

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0278-00

Planning Report Date: November 4, 2024

PROPOSAL:

- **Development Variance Permit**

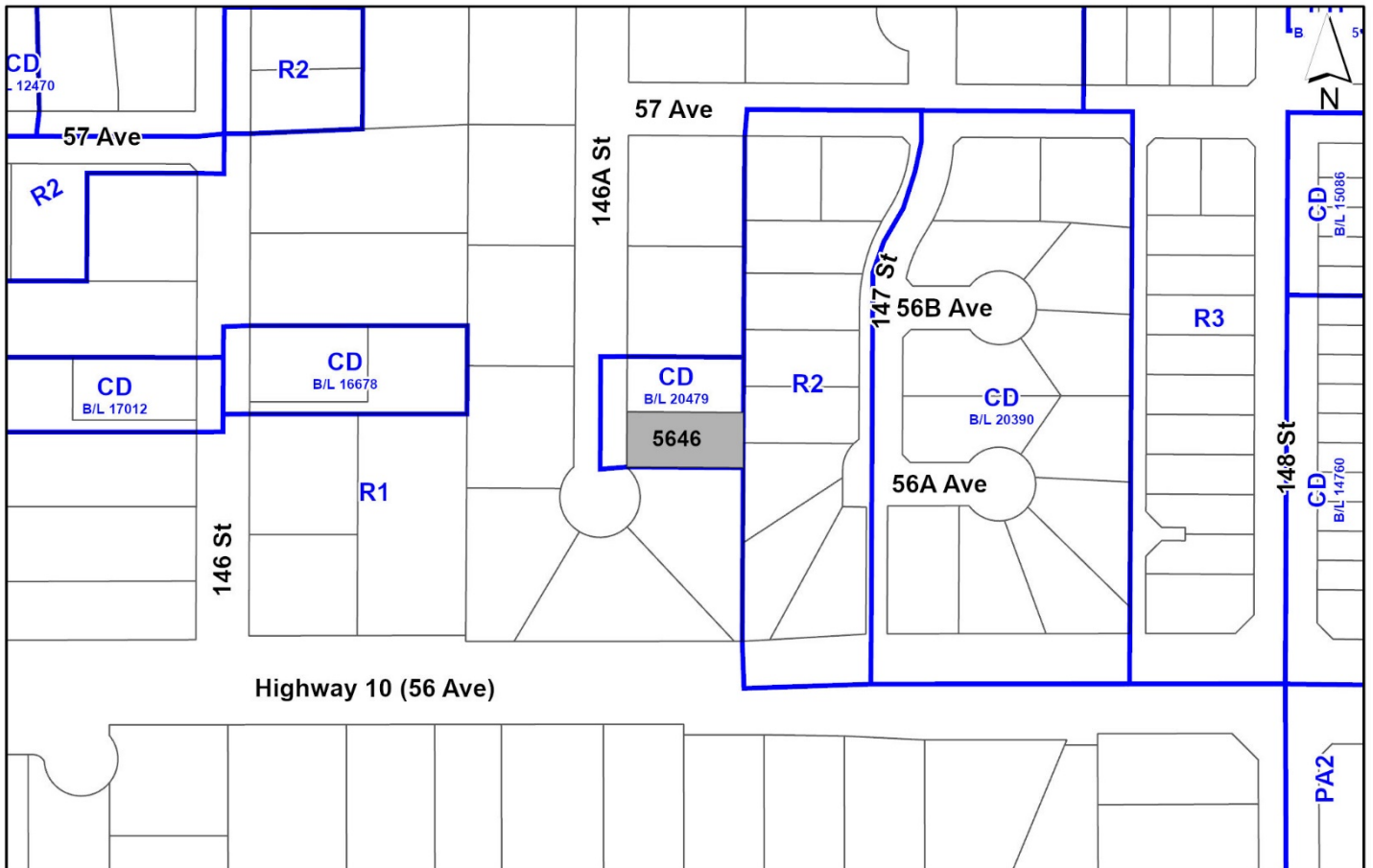
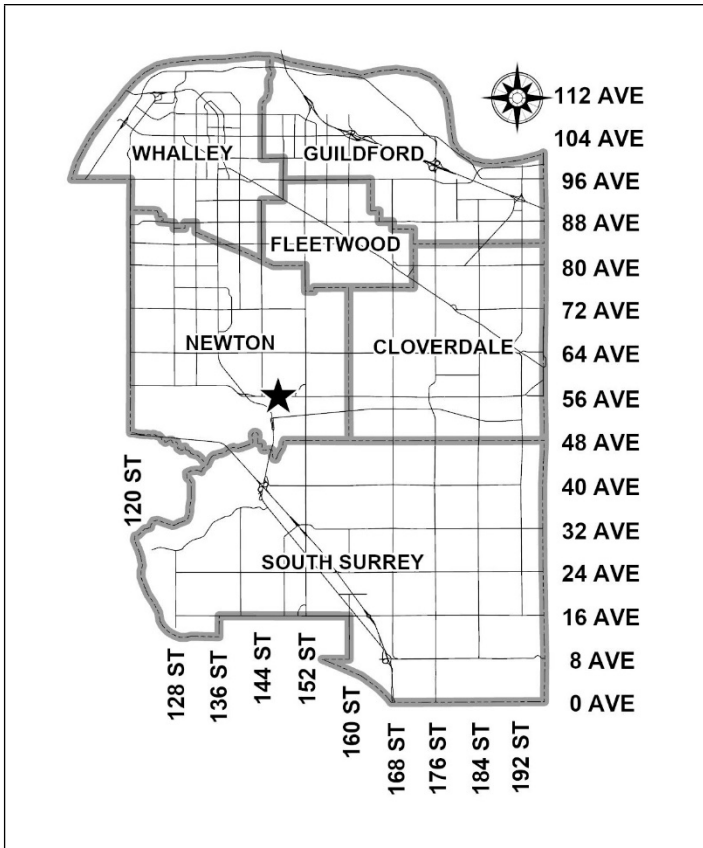
to vary the lot coverage in order to permit the construction of a deck with a new single-family dwelling.

LOCATION: 5646 - 146A Street

ZONING: CD

OCP DESIGNATION: Urban

NCP DESIGNATION: Suburban Residential ¼ Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the lot coverage requirements of Comprehensive Development Zone 25 (CD 25), By-law No. 20479.

RATIONALE OF RECOMMENDATION

- The proposed increase in lot coverage will allow the construction of a new deck to provide usable outdoor space in the rear yard.
- The impact of the proposed variance on adjacent neighbours is minimal.

RECOMMENDATION

The Planning & Development Department recommends Council approve Development Variance Permit No. 7924-0278-00 (Appendix I) to vary the maximum lot coverage of Comprehensive Development Zone 25 (CD 25), By-law No. 20479, from 32% to 34% for a single family dwelling with or without a secondary suite, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	South Newton NCP Designation	Existing Zone
Subject Site	Single Family Residential (vacant)	Suburban Residential ¼ Acre	CD 25 Zone (By-law No. 20479)
North:	Single Family Residential (vacant)	Suburban Residential ¼ Acre	CD 25 Zone (By-law No. 20479)
East:	Single Family Residential	Suburban Residential ¼ Acre	R2
South:	Single Family Residential	Suburban Residential ½ Acre	R1
West (Across 146A Street):	Single Family Residential	Suburban Residential ½ Acre	R1

Context & Background

- The subject property is located on the east side of 146A Street, south of 57 Avenue, and is designated "Urban" in the Official Community Plan (OCP) and "Suburban ¼ Acre Residential" in the South Newton Neighbourhood Concept Plan (NCP). It is zoned CD 25 BL20479.
- The subject property was created through Development Application No. 7921-0175-00, which received Final Adoption from Council at the Regular Council – Land Use meeting on February 26, 2024.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to vary the lot coverage from 32% to 34% in order to construct a rear deck with their proposed new single-family dwelling.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

CD By-law

Lot Coverage Variance

- The applicant is requesting the following variances:
 - to vary the maximum lot coverage of Comprehensive Development Zone 25 (CD 25), By-law No. 20479, from 32% to 34% for a single family dwelling with or without a secondary suite.
- The definition of lot coverage includes any structure that is located more than 0.6 m above finished grade. Therefore, the proposed rear deck is included in the calculation of lot coverage.
- A previous planning report for Development Application No. 7921-0175-00 erroneously noted the applicable lot coverage for the proposed lots as 34%.
- The deck will meet all minimum required setbacks and thus there should be minimal impact on surrounding properties.
- 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. 7924-0278-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

SR/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0278-00

Issued To:

("the Owner")

Address of Owner:

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: 032-251-611
Lot 2 Section 10 Township 2 New Westminster District Plan EPP120016
5646 - 146A Street

(the "Land")

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

In Section E. Lot Coverage of Comprehensive Development Zone (CD 25) Bylaw No. 20479, the maximum lot coverage is increased from 32% to 34% for a single-family dwelling with or without a secondary suite.

5. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. 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 .

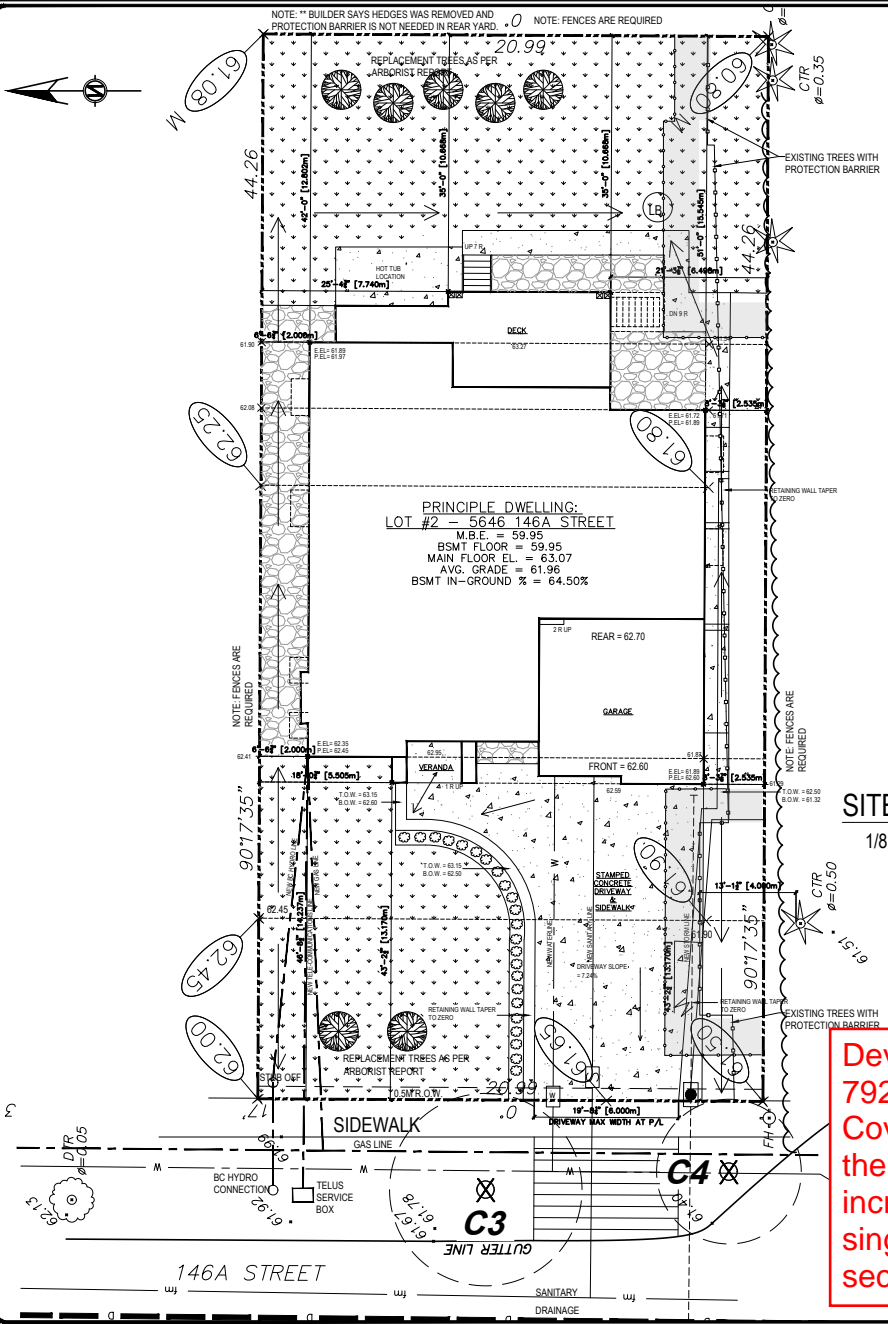
Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

Schedule A

GENERAL NOTES:

1. FOLLOWING NOTED ARE TO BE INCLUDED WITH AND BECOME PART OF THE ATTACHED DRAWINGS.
2. PURPOSE OF THESE DRAWINGS TO OBTAIN THE BUILDING PERMIT ONLY. IF CITY REQUIRES, DESIGNER PROVIDES ADDITIONAL DETAILS TO OBTAIN BUILDING PERMIT.
3. CONSTRUCTION DETAILS REQUIRED AFTER BUILDING PERMIT OBTAINED WILL BE ADDITIONAL CHARGE TO CLIENT.
4. CONTRACTOR/ SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, SETBACKS AND INFORMATION PRIOR TO COMMENCING WORK AND REPORT ANY DISCREPANCIES TO DESIGNER.
5. CONTRACTOR SHALL ENSURE THAT ALL WORK CARRIED OUT CONFORMS TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, AND IS PERFORMED WITH CARE AND DILIGENCE ACCORDING TO GOOD BUILDING PRACTICES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, INSURANCE AND WCB PAYMENTS.
7. OPENING SIZES FOR MANUFACTURED COMPONENTS ARE NOMINAL SIZES ONLY. VERIFY WITH SUPPLIER OR MANUFACTURER.
8. PROVIDE ALUMINUM/ GALVANIZED METAL FLASHING OVER ALL EXTERIOR OPENING, DOORS WINDOWS, PARAPETS, ROOF CURBS AND AROUND ALL THE ROOF PENETRATIONS.
9. CAULK AND SEAL ALL EXTERIOR WALL PENETRATIONS.
10. PROVIDE FIRE STOPPING IN ALL CONCEALED SPACES AS REQUIRED. EXPOSED CONSTRUCTION MATERIALS TO HAVE ADEQUATE FLAME SPREAD RATING.
11. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH CONTINUOUS CLOSED CELL POLYETHYLENE DAMP PROOFING STRIP.
12. PROVIDE MINIMUM 8" CLEARANCE BETWEEN FINISHED GRADE AND STUCCO, WOOD OR OTHER DEGRADABLE FINISHES.
13. ALL GLAZING EXTENDING LESS THAN 12" ABOVE FINISHED FLOOR SHALL BE TEMPERED GLASS.
14. ALL SIDE LIGHTS EXTENDING TO THE ENTRANCE DOORS TO HAVE TEMPERED GLAZING.
15. CEILING INSULATION (IF REQUIRED) SHALL NOT OBSTRUCT SOFFIT VENTILATION. STOPS OR OTHER METHODS SHALL BE USED TO MAINTAIN A MIN. 2" CLEARANCE BETWEEN INSULATION AND UNDERSIDE OF ROOF ASSEMBLY.
16. DESIGNER IS NOT LIABLE TO ANY TYPE OF LIABILITY FOR ERRORS IN PLANS. ALL PLANS ARE FINALIZED AFTER DETAILED DISCUSSION WITH CONTRACTOR/ OWNER.
17. ALL THE WORK CARRIED OUT SHALL CONFORM TO PART 9 OF THE BC BUILDING CODE 2024 INCLUDING ALL SUPPLEMENT AMENDMENTS AND / OR APPLICABLE BYLAWS AND REGULATIONS OF THE LOCAL AUTHORITIES HAVING JURISDICTION.
18. BUILDER/ OWNER TO ENSURE GRAVITY OF STORM AND SANITARY TO CONNECT WITH CITY SERVICES.
19. ALL PARALLAM BEAMS, HANGERS AND TRUSSES ARE TO BE ENGINEERED TRUSSES AS PER MANUFACTURER.
20. ALL SMOKE ALARMS TO BE INTERCONNECTED A/C.
21. ATTIC HATCH TO BE WEATHER-STRIPPED.
22. PROPOSED HOUSE TO HAVE RADIANT IN-FLOOR HEAT



SITE PLAN

1/8" = 1'-0"

- MIN 450 MM THICK TOP SOIL (ALL YARDS)
- DISCHARGE R.W.L. TO SPLASH PADS
- PROVIDE MIN. 20 SHRUBS OF 5 GAL. POT IN FRONT YARD.
- MIN. 10 ANNUALS IN A 10 SF PLANTING BED
- SOD TO STREET
- ALL IMPERVIOUS AREA SHALL BE GRADED TOWARDS LANDSCAPED PERVIOUS AREAS
- PLUS REPLACEMENT TREES AS PER APPROVED TREE PLAN

MAIN FLOOR ELEVATION ON ADJACENT HOME TO LEFT:
 MAIN FLOOR ELEVATION ON ADJACENT HOME TO RIGHT:
 AVERAGE = N/A
 MAIN FLOOR THIS HOUSE 83.17

Development Variance Permit No. 7924-0278-00: In Section E. Lot Coverage of CD 25 (Bylaw No. 20749) the maximum lot coverage is increased from 32% to 34% for a single family dwelling with or without a secondary suite.

CIVIC ADDRESS:

5646 146A STREET, SURREY, B.C.
 LEGAL DESCRIPTION: LOT 2 SECTION 10
 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN
 EPP120016
 P.I.D.: 032-251-611
 ZONING: CD ZONE
 LOT AREA: 10002.02 SF
 LOT COVERAGE: 10002.02 SF X 34.00% = 3400.69 SF
 LOT COVERAGE PROPOSED = 3366.33 SF
 F.A.R. ALLOWED = 5000.0 SF
 FLOOR AREA PROPOSED:
 MAIN FLOOR = 2840.0 SF
 UPPER FLOOR = 2139.0 SF
 TOTAL = 4979.0 SF
 BASEMENT FLOOR = 2840.0 SF
 VERANDA = 61.0 SF

THESE PLANS CONFORM TO THE B.C. BLDG. CODE 2024 EDITION

MANN PACIFIC HOMES LTD.
 8584 145A STREET SURREY, B.C. V3S 2Z2
 MANNHOMES@HOTMAIL.COM PHONE: 778-999-6021

DRAFTING & DESIGNS
 PROJECT MANAGEMENT
 CUSTOM BUILDS

KULJEET THARA
 778 229 4801

NEW HOUSE PROPOSED
 AT 5646 146A ST,
 SURREY, B.C.

TITLE: SITE PLAN

DATE ISSUED: _____
 DRAWN BY: _____
 SCALE: AS SHOWN
 REV. NO.: _____

A O