

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0163-00

Planning Report Date: October 7, 2019

PROPOSAL:

- **Development Variance Permit**

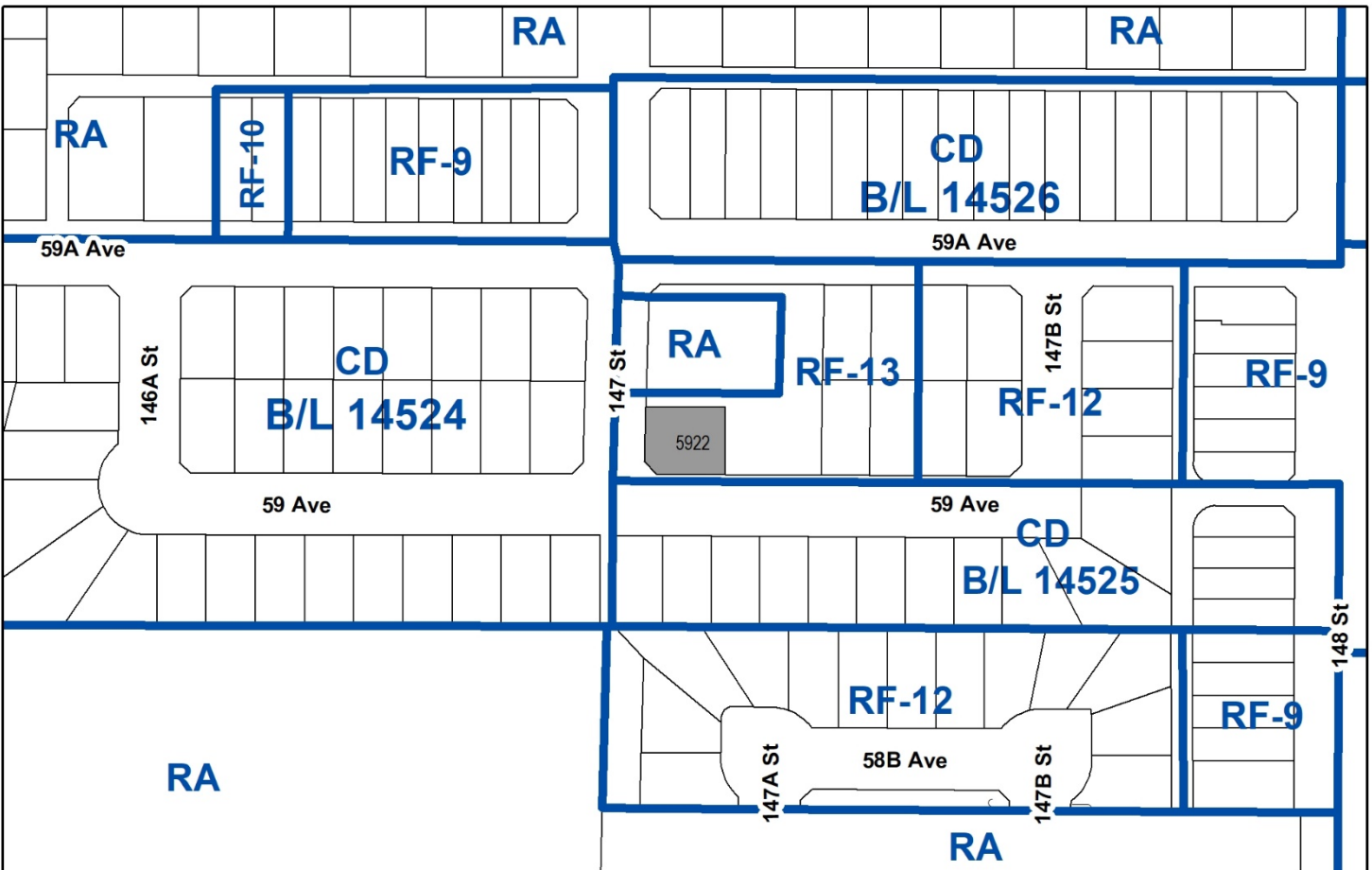
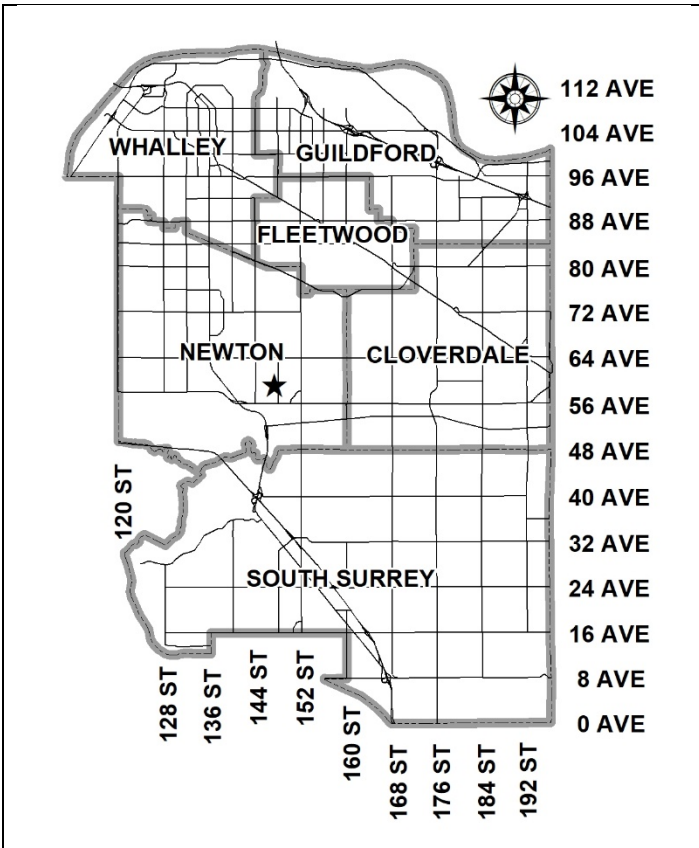
to reduce the minimum rear yard setback for tree retention purposes for a proposed single family home.

LOCATION: 5922 - 147 Street

ZONING: RF-13

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

- The applicant is seeking a variance to reduce the minimum rear yard setback of the "Single Family Residential (13) Zone (RF-13)".

RATIONALE OF RECOMMENDATION

- The proposed variance will allow for a new single dwelling to be sited on the lot in such a way that allows for the retention of an off-site shared tree.
- The proposed variance will allow for a more functional house design while allowing for a driveway letdown along 147 Street. A driveway letdown along 147 Street was planned for under Development Application 7916-0202-00.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0163-00 (Appendix I), to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 4.2 metres (14 ft.) to the building face, and 2.7 metres (9 ft.) to the covered deck, to proceed to Public Notification.

REFERRALS

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

Fire Department: No referral required.

Parks, Recreation & Culture: No referral required.

SITE CHARACTERISTICS

Existing Land Use: Vacant Single Family lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling	Single Family Small Lots	RF-13 and RA
East:	Single family dwellings	Single Family Small Lots	RF-13
South (Across 59 Avenue):	Single family dwellings	Single Family Small Lots	CD (Bylaw No. 14525)
West (Across 147 Street):	Single family dwellings	Single Family Small Lots	CD (Bylaw No. 14524)

DEVELOPMENT CONSIDERATIONSBackground:

- The subject property located at 5922 – 147 Street is approximately 405 square metre (4,359 sq. ft.) in size. The property is designated "Urban" in the Official Community Plan (OCP); designated "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP); and zoned "Single Family Residential (13) Zone."
- The property was created as part of a 6 lot subdivision under Development Application No. 7916-0202-00, which was finalized on May 15, 2018.

- The driveway letdown for the subject property was proposed along 147 Street under the original subdivision application. No alternative driveway letdown along 59 Avenue was discussed.

Current Proposal:

- The applicant is proposing to construct a new dwelling and is requesting a Development Variance Permit (DVP) to reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres (25 ft.) to 4.2 metres (14 ft.) to the principal building face and 2.7 metres (9 ft.) to a covered deck.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard (east) setback requirement from 7.5 metres (25 ft.) to 4.2 metres (14 ft.) to the principal building face and 2.7 metres (9 ft.) to a covered deck.

Applicant's Reasons:

- The variance will allow for the retention of an off-site shared significant tree along 147 Street. The tree was designated for retention under the approved subdivision application; however, the driveway letdown location was required to be placed in the center of the west property line. The driveway letdown can be shifted 3 metres north without negatively impacting the off-site shared tree.
- The variance will allow for a proposed house design that can be built to the maximum floor area that is permitted under the RF-13 zone.

Staff Comments:

- The reduced rear yard setbacks allow for a more functional house plan that does not require alteration to the driveway letdown along 147 Street. The reduced rear yard setbacks will still allow for functional outdoor space for future residents' enjoyment including for a covered outdoor deck.
- The proposed siting of the single family dwelling will allow for retention of the off-site shared Douglas Fir tree located along 147 Street to the northwest of the subject property.
- The applicant has submitted a comfort letter from the project arborist confirming that the revised letdown and driveway location can be constructed along 147 Street without impacting the health of the off-site shared tree.
- Staff support the proposed variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7919-0163-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

WS/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0163-00

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: 030-451-442
Lot 1 Section 10 Township 2 New Westminster District Plan EPP73704
5922 - 147 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 16B, Section F of Setbacks of "Single Family Residential (13) Zone (RF-13)" the required rear yard (east) setback is reduced from 7.5 metres (25 ft.) to 4.2 metres (14 ft.) to the principal building face and to 2.7 metres (9 ft.) to a covered deck.
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

GENERAL NOTES:

THESE DRAWINGS HAVE BEEN PREPARED BY D.MAND DESIGN AND DRAFTING SERVICES LTD. TO CONFORM TO CURRENT RESIDENTIAL STANDARDS OF THE BRITISH COLUMBIA BUILDING CODE (B.C.B.C. 2018). THE BUILDER IS RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION CONFORMS TO PROVINCIAL AND LOCAL BUILDING CODES AND BY-LAWS.

IT IS THE RESPONSIBILITY OF THE BUILDER/FRAMER TO CHECK AND VERIFY ALL DIMENSIONS, MATERIALS, AND SPECIFICATIONS PRIOR TO CONSTRUCTION. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO OUR ATTENTION IMMEDIATELY SO THAT CORRECTIONS CAN BE MADE AND PLANS REPLACED. DESIGNER IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS AFTER CONSTRUCTION HAS COMMENCED.

DIMENSIONS TAKE PRECEDENCE TO SCALE DRAWINGS. DO NOT SCALE THESE DRAWINGS.

ALL CONSTRUCTION AND INSTALLATION OF MATERIALS AND EQUIPMENT SHALL BE DONE IN ACCORDANCE WITH GOOD BUILDING PRACTICE AND MANUFACTURERS INSTRUCTIONS IN A TIMELY MANNER.

STRUCTURAL FRAMING MATERIALS ARE TO BE:

- JOISTS: DOUGLAS FIR #2 OR BETTER.
- LINTELS: DOUGLAS FIR #2 OR BETTER.
- BEAMS: DOUGLAS FIR #2 OR BETTER.
- HEADERS: DOUGLAS FIR #2 OR BETTER.
- RAFTERS: DOUGLAS FIR #2 OR BETTER.
- PLATES: DOUGLAS FIR OR SPF #2 OR BETTER.
- STUDS: DOUGLAS FIR OR SPF STUD GRADE.

UNLESS OTHERWISE STATED, APPLICATION OF MATERIALS MUST CONFORM TO THE TABLES PROVIDED IN THE B.C.B.C. RESIDENTIAL STANDARDS AND THE SPAN BOOK 2004 EDITION.

BUILDING FRAMES SHALL BE ANCHORED TO THE FOUNDATION WALLS BY FASTENING A SILL PLATE TO THE FOUNDATION WALL WITH 1/2" ANCHOR BOLTS SPACED AT 6'-0" ON CENTER, UNLESS OTHERWISE NOTED.

ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PROTECTED WITH 45LB, FELT, SILL GASKET OR OTHER APPROVED METHODS.

CAULKING AND FLASHING TO BE PROVIDED AS PER B.C.B.C.

FLOOR JOISTS SPANNING MORE THAN 7'-0" ARE TO BE BRIDGED AT MID SPAN OR AT 7'-0" O.C. BY 2" X 2" DIAGONAL BRACING. ALL SUBFLOORS TO BE 5/8" T&G PLYWOOD, GLUED AND NAILED TO FLOOR JOISTS.

PARTITION WALL PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY A SINGLE JOIST OR BLOCKING BETWEEN JOISTS. PARTITION WALLS, SUPPORTING KITCHEN CABINETS, PARALLEL TO FLOOR JOISTS SHALL BE SUPPORTED BY DOUBLE JOISTS.

ALL LINTELS TO BE 2" X 10" DOUGLAS FIR #2 OR BETTER, UNLESS OTHERWISE STATED, AND SHALL BE SUPPORTED ON A MINIMUM 2" BEARING.

BUILDER TO CHECK SNOW LOAD AND RAIN LOAD GUIDELINES FOR THEIR MUNICIPALITY PRIOR TO CONSTRUCTION.

ROOF SPACE SHALL BE VENTED WITH H ROOF TYPE, EAVE TYPE, AND/OR GABLE TYPE VENTS TO A MINIMUM OF 1:300 OF THE INSULATED CEILING AREA. ROOF JOISTS VENTED TO MINIMUM 1:150.

CRAWLSPACES SHALL BE VENTED TO A MINIMUM OF 1:500. VENTS SHALL BE UNIFORMLY PLACED AROUND THE BUILDING. CRAWLSPACES MAY ALSO BE HEATED BY A FORCED AIR HEATING SYSTEM OR VENTS TO AN ADJACENT BASEMENT.

MINIMUM INSULATION REQUIREMENTS:

- FOUNDATION WALL: R-12
 - ROOF: R-40
 - 2" X 4" WALLS: R-14
 - 2" X 6" WALLS: R-20
 - CANTILEVERED FLOORS, CEILINGS AND DECKS ABOVE FLOORS: R-28
- WITH 6MIL POLY VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION.

CEILING INSULATION SHALL BE INSTALLED SO AS NOT TO RESTRICT AIR FLOW THROUGH ROOF VENTS TO ATTIC SPACES.

ATTIC SPACES AND CRAWLSPACES TO HAVE A MINIMUM 20" X 32" ACCESS HATCHWAY, WEATHERSTRIPPED

PROVIDE A COPY OF SIGNED ANS SEALED ROOF TRUSS SHOP DRAWINGS & SPECIFICATIONS PRIOR TO FRAMING INSPECTION.

REMOVING WEB MEMBERS, DRILLING OR CUTTING CHORDS WILL NOT BE PERMITTED.

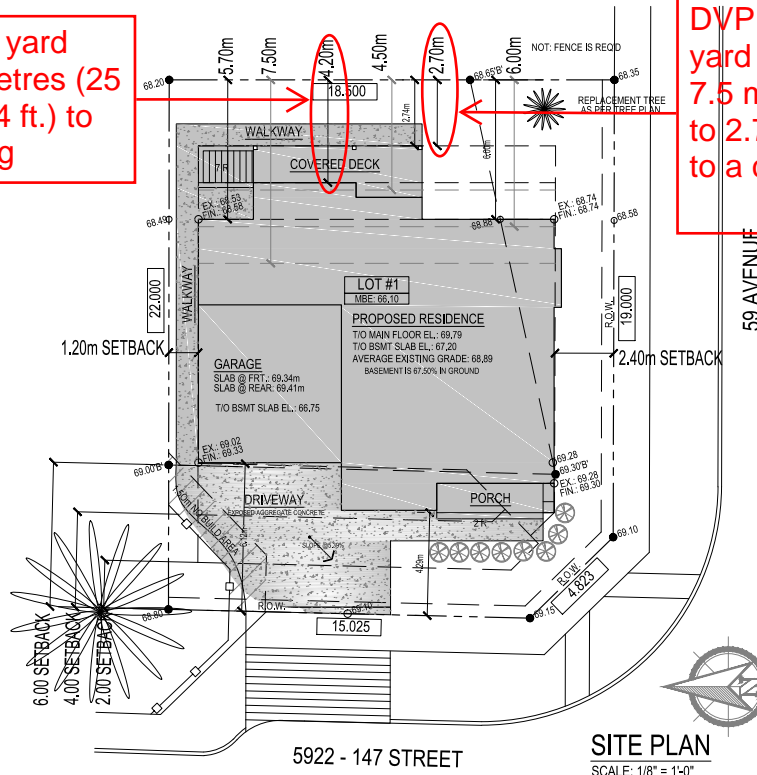
DVP to reduce rear yard setback from 7.5 metres (25 ft.) to 4.2 metres (14 ft.) to the principal building

DVP to reduce rear yard setback from 7.5 metres (25 ft.) to 2.7 metres (9 ft.) to a covered deck

DRIVEWAY
EXPOSED AGGREGATE OR PAVERS OR STAMPED CONCRETE FRONT SIDEWALK TO MATCH

RETAINING WALLS (IF REQ'D)
IN FRONT YARD: ALLEN BLOCK OR EXPOSED AGGREGATE ONLY C/W SHRUBS

FRONT YARD LANDSCAPING
MIN. 20 SHRUBS - 3 GALLON POT MIN.
300mm TOPSOIL IN ALL YARD
SOD TO STREET
IMPERVIOUS AREAS GRADED TOWARDS PERVIOUS AREAS



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

ZONING ANALYSIS:

LOT SIZE:	4,358 sq.ft.
FLOOR AREA:	
PERMITTED :	
SUBTRACT: 420 sq.ft. (GARAGE)	2,860 sq.ft.
ALLOWABLE FLOOR AREA:	2,440 sq.ft.
PROPOSED:	
PRINCIPAL BUILDING:	
MAIN FLOOR :	1,415 sq.ft.
UPPER FLOOR :	1,025 sq.ft.
	2,440 sq.ft.
GARAGE AREA:	420 sq.ft.
TOTAL PROPOSED FLOOR AREA RATIO:	2,860 sq.ft.
OPEN TO BELOW:	
PERMITTED:	200 sq.ft.
PROPOSED:	120 sq.ft.
COVERED OUTDOOR SPACE:	
PERMITTED (10% OF MAXIMUM FAR):	286 sq.ft.
SUBTRACT: 108 sq.ft. (FRONT PORCH/VERANDA)	
ALLOWABLE OUTDOOR SPACE:	178 sq.ft.
PROPOSED :	
PORCH/VERANDA:	64 sq.ft.
COVERED OUTDOOR SPACE:	133 sq.ft.
TOTAL PROPOSED COVERED OUTDOOR SPACE:	197 sq.ft.
LOT COVERAGE:	
PERMITTED (50%):	2,179 sq.ft.
PROPOSED:	2,040 sq.ft.



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dmand@telus.net
www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2018 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 REQUIREMENTS PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS

NO.	
REVISIONS:	

JOB DESCRIPTION:
-

ADDRESS:
LOT #1
5922 - 147th STREET
SURREY, BC
LEGAL DESCRIPTION:
LT 1 SEC 10 TWP 2
NWD EPP73704

P.I.D.:
030-451-442

CLIENT:
PAUL KHANGURA
604-908-2307

DATE: **MAY 2019**

SCALE: **1/4" = 1'-0" (UND)**

DRAWN: **HARP** CHECKED: **D.M.**

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