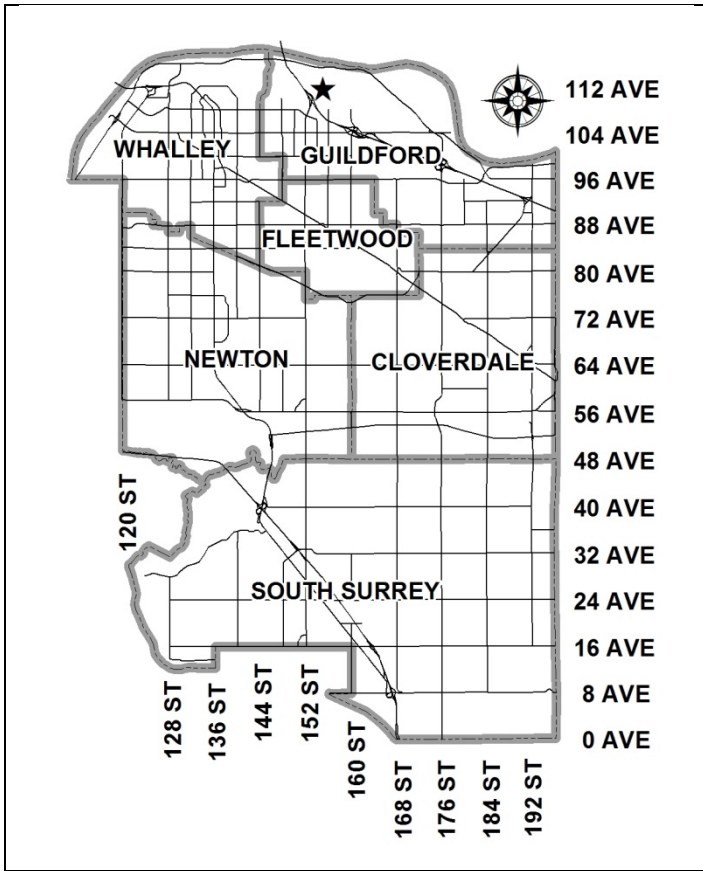


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0297-00

Planning Report Date: November 2, 2015

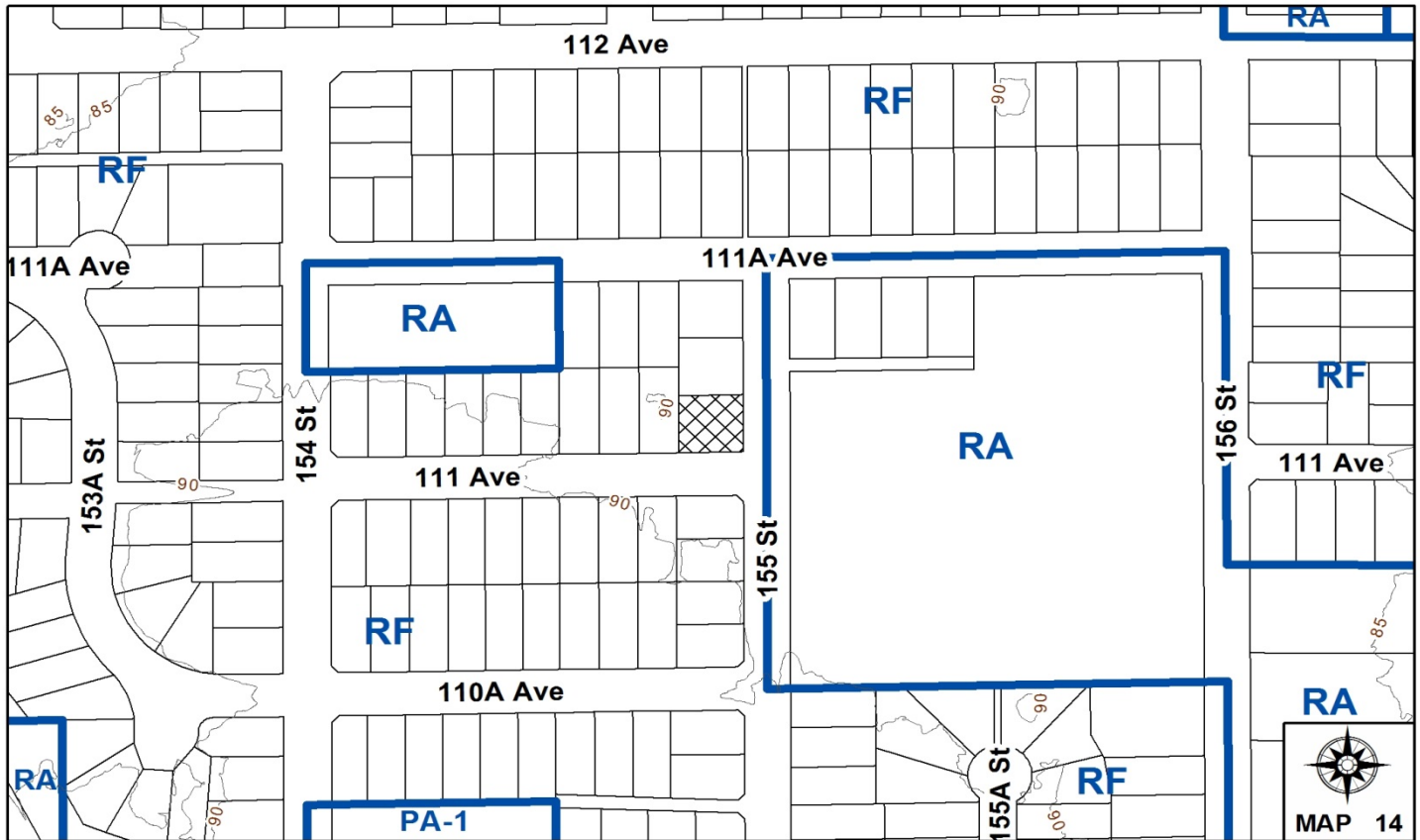


PROPOSAL:

- **Development Variance Permit**

to increase the maximum lot coverage and to reduce the rear yard setback to in order to permit the construction of a two-storey addition, including double garage, to the existing single family dwelling.

LOCATION: 11125 - 155 Street
OWNERS: Jordan W Risi
 Sasha R Podwinski
ZONING: RF
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 increase the maximum lot coverage from 34% to 36% and to reduce the minimum rear yard setback for the principal building from 7.5 metres (25 feet) to 1.5 metres (4.9 feet) in the RF Zone, to permit the construction of a two-storey addition, including attached garage.

RATIONALE OF RECOMMENDATION

- The requested setback variance and lot coverage variance would permit the construction of a proposed two-storey addition to an existing bungalow, which would provide a secure indoor covered area for vehicle parking and an additional games room above.
- The proposed attached garage will be located at the rear (west side) of the house and utilize the existing driveway, and will be in keeping with the design of the existing house.
- Most other homes on 155 Street and 111 Avenue have attached garages and thus the proposed attached garage is in keeping with the neighbourhood character.
- The proposed 103-square metre (1,109 square foot) two-storey addition is within the maximum floor area permitted on the subject lot under the RF Zone, and still allows for a functional backyard area in the northwest corner of the lot.
- The applicant reports that the neighbour to the west of the subject lot raised no concerns with the proposed rear yard setback relaxation along their shared lot line for a two-storey addition, including double garage.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0297-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary the maximum lot coverage of the RF Zone from 34% to 36%; and
- (b) to reduce the minimum rear yard (west) setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 1.5 metres (4.9 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East (Across 155 Street):	Northview Park	Urban	RA
South (Across 111 Avenue):	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 749-square metre (8,062 sq. ft.) subject lot is located at 11125 – 155 Street in Guildford.
- The lot is designated “Urban” in the Official Community Plan (OCP) and is zoned “Single Family Residential Zone (RF)”.
- The subject lot was created in 1993 under Application No. 7892-0169-00. The application consisted of a subdivision to create 9 RF lots from 1 existing parent lot. The existing single-storey rancher-style house on the subject lot was constructed in 1995 and the current owners purchased the property in 2012.

- The existing house does not have a garage. There is an existing paved driveway located at the rear of the house accessed from 111 Avenue, which the applicant is currently using to park vehicles.
- The existing house is a single-storey rancher design located in the approximate centre of the subject lot. This results in a relatively large building footprint that limits the developable lot area available outside of the setbacks, and reduces the total floor area that can be achieved without a second storey.

Current Proposal

- The applicant is preparing to submit a building permit application to construct a two-storey addition with double garage attached to the rear portion of the existing single-storey house. The proposed attached double garage will utilize the existing driveway located at the rear of the house and accessed from 111 Avenue (Appendix II).
- The first floor of the proposed two-storey addition is a double garage and the second floor consists of a games room and bathroom.
- The proposed attached garage will be accessed from the rear of the house through an existing laundry room.
- The proposed second floor will be accessed from the rear of the house through the existing kitchen by a new set of stairs.
- The total floor area of the house including the proposed addition, will be 320 square metres (3,448 square feet), which is within the maximum floor area permitted under the RF Zone.
- To permit the construction of an attached garage and second floor games room, the applicant is requesting to vary the rear yard (west) setback from 7.5 metres (25 feet) to 1.5 metres (4.9 feet) and to increase the maximum lot coverage from 34% to 36% (see By-law Variances section).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum lot coverage of the RF Zone from 34% to 36%.

Applicant's Reasons:

- The proposed garage has been designed to accommodate two vehicles and the additional storage needs of the residents in the existing rancher-style home.

Staff Comments:

- The existing house is a single storey rancher design, and therefore has a relatively large building footprint while not maximizing the permitted floor area under the RF Zone through a second storey.

- The existing house and proposed two-storey addition comply with the maximum permitted floor area, building height and other setbacks of the RF Zone.
- The proposed addition will still accommodate a functional backyard area in the northwest corner of the lot.
- The design of the proposed garage is in keeping with the design of the existing house and streetscape.
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 feet) to 1.5 metres (4.9 feet).

Applicant's Reasons:

- The existing house does not currently have a garage and the applicant would like a double garage accessed from 111 Avenue, to provide a secure, indoor parking area for vehicles.
- The proposed attached double garage will be located at the rear of the house and accessed via the existing laundry room. This allows for easy passage from the garage to the existing house.
- The location of the proposed garage at the end of the existing driveway maintains the existing vehicle access to the lot and provides continuity with the existing streetscape.

Staff Comments:

- The existing house is located on a corner lot and is a single-storey rancher design. The location of the existing house in the centre of the subject lot leaves insufficient area outside of setbacks in which to locate the proposed garage. The proposed rear yard setback variance would permit the construction of the attached garage.
- The RF Zone permits a maximum floor area of 402 square metres (4,327 square feet) on the subject lot. The existing house is 218 square metres (2,343 square feet) in size. The first floor of the proposed two-storey addition is 56 square metres (603 square feet) in size and will be used for the storage of vehicles. The second floor of the proposed two-storey addition is 47 square metres (502 square feet) in size and will be used as a games room with a washroom. The total floor area including the proposed garage will be 320 square metres (3,448 square feet), which is within the maximum floor area permitted under the RF Zone.
- The proposed attached garage will utilize the existing driveway and is in keeping with the existing character of the house and other homes in the neighbourhood.

- The applicant has contacted the owner of the neighbouring lot to the west (15485 - 111 Avenue), and that owner reportedly has no concerns with the proposed setback relaxation.
- The proposed second storey addition will be accessed through the existing kitchen via a new set of stairs. The applicant has confirmed that the second floor will not be used as a secondary suite and will be used as a games room for the use of the homeowners.
- No trees will be removed to accommodate the proposed construction.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

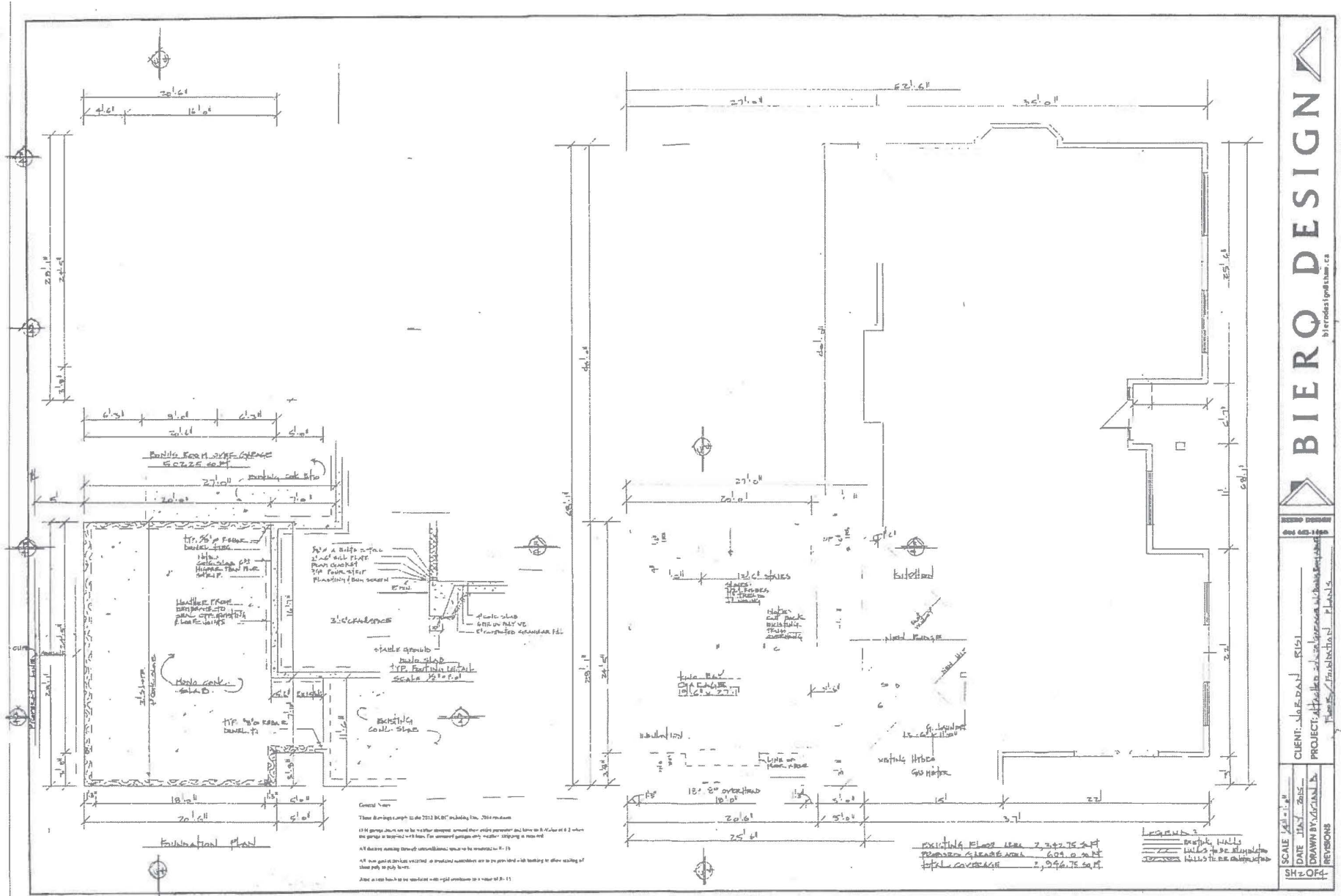
Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plan, Building Plan, Sections and Elevations
Appendix III.	Development Variance Permit No. 7915-0297-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

RC/dk

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BIERO DESIGN
 biero@birodesign.com

BIERO DESIGN
 605-431-1800

CLIENT: SHARON KUSH
 PROJECT: Health and Wellness Center
 Phase: Foundation Plans

SCALE: 1/4" = 1'-0"
 DATE: JULY 2015
 DRAWN BY: WYCIAN L
 REVISIONS:

SH 2 OF 2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0297-00

Issued To: JORDON W RISI
SASHA R PODWINSKI

("the Owner")

Address of Owner: 11125 - 155 Street
Surrey, BC V3R 0W6

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: 018-431-534
Lot 6 Section 16 Block 5 North Range 1 West New Westminster District Plan Lmp12188

11125 - 155 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section E of Part 16 Single Family Residential Zone (RF), the maximum lot coverage is increased from 34% to 36%; and
 - (b) In Section F of Part 16 Single Family Residential Zone (RF), the minimum rear yard setback for the principal building is reduced from 7.5 metres (25 feet) to 1.5 metres (4.9 feet).
4. This development variance permit applies to only that portion of the building and structures on the Land shown on 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.

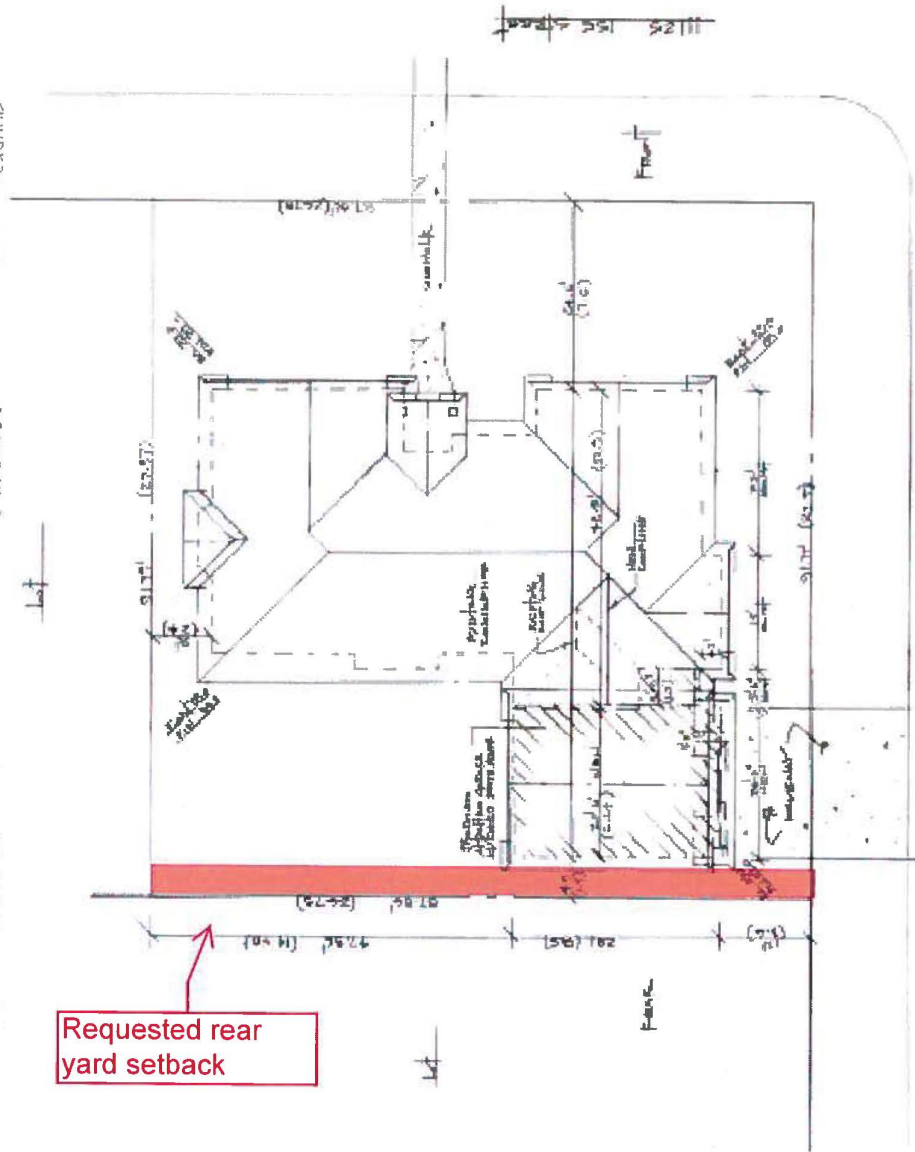
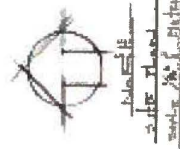
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit 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

Schedule A



11125 155 STREET
 SURREY BC
 LEGAL DESCRIPTION:
 Lot 6 Block 11125
 ZONE: R/F

Item	Area	Volume
Basement	1,200 sq ft	1,200 cu ft
1st Floor	1,500 sq ft	1,500 cu ft
2nd Floor	1,500 sq ft	1,500 cu ft
Roof	4,200 sq ft	4,200 cu ft
Garage	1,000 sq ft	1,000 cu ft
Deck	200 sq ft	200 cu ft
Pool	100 sq ft	100 cu ft
Other	100 sq ft	100 cu ft
Total	11,700 sq ft	11,700 cu ft

Item	Area	Volume
Basement	1,200 sq ft	1,200 cu ft
1st Floor	1,500 sq ft	1,500 cu ft
2nd Floor	1,500 sq ft	1,500 cu ft
Roof	4,200 sq ft	4,200 cu ft
Garage	1,000 sq ft	1,000 cu ft
Deck	200 sq ft	200 cu ft
Pool	100 sq ft	100 cu ft
Other	100 sq ft	100 cu ft
Total	11,700 sq ft	11,700 cu ft

Item	Area	Volume
Basement	1,200 sq ft	1,200 cu ft
1st Floor	1,500 sq ft	1,500 cu ft
2nd Floor	1,500 sq ft	1,500 cu ft
Roof	4,200 sq ft	4,200 cu ft
Garage	1,000 sq ft	1,000 cu ft
Deck	200 sq ft	200 cu ft
Pool	100 sq ft	100 cu ft
Other	100 sq ft	100 cu ft
Total	11,700 sq ft	11,700 cu ft

SCALE 1/8" = 1'-0"
 DATE MAY 2015
 DRAWN BY SHAW

CLIENT: JORDAN ZISI
 PROJECT: 11125 155 STREET SURREY BC
 SITE PLAN

BIERO DESIGN
 bierodesign@shaw.ca