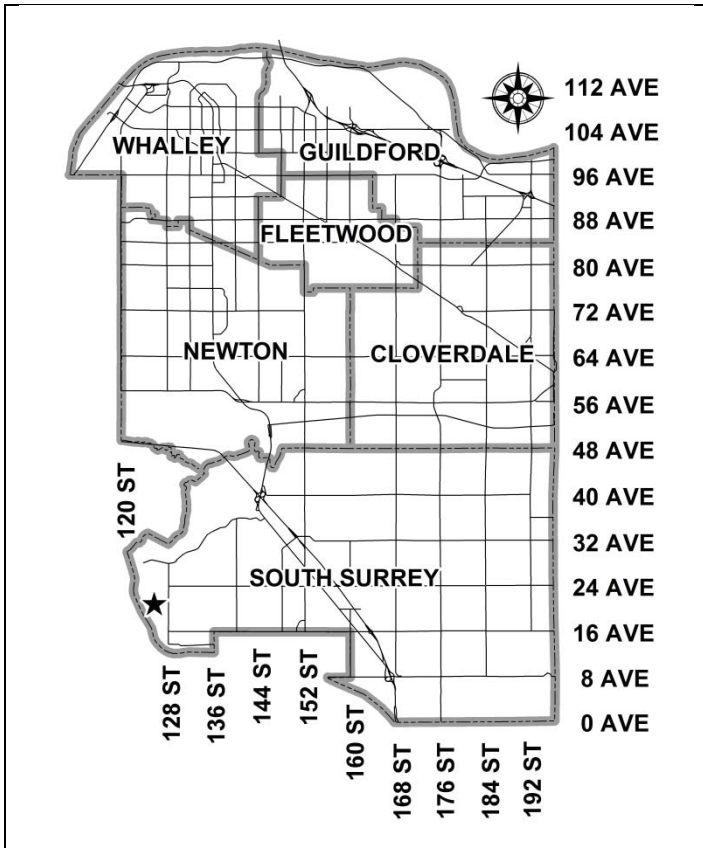


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0482-00

Planning Report Date: February 6, 2017



PROPOSAL:

- **Development Variance Permit**

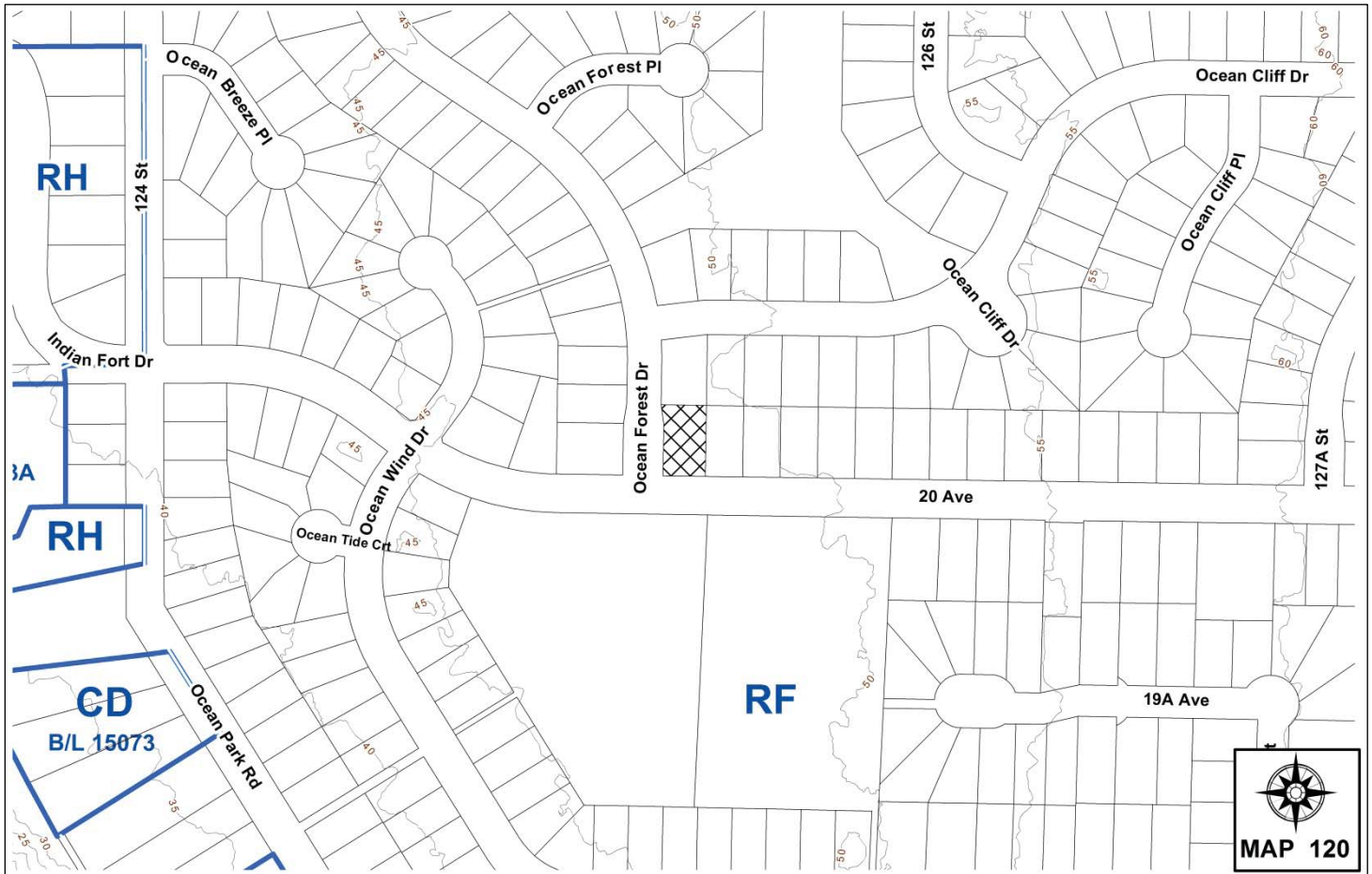
to vary the minimum side yard setback on a flanking street to permit the construction of a detached garage.

LOCATION: 12557 - 20 Avenue

OWNER: Larry S. Thomas
 Heather J. Campbell

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 a variance to reduce the minimum side yard setback on a flanking street of an accessory building from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).

RATIONALE OF RECOMMENDATION

- The proposed location and orientation of the garage will allow for the existing driveway to be utilized and no trees will be impacted.
- The proposed garage will maintain the lot coverage and floor area ratio of the subject site to remain within the allowable limit under the RF Zone.
- The applicant has presented the proposed development to neighbours to the north and east, and no concerns were raised.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0482-00 (Appendix III), to reduce the minimum side yard setback on a flanking street of the RF Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.), to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family residential	Urban	RF
East:	Single family residential	Urban	RF
South (Across 20 Avenue):	Ocean Cliff Elementary School	Urban	RF
West (Across Ocean Forest Drive):	Single family residential	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject property is located on the northeast corner of 20 Avenue and Ocean Forest Drive in South Surrey. The site is designated "Urban" in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)".
- The applicant is proposing a Development Variance Permit to reduce the (west) side yard setback on a flanking street from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) to allow the construction of a detached double garage. All other proposed setbacks of the garage meet the minimum setback requirements under the RF Zone.
- The proposed double garage with a small enclosed storage area will have a total area of 54 square metres (584 sq.ft.). The height of the proposed garage (to the peak of the roof) will be 4.5 metres (15 ft.), which complies with the RF Zone. The garage will consist of wood siding and an asphalt shingle roof consistent with the building materials and roof slope of the existing house.

- An existing fence partitioning the northwest portion of the rear yard will be removed in its entirety for the construction of the proposed garage.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum (west) side yard setback on a flanking street of an accessory building greater than 10 square metres (108 sq.f.t.) under the RF Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).

Applicant's Reasons:

- The proposed location and south-facing orientation of the garage will allow for the existing driveway to be utilized and no trees will be removed.
- There will be minimal impact to the adjacent neighbour to the north (12552 - Ocean Cliff Drive) as the rear/side yard of the property along Ocean Forest Drive is heavily treed and will provide screening.

Staff Comments:

- The site's allowable lot coverage and floor area ratio (FAR) with the added proposed double garage will not exceed the maximum requirements under the RF Zone.
- There will be minimal visual impact to surrounding neighbours and along Ocean Forest Drive, due to existing trees and hedges located in the rear and side yard which will provide natural screening.
- The applicant discussed the proposal with neighbours to the north (12552 - Ocean Cliff Drive) and to the east (2005, 2013, and 2021 - Ocean Forest Drive) and advises that each property owner indicated support for the proposal.
- Staff support this variance proceeding 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. Proposed Site Plan and Building Elevations
- Appendix III. Development Variance Permit No. 7916-0482-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DH/da

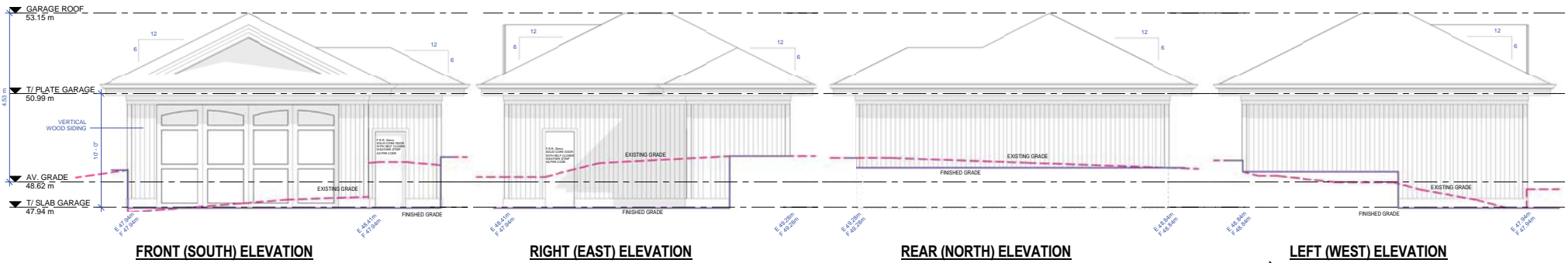
DEVELOPMENT DATA SHEET

Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	825 sq. m.	825 sq. m.
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	36%	29%
SETBACKS (in metres) (Proposed Garage)		
Front	18.0m	27.0m
Rear	1.8m	1.8m
Side #1 (E)	1.0m	13.7m
Side #2 (W)	7.5m	1.8m
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory	5.0m	4.5m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential (Garage)		54.2 sq. m
TOTAL BUILDING FLOOR AREA		54.2 sq. m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

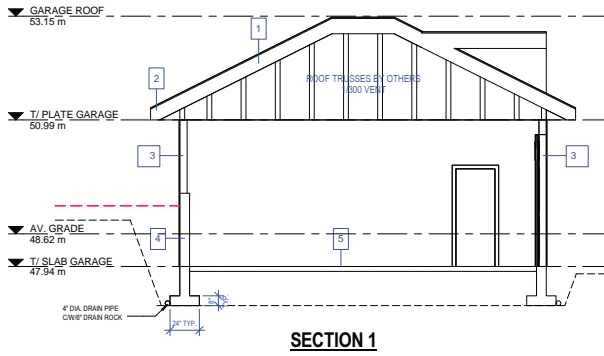


FRONT (SOUTH) ELEVATION

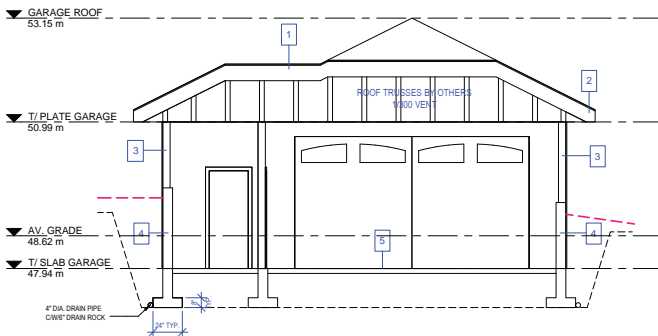
RIGHT (EAST) ELEVATION

REAR (NORTH) ELEVATION

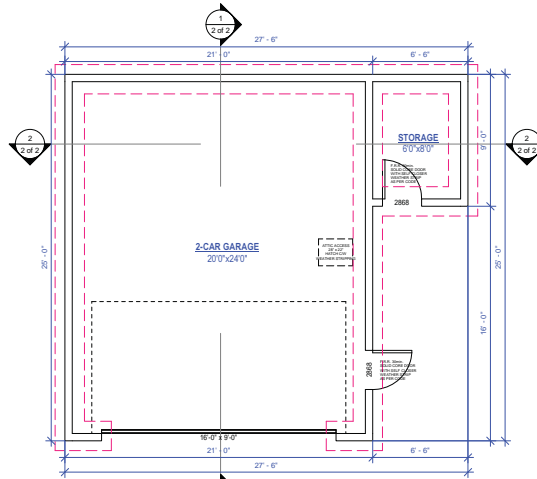
LEFT (WEST) ELEVATION



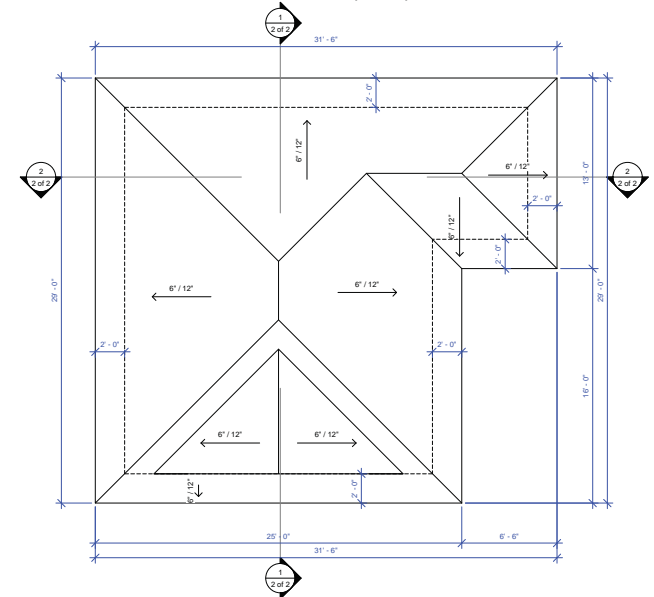
SECTION 1



SECTION 2

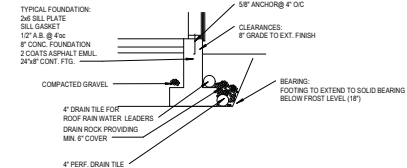


GARAGE FLOOR PLAN



GARAGE ROOF PLAN

SPECIFICATIONS	
<p>1. TYPICAL TRUSS ROOF W/ ATTIC - MIN. E.R.S.I. = 6.91</p> <ul style="list-style-type: none"> ASPHALT / SHINGLE ROOFING #15 ROOFING FELT 1/2" PLYWOOD SHEATHING PROVIDE 1" C/SP #1 SEAMS PRE-FAB TRUSSES @ 24" O/C EXTERIOR AIR FILM (E.R.S.I. 0.03) 17" BLOWN CELLULOSE INSULATION (E.R.S.I. 6.78) 6 MIL. POLY V.B. (E.R.S.I. 0.05) 5/8" GYPSUM WALL BOARD (E.R.S.I. 0.10) INTERIOR AIR FILM (E.R.S.I. 0.11) - TOTAL EFFECTIVE R.S.I. VALUE = 7.02 	<p>3. EXTERIOR WALL ASSEMBLY - MIN. E.R.S.I. = 2.78</p> <ul style="list-style-type: none"> EXTERIOR AIR FILM (E.R.S.I. 0.03) CLADDING MITL. WOOD SIDING PER ELEV. (MIN. E.R.S.I. 0.0) RAINSCREEN W/ MIN. 10mm STRAPPING (E.R.S.I. 0.0) BUILDING PAPER (E.R.S.I. 0.0) MIN 1" PLYWOOD OR OSB SHEATHING (E.R.S.I. 0.11) 2x6 @ 16" O.C. W/ 5/8" BATT INSULATION (E.R.S.I. 2.36) MIN. 5 MIL. POLY VAPOUR BARRIER (E.R.S.I. 0.0) 1" ACROUSTICAL DRYWALL TO MEET MIN. STC 50 INTERIOR AIR FILM (E.R.S.I. 0.10) - TOTAL EFFECTIVE R.S.I. VALUE = 2.81
<p>2. TYPICAL GUTTER</p> <ul style="list-style-type: none"> CONTINUOUS GUTTERS CW RAIN WATER LEADERS TO SEPARATE DRAIN TILE GAUZE PROTECTION MIN. 12" PAST INSIDE FACE OF STUD LINE 	<p>4. SLAB-ON-GRADE FOUNDATION WALL (UNCONCRETE EACH SIDE)</p> <ul style="list-style-type: none"> 8" ENCD CONC. FOUNDATION ON WALL ENCD CONCRETE STRIP FOOTING 8" MIN. DRAIN ROCK 4" PERIMETER DRAIN
<p>5. GARAGE FLOOR ASSEMBLY</p> <ul style="list-style-type: none"> 4" CONCRETE SLAB COMPACT GRANULAR FILL 2% MIN. SLOPE TO ENTRY 	<p>FOUNDATION WALL DETAIL N.T.S.</p> <ul style="list-style-type: none"> 5/8" ANCHOR @ 4" O/C CLEARANCES: 8" GRADE TO EXT. FINISH 4" DRAIN TILE FOR ROOF RAIN WATER LEADERS DRAIN ROCK PROVIDING MIN. 6" COVER 4" PERF. DRAIN TILE BEARING: FOOTING TO EXTEND TO SOLID BEARING BELOW FROST LEVEL (16")



JOSS
 1205-2191 FRASER WOOD, RICHMOND, BC
 EMAIL: INFO@JOSSDESIGN.COM
 DRAWN: JS JANUARY 23, 2017 - 80V
 PROJECT: 12557 20 AV, SURREY
 SCALE: 1/4"=1'-0"
 DETACHED GARAGE
 DRAWING TITLE: 2 of 2
 SHEET NUMBER

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0482-00

Issued To: LARRY S. THOMAS
HEATHER J. CAMPBELL

(the "Owner")

Address of Owner: 12557 - 20 Avenue
Surrey, BC V4A 6J3

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: 005-716-446
Lot 312 Section 18 Township 1 New Westminster District Plan 59152

12557 - 20 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to vary Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)" to permit a reduction in the side yard on flanking street for Accessory Buildings and Structures Greater than 10 square metres (108 sq.ft.) in size, from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).
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.

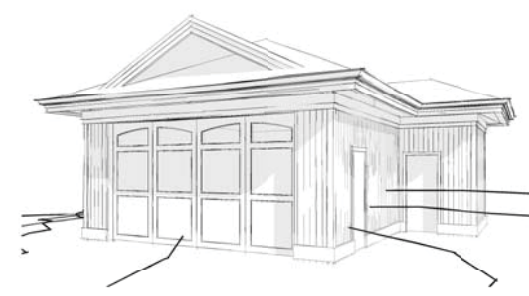
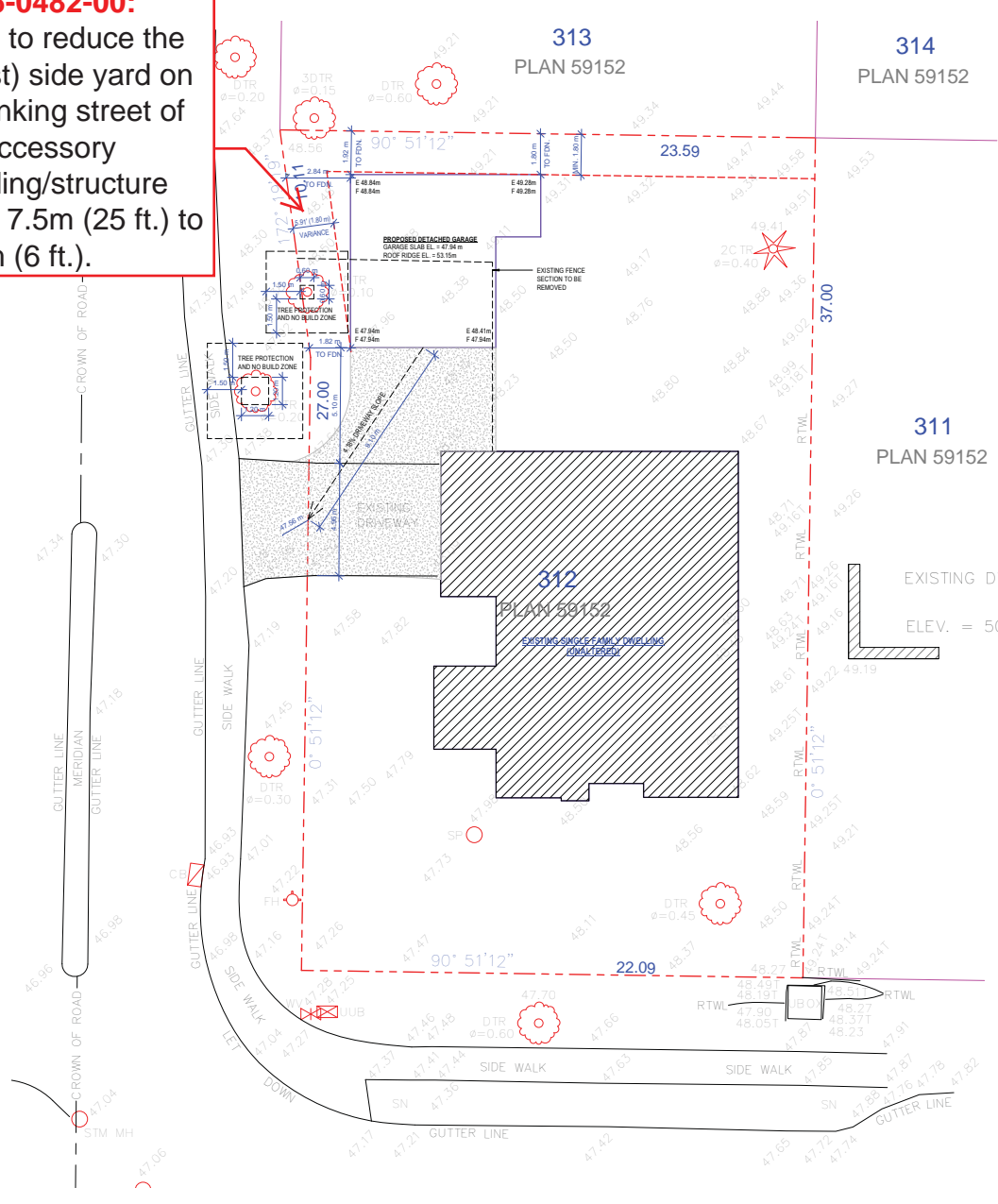
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is 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

7916-0482-00:
 DVP to reduce the (west) side yard on a flanking street of an accessory building/structure from 7.5m (25 ft.) to 1.8m (6 ft.).



PROPOSED NEW DETACHED GARAGE	
CLIENT: LARRY THOMAS	
LEGAL DESCRIPTION	
LOT 312 SECTION 18 TOWNSHIP 1 PLAN 59192 NWD PID: 695 - 716 - 448	
CIVIC ADDRESS	
12557 - 20th AVENUE, SURREY, BC	
ZONING ANALYSIS	
ZONE = R-F ZONING LOT AREA = 8978.80 SF (824.87 SM)	
SITE COVERAGE	
PERMITTED 0.36 =	3196.37 SF (296.95 SM)
PROPOSED AREA =	2596.63 SF (241.23 SM)
FLOOR AREA	
EXISTING SINGLE FAMILY DWELLING AREA = UNALTERED DETACHED GARAGE = 983.50 SF (91.21 SM)	

GENERAL NOTES:
 THESE DRAWINGS HAVE BEEN PREPARED BY JOSS DESIGN INC. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2012) AND THE SPAN BOOK 2004 EDITION. THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERROR OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REVISED.
 DO NOT SCALE DRAWINGS. JOSS DESIGN INC. WILL NOT BE RESPONSIBLE FOR DEPARTURES FROM AND/OR CHANGE TO THESE PLANS.

STRUCTURAL SPECIFICATIONS
 EXTERIOR WALLS ARE DRAWN 4" THICK ASSUMING 1/2" PLYWOOD SHEATHING ON 8" STUDS. ALL INTERIOR WALLS ARE DRAWN 4" OR 8" THICK FOR 24 OR 26 STUDS WALLS.
 DIMENSIONS TO BE TAKEN FROM OUTSIDE FACE OF SHEATHING FOR EXTERIOR WALLS AND CENTRE OF STUDS FOR INT. WALLS AS SHOWN.
 ALL HEIGHT DIMENSIONS ON FLOOR PLANS ARE FROM TOP OF FLOOR PLYWOOD.
 APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE SPAN BOOK 2004 EDITION.
 BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH 3MM ANCHOR BOLTS SPACED AT 1800MM ON CENTER, UNLESS OTHERWISE NOTED.
 FLOOR JOISTS SPANNING MORE THAN 2100MM ARE TO BE BRIDGED AT MID SPAN OR AT 2100MM ON CENTRE BY 38x88 ANCHOR BRIDGES. ALL SUBFLOOR JOISTS ARE TO BE 50MM x 165 PLYWOOD, GLUED AND NAILED TO THE JOISTS.
 WINDOW AND DOOR SIZES ARE APPROXIMATE AND CONTRACTOR SHALL CHECK WITH WINDOW AND DOOR SUPPLIER FOR ACTUAL ROUGH OPENINGS.
 ALL UNITS ARE TO BE 2-38x138 D. FR NO 2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 30MM BEARING.
 BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.
 TOP OF EXTERIOR FOUNDATION WALLS TO BE MIN 8" ABOVE FINISHED GRADE.
 ALL GUARDRAILS TO BE 42" IN HEIGHT AND 4" VERTICAL SPACING. ALL GUARDRAILS MUST CONFORM TO ALL RELEVANT REQUIREMENT TO SECTION 9.8.8 OF THE B.C.B.C. 2012.
 CONTRACTOR MUST VERIFY ALL SERVICE LINES PRIOR TO CONSTRUCTION.
 FOOTINGS MUST PENETRATE BELOW FROST LINE AND BE ON SOLID BEARING.
 EXPOSED SHEET METAL FLASHING SHALL BE OF GALVANIZED STEEL.
 CAULKING AND FLASHING TO BE PROVIDED AS PER B.C.B.C. 2012.

INSULATION AND VENTILATION
 ALL INSULATION TO BE R40 FOR ROOFS, R22 FOR WALLS, AND R20 FOR CAVITY FLOORS, UNLESS OTHERWISE NOTED.
 ATTIC ROOF SPACE SHALL BE VENTED WITH ROOF TYPE EAIE TYPE AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOFS CONSTRUCTED WITH ROOF JOISTS SHALL BE VENTED TO A MINIMUM OF 1:150 OF THE INSULATED CEILING AREA.
 VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CONDENSATES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT AND SHALL BE VENTED TO ACCORDING TO SECTION 9.32 OF THE B.C.B.C. 2012.
 CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.
 ATTIC SPACES AND CRAWLSPACES TO HAVE A MINIMUM 500/700 ACCESS TO ENTRY.

MISCELLANEOUS
 THE INSTALLATION OF PLUMBING, HEATING AND ELECTRICAL EQUIPMENT AND MATERIALS SHALL BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND THE APPLICABLE SECTIONS OF THE B.C.B.C. STANDARDS.

THIS HOME IS DESIGNED TO COMPLY WITH SECTION 9.36.2 - 9.36.4 OF B.C. BUILDING CODE 2012 ENERGY EFFICIENT REQUIREMENT FOR CLIMATE ZONE 4
 DWELLING TO BE VENTILATED IN COMPLIANCE TO 9.32.3.5 BY INDEPENDENTLY DISTRIBUTED HRV SYSTEM
BUILDING SPECIFICATIONS:
 - VENTILATION AND DUCTING MUST BE PROVIDED PER B.C.B.C. 2012 SECTION 9.32
 - AIR BARRIER TO BE INSTALLED PER B.C.B.C. 2012 SECTION 9.36
 - ALL INSULATION TO BE INSTALLED PER B.C.B.C. 2012 SECTION 9.36
 - GARAGE DOOR WINDOW NORMAL E.S.I. 1.1
 - ALL ACCESS HATCHES TO UNCONDITIONED SPACES: MAX. U VALUE OF 2.4
 - ALL WINDOWS & DOORS: MAX. U VALUE OF 1.8 EXCEPT FOR 1 ENTRY UNIT
 - ALL SKYLIGHTS: MAX. U VALUE OF 2.9

DRAWING INDEX	
SHEET	DRAWING TITLE
1	SITE PLAN & NOTES
2	DETACHED GARAGE

JOSS
 1205-2091 FRASER WOOD, RICHMOND, BC
 EMAIL: INFO@JOSSDESIGNINC.COM TEL: 778-223-8673
 DRAWN: JS JANUARY 23, 2017 - BOV
12557 20 AV, SURREY
 PROJECT
 SCALE: 1/8"=1'-0"
SITE PLAN
 DRAWING TITLE
 SHEET NUMBER
 1 of 2