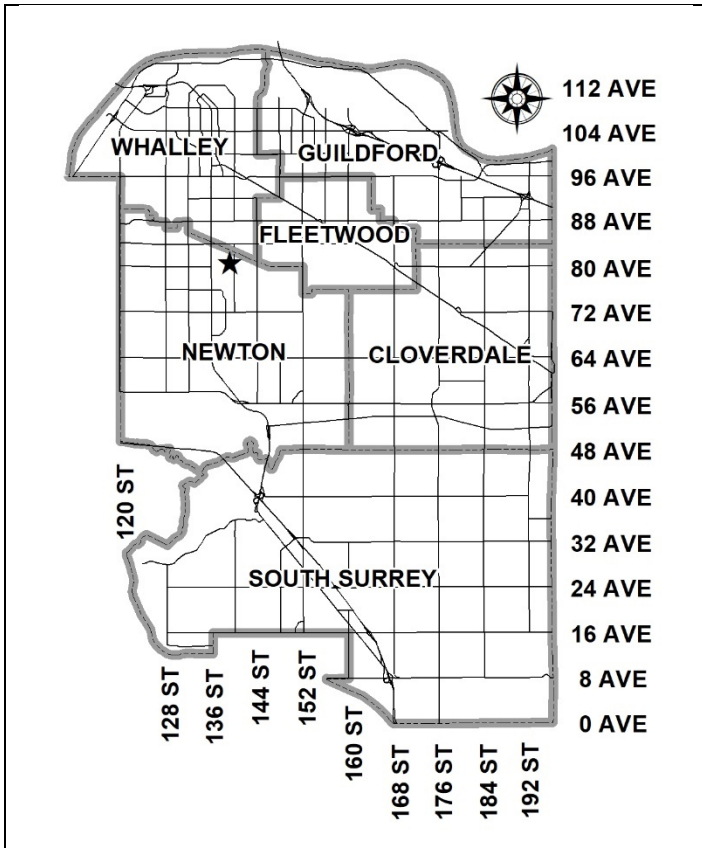


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0408-00

Planning Report Date: March 11, 2019



PROPOSAL:

- **Development Variance Permit**
 to vary the setback requirements for a proposed single family dwelling.

LOCATION: 8013 - 139A Street

ZONING: RF-G

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 Development Variance Permit to reduce the front yard and rear yard setbacks for a proposed single family dwelling.

RATIONALE OF RECOMMENDATION

- The existing single family dwelling, which is to be demolished, does not conform with the front yard or side yard setbacks of the Single Family Gross Density Zone (RF-G). The proposed variance for reduced front yard and rear yard setbacks will allow the proposed new single family dwelling to align closer to the setbacks of the RF-G zone than the existing single family dwelling on the site.
- The reduced setbacks will achieve a consistent building envelope with other existing single family dwellings along this section of 139A Street.
- The overall lot coverage of all proposed buildings on the property will be 45% including covered deck and veranda, which meets the 45% maximum lot coverage of the RF-G zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0408-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback under the RF-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face and 4.5 metres (14 ft.) to a covered veranda.
 - (b) to reduce the minimum rear yard setback under the RF-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face and 5.0 metres (16 ft.) to a covered deck.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all trees and landscaping requirements are addressed to the satisfaction of the Planning and Development Department.

REFERRALS

Engineering: The Engineering Department has no objections or requirements relative to the issuance of the proposed variance.

Fire: No referral required.

Parks: No referral required.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family residential.	Urban	RF-G
East (Across 139A Street):	Single family residential.	Urban	RF-G
South:	Single family residential.	Urban	RF-G
West:	Single family residential.	Urban	RF-G

DEVELOPMENT CONSIDERATIONS

Background

- The 297 square metre (3,196 sq. ft.) subject property, located at 8013 – 139A Street, is designated "Urban" in the Official Community Plan (OCP), and zoned "Single Family Residential Gross Density Zone (RF-G)" under Surrey Zoning By-law, 1993, No. 12000.
- On May 29, 2017, Council passed Resolution R17-1645 to Terminate Land Use Contract No. 192 to allow the existing underlying Single Family Residential Gross Density (RF-G) Zone to come into effect within the surrounding neighborhood.
- The homes within the surrounding neighborhood are setback from fronting streets at varied distances within a range of 0.0 metres (0 ft) to 5.5 metres (18 ft.).
- The applicant is proposing a Development Variance Permit to reduce the front yard and rear yard setbacks for a proposed replacement single family dwelling.

Trees

- Bob Linderbeck, ISA Certified Arborist of The Arborist prepared an Arborist Assessment for the subject property. The subject site contains one mountain ash tree at the rear of the property. The applicant's arborist has provided a written statement clarifying that the tree should not be impacted by new construction if a proper tree protection barrier is installed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback requirement from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face and 4.5 metres (14 ft.) to a covered veranda.
- To reduce the minimum rear yard setback requirement from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the principal building face and 5.0 metres (16 ft.) to a covered deck.

Applicant's Reasons:

- The subject property is an undersized RF-G lot. Complying with the RF-G setbacks would result in a main floor livable area of only 56.1 square metres (604 sq. ft.). The variance is requested to increase the livable floor area of the proposed dwelling.

Staff Comments:

- The proposed variance will allow the proposed house to be setback from 139A Avenue at a similar distance to the neighboring house at 8021 – 139A Avenue. 8021 – 139A Avenue is setback 4.0 metres (13 ft.) from 139A Avenue.

- The lot coverage of all proposed buildings on the subject lot will be 45% including the covered deck and veranda, which meets the 45% maximum lot coverage of the RF-G zone.
- The reduced setbacks will allow for a more functional house plan along with some covered deck and veranda space for resident use.
- The reduced rear yard setback will allow for a functional rear yard while being consistent with the rear yard setback of the adjacent property at 8021 – 139A Avenue.
- The proposal for setbacks of 4.5 metres (14 ft.) to the veranda and 5.0 metres (16 ft.) to the covered rear deck will leave sufficient area to provide for functional front and rear yards.

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. 7918-0408-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

WS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0408-00

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: 004-922-611

Lot 46 Section 28 Township 2 New Westminster District Plan 51321

8013 - 139A Street

(the "Land")

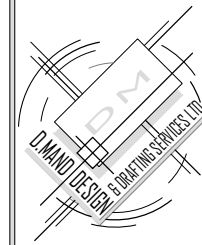
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 17, Section F of Setbacks of "Single Family Residential Gross Density Zone (RF-G)" the required front yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the front building face and 4.5 metres (14 ft.) for a covered veranda.
 - (b) In Part 17, Section F of Setbacks of "Single Family Residential Gross Density Zone (RF-G)" the required rear yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the rear building face and 5.0 metres (16 ft.) for a covered deck or patio.
4. This development variance permit applies to only the 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 – Doug McCallum

City Clerk – Jennifer Ficocelli



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 REQUISITES PRIOR TO
CONSTRUCTION.
DO NOT SCALE DRAWINGS
**BUILDERS NOTES:
THE OWNER/BUYER IS AWARE THAT
FLOORS, WINDOWS AND BUILDING ELEVATIONS
MAY VARY DUE TO SITE CONDITIONS.
SQUARE FOOTAGE SHOWN ARE APPROXIMATE
THE BUILDER RESERVES RIGHT TO MAKE
ON GOING CHANGES AND ADJUSTMENTS
FINAL HOME DESIGN AND MEASUREMENTS
MAY NOT MATCH AS PER PLANS
IN ORDER TO COMPLY WITH BYLAWS,
BUILDING CODES AND SITE CONDITIONS,
THESE PLANS ARE SUBJECT TO CHANGE
WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:
**VARIANCE FOR
NEW S.F.D.**

ADDRESS:
**8013 139A ST.
SURREY, BC**

LEGAL DESCRIPTION:
**LOT 46 SECTION 28
TOWNSHIP 2 NEW
WESTMINSTER DISTRICT
PLAN 51321**

P.L.D. 004-922-611

CLIENT:
**MARC DIXON
marc@rbmconstruction.com**

DATE: **JAN. 11/19**
SCALE: **1/4"=1'-0" (UND)**
DRAWN: **D.M.** CHECKED: **D.M.**
1
OF 3

- 3 -

DVP to reduce setback from
7.5 m (25 ft.) to 6.0 m (20 ft.)

DVP to reduce setback from
7.5 m (25 ft.) to 4.5 m (14 ft.)

DVP to reduce setback from
7.5 m (25 ft.) to 5.0 m (16 ft.)

DVP to reduce setback from
7.5 m (25 ft.) to 6.0 m (20 ft.)

Plan 51321

Ex. 2 sty house
main fl. elev.=25.98m

Ex. 2 sty house
main fl. elev.=26.85m

Ex. 2 sty house
main fl. elev.=26.85m

Easement Plan 51536

Easement Plan 51536

PROPOSED RESIDENCE

46

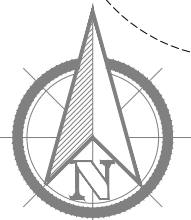
Plan 51321

GARAGE

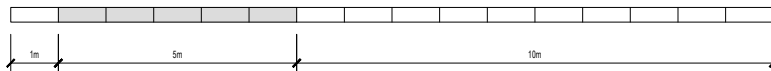
DRIVEWAY

VERANDA
WALKWAY

DECK



SCALE:



139A STREET

storm m/h
rim el.=26.08
n inv=23.74

sanitary m/h
rim el.=26.11
n inv=23.77

279

89°29'45"
24.384

45
Plan 51321

