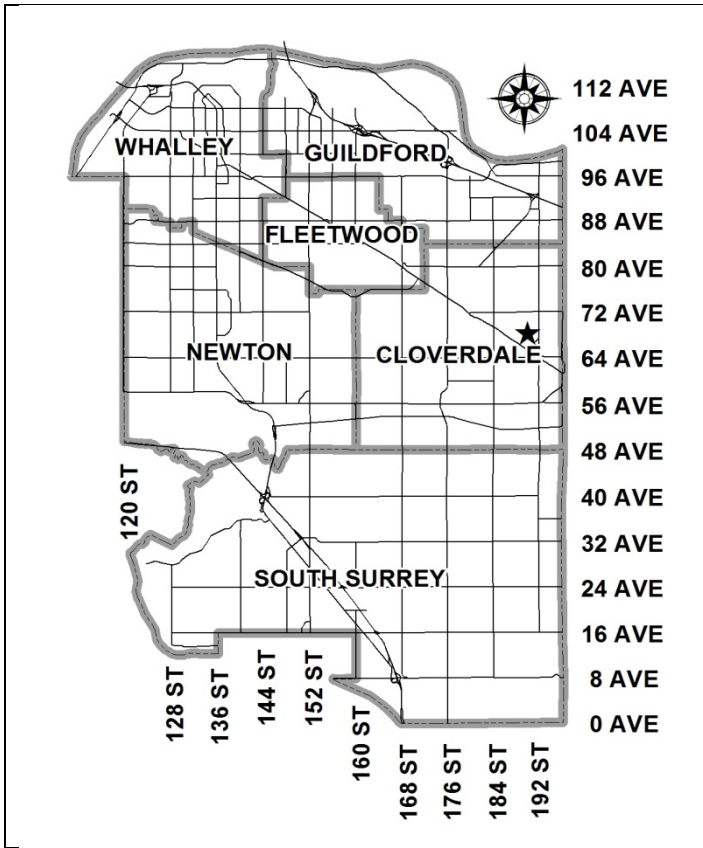


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0193-00

Planning Report Date: July 13, 2015

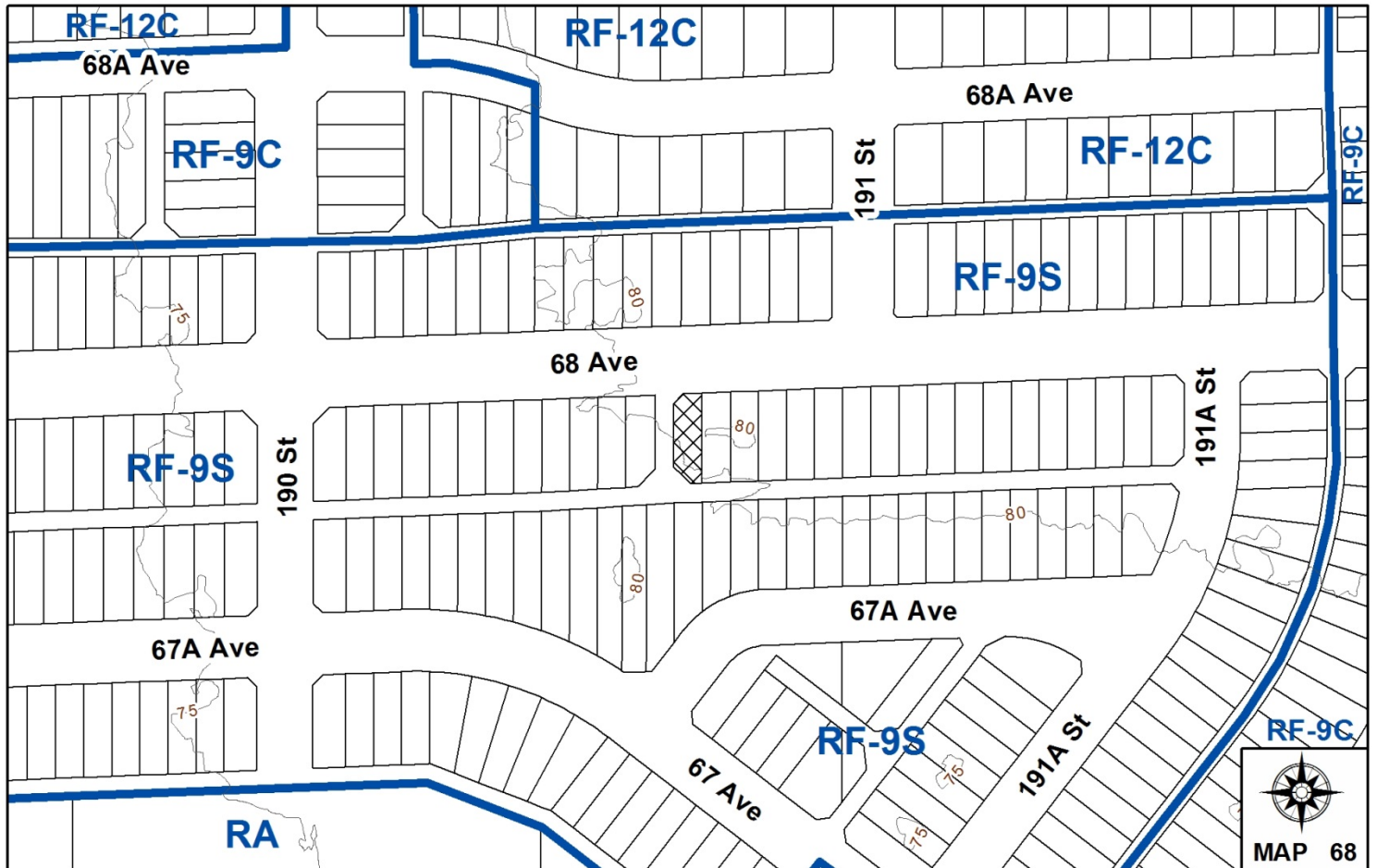


PROPOSAL:

- **Development Variance Permit**

to permit the construction of a basement access well between the principal building and the front lot line, for a proposed single family dwelling.

LOCATION: 19072 – 68 Avenue
OWNER: Rupinderjit S Mann
ZONING: RF-9S
OCP DESIGNATION: Urban
NCP DESIGNATION: 10-15 Special Residential



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the RF-9S Zone to permit the construction of the basement access well at the front of a new single-family home.

RATIONALE OF RECOMMENDATION

- The requested variance would permit the basement access well in the front yard, thereby accommodating a more functional backyard.
- The 5.0-metre (16-ft.) by 5.0-metre (16-ft.) corner cut at the southwest corner of the lot makes it difficult to accommodate both a basement stairwell and functional outdoor space in the backyard.
- The majority of the homes along this portion of 68 Avenue have basement stairwells located in the front yard, as they were constructed prior to the basement access restriction being added to the RF-9S Zone in 2013. Therefore, the proposed front yard basement access well is consistent with the established streetscape.
- Development Variance Permit (DVP) No. 7913-0261-00 was approved for the subject lot on March 31, 2014. Under this previous DVP, the minimum separation between the principal building and the single-storey garage was reduced from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for 50% of the garage. The current DVP application supplements Development Variance Permit No. 7913-0261-00.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0193-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to vary the requirement that basement access and basement wells be permitted only between the principal building and the rear lot line in the "Special Single Family Residential (9) Zone (RF-9S)", to allow the basement access and basement well to be located in the front yard on the subject lot.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family small lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 68 Avenue):	Single family dwellings with detached garages.	10-15 u.p.a. Special Residential in East Clayton NCP	RF-9S
East:	Single family dwellings with detached garages and coach houses.	10-15 u.p.a. Special Residential in East Clayton NCP	RF-9S
South:	Single family dwellings with detached garages and coach houses.	10-15 u.p.a. Special Residential in East Clayton NCP	RF-9S
West:	Single family dwellings with detached garages and coach houses.	10-15 u.p.a. Special Residential in East Clayton NCP	RF-9S

DEVELOPMENT CONSIDERATIONSBackground

- The 242-square metre (2,605 sq.ft.) subject site is located at 19072 – 68 Avenue in East Clayton.
- The site is designated "Urban" in the Official Community Plan (OCP), "10 – 15 u.p.a. Special Residential" in the East Clayton Neighbourhood Concept Plan (NCP), and is zoned "Special Single Family Residential (9) Zone (RF-9S)".

- The subject lot was created in 2014 under Development Application No. 7913-0261-00. This application consisted of a subdivision (to create 3 RF-9S lots from 2 existing lots) and a Development Variance Permit (to vary the minimum separation between the principal building and a single-storey garage on the subject lot).
- As part of the subdivision under Development Application No. 7913-0261-00, the applicant was required to dedicate a 3.0-metre (10-ft.) by 3.0-metre (10-ft.) corner cut on the northwest corner and a 5.0-metre (16-ft.) by 5.0-metre (16-ft.) corner cut on the southwest corner of the subject lot. This resulted in a lot area of 242 square metres (2,605 sq.ft.), which is below the minimum 250-square metre (2,690-sq. ft.) lot size required in the RF-9S Zone, but within the Approving Officer's discretion, as the last lot in a plan of subdivision being not less than 90% of the minimum lot area requirement prescribed in the Zone.
- Under Development Variance Permit No. 7913-0261-00, Council approved a reduction in the minimum separation between the principal building and accessory building from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for 50% of the garage width on the subject lot, in order to achieve a house with a larger and more functional floor plan. Only a single-storey garage is permitted on the subject lot; a coach house is not permitted.

Current Proposal

- The applicant has submitted a building permit application to construct a single family dwelling on the subject lot, with a detached single-storey garage (and no coach house) at the rear of the property and accessed from the rear lane. However, the building permit cannot be issued without Council approving a variance to the requirement that the basement access and basement well be located in the rear yard under the RF-9S Zone, as the proposed basement access well is located at the front of the house.
- According to the preliminary house plans submitted by the applicant (Appendix III), the stairwell has dimensions of 3.9 metres (12.6 ft.) by 1.0 metre (3.2 ft.). The plans also show the rear yard with a separation of 5.0 metres (16 ft.) between the house and the garage for 50% of the garage, in accordance with Development Variance Permit No. 7913-0261-00.
- The relocation of the proposed basement stairwell to the rear of the house would significantly reduce the area of the backyard, and would not be consistent with the existing constructed houses along this portion of 68 Avenue which were built prior to the subject basement access location restrictions coming into effect in 2013. Therefore, the applicant is requesting to vary the requirement that the basement access well be located in the rear yard (see By-law Variance section).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the requirement that basement access and basement wells be permitted only between the principal building and the rear lot line in the RF-9S Zone, to permit the basement access and basement well to be located within the front yard on the subject lot.

Applicant's Reasons:

- The rear yard area has already been reduced due to the corner cut at the southwest corner of the lot. The variance granted to reduce the minimum distance between the house and the garage also compromised the functionality of the outdoor backyard space. The relocation of the basement stairwell to the rear yard would further reduce the useable outdoor space in the already-modest backyard.
- Redesigning the preliminary house plans to relocate the basement stairwell would extend the project timeline and significantly increase project costs.

Staff Comments:

- The RF-9S Zone was amended in September 2013 to restrict basement access and basement wells to the rear yard only, rather than the front yard or side yard. The majority of the homes on 68 Avenue were constructed prior to 2013 and have basement stairwells located in the front yard, and therefore the provision of a front stairwell on the subject lot would be consistent with the other dwellings in the area.
- As part of Development Application No. 7913-0261-00, a variance was granted to reduce the minimum separation between the principal building and accessory building from 6.0 metres (20 ft.) to 5.0 metres (16 ft.) for 50% of the garage width on the subject lot. To help off-set this reduced separation, the applicant increased the minimum separation of the remaining 50% of the garage from 6.0 metres (20 ft.) to 7.0 metres (23 ft.) in order to ensure that the resulting size of the rear yard space would be the same as without the variance, and would still be functional. However, the location of the proposed basement stairwell in the rear yard would ultimately reduce the rear yard area and compromise its functional outdoor space.
- The proposed variance will not result in a negative impact to the streetscape and adjoining properties.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Development Variance Permit No. 7915-0193-00
- Appendix III. Site Plan and Building Plans

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

RC/dk/da

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DRV 7/9/15 9:03 AM

Information for City Clerk

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

1. (a) Agent: Name: Rupinderjit Mann
 Address: 11774 – 81 Avenue
 Delta, BC V4C 7B3
 Tel: 778-240-7914

2. Properties involved in the Application

- (a) Civic Address: 19072 – 68 Avenue
- (b) Civic Address: 19072 – 68 Avenue
 Owner: Rupinderjit Mann
 PID: 029-487-714
 Lot 2 Section 16 Township 8 New Westminster District Plan 43818

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7915-0193-00 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.: 7915-0193-00

Issued To: Rupinderjit Mann
("the Owner")

Address of Owner: 11774 – 81 Avenue
Delta, BC
V4C 7B3

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: 029-487-714
Lot 2 Section 16 Township 8 New Westminster District Plan 43818

19072 – 68 Avenue

(the "Land")

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

(a) In Section J.1 of Part 17G "Special Single Family Residential (9) Zone (RF-9S)", the requirement that basement access and basement wells are permitted only between the principal building and the rear lot line is waived to allow the basement access and basement well to be located within the front yard on the subject lot.

4. This development variance permit supplements Development Variance Permit No. 7913-0261-00.

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

LOT 2



Unit 8191 - 8120 - 128 Street
 Surrey, BC V3R 1K1
 Off: (604) 543-3261 Fax: (604) 543-3245
 e-mail: team@apexdesigngroup.com
 website: ApexDesignGroup.com

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ARCHITECT'S/DESIGNER'S STAMP:

STRUCTURAL ENGINEER'S STAMP:

Client: Rupe Mann
 778-240-1914
 City Project No: 15-0261 (0416627 BC Ltd.)
 Site Location: Lot 2 - 14068, 14076-68 Ave. Surrey, BC

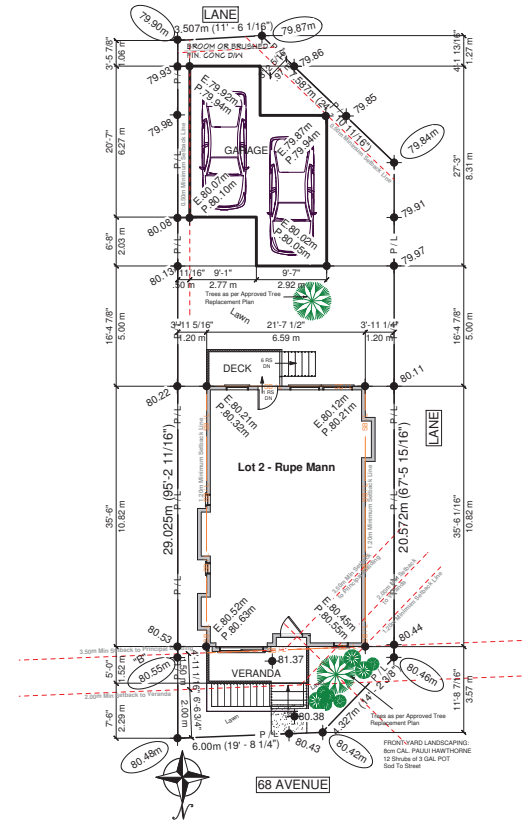
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 Checked: RC
 Date: March 17, 2015
 Scale: 1/4" = 1' (or as noted)
 Version: X2-2015.03.17 R1
 Sheet Title: Cover Page
 Project Synopsis
 Plan Number: A-1.0
 Sheet Number: A-1.0
 Revision: 0
 Plot Date: March 17, 2015

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PERSPECTIVE

EXTERIOR FINISHES MAY NOT BE EXACTLY AS SHOWN-SEE ELEVATION VIEW



SITE PLAN

Scale: 1/8" = 1'-0"

PROPOSED FLOOR ELEVATIONS	
Average Building Grade:	80.325 M
NBE:	79.45 M
Basement Slab:	79.11 M
Basement Inground:	60%
Main Floor:	81.42 M

SYMBOL INDEX	
● 00.00	Survey Grade
● 00.00 "B"	Builder's Grade
● 00.00	Interpolated Grade
● F.6. 00.00	Finished Grade
● E.6. 00.00	Existing Grade
● TBM 00.00	Top of Wall
● BOM 00.00	Bottom of Wall

PROJECT & SITE DATA			
MUN. PROJ. NO.:	15-0261	DT18627 BC Ltd.	
SUBDIVISION AT.:	19068, 19076 Ave SRY		
LOT NO.:	2		
CIVIC ADDRESS:			
ZONE:	RP-R (Type I)		
LOT AREA (m ²):	241.70		
LOT AREA (sf):	2601.64		
LOT COVERAGE:	ALLOWABLE	ACTUAL	
Main Floor	92.00%	1992.35 sf	46.70%
Garage			
Veranda			
Main Floor & Garage & Front Veranda			
Rear Deck			
Rear Shed			
Cantilevered Area			
FLOOR AREA RATIO	ALLOWABLE	ACTUAL	
FAR Max. 1865 sf (incl. 60 Attch/Utility)		1865.00 sf	96.56%
Main Floor			
Upper Floor			
NEY Area	Max. 1100.00 sf		1472.00 sf
ABU/Utility	Max. 180.00 sf		0.00 sf
Gross Area	Max. 1865.00 sf		1472.00 sf
Garage			335.00 sf
Total Gross Area			1857.00 sf

THESE PLANS CONFORM TO THE 2012 B.C. BUILDING CODE

ROOF OVERHANGS:	
UPPER	19"
MAIN	20"

SYMBOL INDEX	
	Proposed Grade Line
	Existing Grade Line



Unit #191 - 8120 - 128 Street
 Surrey, BC V3R 1E1
 Off: (604) 543-8261 Fax: (604) 543-8245
 e-mail: khang@apexdesigngroup.com
 website: ApexDesignGroup.com

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ARCHITECT'S/DESIGNER'S STAMP:

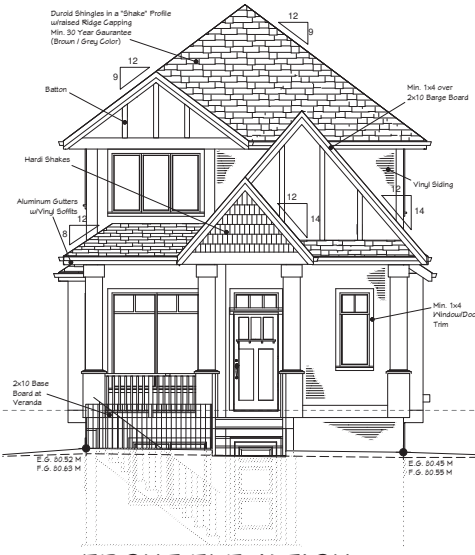
STRUCTURAL ENGINEER'S STAMP:

Client: Rupe Mann
 718-240-1914
 City Project No: 15-0261 (0416627 BC Ltd.)
 Site Location: Lot 2 - 14068, 14076-68 Ave, Surrey, BC

Drawn: RC, LY
 Checked: RC
 Date: March 17, 2015
 Scale: 1/4" = 1' (or as noted)
 Version: X2-2015.03.17 R1

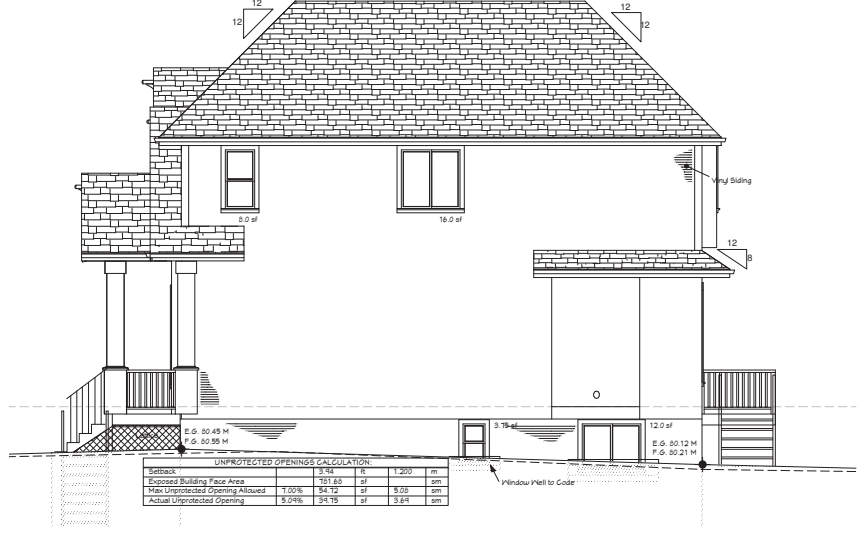
Sheet Title: Building Elevations

Plan Number: _____
 Sheet Number: A-2.0
 Revision: 0
 Plot Date: March 17, 2015



FRONT ELEVATION

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

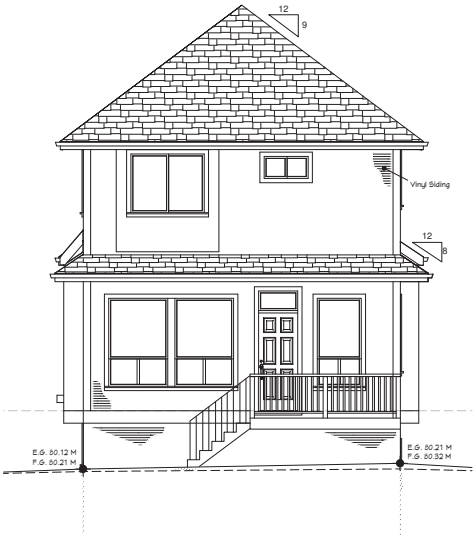


RIGHT ELEVATION

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

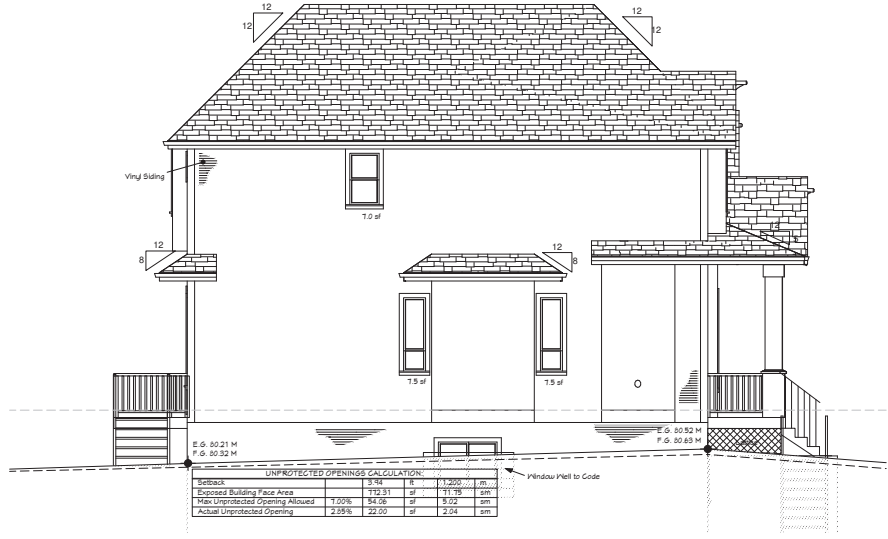
UNPROTECTED OPENINGS CALCULATION:

Setback	3.74	R	1.200	m
Exposed Building Face Area	151.65	sf	14.0	sm
Max Unprotected Opening Allowed	1.00%	54.12	sf	5.00 sm
Actual Unprotected Opening	0.24%	24.79	sf	2.24 sm



REAR ELEVATION

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



LEFT ELEVATION

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

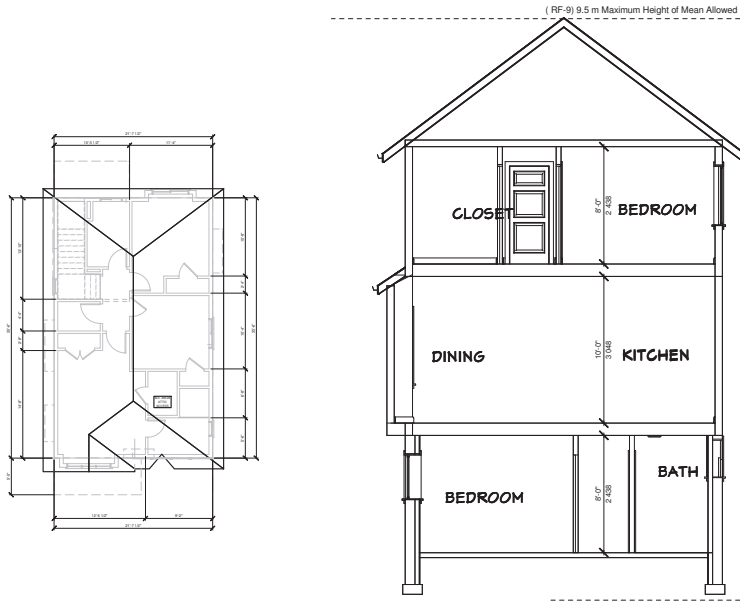
UNPROTECTED OPENINGS CALCULATION:

Setback	1.24	R	1.200	m
Exposed Building Face Area	132.31	sf	11.75	sm
Max Unprotected Opening Allowed	1.00%	14.06	sf	5.00 sm
Actual Unprotected Opening	2.55%	22.00	sf	2.04 sm

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ARCHITECT'S/DESIGNER'S STAMP:

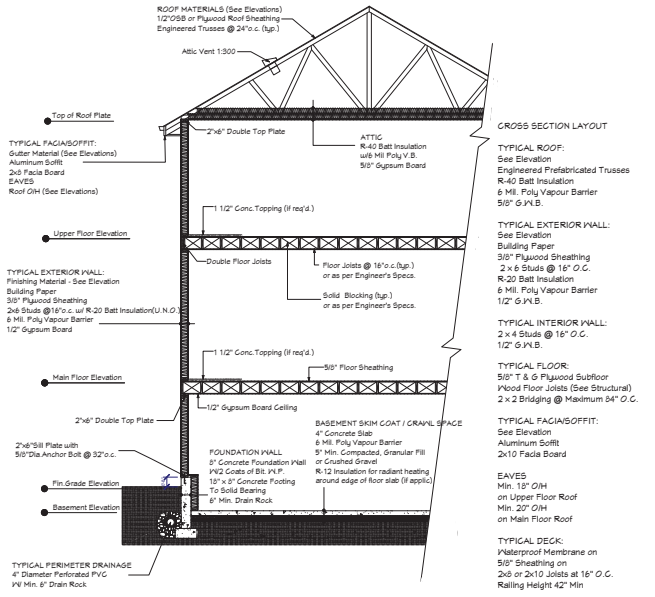
STRUCTURAL ENGINEER'S STAMP:



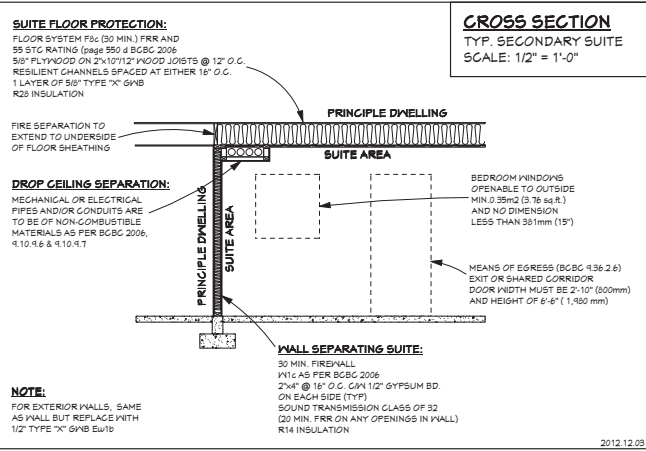
ROOF LAYOUT
Scale: 1/8" = 1'-0"

CROSS SECTION A1
Scale: 1/4" = 1'-0"

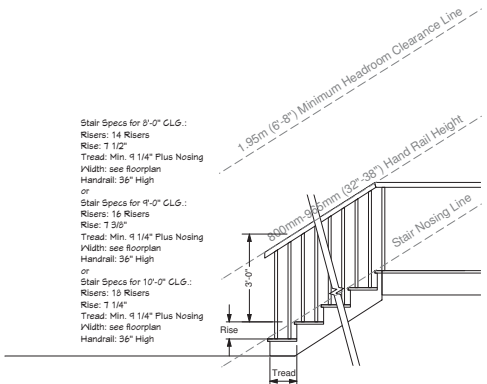
PROPOSED FLOOR ELEVATIONS	
Average Building Grade:	20.325 M
MBE:	75.45 M
Basement Slab:	75.11 M
Basement Inground:	60%.
Main Floor:	81.42 M



TYPICAL WALL CROSS-SECTION
Scale: 1/4" = 1'-0"



CROSS SECTION
TYP. SECONDARY SUITE
SCALE: 1/2" = 1'-0"



Typ. Interior Stair Detail
Scale: 1/2" = 1'-0"

GENERAL NOTES:
Contractor to check and verify all dimensions and conditions on the plan and job site prior to the start of construction and report any discrepancies to designer (APEX DESIGN GROUP INC.).
Designer will not be responsible for costs incurred to owner or contractor through errors or omissions on plans or specifications after building permit is issued.
Drawings and specifications and the ideas, designs and arrangements represented are the property of the designer. No plan or part thereof shall be copied, disclosed to others or used for any other project other than the specific project for which they have been prepared without written consent of the designer. Visual contract with these drawings shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions shall have precedence over scaled dimensions.

- All work shall be carried out in accordance with the 2006 British Columbia Building Code and other local By-Laws.
- The Contractor shall be responsible for obtaining all permits.
- All plumbing to be done in accordance with the British Columbia Plumbing Code.
- Contractor shall make provisions for outside fresh air for furnace combustion.
- All interior partitions are to be 2 x 4 studs @ 16" o.c. with 1/2" G.W.B. on both sides.
- All Structural Lumber to be Douglas Fir #2 or better, unless otherwise noted.
- All lintels to be 2 - 2 x 10, unless otherwise noted.
- Provide solid blocking in all joint spaces under walls and columns.
- Cross Bridging at 7'-0" Max. at all joint spans.
- All Basement/Crawlspace concrete foundation walls are to be dampproofed with two coats of Bitumen up to finished grade.
- Provide a 4" diameter perforated P.V.C. perimeter drain around all exterior footings with a minimum 6" drain rock sloped down a minimum of 1/8" to 1'-0" to storm sewer.
- Provide smoke detectors wired to electrical system in corridors outside bedroom areas.
- Provide door closers to doors entering garage from living areas.
- Flash over and provide silicone caulking around all exterior openings.
- All electrical wiring and fixtures shall conform to the requirements of the British Columbia Electrical Code and CSA standards.
- Interior ceilings to be finished with a primer and textured finish coat.
- Interior walls to be finished with a primer coat and two coats of quality paint.
- All interior doors to be 2'-6" wide or as noted.
- All interior wood doors, trim and base to be paint grade with two coats of semi-gloss latex paint.
- Finished grade to be a minimum of 8" from top of foundation walls.
- Contractor to coordinate all rain water leader locations and receive approval from the owner prior to installation. Provide concrete splash pads at bottoms of rain water leaders.

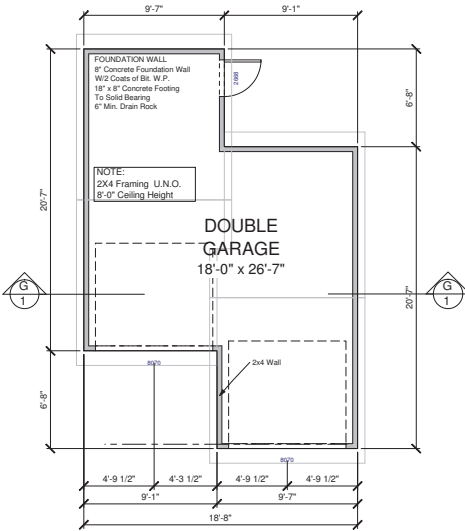
THESE PLANS CONFORM TO THE 2012 B.C. BUILDING CODE.

Client: Rupa Mann
778-240-1914
City Project No: 15-0261 (0416627 BC Lic.)
Site Location: Lot 2 - 14068, 14076-68 Ave, Surrey, BC

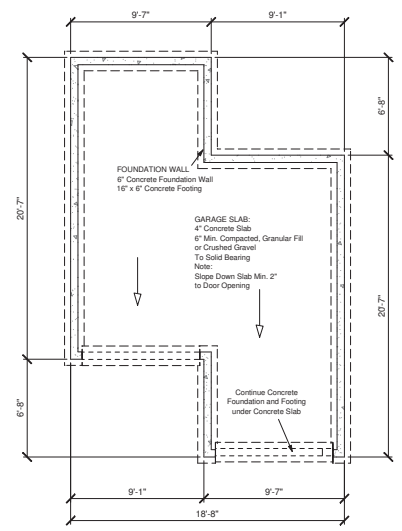
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Checked: RC
Date: March 17, 2015
Scale: 1/4" = 1' (or as noted)
Version: X2-2015.03.17 R1
Sheet Title: Basement, Roof Layout & General Notes
Plan Number: A-4.0
Sheet Number: A-4.0
Revision: 0
Plot Date: March 17, 2015

SPECIFICATIONS:

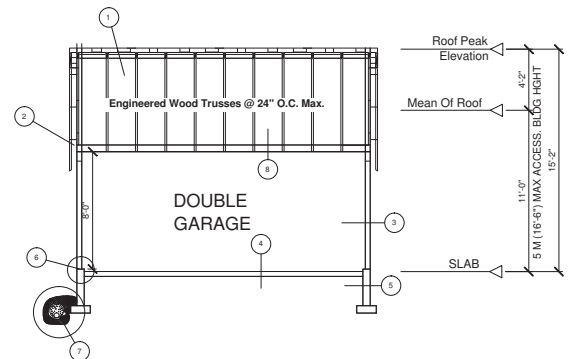
- 1 TYPICAL ROOF:
Roof Material to match Principle Bldg
Building Paper on
1/2" Plywood Sheathing
Engineered Prefabricated Trusses @ 24" O.C.
- 2 TYPICAL FACIA/SOFFIT:
To match Principle Bldg
Vinyl Soffit
2x10 Facia Board
- 3 TYPICAL EXTERIOR WALL:
See Elevation
Building Paper
3/8" Plywood Sheathing
R14 Batt Insulation (Optional)
2 x 4 Studs @ 16" O.C.
6 Mil. Poly Vapour Barrier
1/2" G.W.B.
- 4 Garage Floor:
4" Concrete Slab (Min. 4" Below Top of Fdn Wall)
6" Min. Compacted Sand or Gravel Fill
- 5 EXTERIOR FOUNDATION WALL:
2 Coats Asphalt Emulsion - Apply to Exterior
Perimeter up to Grade
6" Concrete Foundation Wall (or as noted)
16"x8" Concrete Footing
- 6 PLATE TO FOUNDATION CONNECTION:
2x6 (or 2x4 as req'd) Sill Plate
6 Mil Poly or 45# Felt Damp-Proofing
1/2" Dia Anchor Bolts @ 6'-0" O.C. Max.
- 7 DRAINAGE:
4" Drain Tile
12" Min Drain Rock
- 8 CEILING:
Min. R-40 or Loose-Fill Insulation (Optional)
6 Mil. Poly Vapour Barrier (if Insulated)
5/8" Gypsum Board



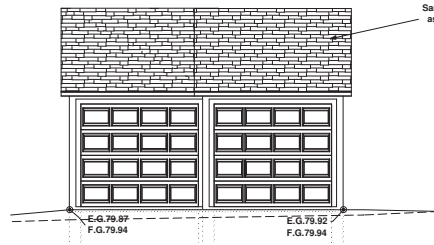
GARAGE FLOOR PLAN
Area: 385 Sq.Ft



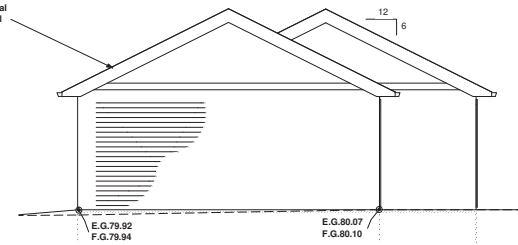
FOUNDATION PLAN



SECTION G1
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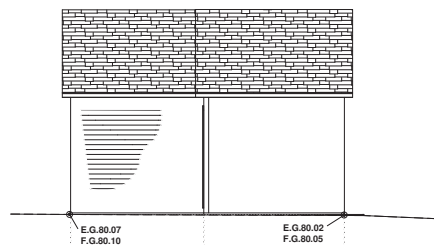


FRONT ELEVATION

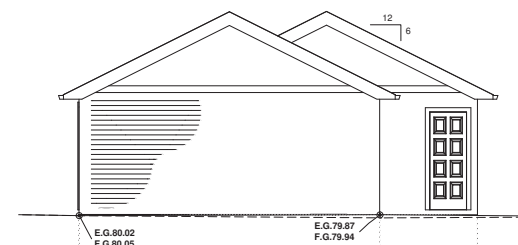


RIGHT ELEVATION

OWNER/BUILDER TO
ENSURE ROOF PITCH
ON GARAGE TO MATCH
ROOF PITCH ON
PRINCIPAL DWELLING



REAR ELEVATION



LEFT ELEVATION