

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0006-00

Planning Report Date: January 31, 2022

PROPOSAL:

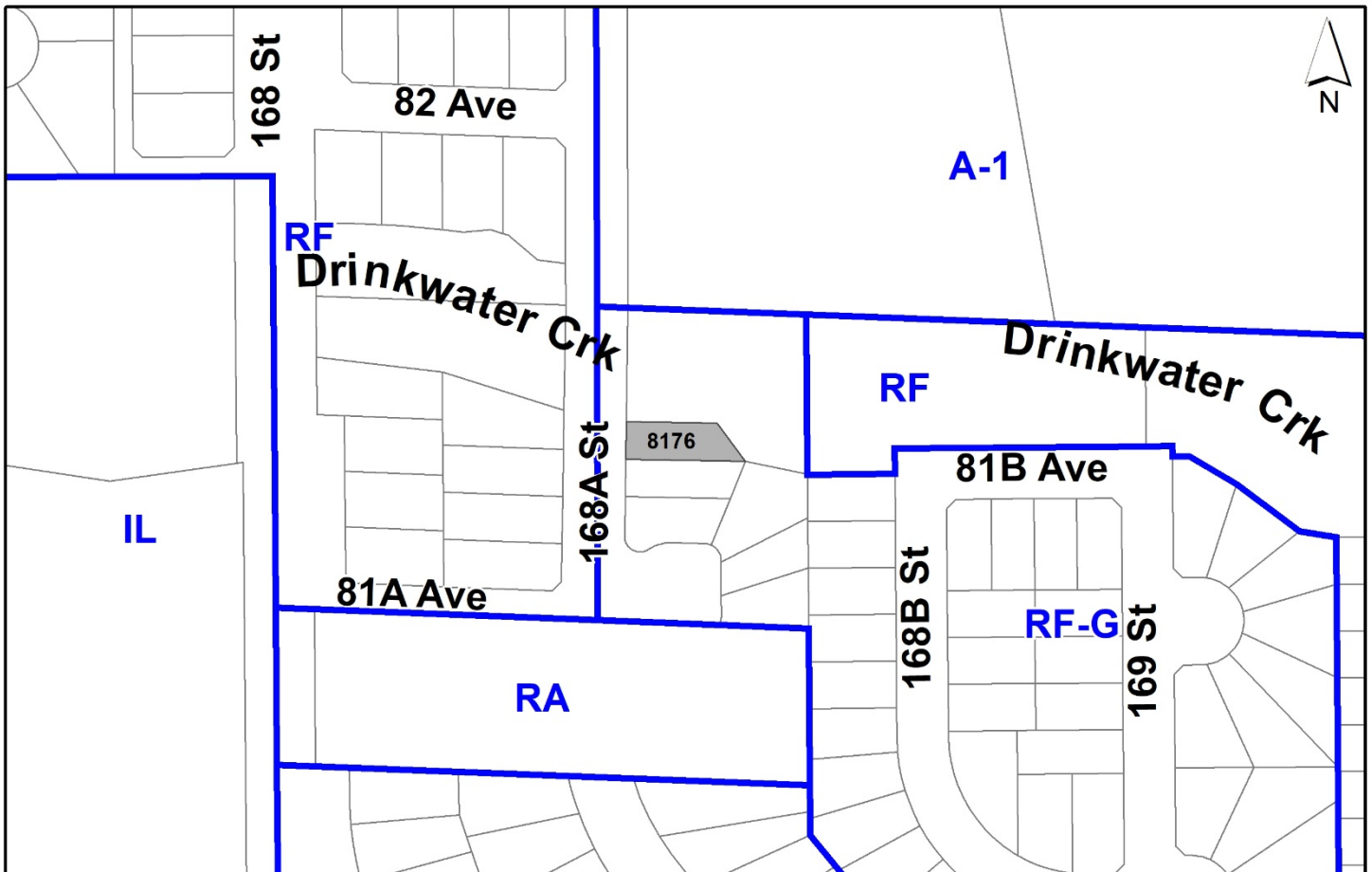
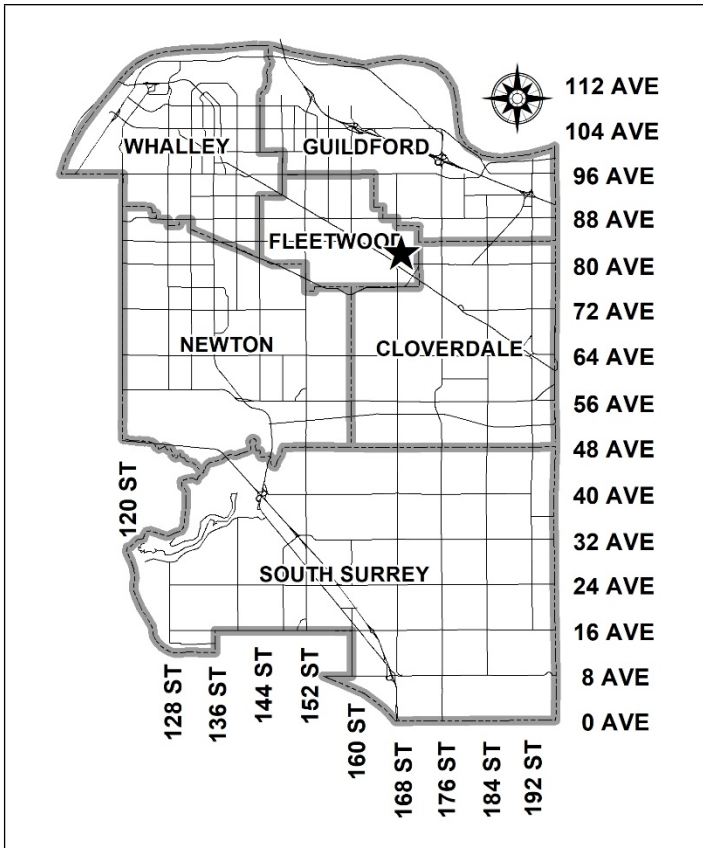
- Development Variance Permit

to reduce the minimum rear yard setback to construct an upper floor deck as an extension to the principal building.

LOCATION: 8176 - 168A 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

- The applicant is proposing to reduce the minimum rear yard setback requirement of the principal building in order to construct an upper floor deck as an extension to the dwelling above an existing accessory building (shed).

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 extension to the principal building [i.e., the deck and the external stairway] is located at the rear of the dwelling on top of an existing accessory building (shed) and will not affect the established streetscape. In addition, the dwelling will retain a full driveway for vehicle parking and the setback relaxation will not affect the existing outdoor yard space located at the rear of the lot.
- The proposed deck will be located on the north side of the lot, which abuts open space (Coast Meridian Park), and as such interface and privacy issues are not anticipated.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0006-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary Part 17 Single Family Residential Gross Density Zone of the Zoning By-law No. 12000 to reduce the minimum rear yard setback from 7.5 metres to 1.52 metres for a deck attached to the principal building.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	RF-G
North:	Public Park (Coast Meridian Park)	Urban	RF-G
East:	Public Park (Coast Meridian Park)	Urban	RF-G
South:	Single Family Dwelling	Urban	RF-G
West:	Single Family Dwelling	Urban	RF

Context & Background

- The subject lot is 405 square metres in size and is located at 8176 – 168A Street.
- The site is designated Urban in the Official Community Plan and currently zoned "Single Family Residential Gross Density (RF-G)" under the Surrey Zoning By-law No. 12000.
- Part 17 Section F of Zoning By-law 12000 states that the setback of a principal building from a rear property line in this zone shall be 7.5 metres. The applicant is proposing a 1.52 metres setback to a proposed deck attached to the principal building.
- The Zoning By-law 12000 defines a '*principal building*' as '*any building to accommodate a principal use*'. In contrast, the By-law defines an '*accessory building*' as '*a subordinate detached building in which the said building is:... (c) situated at a distance of not less than 1 m from an exterior wall of the main principal building to which it is accessory*'.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to reduce the minimum rear yard setback to a proposed deck attached to the principal building in the Single Family Residential Gross Density (RF-G) Zone.

- The applicant is proposing to construct a deck on top of an existing accessory building [i.e., the storage shed]. The deck will be connected to the principal building, making it an extension of the principal building in accordance with the By-law definitions outlined above, and therefore is subject to a rear setback requirement of 7.5 metres.
- The proposed extension to the principal building [i.e., the deck] is located at the rear of the dwelling and will not affect the established streetscape. In addition, the dwelling will retain a full driveway for vehicle parking.
- The proposed deck will be located on the north side of the lot, which abuts open space (Coast Meridian Park), and as such interface and privacy issues are not anticipated.
- The proposed deck will not affect the existing outdoor yard space located at the rear of the lot.

Referrals

Engineering: The Engineering Department 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 existing single family dwelling and proposed new principal building extension complies with the General Urban designation.

Official Community Plan

Land Use Designation

- The proposal supports the Sensitive Infill policy of the OCP. The existing dwelling and proposed principal building extension are appropriate in scale and density to the neighbourhood context. The proposed principal building extension is located at the rear of the dwelling and will not affect the existing neighbourhood character or streetscape.

Zoning By-law

- The applicant is requesting the following variances:
 - to vary Part 17 Single Family Residential Gross Density Zone (RF-G) to reduce the minimum rear yard setback from 7.5 metres to 1.52 metres for a deck attached to the principal building.
- The proposed extension to the principal building [i.e., the deck] is located at the rear of the lot and will not affect the established streetscape. In addition, the dwelling will retain a full driveway for vehicle parking.

- The proposed deck will be located on top of an existing accessory building [i.e., the storage shed] and connect to the dwelling. The proposal will not affect the existing outdoor yard space located at the rear of the site.
- The proposed deck will be located on the north side of the lot, which abuts open space (Coast Meridian Park), and as such interface and privacy issues are not anticipated.
- The existing dwelling with the proposed addition satisfies all other Single Family Residential Gross Density Zone (RF-G) regulations.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

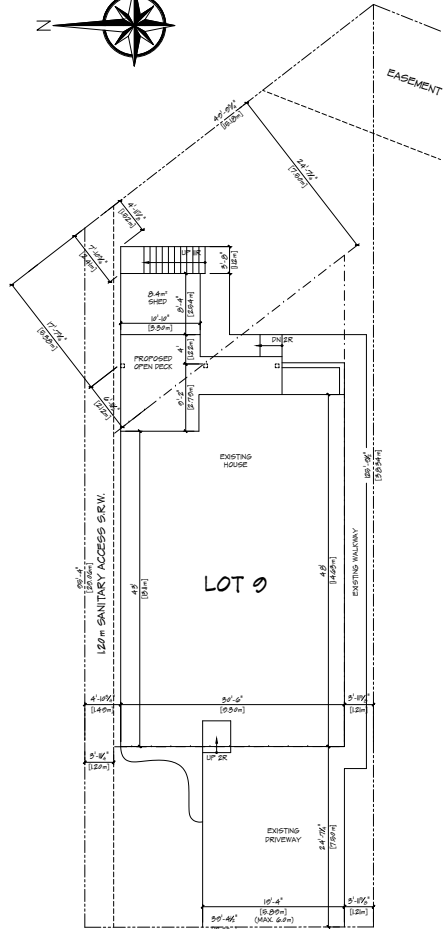
The following information is attached to this Report:

Appendix I. Site Plan and Building Elevations
Appendix II. Development Variance Permit No. 7922-0006-00

approved by Ron Gill

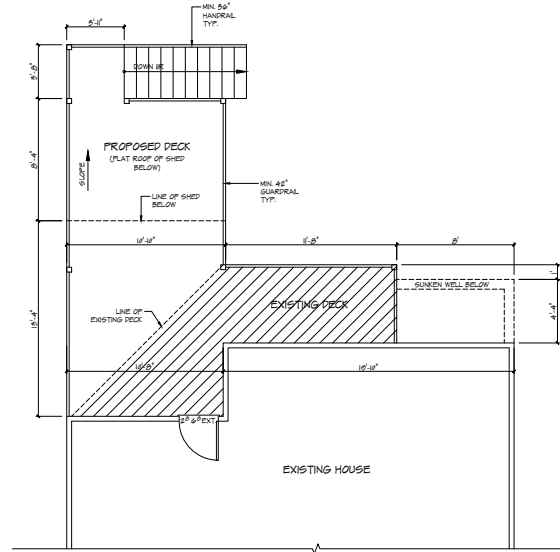
Ron Gill
Acting General Manager
Planning and Development

RO/cm



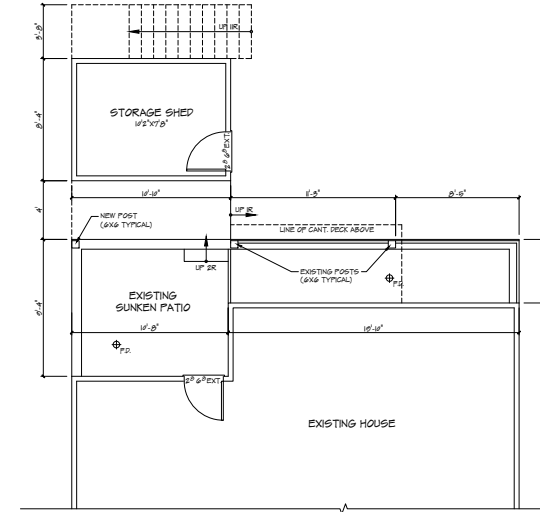
168A STREET

SITE PLAN
SCALE = 1/8" = 1'



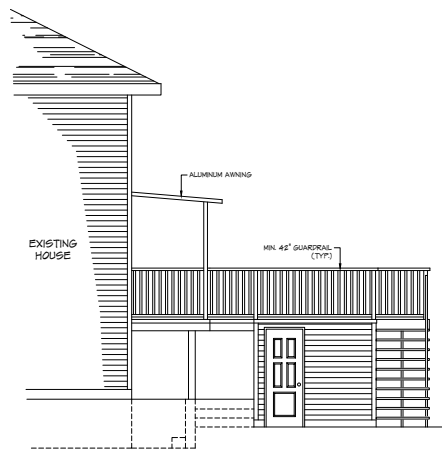
MAIN FLOOR
SCALE = 1/4" = 1'

EXISTING FLOOR AREA	1599 SQ. FT.
EXISTING DECK AREA	124 SQ. FT.
PROPOSED NEW DECK AREA	189 SQ. FT.
TOTAL COMBINED DECK AREA	313 SQ. FT.

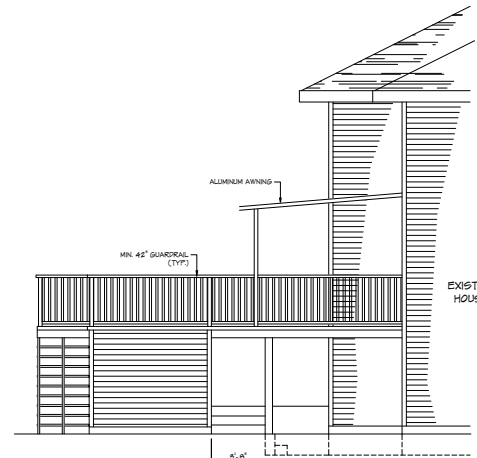


BASEMENT
SCALE = 1/4" = 1'

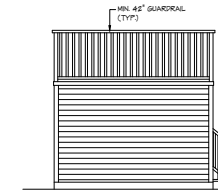
EXISTING FLOOR AREA	497 SQ. FT.
EXISTING SUNKEN PATIO AREA	126 SQ. FT.
PROPOSED SHED AREA	98 SQ. FT.



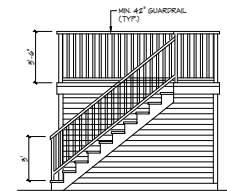
RIGHT ELEVATION
SCALE = 1/4" = 1'



LEFT ELEVATION
SCALE = 1/4" = 1'



FRONT ELEVATION
SCALE = 1/4" = 1'



REAR ELEVATION
SCALE = 1/4" = 1'

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

#	revision:	date:

- GENERAL NOTES:**
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE B.C.S.C. 2018 EDITION
 - WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
 - CONTRACTOR SHALL VERIFY ALL GRADING & ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK
 - ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK
 - ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF CSA A23.1 LATEST EDITION
 - CONCRETE STRENGTH AT 28 DAYS MIN IS MPa. 1 & 2# W/PS FOR FLOORS OR 3# W/PS FOR GARAGE SLABS
 - ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER
 - ALL PLYWOOD SHALL CONFORM TO CSA A12 LATEST EDITION
 - ALL NEW WINDOWS, DOORS & SKYLIGHTS & THEIR INSTALLATION SHALL COMPLY WITH NFPA STANDARDS & SPECIFICATIONS (7.4 B.C.S.C. 2018 EDITION)
 - ALL FRAMING & NAILING SHALL CONFORM TO B.C.S.C. 2018 PART 9 & BE DESIGNED TO CSA LATEST EDITION
 - ALL TRUSSESS SHALL BE DESIGNED & SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN B.C.
 - THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS
 - PROTECTIVE GRATE ENCLOSURES TO BE INSTALLED OVER WINDOW WELLS CONFORMING TO B.C.S.C. 2018 9.14.1(5)

LOT AREA	4440.6 SQ. FT. 44422.0
PROP. COVERED AREA (46%)	1927 SQ. FT. 1927 SQ. FT.
EXIST. COVERED AREA (46%)	1927 SQ. FT. 1927 SQ. FT.
FLOOR AREA EXTO GAR (50%)	2240 SQ. FT. 2240 SQ. FT.
MAIN FLOOR AREA	N/A 1924 SQ. FT.
UPPER FLOOR AREA	N/A 622 SQ. FT.
GARAGE AREA (RESERVED)	541 SQ. FT. 549 SQ. FT.
DECK AREA (OPEN FLOOR)	221 SQ. FT. 223 SQ. FT.
PROPOSED SHED AREA	177 SQ. FT. 98 SQ. FT.
SETBACKS	
FRONT YARD	7.60m
RIGHT SIDE	1.52m
LEFT SIDE	1.52m
EXISTING REAR YARD	7.60m
PROPOSED REAR YARD	7.60m
SHED REAR YARD SETBACK	1.83m

Clarke
custom homes

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ADDRESS: 1570 161A STREET
SURREY, B.C. V3R3K9

EMAIL: jenna.clarke@customhomes.ca
WEBSITE: www.clarkecustomhomes.ca
INSTAGRAM: @clarke.customhomes

CLIENT:
NAME: DAVE BUMBRACH
PHONE NO: 604-726-8879
EMAIL: dave@bumbrach.com

PROJECT:
PROPOSED IMPROVEMENTS
LOT 9 @ 1676 168A STREET
SURREY, B.C.

TITLE	SITE PLAN & SHED PLAN
PROJECT #	21-SUR-02A
SCALE	AS NOTED
DATE	NOV/2021
DRAFTER	J.C.
SHEET:	AI

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0006-00

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: 025-433-890
Lot 9 Section 30 Township 8 New Westminster District Plan LMP54217
8176 - 168A Street

(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 17 "Single Family Residential Gross Density Zone (RF-G)", the minimum rear yard setback for the principal building is reduced from 7.5 metres to 1.52 metres.
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.

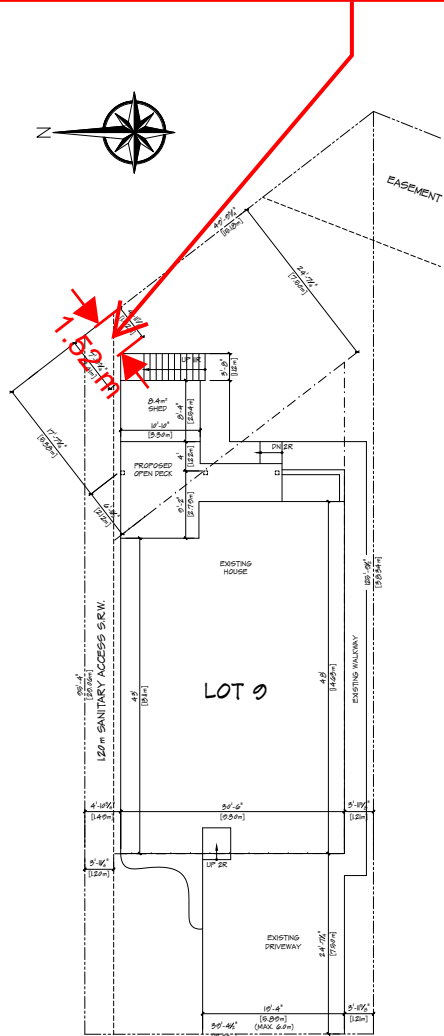
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit 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

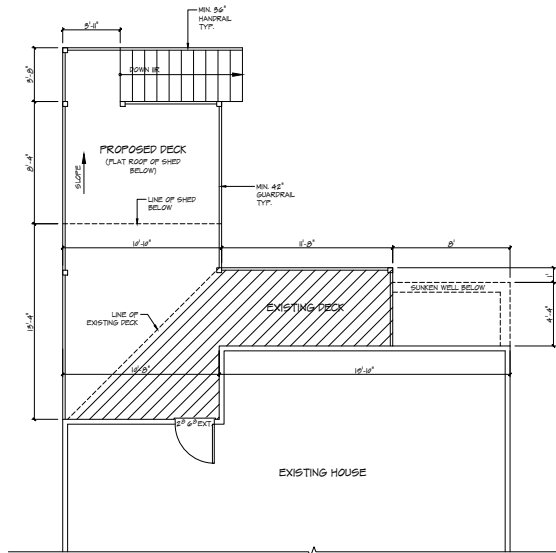
City Clerk – Jennifer Ficocelli

DVP to vary Part 17 Single Family Residential Gross Density Zone (RF-G) to reduce the minimum rear yard setback from 7.5 metres to 1.52 metres for the principal building.



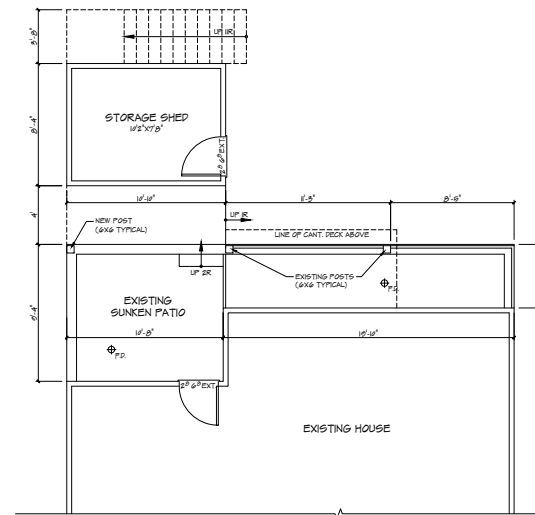
168A STREET

SITE PLAN
SCALE = 1/8" = 1'



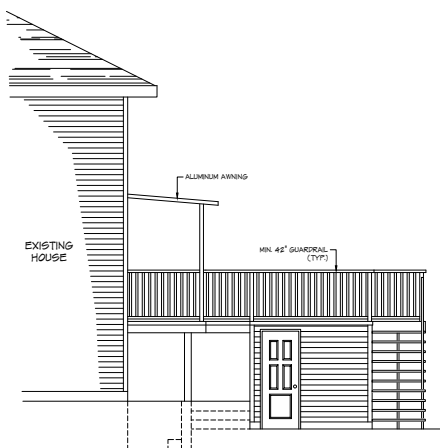
MAIN FLOOR
SCALE = 1/4" = 1'

EXISTING FLOOR AREA	8599 SQ. FT.
EXISTING DECK AREA	124 SQ. FT.
PROPOSED NEW DECK AREA	129 SQ. FT.
TOTAL COMBINED DECK AREA	253 SQ. FT.

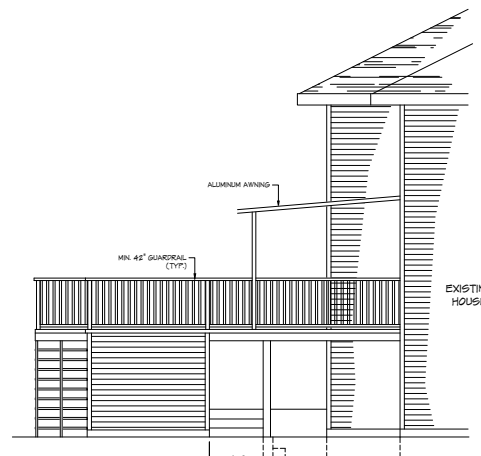


BASEMENT
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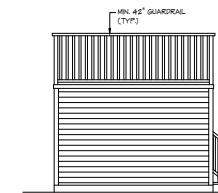
EXISTING FLOOR AREA	477 SQ. FT.
EXISTING SUNKEN PATIO AREA	126 SQ. FT.
PROPOSED SHED AREA	98 SQ. FT.



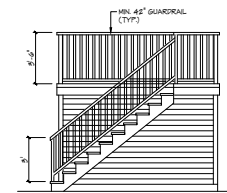
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LEFT ELEVATION
SCALE = 1/4" = 1'



FRONT ELEVATION
SCALE = 1/4" = 1'



REAR ELEVATION
SCALE = 1/4" = 1'

REVISION SCHEDULE	
#	date:

- GENERAL NOTES:**
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE B.C.S.C. 240 EDITION
 - WRITTEN DIMENSION SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
 - CONTRACTOR SHALL VERIFY ALL GRADING & ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK
 - ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK
 - ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENTS OF CSA 3482 LATEST EDITION
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 - PROTECTIVE GRATE ENCLOSURES TO BE INSTALLED OVER WINDOW WELLS CONFORMING TO B.C.S.C. 240 9.2(4)(9)

RF-G ZONING

LOT AREA	4440.6 SQ. FT. 414.17 m ²
PROP. COVERED AREA (46%)	1977 SQ. FT. 182.7 SQ. FT.
EXIST. COVERED AREA (46%)	1987 SQ. FT. 183.7 SQ. FT.
FLOOR AREA EXTO GAR.	2209 SQ. FT. 205.4 SQ. FT.
MAIN FLOOR AREA	N/A
UPPER FLOOR AREA	N/A
GARAGE AREA (RESERVED)	348 SQ. FT. 32.2 SQ. FT.
DECK AREA (UP/FAR)	251 SQ. FT. 23.3 SQ. FT.
PROPOSED SHED AREA	98 SQ. FT. 9.1 SQ. FT.
SETBACKS	
FRONT YARD	7.50m 7.58m
RIGHT SIDE	1.52m 1.51m
LEFT SIDE	1.52m 1.49m
EXISTING REAR YARD	7.50m 7.52m
PROPOSED REAR YARD	1.52m 1.50m
SHED REAR YARD SETBACK	1.01m 1.01m

Clarke
custom homes

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WEBSITE: www.clarkecustomhomes.ca
INSTAGRAM: @clarkecustomhomes

CLIENT:
NAME: DAVE BUMBRACH
PHONE NO: 604-726-8879
EMAIL: dave@bumbrach.com

PROJECT:
PROPOSED IMPROVEMENTS
LOT 9 @ 1676 168A STREET
SURREY, B.C.

TITLE	SITE PLAN & SHED PLAN	SHEET:
PROJECT #	21-SUR-02A	AI
SCALE	AS NOTED	
DATE	NOV/2021	
DRAFTER	J.C.	