

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0280-00

Planning Report Date: November 19, 2018

PROPOSAL:

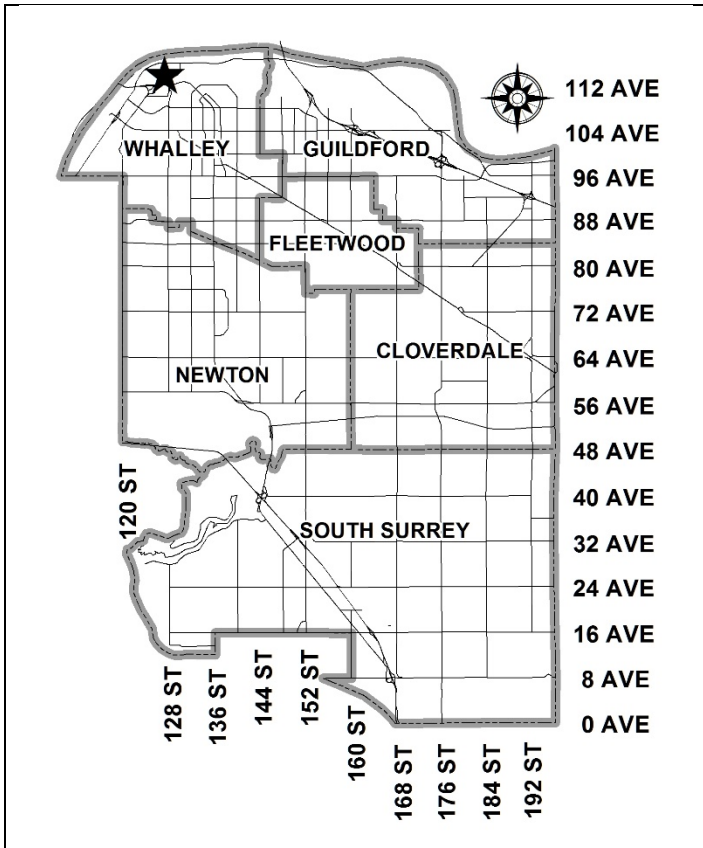
- **Development Variance Permit**

to reduce the west side yard setback on a flanking street of the RF Zone to allow the construction of a deck/carport.

LOCATION: 12744 - 114B Avenue

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 west side yard on a flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 1.8 metres (6 ft.) to allow the construction of a deck/carport.

RATIONALE OF RECOMMENDATION

- A 210-square metre (2260-sq.ft.) two storey single family home was constructed on the lot in 1981. The subject property has no existing carport or garage. Providing a deck at the second floor level for the purpose of vehicle parking underneath allows for covered parking for the home owner.
- The proposed deck/carport will have minimal visual impact on the neighboring property to the west as the lot abuts the unopened 127A Street road allowance, which is currently used as a pedestrian path, which is 18 metres (54 ft.) wide and vegetated.
- The overall lot coverage of all existing buildings on the subject lot will be 33% including the covered deck/carport, which is less than the 40% maximum lot coverage of the RF Zone.
- There is also an existing greenhouse on the lot in the rear yard constructed without a permit which is to be removed.

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0280-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard on a flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 1.8 metres (6 ft.) for construction of a deck/carport, as measured from the support posts of the deck to the west side lot line.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) Registration of a Section 219 Restrictive Covenant for Floodproofing.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed variance.

SITE CHARACTERISTICS

Existing Land Use: A two-story single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 114B Avenue):	Single Family Dwelling	Urban	RF
East:	Single Family Dwelling	Urban	RF
South:	Single Family Dwelling	Urban	RF
West (Across unopened 127A Street walkway):	Single Family Dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 466-square metre (5,015 sq. ft.) subject property is located at 12744 - 114B Avenue. The subject lot is approximately 15.3 metres (50 ft.) wide and 30.5 metres (100 ft.) deep and designated "Urban" under the Official Community Plan (OCP).

- The subject lot is zoned "Single Family Residential Zone (RF)" under Surrey Zoning By-law, 1993, No.12000, as amended. To the west of the lot is an unopened portion of 127A Street, which has been constructed as a parks walkway. Even though the road has not been built to accommodate vehicular traffic, the west lot line of the subject property is still considered a side lot line on a flanking street.
- A 210-square metre (2260-sq.ft.) two storey single family home was constructed on the lot in 1981. The subject property has no existing carport or garage. The owner is proposing to construct a second floor deck, which will encroach into the required west side yard setback under the RF Zone. A variance has therefore been requested. Providing a deck at the second floor level for the purpose of vehicle parking underneath allows for covered parking for the homeowner.
- There is also an existing greenhouse on the lot in the rear yard constructed without a permit, which is to be removed.
- A floodproofing restricted covenant is to be registered on title. The subject lot is located in a flood prone area. A development permit however, is not required since the proposed deck/carport does not classify as living space.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum west side yard on a flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 1.8 metres (6 ft.) to permit construction of a deck/carport, as measured from the support posts of the deck to the west side lot line.

Applicant's Reasons:

- The applicant wishes to construct a deck/carport to allow for covered vehicle parking as there is no existing garage or carport.
- The deck/carport would provide adequate weather protection for vehicle storage, reduce driveway clutter and improve front yard functionality.

Staff Comments:

- The proposed deck/carport would have minimal visual impact on the neighboring property to the west as the neighboring lot is across the unopened 127A Street road right of way which is 18 metres (60 ft.) wide and constructed as a pedestrian walkway and vegetated.
- The overall lot coverage of all existing buildings on the subject site will be 33% including the deck/carport which is less than the 40% maximum lot coverage of the RF Zone.
- Staff supports the requested variance 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 (Confidential)
Appendix II. Development Variance Permit No.7918-0280-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0280-00

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: 000-868-582

Lot 1 Block "N" Sections 5 to 8 Block 5 North Range 2 West New Westminster District Plan 469
12744 - 114B Avenue

(the "Land")

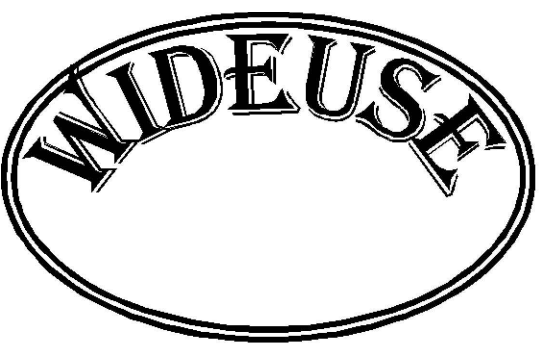
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum west side yard on a flanking street setback is reduced from 3.6 metres (12 ft.) to 1.8 metres (6 ft.) for construction of a deck/carport, as measured from the support posts of the deck to the west side lot line.
4. 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.

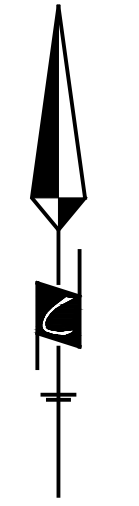
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jane Sullivan



WIDEUSE CONSTRUCTION & DESIGN
 13433 19 AVENUE, SURREY, BC, V4A 9C8
 TEL: 778.869-1518, EMAIL: YAN@WIDEUSE.COM



PROPERTY INFO & ZONING ANALYSIS

LEGAL DESCRIPTION: LOT 1 BLOCK N PLAN 469 SECTION 5&8 RANGE 2 LAND DISTRICT 36
 CIVIC ADDRESS: 12744 114B AVE, SURREY BC
 LOT AREA: 5000SF
 ZONING: RF (ZONING BYLAW PART 16)

D. DENSITY					
D.2.(a).I	FINISHED FLOOR AREA	0.6X5000SF	PERMITTED	EXISTING	PROPOSED
	MAIN FLOOR AREA (FAR)		3000SF	2260SF	2434SF
	UPPER FLOOR AREA	MAX. 80% X 1604SF	1283.2SF	1130SF	1130SF
D.2.(a).III	MAIN FLOOR LEVEL FOOTPRINT				1604SF
D.2.(a).IV.(c)	COVERED AREA	MAX. 10% OF PERMITTED FLOOR AREA	300SF		474SF
	OVER PERMITTED COVERED AREA				174SF

E. LOT COVERAGE					
E.2	LOT COVERAGE	0.4X5000SF	PERMITTED	EXISTING	PROPOSED
			2000SF		1655.32SF

F. YARD AND SETBACK					
	FRONT YARD (NORTH)		PERMITTED	EXISTING	PROPOSED
	FRONT YARD (NORTH)		24.6'	21'	21'
	SIDE YARD (EAST)		5.9'	6'	6'
	SIDE YARD (WEST)		5.9'	12'	6'
	REAR YARD (SOUTH)		24.6'	35'	27'

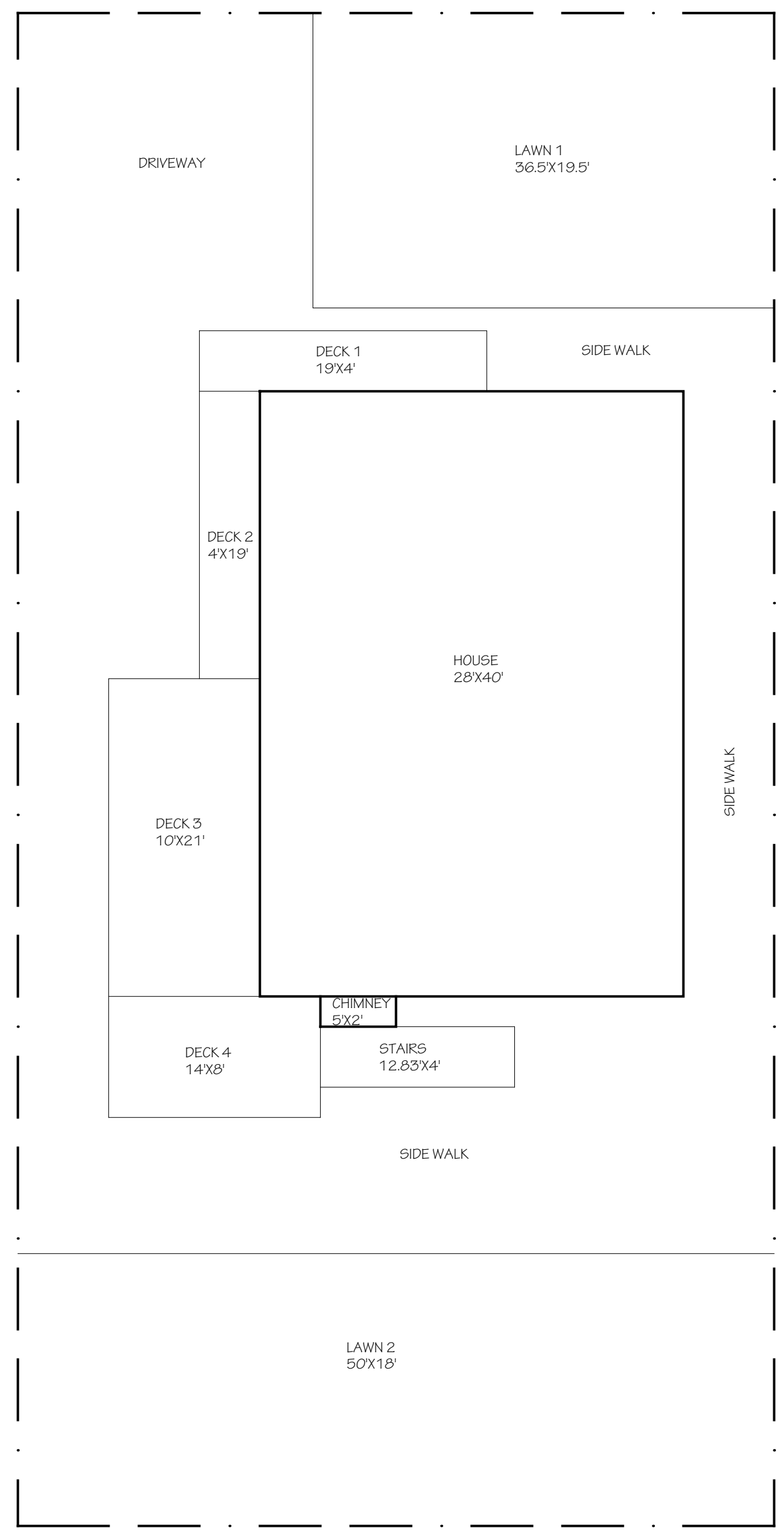
I. LANDSCAPING					
I.2	POROUS AREA	MIN. 30% OF LOT AREA	PERMITTED	EXISTING	PROPOSED
			1500SF	1611.75SF	1611.75SF

GENERAL NOTES

- THIS HOUSE DESIGNED ACCORDING TO BC BUILDING CODE 2012;
- DIMENSIONS TO BE TAKEN FROM OUTSIDE FACE OF SHEATHING FOR EXT. WALLS AND CENTRE OR FACE OF STUDS FOR INT. WALLS AS SHOWN;
- ALL HEIGHT DIMENSIONS ON FLOOR PLANS ARE FROM TOP OF FINISHED FLOOR;
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND TO ENSURE ALL WORK CONFIRMS TO ALL LOCAL BY-LAWS AND REGULATIONS, AND TO BC BUILDING CODE 2012;
- THE OWNER AND/OR CONTRACTOR IS TO ENSURE THAT THE LANDSCAPING MEETS THE REQUIREMENTS OF THE APPLICABLE BY-LAWS AND REGULATIONS IN EFFECT AT THE TIME OF CONSTRUCTION.
- BUILD FOOTINGS ON UNDISTURBED, SOUND BEARING SOIL BELOW FROSTLINE (18" MIN. BELOW GRADE);
- ALL STRUCTURE COMPONENTS REFER TO ENGINEER PLAN;
- FOUNDATION CONCRETE STRENGTH TO BE MIN. 20 MPA;
- SLAB CONCRETE STRENGTH TO BE MIN. 32 MPA;
- LUMBER IN CONTACT WITH CONCRETE TO BE DAMPROOFED, AND ANCHORED WITH 1/2" A.B. @ 6" O.C. MAX.

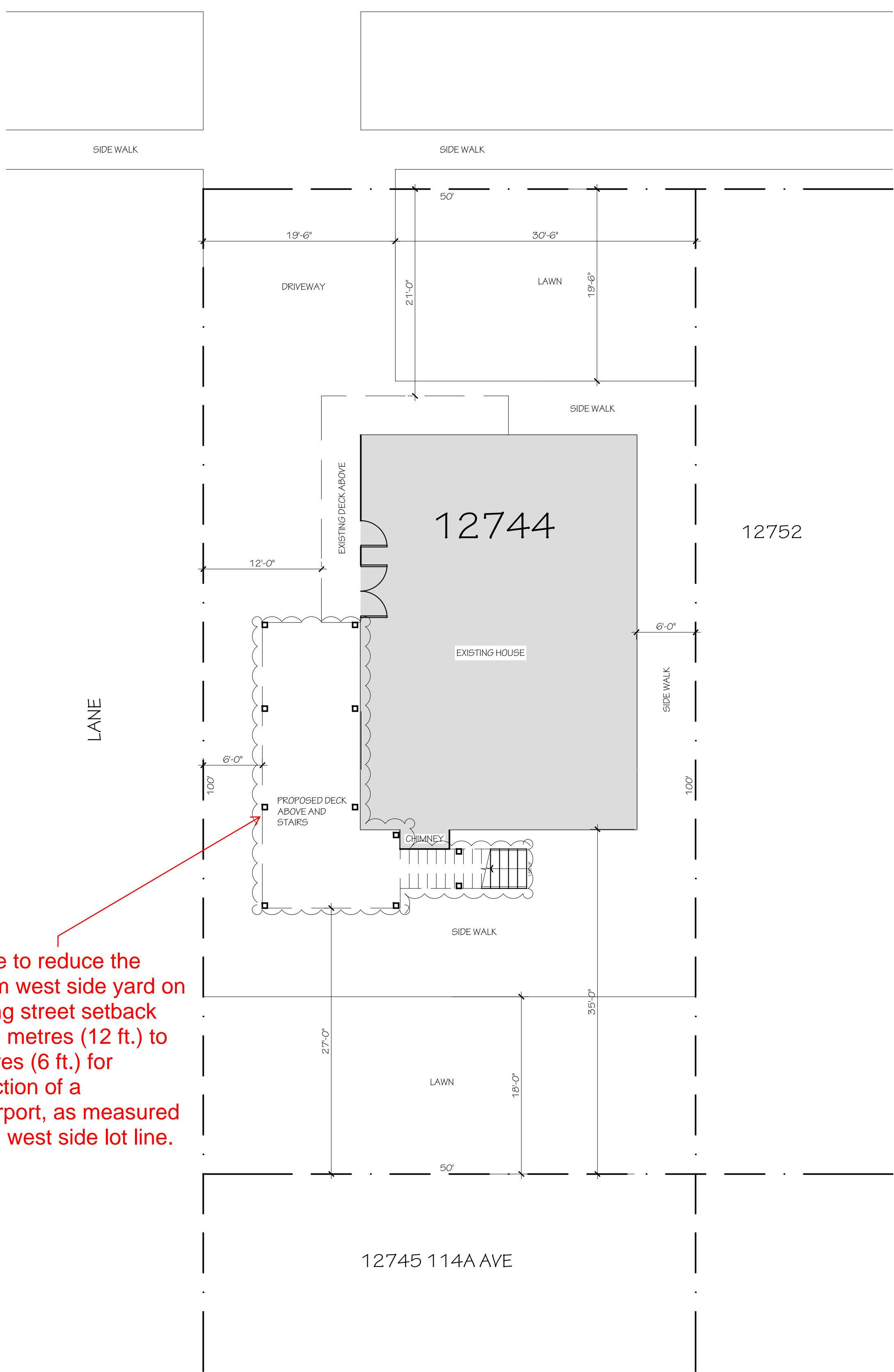
BUILDING AREA CALCULATION

		LENGTH (LF)	WIDTH (LF)	SF
LOT COVERAGE	DECK AREA 1	19.00	4.00	76.00
	DECK AREA 2	4.00	19.00	76.00
	DECK AREA 3	10.00	21.00	210.00
	DECK AREA 4	14.00	8.00	112.00
	STAIRS	12.83	4.00	51.32
TOTAL	HOUSE	28.00	40.00	1120.00
	CHIMNEY	5.00	2.00	10.00
				1655.32
POROUS AREA	LAWN AREA 1	36.50	19.50	711.75
	LAWN AREA 2	50.00	18.00	900.00
				1611.75
MAIN FLOOR LEVEL FOOTPRINT	DECK AREA 1	19.00	4.00	76.00
	DECK AREA 2	4.00	19.00	76.00
	DECK AREA 3	10.00	21.00	210.00
	DECK AREA 4	14.00	8.00	112.00
	HOUSE	28.00	40.00	1120.00
TOTAL	CHIMNEY	5.00	2.00	10.00
				1604.00
COVERED AREA	DECK AREA 1	19.00	4.00	76.00
	DECK AREA 2	4.00	19.00	76.00
	DECK AREA 3	10.00	21.00	210.00
	DECK AREA 4	14.00	8.00	112.00
				474.00



AREA CALCULATION

114B AVE



SITE PLAN

Variance to reduce the minimum west side yard on a flanking street setback from 3.6 metres (12 ft.) to 1.8 metres (6 ft.) for construction of a deck/carport, as measured from the west side lot line.

LEGAL DESCRIPTION

LOT 1 BLOCK N PLAN 469 SECTION 5&8 RANGE 2 LAND DISTRICT 36

CIVIC ADDRESS

12744 114B AVE SURREY

PROJECT TITLE

ADDITION DECK

SHEET TITLE

SITE PLAN AREA CALCULATION

SCALE

1/8"=1'-0"

DRAWN BY

YAN CHEUNG

DATE

JUNE 19, 2018

SHEET NO.

A-1