

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0104-00

Planning Report Date: October 21, 2019

PROPOSAL:

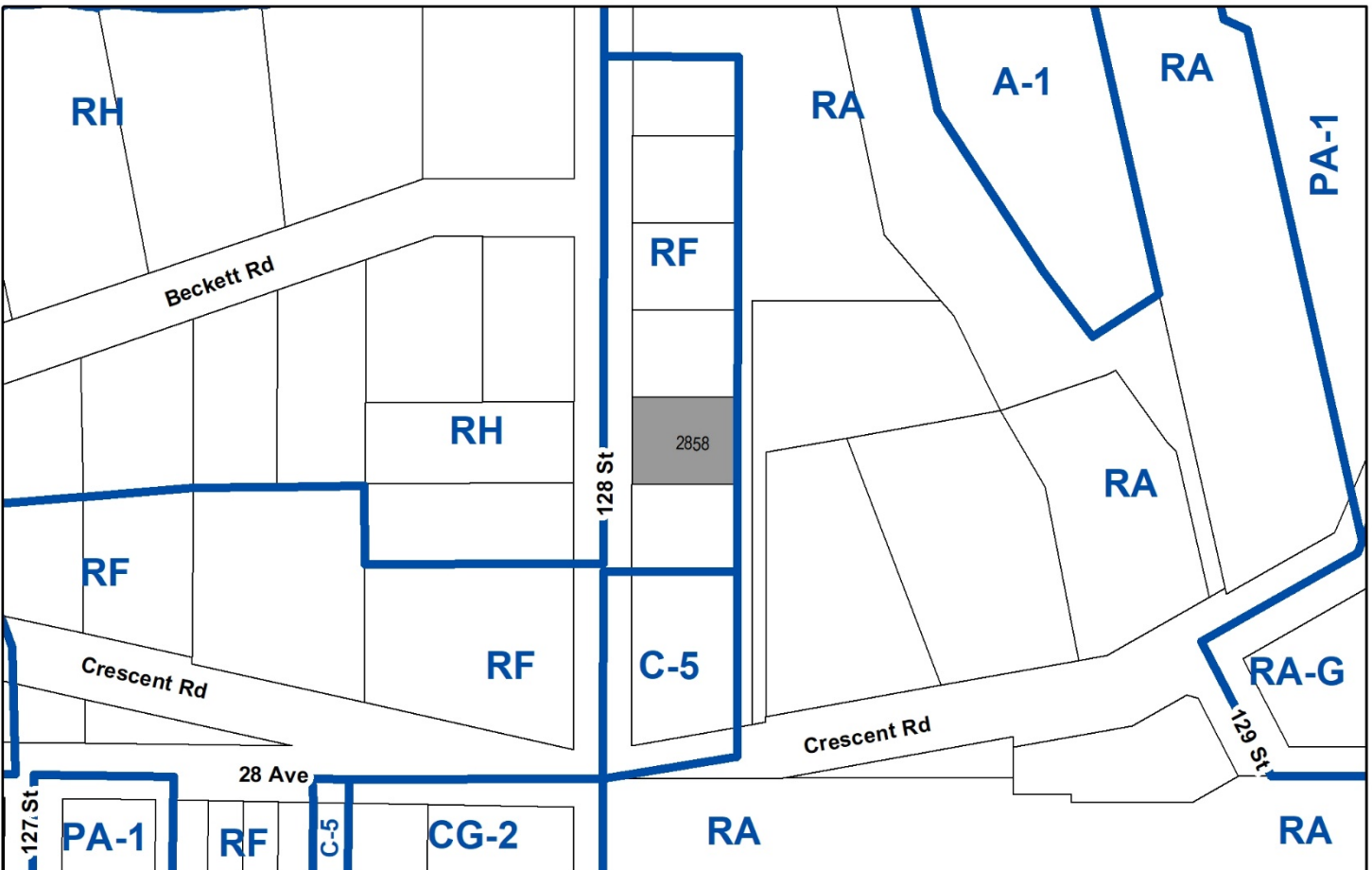
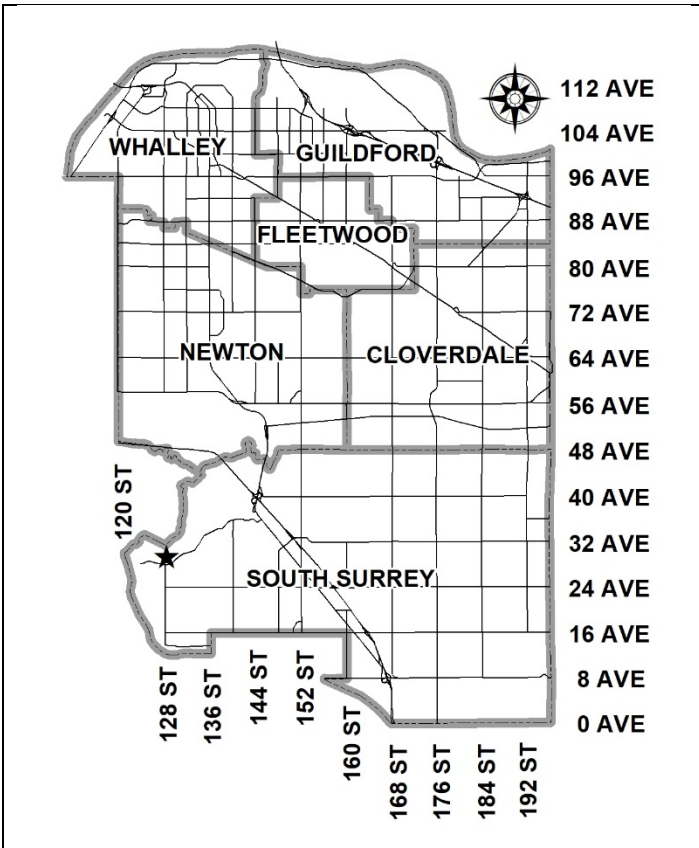
- **Development Variance Permit**

to increase the maximum lot coverage to permit the construction of a pool house.

LOCATION: 2858 - 128 Street

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 to increase the maximum lot coverage of the "Single Family Residential Zone (RF)".

RATIONALE OF RECOMMENDATION

- The applicant is proposing to construct an accessory pool house, which requires an increase to the allowable lot coverage from 28% to 30%.
- The proposed pool house will be well-screened from the surrounding properties due to off-site trees on the property to the south and the property to the east.
- The applicant has provided an arborist report clarifying the construction of the pool house will not negatively impact the off-site tree on the property to the east.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0104-00 (Appendix I), to increase the maximum lot coverage of the RF Zone, for a lot with an area greater than 560 square metres (6,000 sq. ft.) or more, from 28% to 30%, to proceed to Public Notification.
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 objection to the project.

Parks, Recreation & Culture: No referral required.

Surrey Fire Department: No referral required.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP	Existing Zone
North:	Single family residential.	Urban	RF
East:	Single family residential.	Suburban	RA
South:	Single family residential and commercial.	Urban	RF
West (Across 128 Street):	Single family residential.	Suburban	RH

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is 1,103 square metres (11,880 sq. ft.) in area and located at 2858 - 128 Street. The site is designated "Urban" in the Official Community Plan (OCP), and zoned "Single Family Residential Zone (RF)."

- The applicant is proposing a Development Variance Permit to increase the maximum lot coverage from 313 square metres (3,363 sq. ft.) to 332 square metres (3,575 sq. ft.), to allow a proposed pool house.

TREES

- Terry Thrale, ISA Certified Arborist of Woodbridge Tree Consulting Arborist Ltd., prepared an Arborist Report for the subject property. The subject site contains one Western red cedar located in the southwest corner of the property. The neighbouring property to the east contains one Douglas Fir located within 10 metres of the proposed pool house construction. The applicant's arborist advises that all excavation will be sited outside of the Douglas Fir's tree protection zone and that no trees will be impacted by the proposal.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum lot coverage of the RF Zone, for a lot with an area greater than 560 square metres (6,000 sq. ft.) or more, from 28% to 30%.

Applicant's Reasons:

- The proposed variance will permit the construction of a pool house on the subject property. The pool house will be designed to be non-intrusive to the neighbouring lots and the surrounding natural environment.

Staff Comments:

- The proposed pool house does not comply with the maximum lot coverage permitted for a lot with an area greater than 560 square metres (6,000 sq. ft.) or more in the RF zone.
- The proposed pool house will be sited at the rear of the property in the southeast corner of the property. The one-storey pool house will not be visible from 128 Street as it will be screened from view by the single family dwelling being built on the property.
- The proposed pool house will have minimal impact on the neighboring properties to the south and east due to the presence of off-site trees to the east and an existing accessory building on the property to the south.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7919-0104-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

WS/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0104-00

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: 011-224-681
Lot 4 Section 20 Township 1 New Westminster District Plan 7834
2858 - 128 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section E.2 Lot Coverage of Part 16 "Single Family Residential Zone (RF)" the maximum lot coverage on the land is increased from 28% to 30% to permit the construction of an accessory pool house.
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.

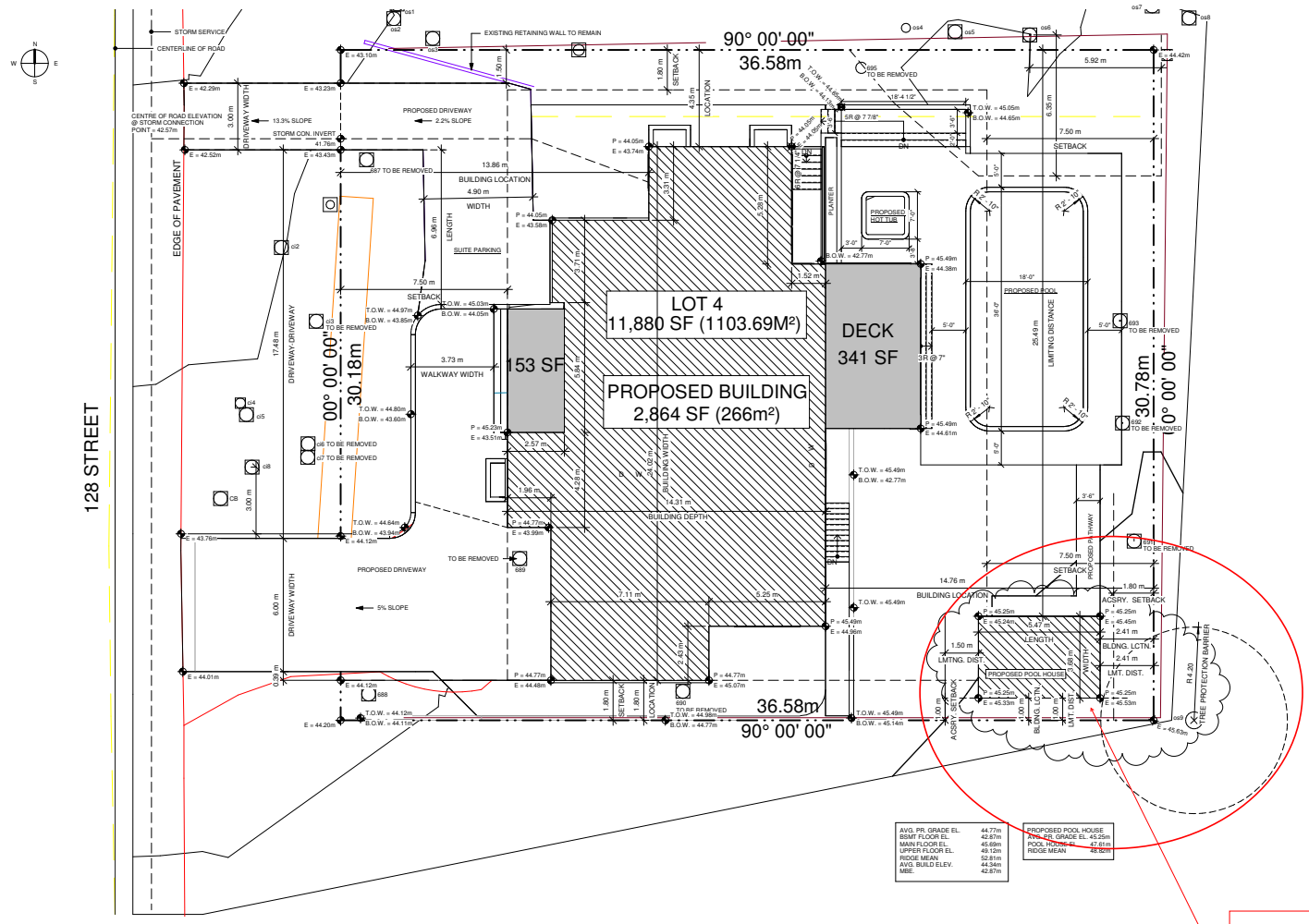
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit 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

REQUESTED VARIANCES
A RELAXATION OF 212.0 SF TO INCREASE MAXIMUM
ALLOWABLE LOT COVERAGE FROM 3,363 SF TO 3,575 SF



PROJECT # 1737
LOC: 2858 128 STREET, SURREY BC
LEGAL: LOT 4 SECTION 20 TOWNSHIP 1 NWM DISTRICT PLAN 7834
 (S1) 1728481

MAIL: ZED STUDIO
ADDRESS: 2858 128 STREET, SURREY BC
PHONE: 778 242 1160
EMAIL: zaine@zedstudio.com
WEBSITE: www.zedstudio.com

SITE COVERAGE:
 LOT AREA: 11,880 SF (1103.69m²)
 MAX. LOT COVERAGE: 28.3% OR 3,363 SF (312.53m²)
 ACTUAL LOT COVERAGE: 3,575 SF (332.58m²)
 (REQUESTED VARIANCE = 212.0 SF)

FLOOR AREA RATIO:
 LOT AREA: 11,880 SF OR 1103.69 M²
 MAX. G.F.A.: (0.00075) x 11,880 SF = 8.86 SF OR 825.63 M²
 ACTUAL G.F.A.: 2023-165-620-225-62-1745-151-40 = 5,239 SF OR 486.72 M²

BSO RATIO:
 UPPER FLOOR: 0.240 SF
 MAIN FLOOR: 2.020 SF - 165.83 SF (55.96%)

BUILDING HEIGHT:
 SET POINT ELEVATION COORDINATION OF MEAN ROOF EL. ON SHEET 1078110
 MAX HEIGHT: 5.0m
 MAX ACCESSORY BUILDING HEIGHT: 6.5m
 ACTUAL HEIGHT: 8.84m
 ACCESSORY BUILDING HEIGHT: 3.57m

BUILDING SETBACKS:
 FRONT: 2.50m
 REAR: 7.50m
 SIDE: 1.80m

ACCESSORY SETBACKS:
 FRONT: 1.80m
 REAR: 1.8m
 SIDE: 1.00m

PERVIOUS AREA:
 MAX PERVIOUS AREA: +57%
 ALLOWABLE PERVIOUS AREA: 11,880 SF * 70.8316 = 7,862.56 SF (88.18%)
 ACTUAL PERVIOUS AREA: +7,862.56 SF (88.18%)
 ACTUAL PERVIOUS AREA: 4,037.44 SF (33.92%)

ENERGY CODE ZONE 4:
 ATTIC CEILING R-20 (R2 10)
 CATHEDRAL CEILING R-38 (R2 4.9)
 WALL (6/8) 9" U-J CAVITY R-20 (R2 3.5)
 CONTIGUOUS EXTERIOR WALL INSULATION NOT REQUIRED
 FLOOR OVER HEATED SPACE R-28 (R2 4.9)

ALL EXTERIOR WINDOWS AND DOORS TO HAVE A MAX. U VALUE OF U-0.32
 FRONT DOOR TO HAVE A MAX. U VALUE OF U-0.46

BASEMENT FLOOR AREA:
 BASEMENT: +1082 SF
 BSMT ENTRY: +94 SF
 SUITE ENTRY: +134 SF

MAIN FLOOR AREA:
 MAIN FLOOR: +2023 SF
 GARAGE: +622 SF
 PORCH: +168 SF
 DECK: +341 SF

UPPER FLOOR AREA:
 UPPER FLOOR: +1748 SF
 OPEN TO BELOW: +228 SF
 STAIR AREA: +62 SF

POOL HOUSE FLOOR AREA:
 POOL HOUSE: +151 SF
 SHOWER: +49 SF

TREE LEGEND

Tag	Species	DBH (cm)	TPZ (m)
c11	Hawthorn	29	1.74
c12	Pacific Dogwood	47	2.83
c13	Pacific Dogwood	30	1.80
c14	Sugar Maple	55	3.30
c15	Pacific Dogwood	44	2.76
c16	Pacific Dogwood	27	1.62
c17	Pacific Dogwood	36	2.16
c18	Douglas Fir	22	1.32
687	Norway Spruce	40	2.40
688	Western Red Cedar	94	5.64
689	Western Red Cedar	101	6.06
690	Western Red Cedar	64	3.84
691	White Pine	82	4.92
692	Cherry Tree	32	1.92
693	Cherry Tree	30	1.80
694	Hazelnut	31	1.86
695	Apple Tree	35	2.10
os1	Western Red Cedar	82	4.92
os2	Western Red Cedar	69	4.14
os3	Douglas Fir	79	4.74
os4	Western Red Cedar	42	2.52
os5	Western Red Cedar	36	2.16
os6	Douglas Fir	99	5.94
os7	Western Red Cedar	38	2.28
os8	Douglas Fir	113	6.90
os9	Douglas Fir	70	4.20

AV. PR. GRADE EL. 44.77m
 88MP FLOOR EL. 42.87m
 MAIN FLOOR EL. 45.68m
 UPPER FLOOR EL. 49.13m
 RIDGE MEAN EL. 52.81m
 AV. BUILD ELEV. 44.34m
 ME. 42.87m

PROPOSED POOL HOUSE
 AV. EL. GRADE EL. 45.25m
 POOL HOUSE MEAN EL. 51.61m
 RIDGE MEAN EL. 55.20m

DVP to increase maximum lot coverage from 28% to 30%.

ZED STUDIO
 phone 778 242 1160
 address #301 - 3007 GLEN DRIVE COQUITLAM, BC V3B 0L8
 email zaine@zedstudio.com
 website www.zedstudio.com

REVISIONS

NO.	DATE	DESCRIPTION
1	AUG 28, 2019	REVISION

NERCESSIAN RESIDENCE
 2858 128 STREET, SURREY, BC

title SITE PLAN
 scale 1:96
 date AUG 28, 2019
 drawn ZE checked ZE
 job no. 1737
 sheet no. A101
 consultant

Drawings are to be read in conjunction with each other, any discrepancies here on any drawings are to be reported to the designer before commencing work.
 Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the Building Code.
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