

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0480-00

Planning Report Date: December 18, 2017

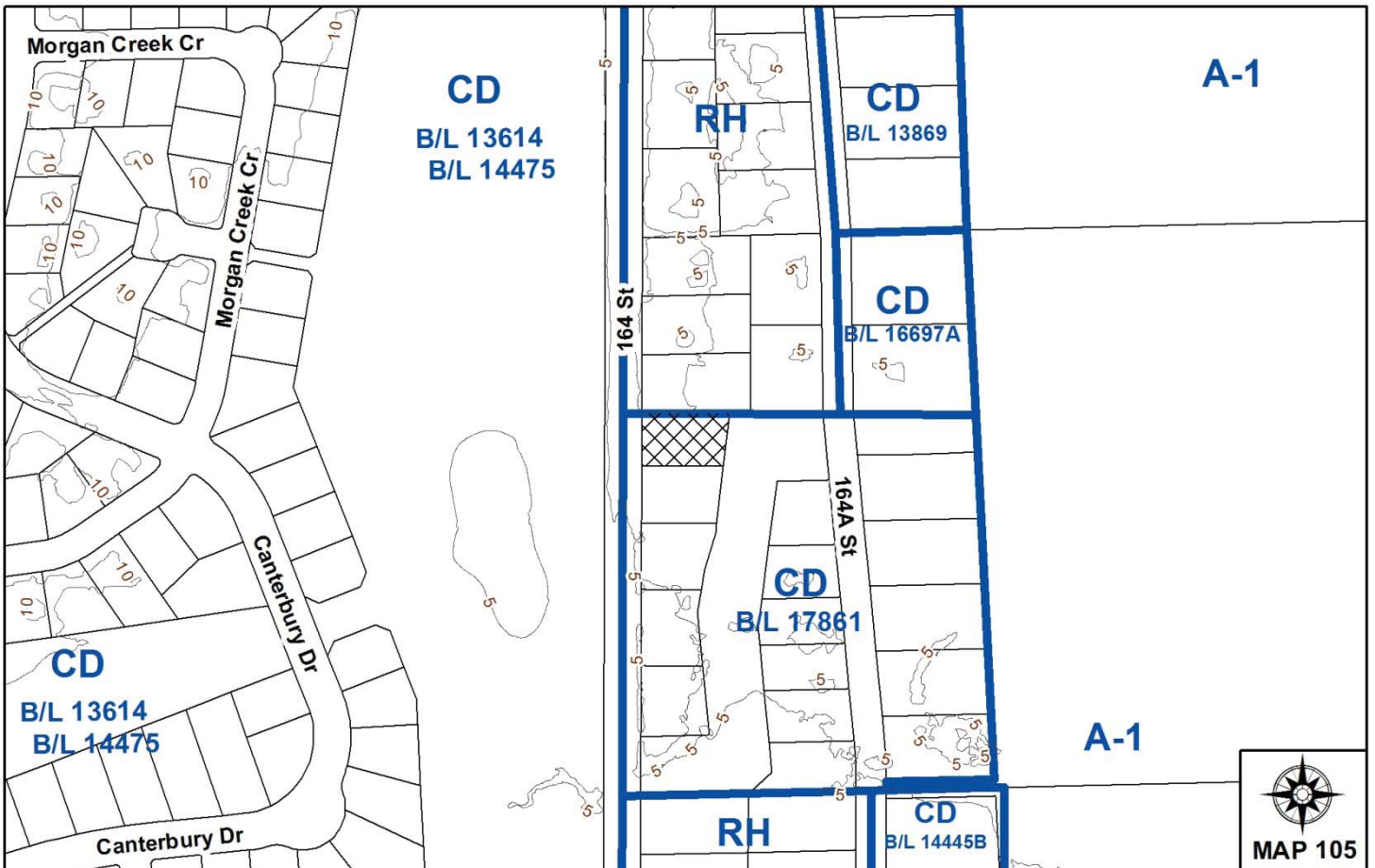
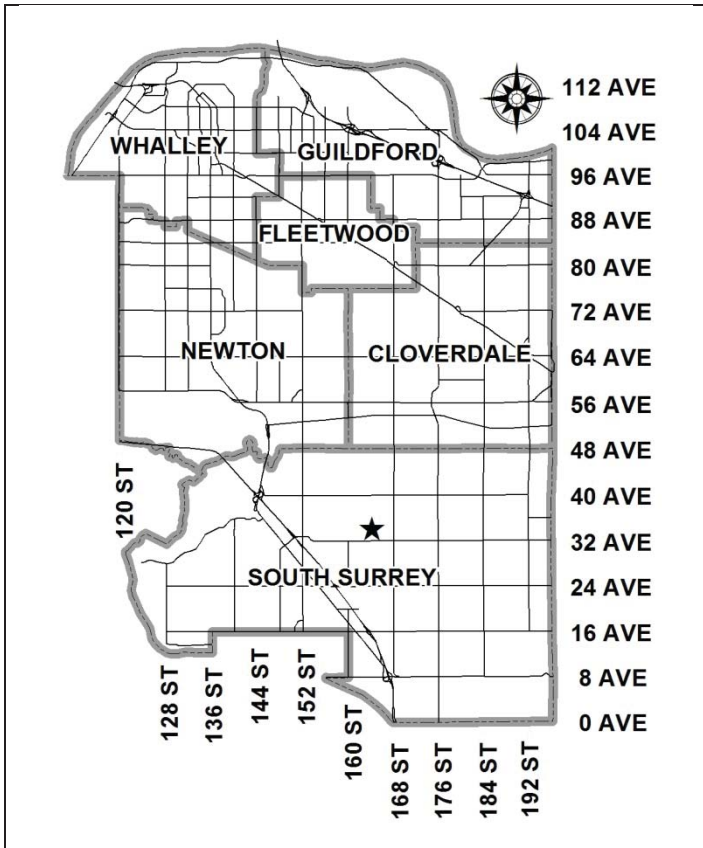
PROPOSAL:

- **Development Variance Permit**
 to increase the permitted lot coverage to legalize an existing deck.

LOCATION: 3452 - 164 Street

ZONING: CD Zone (By-law No. 17861)

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a Development Variance Permit to increase the maximum lot coverage under CD Zone (By-law No. 17861) from 25% to 27%.

RATIONALE OF RECOMMENDATION

- The increased lot coverage will accommodate an existing uncovered deck attached to the principal building.
- The City has received no complaints regarding the existing deck. The deck is well-screened from neighbouring lots by cedar hedging and is aesthetically in keeping with the principal building.
- The subject property backs onto City land associated with Wills Brook, and therefore, the siting of the uncovered deck has minimal impact on neighbouring properties.
- The existing dwelling and deck comply with the Floor Area Ratio and setback provisions of the CD Zone (By-law No. 17861).
- The applicant has canvassed neighbouring properties for support, and no concerns were raised.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0480-00 (Appendix II), to increase the maximum lot coverage of a single family dwelling in the "Comprehensive Development Zone (CD)" (By-law No. 17861) from 25% to 27%, 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 dwelling.	Suburban	RH
East:	City Land containing Wills Brook.	Suburban	CD (By-law No. 17861)
South:	Single family dwelling.	Suburban	CD (By-law No. 17861)
West (Across 164 Street):	Morgan Creek Golf Course.	Suburban	CD (By-law No. 13614 as amended by By-law No. 14475)

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the east side of 164 Street, north of 32 Avenue. The property is designated "Suburban" in the Official Community Plan (OCP) and is currently zoned "Comprehensive Development Zone (CD)" (By-law No. 17861).
- The lot is 1,300 square metres (13,993 sq. ft.) in area and has a principal building with a gross floor area of 445 square metres (4,790 sq. ft.). The existing building utilizes all of the 25% maximum lot coverage that is permitted under the CD Zone (By-law No. 17861).

- In July 2016, after the principal building was constructed, a 30 square metre (327 sq. ft.) uncovered deck was built as an addition to the covered deck attached to the rear of the principal building. The uncovered deck was constructed contrary to the approved building permit for the principal building and results in the allowable lot coverage of 25% being exceeded on this site.
- The applicant only became aware of the non-conforming status of the property when they sought final building occupancy.

Current Proposal

- The applicant is proposing a Development Variance Permit to increase the maximum lot coverage of the CD Zone (By-law No. 17861) from 25% to 27% to facilitate the retention of the existing uncovered deck.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum lot coverage of the CD Zone (By-law No. 17861) from 25% to 27%.

Applicant's Reasons:

- They were unaware that the constructed deck would result in the allowable lot coverage being exceeded.
- Cedar hedge trees have been planted along the north and south property lines to reduce the visual impact of the deck to the neighbouring lots.
- The increased lot coverage is minor and will allow for more useable outdoor living space.

Staff Comments:

- The principal building on the subject lot is a two-storey single family dwelling. Increasing the lot coverage to accommodate the constructed uncovered deck will not result in the Floor Area Ratio being exceeded. The variance proposed would increase the lot coverage from 325 square metres (3,498 sq. ft.) to 355 square metres (3,822 sq. ft.), representing an increase of 30 square metres (324 sq. ft.) over what is permitted under the CD Zone (By-law No. 17861).
- The proposed increase in site coverage is considered minor and would not be required if the deck was not higher than 0.6 metres (2 ft.) above finished grade. The deck is 1.6 metres (5.2 ft.) above finished grade.
- The constructed deck is well-designed and drawings were confirmed and stamped by a professional engineer.

- The existing deck matches the aesthetics of the principal building and is well-screened by landscaping and fencing. In addition, the deck is uncovered and therefore has minimal visual impact.
- The applicant has canvassed neighbouring properties to the north and south, and no concerns were raised.
- The deck is fully outside of the required streamside setbacks associated with the Class A red-coded Wills Brook. A Development Variance Permit for Streamside protection is not required given the lot was created in 2013, prior to the adoption of the Development Permit Guidelines.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II Development Variance Permit No. 7917-0480-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KS/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

DEVELOPMENT DATA SHEET

Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	1,300 square metres	1,300 square metres
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	25%	27%*
Paved & Hard Surfaced Areas		
Total Site Coverage	25%	27%*
SETBACKS (in metres)		
Front	7.5	8.58
Rear	7.5	11.40
Side (S)	3.0	3.07
Side (N)	3.0	3.05
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0	8.85
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	445 square metres	445 square metres
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		

* Proposed Variance

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0480-00

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: 029-201-136
Lot 1 Section 25 Township 1 New Westminster District Plan EPP30469
3452 - 164 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section E.1. Lot Coverage of "Comprehensive Development Zone (CD)" (By-law No. 17861), the maximum lot coverage is increased from 25% to 27%.
4. This development variance permit applies to 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

Schedule A



14658 - 84 AVENUE
SURREY, BC
V3S 9K7
t: 6045971838
f: 6045971350
dmand@telus.net
www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2012
CONSTRUCTION SHALL COMPLY WITH
THESE PLANS AND LOCAL BUILDING
BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL
DIMENSIONS PRIOR TO START OF
CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY
FOR ANY ERRORS OR OMISSIONS IN
THESE PLANS. IT IS THE BUILDER/OWNER
RESPONSIBILITY TO REVIEW AND VERIFY
ALL LEVELS, DIMENSIONS AND
STRUCTURAL ADEQUACIES PRIOR TO
CONSTRUCTION.

DO NOT SCALE DRAWINGS

#	DATE	DESCRIPTION	REVISIONS:
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9	///	///	///
8	///	///	///
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1	///	///	///

JOB DESCRIPTION:
DECK ADDITION

ADDRESS:
**LT #1
3452 - 164TH AVE
SURREY, BC**

LEGAL DESCRIPTION:
**LT #1 SEC 25 TWP 1
PLAN EPP30469
NWD**

P.I.D.:
029-201-136

CLIENT:
**JAS RANDHAWA
778-322-9585**

DATE: **SEPT. 22/17**

SCALE: **1/4" = 1'-0" (UND)**

DRAWN: **HARP** | CHECKED: **D.M.**

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OF 9

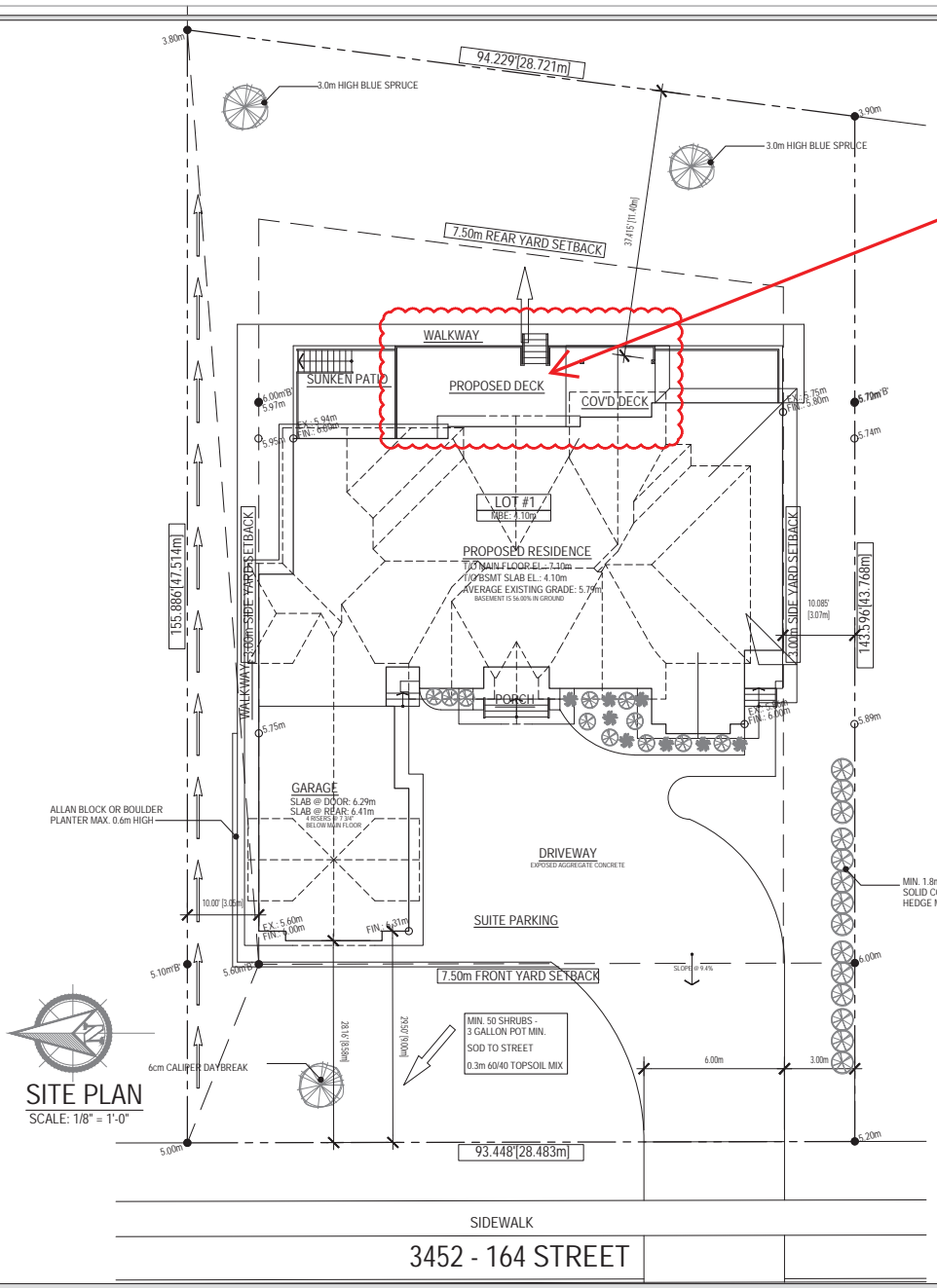
Variance to increase
the permitted
lot coverage from
25% to 27%

CALCULATIONS :

LOT SIZE:	1,300 sq.m. (13,993 sq.ft.)
FLOOR AREA:	
PERMITTED FLOOR AREA:	[25%] 4,698 sq.ft.
MAIN FLOOR:	2,826 sq.ft.
UPPER FLOOR:	1,486 sq.ft.
PROPOSED FLOOR AREA:	4,312 sq.ft.
PERMITTED GARAGE:	480 sq.ft.
PROPOSED GARAGE:	480 sq.ft.
PERMITTED ACC. BLDG.:	105 sq.ft.
PROPOSED ACC. BLDG.:	0 sq.ft.
PROPOSED ABOVE GRADE FAR:	4,792 sq.ft.
PROPOSED BASEMENT:	2,676 sq.ft.
PROPOSED ABOVE GRADE FAR:	7,468 sq.ft.
LOT COVERAGE:	
PERMITTED:	[25%] 3,498 sq.ft.
PROPOSED:	[27%] 3,822 sq.ft.

SITE PLAN NOTES:

- ALL DIMENSION AND GRADE LEVELS SHOWN ARE TO BE APPROVED BY DESIGN CONSULTANT'S AND/OR LOCAL CITY AUTHORITIES PRIOR TO CONSTRUCTION. OWNERS/BUILDERS TO PROVIDE PERTINENT INFORMATION REQUIRED FOR SITE PLAN.
- OWNERS/BUILDERS TO VERIFY LOCATIONS OF ALL SERVICES, DRIVEWAYS LOCATIONS, HYDRO POLES AND LINES, FIRE HYDRANTS, EASEMENTS, ELECTRICAL BOXES AND RIGHT-OF-WAYS, ETC., BEFORE PROCEEDING TO CONSTRUCTION.
- ANY RETAINING WALL TO BE BUILT ACCORDING TO CITY CODES AND WITH DESIGN GUIDELINES PROVIDED BY DESIGN CONSULTANT.
- PROPOSED FINISHED GRADE LEVEL TO SLOPE AWAY FROM BUILDING FOR SURFACE WATER RUN OFF.
- BUILDERS RESPONSIBLE FOR ANY REQUIRED SWALES.
- ALL GRADES, AND DIMENSIONS ON SITE PLAN TO BE APPROVED AND CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION AND EXCAVATION.



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

SIDEWALK
3452 - 164 STREET