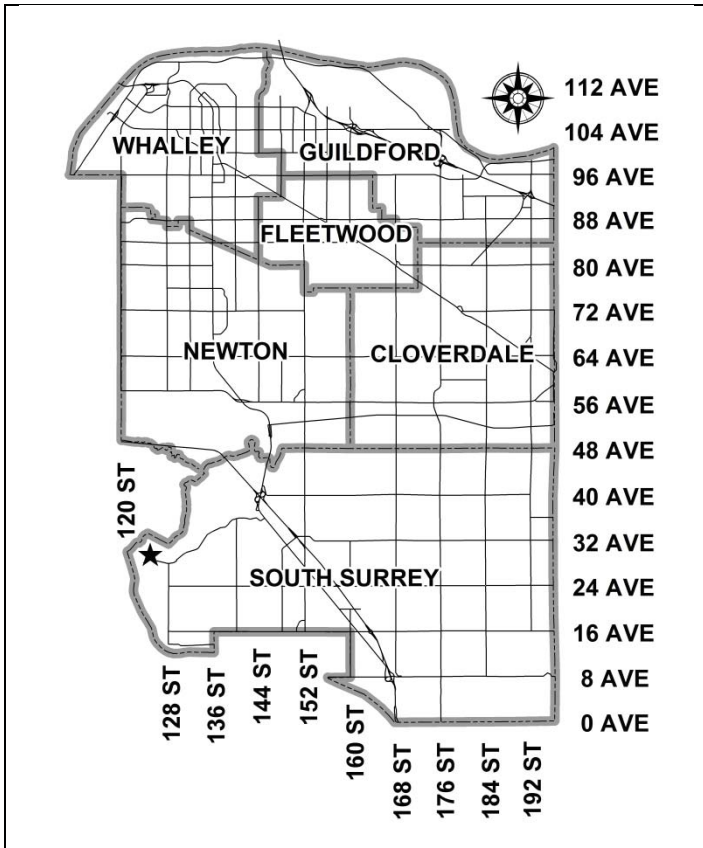


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0420-01

Planning Report Date: June 26, 2017



**PROPOSAL:**

- **Development Variance Permit**  
to reduce the number of required on-site parking spaces.

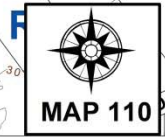
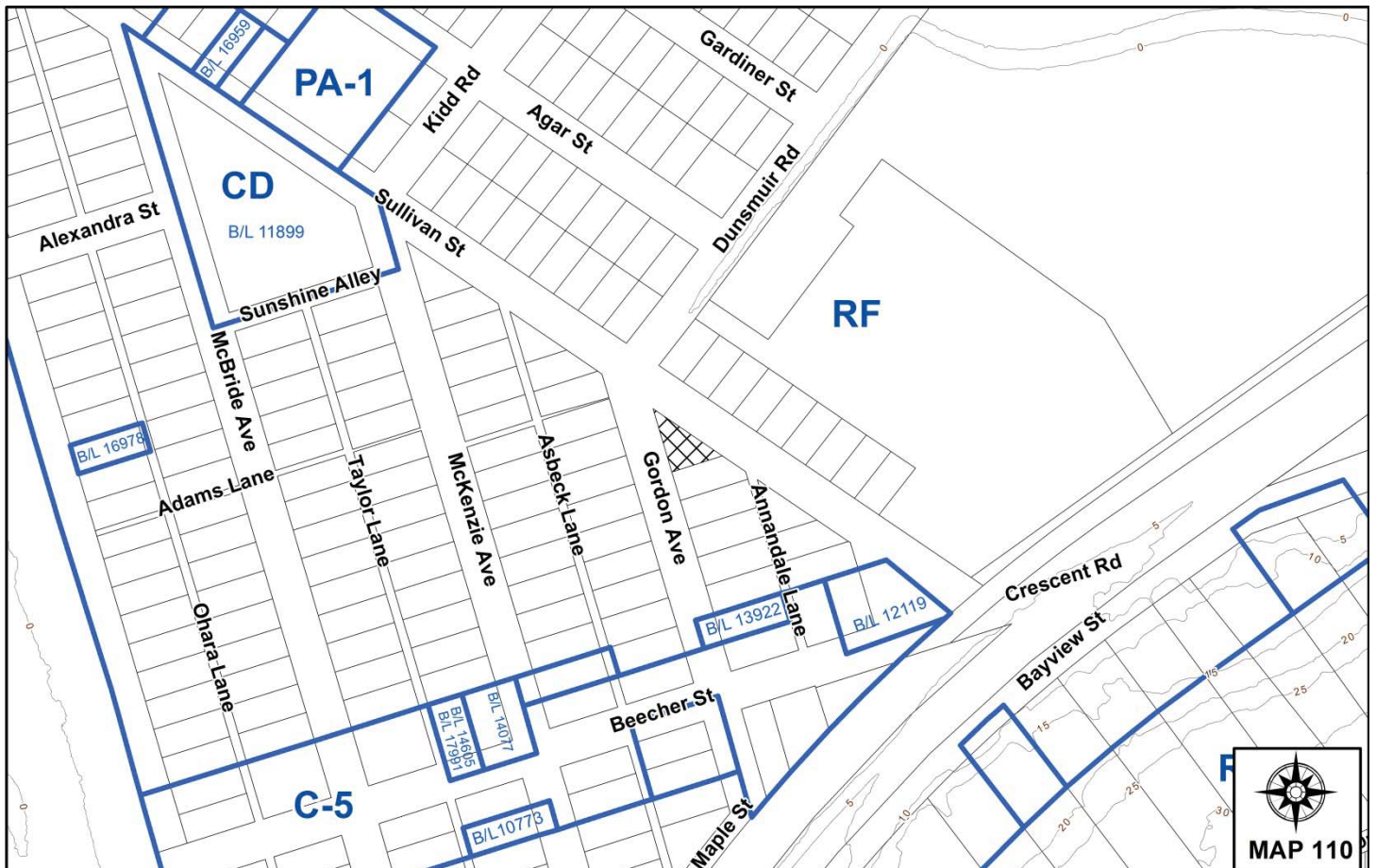
**LOCATION:** 2838 - Gordon Avenue

**OWNER:** Ian Robertson  
Michelle K. Robertson

**ZONING:** RF

**OCP DESIGNATION:** Urban

**LAP DESIGNATION:** Urban Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to reduce the number of on-site parking spaces for a single family dwelling in the RF Zone.

### RATIONALE OF RECOMMENDATION

- The applicant is proposing a reduction in the required number of on-site parking spaces from three spaces to two spaces for a proposed new single family dwelling.
- The proposed single family dwelling does not include a secondary suite or basement, nor is the layout of the proposed dwelling conducive to accommodating a secondary suite in the future. The intention of the property owners is to construct a home for one family only.
- The subject property is a triangular shaped lot with a number of By-law sized trees on the northern portion of the lot. Due to the constrained nature of the site, providing a third parking space would be difficult and would necessitate the removal of additional trees.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0420-01 (Appendix II), to reduce the minimum number of on-site parking spaces from three spaces to two spaces, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North (Across Sullivan Street):	Single family dwellings	Urban/Urban Residential	RF
East (Across Sullivan Street):	Single family dwellings	Urban/Urban Residential	RF
South:	Single family dwellings	Urban/Urban Residential	RF
West (Across Gordon Avenue):	Single family dwellings	Urban/Urban Residential	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 2838 - Gordon Avenue. The property is designated "Urban" in the Official Community Plan (OCP), "Urban Residential" in the Crescent Beach Local Area Plan (LAP), and is zoned "Single Family Residential (RF)".
- The applicant is proposing a Development Variance Permit (DVP) to reduce the number of required on-site parking spaces for a new single family dwelling from three spaces to two spaces.
- The proposed parking would consist of a single-car attached garage and one parking pad.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum number of required on-site parking spaces for a new single family dwelling from three spaces to two spaces.

Applicant's Reasons:

- The subject property is an irregular shape and contains a number of trees on the northern portion of the lot. Given the site geography, providing a third parking space would not be possible without removing trees.
- The proposed single family dwelling is intended for one family only and does not include a secondary suite, which will reduce the need for additional parking.

Staff Comments:

- The proposed single family dwelling's design does not include a secondary suite or a basement, nor is the layout conducive to accommodating a secondary suite in the future.
- Without a secondary suite, the number of vehicles requiring parking on-site will be reduced.
- Additional on-street parking is available on Gordon Avenue and Sullivan Street fronting the property.
- Staff support this application proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners & Action Summary  
Appendix II. Development Variance Permit No. 7916-0420-01

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

CB/da



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0420-01

Issued To: IAN ROBERTSON  
MICHELLE K. ROBERTSON  
  
(the "Owner")

Address of Owner: 2838 - Gordon Avenue  
Surrey, BC V4A 3J4

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: 012-721-239  
Lot 13 Block 10 District Lot 52 Group 2 New Westminster District Plan 2482

2838 - Gordon Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section C.1 of Part 5, Off-Street Parking and Loading/Unloading, the required number of off-street parking spaces for a single family dwelling is reduced from three spaces to two spaces.
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 .

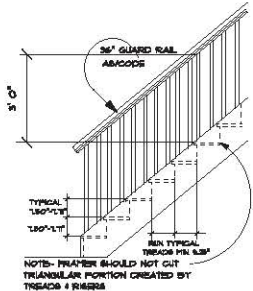
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Mayor – Linda Hepner

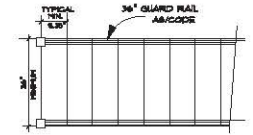
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City Clerk – Jane Sullivan

Proposed Off-Street Parking reduction from three spaces to two spaces.

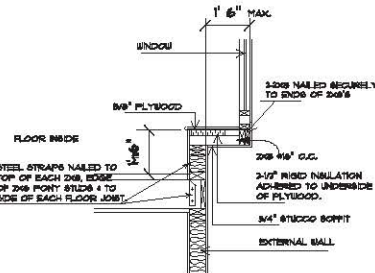


NOTE: FINISHES SHOULD NOT CUT TRIANGULAR PORTION CREATED BY TREADS + RISERS



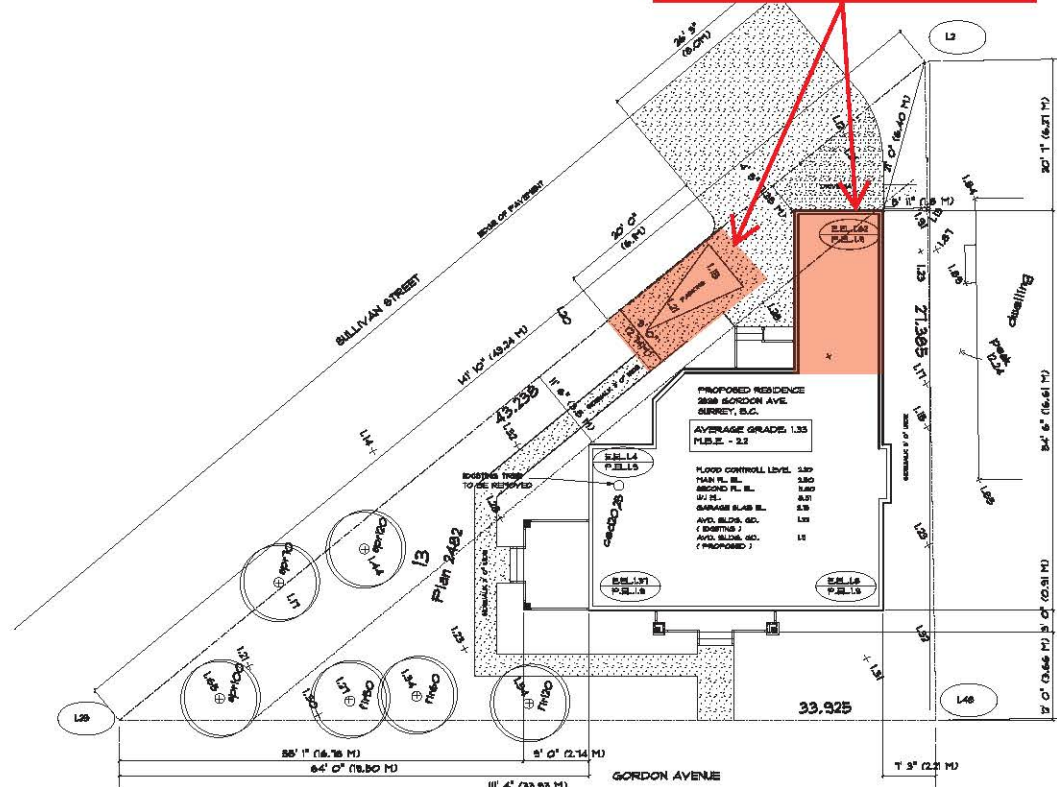
TYPICAL STAIR DETAIL  
1/2" = 1'-0"

1/2" = 1'-0"



TYPICAL DETAIL OF SEAT WINDOW

SCALE: 1/2" = 1'-0"



SITE PLAN  
SCALE: 1/8" = 1'-0"

**PROJECT DESCRIPTION:**

CIVIC ADDRESS: 2838 GORDON AVENUE,  
SURREY, BC  
LEGAL ADDRESS: LOT 13, BLK 10  
DL 52, GAP 2, N.U.D. PL 2482

ZONING:	.....RF
LOT AREA:	4978.00 s.f.
ALLOWABLE F.A.R.:	2987.00 s.f.
PROPOSED F.A.R.:	2675.00 s.f.
MAIN FLOOR:	1818.00 s.f.
GARAGE:	264.00 s.f.
SECOND FLOOR:	1199.00 s.f.
REAR DECK (300 ALLOWED):	144.00 s.f.
FRONT DECK (160 ALLOWED):	47.00 s.f.
SITE COVERAGE ALLOWED (40%):	1991.00 s.f.
SITE COVERAGE PROPOSED:	1667.00 s.f.

- NOTES:**
- 1- THESE PLANS CONFORM TO THE B.C. BUILDING CODE "2018" EDITION & SIMPLEX HOME DESIGN LTD. HAS TAKEN EXTENSIVE CARE IN PROVIDING COMPLETE INFORMATION CONFORMING TO B.C. CODE "2018" HOWEVER IT IS SOLE RESPONSIBILITY OF THE OWNER - BUILDER-CONTRACTOR & ALL LICENSITES TO OBTAIN & VERIFY COMPLIANCE OF ALL MUNICIPAL AND LOCAL CODES AND BYLAW'S.
  - 2- OWNER-CONTRACTOR AGREEMENT TO CHECK & VERIFY ALL DIMENSIONS BEFORE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SAME.
  - 3- ALL TRUSSES TO BE ENGINEERED BY AN ENGINEER & SPANS TO CONFORM PRIOR TO INSTALLATION. (Owner manufacturer shall check & confirm the feasibility of all spans. If any changes please consult the designer)
  - 4- ALL BEAM SIZES & SUPPORT SYSTEMS SHOULD BE CHECKED & VERIFIED BY P.E. OR, IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
  - 5- CONFORM ALL UNFINISHED SIDES OF SITE PERMITTED BY LOCAL INSTITUTIONAL CODES.
  - 6- ALL CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE, CURRENT EDITION & ALL LOCAL MUNICIPAL BUILDING & ZONING BYLAW'S.
  - 7- IT IS OWNER-BUILDER'S RESPONSIBILITY TO GET CORRECT ZONING & ALL LOCAL MUNICIPAL BYLAW'S FOR THE PROPERTY OF THE SAME.
  - 8- EXTENSIVE STUMP-CUTTING-FOUNDATION WALLS AND GRADING SHOULD ONLY NOT AFFECT FINAL SITE CONDITIONS. GRADING & FOUNDATION STOPS SHOULD DETERMINED BEFORE COMMENCING WORK.
  - 9- FOUNDATION PLAN IS FOR GENERAL USE ONLY. BUILDER MAY HAVE TO REVERSE AS NECESSARY DUE TO SITE CONDITIONS & LOCAL BUILDING STRIPES & PRACTICES.

- BCBC 2018 REFERENCE NOTES:**
- 1) FOOTINGS TO BE LOCATED AND SIZED AS PER SUBSECTION 9.15.3.
  - 2) FOUNDATION WALL THICKNESS AND HEIGHT TO COMPLY WITH TABLE 9.15.4.2.1
  - 3) UNAPPROACHING OR BELOW GRADE STRUCTURES REQUIRED AS PER ARTICLE 9.15.2.1.
  - 4) WATERPROOFING REQUIRED ON-GRADE SLABS & BELOW GRADE WALLS UNLESS HYDROSTATIC PRESSURE MAY OCCUR AS PER SUBSECTION 9.13.3.1.(1)
  - 5) CONCRETE SHALL COMPLY WITH SUBSECTION 9.16.4.
  - 6) OPENINGS SHALL COMPLY WITH SECTION 9.18.
  - 7) ROOF ROICES AND VENTING SHALL COMPLY WITH SECTION 9.19.
  - 8) UNREINFORCED MASONRY & MASONRY FINISHES TO BE BUILT AS SPECIFIED IN SECTION 9.20.
  - 9) FINISHES TO BE DESCRIBED & INSTALLED AS PER SECTION 9.22.
  - 10) WOOD-FRAME CONSTRUCTION SHALL COMPLY WITH SUBSECTION 9.23.2.
  - 11) WOOD-FRAME FINISHES SHALL COMPLY WITH SUBSECTION 9.23.3.
  - 12) FINISHES FOR FINISHES IS SPECIFIED IN TABLE 9.23.3.4.
  - 13) SPANS FOR BEAMS, JOISTS, & LATHES SHALL COMPLY WITH SUBSECTION 9.23.4.
  - 14) BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION AS SPECIFIED IN SUBSECTION 9.23.6.
  - 15) SILL PLATES SHALL BE MIN. 38mm x 89mm UNLESS THEY PROVIDE ANCHORAGE FOR THE ROOF SYSTEM (SEE SENTENCE 9.23.7.1.(1))
  - 16) BEAMS SUPPORTING FLOORS SHALL COMPLY WITH SUBSECTION 9.23.8.
  - 17) FLOOR JOISTS SHALL COMPLY WITH SUBSECTION 9.23.9.
  - 18) WALL STUDS SHALL COMPLY WITH SUBSECTION 9.25.10.
  - 19) WALL PLATES SHALL COMPLY WITH SUBSECTION 9.25.11.
  - 20) FINISHES OVER OPENINGS SHALL COMPLY WITH SUBSECTION 9.25.12.
  - 21) ROOF & CEILING FINISHES SHALL COMPLY WITH SUBSECTION 9.25.13.
  - 22) SUBFLOORING SHALL COMPLY WITH SUBSECTION 9.25.14.
  - 23) ROOF SHEATHING SHALL COMPLY WITH SUBSECTION 9.25.15.
  - 24) WALL SHEATHING SHALL COMPLY WITH SUBSECTION 9.25.16.
  - 25) INSULATION REQUIRED AS PER ARTICLE 9.25.1.
  - 26) INITIAL INSULATION IS SPECIFIED IN ARTICLE 9.25.2.3.
  - 27) LOW-SLOPE INSULATION SHALL BE USED ON HORIZONTAL SURFACE ONLY (SEE SUBSECTION 9.25.4.(1)).
  - 28) AIR SPARRERS REQUIRED AS PER ARTICLE 9.25.3.1.
  - 29) CONTINUITY OF AIR BARRIERS IS CRITICAL PER ARTICLES 9.25.5.
  - 30) VAPOUR BARRIERS REQUIRED AS PER ARTICLE 9.25.4.1.
  - 31) MATERIAL SELECTION FOR VAPOUR BARRIER AS SPECIFIED IN ARTICLE 9.25.4.2.
  - 32) WALLS FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.
  - 33) STRIPES FOR ROOFING SHALL COMPLY WITH ARTICLE 9.26.2.3.
  - 34) ROOF FLASHINGS SHALL COMPLY WITH SUBSECTION 9.26.4.
  - 35) GROUND PROTECTION FOR SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.5.
  - 36) UNDERLAY BENEATH SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.6.
  - 37) ROOFKIT SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.7.
  - 38) WOOD ROOF SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.9.
  - 39) GROUND ROOF SHINGLES SHALL COMPLY WITH SUBSECTION 9.26.10.
  - 40) CONCRETE ROOF TILES SHALL COMPLY WITH SUBSECTION 9.26.17.

PROPOSED RESIDENCE for IAN & MICHELLE ROBERTSON  
ON 2838 GORDON AVENUE, SURREY, B.C.

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SCALE: AS SHOWN  
DATE: DECEMBER 2016  
DRAWN: PAM  
PLAN NO: 38-1-7-16

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SCHEDULE A