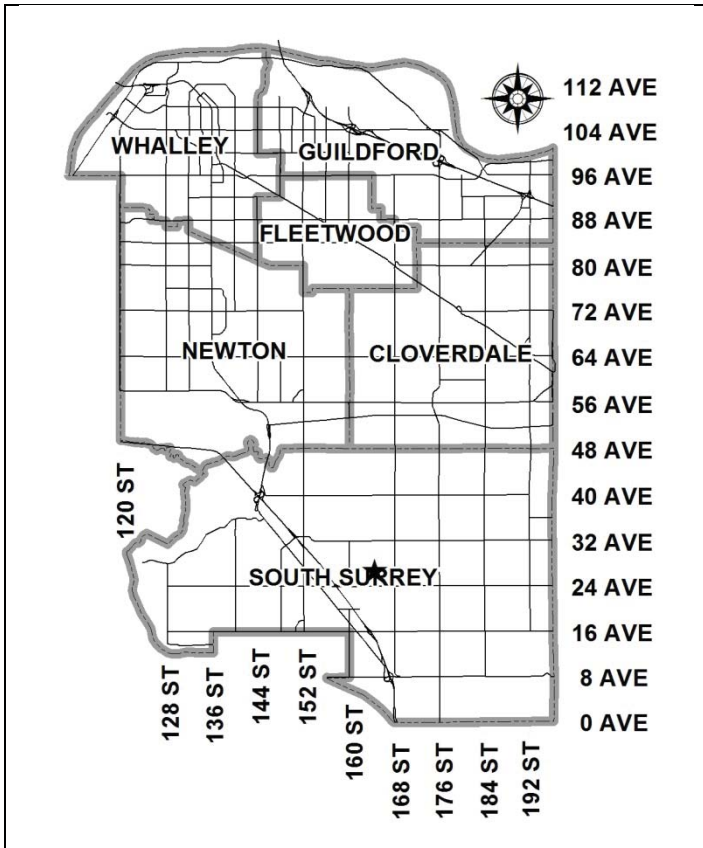


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0269-00

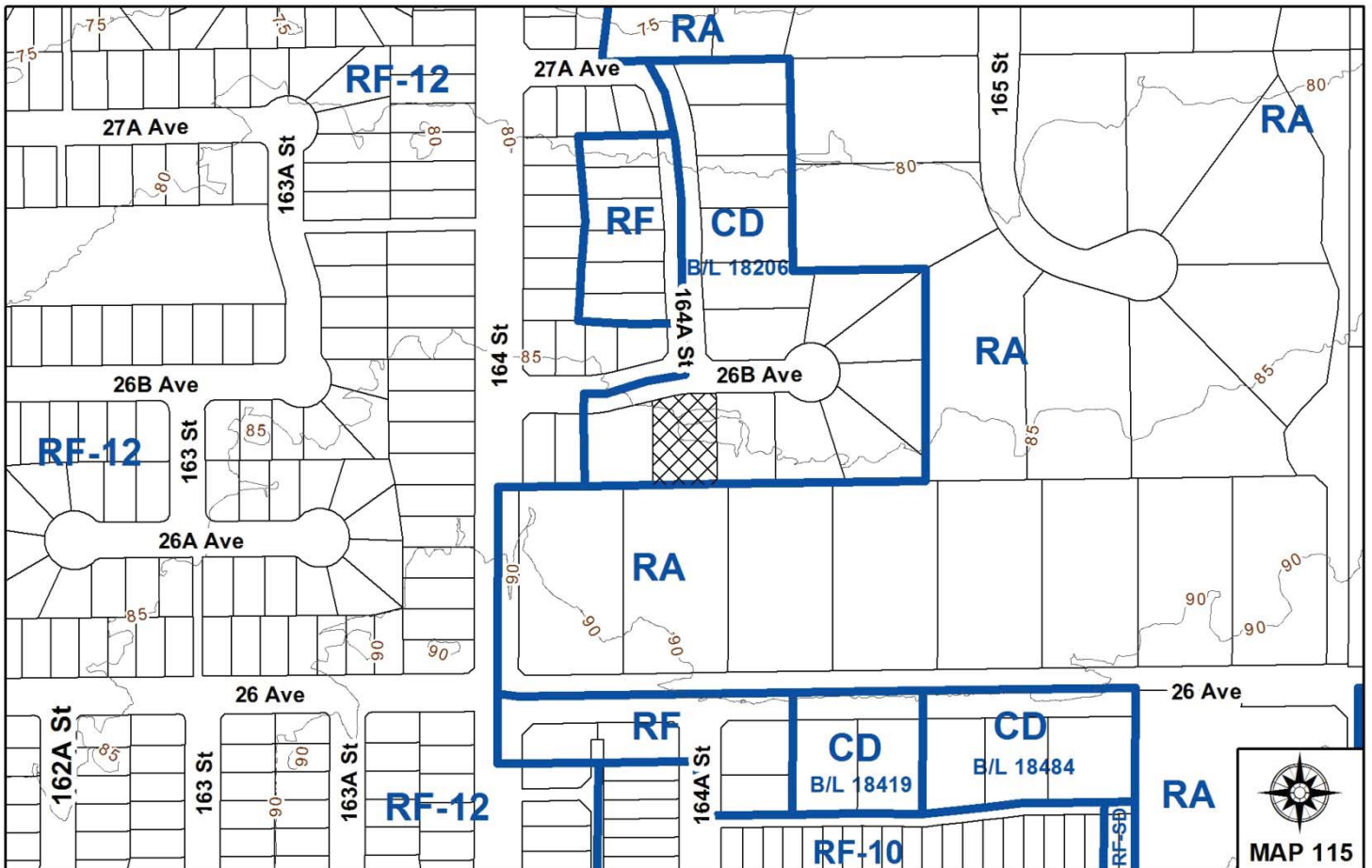
Planning Report Date: July 10, 2017



PROPOSAL:

- **Development Variance Permit**
 to reduce the minimum rear yard setback requirement to permit an in-ground swimming pool.

LOCATION: 16448 - 26B Avenue
OWNER: 164 Development Inc.
ZONING: CD (By-law No. 18206)
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 to reduce the minimum rear setback for accessory structures in order to permit construction of an in-ground swimming pool in the rear yard.

RATIONALE OF RECOMMENDATION

- The proposed in-ground pool will be well-screened from the property to the south by a 6 foot cedar fence, and 2.5 metre wide landscape screening which was required as part of the registered building scheme on title.
- The single family dwelling on the site is setback 13.7 metres (45 ft.) from the rear property line, and the existing home on the adjacent property to the south is setback approximately 15 metres (49 ft.) from the rear property line.
- The applicant has provided a letter of support from the property owner to the south, located at 16441 - 26 Avenue.
- Staff supports the requested variance to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0269-00 (Appendix III), to reduce the minimum rear setback of an accessory structure in the CD Zone (By-law No. 18206) from 12.5 m (41 ft.) to 3.7 metres (12 ft.), 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:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Residential	Urban	RF & CD (By-law No. 18206)
East:	Single Family Residential	Urban	CD (By-law No. 18206)
South:	Single Family Residential	Rural	RA
West:	Single Family Residential	Urban	CD (By-law No. 18206)

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 16448 - 26B Avenue, is designated "Urban" in the Official Community Plan, and zoned "Comprehensive Development Zone (CD)" (By-law No. 18206).
- The subject lot was created under Development Application No. 7913-0226-00. To help with the transition between the lots developed under 7913-0226-00 and the existing suburban estate lots to the south and east, large-sized urban lots, including the subject lot, were placed along the south and east perimeter of this development site. Furthermore, in order to allow for a larger separation between the adjacent estate homes and proposed homes, the rear setback was increased from 7.5 metres (25 ft.) to a minimum of 12.5 metres (41 ft.) under the CD Zone.
- The applicant is proposing a Development Variance Permit to reduce the rear yard setback for a proposed 18 by 36 foot in-ground swimming pool from 12.5 metres (41 ft.) to 3.7 metres (12 ft.).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear setback of an accessory structure from 12.5 metres (41 ft.) to 3.7 metres (12 ft.).

Applicant's Reasons:

- The accessory structure (in-ground pool) is proposed to be located in the rear yard, with a reduced rear yard setback of 3.7 m (12 ft.). The existing dwelling is setback 13.7 metres (45 ft.) from the rear property line.

Staff Comments:

- The proposed in-ground pool is considered an accessory structure and does not comply with the required rear yard setback in the CD Zone.
- The rear yard is well screened with a six-foot cedar fence, and 2.5 metre wide landscape buffer along the south property line, offering privacy from the property to the south.
- A letter of support has been received from the neighbouring property owner to the south.
- Staff support this application to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III.	Development Variance Permit No. 7917-0269-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

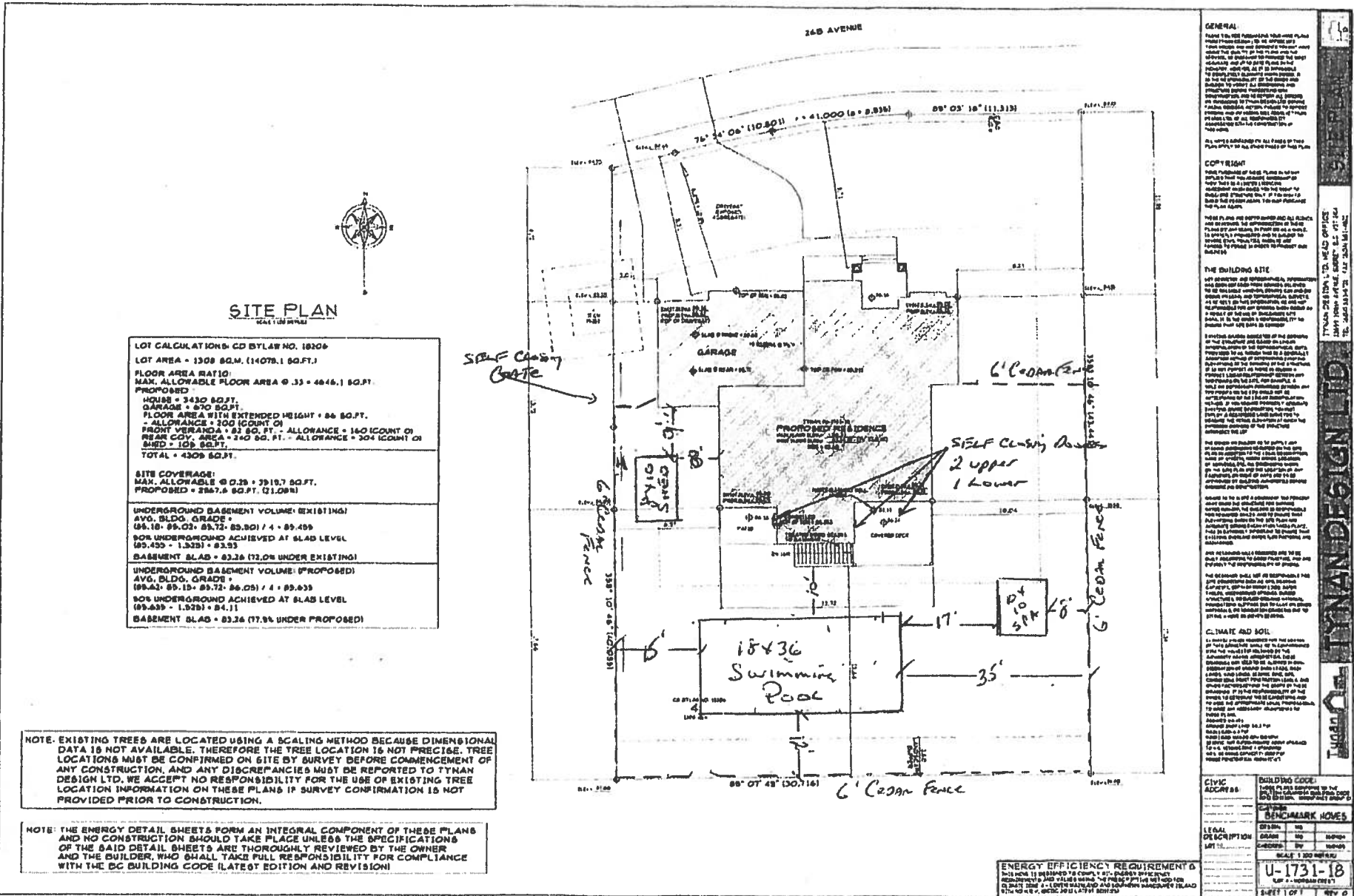
1. (a) Agent: Name: Jerrod Hendry

 Address: 2571 - 162A Street
 Surrey, BC V3Z6Z3

2. Properties involved in the Application
 - (a) Civic Address: 16448 - 26B Avenue

 - (b) Civic Address: 16448 - 26B Avenue
 Owner: 164 Development Inc.
 PID: 029-513-383
 Lot 4 Section 24 Township 1 New Westminster District Plan EPP44834

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7917-0269-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



LOT CALCULATIONS: CD BY LAW NO. 18206

FLOOR AREA = 1308 SQ.M. (14078.1 SQ.FT.)
 MAX. ALLOWABLE FLOOR AREA @ .33 = 4846.1 SQ.FT.
 PROPOSED:

HQISS = 3430 SQ.FT.
 GARAGE = 870 SQ.FT.
 FLOOR AREA WITH EXTENDED HEIGHT = 86 SQ.FT.
 - ALLOWANCE = 200 (COUNT OF FRONT VERANDA = 83 SQ. FT. - ALLOWANCE = 180 (COUNT OF REAR COY. AREA = 340 SQ. FT. - ALLOWANCE = 304 (COUNT OF SHED = 108 SQ.FT.)
 TOTAL = 4308 SQ.FT.

SITE COVERAGE:
 MAX. ALLOWABLE @ 0.28 = 3919.7 SQ.FT.
 PROPOSED = 2867.6 SQ.FT. (71.08%)

UNDERGROUND BASEMENT VOLUME (EXISTING)
 AVG. BLDG. GRADE = 86.18 - 85.02 - 85.72 - 83.80 / 4 = 85.455
 SO₂ UNDERGROUND ACHIEVED AT SLAB LEVEL (85.455 - 1.528) = 83.93

BASEMENT SLAB = 83.26 (72.0% UNDER EXISTING)

UNDERGROUND BASEMENT VOLUME (PROPOSED)
 AVG. BLDG. GRADE = (86.42 - 85.18 - 85.72 - 86.05) / 4 = 85.635
 SO₂ UNDERGROUND ACHIEVED AT SLAB LEVEL (85.635 - 1.528) = 84.11

BASEMENT SLAB = 83.26 (77.9% UNDER PROPOSED)

NOTE: EXISTING TREES ARE LOCATED USING A SCALING METHOD BECAUSE DIMENSIONAL DATA IS NOT AVAILABLE. THEREFORE THE TREE LOCATION IS NOT PRECISE. TREE LOCATIONS MUST BE CONFIRMED ON SITE BY SURVEY BEFORE COMMENCEMENT OF ANY CONSTRUCTION, AND ANY DISCREPANCIES MUST BE REPORTED TO TYMAN DESIGN LTD. WE ACCEPT NO RESPONSIBILITY FOR THE USE OF EXISTING TREE LOCATION INFORMATION ON THESE PLANS IF SURVEY CONFIRMATION IS NOT PROVIDED PRIOR TO CONSTRUCTION.

NOTE: THE ENERGY DETAIL SHEETS FORM AN INTEGRAL COMPONENT OF THESE PLANS AND NO CONSTRUCTION SHOULD TAKE PLACE UNLESS THE SPECIFICATIONS OF THE SAID DETAIL SHEETS ARE THOROUGHLY REVIEWED BY THE OWNER AND THE BUILDER, WHO SHALL TAKE FULL RESPONSIBILITY FOR COMPLIANCE WITH THE BC BUILDING CODE (LATEST EDITION AND REVISION)

ENERGY EFFICIENCY REQUIREMENTS
 THIS PLAN IS DESIGNED TO COMPLY WITH THE ENERGY EFFICIENCY REQUIREMENTS OF THE BC BUILDING CODE (LATEST EDITION AND REVISION). THE ENERGY EFFICIENCY REQUIREMENTS OF THE BC BUILDING CODE (LATEST EDITION AND REVISION) SHALL APPLY TO ALL CONSTRUCTION OF THIS PLAN.

GENERAL
 FOUND: THE SITE INFORMATION AND THE PLAN INFORMATION IS BASED ON THE SURVEY DATA AND THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES BETWEEN THE SURVEY DATA AND THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES BETWEEN THE SURVEY DATA AND THE INFORMATION PROVIDED BY THE CLIENT.

COPYRIGHT
 THESE PLANS AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF TYMAN DESIGN LTD. NO PART OF THESE PLANS OR THE INFORMATION CONTAINED HEREIN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TYMAN DESIGN LTD.

THE BUILDING SITE
 THE BUILDING SITE IS A RESIDENTIAL LOT. THE SITE IS BOUNDARY BY 248 AVENUE TO THE NORTH, 12TH STREET TO THE WEST, AND 13TH STREET TO THE EAST. THE SITE IS BOUNDARY BY 12TH STREET TO THE WEST, 13TH STREET TO THE EAST, AND 14TH STREET TO THE SOUTH.

CLIMATE AND SOIL
 THE CLIMATE AND SOIL INFORMATION IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO DISCREPANCIES BETWEEN THE INFORMATION PROVIDED BY THE CLIENT AND THE INFORMATION PROVIDED BY THE DESIGNER.

CIVIC ADDRESS
 248 AVENUE

BENCHMARK HOMES
 BENCHMARK HOMES IS THE DESIGNER OF THESE PLANS. BENCHMARK HOMES IS A REGISTERED PROFESSIONAL ENGINEER AND ARCHITECT.

LEGAL DESCRIPTION
 LOT 10, BLOCK 10, SUBDIVISION 10, DISTRICT 10, CITY OF VANCOUVER, BRITISH COLUMBIA.

SCALE 1:200 (METERS)
 U-1731-18

SHEET 1 OF 1



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0269-00

Issued To: 164 DEVELOPMENT INC.
(the "Owner")

Address of Owner: 6264 - Carnarvon Street
Vancouver, BC V6N 1K3

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: 029-513-383
Lot 4 Section 24 Township 1 New Westminster District Plan EPP44834
16448 - 26B Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section F of Setbacks of "Comprehensive Development Zone (CD)" (By-law No. 18206) to vary the rear yard setback from 12.5 metres (41 ft.) to 3.7 metres (12 ft.) to permit an in-ground swimming pool.

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

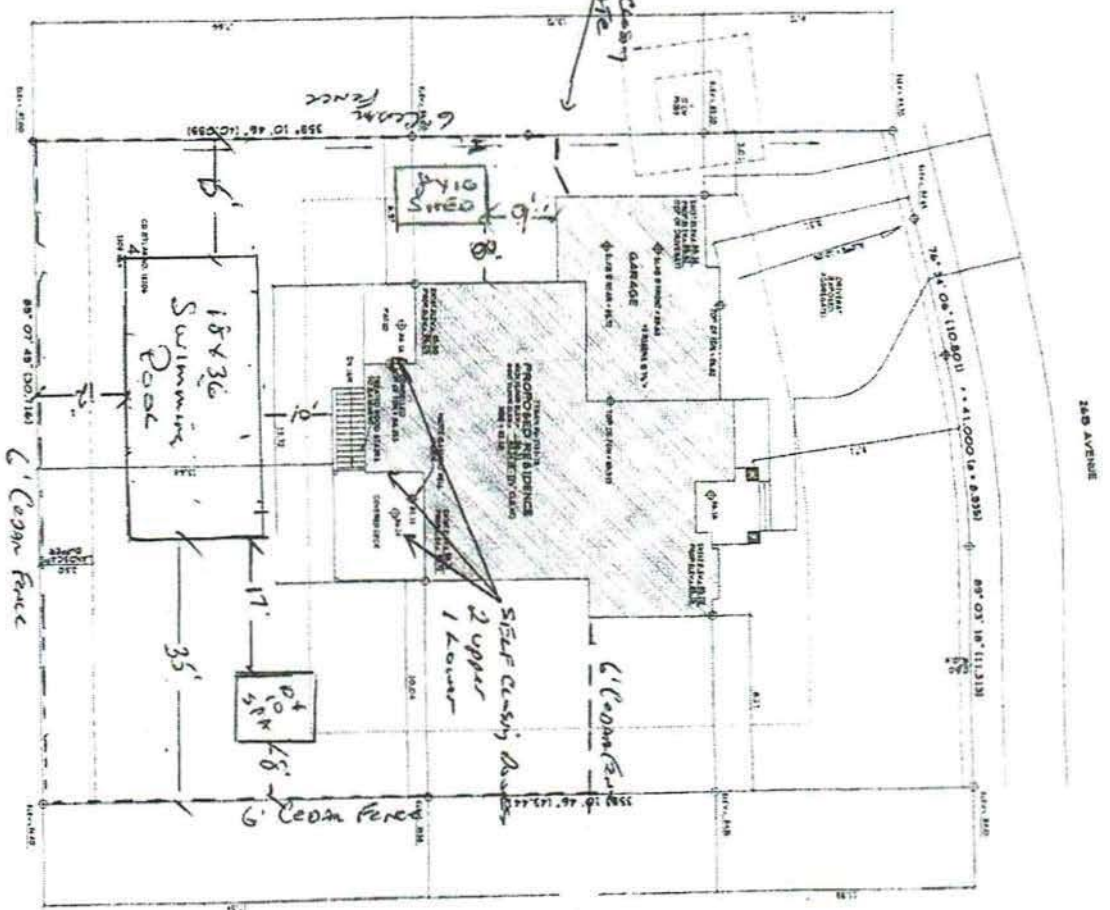
SITE PLAN



<p>LOT CALCULATION: CD BTL AR NO. 18108 LOT AREA = 1308 SQ.M. (14078.1 SQ.FT.) FLOOR AREA RATIO: MAX. ALLOWABLE FLOOR AREA @ .31 = 405.63 SQ.FT. PROPOSED FLOOR AREA: GARAGE = 430 SQ.FT. DRIVEWAY = 470 SQ.FT. FLOOR AREA WITH EXTENDED HEIGHT = 86 SQ.FT. TOTAL FLOOR AREA = 946 SQ.FT. FLOOR AREA WITH EXTENDED HEIGHT = 86 SQ.FT. FRONT VERANDA = 82 SQ.FT. ALLOWANCE = 150 COUNT OF REAR COV. AREA = 240 SQ.FT. ALLOWANCE = 304 COUNT OF TOTAL = 4305 SQ.FT.</p>	<p>SITE COVERAGE PROPOSED = 583.2 SQ.FT. (21.09%), UNDERGROUND BASEMENT VOLUME (EXISTING): AVG. BLDG. GRADE = 85.15-85.01 / 4 = 85.08 85.15-85.01 = 85.72, 85.50 / 4 = 85.415 85.42-85.15 = 85.72, 85.05 / 4 = 85.435 85.435 - 1.5281 = 84.11</p>
<p>UNDERGROUND BASEMENT VOLUME (EXISTING): AVG. BLDG. GRADE = 85.15-85.01 / 4 = 85.08 85.15-85.01 = 85.72, 85.50 / 4 = 85.415 85.42-85.15 = 85.72, 85.05 / 4 = 85.435 85.435 - 1.5281 = 84.11</p>	<p>UNDERGROUND BASEMENT VOLUME (PROPOSED): AVG. BLDG. GRADE = 85.15-85.01 / 4 = 85.08 85.42-85.15 = 85.72, 85.05 / 4 = 85.435 85.435 - 1.5281 = 84.11</p>

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Vary the rear yard setback from 12.5 m (41 ft.) to 3.7 m (12 ft.)

ENERGY EFFICIENCY REQUIREMENT: B...
 MINIMUM U-VALUE OF GLAZING: 1.0 W/M²K
 MINIMUM U-VALUE OF GLAZING: 1.0 W/M²K
 MINIMUM U-VALUE OF GLAZING: 1.0 W/M²K

GENERAL NOTES:

1. THE BUILDING SITE: The site is located at the intersection of 248 Avenue and 110th Street. The site is bounded by 110th Street to the north, 111th Street to the east, and 112th Street to the south. The site is zoned R-1000.

2. THE BUILDING: The building is a two-story residential structure. The proposed building footprint is shown on the site plan. The building is to be constructed on a concrete foundation. The building is to be finished with exterior cladding. The building is to be finished with interior cladding. The building is to be finished with floor covering. The building is to be finished with ceiling covering. The building is to be finished with wall covering. The building is to be finished with roof covering. The building is to be finished with window covering. The building is to be finished with door covering. The building is to be finished with hardware. The building is to be finished with fixtures. The building is to be finished with appliances. The building is to be finished with equipment. The building is to be finished with furniture. The building is to be finished with accessories. The building is to be finished with miscellaneous items.

3. THE DRIVEWAY: The driveway is to be constructed on a concrete surface. The driveway is to be finished with exterior cladding. The driveway is to be finished with interior cladding. The driveway is to be finished with floor covering. The driveway is to be finished with ceiling covering. The driveway is to be finished with wall covering. The driveway is to be finished with roof covering. The driveway is to be finished with window covering. The driveway is to be finished with door covering. The driveway is to be finished with hardware. The driveway is to be finished with fixtures. The driveway is to be finished with appliances. The driveway is to be finished with equipment. The driveway is to be finished with furniture. The driveway is to be finished with accessories. The driveway is to be finished with miscellaneous items.

4. THE SWIMMING POOL: The swimming pool is to be constructed on a concrete surface. The swimming pool is to be finished with exterior cladding. The swimming pool is to be finished with interior cladding. The swimming pool is to be finished with floor covering. The swimming pool is to be finished with ceiling covering. The swimming pool is to be finished with wall covering. The swimming pool is to be finished with roof covering. The swimming pool is to be finished with window covering. The swimming pool is to be finished with door covering. The swimming pool is to be finished with hardware. The swimming pool is to be finished with fixtures. The swimming pool is to be finished with appliances. The swimming pool is to be finished with equipment. The swimming pool is to be finished with furniture. The swimming pool is to be finished with accessories. The swimming pool is to be finished with miscellaneous items.

5. THE FENCE: The fence is to be constructed on a concrete surface. The fence is to be finished with exterior cladding. The fence is to be finished with interior cladding. The fence is to be finished with floor covering. The fence is to be finished with ceiling covering. The fence is to be finished with wall covering. The fence is to be finished with roof covering. The fence is to be finished with window covering. The fence is to be finished with door covering. The fence is to be finished with hardware. The fence is to be finished with fixtures. The fence is to be finished with appliances. The fence is to be finished with equipment. The fence is to be finished with furniture. The fence is to be finished with accessories. The fence is to be finished with miscellaneous items.

CLIENT: TYNAN DESIGN LTD.
PROJECT: 110th Street Residential Development
DATE: 2024-10-27
SCALE: 1:500
BY: J. TYNAN
CHECKED BY: M. TYNAN
DATE: 2024-10-27