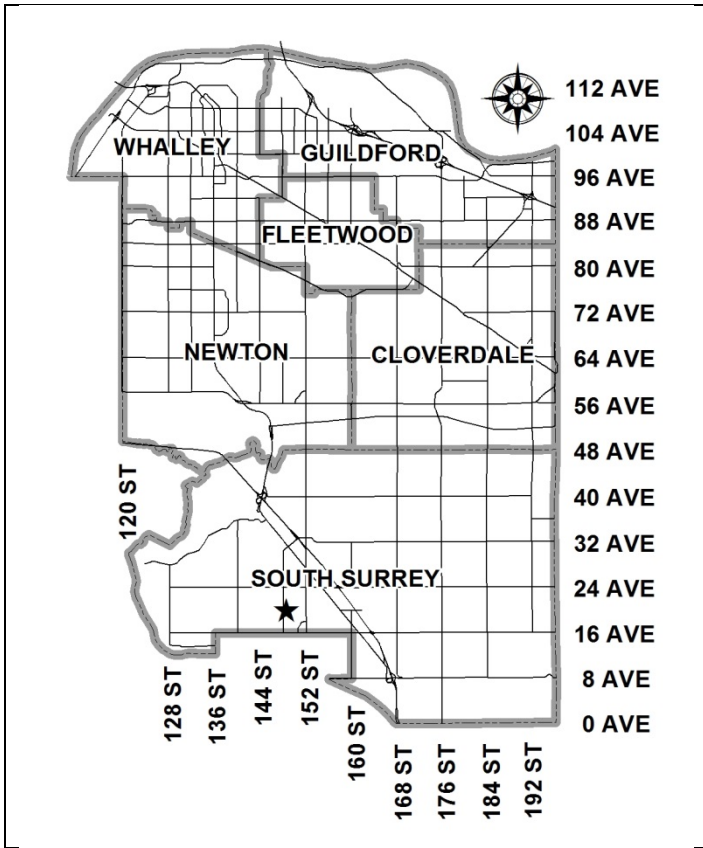


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0145-00

Planning Report Date: July 13, 2015



**PROPOSAL:**

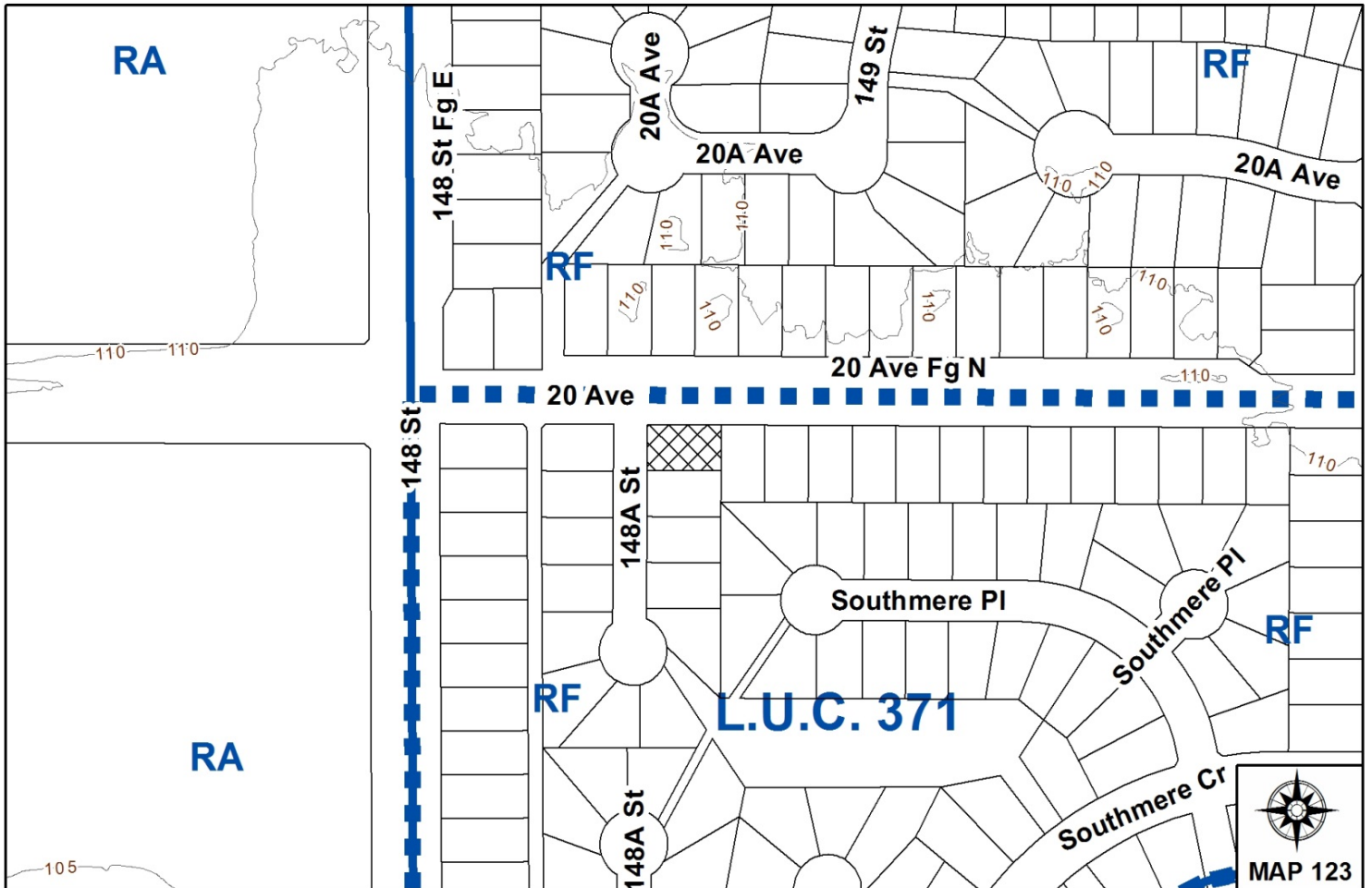
- **Development Variance Permit**  
 to vary the front yard setback in order to permit the construction of an addition to the existing garage.

**LOCATION:** 1984 - 148A Street

**OWNER:** Stewart J. Thornhill  
 Marion J. Thornhill

**ZONING:** L.U.C. 371

**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 decrease the minimum front yard setback under Land Use Contract (L.U.C.) 371 from 4.0 metres (13 ft.) to 1.52 metres (5 ft.).

### RATIONALE OF RECOMMENDATION

- The proposed 18.6 m<sup>2</sup> (200 sq. ft.) addition to the existing garage, along with a proposed 9.1 m<sup>2</sup> (98 sq. ft.) addition to the kitchen, are within the maximum site coverage of 33% allowed under L.U.C. 371.
- The addition to the garage will be designed with a side-entry orientation, resulting in an appealing visual presence from the street, and matching the character of the existing house and neighbourhood.
- The proposed addition to the garage is confined to one storey, and will utilize the existing driveway.
- No trees will be removed to accommodate the proposed construction.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0145-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback from 4.0 metres (13 ft.) to 1.52 metres (5 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 20 Avenue)	Single Family Residential	Urban	RF
East, South & West:	Single Family Residential	Urban	L.U.C. 371 (RF)

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located on the south-east corner of 20 Avenue and 148A Street, west of Semiahmoo Town Centre. The property is designated as "Urban" in the Official Community Plan (OCP) and is regulated by L.U.C. 371. The underlying zone is "Single Family Residential Zone (RF)".
- The subject property is 564 m<sup>2</sup> (6,069 sq. ft.) in area.

Current Proposal

- The applicant is proposing to construct an 18.6 m<sup>2</sup> (200 sq. ft.) addition to the garage, along with a 9.1 m<sup>2</sup> (98 sq. ft.) addition to the kitchen of the existing house. The addition to the garage will accommodate a second vehicle.
- Two non-conforming sheds have been removed from the property to ensure that the new construction is within the maximum allowable site coverage.

### PRE-NOTIFICATION

No pre-notification is required; however, the applicant conducted an informal pre-notification by going door-to-door to explain the proposal to the neighbouring property owners. The applicant spoke in person to all property owners on 148A Street (cul-de-sac) and at 14868 – 20 Avenue. The applicant also marked out the construction area with stakes and string on the property for the neighbours to view. The applicant has provided one letter of support for the proposed addition to the garage and to date we have not received any concerns or objections to this project.

### TREES

There is one small maple tree located on the boulevard in front of the subject property. Since this tree is on City property, a referral was sent to the Parks, Recreation and Culture Department. Parks does not anticipate that the proposed construction will have any impact to the root zone of this tree. The property owner will be on site during the excavation to supervise and a tree protection fence will be in place during construction.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum front yard setback from 4.0 metres (13 ft.) to 1.52 metres (5 ft.).

Applicant's Reasons:

- The home owners both have mobility challenges and require wheelchair access.
- The existing single-car garage is too narrow to meet the owners' accessibility needs.
- The proposed addition to the garage allows easy entry and exit of a full size vehicle.
- The proposed addition achieves a safe, cost-effective and friendly streetscape that provides continuity with the existing dwelling.

Staff Comments:

- The proposed 18.6 m<sup>2</sup> (200 sq. ft.) addition to the existing garage, along with the proposed 9.1 m<sup>2</sup> (98 sq. ft.) addition to the kitchen, are within the maximum site coverage of 33% allowed under L.U.C. 371.
- The addition to the garage will be designed with a side entry orientation, resulting in an appealing visual presence from the street, and matching the character of the existing house and other homes in the neighbourhood.
- The proposed addition to the garage is confined to one storey, and will utilize the existing driveway.
- No trees will be removed to accommodate the proposed construction.

- 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 and Action Summary  
Appendix II. Site Plan  
Appendix III. Development Variance Permit No. 7915-0145-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

EM/dk/da

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Information for City Clerk

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

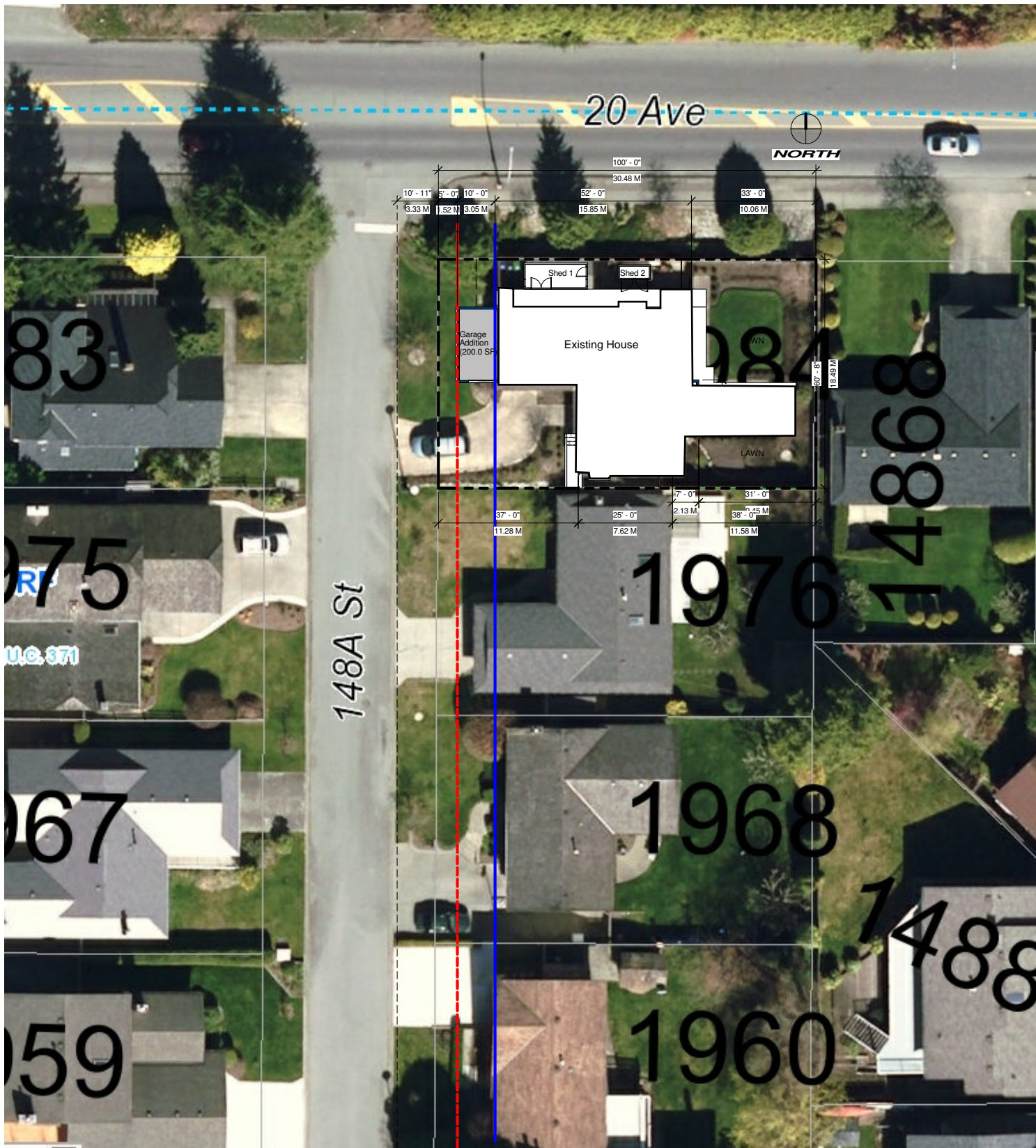
1. (a) Agent:     Name:             Stewart J. Thornhill  
  Address:             1984 – 148A Street  
  Surrey, BC V4A 6R6  
  Tel:                 604-560-1933 - Primary

2.     Properties involved in the Application

- (a)     Civic Address:            1984 – 148A Street
  
- (b)     Civic Address:            1984 – 148A Street  
          Owner:                    Marion J. Thornhill  
  Stewart J. Thornhill  
          PID:                      005-745-195  
          Lot 154 Section 15 Township 1 New Westminster District Plan 59379

3.     Summary of Actions for City Clerk's Office

- (a)     Proceed with Public Notification for Development Variance Permit No.7915-0145-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0145-00

Issued To: Stewart J. Thornhill  
("the Owner")

Address of Owner: 1984 - 148A STREET  
SURREY, BC V4A 6R6

Issued To: Marion J. Thornhill  
("the Owner")

Address of Owner: 1984 - 148A STREET  
SURREY, BC V4A 6R6

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: 005-745-195  
LT 154 SC SE15 T1 PL59379  
1984 - 148A Street

(the "Land")

3. Surrey Land Use Contract No. 371 Authorization By-law No. 5676 is varied as follows:  
  
to reduce the minimum front yard setback from 4.0 metres (13 ft.) to 1.52 metres (5 ft.).
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7915-0145-00 (A) to 7915-0145-00 (B) (the "Drawings"), which is attached hereto and forms part of this development variance permit.



5. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. This development variance permit is not a building permit.

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

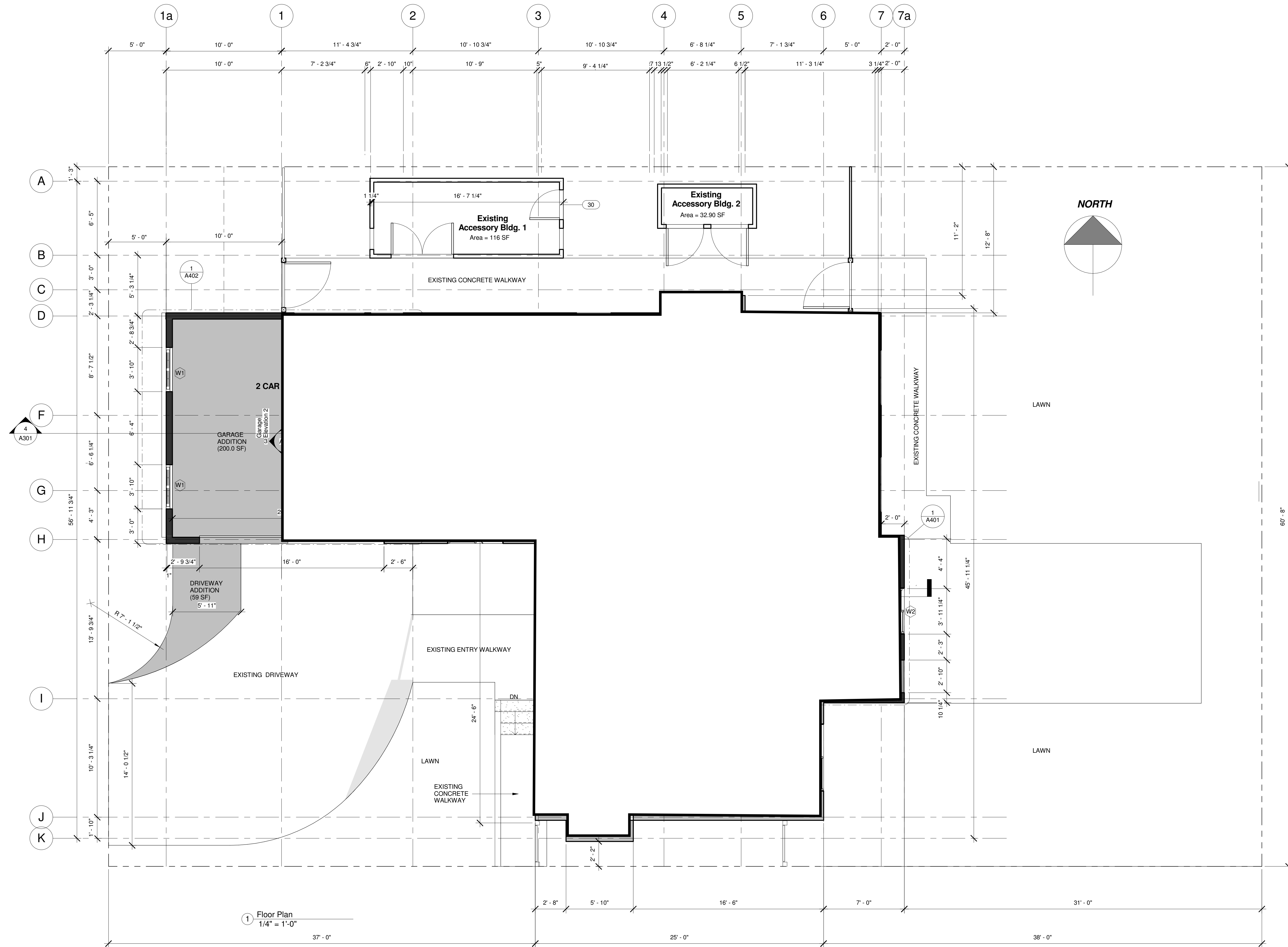
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

**ISSUED  
FOR BUILDING  
PERMIT**



1	15-02-10	Issued for Building Permit		
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REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

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**PROJECT**  
ADDITION/RENOVATION OF  
SINGLE FAMILY DWELLING  
1984 148A Street, Surrey, BC  
Owner: Stewart & Marion Thornhill

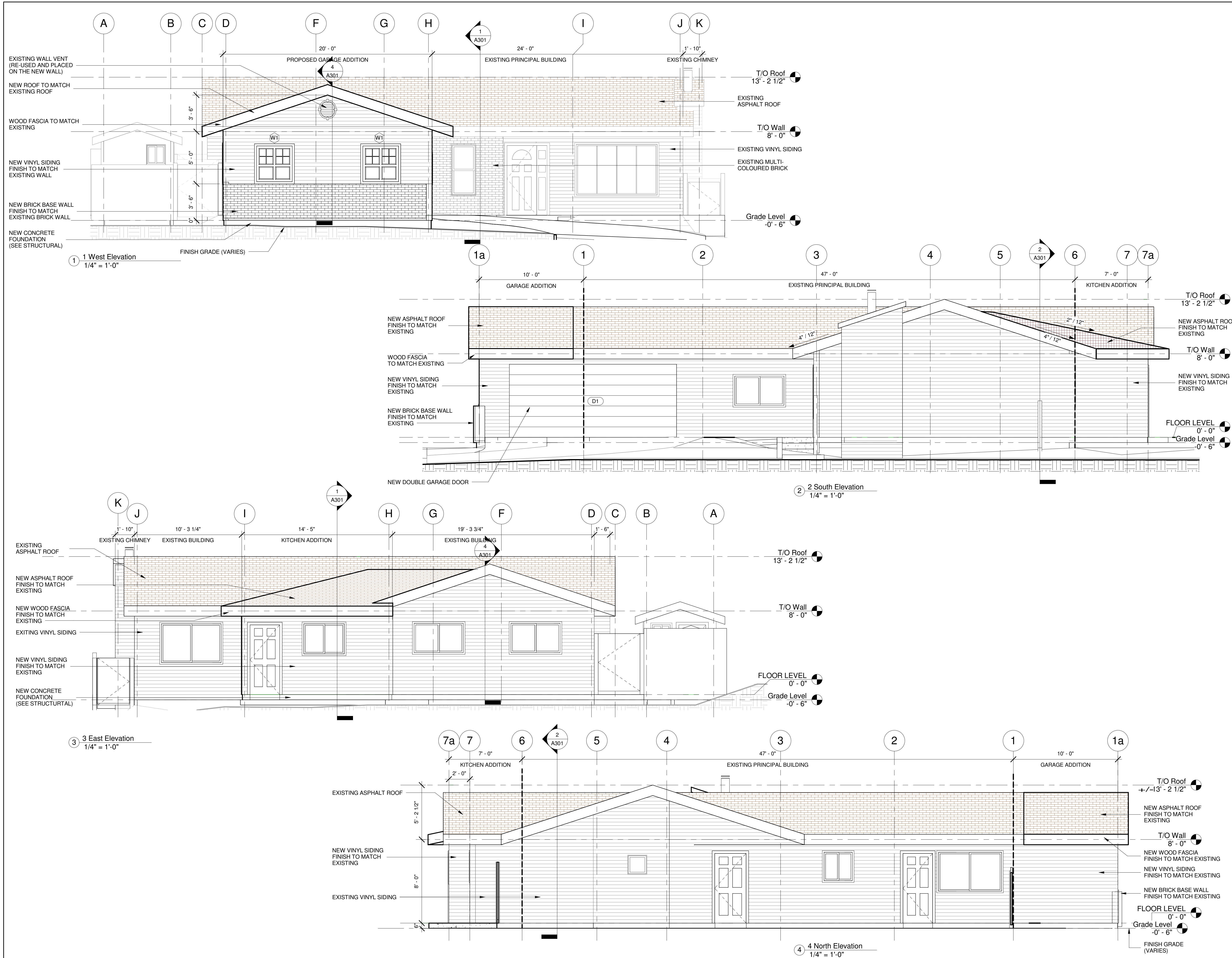
**ARCHITECTURAL**  
Floor Plan

DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	1/4" = 1'-0"	
DATE	06/06/14	

PROJECT NO.	DRAWING NO.	REV
1408THO	A101	

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ELECT  
MECH  
STRUCT  
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**ISSUED  
FOR BUILDING  
PERMIT**



1	15-02-10	Issued for Building Permit		
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REV	YY-MM-DD	ISSUE DESCRIPTION	DRAWN	REVIEWED

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**PROJECT**  
ADDITION/RENOVATION OF  
SINGLE FAMILY DWELLING  
1984 148A Street, Surrey, BC  
Owner: Stewart & Marion Thornhill

**ARCHITECTURAL**  
Elevations

DESIGNED	Designer	SEAL
DRAWN	Author	
SCALE	1/4" = 1'-0"	
DATE	06/06/14	

PROJECT NO.	DRAWING NO.	REV
1408THO	A201	

THIS REVISION SUPERSEDES DRAWINGS BEARING PREVIOUS REVISION LETTER

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