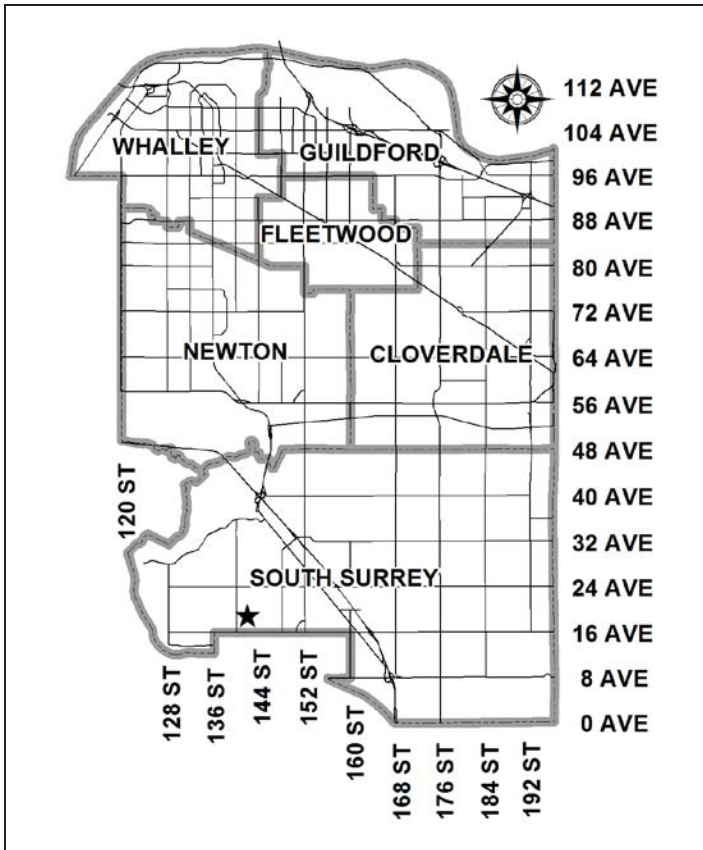


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0220-00

Planning Report Date: July 11, 2016



PROPOSAL:

- **Partial Land Use Contract discharge** to allow the underlying RF Zone to come into effect
- **Development Variance Permit** to permit additions to a single family dwelling.

LOCATION:

1933 - 142 Street

OWNER:

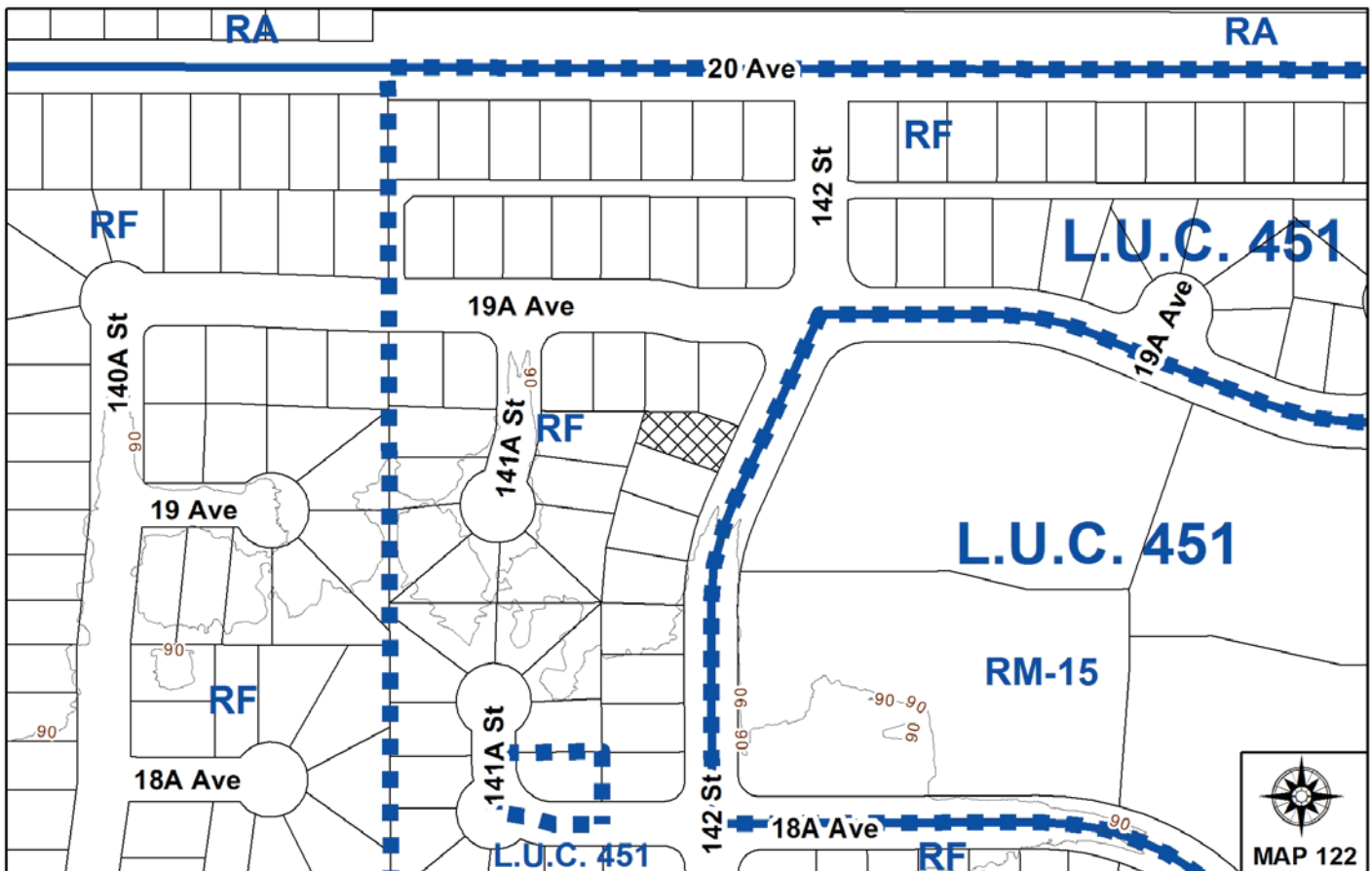
Julia J Kristoff
 Gregory A Kristoff

L.U.C.:

451 (underlying RF Zone)

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for a partial Land Use Contract Discharge.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Land Use Contract (LUC) No. 451 does not allow the proposed additions to the existing dwelling on the subject property due to site coverage limits. The applicant proposes to discharge LUC No. 451 from their property to allow the underlying “Single Family Residential Zone” (RF) to regulate the site in order to permit additions to the existing home.
- The applicant is seeking a variance to reduce the front yard (east) setback of the Single Family Residential Zone (RF) from 7.5 metres (25 ft.) to 6.4 metres (21 ft.).
- The applicant is seeking a variance to increase the maximum lot coverage of the Single Family Residential Zone (RF) from 38% to 39.5%.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site’s Official Community Plan (OCP) designation.
- An early discharge of Land Use Contract No. 451 for the subject property to allow for an addition to the house will have negligible effect on the surrounding neighbourhood.
- The underlying RF Zone is considered appropriate for the area and consistent with established land uses which include single family dwellings on smaller urban lots.
- The proposed variances will facilitate two additions that will improve the livability of the home without significantly altering the form and character of the dwelling or the neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to discharge Land Use Contract No. 451 from the subject property at 1933 142 Street and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0220-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (east) setback of the “Single Family Residential Zone” (RF) from 7.5 metres (25 ft.) to 6.4 metres (21 ft.);
 - (b) to increase the maximum site coverage of the “Single Family Residential Zone” (RF) for a lot sized greater than 560 square metres (6,000 sq.ft.) but less than 653 square metres (7,000 sq.ft.) from 38% to 39.5%.

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 Designation	Existing Zone
North:	Single family dwellings.	Urban	L.U.C. 451
East (142 Street):	Multi-family dwellings.	Urban	RM-15
South:	Single family dwelling.	Urban	L.U.C. 451
West:	Single family dwelling.	Urban	L.U.C. 451

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is regulated by Land Use Contract No. 451 and is designated “Urban” in the Official Community Plan (OCP). The “Single Family Residential Zone” (RF) is the underlying zone on the subject property.

- Land Use Contract No. 451 is based on the Part IX, Residential Zone Number Three (R-3) under Zoning By-law No. 2265, which restricts building size through a combination of height, lot coverage and setback requirements.
- Staff anticipates that Land Use Contract No. 451 will be terminated as part of the LUC termination process within the next few months. However, for Council initiated terminations, the Land Use Contract remains in effect one year after the termination has been approved and thus any alterations that are proposed in that time will be subject to the requirements of LUC No. 451.

Current Proposal

- The applicant is proposing to partially discharge Land Use Contract No. 451 to facilitate the construction of two ground-level additions to the existing dwelling.
- The applicant is also proposing a Development Variance Permit to reduce the minimum front yard (east) setback of the RF Zone from 7.5 metres (25 ft.) to 6.4 metres (21 ft.) to facilitate the construction of the garage addition and to increase the maximum site coverage allowed for a lot sized greater than 560 square metres (6,000 sq.ft.) but less than 653 square metres (7,000 sq.ft.) from 38% to 39.5% to facilitate the additions to the house.
- The proposed additions will add approximately 148 square metres (486 sq.ft.) of habitable space to the rear of the dwelling and 40 square metres (131 sq.ft.) to the garage at the front of the dwelling (Appendix II).

PRE-NOTIFICATION

Pre-notification letters were mailed on June 15, 2016. In response staff received ten calls and two emails as summarized below.

- Nine calls and two emails were received by residents wanting further information on Land Use Contract No. 451 and the proposed construction at the subject site.

(Residents were primarily seeking further information from staff. No concerns were expressed regarding the proposed development.)

- One call was received from a resident who was concerned that the tree at the front of the property would be removed as part of the development.

(Staff informed the resident that an arborist report had been obtained which showed that no trees were proposed to be removed on the property.)

TREES

- Freedom Sukenick, ISA Certified Arborist of Freedom Tree Care Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Dogwood	1	0	1
Birch	1	0	1
Maple	1	0	1
Coniferous Trees			
Arborvitae	2	0	2
Pine	2	0	2
Total (excluding Alder and Cottonwood Trees)	7	0	7
Total Retained		7	

- The Arborist Assessment states that there are a total of seven trees on the site. It was determined that seven trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the proposed building footprints.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum front yard (east) setback of the RF Zone from 7.5 metres (25 ft.) to 6.4 metres (21 ft.).

Applicant's Reasons:

- Having an extended garage will facilitate the secure parking of work vehicles and business related demolition equipment.
- A larger garage will improve the accessibility to and from vehicles for senior members of the family.

Staff Comments:

- The proposed garage addition is well articulated which reduces the visual building massing at the front of the house.
- The proposed building plans show approximately 50% of the front of the dwelling to remain behind the required front yard setback of 7.5 metres (25 ft.).

(b) Requested Variance:

- Increase the maximum site coverage of the RF Zone for a lot sized greater than 560 square metres (6,000 sq.ft.) but less than 653 square metres (7,000 sq.ft.) from 38% to 39.5%.

Applicant's Reasons:

- Having more living space and a larger garage will improve the livability of the residence and will allow the applicants to stay in their home and community.

Staff Comments:

- Lots in the RF Zone that are 560 square metres (6,000 sq.ft.) or less are allowed a maximum lot coverage of 40%, whereas lots that are greater than 560 square metres (6,000 sq.ft.) but less than 653 square metres (7,000 sq.ft.) are allowed a maximum lot coverage of 38%. The subject property is 569 square metres (6,124 sq.ft.), which puts it in the 38% lot coverage category by only 9 square metres (99 sq.ft.).
- The proposed building additions will increase livable space without adding to the second storey, thereby maintaining the established character of the existing house and neighbourhood. The ground-level design will have minimal impact on the existing privacy neighbouring properties.
- The proposed dwelling's 254.4 square metres (2,738 sq.ft.) of floor area is well below the allowable Floor Area Ratio amount of 339 square metres (3,650 sq.ft.) for the given lot size.

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 and Building Elevations
Appendix III.	Development Variance Permit No. 7916-0220-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/dk

DEVELOPMENT DATA SHEET

Proposed: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	-	569.1 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	38%	39.4%
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 metres	6.4 metres
Rear	8.5 metres / 6 metres	9.7 metres / 6.2 metres
Side #1 (N)	1.8 metres	1.8 metres
Side #2 (S)	1.8 metres	1.8 metres
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	339.2 square metres	254.4 square metres
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

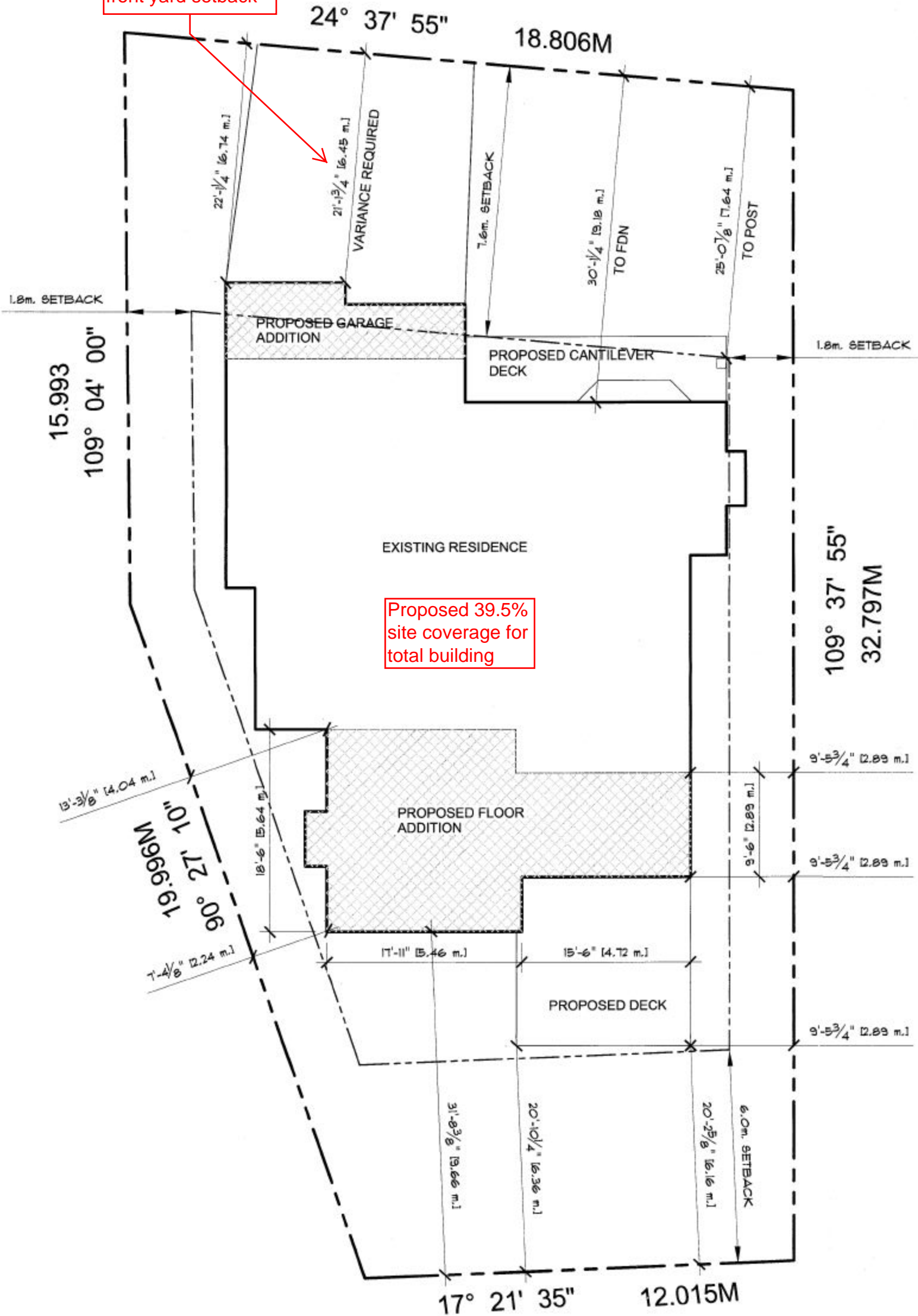
Development Data Sheet cont'd

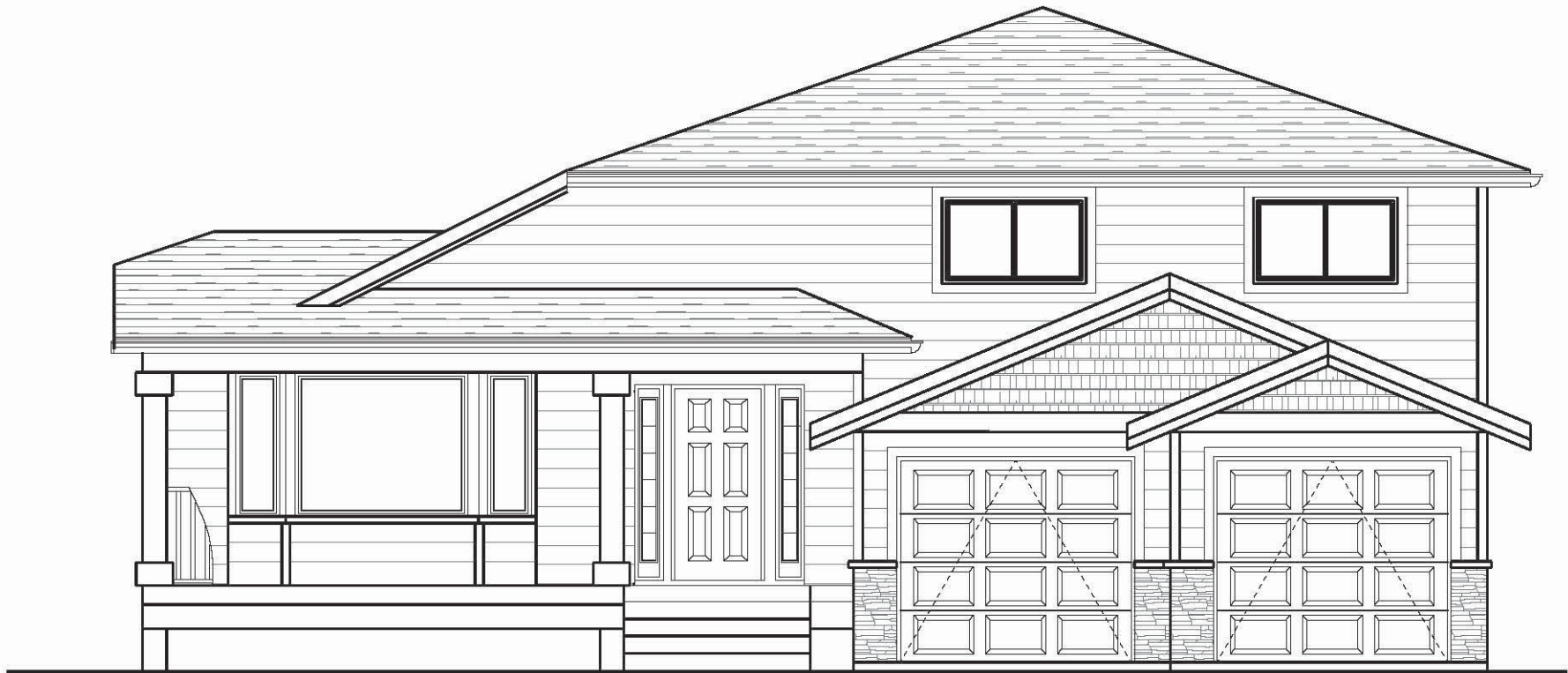
Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential 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	YES/NO	Tree Survey/Assessment Provided	YES/NO
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142 STREET

Proposed 6.4 metre front yard setback





FRONT ELEVATION



REAR ELEVATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0220-00

Issued To: JULIA J. KRISTOFF
("the Owner")

Address of Owner: 1933 142 Street
Surrey BC V4A 7M7

Issued To: GREGORY A. KRISTOFF
("the Owner")

Address of Owner: 1933 142 Street
Surrey BC V4A 7M7

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: 000-520-535
Lot 498 Section 16 Township 1 Plan 66017 NWD Part SE 1/4

1933 142 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section E. Lot Coverage of Part 16 Single Family Residential Zone the maximum lot coverage is increased from 38% to 39.5%.
 - (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone the minimum front yard setback for a principal building is reduced from 7.5 metres (25 ft.) to 6.4 metres (21 ft.).

4. This development variance permit applies to only the portion of 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.

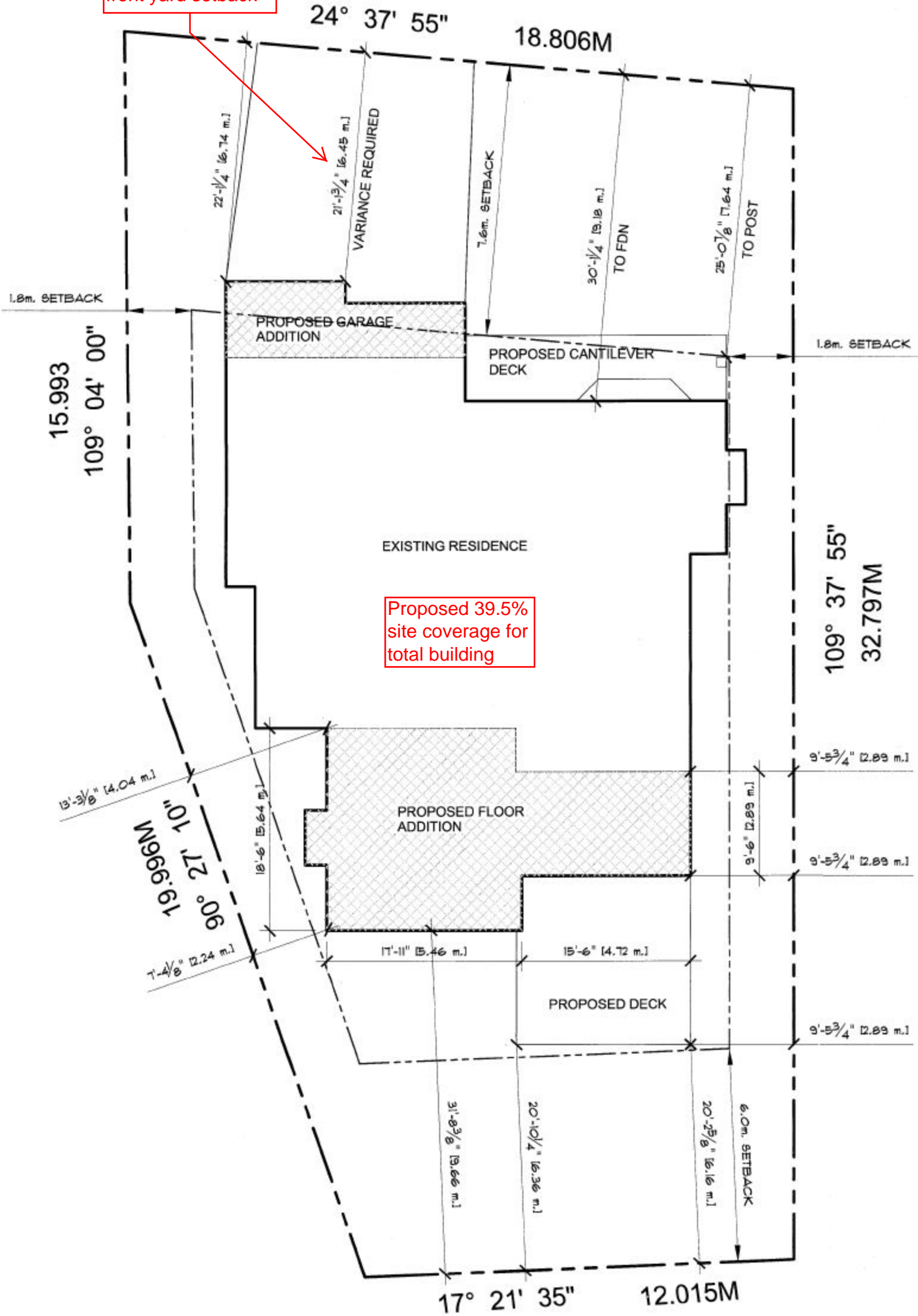
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

142 STREET

Proposed 6.4 metre front yard setback



Proposed 39.5% site coverage for total building