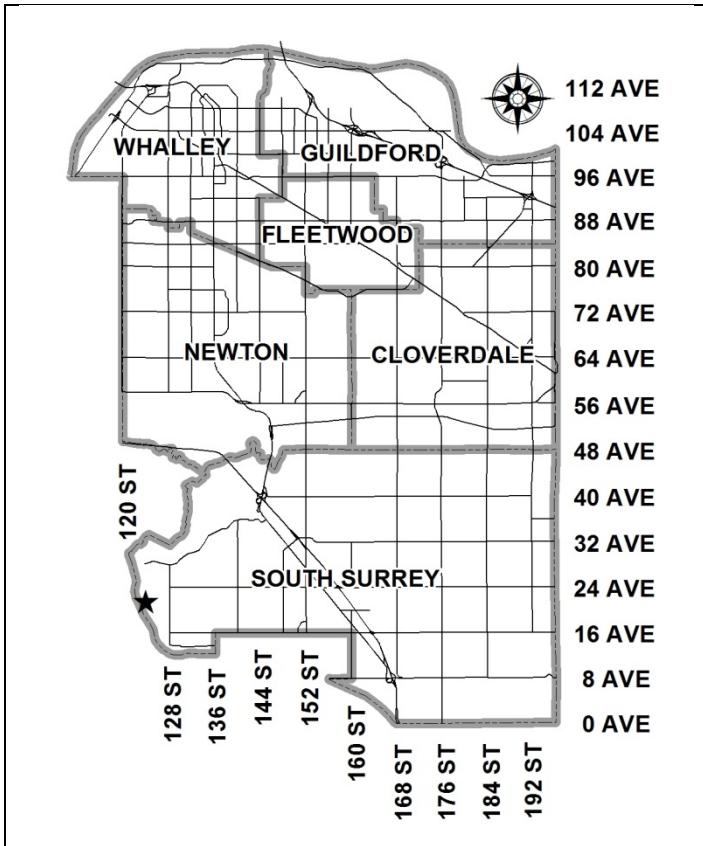


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0010-00

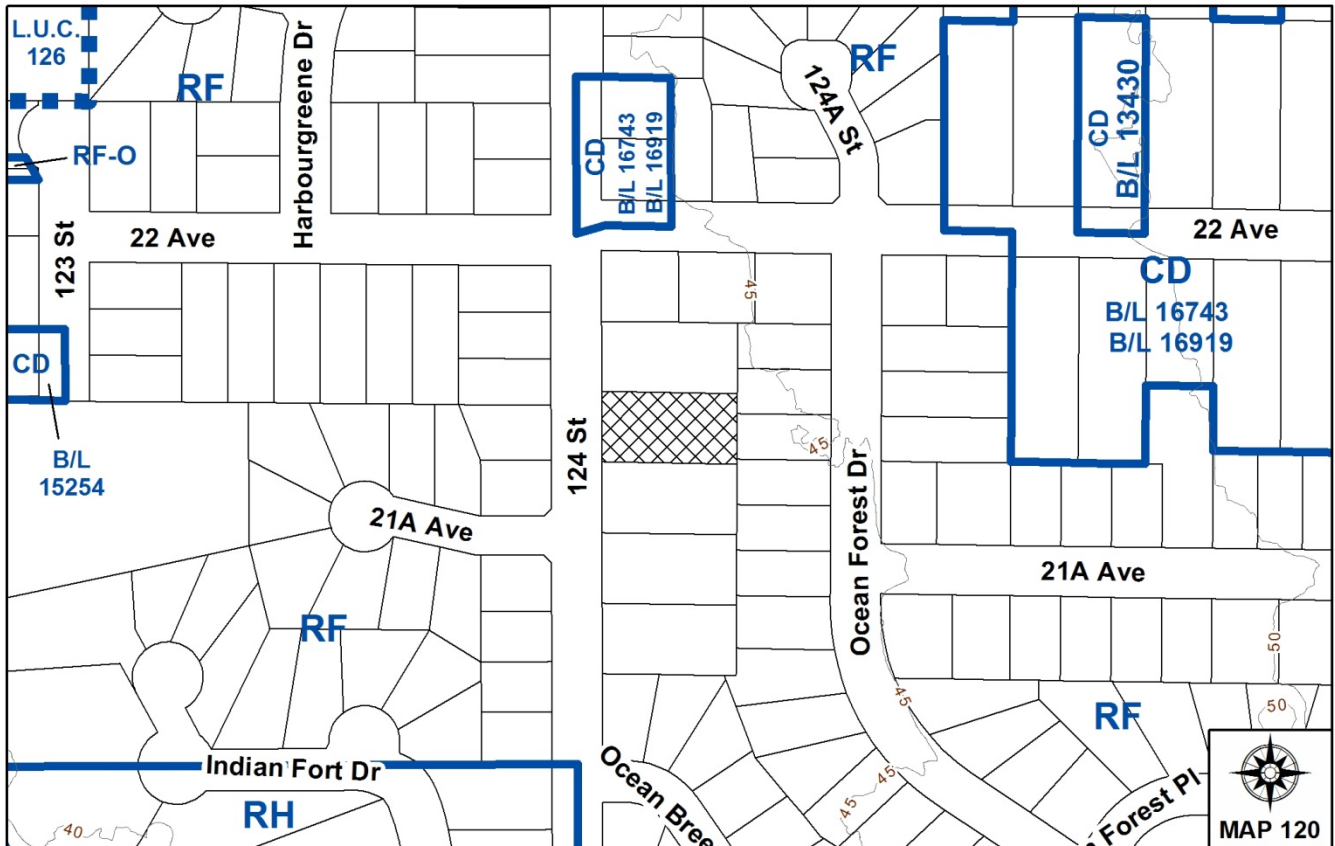
Planning Report Date: February 23, 2015



PROPOSAL:

- **Development Variance Permit**
 to vary the lot coverage in order to permit the construction of a single family residence.

LOCATION: 2162 - 124 Street
OWNER: Beverley A Ackerman
 Edwin A Ackerman
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 seeking a variance to increase the permitted lot coverage from 18% to 27.2%.

RATIONALE OF RECOMMENDATION

- The design of the house is such that the majority of the living space is located on the main level.
- The proposal complies with all other requirements of the "Single Family Residential Zone (RF)" including FAR, setbacks, building height and off-street parking.
- No trees will be removed to accommodate the proposed construction.
- The subject property is relatively large and could potentially be subdivided into 2 lots. Under this scenario, the RF zone would permit a lot coverage of 34% for each lot. The applicant is proposing a lot coverage of 27.2% on the subject property, which is 7% less coverage than what could be achieved on two subdivided lots.
- The proposed siting of the house maintains a substantial setback of 22.6 m (74 ft.) from the rear property line, exceeding the minimum requirement of 7.5 m (25 ft.).
- The proposed lot coverage remains significantly lower than the lot coverage of the existing dwellings on the lots to the west across 124 Street and directly behind the subject property to the east along Ocean Forest Drive.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0010-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to increase the maximum lot coverage in the Single Family Residential (RF) Zone from 18% to 27.2%.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, East, South & West:	Single Family Residential	Urban	RF

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located on the east side of 124 Street, south of 22 Avenue, in the Ocean Park neighbourhood. The property is designated as "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The subject property is quite large at 1,503 m² (16,177 sq. ft.) in area. There is an existing single storey dwelling on the property, to be demolished.

Current Proposal

- The applicant is proposing to construct a new 439.3 m² (4,729 sq. ft.) home on the subject property. The new home will include a two car garage, a covered porch at the front of the house and a covered patio at the rear. The majority of living space will be located on the main floor, including kitchen, dining area, great room, master bedroom and a second bedroom. The upper floor is proposed to have two bedrooms and a bonus room. No basement or secondary suite is proposed.
- Recent changes to the RF zone have amended the maximum lot coverage from 40% to a sliding scale ranging from 18-40% based on lot size (By-Law No. 17989, adopted July 29, 2013).

- The applicant proposes to increase the lot coverage from 18% to 27.2% to accommodate the desired main floor plan.
- The proposed floor area of 439.3 m² (4,729 sq. ft.) is within the maximum allowable floor area of 464.5 m² (5,000 sq. ft.) for the subject property.

PRE-NOTIFICATION

No pre-notification is required; however, the applicants conducted their own informal pre-notification, providing the neighbouring residents with background information, a description of the design of the home, the reasons for applying for the variance, and a copy of the proposed design drawings. This pre-notification took place over an approximately 1 week period beginning January 6, 2015. All neighbours with common property lines to the subject property as well as three neighbours to the west across 124 Street were contacted.

Initial contact was made by telephone. Neighbours that could not be reached immediately were left a detailed telephone message. The applicant then hand delivered copies of the building plans and spoke in person to those neighbours that were available. Each neighbour was provided with the building plans attached as Appendix II of this report.

The pre-notification was conducted prior to submitting this development application.

In response to the pre-notification we have been contacted by one of the owners expressing concern that the proposed house is much larger than other homes in the neighbourhood and that the proposed height of the house (9 m/30 ft.), which conforms to the RF zone, will reduce the sunshine in his garden.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to vary the permitted lot coverage from 18% to 27.2% in order to permit the construction of a 439.3 m² single family residence.

Applicant's Reasons:

- While the proposed lot coverage of 27.2% exceeds the permitted lot coverage of 18%, the overall size of the house is within the maximum allowable floor area of 465 m² (5,000 sq. ft.) for a lot of this size.
- The majority of the living space is located on the main level. The floor area of the second storey is only 28% of the floor area of the main floor. There is no basement proposed.
- This is a large RF lot at 1503 m² (16,177 sq. ft.), more than 2.5 times the minimum RF lot size.

Staff Comments:

- No trees will be removed to accommodate the proposed construction.
- The subject property is relatively large and could potentially be subdivided into 2 lots of 751 m² (8,090 sq. ft.). Under this scenario, the RF zone would permit a lot coverage of 34%, or 255.3 m² (2,750 sq. ft.) for each lot, for a total coverage of 510.7 m² (5,500 sq. ft.) on the parent parcel. The applicant is proposing a lot coverage of 27.2%, or a building footprint of 408.2 m² (4,394 sq. ft.) on the subject property, which is 102.5 m² (1,106 sq. ft.) less than the 510.7 m² (5,500 sq. ft.) of coverage which could potentially be achieved on two subdivided lots.
- The proposed siting of the house maintains a substantial setback of 22.6 m (74 ft.) from the rear property line, exceeding the minimum requirement of 7.5 m (25 ft.), and creating separation and privacy from the lots behind the subject property along Ocean Forest Drive. The existing trees in the rear yard are to remain and create a buffer between the subject property and the lots to the rear.
- With the recent changes to the RF zone, the lots to the west across 124 Street and directly behind the subject property to the east along Ocean Forest Drive are allowed to have a lot coverage ranging from 36-38%. A general surveillance of existing homes to the west across 124 Street and to the east behind the subject property along Ocean Forest Drive indicates a range of lot coverage from 30-40%.
- Staff support the variance proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

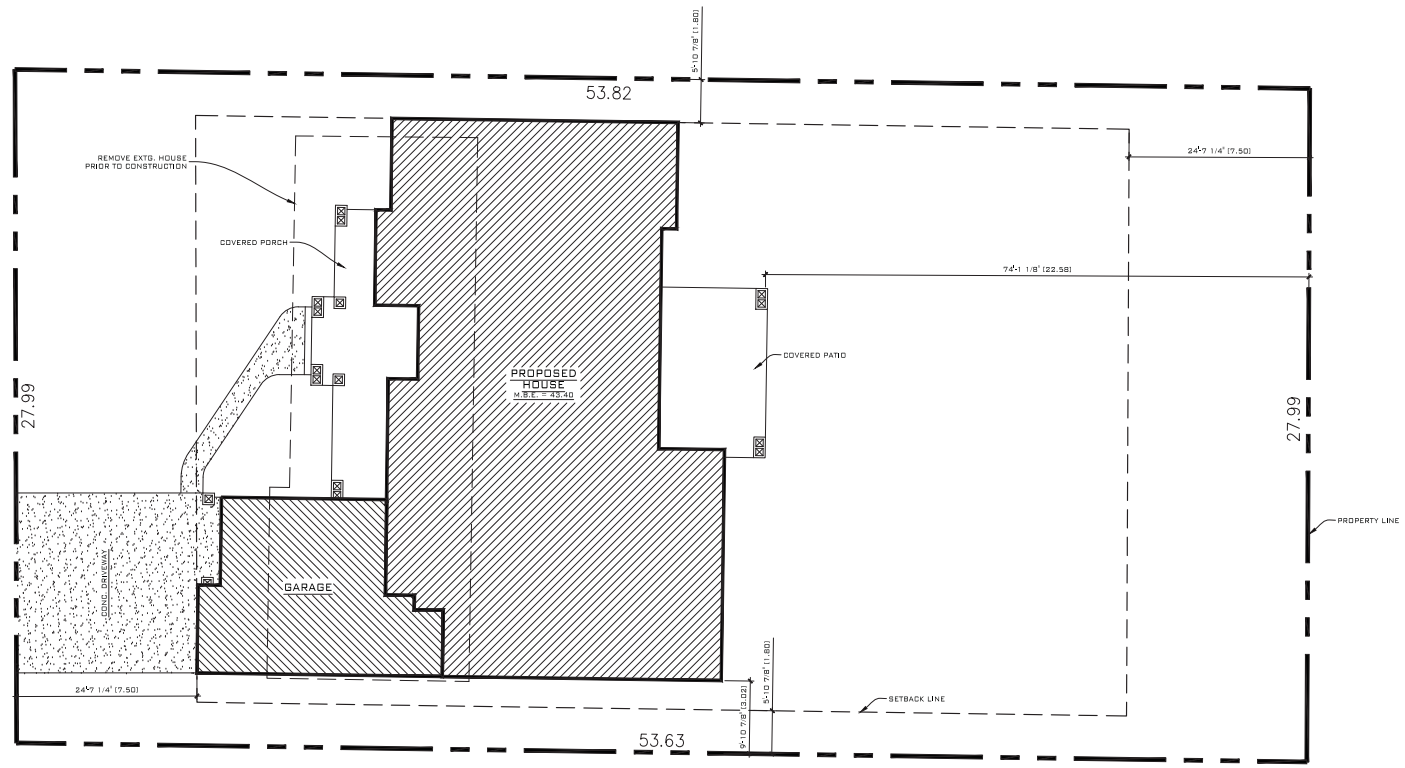
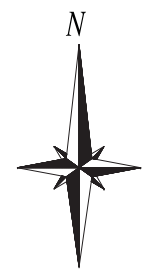
Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Design Drawings
Appendix III.	Development Variance Permit No. 7915-0010-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

EM/da

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

LEGAL DESCRIPTION
LOT 64, SECTION 18, TOWNSHIP 1, PLAN 9496,
NWD PART NE 1/4, EXCEPT PLAN 61135

LOT COVERAGE:
ALLOWED = 19.646% OF 16,177 SQ.FT. (3,178.13 SQ.FT.)
PROPOSED = 27.16% (4,393.50 SQ.FT.)

GENERAL NOTES:
TO BE READ IN ACCORDANCE TO PART 9 OF THE 2012 B.C.C.C.

SOILS:
IF GEOTECHNICAL DATA IS AVAILABLE, SOIL BEARING PRESSURE IS ASSUMED TO BE A MINIMUM OF 1500 PSF. CONDITIONS OF LESSER BEARING PRESSURE TO BE REPORTED TO THE LOCAL AUTHORITIES PRIOR TO ANY CONSTRUCTION.

DESIGN CRITERIA 2012 B.C.C.C.
ROOF SNOW LOAD: 10 PSF (360 MAX. LIVE DEFLECTION ROOF DEAD LOAD: 10 PSF (240 MAX TOTAL DEFLECTION FLOOR LIVE LOAD: 40 PSF FLOOR DEAD LOAD: 10 PSF

FOUNDATION:
FOOTINGS TO BE A MINIMUM OF 18" BELOW FINISH GRADE. CONCRETE TO HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. DO NOT POUR ON FROZEN GROUND OR WATER. 25 MPa FOR WALL, COLUMNS/PIERS, REE PLACES & CHIMNEYS FOOTINGS/WALLS GRADE BEAMS: 20 MPa FOR FLOORS OTHER THAN THOSE IN GARAGES & CARPORTS. 32 MPa FOR GARAGES, CARPORT FLOORS & EXTERIOR STAIRS. REINFORCING BARS, IF APPLICABLE, TO BE GRADE 40 DEFORMED STEEL (FY = 40,000 PSI). LAPS TO BE A MINIMUM OF 30 BAR DIAMETERS AND NOT LESS THAN 12 INCHES. REINFORCING STEEL TO BE CONTINUOUS AROUND ALL CORNERS.

BUILDING ENVELOPE:
REVEL USED FOR WEATHERING EXPOSED TO WEATHER REFER TO SECTION 9.3.3 OF THE 2012 B.C.C.C. WINDOW AND DOOR OPENINGS SHALL CONFORM TO THE CSA BUILDING SCIENCES WESTERN LTD.

LUMBER:
FINISHING MATERIAL TO BE:
- S.P.F. NO. 2 OR BETTER FOR LOAD BEARING MEMBERS
- S.P.F. NO. 2 OR BETTER FOR NON-LOAD BEARING MEMBERS
GLUE-LAMINATED BEAMS, IF APPLICABLE, TO BE 24F BENDING GRADE (FY = 2400 PSF). LAMINATED VENEER LUMBER (LVL) BEAMS, IF APPLICABLE, ARE ENGINEERED BY THE MANUFACTURER. PLYWOOD SHEATHING TO BE STANDARD GRADE (DOUBLES OR TRIPLES). FLOOR SHEATHING TO BE 3/4" TONGUE AND GROOVE, GLUED AND NAILED, UNLESS NOTED OTHERWISE. ALL LINTELS TO BE 2x6x10S.

INSULATION:
- MINIMUM CANADIAN REQUIREMENTS:
ROOF/CEILING: R40
WALLS: 2x4 R14
WALLS: 2x6 R20
ATTIC OR ROOF SPACES TO BE VENTED MINIMUM 1/600 OF AREA. UNLIMITED DRAWSHAFTS TO BE VENTED MINIMUM 1/600 OF AREA WITH CLOSABLE VENTS.
& MIL POLY VAPOR BARRIER SHALL BE INSTALLED TO THE WARM SIDE OF INSULATION.
CEILING INSULATION MAY BE LOOSE FILL TYPE OR BATT TYPE. WALL AND FLOOR INSULATION SHALL BE BATT TYPE.
PROVIDE Baffle FOR AIR SPACE (EQUAL TO SOFFIT VENTING) BETWEEN INSULATION AND ROOF SHEATHING AT EXTERIOR WALL LINE.
INSULATION REQUIREMENTS MAY VARY WITH HEATING SYSTEMS AND WITH LOCAL CONDITIONS. CHECK WITH LOCAL AUTHORITIES.
ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT, ROOF, OR GABLE VENTS, OR A COMBINATION OF THESE, EQUALLY DISTRIBUTED BETWEEN TOP OF ROOF SPACE AND SOFFITS.

TRUSSES:
TRUSS SYSTEM TO BE DESIGNED AND ENGINEERED BY THE MANUFACTURER. SEALED SHOP DRAWINGS WILL BE REQUIRED ON REQUEST.

STANDARD:
ALL WORK SHALL CONFORM TO THE 2012 B.C.C.C. AND LOCAL BYLAWS.

REV	
REVISIONS	
DATE	

Construction Set
404-450-2858
www.wilsondesign.ca
1800 W. Laramie Road
Surrey, BC V4A 1P7
Customer Service & Sales: 404-450-2858
Design & Planning: 404-450-2858

Wilson Design

The contractor (builder) is held responsible for checking and verifying all dimensions on this drawing. Any discrepancies shall be reported immediately to Wilson Design for corrections and / or interpretation.

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DESIGN BY:
J.V. WILSON
CHECKED BY:
J.V. WILSON
SCALE:
AS NOTED
DATE:
FEB. 12, 2014
CUSTOMER:
MR. & MRS. E. ACKERMAN
ADDRESS:
2152 124ST.
SURREY B.C.
PLAN #:
WR-14-166
PAGE:
1 OF 4



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

REV	DATE	DESCRIPTION

Construction Set

1020 - 360 2nd Avenue North
 Abbotsford, BC V2Y 2P7
 604-850-3858
 www.wilsondesign.ca
 Custom Homes & Additions • Commercial • Farm • Design & Planning



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DRAWN BY:
J.V. WILLSON
CHECKED BY:
J.V. WILLSON
SCALE:
AS NOTED
DATE:
FEB. 12, 2014
CUSTOMER:
MR. & MRS. E.
ACKERMAN
ADDRESS:
2162 124ST.
SURREY B.C.

PLAN #: WR-14-166 **PAGE:** 4 OF 4

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0010-00

Issued To: Beverley A Ackerman
("the Owner")

Address of Owner: 19273 - 0 AVE
SURREY BC V3S 9R9

Issued To: Edwin A Ackerman
("the Owner")

Address of Owner: 19273 - 0 AVE
SURREY BC V3Z 9R9

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: 011-398-884
LT 64 NE SEC 18 T1 PL 9496 (EX PL 61135)
2162 124 St

(the "Land")

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

(a) In Section E 2. of Part 16 "Single Family Residential Zone (RF)" the maximum lot coverage is varied from 18% to 27.2%.

4. The siting of buildings and structures shall be in accordance with the drawings numbered 7915-0010-00 (A) through to and including 7915-0010-00 (D) (the "Drawings") which are attached hereto and form 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 , 2015.
ISSUED THIS DAY OF , 2015.

Mayor – Linda Hepner

City Clerk – Jane Sullivan