

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0312-00

Planning Report Date: April 15, 2019

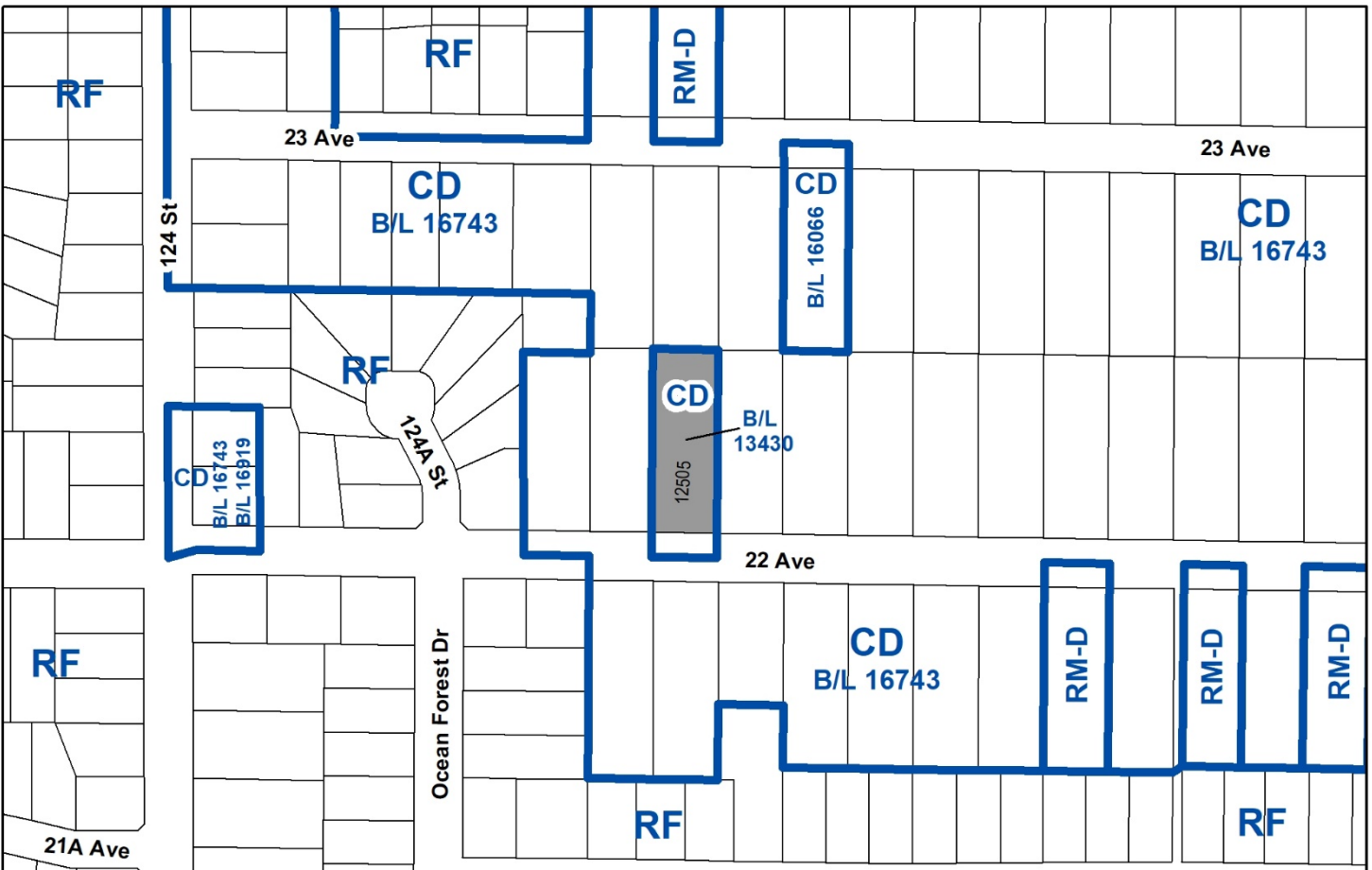
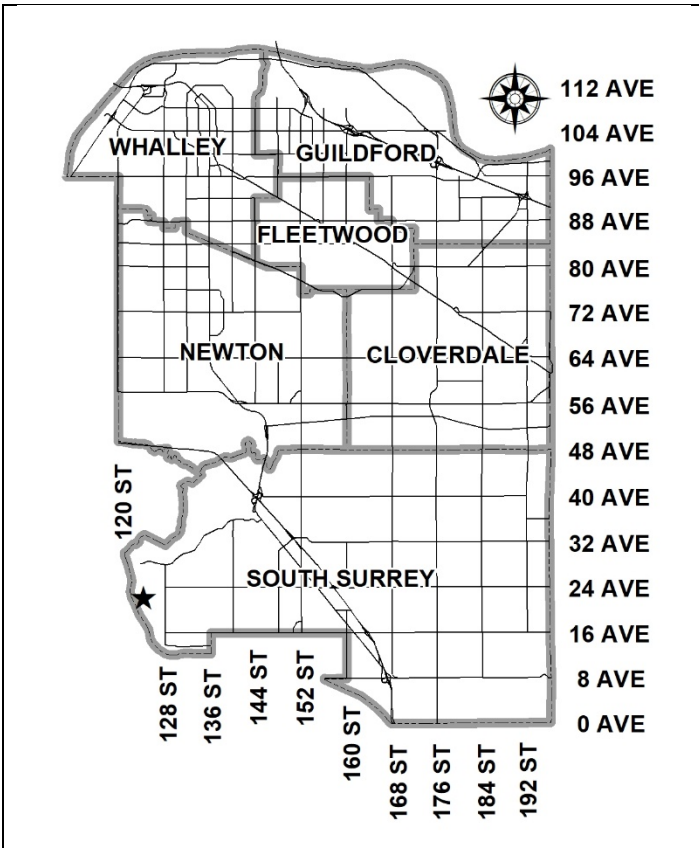
PROPOSAL:

- Amend CD Zone (By-law No. 13430) to allow an addition to the existing dwelling.

LOCATION: 12505 - 22 Avenue

ZONING: CD (Bylaw No. 13430)

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to a Comprehensive Development (CD) Zone (By-law No. 13430) to increase the permitted floor area of a single family dwelling.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's "Urban" designation in the Official Community Plan.
- The CD By-law amendment will allow for increased floor area and provide for a slightly larger house than is permitted under the current CD zone.
- The proposal will allow a similar floor area to that permitted on the lots to the north, east, south and west which are regulated under a separate CD Zone (By law No. 16743).
- The proposal will legalize an existing non-conforming addition on the building and allow the applicant to apply for another addition to the house.

RECOMMENDATION

The Planning & Development Department recommends that a By-law be introduced to amend "Comprehensive Development Zone" (Bylaw No. 13430) and a date be set for Public Hearing.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Residential	Urban	CD (Bylaw No. 16743)
East:	Single Family Residential	Urban	CD (Bylaw No. 16743)
South (Across 22 Avenue):	Single Family Residential	Urban	CD (Bylaw No. 16743)
West:	Single Family Residential	Urban	CD (Bylaw No. 16743)

DEVELOPMENT CONSIDERATIONSBackground:

- The subject site has an area of approximately 2,016 square metres (21,703 sq. ft.) and is zoned "Comprehensive Development Zone (CD By-law No. 13430)". CD By-law No. 13430 was adopted on October 5, 1998 and applies exclusively to the subject property.
- The original dwelling received Final Building Approval on October 19 1998.
- The property currently has an existing non-conforming addition that was constructed after 1998 and the rezoning will allow this addition to remain.
- The CD Zone (By-law No. 13430) allows a maximum gross floor area of 390 square metres (4,200 sq. ft.), of which the maximum floor area of the principal building is 330 square metres (3,550 sq. ft.).

Proposal:

- The applicant is proposing an amendment to the CD Zone (By-law No. 13430) to increase the maximum permitted floor area. Specifically, the proposed amendment will allow a maximum floor area of 446 square metres (4,800 sq. ft.), inclusive of all buildings and structures.
- The proposal will allow a similar maximum floor area to that permitted on the lots to the north, east, south and west which are regulated under a separate CD Zone (By-law No. 16743). CD By-law No. 16743 was adopted on September 8, 2008, subsequent to CD By-law No. 13430 regulating the subject site. As a comparison the maximum floor area that would be allowed under CD By-law No. 16743 for a property of similar size to the subject, would be 461 square metres (4,965 sq. ft.), inclusive of a garage, whereas the proposed amendment to the CD By-law No. 13430 will allow for a maximum floor area of 446 square metres (4,800 sq. ft.).
- The proposal will legalize the existing non-conforming addition on the building and allow the applicant to apply for another addition to the house. Given the adjacent lands allow a similar density or maximum house size that is proposed on the subject site, there should be minimal impact on adjacent lands.

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design prepared an Arborist Assessment for the subject property.
- The Arborist Assessment states that there is a total of seven (7) protected trees on the site. It was determined that all seven (7) trees can be retained as part of this development proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential)
Appendix II.	Site Plan
Appendix III.	Engineering Requirements
Appendix IV	Proposed CD By-law Amendment

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LDS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

ZONING COMPLIANCE SUMMARY

EXISTING - CD 13430
PROPOSED - CD 16743

PROPERTY INFORMATION:
Address: 12505 22AVE
Lot Area: 21,722.54 (2018.09 sqm)
LEGAL: LOT 137 SEC 18 TWN6HP 1
PLAN 10320 NUD
PID 000-624-292

SETBACKS

PRINCIPLE STRUCTURE		Minimum	Proposed
		NORTH	7.5
ACCESSORY	SOUTH	7.5	9.46
	WEST	1.26	4.51
	EAST	3.00	1.26
	NORTH	1.8	13.0321
	SOUTH	18.00	53.0931
	WEST	1.00	1.00
	EAST	1.00	1.00

BUILDING HEIGHT

PRINCIPAL STRUCTURE	ROOF PITCH	MAX	PROPOSED
ACCESSARY		9.0M	9.0M
MID ROOF			

BUILDING COVERAGE

CALCULATION:	Maximum	Proposed
21,722.54 X .20 = 4344.51		
All Buildings & Structures	4344.51	3864.40
MF 2408.10 - FRONT/P 52.40 - GARAGE 643.00 - REAR PORCH - 81.00 - REAR GARAGE - 589.20 PROPOSED REAR ADDITION - 85.00		

FLOOR SPACE RATIO

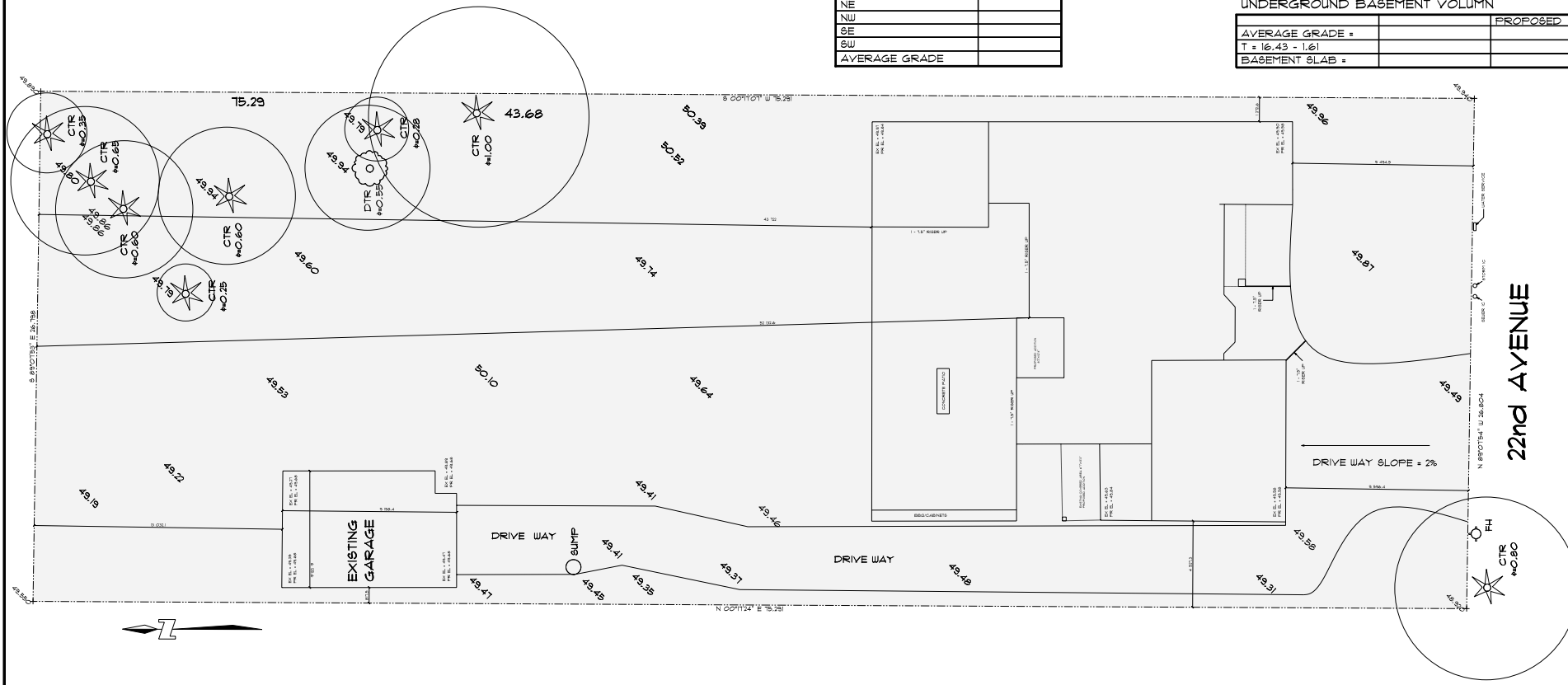
CALCULATION - 4800.00 6QFT		
	Maximum	Proposed
	4800.00	4791.00 sqft
Main Floor		2408.10 sq ft
Upper Floor		995.00 sq ft
Garage		643.20 sq ft
Detached Garage		589.20 sq ft
Proposed Addition		86.70 sq ft
Proposed Addition		85.00 sq ft
Total		4791.00 sq ft

DATA DETERMINATION POINTS

NE	
NW	
SE	
SW	
AVERAGE GRADE	

UNDERGROUND BASEMENT VOLUMN

	PROPOSED
AVERAGE GRADE =	
T = 16.43 - 1.61	
BASEMENT 6LAB =	



Custom Home Design & Interior Design
16709 25a ave
South Surrey B.C
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Residence:
12505 - 22 AVE

SCALE: 1/8" = 1'-0"
JOB #: 120318
SHEET |

THESE PLANS ARE IN ACCORDANCE WITH THE 2012 BC BUILDING CODE

DRAWN BY: ML
CHECKED BY: ML



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Apr 08, 2019** PROJECT FILE: **7818-0312-00**
Apr 09, 2019 (Revision 1)

RE: **Engineering Requirements
Location: 12505 22 Avenue**

REZONE AMENDMENT

The applicant is proposing to amend the existing CD BL13430 zoning in order to increase the maximum allowable floor area for the existing dwelling.

The following engineering requirement will need to be addressed prior to the zoning amendment:

- The applicant shall replace the existing sanitary connection due to the connection being of Asbestos Cement material. A new metered water service connection is to be provided as well. Renewal of the existing service connections (sanitary and water) shall be addressed through issuance of a City Road and Right-of-Way Permit (CRRP) at the Engineering front counter, upon payment of securities and permit fees.

A Servicing Agreement is not required. However, the above item must be completed prior to zoning amendment.

Tommy Buchmann, P.Eng.
Development Services Manager

SC

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 1998, No. 13430"

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THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 1998, No. 13430" is hereby amended as follows:

Part 2, Section D. Density, subsection 2. (a) is deleted and replaced with the following:

(a) The maximum allowable total floor area shall be 446 square metres [4,800 sq. ft.], of which the maximum floor area of the *principal building*, including an attached garage, shall be 391 square metres [4,207 sq. ft.].

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 1998, No. 13430, Amendment By-law, 2019, No. _____."

PASSED FIRST AND SECOND READING on the _____ th day of _____, 20 .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20 .

PASSED THIRD READING ON THE _____ th day of _____, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20 .

_____ MAYOR

_____ CLERK