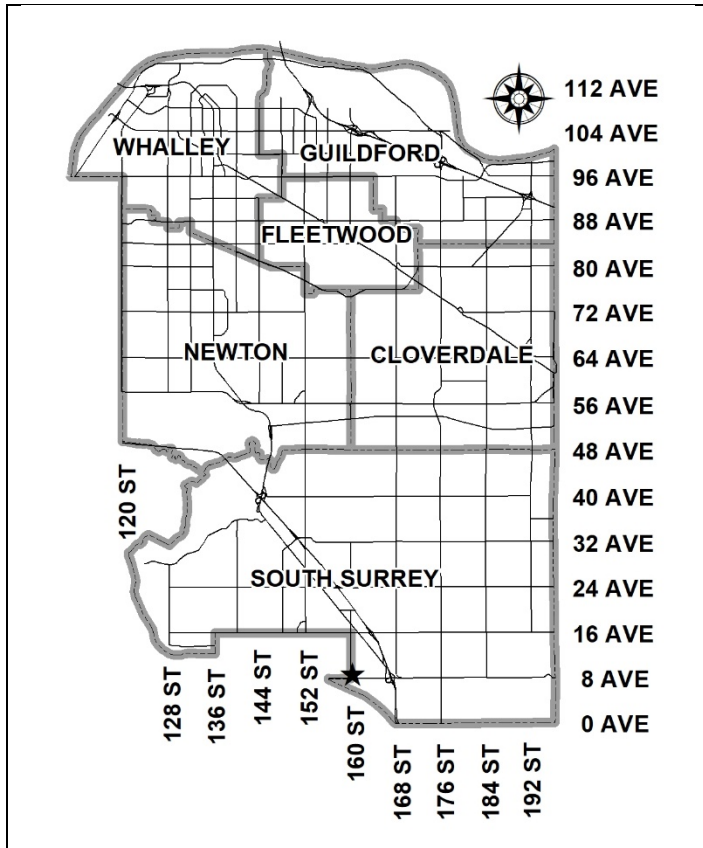


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0050-00

Planning Report Date: April 15, 2019



PROPOSAL:

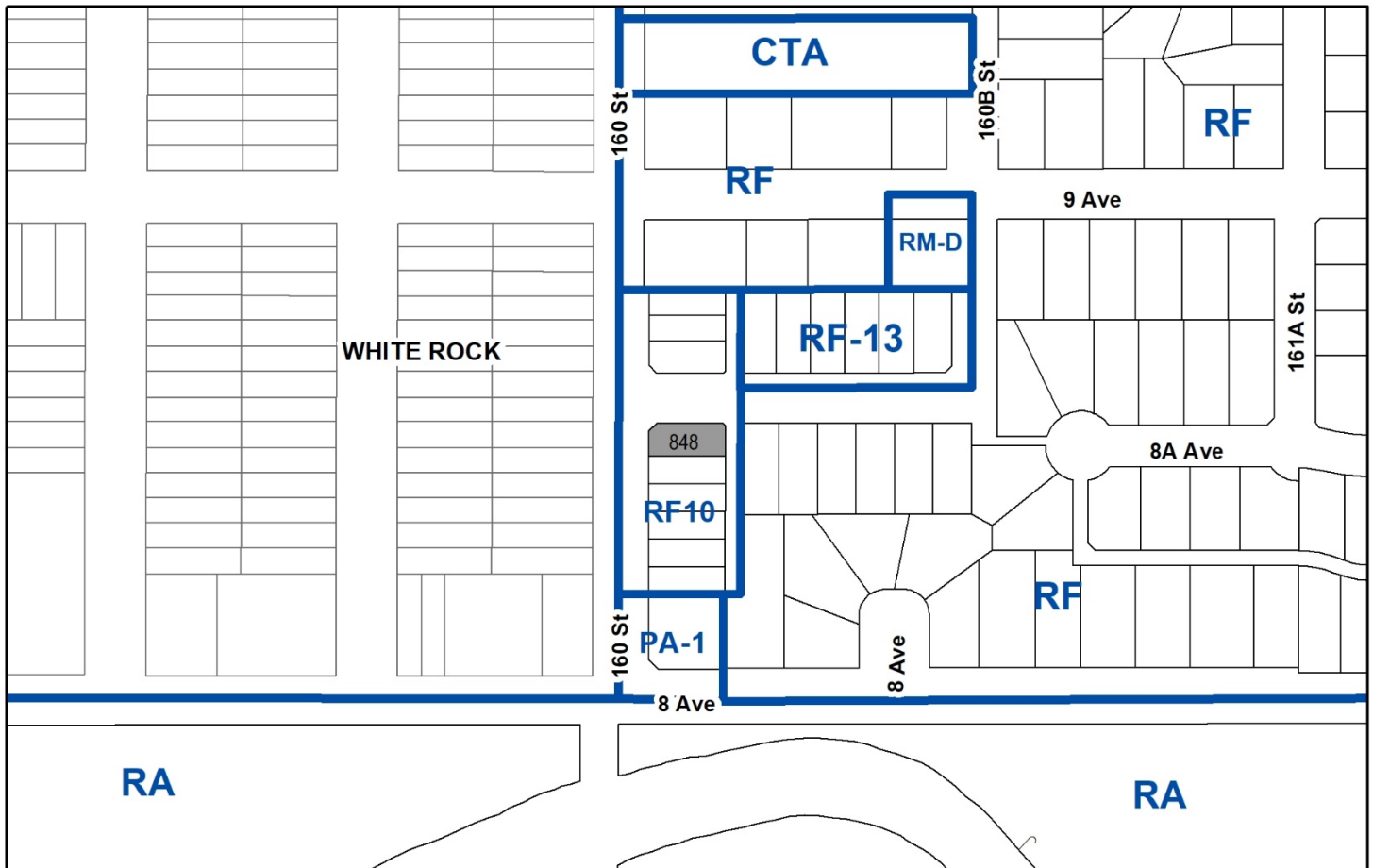
- **Development Variance Permit**

to reduce the minimum required separation distance between the principal building and detached garage.

LOCATION: 848 - 160 Street

ZONING: RF-10

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes a Development Variance Permit (DVP) to reduce the minimum separation distance between the principal building and the detached garage.

RATIONALE OF RECOMMENDATION

- The RF-10 Zone requires a minimum separation of 6.5 metres (21 ft.) between a detached garage and the principal building. The applicant is proposing to reduce the separation to a minimum of 5.7 metres (19 ft.).
- The proposed variance is in response to a design constraint resulting from the relatively steep grade of the rear lane which will provide access to detached garages on the lots. Without the proposed variance, the driveways to the detached garages would be inaccessible to some vehicle types due to the grade change between the lane and the garages on the lots.
- The proposed variance is relatively minor and the applicant's design consultant has confirmed that standard incursions such as concrete stairwells, decks, and stairs have been kept to a minimum to ensure that the rear yard space is designed for maximum efficiency and livability.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0050-00, (Appendix II), to reduce the minimum separation distance between the principal building and the detached garage of the RF-10 Zone from 6.5 metres (21 ft.) to 5.7 metres (19 ft.), to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant lot

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 8A Avenue):	Single family lots	Urban	RF-10
East:	Single family lots	Urban	RF
South:	Single family lots	Urban	RF-10
West (Across 160 Street): (City of White Rock)	Single family lots	N/A	N/A

DEVELOPMENT CONSIDERATIONS

- The subject property is an existing Single Family Residential (10) Zone (RF-10) lot located at the southeast corner of 160 Street and 8A Avenue. The lot is part of a 21 lot subdivision that was approved in early 2018 (Development Application No. 7915-0450-00).
- While the subject lot meets the lot size requirements of the RF-10 Zone, the rear lane which provides access to future detached garages on the lots, has a relatively steep slope. The resulting driveway slope would be a problem for some vehicles to use and the potential to bottom out.
- Due to the steep lane slope, a no build restrictive covenant was registered on the property to increase the length of the driveway by 1.35 metres (4 ft.). The detached garage would be situated 2.55 metres (8 ft.) from the rear property line, instead of the standard 1.2 metres (4 ft.). This was intended to decrease the driveway slope to allow cars to better navigate the driveway and enter the garage and reduce the possibility of “bottoming out”.

- As a consequence of increasing the driveway length at the rear lane, the required separation between the principal building and the detached garage has to be reduced. The applicant is therefore proposing a Development Variance Permit to reduce the required separation between the detached garage and the principal building (dwelling) of the RF-10 Zone from 6.5 metres (21 ft.) to 5.7 metres (19 ft.).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum required separation between the principal building and the detached garage of the RF-10 Zone from 6.5 metres (21 ft.) to 5.7 metres (19 ft.).

Justification for Variance:

- The required 6.5 metre (21 ft.) separation between the principal building and the detached garage constitutes the livable rear yard on the lots and is therefore valuable outdoor space. However, it is also important that the future owners of these lots are able to access their garages and as such this is a trade-off situation.
- The proposed 0.8 metre (3 ft.) reduction to the livable rear yard has been identified as the optimal solution to address the driveway access challenges due to the existing lane grade, while not affecting the street front landscaping or impacting the future home size or design. The applicant's design consultant has confirmed that standard incursions such as concrete stairwells, decks, and stairs have been kept to a minimum. As such, while the rear yard space has been reduced, it has been designed for maximum efficiency and livability.
- For the above reasons, and given the reduction is minimal, staff support the proposed variance proceeding to Public Notification.

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. 7919-0050-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Karmjit S Sanghera

 Address: 12932 - Helston Crescent
 Surrey, BC V3W 6T7

2. Properties involved in the Application
 - (a) Civic Address: 848 - 160 Street

 - (b) Civic Address: 848 - 160 Street
 Owner: Karmjit S Sanghera
 PID: 030-377-145
 Lot 16 Section 12 Township 1 New Westminster District Plan EPP73924

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7919-0050-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0050-00

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: 030-377-145
Lot 16 Section 12 Township 1 New Westminster District Plan EPP73924
848 - 160 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 17C Single Family Residential (10) Zone, the minimum separation distance between the principal building and a detached garage is reduced from 6.5 metres (21 ft.) to 5.7 metres (19 ft.).
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. 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.

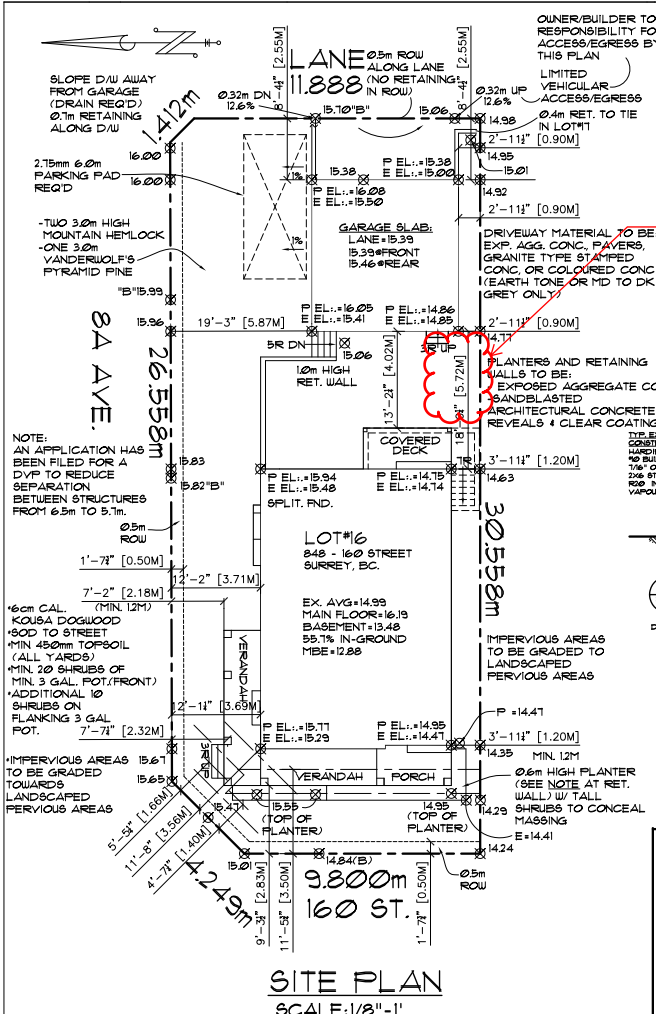
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF GILL DRAFTING LTD. AND MAY NOT BE REPRODUCED WITHOUT PERMISSION OF THE SAME.

Variance to reduce the separation distance between the principal building and detached garage from 6.5 metres (21 ft.) to 5.7 metres (19 ft.).



SITE PLAN
SCALE: 1/8" = 1'

F.A.R.:
TOTAL LOT AREA = 4171 SQFT.
ALLOWABLE F.A.R. = 1915 + 420 = 2335 SQFT.
ACTUAL F.A.R. = 1911 + 420 = 2331 SQFT.

SITE COVERAGE:
TOTAL LOT AREA = 4171 SQFT.
ALLOWABLE SITE COVERAGE = 92% = 2160 SQFT.
ACTUAL SITE COVERAGE = 1323 + 420 = 1743 SQFT.

DECK AREA:
ALLOWABLE DECK AREA = 108 SQFT.
MAIN FLOOR DECK AREA = 61 SQFT.
TOP FLOOR DECK AREA = 0 SQFT.
TOTAL DECK AREA = 61 SQFT.

DOORWELL AREA:
ALLOWABLE DOORWELL AREA = 108 SQFT.
ACTUAL DOORWELL AREA = 82 SQFT.

ZONING: RF-10

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THIS PLAN AND DESIGN AND ITS COMPONENTS IS AND AT ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF GILL DRAFTING LTD. AND CANNOT BE USED IN WHOLE OR IN PART WITHOUT THE AUTHOR'S WRITTEN CONSENT. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS. ALL ERRORS AND OMISSIONS ARE TO BE REPORTED TO GILL DRAFTING LTD. DO NOT SCALE THE DRAWINGS.

THE OWNER AGREES THAT ANY ATTEMPT BY THE OWNER TO USE THESE DRAWINGS FOR ANY PURPOSE CONSTITUTES ACCEPTANCE OF THE DRAWINGS BY THE OWNER. IT IS FURTHER AGREED THAT WITH ACCEPTANCE OF THESE DRAWINGS BY THE OWNER, THE OWNER AGREES THAT ANY CLAIMS SHALL BE LIMITED TO THE AMOUNT OF THE FEE PAID TO THE DESIGNER BY THE OWNER. THE DESIGNER WILL NOT BE RESPONSIBLE FOR COSTS INCURRED TO THE OWNER OR CONTRACTOR FOR ANY REASON AFTER BUILDING PERMIT HAS BEEN ISSUED.

REVISION	BY	LEGAL DESCRIPTION

PROJECT NAME
PROPOSED RESIDENCE FOR MR KARAMJIT SINGH SANGHERA
LOT#6 @ 8418 160 STREET SURREY, BC

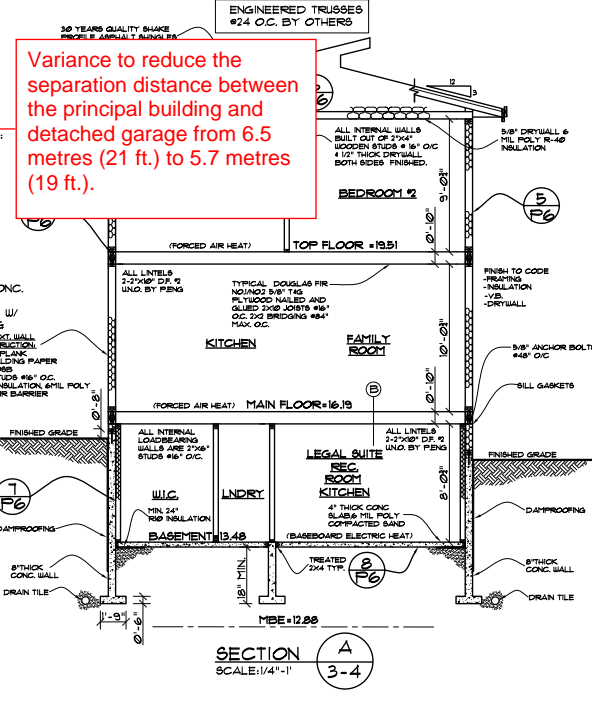


Gill Drafting Ltd.

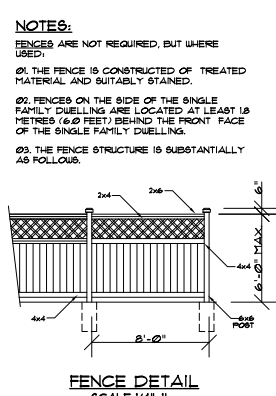
DWN: JUN
SCALE: AS NOTED
DATE: APR 16/2018
CHD: JPS
PHONE: 604-531-2951

SHEET NO. 1 OF 7
DRAWING NO. GD18-3946

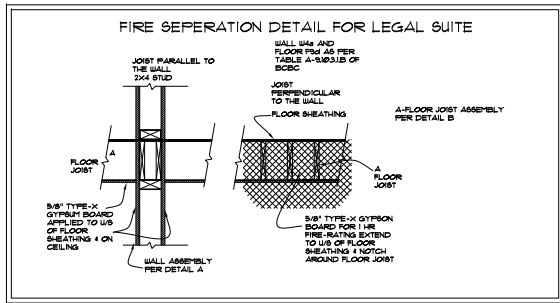
DESIGNER ADDRESS:
GILL DRAFTING LTD.
SURREY DESIGN CENTRE
UNIT #21, 12811-16 AVE.
SURREY, B.C. V3U 1E6
TEL: (604) 593-6886
FAX: (604) 593-6883
WEBSITE: WWW.GILLDRAFTING.COM



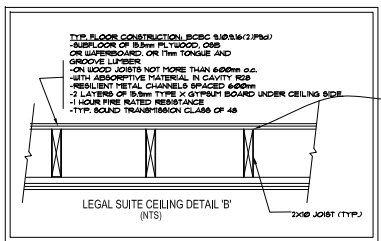
SECTION A
SCALE: 1/4" = 1'



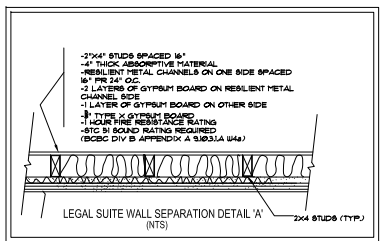
FENCE DETAIL
SCALE: 1/4" = 1'



FIRE SEPARATION DETAIL FOR LEGAL SUITE



LEGAL SUITE CEILING DETAIL 'B'
(NTS)



LEGAL SUITE WALL SEPARATION DETAIL 'A'
(NTS)

- NOTES:**
- CONTRACTOR OR BUILDER TO CHECK & VERIFY ALL DRAWINGS FOR ERRORS AND OMISSIONS BEFORE ORDERING MATERIALS OR STARTING WORK. CONTRACTOR TO NOTIFY GILL DRAFTING LTD. IMMEDIATELY OF ANY CHANGES OR OMISSIONS.
 - ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE B.C. BUILDING CODE LATEST EDITION.
 - CONTRACTOR OR BUILDER SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO COMMENCEMENT OF THE WORK AND SHALL BE RESPONSIBLE FOR THE ACCURACY OF SAME.
 - UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 - ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF C.S.A. 3423 LATEST EDITION.
 - CONCRETE STRENGTH AT 28 DAYS, MINIMUM 30MPA FRI.
 - ALL FRAMING AND NAILING SHALL CONFORM TO B.C. BUILDING CODE PART 9.5 AND DESIGN TO CSA LATEST EDITION.
 - ALL FRAMING LIPS SHALL BE DOUGLAS FIR #2 OR BETTER.
 - ALL TRUSSES SHALL BE DESIGN AND SEALED BY P.E.NG. REGISTERED IN B.C.
 - ALL BEAM BRACES AND SUPPORT SYSTEM SHOULD BE CHECKED AND VERIFIED BY P.E.NG. REGD. IN B.C. DESIGNER SHOULD NOT BE RESPONSIBLE FOR THE SAME.
 - CONVERT ALL UNUSUAL SIZES AT SITE AFTER ROOF AND TRUSSES INSTALLATION.
 - ALL PLYWOOD SHALL BE DOUGLAS FIR CONFORM TO CSA G1 LATEST EDITION.
 - OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
 - ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE WORK COMMENCES.
 - ALL CONSTRUCTION TO COMPLY WITH B.C. BUILDING CODE CURRENT EDITION AND ALL LOCAL MUNICIPAL BUILDING AND ZONING BY-LAWS.

THESE PLANS ARE IN COMPLIANCE WITH THE 2012 B.C. BUILDING CODE.