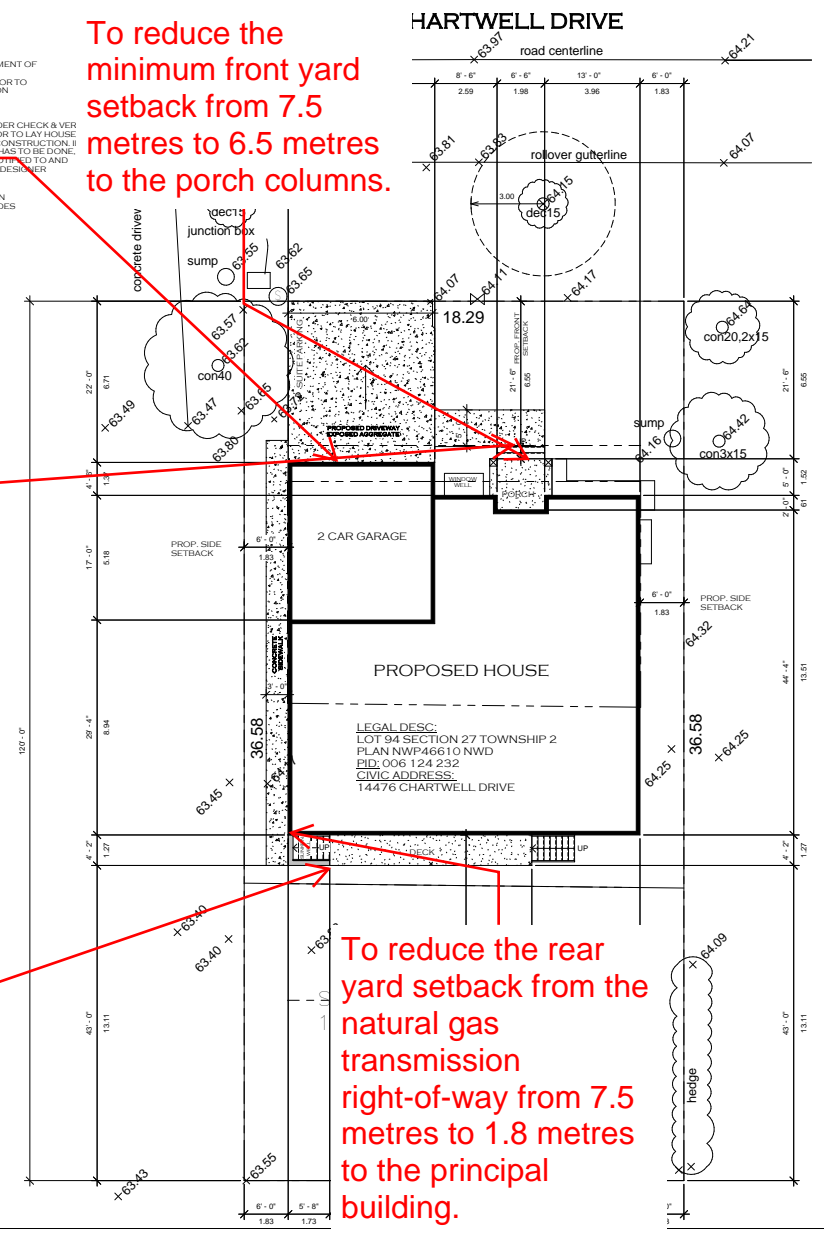
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Project number PVDL-19-1010-NC
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