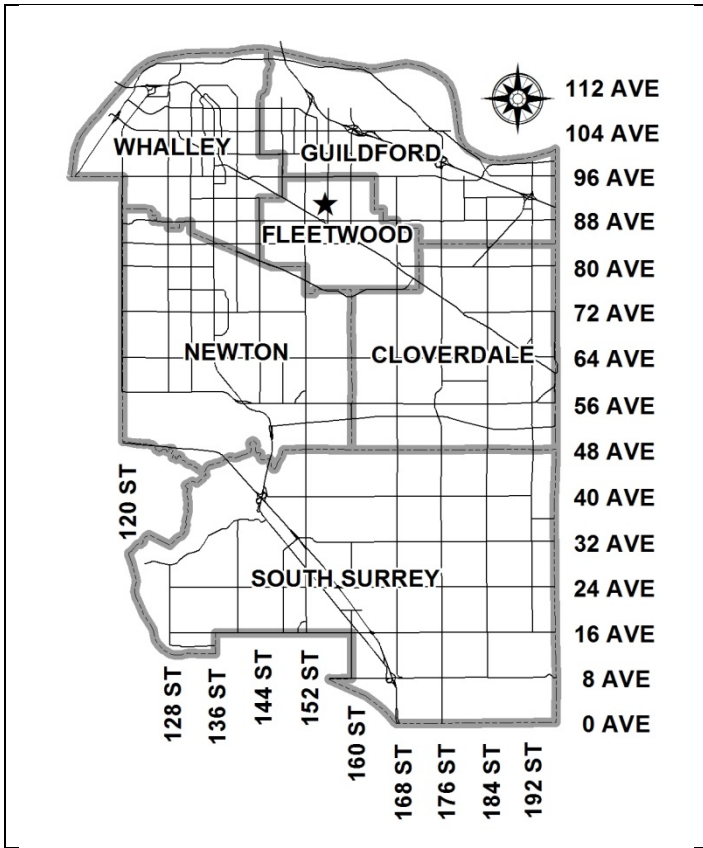


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0049-00

Planning Report Date: April 13, 2015



PROPOSAL:

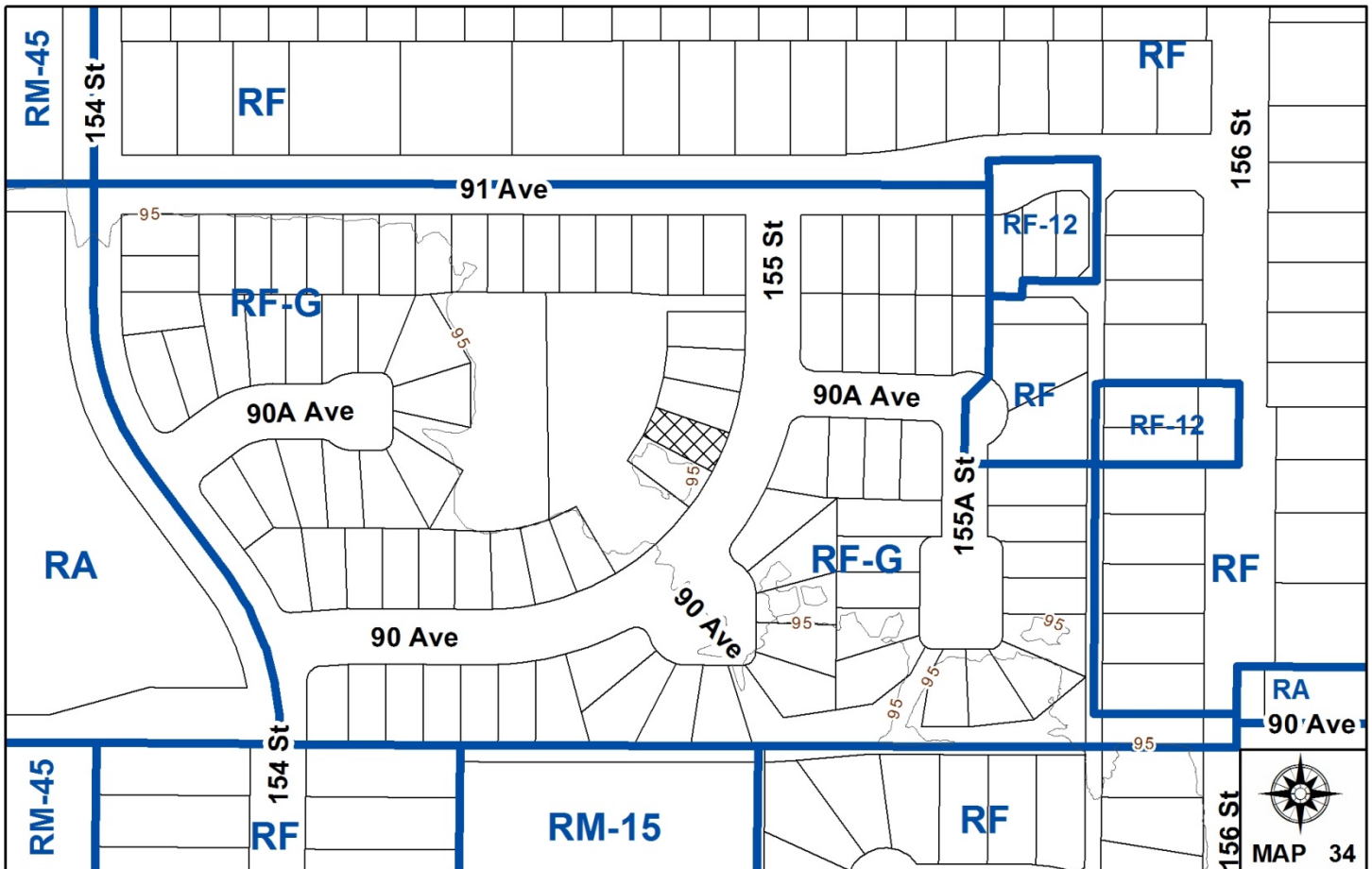
- **Development Variance Permit**
 in order to reduce the minimum required rear yard and north side yard setbacks at the rear of an existing single family dwelling, for a replacement deck and staircase.

LOCATION: 9043 - 155 Street

OWNER: Satinder S Grewal

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 seeking to reduce the rear yard and north side yard setbacks of the RF-G Zone to permit reconstruction of a staircase and deck at the rear of an existing 2-storey home.

RATIONALE OF RECOMMENDATION

- The applicant is proposing to reconstruct a deck and stairwell that have existed for many years and are reportedly in a state of disrepair.
- The applicant has support from the neighbour to the north (9049 - 155 Street), who is the most impacted by the proposed variances.
- The existing house with the proposed deck and staircase will be below the maximum lot coverage of 45% permitted in the RF-G Zone.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0049-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for stairs; and
- (b) to reduce the minimum side yard setback of the RF-G Zone from 1.2 metres (4 ft.) to 0.4 metre (1.3 ft.) for a deck and stairs.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF-G
East (Across 155 Street):	Single family dwelling.	Urban	RF-G
South:	Single family dwelling.	Urban	RF-G
West:	Greenbelt.	Urban	RF-G

DEVELOPMENT CONSIDERATIONSBackground

- The subject lot is 371 square metres (3,993 sq. ft.) in size and is located at 9043 - 155 Street in Fleetwood. The subject lot is zoned "Single Family Residential Gross Density Zone (RF-G)" and is designated "Urban" in the Official Community Plan.
- The subject single family dwelling on the lot was constructed in 1985 and is a two-storey house on slab (i.e. no basement).

- The applicant purchased the property in September 2014. According to the applicant, one of the previous owners had constructed a deck and stairs, at the rear of the house, without permits, and were in a state of disrepair.
- Based on aerial photos, the deck has existed since at least 2001. The applicant was in the process of reconstructing the deck and stairs and also doing renovations to complete a secondary suite, without permits, when a stop work order was issued.

Current Proposal

- The applicant has submitted a building permit application to legalize the deck and stairs and the secondary suite. However, a building permit cannot be issued without Council approving setback variances to the RF-G Zone, as the proposed deck and staircase encroach into the side and rear yard setbacks (see By-law Variances section).
- The proposed deck is located at the rear of the house along the north side lot line. The deck has dimensions of 2.4 metres (8 ft.) by 3.2 metres (10.5 ft.) for a total area of 7.8 square metres (84 sq. ft.). The deck and the 0.76-metre (2.5 ft.) wide staircase encroach into the rear and north side yard setbacks.
- The total combined lot coverage of the existing building and structures, including the proposed deck and staircase is 34% which is less than the 45% lot coverage permitted under the RF-G Zone.
- Some of the renovations to the suite include adding an exterior door and bathroom window. These renovations are required to legalize the proposed suite.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the rear yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for stairs; and
- To reduce the north side yard setback in the RF-G Zone from 1.2 metres (4 ft.) to 0.4 metres (1.3 ft.) for a deck and stairs.

Applicant's Reasons:

- The property was purchased without the knowledge that the previous deck and stairs had been constructed without a building permit.
- Though a stop work order has been issued on the site, a building permit has now been submitted to remedy the situation.
- The applicant is seeking to reconstruct the deck and staircase to the same specifications, and in approximately the same location, as the existing deck and staircase that have existed for many years on the lot (since at least 2001).

Staff Comments:

- The applicant has provided written support from the neighbour to the north (9049 - 155 Street), who is most impacted by the deck and staircase.
- The deck and stairs combined with the existing house, do not exceed the maximum lot coverage requirements of the RF-G Zone.
- The new construction will legalize work done in the past without permits.
- Staff support the proposed variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|--|
| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Site Plan and Building Plans |
| Appendix III. | Development Variance Permit No. 7915-0049-00 |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

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KD 4/9/15 12:01 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Satinder Grewal

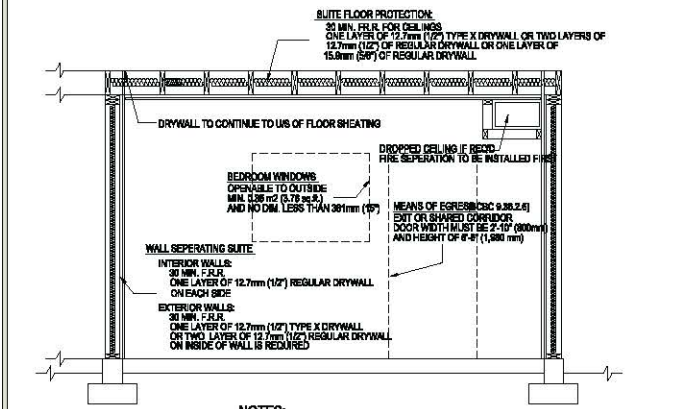
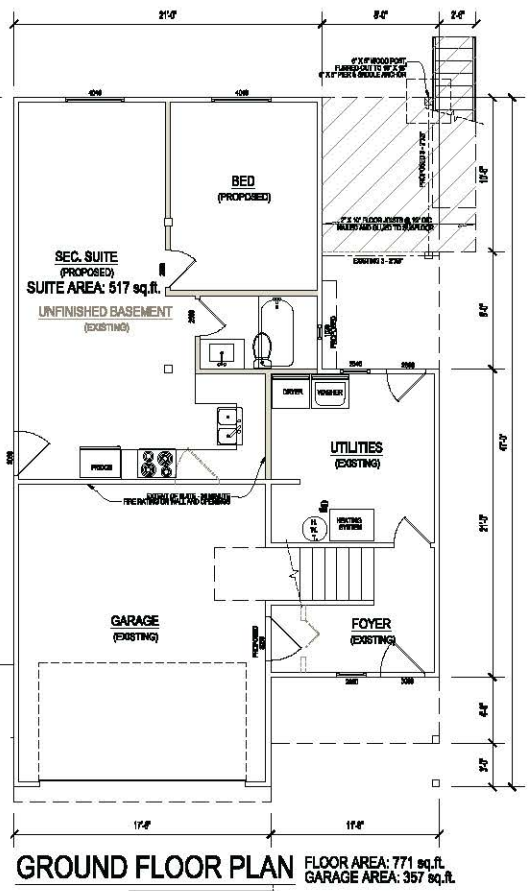
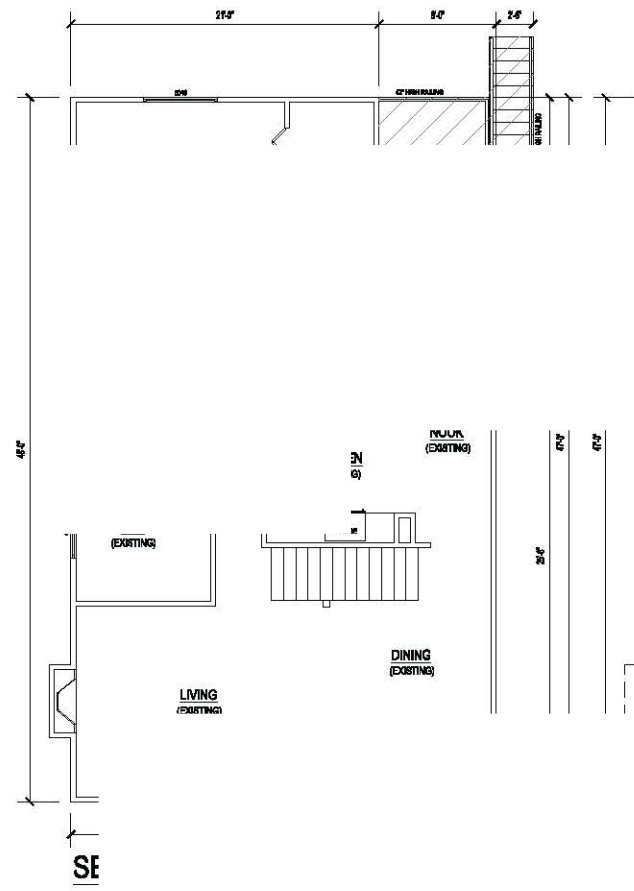
 Address: 9560 - 159A Street
 Surrey, BC V4N 2L9

 Tel: 604-813-5326

2. Properties involved in the Application
 - (a) Civic Address: 9043 - 155 Street

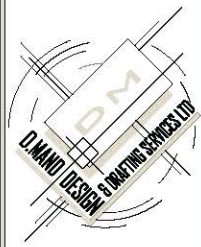
 - (b) Civic Address: 9043 - 155 Street
 Owner: Satinder S Grewal
 PID: 001-308-165
 Lot 102 Section 35 Township 2 New Westminster District Plan 69179

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7915-0049-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



NOTES:

- FIRE STOP ALL PLUMBING SERVICES PENETRATING THROUGH FIRE SEPARATIONS
- MAIN ELEC. PANEL IN DWELLING UNIT WITH SUB PANEL IN SEC. SUITE
- ELEC. SUB PANEL IS NOT PERMITTED IN REQ'D RATED FIRE SEPARATIONS
- CARBON MONOXIDE DETECTORS AND WARD WIRED PHOTO ELEC. SMOKE ALARMS (ALL INTERCONNECTED)
- AN ADDITIONAL SMOKE ALARM OF PHOTO ELEC. TYP. CONFORMING TO CANULC-SAS1 "STANDARD OF SMOKE ALARMS" SHALL BE INSTALLED IN EACH SUITE



14658 - 84 AVENUE
SURREY, BC
V3S 9K7
t: 6045971838
f: 6045971350
dmand@telus.net
www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2012
CONSTRUCTION SHALL COMPLY WITH
THESE PLANS AND LOCAL BUILDING
BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL
DIMENSIONS PRIOR TO START OF
CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY
FOR ANY ERRORS OR OMISSIONS IN
THESE PLANS. IT IS THE BUILDER/OWNER
RESPONSIBILITY TO REVIEW AND VERIFY
ALL LEVEL DIMENSIONS AND
STRUCTURAL SPECIFICATIONS PRIOR TO
CONSTRUCTION.

DO NOT SCALE DRAWINGS

NO.	REV.	DESCRIPTION
10.	1	
11.	1	
12.	1	
13.	1	
14.	1	
15.	1	
16.	1	
17.	1	
18.	1	
19.	1	
20.	1	

JOB DESCRIPTION:
ADDITION TO EXIST.
S.F.D.

SHEET NAME:

ADDRESS:
9043 - 155 STREET
SURREY, BC

LEGAL DESCRIPTION:

CLIENT:
SAT GREWAL
(604) 813-5328

DATE: FEB. 16/15

SCALE: 1/4" = 1'-0" (UND)

DRAWN: D.M. **CHECKED:** D.M. **OF 1**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0049-00

Issued To: SATINDER GREWAL

("the Owner")

Address of Owner: 9560 - 159A Street
Surrey, BC V4N 2L9

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: 001-308-165

Lot 102 Section 35 Township 2 New Westminster District Plan 69179

9043 - 155 Street

(the "Land")

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

(a) In Section F of Part 17 Single Family Residential Gross Density Zone (RF-G) the minimum rear yard setback is varied from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) for stairs; and

(b) In Section F of Part 17 Single Family Residential Gross Density Zone (RF-G) the minimum north side yard setback is varied from 1.2 metres (4 ft.) to 0.4 metre (1.3 ft.) for a deck and stairs.

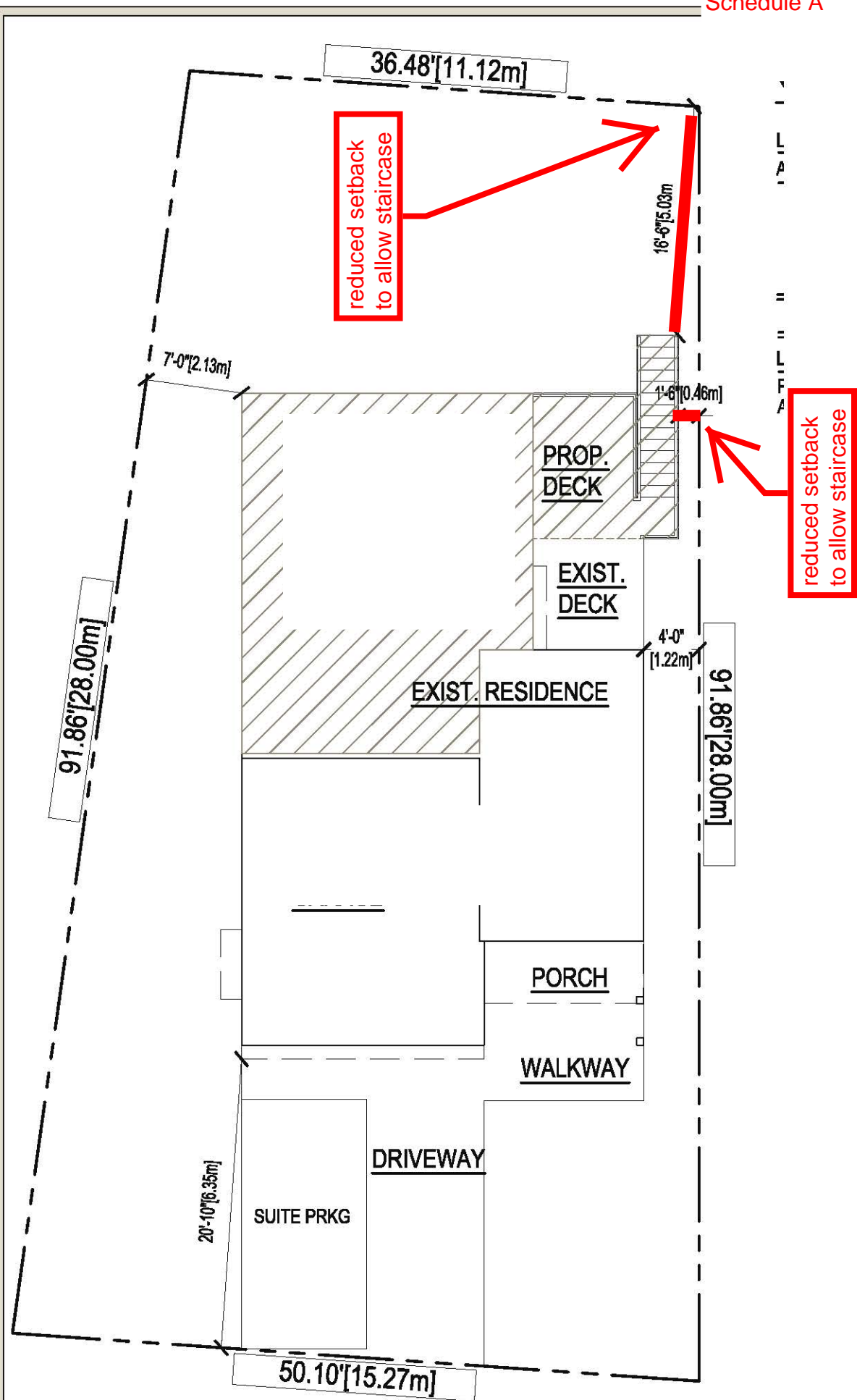
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the 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 – Linda Hepner

City Clerk – Jane Sullivan



9043 155 STREET