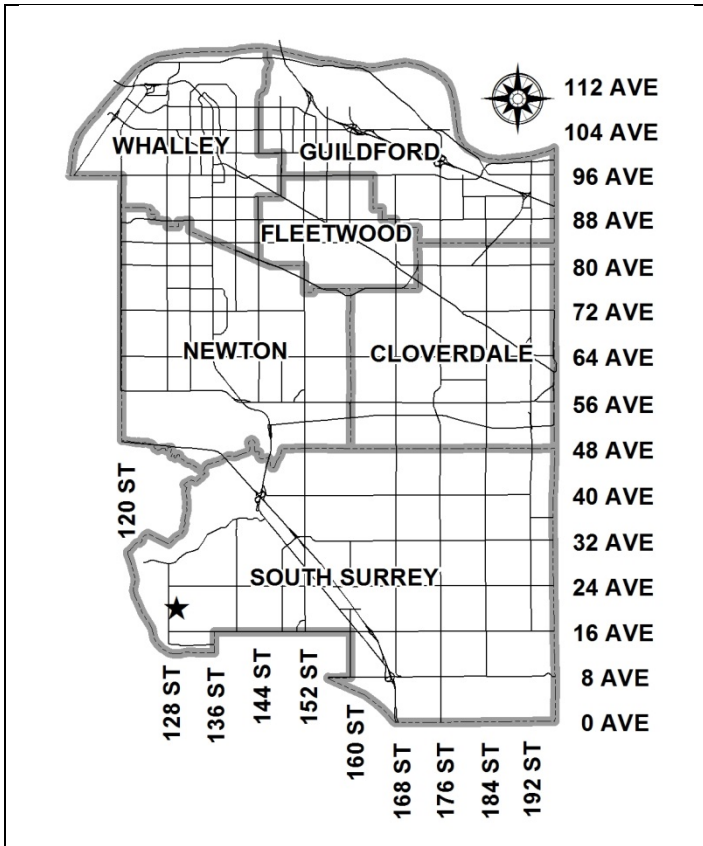


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0437-00

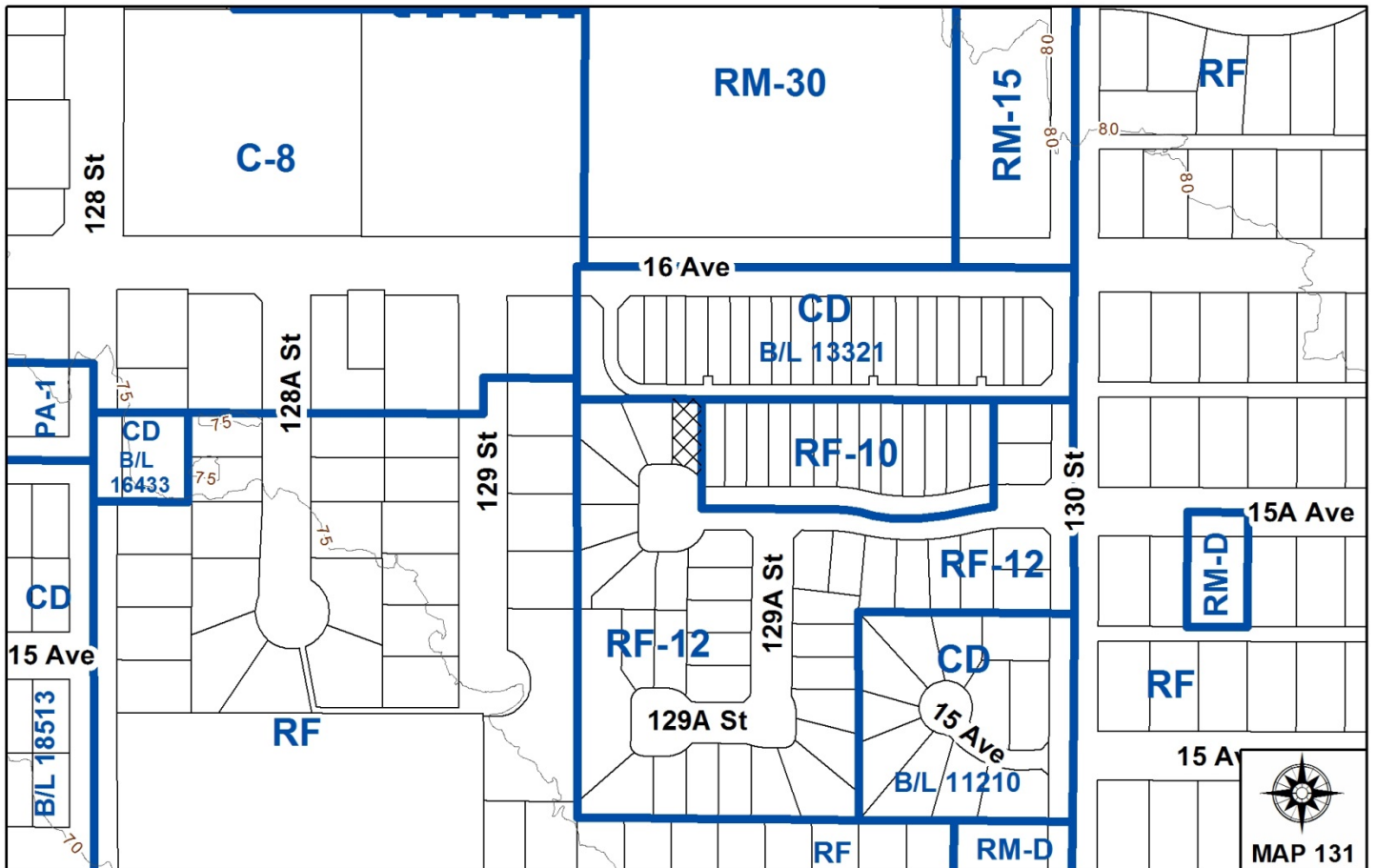
Planning Report Date: February 1, 2016



PROPOSAL:

- **Development Variance Permit**
 to reduce the front yard setback at the second floor for a proposed single family dwelling.

LOCATION: 12935 - 15A Avenue
OWNER: Hassell Construction Ltd.
ZONING: RF-12
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 (DVP) to reduce the minimum front yard setback on the second floor of the proposed single family dwelling from 6 metres (20 ft.) to 3,6 metres (12 ft.).

RATIONALE OF RECOMMENDATION

- The applicant has confirmed the proposed single family dwelling will conform to the minimum requirements of the RF-12 Zone in terms of floor area ratio, lot coverage and building height.
- The proposed setback relaxation will provide a more functional floor layout, improve the streetscape as well as allow for greater articulation on the southern building elevation, adjacent 15A Avenue, through the addition of a front porch.
- The proposed variance will provide a gradual transition in front yard setbacks from the adjacent RF-10 lot to the east (12939 – 15A Avenue) toward the RF-12 lot immediately west of the subject property.
- The requested setback variance will have a negligible impact on adjacent properties.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0437-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (south) setback of the RF-12 Zone from 6 metres (20 ft.) to 3.6 metres (12 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family residential	Urban	CD (By-law No. 13321)
East:	Vacant parcel	Urban	RF-10
West and South (Across 15A Avenue):	Vacant parcel	Urban	RF-12

DEVELOPMENT CONSIDERATIONSBackground

- The subject property located at 12935 – 15A Avenue is designated “Urban” in the Official Community Plan (OCP) and zoned “Single Family Residential (12)” [RF-12].
- The property was originally created through subdivision in January, 2015 under Development Application No. 7913-0280-00 which created forty-nine (49) single family small lots including thirteen (13) “Single Family Residential (10)” [RF-10], thirty-six (36) “Single Family Residential (12)” [RF-12] lots and one park lot.
- The subject property is currently vacant.

Current Proposal

- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum front yard setback of the RF-12 Zone from 6 metres (20 ft.) to 3.6 metres (12 ft.) for the second floor of the proposed single family dwelling.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum front yard (south) setback for the second floor of the proposed single family dwelling from 6 metres (20 ft.) to 3.6 metres (12 ft.).

Applicant's Reasons:

- The proposed setback relaxation will provide a more functional floor layout, improve the streetscape as well as allow for greater articulation on the southern building elevation, adjacent 15A Avenue, through the addition of a front porch.

Staff Comments:

- The applicant has confirmed the proposed single family dwelling will conform to the minimum requirements of the RF-12 Zone in terms of floor area ratio, lot coverage and building height. In addition, the remaining setbacks (i.e. side yard and rear yard) will similarly conform to the RF-12 Zone.
- Under Zoning By-law No. 12000, a minimum front yard setback of 4 metres (13 ft.) is required for the RF-10 Zone. In contrast, a 6 metre (20 ft.) front yard setback is required under the RF-12 Zone. The proposed variance will provide a gradual transition in front yard setbacks from the adjacent RF-10 lot to the east (12939 – 15A Avenue) toward the RF-12 lot immediately west of the subject property. Specifically, this transition in setbacks results in better street presence, a sense of balance and an overall improvement to the streetscape.
- The requested setback variance will have a negligible impact on adjacent properties.
- Staff support the requested 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. Development Variance Permit No. 7915-0437-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

MRJ/ar

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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: James Evans
 Silk Ocean Park Residences Ltd.
 Address: 1424 Commercial Drive, Suite 21618
 Vancouver, B. V5L 3X9

 Tel: 604-619-5733

2. Properties involved in the Application

- (a) Civic Address: 12935 – 15A Avenue
- (b) Civic Address: 12935 – 15A Avenue
 Owner: Hassell Construction Ltd.
 PID: 029-495-237
 Lot 16 Section 8 Township 1 New Westminster District Plan EPP41746

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7915-0437-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerks.

DEVELOPMENT DATA SHEET

Existing Zoning: RF-12

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	N/A	N/A
Road Widening area		
Undevelopable area		
Net Total	N/A	347.1 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	N/A	N/A
Paved & Hard Surfaced Areas	N/A	N/A
Total Site Coverage	50%	48%
SETBACKS (in metres)		
Front	6 m. (20 ft.)	3.63 m. (12 ft.)
Rear	7.5 m. (25 ft.)	+7.5 m.
Side #1 (East)	1.2 m. (4 ft.)	1.22 m.
Side #2 (West)	1.2 m. (4 ft.)	1.22 m.
BUILDING HEIGHT (in metres/storeys)		
Principal	9.5 m. (31 ft.)	9.14 m.
Accessory	N/A	N/A
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
FLOOR AREA: Residential	260 sq. m.	230.82 sq. m.
FLOOR AREA: Commercial	N/A	N/A
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	260 sq. m.	230.82 sq. m.

** 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	N/A
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(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0437-00

Issued To: HASSELL CONSTRUCTION LTD.

("the Owner")

Address of Owner: 1347 - 132B Street
Surrey, BC V4A 4C2

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: 029-495-237
Lot 16 Section 8 Township 1 New Westminster District Plan EPP41746

12935 - 15A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 17A, Single Family Residential (12) Zone (RF-12), the minimum front yard (south) setback is reduced from 6 metres (20 ft.) to 3.6 metres (12 ft.) for the second floor of the proposed single family dwelling.
4. This development variance permit applies to only that portion of the buildings and structures on 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

SYNOPSIS

CIVIC ADDRESS: 12935 15A AVENUE, SURREY, B.C.

LEGAL ADDRESS: LOT 16, SECTION 8, TOWNSHIP 1
NWD PLAN EPP41746

ZONING: RF-12

SITE AREA: 347.1 m² (3736.15 S.F.)

FLOOR AREA: **ALLOWED** : 242.97 m² (2615.31 S.F.)
0.70 of 347.1m² (3736.15 S.F.) OR MAX. 260 m² (2800 S.F.)
242.97 m² (2615.31 S.F.) - 35 m² (380 S.F. RESERVED FOR GARAGE)= 207.97m² (2235.31 S.F.)

PROVIDED(69.95%):

MAIN FLOOR: 103.22 m² (1167.18 S.F.)
GARAGE: 39.30 m² (424.28 S.F.)
GROSS UPPER FLOOR: 94.06 m² (1022.14 S.F.)
OPEN TO BELOW (STAIR) 4.83 m² (52.00 S.F.)
TOTAL FLOOR AREA: 230.82 m² (2613.60 S.F.)

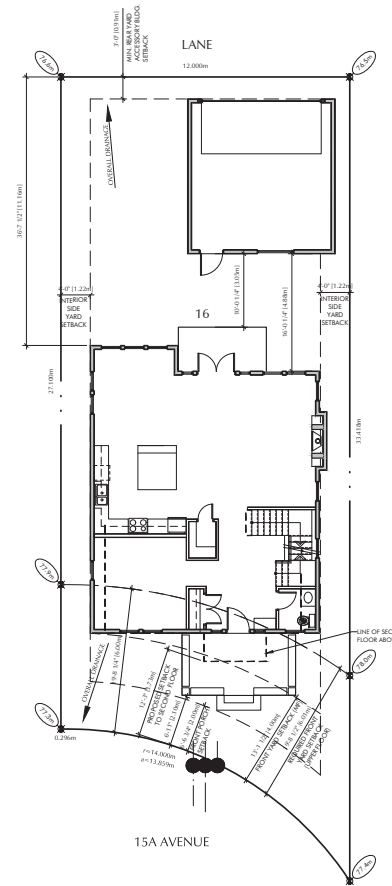
SITE COVERAGE: **ALLOWED (50%)**: 173.55 m² (1868.08 S.F.)

PROVIDED (48.02%):

PRINCIPLE BUILDING: 111.48 m² (1200 S.F.)
FRONT PORCH: 9.10 m² (98 S.F.)
REAR DECK: 6.69 m² (72 S.F.)
DETACHED GARAGE 39.30 m² (424.28 S.F.)
TOTAL SITE COVERAGE: 166.57 m² (1794.28 S.F.)

BLDG. SETBACKS:	REQUIRED	PROPOSED
FRONT YARD:	6.0m/ 4.0m/ 2.0m	GARAGE AT REAR/3.73m/ 4.0m/ 2.10m
WEST SIDE YARD:	1.2m	1.22 m
EAST SIDE YARD:	1.2m	1.22 m
REAR YARD:	0.91m(garage) /7.5m (house)	0.91 m/ 11.16 m

BUILDING HEIGHT: **ALLOWABLE:** 9.5m (31')
PROVIDED: 9.14m (30'-0")



SYNOPSIS

CIVIC ADDRESS: 12935 15A AVENUE, SURREY, B.C.

LEGAL ADDRESS: LOT 16, SECTION 8, TOWNSHIP 1
NWD PLAN EPP41746

ZONING: RF-12

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0.70 of 347.1m² (3736.15 S.F.) OR MAX. 260 m² (2800 S.F.)
242.97 m² (2615.31 S.F.) - 35 m² (380 S.F. RESERVED FOR GARAGE)= 207.97m² (2235.31 S.F).

PROVIDED(69.59%):
MAIN FLOOR: 108.42 m² (1167 S.F.)
GARAGE: 39.39 m² (424 S.F.)
TOTAL UPPER FLOOR: 93.74 m² (1009 S.F.)
TOTAL FLOOR AREA: 241.55 m² (2600 S.F.)

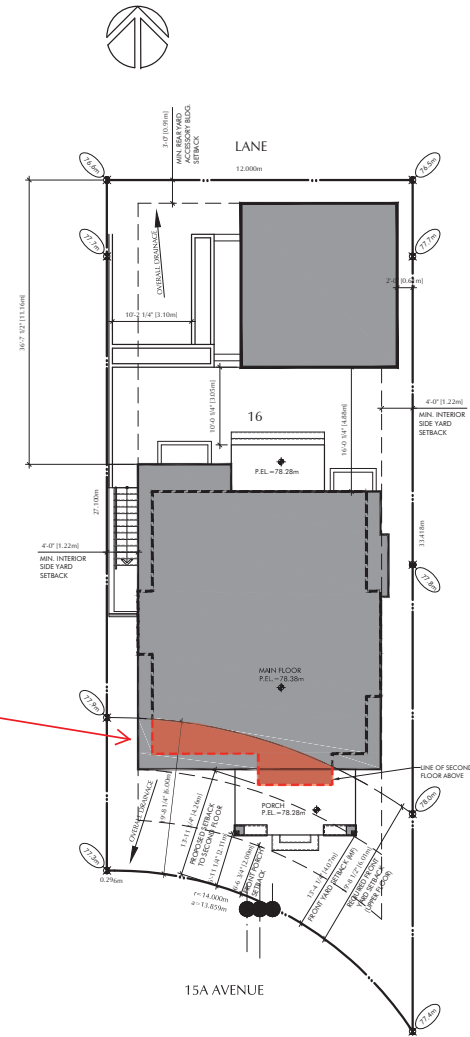
SITE COVERAGE: **ALLOWED (50%):** 173.55 m² (1868.08 S.F.)

PROVIDED (48.02%):
PRINCIPLE BUILDING: 110.18 m² (1186 S.F.)
FRONT PORCH: 10.41 m² (112 S.F.)
REAR DECK: 6.69 m² (72 S.F.)
DETACHED GARAGE 39.39 m² (424 S.F.)
TOTAL SITE COVERAGE: 166.67 m² (1794 S.F.)

BLDG. SETBACKS:	REQUIRED	PROPOSED
FRONT YARD:	6.0m/ 4.0m/ 2.0m	GARAGE AT REAR/4.00m/ 4.26m(UPPER FLOOR)/ 2.11m
WEST SIDE YARD:	1.2m	1.22 m
EAST SIDE YARD:	1.2m	1.22 m
REAR YARD:	0.91m(garage) /7.5m (house)	0.91 m/ 11.16 m

BUILDING HEIGHT: **ALLOWABLE:** 9.5m (31')
PROVIDED: TBA

Second floor encroachment into 6 metre (20 ft.) front yard setback of RF-12 Zone





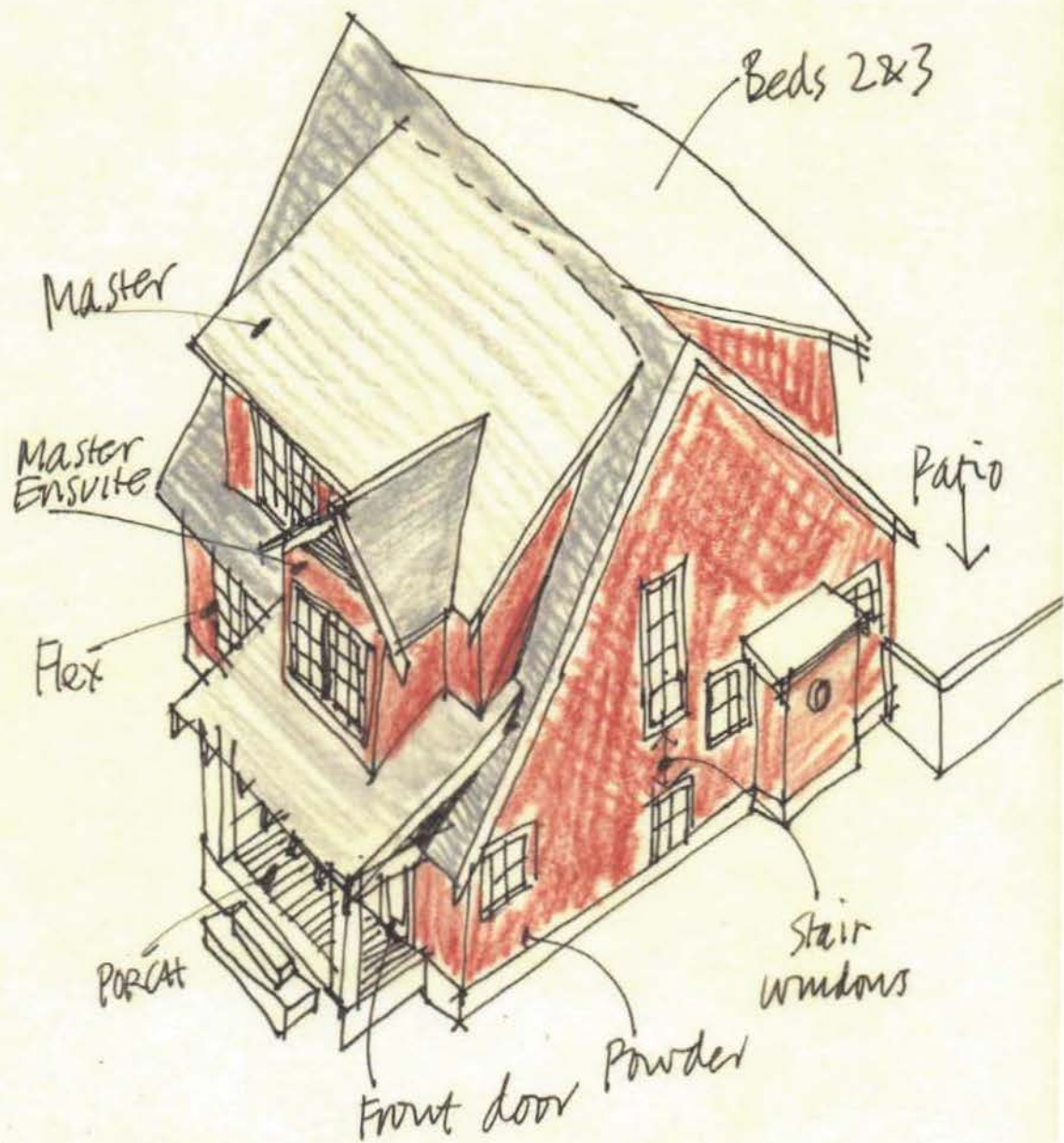
Master
Bed

Ensuite
Bath

Flex

Powder

LOT 16 front porch



AXD-VIEW LOT 16