

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0155-00

Planning Report Date: June 29, 2015

PROPOSAL:

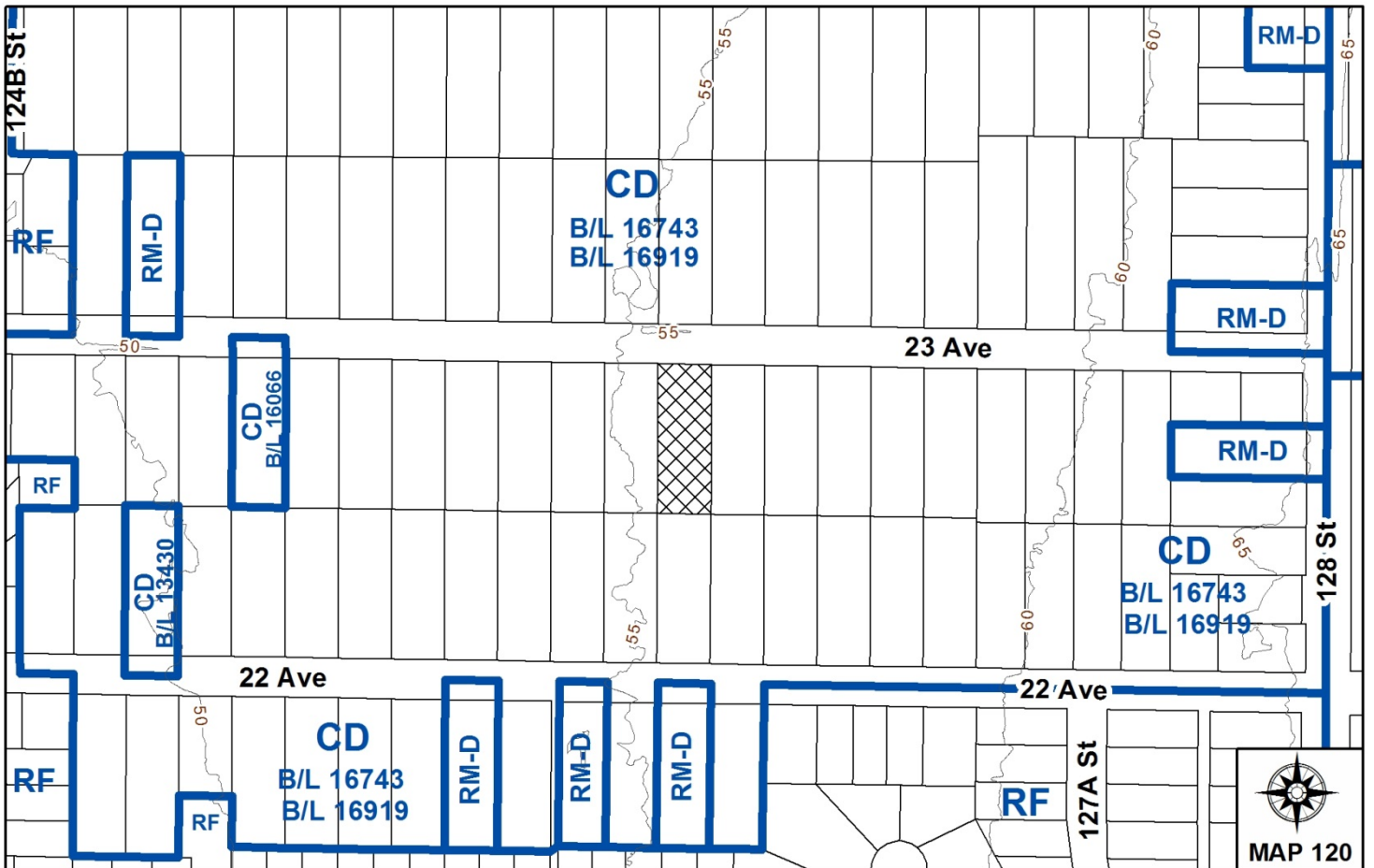
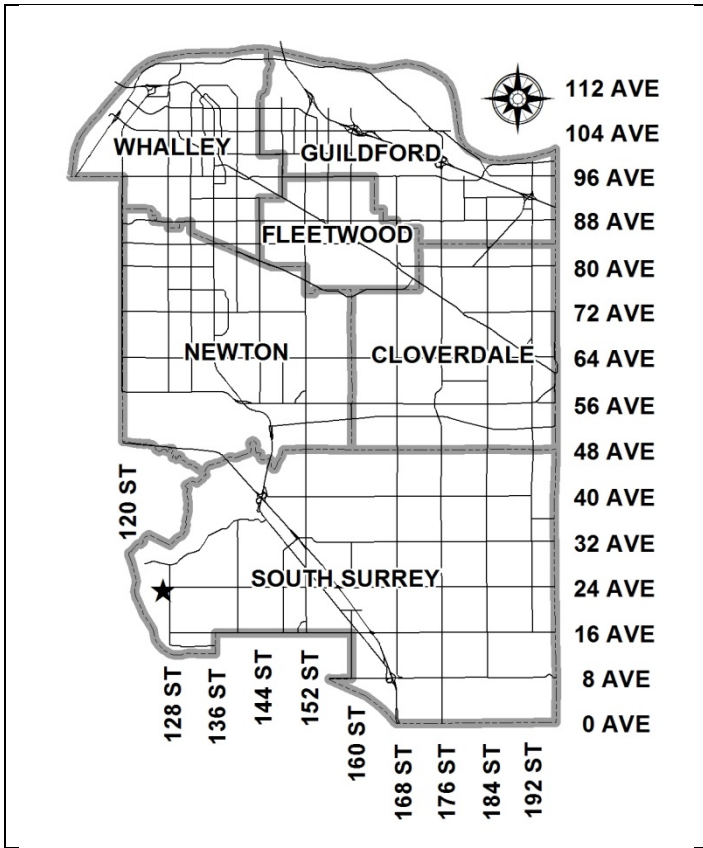
- **Development Variance Permit**
 in order to increase maximum lot coverage to permit the construction of an accessory structure.

LOCATION: 12642 - 23 Avenue

OWNER: David Filipenko
 Sharon Filipenko

ZONING: CD (By-law Nos. 16743 & 16919)

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 to increase the maximum lot coverage in order to construct an accessory structure located at the rear of the property.

RATIONALE OF RECOMMENDATION

- The proposed accessory structure will be used as a pool shed to accommodate equipment and provide an additional bathroom.
- The structure is of the same high quality material as the primary dwelling and will be screened by existing mature trees and fencing.
- The structure meets all other requirements under the CD zoning, including setbacks, floor-area and height.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0155-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to increase the maximum lot coverage of the CD Zone (By-law Nos. 16743 & 16919) from 20% to 20.65%.

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/NCP Designation	Existing Zone
North (Across 23 Ave):	Single Family Dwelling	Urban	CD (By-law Nos. 16743 & 16919)
East & West:	Single Family Dwelling	Urban	CD
South:	Single Family Dwelling	Urban	CD (By-law Nos. 16743 & 16919)

Background and Current Proposal

- The subject site is designated as "Urban" in the Official Community Plan (OCP) and zoned "Comprehensive Development Zone (CD)" (By-law Nos. 16743 & 16919).
- The applicant is requesting a Development Variance Permit to vary the maximum lot coverage within the CD Zone from 20% to 20.65% in order to permit an accessory structure located at the rear of the property.
- The proposed accessory structure is a pool shed, which is 3.0 m by 4.3 m (10 ft. by 14 ft.) and will be used as additional storage for pool equipment and provide an extra bathroom.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum lot coverage of the CD Zone from 20% to 20.65%.

Applicant's Reasons:

- The increase in lot coverage will allow the construction of a pool shed to store additional pool equipment and an additional bathroom.

Staff Comments:

- The single storey structure is of the same high quality material as the primary dwelling and will be screened by existing mature trees and fencing.
- The pool shed is proposed to be sited 2.82 m (9 ft.) from the west property line, which exceeds the minimum 1.0 m (3 ft.) side yard setback requirement of the CD zoning. The structure meets all other aspects of the CD zoning, including maximum permitted floor area and height.
- Staff supports this variance to proceed 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.	Site Plan
Appendix III.	Development Variance Permit No. 7915-0155-00

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: David Filipenko

Address: 1933 - 134 Street
Surrey, BC V4A 4C5

Tel: 604-531-5478 - Primary
604-531-5478 - Cellular

2. Properties involved in the Application

(a) Civic Address: 12642 - 23 Avenue

(b) Civic Address: 12642 - 23 Avenue
Owner: Sharon L Filipenko
David G Filipenko

PID: 009-296-522
Lot 158 Section 18 Township 1 New Westminster District Plan 10320

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7915-0155-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		2,017.56 sq. m. (21,710 sq. ft.)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	20 %	20.65%
SETBACKS (in metres)		
Front	N/A	N/A
Rear	1.8 m (6 ft.)	19.55 m (64 ft.)
Side #1 (W)	1.0 m (3ft.)	2.82 m (9 ft.)
Side #2 (N,S,E, or W)	N/A	N/A
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)	N/A	N/A
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	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

Required Development Data	Minimum Required / Maximum Allowed	Proposed
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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LEGAL DESCRIPTION:

LOT 154, SECTION 18, TOWNSHIP 1, PLAN 1820
1/4 1/4, RANGE 10, 1/4

CIVIC ADDRESS:

17642 23 AVENUE, SURREY B.C.

ZONING:

CD DA 18743 (COMPREHENSIVE DEVELOPMENT ZONE)

SITE CALCULATIONS:

LOT COVERAGE:

LOT AREA = 21,717.58 SQ. FT. (2,017.58 SQ. M.)

MARKET DOP = 2072.25 SQ. FT.

GARAGE = 198.00 SQ. FT.

OUTDOOR LIVING = 345.00 SQ. FT.

VERANDA = 153.30 SQ. FT.

TOTAL PROPOSED COVERAGE = 4345.75 SQ. FT. (20.0%)

TOTAL PERMITTED COVERAGE = 4347.90 SQ. FT. (20.0%)

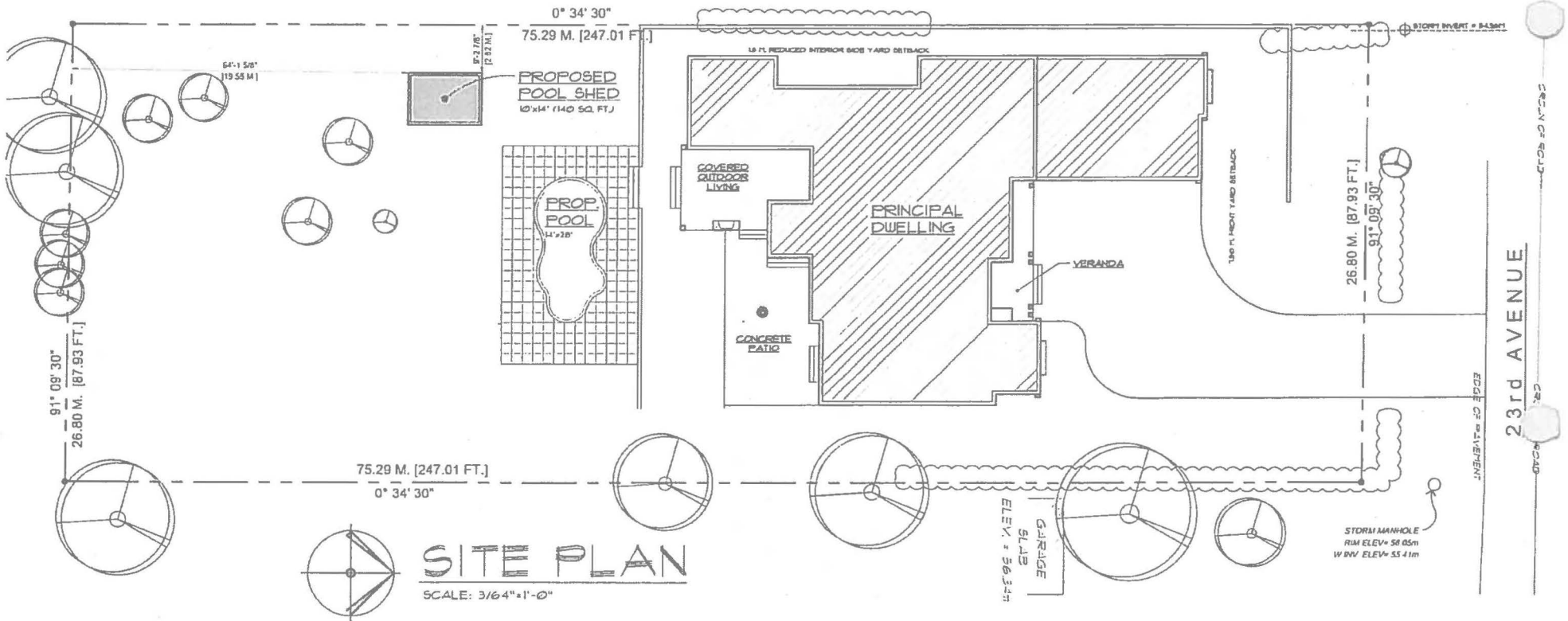
PROPOSED RELAXATION = 146.85 SQ. FT. (0.68%)

THESE PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE 2012 EDITION OF THE B.C.C.

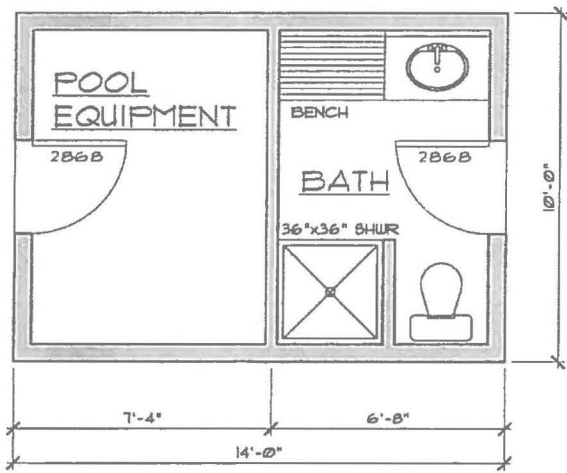
ERROR AND OMISSIONS:

• GAI DRAFTING & DESIGN INC. MAKES EVERY EFFORT TO PROVIDE COMPLETE AND ACCURATE PLANS. HOWEVER, WE ASSUME NO LIABILITY FOR ANY ERRORS OR OMISSIONS WHICH MAY AFFECT CONSTRUCTION.

EXISTING DWELLING
MAIN FLOOR AT ENTRANCE
ELEV. = 55.9m

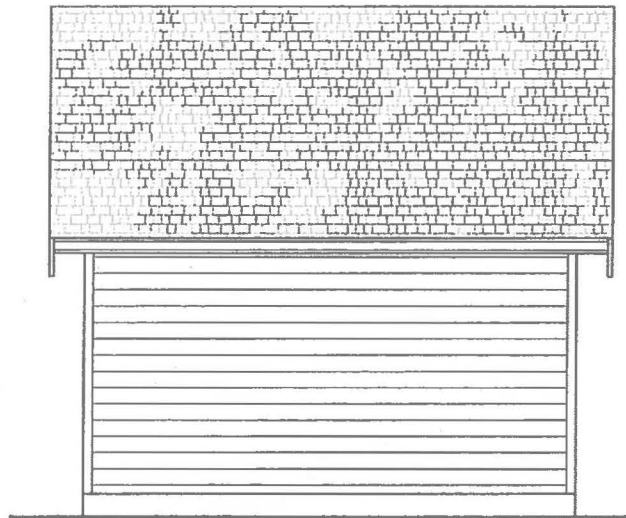


23rd AVENUE



FLOOR PLAN

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



SIDE ELEVATIONS

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



END ELEVATIONS

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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0155-00

Issued To: DAVID FILIPENKO
SHARON FILIPENKO

("the Owner")

Address of Owner: 1933 - 134 Street
Surrey, BC V4A 4C5

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: 009-296-522
Lot 158 Section 18 Township 1 New Westminster District Plan 10320

12642 - 23 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 16743, as amended is varied as follows:
 - (a) In Section E (b) of Bylaw No. 16743, the maximum permitted lot coverage is varied from 20 % to 20.65 %.
4. The siting of buildings and structures shall be in accordance with the drawings numbered 7915-0155-00 (A) through to and including 7915-0155-00 (B) (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. 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

LEGAL DESCRIPTION:

LOT 154, SECTION 16, TOWNSHIP 1, PLAN 16320
1/4 1/4 1/4 1/4 1/4 1/4 1/4 1/4

CIVIC ADDRESS:

12642 23 AVENUE, SUDBURY B.C.

ZONING:

CD BA 16743 (COMPREHENSIVE DEVELOPMENT ZONE)

SITE CALCULATIONS:

LOT COVERAGE:

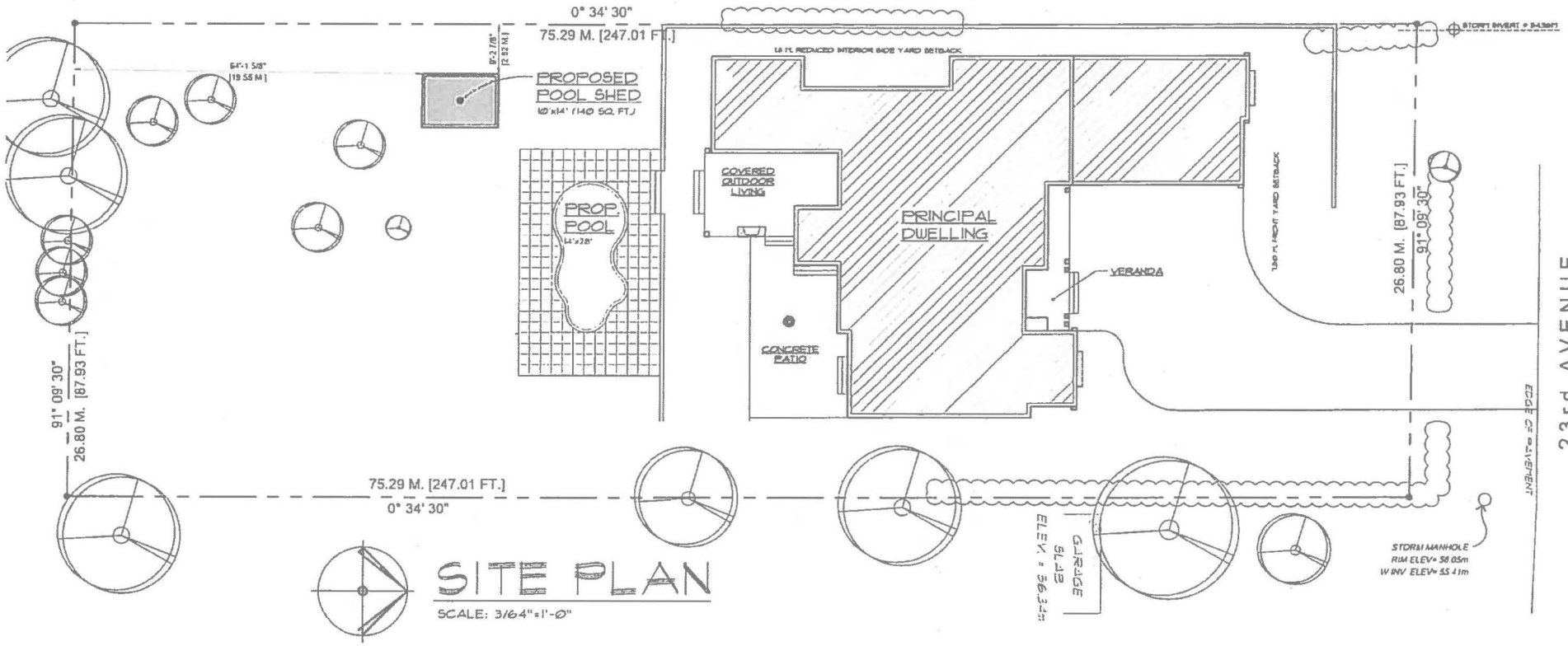
LOT AREA	= 21,717.58 SQ. FT. (2,017 M. SQ. M.)
MAIN FLOOR	= 3,072.25 SQ. FT.
GARAGE	= 768.00 SQ. FT.
OUTDOOR LIVING	= 141.00 SQ. FT.
VERANDA	= 133.30 SQ. FT.
TOTAL PROPOSED COVERAGE	= 4,114.55 SQ. FT. (380.9%)
TOTAL PERMITTED COVERAGE	= 4,547.8 SQ. FT. (209.4%)
PROPOSED RELAXATION	= 433.25 SQ. FT. (20.4%)

THESE PLANS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE 2013 EDITION OF THE R.C.B.C.

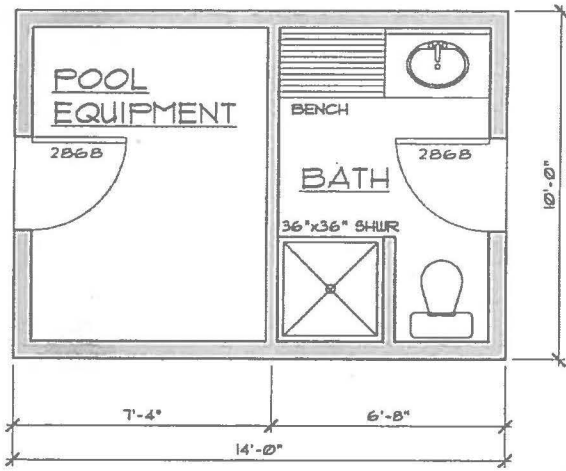
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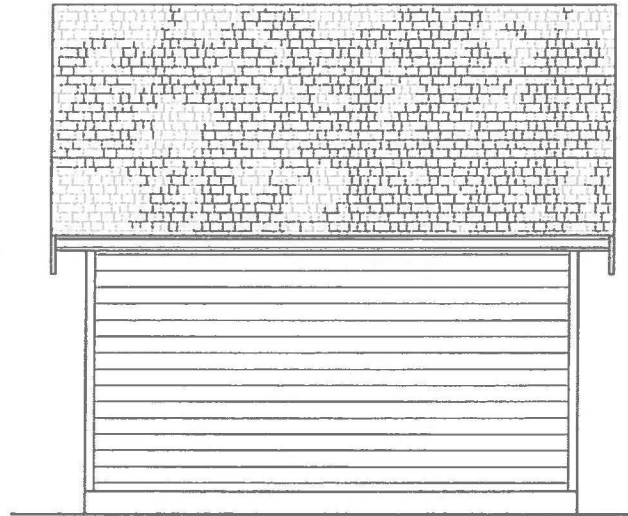


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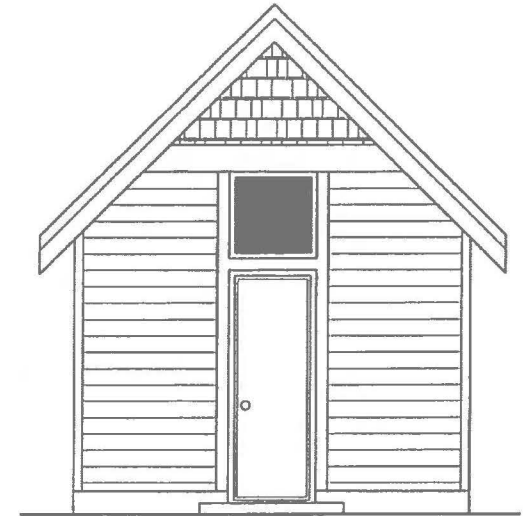
FLOOR PLAN

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



SIDE ELEVATIONS

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



END ELEVATIONS

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