

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7918-0406-00

Planning Report Date: February 11, 2019

**PROPOSAL:**

- **Development Variance Permit**

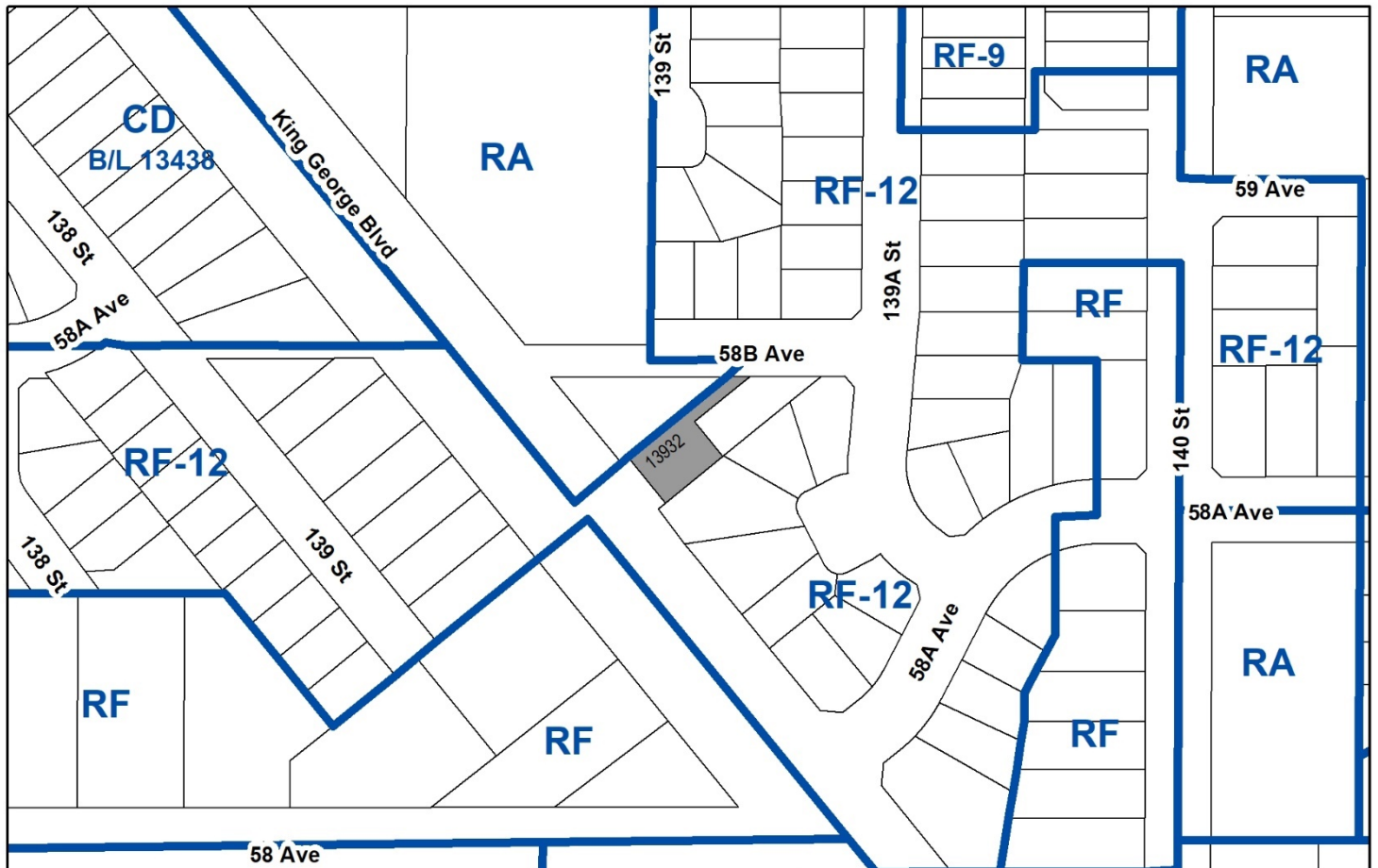
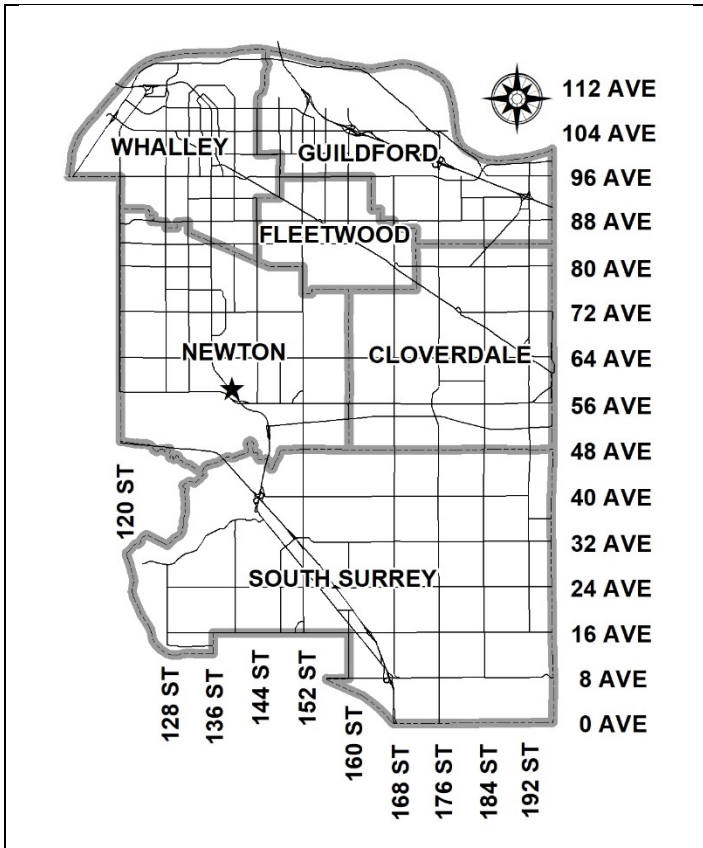
to permit the construction of a basement access well between the principal building and the front lot line for a proposed single family dwelling.

**LOCATION:** 13932 - 58B Avenue

**ZONING:** RF-12

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Small Lots



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to permit the construction of a basement access well in the front yard of a proposed single family dwelling.

### RATIONALE OF RECOMMENDATION

- The proposal would permit a basement access well in the front yard, consistent with the development pattern of other homes in the area.
- The subject property is a “through lot”, with frontage on two roads. Homes along this portion of King George Boulevard are designed such that the front of the house faces onto an internal road, while the legal front yard on King George Boulevard effectively acts as a rear yard.
- Other homes along this portion of King George Boulevard have basement access wells located in the front yard, as they were constructed prior to the basement access well restriction being added to the RF-12 Zone in 2013.
- There is an existing landscape buffer along the site’s King George Boulevard frontage, which will help to conceal the proposed basement access from King George Boulevard.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0406-00 (Appendix III), to vary the Single Family Residential (12) Zone (RF-12) to allow the basement access and basement well to be located in the front yard of the subject lot, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant Single Family Lot.

Adjacent Area:

Direction	Existing Use	OCP/ South Newton Plan Designation	Existing Zone
North:	Single family dwelling	Urban/ Single Family Small Lots & Buffers	RA
East:	Vacant single family lot	Urban/ Single Family Small Lots	RF-12
South:	Single family dwelling	Urban/ Single Family Small Lots & Buffers	RF-12
West (Across King George Boulevard):	Single family dwelling	Urban/ <i>Not in South Newton Plan or any other NCP</i>	RF & RF-12

DEVELOPMENT CONSIDERATIONSBackground

- The 505 square metre (5,437 sq. ft.) subject site is located at 13932 – 58B Avenue.
- The site is designated as "Urban" in the Official Community Plan (OCP), "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan, and zoned "Single Family Residential (12) Zone (RF-12)".
- The lot was created under Development Application 7914-0200-00, which was approved on July 25, 2016.

### Current Proposal

- The applicant is requesting to vary the Special Regulations, Section J.1, of the RF-12 Zone in order to permit a basement entry well in the front yard of the subject property for construction of a single family dwelling.
- The subject site is a through lot located between 58B Avenue and King George Boulevard. In the case of through lots, both lot lines abutting highways are considered to be front lot lines, and as such would require a variance to the RF-12 Zone in order to permit a basement entry well in the front yard.
- The apparent front of the proposed home will face 58B Avenue, while the legal front yard along King George Boulevard will effectively act as a rear yard.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To vary the requirement that the basement access and basement wells be permitted only between the principal building and the rear lot line in the RF-12 Zone.

#### Applicant's Reasons:

- On this lot, and on other lots in the area that legally front King George Boulevard, houses are designed so that the apparent front of the dwelling faces the lane, and the apparent rear yard faces King George Boulevard. There is no direct pedestrian or vehicular access from King George Boulevard to these lots, which are separated from the roadway by a wide landscape buffer.
- Other homes along this portion of King George Boulevard have basement access wells located in the legal front yard. They were constructed prior to the basement access restriction being added to the RF-12 Zone in 2013.
- There is a 3 metre landscape buffer on the subject lot fronting King George Boulevard consistent with the South Newton Neighbourhood Concept Plan. This landscape buffer is protected by a Restrictive Covenant and will conceal the proposed basement access to the dwelling from King George Boulevard.

#### Staff Comments:

- The RF-12 Zone was amended in September 2013 to restrict basement access and basement wells to the rear yard only, rather than the front yard or side yard. Other homes along this portion of King George Boulevard were constructed prior to the changes to the RF-12 Zone and have basement access wells located in the front yard. Therefore, the provision of a basement access well in the front yard on the subject property would be consistent with other dwellings in the area.
- Given that there is an existing vegetative buffer along the site's King George Boulevard frontage, the proposed variance will have minimal impact to the streetscape.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

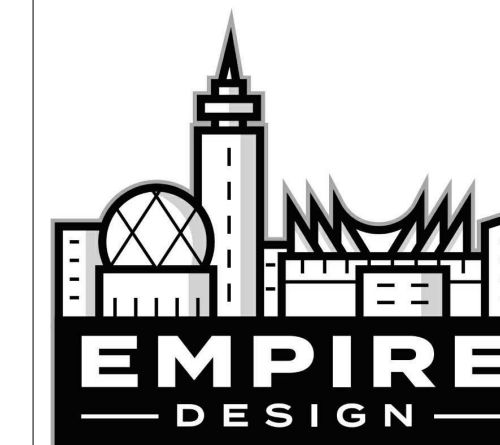
- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Site Plan
- Appendix III. Development Variance Permit No. 7918-0406-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

SR/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



DESIGN@EMPIREBC.CA  
EMPIREBC.CA  
604-782-7829



② 3D View - Front (King George)



③ 3D View - Front (58bave)



① 3D View - Front (King George)

CONSTRUCTION MUST COMPLY WITH B.C. BUILDING CODE 2012, ELECTRICAL B.C. CODE 2012, PLUMBING B.C. CODE 2012 AND WINDOWS AND GLAZING B.C. CODE 2012.

PROJECT

**PROPOSED  
SINGLE FAMILY**

**13932 58b Ave  
Surrey**

PROJECT NUMBER 18-11  
SHEET

**PERSPECTIVE**

**A 0.1**

ZONING: RF-12  
 LOT AREA  
 LOT = 501.07 SQ.M. = 5393.50 SQ.FT.

LOT COVERAGE  
 PERMITTED = 50% = 250.54 SQ.M. = 2696.75 SQ.FT.  
 PROPOSED = 33.34% = 169.03 SQ.M. = 1819.53 SQ.FT.

FLOOR AREA  
 PERMITTED = 254.96 SQ.M. = 2852.00 SQ.FT.  
 PROVIDED = 249.34 SQ.M. = 2683.92 SQ.FT.

BREAKDOWN:  
 MAIN FLOOR + 2 CAR GARAGE = 158.85 SQ.M. = 1709.87 SQ.FT.  
 UPPER FLOOR = 90.48 SQ.M. = 973.92 SQ.FT.

<GARAGE = 39.04 SQ.M. = 420.25 SQ.FT.>  
 <STAIR DEDUCTION = 7.69 SQ.M. = 82.82 SQ.FT.>  
 <VERANDA = 10.18 SQ.M. = 109.56 SQ.FT.>  
 <SUNK IN PATIO = 13.88 SQ.M. = 149.50 SQ.FT.>  
 <SECONDARY SUITE = 59.22 SQ.FT. = 637.50 SQ.FT.>

BUILDING HEIGHT  
 HEIGHT FROM AVG GRADE = 8.11m  
 ROOF RIDGE EL. = 91.61m  
 ROOF MID EL. = 90.50m

SECOND FLOOR EL. = 86.48m  
 MAIN FLOOR EL. = 83.07m  
 AVERAGE FINISHED GRADE = 82.40m  
 BASEMENT EL. = 79.70m  
 MBE. = 79.70m

80.1% IN-GROUND BASEMENT  
 GARAGE SLAB  
 REAR EL. = 82.68m  
 FRONT EL. = 82.59m  
 2R @ 7 3/4" BELOW

PARKING:  
 REQUIRED: 3  
 PROPOSED: 2 GARAGE, 1 DRIVEWAY

LANDSCAPING:  
 Shrubs on lot 1: provide a continuous, minimum 1.5 metre high cedar hedge along the rear (southwest) lot line, with individual columnar cedars planted at a centre to centre spacing not to exceed 1.0 metres;

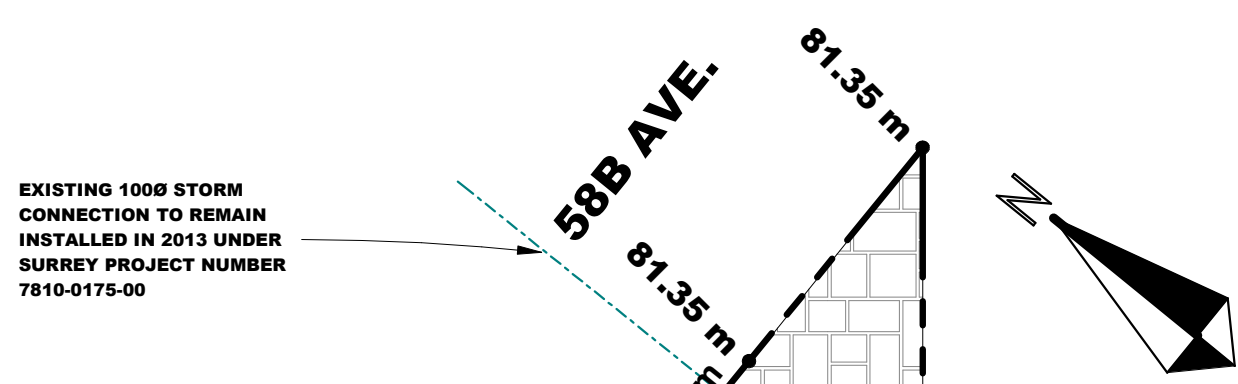
Sod on lot 1: provide sod from the rear (southwest lot line) to the rear face of the home facing King George Boulevard.

Topsoil on lot 1: provide 450mm topsoil on all yards.

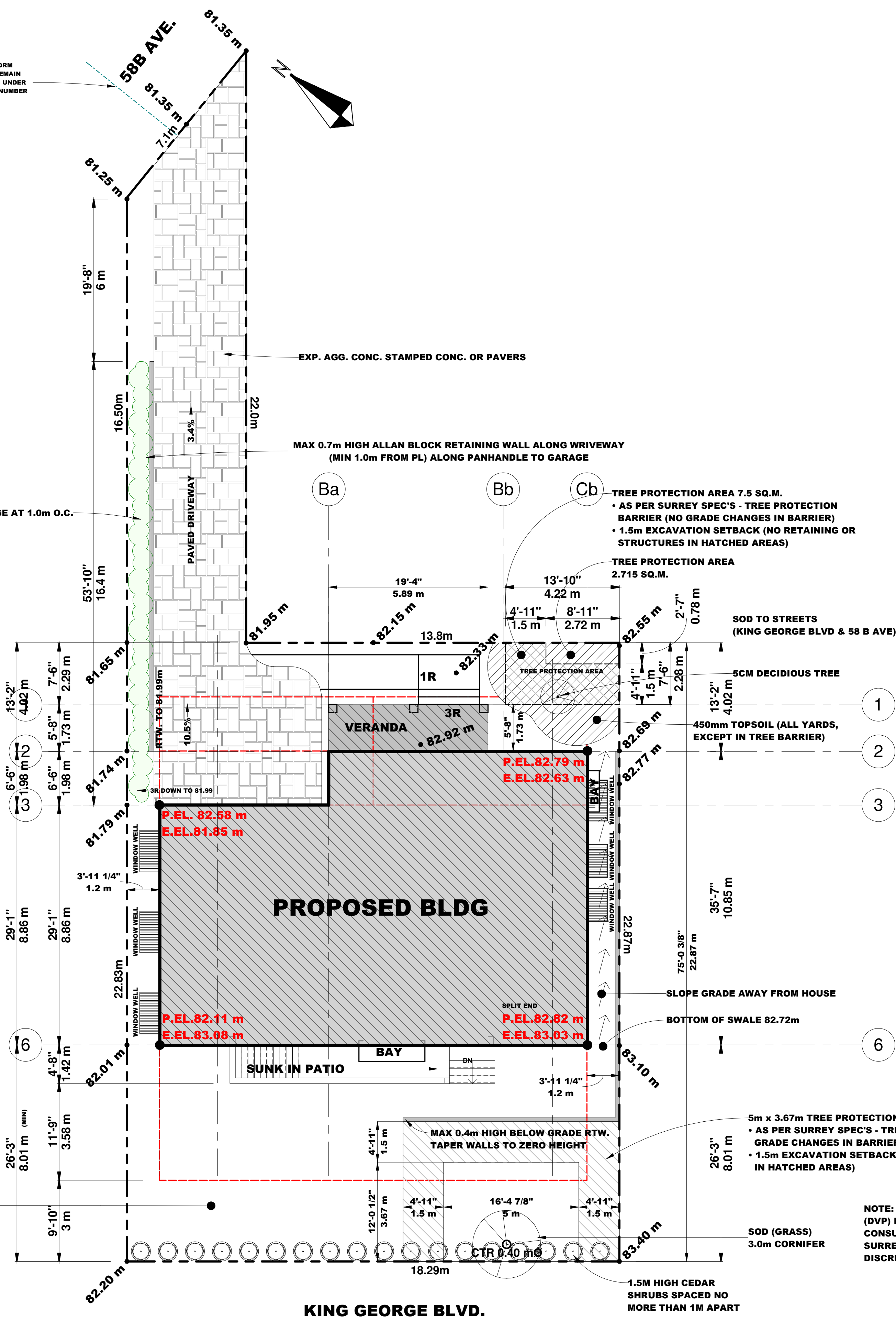
No grade changes within barriers & no structures or retaining within excavation setback

- LEGEND
- PROPERTY LINE ————
  - SETBACK LINE - - - - -
  - BUILDING OUTLINE ————
  - BUILDING ENVELOPE - - - - -
  - SERVICE CONNECTION - - - - -

- 3.0m WIDE NO-BUILD RC FOR LANDSCAPE BUFFER ALONG KING GEORGE BLVD WITH:
- 2 #3 VIBURNUM TINUS
  - 1 5cm CAL. STEWARTIA
  - 1 5cm CAL. KATSURA
  - 3 5cm CAL. PAPERBARK HADLE

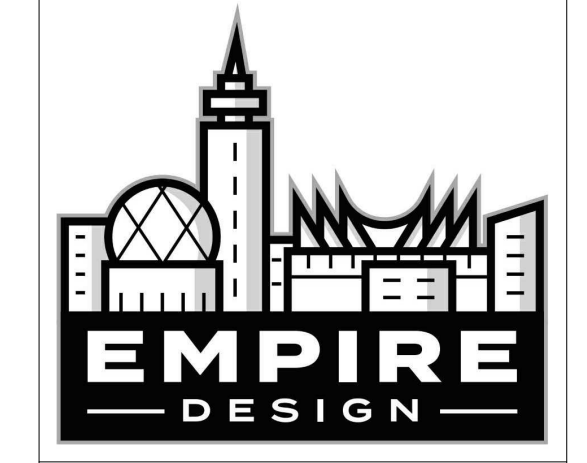


2.0m HIGH COLUMNAR CEDAR HEDGE AT 1.0m O.C.



KING GEORGE BLVD.

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



DESIGN@EMPIREBC.CA  
 EMPIREBC.CA  
 604-782-7829

PROJECT  
**PROPOSED SINGLE FAMILY**

**13932 58b Ave Surrey**

PROJECT NUMBER 18-11  
 SHEET

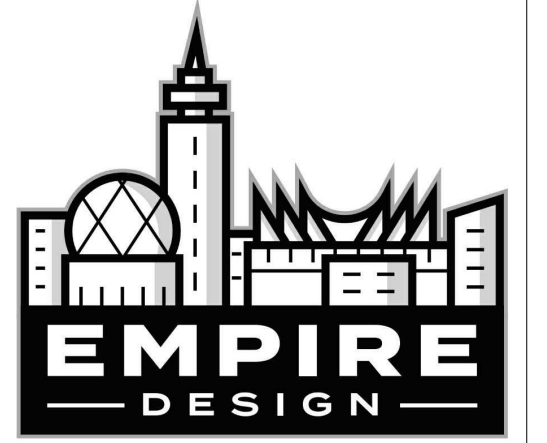
**SITE PLAN**

**A 0.2**

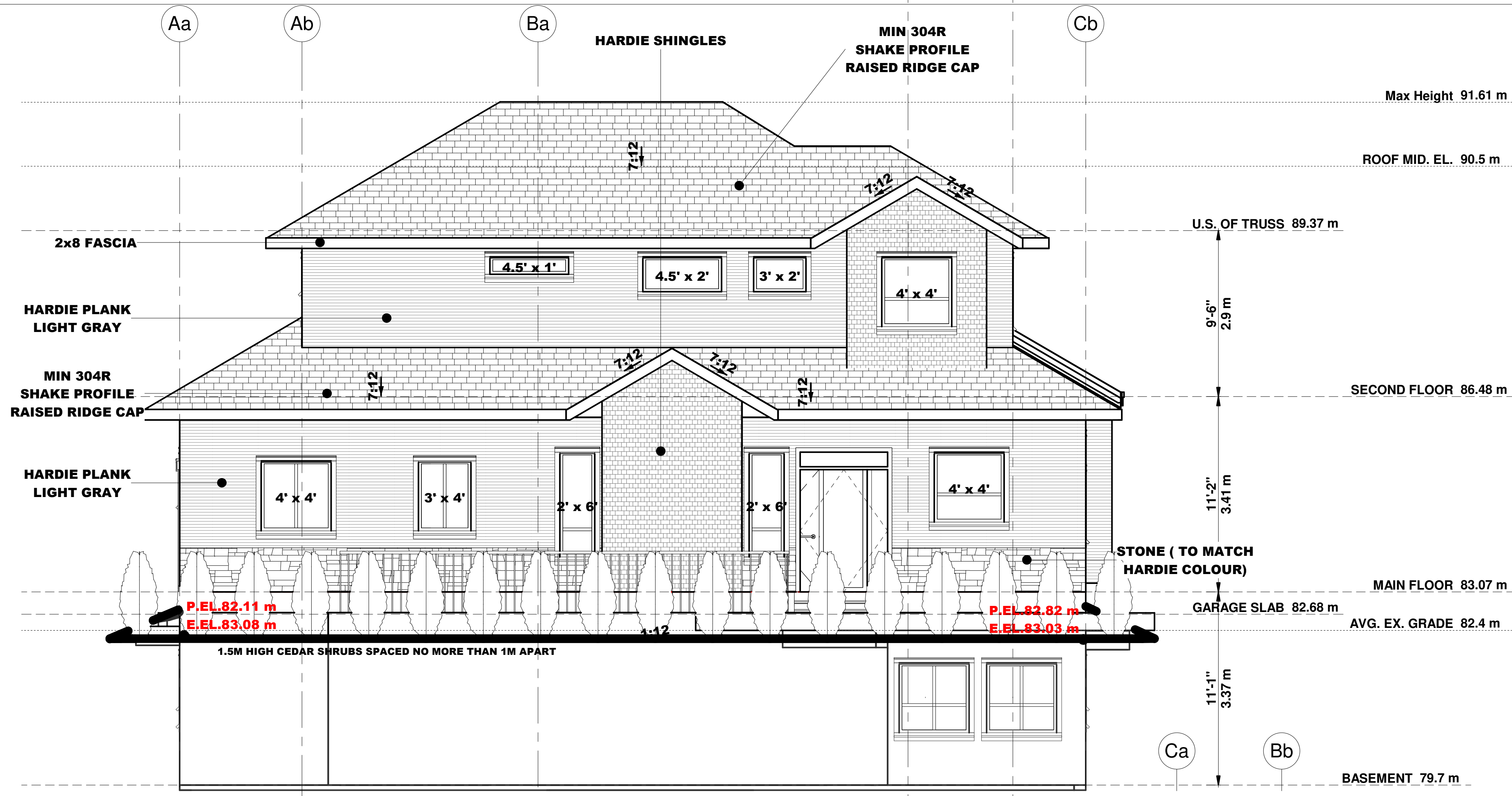
CONSTRUCTION MUST COMPLY WITH B.C. BUILDING CODE 2012, ELECTRICAL B.C. CODE 2012, PLUMBING B.C. CODE 2012 AND WINDOWS AND GLAZING B.C. CODE 2012.

NOTE: DEVELOPMENT VARIANCE PERMIT (DVP) REQUIRED FOR BASEMENT WELL. CONSULTANT APPROVAL SUBJECT TO SURREY APPROVAL OF DVP AT THEIR DISCRETION

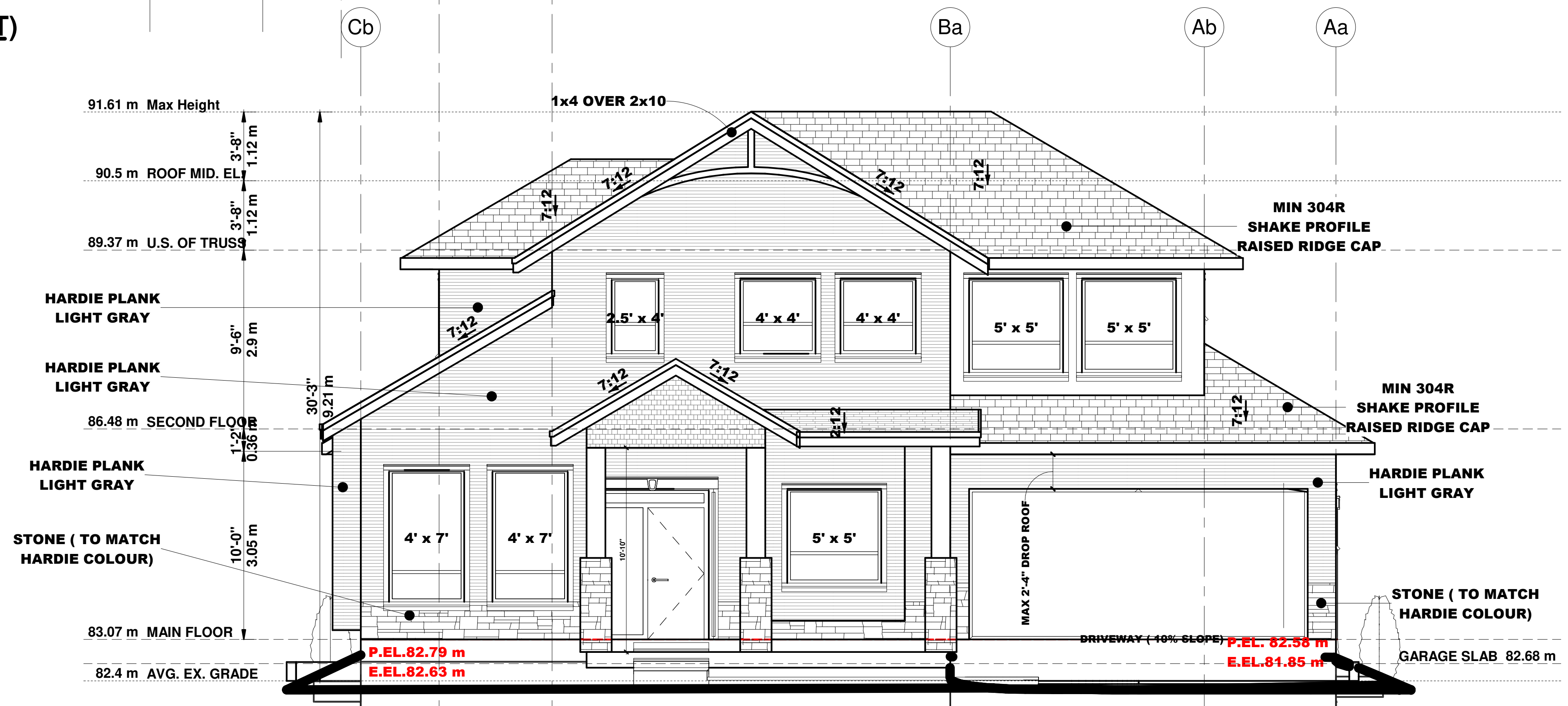




DESIGN@EMPIREBC.CA  
EMPIREBC.CA  
604-782-7829



**1 ELEVATION FRONT (WEST)**  
1:50



**2 ELEVATION (FRONT EAST)**  
1:50

**NOTE:**  
 • ROOF WATER LEADERS TO DISCHARGE ONTO SPLASH PADS  
 • 4" OR 6" WINDOW & DOOR TRIM  
 • MIN. 3'-0" RETURNS OF MATERIALS ONTO SIDE ELEVATIONS

PROJECT  
**PROPOSED SINGLE FAMILY**

**13932 58b Ave  
 Surrey**

PROJECT NUMBER 18-11  
 SHEET

**ELEVATION**

**A 2.1**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0406-00

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: 029-907-756  
Lot 1 Section 9 Township 2 New Westminster District Plan EPP58143  
13932 - 58B Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection J.1 Special Regulations of Part 17A Single Family Residential (12) Zone (RF-12), the requirement that basement access and basement wells are permitted only between the principal building and the rear lot line is waived for the Land.
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.
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

ZONING: RF-12

LOT AREA  
LOT = 501.07 SQ.M. = 5393.50 SQ.FT.

LOT COVERAGE  
PERMITTED = 50% = 250.54 SQ.M. = 2696.75 SQ.FT.  
PROPOSED = 33.34% = 169.03 SQ.M. = 1819.53 SQ.FT.

FLOOR AREA  
PERMITTED = 254.96 SQ.M. = 2852.00 SQ.FT.  
PROVIDED = 249.34 SQ.M. = 2683.92 SQ.FT.

BREAKDOWN:  
MAIN FLOOR + 2 CAR GARAGE = 158.85 SQ.M. = 1709.87 SQ.FT.  
UPPER FLOOR = 90.48 SQ.M. = 973.92 SQ.FT.

<GARAGE = 39.04 SQ.M. = 420.25 SQ.FT.>  
<STAIR DEDUCTION = 7.69 SQ.M. = 82.82 SQ.FT.>  
<VERANDA = 10.18 SQ.M. = 109.56 SQ.FT.>  
<SUNK IN PATIO = 13.88 SQ.M. = 149.50 SQ.FT.>  
<SECONDARY SUITE = 59.22 SQ.FT. = 637.50 SQ.FT.>

BUILDING HEIGHT  
HEIGHT FROM AVG GRADE = 8.11m  
ROOF RIDGE EL. = 91.61m  
ROOF MID EL. = 90.50m

SECOND FLOOR EL. = 86.48m  
MAIN FLOOR EL. = 83.07m  
AVERAGE FINISHED GRADE = 82.40m  
BASEMENT EL. = 79.70m  
MBE. = 79.70m

80.1% IN-GROUND BASEMENT  
GARAGE SLAB  
REAR EL. = 82.68m  
FRONT EL. = 82.59m  
2R @ 7 3/4" BELOW

PARKING:

REQUIRED: 3  
PROPOSED: 2 GARAGE, 1 DRIVEWAY

LANDSCAPING:

Shrubs on lot 1: provide a continuous, minimum 1.5 metre high cedar hedge along the rear (southwest) lot line, with individual columnar cedars planted at a centre to centre spacing not to exceed 1.0 metres;

Sod on lot 1: provide sod from the rear (southwest lot line) to the rear face of the home facing King George Boulevard.

Topsoil on lot 1: provide 450mm topsoil on all yards.

No grade changes within barriers & no structures or retaining within excavation setback

LEGEND

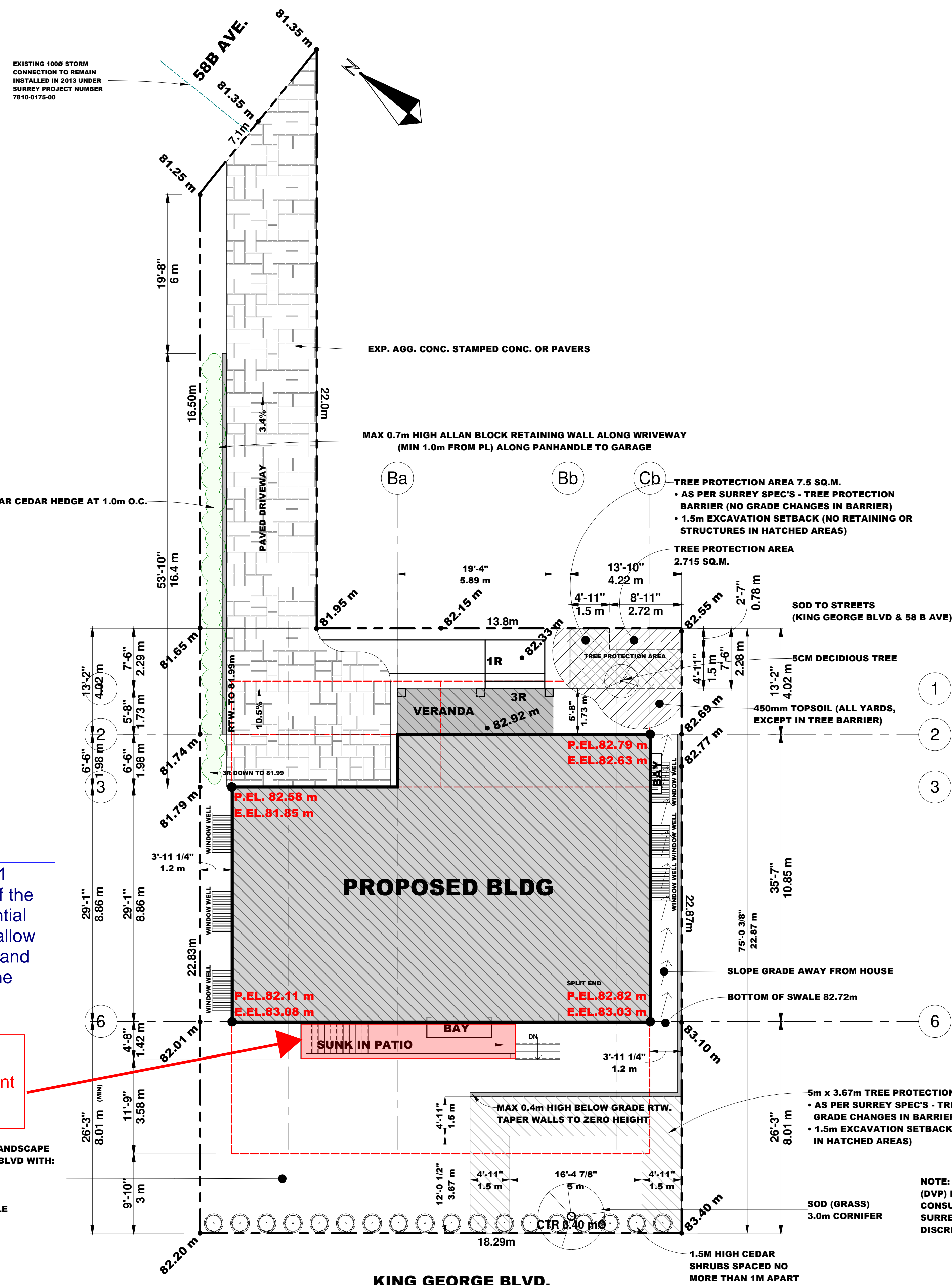
- PROPERTY LINE ————
- SETBACK LINE - - - - -
- BUILDING OUTLINE ————
- BUILDING ENVELOPE - · - · -
- SERVICE CONNECTION - · - - · -

CONSTRUCTION MUST COMPLY WITH B.C. BUILDING CODE 2012, ELECTRICAL B.C. CODE 2012, PLUMBING B.C. CODE 2012 AND WINDOWS AND GLAZING B.C. CODE 2012.

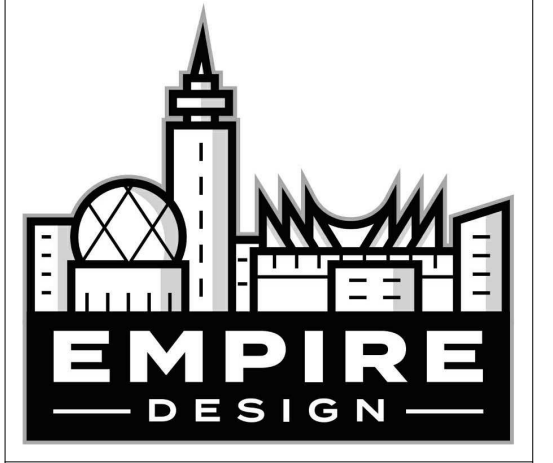
To vary Subsection J.1 Special Regulations of the Single Family Residential (12) Zone (RF-12) to allow the basement access and well to be located in the front yard.

Location of proposed basement well and access

- 3.0m WIDE NO-BUILD RC FOR LANDSCAPE BUFFER ALONG KING GEORGE BLVD WITH:
  - 2 #3 VIBURNUM TINUS
  - 1 5cm CAL. STEWARTHIA
  - 1 5cm CAL. KATSURA
  - 3 5cm CAL. PAPERBARK HADLE



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



DESIGN@EMPIREBC.CA  
EMPIREBC.CA  
604-782-7829

PROJECT  
**PROPOSED SINGLE FAMILY**  
  
13932 58b Ave  
Surrey

PROJECT NUMBER 18-11  
SHEET

**SITE PLAN**  
  
**A 0.2**

Schedule A

NOTE: DEVELOPMENT VARIANCE PERMIT (DVP) REQUIRED FOR BASEMENT WELL. CONSULTANT APPROVAL SUBJECT TO SURREY APPROVAL OF DVP AT THEIR DISCRETION