

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0165-00

Planning Report Date: November 6, 2017

PROPOSAL:

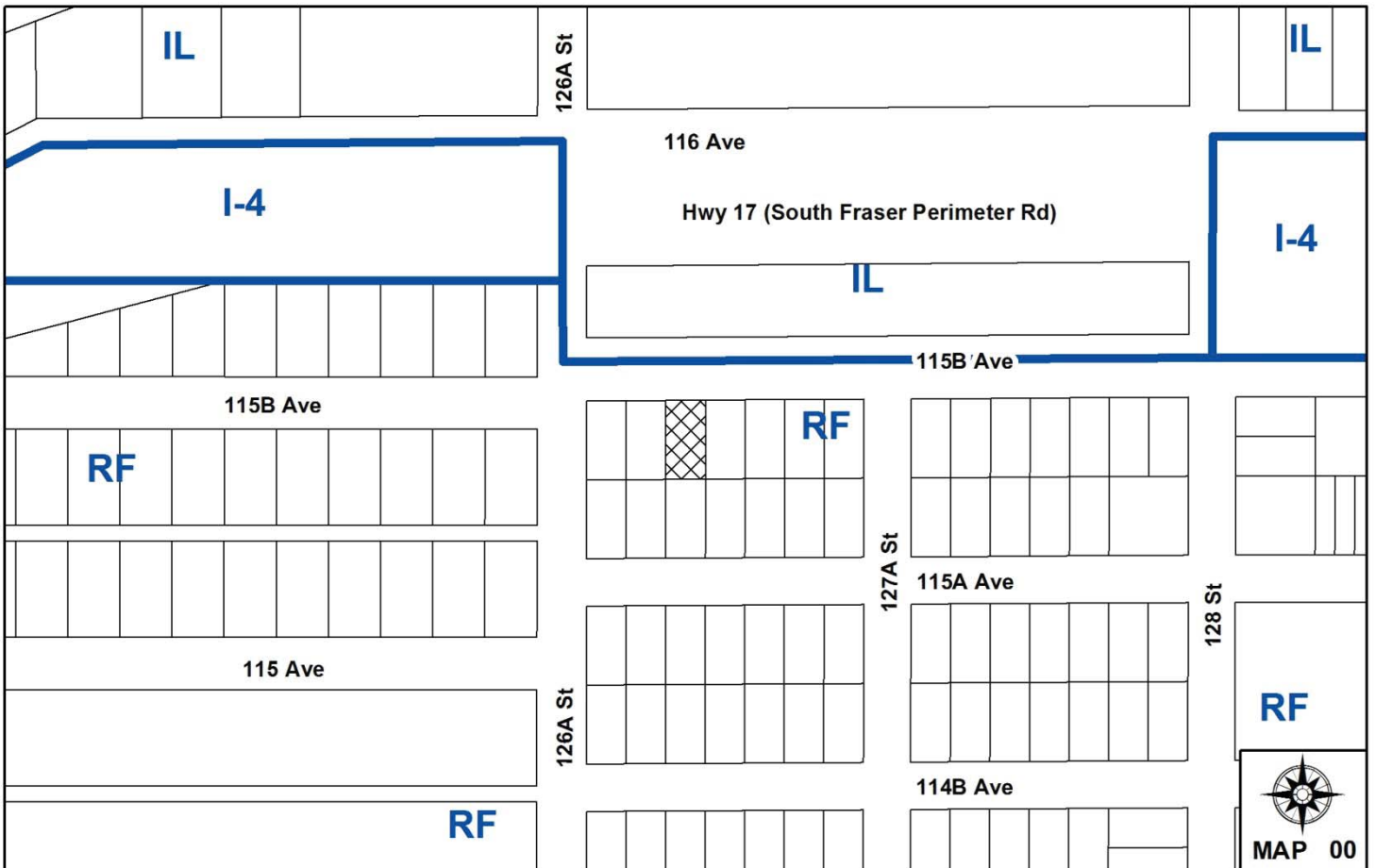
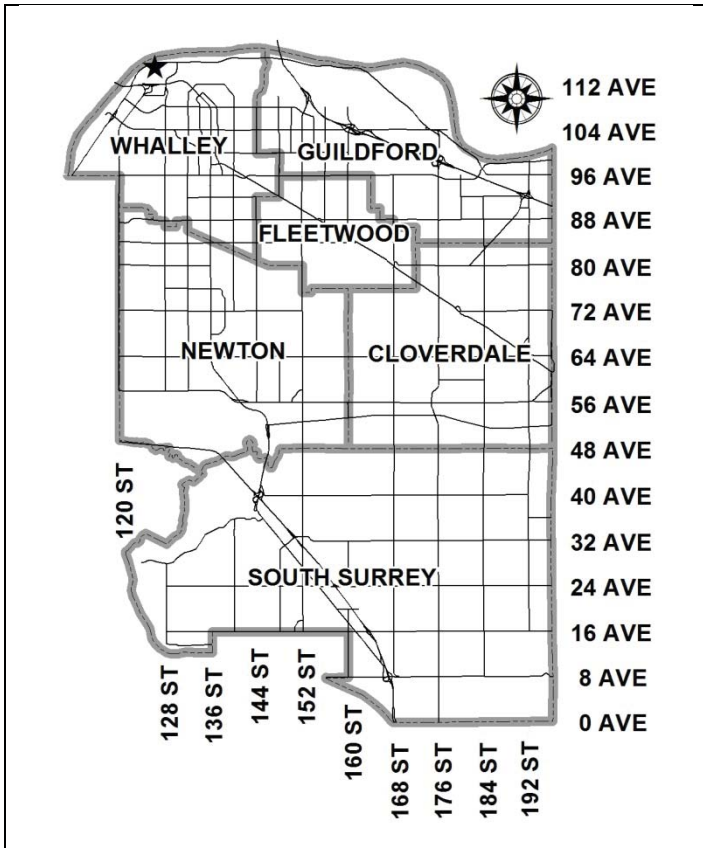
- **Development Variance Permit**

to increase the maximum allowable lot coverage and attached garage projection in the RF Zone in order to permit the construction of an addition to an existing single family dwelling on the lot.

LOCATION: 12698 - 115B Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- In order to permit the construction of a two-storey addition to the existing principal building on the subject property, the applicant is proposing to vary the RF Zone as follows:
 - Increase the maximum lot coverage, for a lot with an area of 560 square metres (6,000 sq.ft.) or less, from 40% to 47%; and
 - Permit an attached garage to extend towards a highway (115B Avenue) for 100% of its depth, as measured from the front face of the principal building but excluding the front face of the exterior wall above the said garage.

RATIONALE OF RECOMMENDATION

- The proposed two-storey addition to the existing principal building would bring the subject property into conformity with the Zoning By-law with respect to the definition of principal building and principal use, in that the lot coverage and floor area of the single family dwelling would be greater than that of the detached accessory buildings on the subject site.
- The proposed addition complies with the both the minimum front (north) and side (east) yard setback of the RF Zone as well as the required minimum 1-metre (3 ft.) separation distance from the exterior wall of the existing accessory building (detached garage) on the west portion of the subject lot.
- The overall floor area of all existing and proposed buildings will be approximately 267 square metres (2,872 sq.ft.), which is less than the maximum floor area of 280 square metres (3,013 sq.ft.) permitted under the RF Zone on the subject lot.
- Prior to issuance of a building permit for the proposed construction the applicant will be required to demonstrate to Engineering staff that pre-construction stormwater flows will be maintained following the proposed construction. If necessary, a Section 219 Restrictive Covenant will be registered on title to ensure the installation of sufficient on-site stormwater mitigation features such as absorbent soils and permeable pavement.
- The proposed addition will be well screened from 115B Avenue by an existing 12-metre (39-foot) high cedar hedge, which is to remain.
- The applicant has demonstrated support for the proposal from the owner of the adjacent property to the east (12704 – 115B Avenue).

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7917-0165-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum lot coverage of the RF Zone, for a lot with an area of 560 square metres (6,000 sq.ft.) or less, from 40% to 47%; and
 - (b) to permit an attached garage to extend towards a highway (115B Avenue) more than 50% of its depth, as measured from the front face of the principal building but excluding the front face of the exterior wall above the said garage.
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Fraser River Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of drainage requirements prior to issuance of a building permit for the proposed addition, as outlined in Appendix IV.

SITE CHARACTERISTICS

Existing Land Use: An existing one-storey dwelling and two (2) detached accessory buildings (garages), which are to remain.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 115B Avenue):	Vacant industrial lot	Industrial	IL

Direction	Existing Use	OCP Designation	Existing Zone
East:	Single family dwelling on undersized RF lot	Urban	RF
South:	Single family dwelling on undersized RF lot	Urban	RF
West:	Single family dwelling on undersized RF lot	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 466-square metre (5,011-sq.ft.) subject property is located at 12698 – 115B Avenue in Bridgeview. The subject lot is designated "Urban" in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)".
- The subject property was created in 1890 by Subdivision Plan No. 469.
- The subject property contains a 59-square metre (643-square foot) one-storey single family dwelling, constructed in approximately 1956, and two one-storey detached garages, with a combined area of 76.5 square metres (823 sq.ft.). The detached garages were constructed in 2003 subsequent to the property owner receiving permission from the Board of Variance to relax the minimum front and side yard setback for an accessory building.
- The applicant is proposing to construct a two-storey addition to the principal building, approximately 51 square metres (550 sq.ft.) in area, which is to contain a two-car garage at grade and a secondary suite on the second storey. The applicant is also proposing an attached, second storey deck, approximately 30 square metres (322 sq.ft.) in area, with exterior stairs connecting the second storey to grade (see Appendix III).
- The proposed two-storey garage addition does not comply with the maximum lot coverage requirement of the RF Zone when combined with the other existing buildings to be retained on the lot. In addition, the proposed addition does not comply with the maximum allowable garage projection from the front face of the principal building. As such, a Development Variance Permit (DVP) has been requested.
- The exterior finish and roof pitch of the proposed addition will match that of both the existing principal building and accessory buildings on the subject lot.
- In accordance with Part 8 "Floodproofing" of the Zoning By-law No. 12000, as amended, where the subject property is behind the 200-year standard dykes, the regulations of Part 8 shall not apply to that portion of a residential building designed or intended for use as a carport or garage, storage area, utility area, workshop or other non-habitable space. As the subject property is behind the 200-year dyke, which runs east-west along the Canadian National Railway corridor 220 metres (722 ft.) to the north, and the lower storey of the proposed two-storey addition will contain a garage which is classified as a non-habitable space the proposed development is exempt from the floodproofing requirements of the Zoning By-law.

- As part of the development application the applicant will be required to register a Section 219 Restrictive Covenant on title informing future owners that the subject property is located within a floodplain area and that any building or structure constructed may be susceptible to damage due to flooding. Additionally, the RC will indicate that the Surrey Zoning By-law places restrictions on the minimum floor elevation of habitable areas within any buildings or structures constructed on the lot.
- The City’s mapping system identified a Class C (green-coded) watercourse/ditch located parallel to the northern property line of the subject property. Staff have confirmed the classification of the ditch and that no additional setbacks or protections measures are required as part of the subject application.
- The applicant has indicated that they are seeking Development Variance Permit (DVP) approval for the requested variances (see Variances section) prior to the submission of a building permit.

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			
Black Locust	1	1	0
Hazelnut	1	0	1
Coniferous Trees			
Eastern Cedar	3	0	3
Western Red Cedar	3	0	3
Total	8	1	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		\$800.00	

- The Arborist Assessment states that there are a total of eight (8) protected trees on the site. There are no Alder or Cottonwood trees. It was determined that seven (7) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- The roots of a Black Locust tree, located on the property to the east (12704 – 115B Avenue) extend into the subject property. The tree is proposed for removal in order to accommodate the proposed two-storey addition and the applicant has obtained permission from the neighbour to remove the tree.
- The existing 12-metre (39 ft.) high eastern cedar hedge, identified as Tree #H1, H2 and H3, located along the northern property line will be retained in order to provide adequate screening for the proposed addition.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. This will require a total of two (2) replacement trees on the site. As no additional trees can be accommodated on the site the deficit of two (2) trees will require a cash-in-lieu payment of \$800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of seven (7) trees are proposed to be retained or replaced on the site with a contribution of \$800 to the Green City Fund.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum lot coverage of the RF Zone, for a lot with an area of 560 square metres (6,000 sq.ft.) or less, from 40% to 47%

Applicant's Reasons:

- The proposed variances will permit the construction of an attached garage and secondary suite on the subject property, which is to be used by a member of the property owner's immediate family.

Staff Comments:

- In accordance with the RF Zone, for lots with a size of 560 square metres (6,000 sq.ft.) or less, the maximum lot coverage is 40%. The subject property is 466-square metres (5,011-sq.ft.) in area.
- An accessory building is defined under the Zoning By-law as a detached building situated on the same lot as and used from the better enjoyment of the principal building. In accordance with Sub-Section (d) of the "Accessory Building" definition the said accessory building is to be smaller in floor area and lot coverage than the floor area and lot coverage of the principal building.
- The proposed addition to the principal building will bring the subject property more into conformity with the Zoning By-law as the resultant floor area and lot coverage of the single family dwelling would be greater than the existing accessory buildings.

- The overall floor area of all existing and proposed buildings will be approximately 267 square metres (2,872 sq.ft.), which is less than the maximum floor area of 280 square metres (3,013 sq.ft.) permitted under the RF Zone on the subject lot.
- Prior to issuance of a building permit for the proposed construction the applicant will be required to demonstrate to Engineering staff that pre-construction stormwater flows could be maintained following the proposed construction. If necessary, a Section 219 Restrictive Covenant will be registered on title to ensure the installation of sufficient on-site stormwater mitigation features such as absorbent soils and permeable pavement.
- The subject site will be able to accommodate a minimum of four (4) off-street parking spaces, thereby meeting the minimum off-street parking requirements of the Zoning By-law.
- Staff support the proposed variance.

(b) Requested Variance:

- To permit an attached garage to extend towards a highway (115B Avenue) in excess of 50% of its depth, as measured from the front face of the principal building but excluding the front face of the exterior wall above the said garage.

Applicant's Reasons:

- The applicant has argued that the location of the existing single family dwelling, at the southern-most portion of the subject property, precludes the construction of an attached garage that conforms to the maximum garage projection requirement of the RF Zone.

Staff Comments:

- The existing, legally non-conforming single family dwelling on the subject property was constructed with a valid building permit in 1957.
- The proposed addition will be well screened from 115B Avenue by an existing 12-metre (39 ft.) high eastern cedar hedge, to be retained.
- The proposed addition complies with the both the minimum front (north) and side (east) yard setback of 7.5 metres (25 ft.) and 1.2 metres (4 ft.) respectively, as well as the required minimum 1-metre (3 ft.) separation distance from the exterior wall of the existing accessory building (detached garage) on the west portion of the subject lot.
- No concerns have been raised from the neighbouring property owners regarding the proposal.
- Staff support the proposed variance

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owner and Action Summary (Confidential)
- Appendix II. Survey Plan (July 25, 2017)
- Appendix III. Proposed Site Plan and North (Front) Elevation
- Appendix IV. Engineering Summary
- Appendix V. Development Variance Permit No. 7917-0165-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

TOPOGRAPHIC SITE PLAN OF LOT 3 BLOCK "1" SEC 5 AND 8 BLK 5 N R 2 W NWD PLAN 469

CIVIC ADDRESS:

12698 115 B Ave., Surrey, BC
P.I.D. 011-571-314

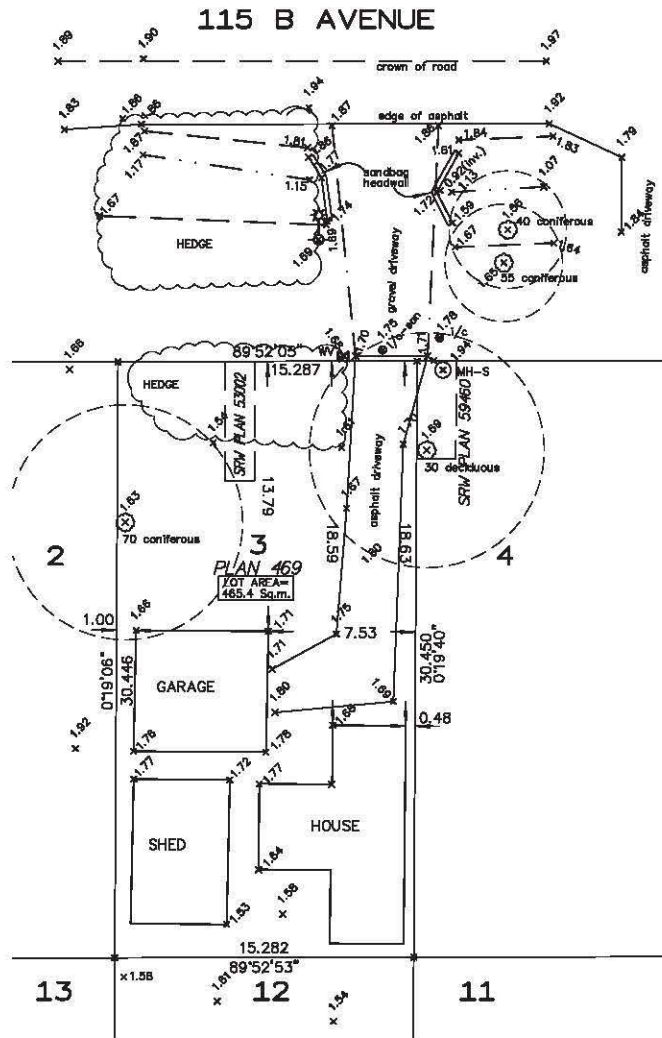
SCALE 1 : 250



ALL DISTANCES ARE IN METRES

LEGEND

- ⊙-✱ DENOTES UTILITY POLE WITH LIGHT
- ⊠ W DENOTES WATER VALVE
- MH-S DENOTES SANITARY MANHOLE
- ⊙ DENOTES TREE AND CANOPY EXTENT
- x DENOTES GROUND ELEVATION



Lot dimensions are derived from FIELD SURVEY.

Elevations are Geodetic (CVD28 GVRD-2005 - IN METERS)
Derived from Control Monument 77C054 located on the
Bridgview school grounds. 22.1m South of the centerline of
115 A Ave. and 11.2m East of the centerline of 128th St.
Elevation = 1.955m

Invert elevations and offsets of services from property lines
are derived from municipal records and field survey.
Contractor to verify all service locations and inverts prior to
construction.

Spot elevations along curb are taken in gutter

If this plan is used in digital form, Target Land Surveying
will only assume responsibility for information content
shown on original unaltered drawing.

Tree diameters are taken at 1.4m above grade and are
shown in cm. All trees 30cm and larger on project are
shown. Refer to Arborist report(If one) for tree details.

This Plan was prepared for architectural design and site
servicing purposes, and is for the exclusive use of our
client. The signatory accepts no responsibility or liability
for any damages that may be suffered by a third party
as a result of reproduction, transmission or alteration to
this document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 25th DAY OF July, 2017.

_____ B.C.L.S.
M. Adam Fulkerson



12698-115B AVE

← ROAD →

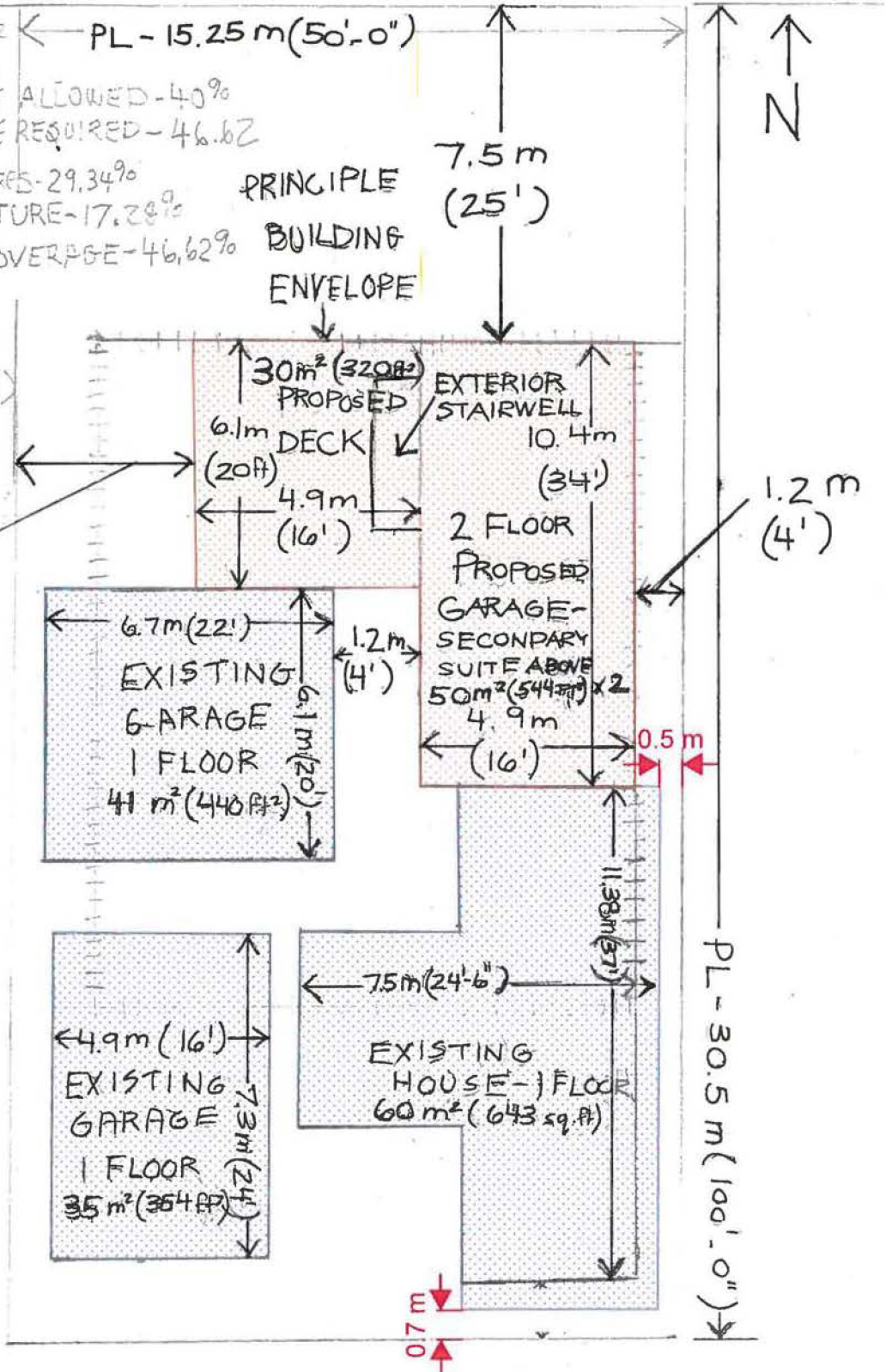
LOT AREA - 465 m²
(5000 sq. ft.)
LOT COVERAGE ALLOWED - 40%
LOT COVERAGE REQUIRED - 46.62%

EXISTING STRUCTURES - 29.34%
PROPOSED STRUCTURE - 17.28%
TOTAL SITE COVERAGE - 46.62%

PROPOSED STRUCTURE HEIGHT - 7.3 m (24') (TO PEAK)

PRINCIPLE BUILDING ENVELOPE

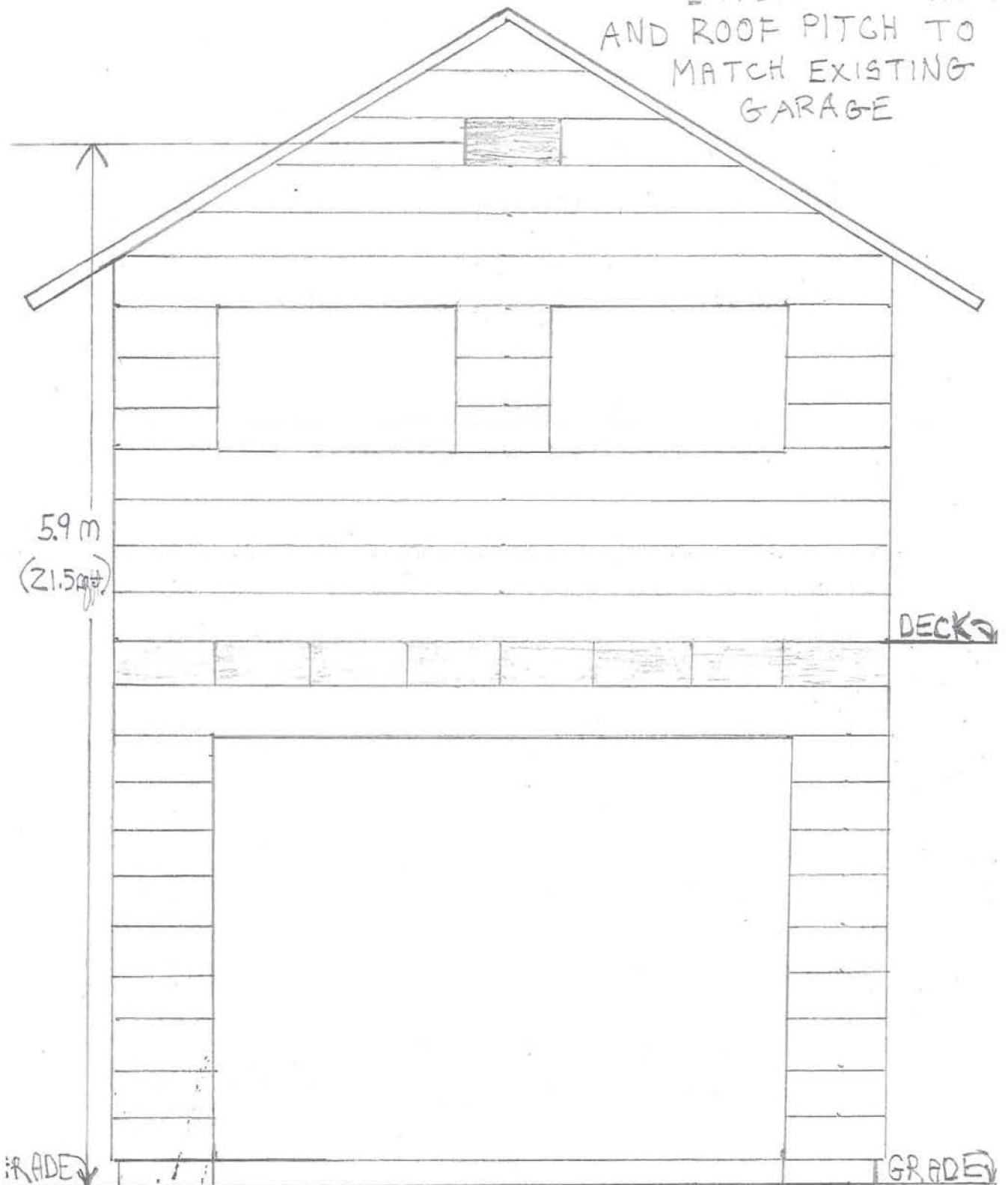
4.3 m (14')



- Existing
- Proposed

FRONT ELEVATION

EXTERIOR FINISH
AND ROOF PITCH TO
MATCH EXISTING
GARAGE



5.9 m
(21.5 ft)

DECK

GRADE

GRADE

FOUNDATION BY PROFESSIONAL ENGINEER

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **August 18, 2017** PROJECT FILE: **7817-0165-00**

RE: **Engineering Requirements
Location: 12698 115B Avenue**

DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed to support the Development Variance Permit as a condition of issuance of the corresponding Building Permit:

- Install new water and storm service connections to the lot.
- Provide on-site stormwater mitigation features per the South Westminster ISMP. The ISMP requires the following:
 - No net increase in volume of runoff from pre-development to post development conditions.
 - No net increase in run-off from the addition of impervious area.
 - Installation of pervious pavement/pavers for the driveway & walkway/deck areas and a minimum of 450mm enhanced topsoil to be installed for all pervious areas.
 - Registration of a restrictive covenant on-title for the installation and maintenance of the on-site storm water mitigation features.
- Pay applicable charges related to the Bridgeview Phase 4 Local Area Service upgrades.

A Servicing Agreement is not required for the proposed Development Variance Permit; however, a processing fee of \$1,522.50 (GST included) is required to administer the storm water review, water flow analysis and/or legal document requirements prior to issuance of the Building Permit. The driveway crossing, sanitary and storm connections can be constructed subject to issuance of a City Road and Right-of-Way Permit obtainable as part of the Building Permit review and processing by Engineering which includes payment of securities and permit fees. City crews will do the installation of the water service once payment has been made and a work order has been issued.



Rémi Dubé, P.Eng.
Development Services Manager

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0165-00

Issued To:

("the Owner")

Address of Owner:

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: 011-571-314

Lot 3 Block "I" Section 5 and 8 Block 5 North Range 2 West New Westminster District Plan 469

12698 - 115B Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section E.1 Lot Coverage of Part 16 "Single Family Residential Zone (RF)" the maximum lot coverage for a lot with an lot area of 560 square metres [6,000 sq.ft] or less is increased from 40% to 47%; and
 - (b) Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)" is varied to permit an attached garage to the principal building to extend towards the highway for 100% of the depth of the garage, as measured from the front face of the principal building, excluding any front face of the exterior wall above the garage.
4. This development variance permit applies to only the 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.

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 .

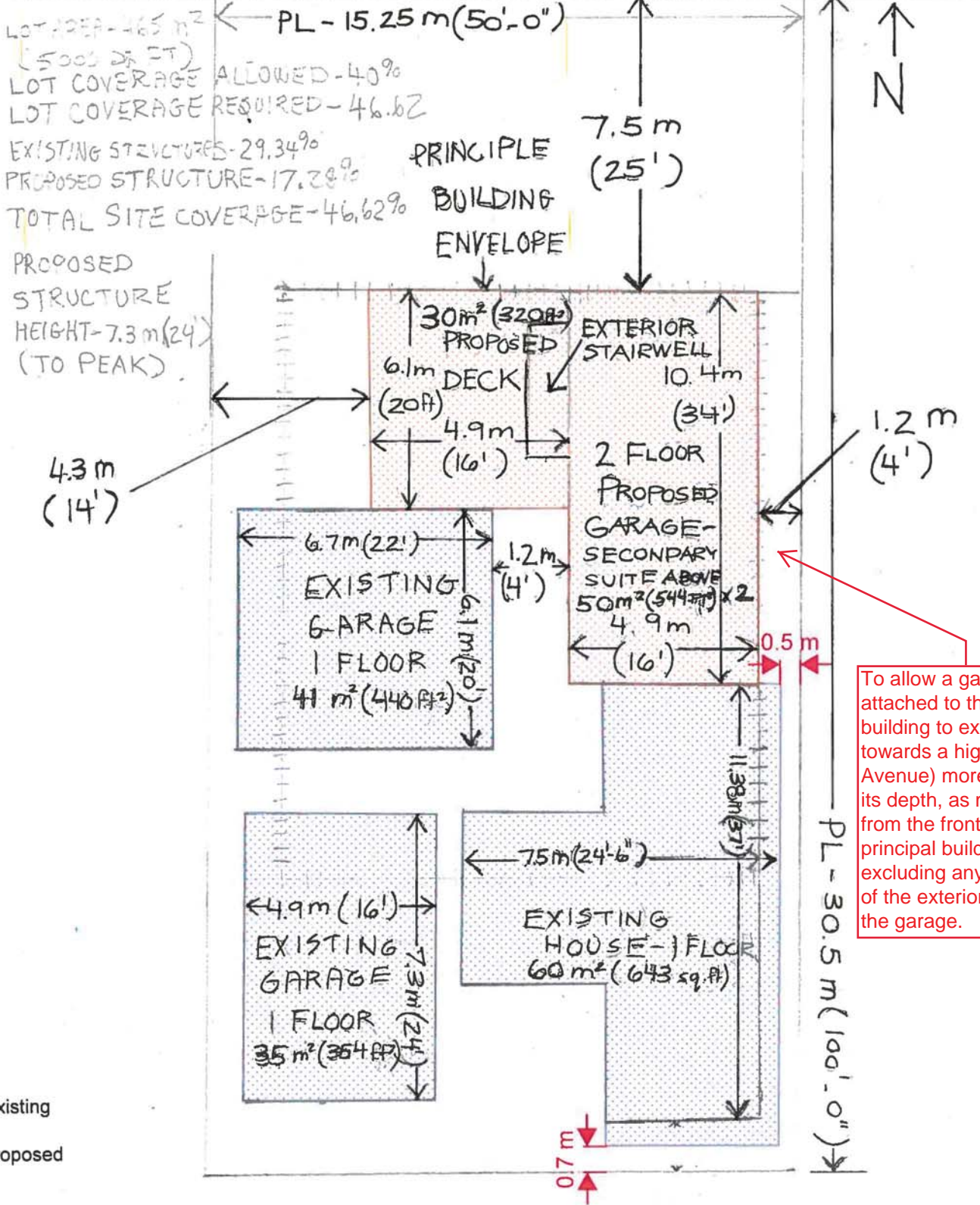
Mayor – Linda Hepner

City Clerk – Jane Sullivan

To increase the maximum lot coverage for a lot with a lot area of 560 square metres (6,000 sq.ft.) or less in the RF Zone from 40% to 47%.

12698-115B AVE

← ROAD →



To allow a garage attached to the principal building to extend towards a highway (115B Avenue) more than 50% its depth, as measured from the front face of the principal building but excluding any front face of the exterior wall above the garage.