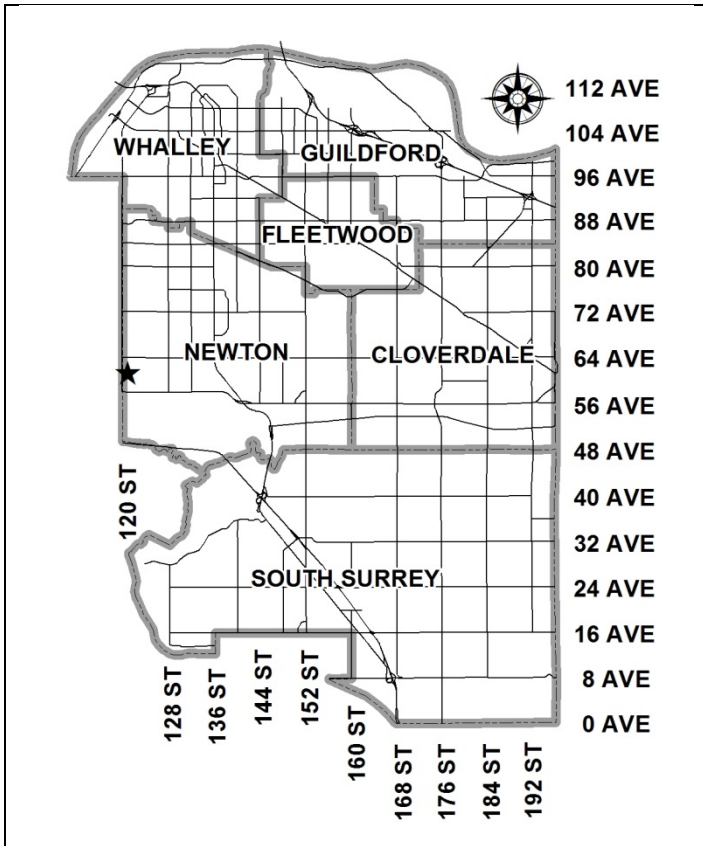


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0136-00

Planning Report Date: June 15, 2015



**PROPOSAL:**

- **Development Variance Permit**

to increase the maximum lot coverage and reduce the minimum rear yard setback of the RF-G Zone to permit the retention of an existing deck.

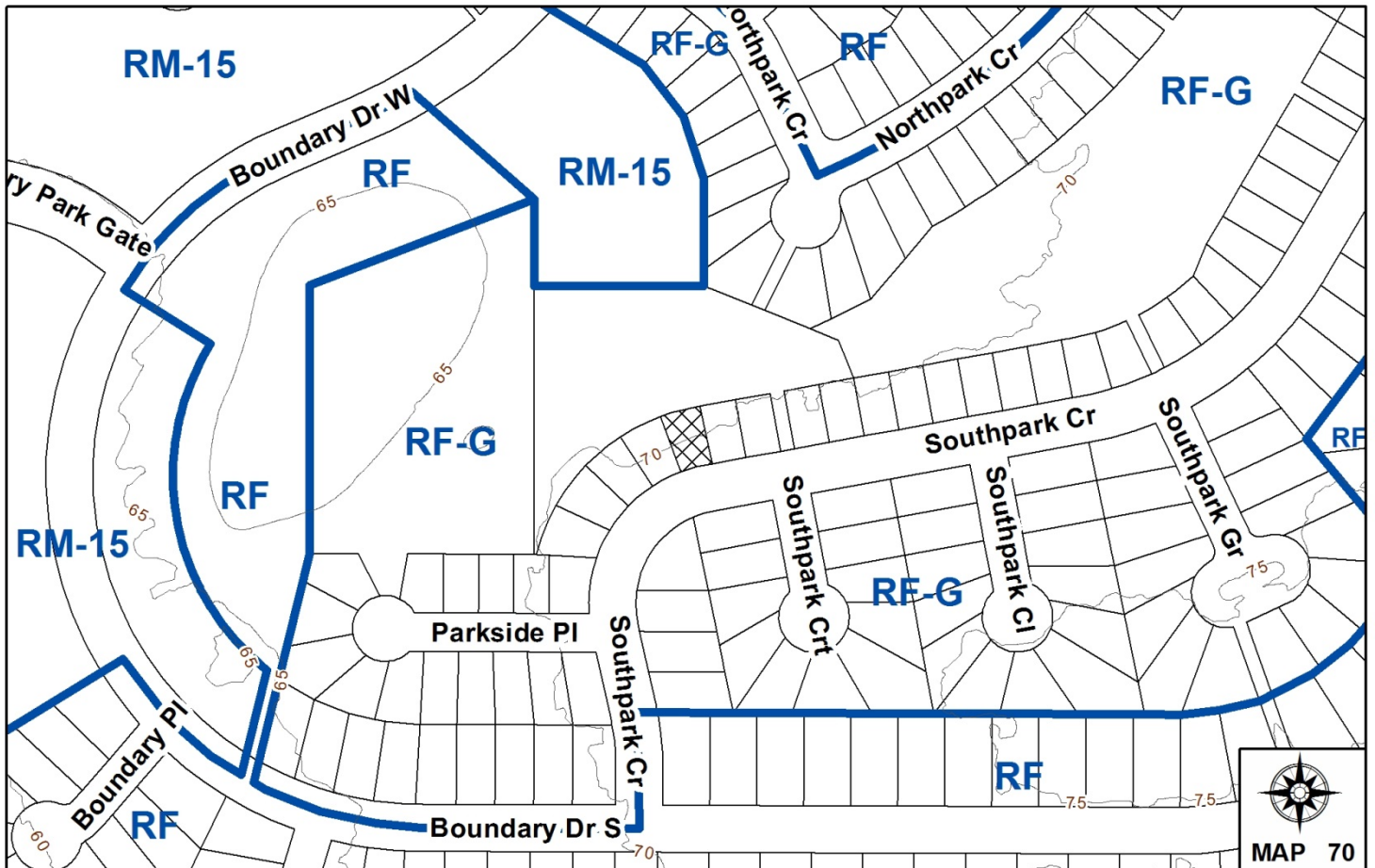
**LOCATION:** 12243 - Southpark Crescent

**OWNER:** Jeffrey A Douglas

Ravideep Gill

**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 requesting a Development Variance Permit to increase the maximum lot coverage and to reduce the minimum rear yard setback permitted in the Single Family Residential Gross Density Zone (RF-G).

### RATIONALE OF RECOMMENDATION

- The applicant recently applied for a Building Permit (BP) for interior renovations of their home. A deck had been previously constructed on the property without appropriate approvals, which was identified as part of the BP process. The illegally constructed deck affects the permitted building setbacks and lot coverage of the RF-G zone.
- The deck has been situated on the property for many years and continues to be utilized. The City did not receive any complaints from the neighbors regarding the deck.
- The rear of the lot of adjacent to parkland.
- The applicant has agreed to register a Section 219 Covenant on Title prohibiting any building additions or alterations, and in the event that the house or accessory buildings are destroyed or demolished, that new construction be subject to the maximum lot coverage and minimum setback requirements of the RF-G zone.

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0136-00 (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum lot coverage for the RF-G Zone from 45% to 48%; and
  - (b) to reduce the minimum rear yard setback of the RF-G Zone from 7.5 metres (24 ft.) to 1.57 metres (5 ft.).
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) registration of a Section 219 Covenant to prohibit any building additions, or alterations and in the event that the house or accessory buildings are destroyed or demolished, that new construction be subject to the maximum lot coverage and minimum setback requirements of the RF-G zone.

REFERRALS

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

Parks, Recreation & Culture: The Parks Department has no concerns with the project.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Boundary Park.	Urban	RF-G
South (Across Southpark Cr.):	Single Family Dwellings.	Urban	RF-G
East & West:	Single Family Dwellings.	Urban	RF-G

DEVELOPMENT CONSIDERATIONS

Background/Proposal

- The subject site is designated as Urban in the Official Community Plan (OCP) and zoned Single Family Residential Gross Density Zone (RF-G).
- The applicant recently applied for a Building Permit (BP) for interior renovations of their home. A deck had been previously constructed on the property without appropriate approvals, which was identified as part of the BP process. The illegally constructed deck affects the permitted building setbacks and lot coverage of the RF-G zone.
- The applicant is requesting a Development Variance Permit to vary the maximum lot coverage permitted in the RF-G Zone from 45% to 48% and a reduction in the minimum rear yard setback from 7.5 m (24 ft.) to 1.57 m (5 ft.) in order to retain the existing deck.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Vary the maximum lot coverage requirements of the RF-G zone to increase the permitted lot coverage from 45% to 48%.

Applicant's Reasons:

- The requested variances will allow the retention of the existing deck, which is in good condition and continues to be utilized by the resident.

Staff Comments:

- The provision of a deck results in a slight increase in the allowable lot coverage, from 45% to 48% and should have no impact on adjacent neighbors.
- The proposed variances only apply to existing structures. The owner has agreed to enter into a Section 219 Covenant, prohibiting any building additions or alterations, and in the event that the house is destroyed or demolished, new construction will be subject to the maximum lot coverage requirements and the minimum building setback of the RF-G Zone.

(b) Requested Variance:

- Reduce the minimum rear yard setback of the RF-G zone from 7.5m (24 ft.) to 1.57m (5ft.).

Applicant's Reasons:

- The requested variances will allow the retention of the existing deck, which is in good condition and continues to be utilized by the resident.

Staff Comments:

- The existing deck is situated at the rear of the property, adjacent to Parkland. The City did not receive any complaints from the neighbors on the existing deck structure that has been on the property for many years.

#### 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.  | Site Plan  |
| Appendix III. | Development Variance Permit No. 7915-0136-00       |

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

AS/da

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Information for City Clerk

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

1. (a) Agent:      Name:                      Ravideep Gill  
  
   Address:                      12243 - Southpark Crescent  
   Surrey, BC V3X 2B6  
  
   Tel:                              604-599-4167  
   604-599-4167
  
2.            Properties involved in the Application
  - (a)      Civic Address:                      12243 - Southpark Crescent
  
  - (b)      Civic Address:                      12243 - Southpark Crescent  
   Owner:                              Ravideep Gill  
   Jeffrey A Douglas  
   PID:                                      002-510-731  
   Lot 245 Section 7 Township 2 New Westminster District Plan 70545
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No.15-0136-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RF-G

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	N/A	4,035 sq. m.
Road Widening area		
Undevelopable area		
Net Total		
<b>LOT COVERAGE</b> (in % of net lot area)	45%	48%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	4.28 m
Rear	7.5 m	1.57 m
Side #1 (East)	1.2 m	1.96 m
Side #2 (N,S,E, or W)	1.2 m	1.22 m
Side #3 (N, S, E or W)	N/A	N/A
<b>BUILDING HEIGHT</b> (in metres/storeys)	N/A	N/A
Principal		
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>	N/A	N/A
<b>FLOOR AREA: Commercial</b>	N/A	N/A
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>	N/A	N/A
<b>FLOOR AREA: Institutional</b>	N/A	N/A
<b>TOTAL BUILDING FLOOR AREA</b>	N/A	N/A

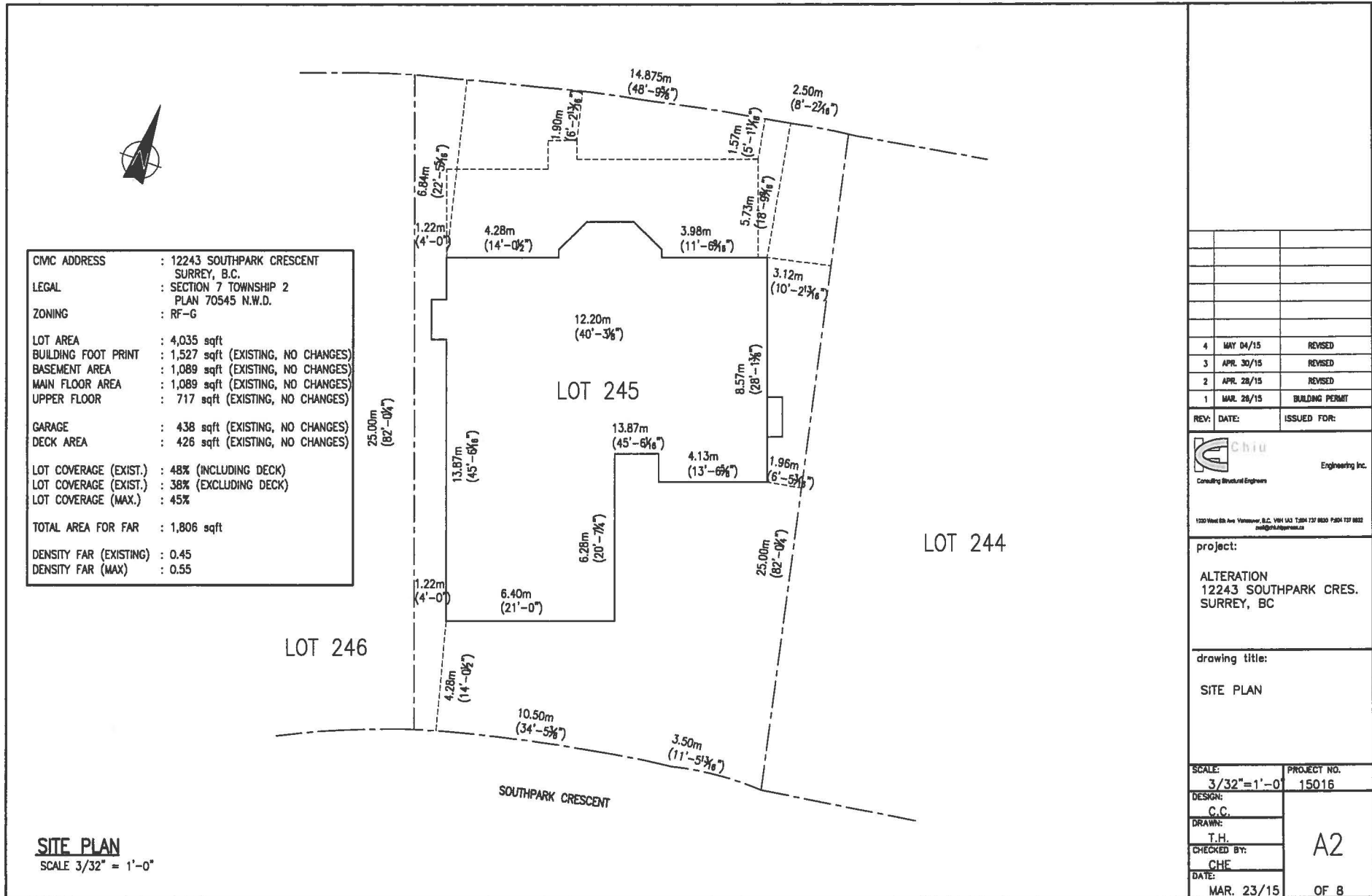
*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
DENSITY	N/A	N/A
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)	N/A	N/A
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0136-00

Issued To: JEFFREY A DOUGLAS  
RAVIDEEP GILL  
  
("the Owner")

Address of Owner: 12243 - Southpark Crescent  
Surrey, BC V3X 2B6

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: 002-510-731  
Lot 245 Section 7 Township 2 New Westminster District Plan 70545

12243 - Southpark Crescent

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section E. of Part 7 Single Family Residential Gross Density Zone (RF-G), the maximum lot coverage is increased from 45% to 48%; and
  - (b) In Section E. of Part 7 Single Family Residential Gross Density Zone (RF-G), the minimum rear yard setback is reduced from 7.5m (24ft.) to 1.57 m (5ft.).
4. This development variance permit applies to only the portion of the buildings and structures of 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 .

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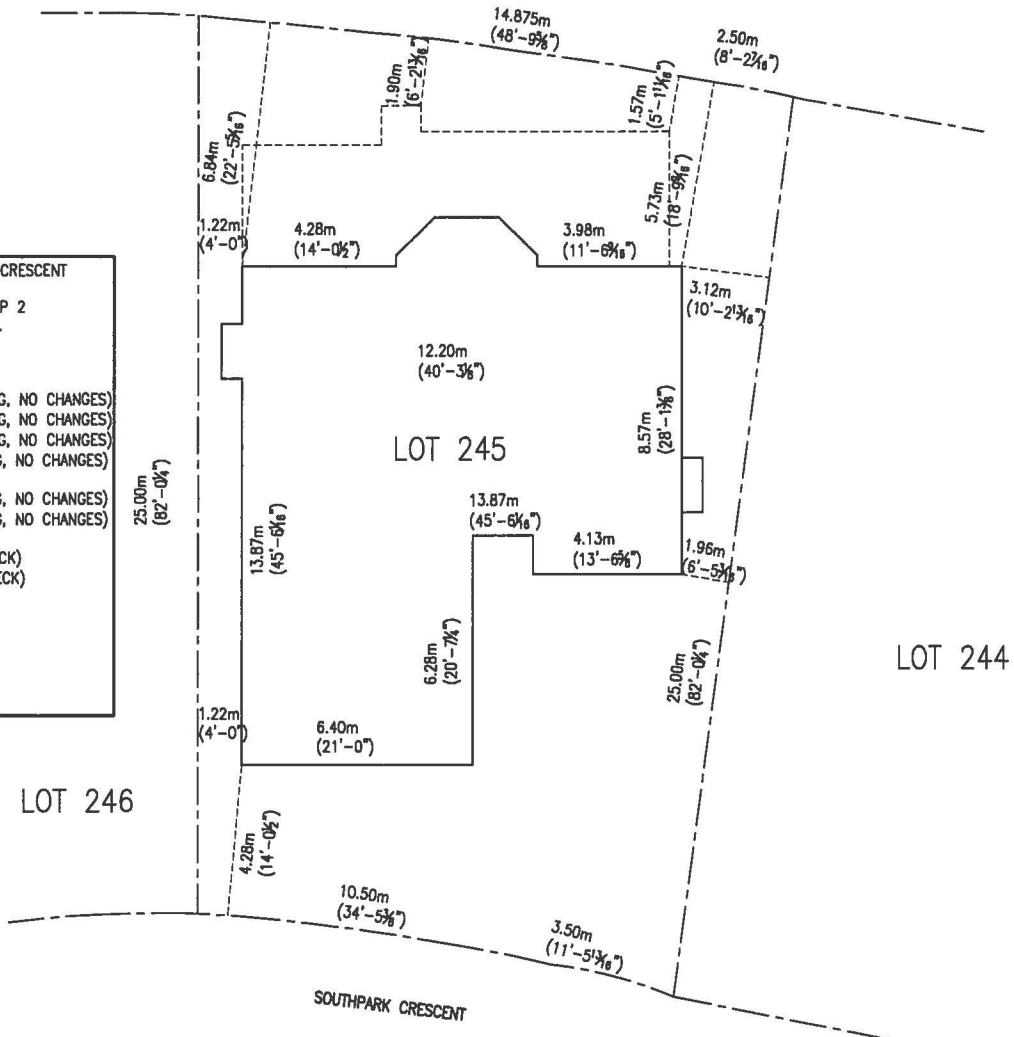
Mayor – Linda Hepner

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City Clerk – Jane Sullivan



CIVIC ADDRESS	: 12243 SOUTHPARK CRESCENT SURREY, B.C.
LEGAL	: SECTION 7 TOWNSHIP 2 PLAN 70545 N.W.D.
ZONING	: RF-G
LOT AREA	: 4,035 sqft
BUILDING FOOT PRINT	: 1,527 sqft (EXISTING, NO CHANGES)
BASEMENT AREA	: 1,089 sqft (EXISTING, NO CHANGES)
MAIN FLOOR AREA	: 1,089 sqft (EXISTING, NO CHANGES)
UPPER FLOOR	: 717 sqft (EXISTING, NO CHANGES)
GARAGE	: 438 sqft (EXISTING, NO CHANGES)
DECK AREA	: 426 sqft (EXISTING, NO CHANGES)
LOT COVERAGE (EXIST.)	: 48% (INCLUDING DECK)
LOT COVERAGE (EXIST.)	: 38% (EXCLUDING DECK)
LOT COVERAGE (MAX.)	: 45%
TOTAL AREA FOR FAR	: 1,806 sqft
DENSITY FAR (EXISTING)	: 0.45
DENSITY FAR (MAX)	: 0.55



4	MAY 04/15	REVISED
3	APR. 30/15	REVISED
2	APR. 28/15	REVISED
1	MAR. 26/15	BUILDING PERMIT
REV:	DATE:	ISSUED FOR:

**Chiu**  
Engineering Inc.  
Consulting Structural Engineers

1220 West 88 Ave Vancouver, B.C. V6H 1A3 T204 737 8820 P204 737 8822  
mail@chiu-engineers.ca

project:  
ALTERATION  
12243 SOUTHPARK CRES.  
SURREY, BC

drawing title:  
SITE PLAN

SCALE:	PROJECT NO.
3/32" = 1'-0"	15016
DESIGN:	A2
DRAWN:	
CHECKED BY:	
DATE:	
MAR. 23/15	
OF 8	

**SITE PLAN**  
SCALE 3/32" = 1'-0"