

PROPOSAL:

- **Development Variance Permit**

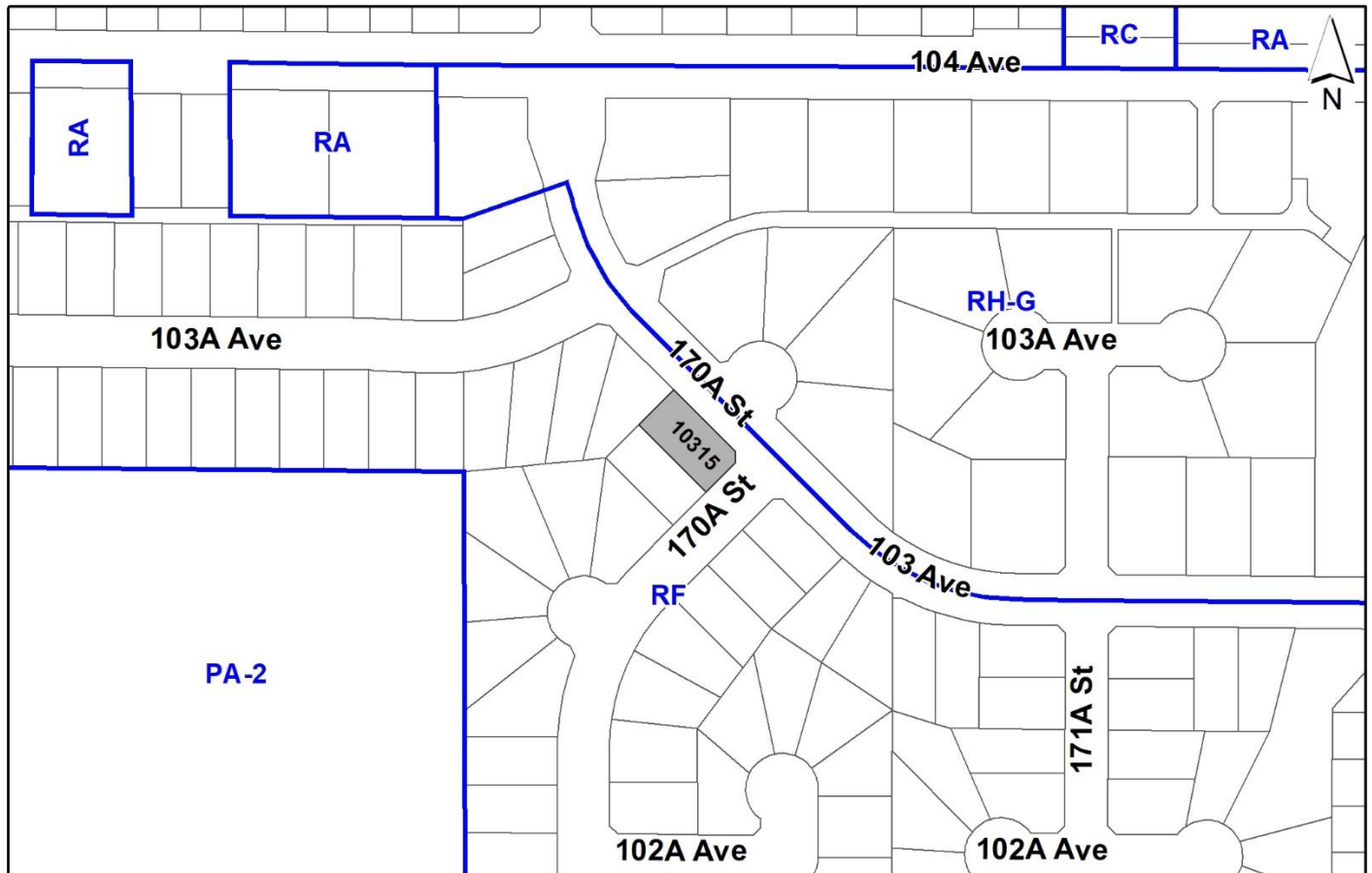
to vary the definition of *finished grade* in the Zoning Bylaw to accommodate construction of a new single family dwelling on the lot.

LOCATION: 10315 - 170A Street

ZONING: RF

OCP Urban

DESIGNATION:



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the definition of *finished grade* in the Zoning Bylaw 12000 to permit the use of a topographical survey plan, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was created, for purposes of establishing the *finished grade* on the subject lot.

RATIONALE OF RECOMMENDATION

- The applicant has applied for a building permit in order to build a new single family dwelling with a basement on the lot.
- Upon review, staff noted that the proposed new single family dwelling was designed using a new topographical survey plan (Appendix II) instead of the lot grading plan (Appendix I) that was approved when the subject lot was created as part of Development Application No. 7989-0176-00. The approved lot grading plan precludes the applicant from achieving an in-ground basement for their proposed new single family dwelling using current minimum building elevation (MBE) criteria.
- The new topographical survey plan reflects a lot grade that is slightly higher than the approved lot grading plan. This may be a result of previous landscaping works carried out on the subject property at some point in the past, or at the time of construction of the existing single family dwelling.
- The applicant is requesting the subject variance to permit the use of the new topographical survey plan (Appendix II) for the lot, in order to achieve an in-ground basement.
- An in-ground basement would allow for extra living space for the applicant's family and the provision of a secondary suite that will provide rental housing and help the applicant with rising living costs.
- No additional fill is being proposed, therefore, no anticipated interface impacts will result on neighbouring properties.
- The proposed topographical survey plan will not change the drainage pattern of the property.
- The variance will allow the applicant to commence building construction.
- Staff support the requested variance.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7923-0211-00 (Appendix IV), to vary the definition of *finished grade* in Part 1 “Definitions” of Zoning Bylaw 12000, as amended, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP	Existing Zone
Subject Site	Single Family Dwelling	Urban	RF
North (Across 170A Street):	Single Family Dwelling	Suburban	RH-G
East (Across 170A Street):	Single Family Dwellings	Urban	RF
South:	Single Family Dwelling	Urban	RF
West:	Single Family Dwelling	Urban	RF

Context & Background

- The subject site is a 692-square metre property located at 10315 - 170A Street in Fraser Heights. It is designated "Urban" in the Official Community Plan (OCP) and currently zoned "Single Family Residential Zone (RF)".
- The subject property was created as a lot through subdivision under Development Application No. 7989-0176-00 (Lot 25, Plan LMP 2969). A lot grading plan (Appendix I) was approved for this development site at the time of subdivision approval.
- The owners of the subject site have recently applied for a building permit to build a new single family dwelling with a basement. A new topographical survey plan (Appendix II) by Cameron Land Surveying Ltd. was used to design the proposed single family dwelling. Based upon the new topographical survey plan, the applicant can achieve a basement without additional fill.
- The approved lot grading plan (Appendix I) is over 30 years old. At that time, the minimum building elevation (MBE) criteria was different and the owners would have been permitted to have a basement.
- The City of Surrey’s MBE criteria have changed since the subject lot was created. The MBE criteria is based on predicted rainfall values in a 100-year storm event. Rainfall estimates have trended up in recent years, seeing a significant rise in MBE criteria in 2019-2020. Currently, MBE values are required to be above the 100-year stormwater flow elevations.
- Based upon current MBE criteria and using the approved lot grading plan, the owners would not be permitted a basement.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is seeking to vary the definition of *finished grade* in the Zoning Bylaw to permit the use of a current topographical survey plan, rather than the lot grading plan that was approved by the City at the time of subdivision, for the purposes of establishing the *finished grade* on the subject lot.
- Varying the definition of *finished grade* would allow the applicant to achieve a basement, subject to staff review.
- In accordance with the provisions of the Zoning Bylaw, an in-ground basement must have at least one-half of its volume below the *finished grade* (in order to be excluded from floor area calculations). *Finished grade* is used to establish both in-ground calculations as well as building height.
- *Finished grade* as defined in the Zoning Bylaw means:
 - (a) the rough grading elevation as identified on a lot grading plan, where such a plan has been approved by the City at the time of subdivision when the lot was created; or
 - (b) where there is no lot grading plan that was approved by the City at the time of subdivision when the lot was created, the lowest ground elevation existing prior to construction, as established on a legal survey by a registered British Columbia Land Surveyor, such ground elevation to include fill materials placed on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines.
- In the case of the subject lot, the City considers *finished grade* as the grade established by the lot grading plan (Appendix I) created and approved by the City when the lot was created through subdivision under Development Application No. 7989-0176-00.
- The existing lot grading plan (Appendix I) that was approved by the City under Development Application No. 7989-0176-00 precludes the applicant from achieving a single family dwelling with a basement using current MBE criteria.
- In order to achieve a 50% in-ground basement, the MBE values have to be above the 100-year stormwater flow elevations. Through the use of a new topographical survey plan (Appendix II), the proposed MBE value is above the 100-year stormwater flow elevation, which would potentially allow the applicant to achieve a basement without additional fill.
- The subject property contains a one-storey dwelling on a crawl space, with a 2-car garage. The applicant is proposing a two-storey dwelling with a basement and a 2-car garage. The property to the south (10295 170A Street) is two-storeys on a partial basement with a 2-car garage. The property to the west (10337 170A Street) is two-storeys with a basement and a 3-car garage.

- The streetscape elevation drawing (Appendix III) shows that using the topographical survey plan would not cause interface issues with the two neighbouring properties.
- The applicant proposes a roof pitch of 4:12, in order to comply with the maximum building height of the RF Zone as well as complement the single family dwellings in the immediate neighbourhood with similar roof pitches.

Referrals

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

Requested Variance

- The applicant is requesting the following variances:
 - To vary the definition of *finished grade* in Part 1 “Definitions” of Zoning Bylaw 12000, as amended, to permit the use of a topographical survey plan, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was created, for purposes of establishing the *finished grade* on the subject lot.
- The lot grading plan approved in 1989 is over 30 years old and precludes the applicant from achieving an in-ground basement for his proposed new single family dwelling using current MBE criteria.
- The proposed topographical survey plan will not change the drainage pattern of the property and is not anticipated to result in negative interface impacts on neighbouring properties.
- The applicant is not proposing additional fill on the property.
- The in-ground basement would allow for extra living space for the applicant’s family as well as for the provision of a rental secondary suite.
- The secondary suite will help address the rental housing shortage in the City and help the applicant with rising living costs.
- The variance will allow the applicant to commence building construction.
- Staff support the requested variance to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Approved Lot Grading Plan under Development Application
 No. 7989-0176-00
- Appendix II. Topographical Survey Plan
- Appendix III. Streetscape Elevation Drawing
- Appendix IV. Development Variance Permit No. 7923-0211-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

DQ/ar

TOPOGRAPHIC PLAN OF LOT 25, SECTION 6, TOWNSHIP 9, NWD, PLAN LMP2969

CIVIC ADDRESS: 10315 170A Street, Surrey, B.C.



SCALE — 1 : 250
All distances are in metres

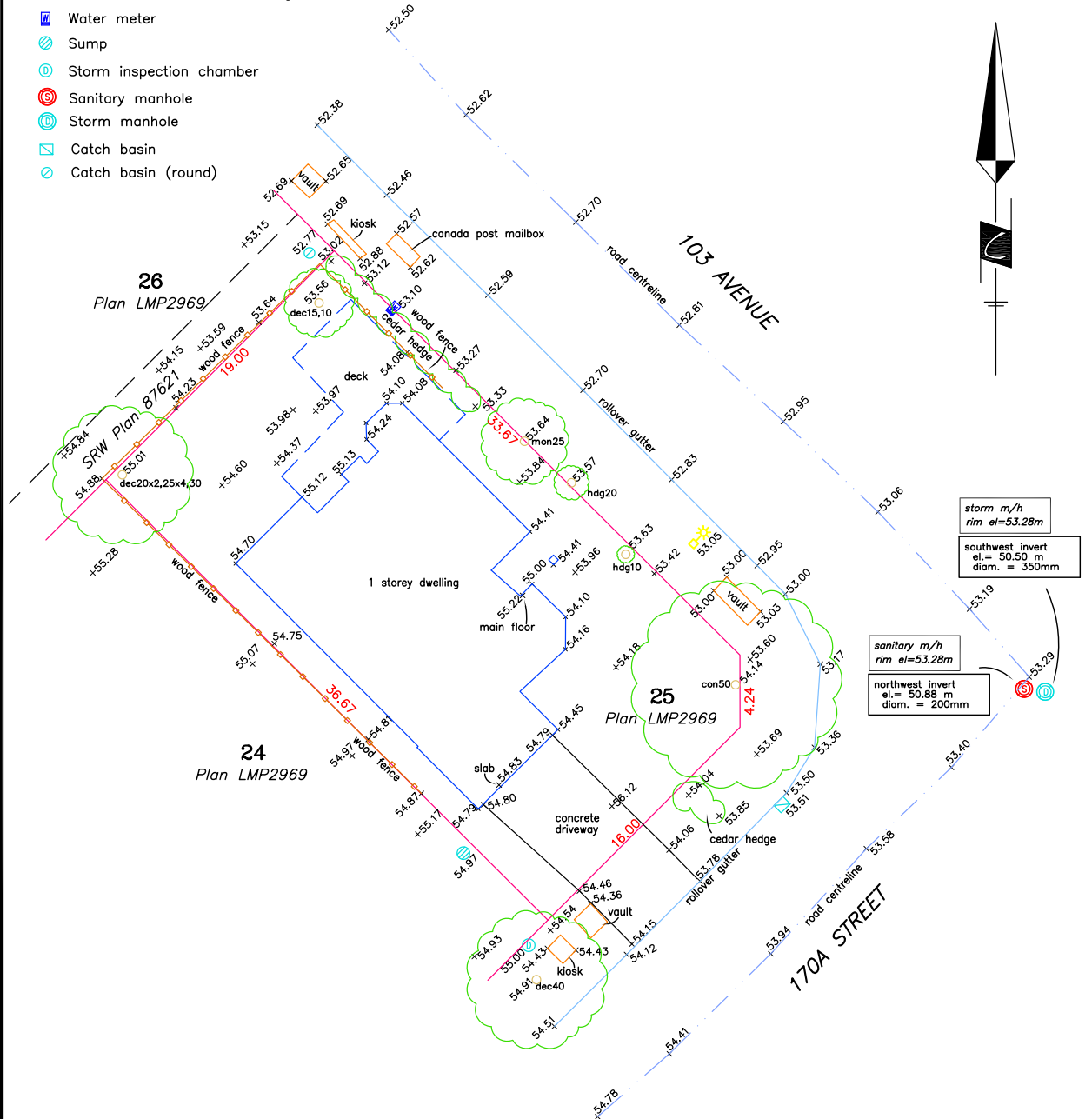
SURVEY LEGEND

- con40 Denotes 40cm dia Coniferous tree
- dec30 Denotes 30cm dia Deciduous tree
- mon25 Denotes 25cm dia Monkey puzzle tree
- hdg20 Denotes 20cm dia Cedar hedge tree

- Water meter
- Sump
- Storm inspection chamber
- Sanitary manhole
- Storm manhole
- Catch basin
- Catch basin (round)

NOTES:

- 1) Elevations are in metres and are geodetic.
- 2) Elevations are derived from Control Monument no. 5195 located on the centreline of 104 Avenue at junction with 170 Street. Elevation = 49.364 metres
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of Surrey Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Property lines derived from Land Titles Office records and field ties.
- 7) Trees are represented using a standard size symbol. This symbol does not represent the true size of the tree on the site.



storm m/h
rim el.=53.28m
southwest invert
el.= 50.50 m
diam. = 350mm

sanitary m/h
rim el.=53.28m
northwest invert
el.= 50.88 m
diam. = 200mm

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 7th day of June, 2021.

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234 – 18525–53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604–597–3777
File: 8121–TP

Sean Costello

B.C.L.S. (900)

This plan lies within the Metro Vancouver Regional District



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0211-00

Issued To:

(the Owners)

Address of Owners:

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: 017-666-627

Lot 25 Section 6 Township 9 New Westminster District Plan LMP2969

10315 - 170A Street

(the "Land")

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

(a) In Part 1 "Definitions" of Zoning Bylaw 12000, as amended, the definition of *finished grade* is varied to permit the use of the topographical survey plan in Schedule A, which is attached hereto and forms part of the Development Variance Permit, for purposes of establishing the *finished grade* on the subject lot, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was created.

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.

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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

TOPOGRAPHIC PLAN OF LOT 25, SECTION 6, TOWNSHIP 9, NWD, PLAN LMP2969

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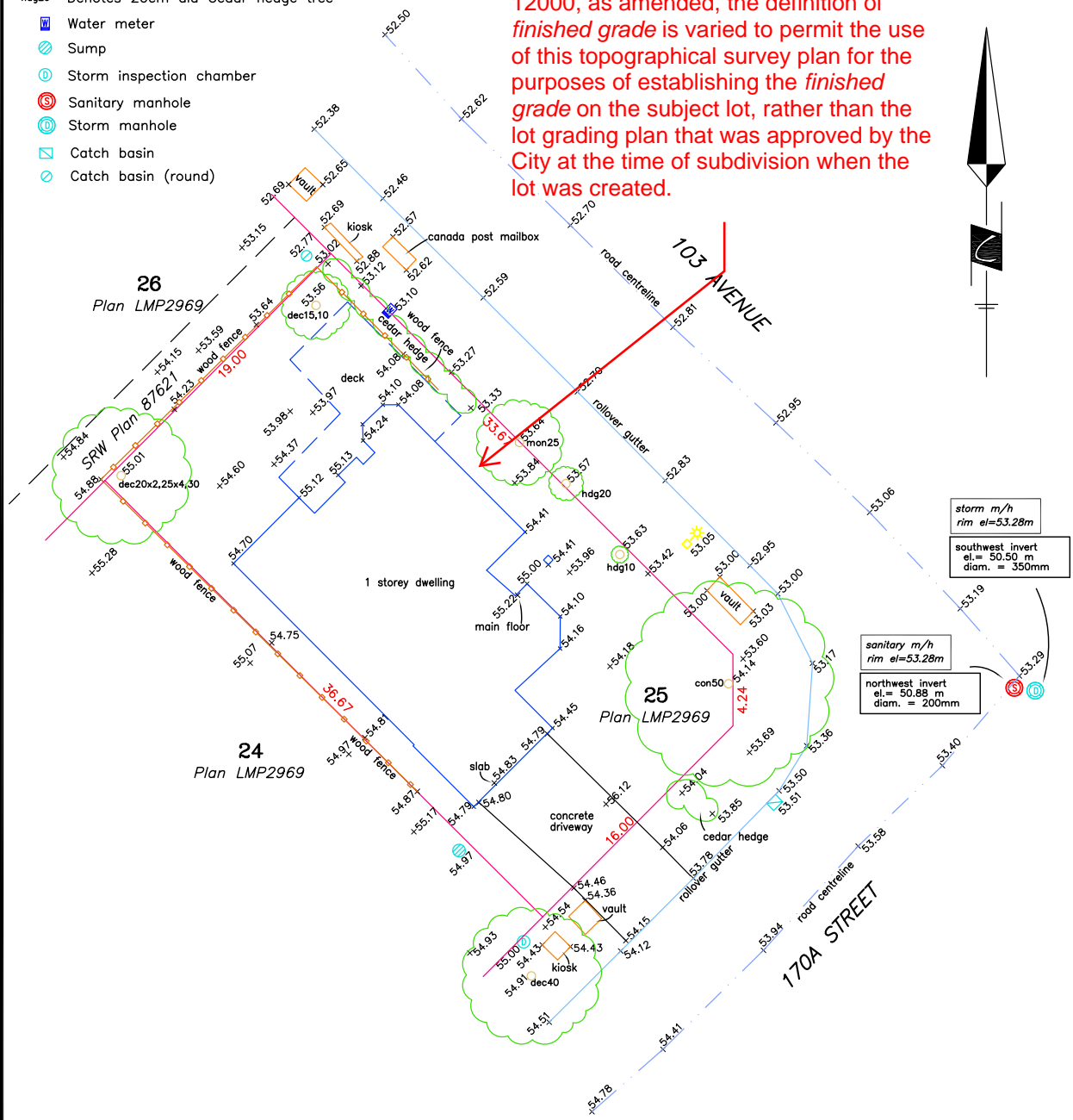
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In Part 1 "Definitions" of Zoning Bylaw 12000, as amended, the definition of finished grade is varied to permit the use of this topographical survey plan for the purposes of establishing the finished grade on the subject lot, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was created.



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rim el.=53.28m

southwest invert
el.= 50.50 m
diam. = 350mm

sanitary m/h
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This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 7th day of June, 2021.

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