

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0264-00

Planning Report Date: November 14, 2022

PROPOSAL:

- **Development Variance Permit**

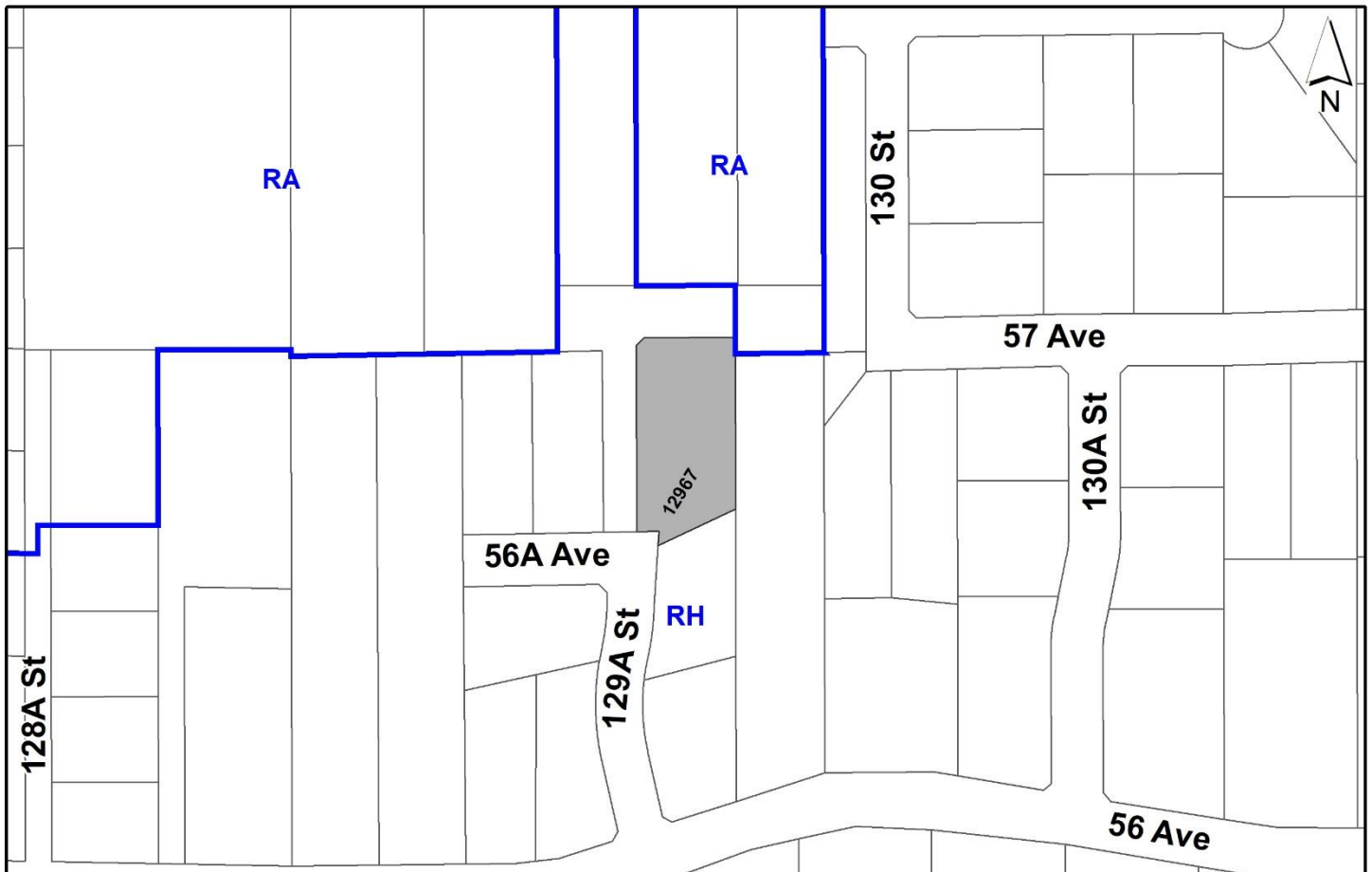
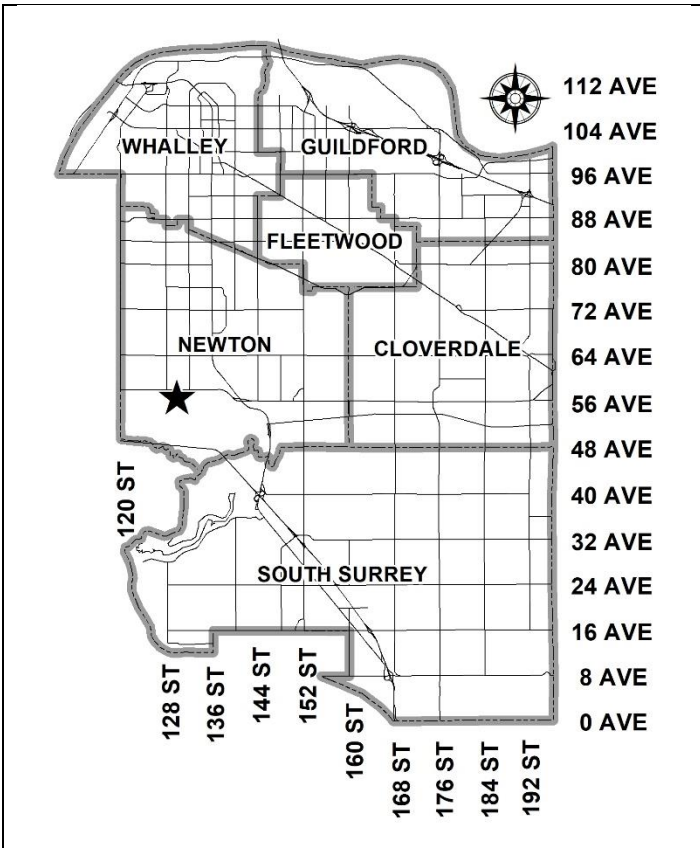
to increase the maximum size of a basement well in order to permit the construction of a new single-family dwelling.

LOCATION: 12967 - 56A Avenue

ZONING: RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential 1/2 Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to increase the allowable maximum basement well size of the "Half Acre Residential Zone (RH)".

RATIONALE OF RECOMMENDATION

- At the May 4th, 2020, Regular Council – Public Hearing meeting, Council approved a regulatory text amendment to Zoning Bylaw No. 12000 which introduced basement well encroachments into several single-family residential zones to provide consistency in the development regulations for single-family dwellings.
- The clause in Section J.2 of the "Single Family Residential Zone (RF)" was added to several zones, including the "Half-Acre Residential Zone (RH)", to restrict basement access and basement wells between the principal building and the rear lot line to a maximum of 28 square metres, including the stairs.
- The subject Building Permit Application for the proposed single-family dwelling was submitted before the regulatory text amendment to Zoning Bylaw No. 12000 was introduced at the May 4th, 2020, Regular Council – Public Hearing meeting.
- The proposed variance will allow the applicant to construct a new single-family dwelling with a basement well more proportional in size to the proposed new dwelling and lot size.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0264-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum area of a basement well (including stairs) from 28 square metres to 99 square metres in the "Half-Acre Residential Zone (RH)".

SITE CONTEXT & BACKGROUND

Direction	Existing Use	West Panorama Ridge LAP Designation	Existing Zone
Subject Site	Vacant	Suburban Residential (1/2 Acre)	RH
North:	Neighbourhood Park	Suburban Residential (1/2 Acre)	RH
East:	Single Family Residential	Suburban Residential (1/2 Acre)	RH
South:	Vacant	Suburban Residential (1/2 Acre)	RH
West:	Neighbourhood Park	Suburban Residential (1/2 Acre)	RH

Context & Background

- The subject site is approximately 2,760 square metres in size. It is designated "Suburban" in the Official Community Plan (OCP), "Suburban Residential ½ Acre" in the West Panorama Ridge Local Area Plan (LAP) and zoned "Half-Acre Residential Zone (RH)".
- The subject site was created under previous Development Application 7918-0308-00, which rezoned the original site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)", amended its designation under the West Panorama Ridge Local Area Plan (LAP) from "Suburban Residential 1 Acre" to "Suburban Residential ½ Acre", and subdivided the original site into three (3) single-family residential lots and one (1) neighbourhood park lot.
- City Staff are currently processing a Building Permit Application (2019-029344-00) for the proposed single-family dwelling. The Building Permit Application was submitted before a regulatory text amendment to Zoning Bylaw No. 12000 was introduced at the May 4th, 2020, Regular Council – Public Hearing meeting. The text amendment restricted basement well size between the principal building and rear lot line to a maximum of 28 metres.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit (DVP) to increase the maximum area of a basement well permitted on the lot under the "Half-Acre Residential Zone (RH)", from 28 square metres to 99 square metres to accommodate the construction of a new single-family dwelling.

Referrals

Engineering:	The Engineering Department has no objection to the project.
Parks, Recreation & Culture:	The closest active park is 71R – Neighbourhood Park which is adjacent to the subject property, and the closest natural area is 70C – Greenbelt which is 1.2 kilometers away.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Basement Well Size Variance

- The applicant is requesting the following variance:
 - to increase the maximum area of a basement well (including stairs) permitted from 28 square metres to 99 square metres in the "Half-Acre Residential Zone (RH)".
- At the May 4th, 2020, Regular Council – Public Hearing meeting, Council approved a regulatory text amendment to Zoning Bylaw No. 12000. This introduced basement well encroachments into several single-family residential zones to provide consistency in the development regulations for single-family dwellings.
- The clause present in Section J.2 of the "Single Family Residential Zone (RF)" was added to the "Half-Acre Residential Zone (RH)", to restrict basement access and basement wells between the principal building and the rear lot line to a maximum of 28 square metres including the stairs.
- While the maximum area permitted for a basement well of 28 square metres was taken directly from the RF Zone, the maximum permitted floor area ratio differs between the RF and RH zones. Under the RH Zone, the maximum house size permitted to be constructed on the subject site is approximately 700 square metres. In comparison, the maximum house size for an RF lot is restricted to 465 square metres.
- Prior to the By-law change there was no restriction on the size of basement well that could be constructed on an RH Zoned lot.

- The proposed variance will allow the applicant to construct a new single-family dwelling with a basement well more proportional in size to the proposed new dwelling and lot size.
- The proposed variance is not expected to have any off-site impacts. The proposed variance is located on the interior of the lot, and the affected portion of the subject site is not in close proximity to other single-family dwellings.
- Given that the subject Building Permit Application for the proposed single-family residential dwelling was submitted before the new regulations to the basement well size were introduced in the RH Zone, staff support the requested variance to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7922-0264-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JC/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0264-00

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: 031-324-495
Lot 3 Section 8 Township 2 New Westminster District Plan EPP95416
12967 - 56A Avenue

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section J Special Regulations of Part 14 "Half-Acre Residential Zone (RH)", the maximum area of a basement well is increased from 28 square metres to 99 square metres; including stairs.
4. This development variance permit applies to only 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.

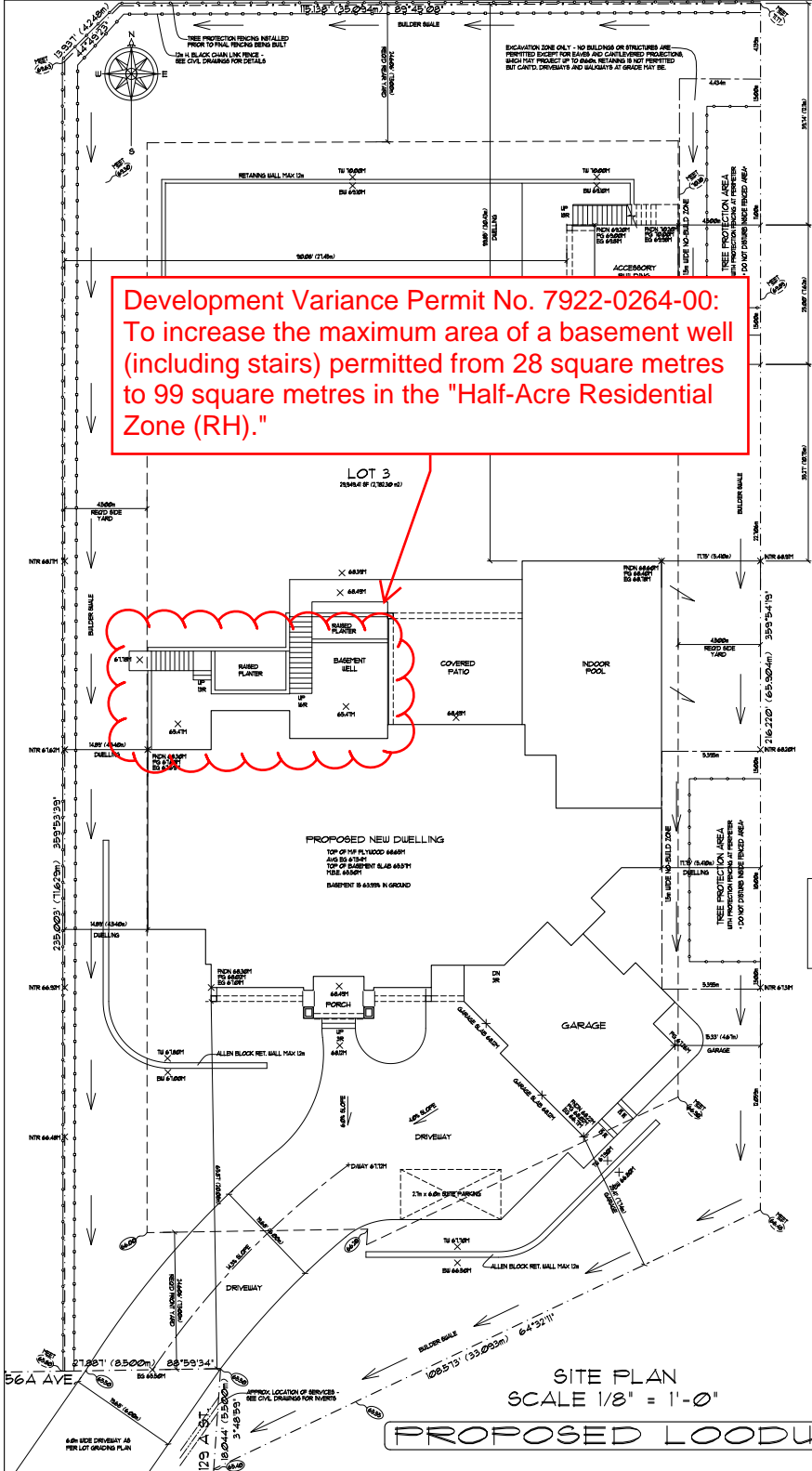
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

100 SOUTH BAYVIEW STREET
 SUITE 100
 VANCOUVER, BC V6A 3E3
 PHONE: 604-536-3370 FAX: 604-696-454
 E-MAIL: info@raymondsonterdesigner.ca



Development Variance Permit No. 7922-0264-00:
 To increase the maximum area of a basement well
 (including stairs) permitted from 28 square metres
 to 99 square metres in the "Half-Acre Residential
 Zone (RH)."

GENERAL PROJECT NOTES

- ALL EXISTING FOUNDATIONS SHALL BE REINFORCED WITH STEEL REINFORCEMENT AND CONCRETE SHALL BE CAST IN PLACE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURREY.
- THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURREY.
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OUTDOOR COVERED AREA CALCULATION:

PROPOSED FRONT RESERVING FOR FRONT	12.80 SQFT
RESERVING REPAIRING	30.80 SQFT
PROPOSED FRONT YARD RESERVING	89.60 SQFT
TOTAL FRONT OUTDOOR COVERED AREA	133.20 SQFT
TOTAL RESERVING REPAIRING	30.80 SQFT
TOTAL COVERED AREA AND RESERVE	164.00 SQFT
50% OUTDOOR COVERED AREA ALLOWANCE	82.00 SQFT
BALANCE COATED TOWARDS F.A.R.	82.00 SQFT

EXTENDED HEIGHT CEILING CALCULATION:

PROPOSED EXTENDED HEIGHT CEILING	50.80 SQFT
EXTENDED HEIGHT CEILING ALLOWANCE	25.40 SQFT
BALANCE COATED TOWARDS F.A.R.	25.40 SQFT

GROSS FLOOR AREA CALCULATION:

PROPOSED UPPER FLOOR AREA	176.00 SQFT
PROPOSED MAIN FLOOR AREA	42.80 SQFT
TOTAL FLOOR AREA	218.80 SQFT
PROPOSED GARAGE AREA	89.60 SQFT
RESERVING FOR GARAGE	30.80 SQFT
RESERVING REPAIRING	30.80 SQFT
ACTY. BLDG. AREA COATED TOWARDS F.A.R.	309.20 SQFT
TOTAL FLOOR AREA INCLUDING ACTY. BLDG.	309.20 SQFT

OUTDOOR COVERED AREA OVERAGE

PROPOSED GARAGE AREA	60.80 SQFT
TOTAL PROPOSED GARAGE FLOOR AREA	148.10 SQFT
MAX. PERMITTED GARAGE FLOOR AREA	148.10 SQFT

PROJECT INFORMATION

PROPERTY NAME	1234567890
ADDRESS	1234567890
OWNER	1234567890
DESIGNER	1234567890
DATE	1234567890

ZONING ANALYSIS

BUILDING SETBACKS

PRINCIPLE BLDG.	FRONT YARD	REAR YARD	SIDE YARD	HEIGHT	STAIRS
PROPOSED	12.80	30.80	89.60	12.80	30.80
EXISTING	12.80	30.80	89.60	12.80	30.80

BUILDING HEIGHTS

PRINCIPLE BLDG.	FRONT YARD	REAR YARD	SIDE YARD	HEIGHT	STAIRS
PROPOSED	12.80	30.80	89.60	12.80	30.80
EXISTING	12.80	30.80	89.60	12.80	30.80

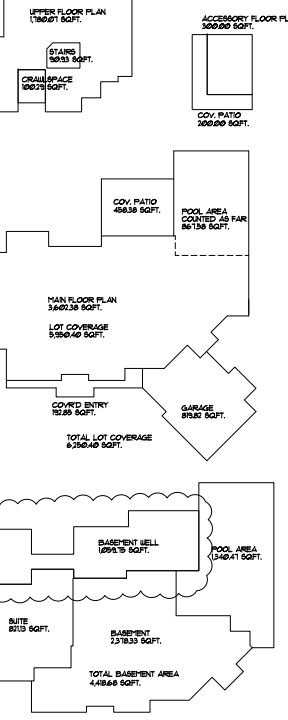
LOT AREA

LOT AREA	12,763.00 SQ. FT.
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FLOOR AREA RATIO

PROPOSED GROSS FLOOR AREA	1,760.00 SQ. FT.
PROPOSED GARAGE AREA	89.60 SQ. FT.
TOTAL PROPOSED GROSS FLOOR AREA	1,849.60 SQ. FT.
MAX. PERMITTED GROSS FLOOR AREA	1,481.00 SQ. FT.

AREA SCHEMATICS



SITE PLAN
 SCALE 1/8" = 1'-0"

AREA SCHEMATICS
 SCALE 1/16" = 1'-0"

PROPOSED LOT AND RESIDENCE

BUILDING HEIGHT

PRINCIPLE BLDG. HEIGHT	12.80' (3.96m)
PRINCIPLE BLDG. PROPOSED	12.80' (3.96m)
ACTY. BLDG. HEIGHT	12.80' (3.96m)
ACTY. BLDG. PROPOSED	12.80' (3.96m)

DRIVEWAY

DRIVEWAY WIDTH	12.80' (3.96m)
DRIVEWAY LENGTH	12.80' (3.96m)
DRIVEWAY AREA	164.00 SQ. FT.

DRIVEWAY NOTES

- DRIVEWAY SHALL BE CONCRETE OR ASPHALT.
- DRIVEWAY SHALL BE 12.80' WIDE AND 12.80' LONG.
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DRIVEWAY TABLE

DRIVEWAY	ALLOWABLE SLOPE	MIN. WIDTH	MIN. LENGTH
PROPOSED	1:10	12.80'	12.80'

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