

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0252-00

Planning Report Date: November 4, 2019

PROPOSAL:

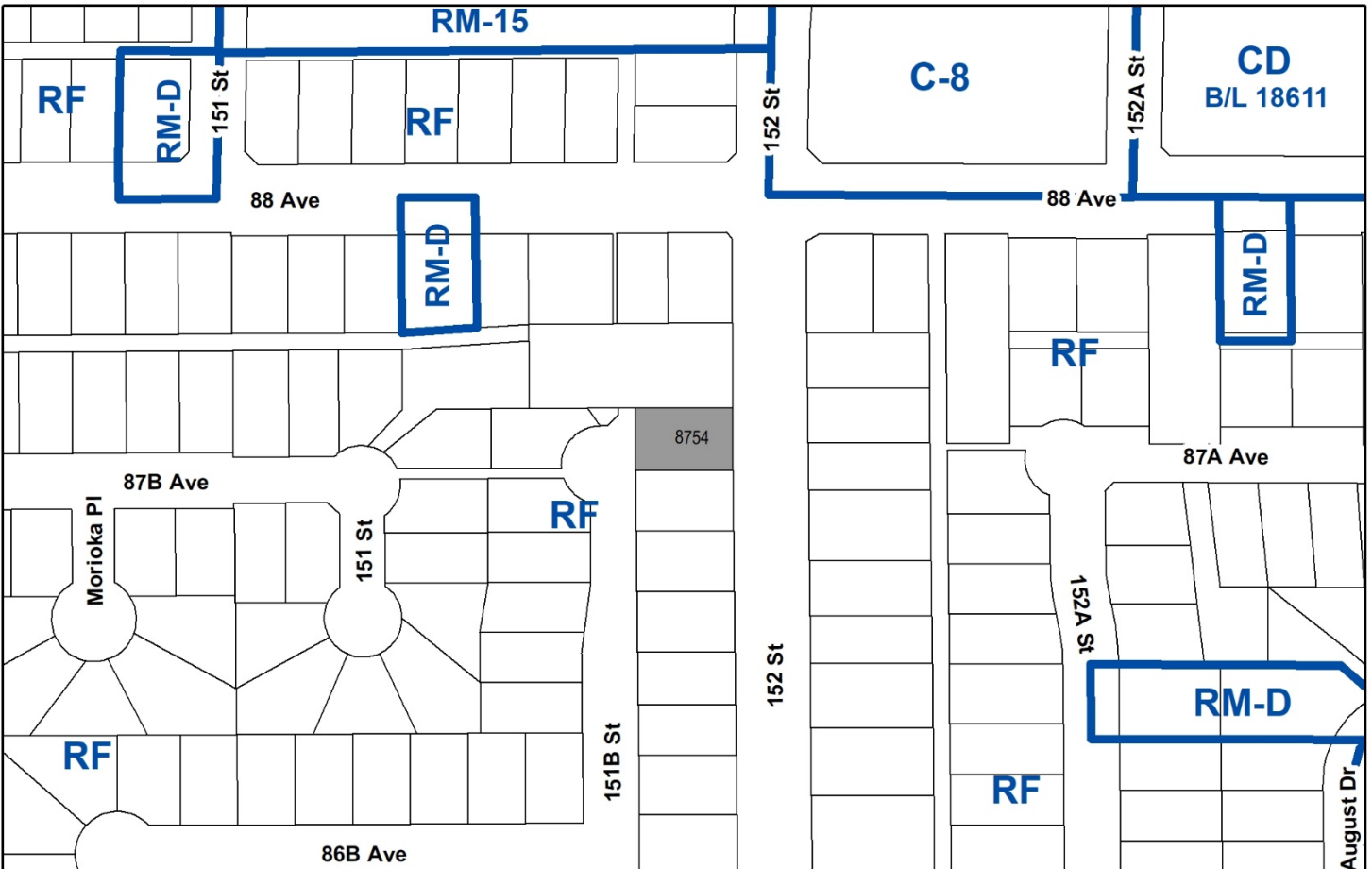
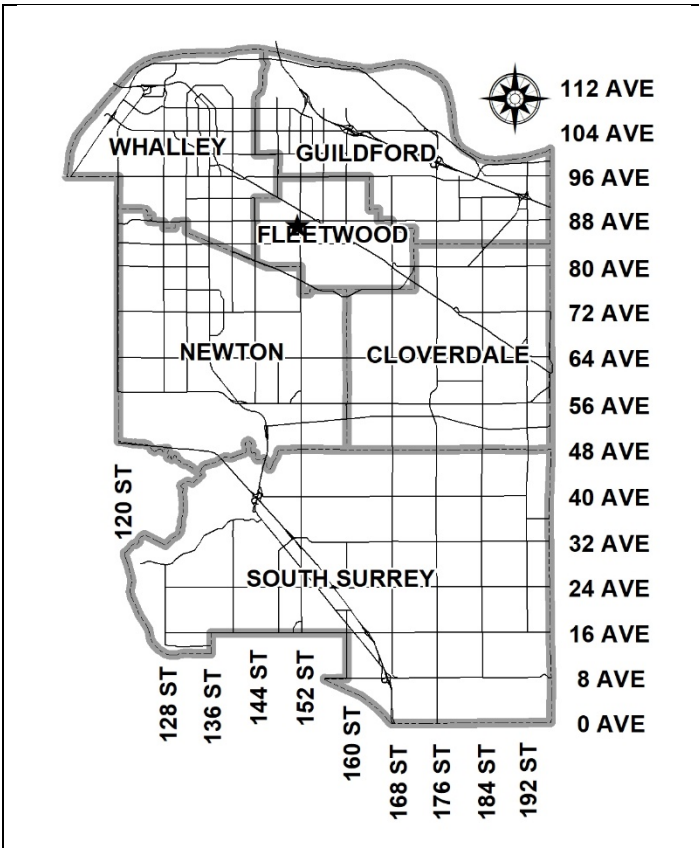
- **Development Variance Permit**

to allow basement access and a basement well to be located between the principal building and the front lot line on a through lot.

LOCATION: 8754 - 151B Street

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To vary the Zoning By-law to allow basement access and a basement well to be located between the principal building and the front lot line on a through lot.

RATIONALE OF RECOMMENDATION

- The RF Zone requires that basement access and basement wells be located between the principal building and the rear lot line only.
- The subject property is a through lot under Zoning By-law No. 12000 which means it abuts two parallel or approximately parallel highways. For a through lot, both lot lines common to a lot and abutting highways shall be considered the front lot line. As such, this property does not have a rear lot line. The proposed variance will allow basement access and a basement well on the lot.
- The proposed single-family dwelling complies with all other required provisions in the RF Zone.
- The subject lot is a through lot so both lot lines are considered the front lot line. The proposed single family dwelling will have basement access and a basement well located at the rear side of the proposed house. This is consistent with the other single family dwellings on this block and will have no impact on neighbourhood character.
- Approval of the variance will allow the applicants to obtain a building permit to construct a new home.
- Staff supports the requested variance to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0252-00 (Appendix III), to vary Section J of Part 16 "Single Family Residential Zone (RF)" to permit basement access and a basement well between the principal building and the front lot line on a through lot, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: An existing single family dwelling on the site will be demolished before building permit issuance.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant lot	Urban	RF
East (Across 152 Street):	Single family dwellings	Urban	RF
South:	Single family dwellings	Urban	RF
West (Across 151B Street):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 797-square metre (8,579-square foot) subject lot is located at 8754 – 151B Street in Fleetwood. The subject property is approximately 23 metres (75 ft.) in width and approximately 35 metres (115 ft.) in depth.
- The subject lot is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The subject property is a through lot under Zoning By-law No. 12000 which means it abuts two parallel or approximately parallel highways, excluding lanes as shown by the aerial photo in Appendix I. For a through lot, both lot lines common to a lot and abutting highways shall be considered the front lot line. As such, the subject lot has no rear lot line.

- The RF Zone only permits basement access and basement wells between the principal building and the rear lot line only, making it impossible on this lot with no rear lot line to locate basement access and a basement well on the lot that meets this requirement.
- A demolition permit has been requested to demolish the existing single-family dwelling on the subject lot.

Current Proposal

- The applicant is proposing to build a single family dwelling on the subject lot.
- The applicant applied for a building permit to construct the single family dwelling on the subject lot and were later informed at the plan review stage that basement access and basement wells are only permitted between the principal building and rear lot line and not the front lot line on the subject through lot. The proposed single-family dwelling complies with all other required provisions in the RF zone.
- The applicant is requesting a Development Variance Permit to vary Section J of Part 16 "Single Family Residential Zone (RF)" to permit basement access and a basement well between the principal building and the front lot line on a through lot.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Section J of Part 16 "Single Family Residential Zone (RF)" basement access and basement wells to permit basement access and a basement well between the principal building and the front lot line on a through lot.

Applicant's Reasons:

- To construct a single family dwelling on a RF zoned lot.

Staff Comments:

- The proposed single-family dwelling complies with all other required provisions in the RF zone.
- Approval of the variance will allow the applicants to obtain a building permit to construct a new home.
- The subject lot is a through lot so both lot lines are considered the front lot line. The proposed single family dwelling will have basement access and a basement well located at the rear side of the proposed house. This is consistent with the other single family dwellings on this block and will have no impact on neighbourhood character.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

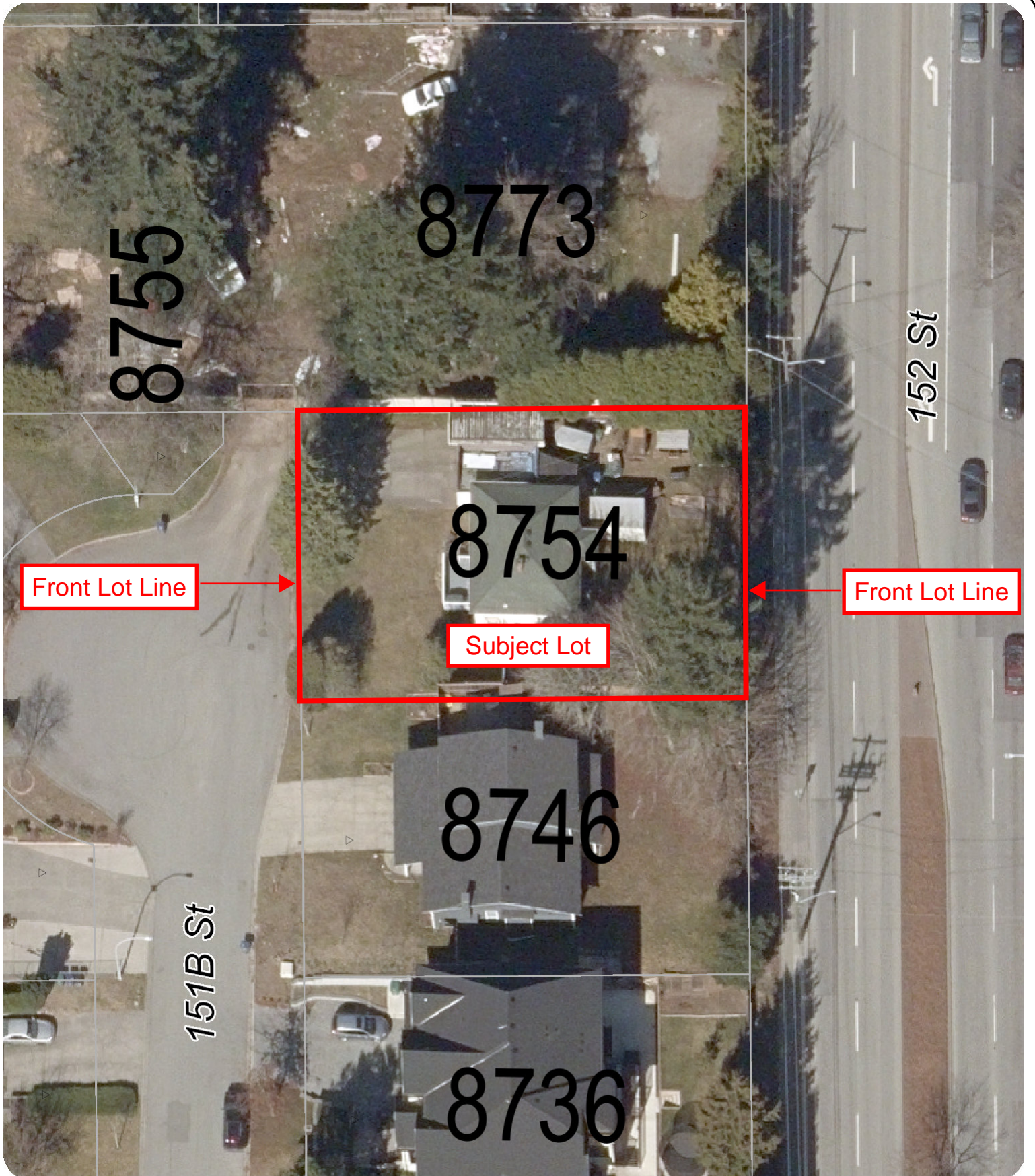
The following information is attached to this Report:

- Appendix I. Aerial Photo (Neighbourhood Context)
- Appendix II. Site Plan and Building Elevations
- Appendix III. Development Variance Permit No. 7919-0252-00

original signed by Ron Gill

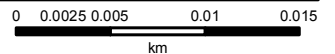
Jean Lamontagne
General Manager
Planning and Development

SJ/cm



Scale: 1:400

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca





14658 - 84 AVENUE
SURREY, BC
V3S 9K7
t: 6045971838
f: 6045971350
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
CONSTRUCTION ADJUSTMENTS PRIOR TO
CONSTRUCTION.
DO NOT SCALE DRAWINGS
**BUILDERS NOTES:
THE OWNER/BUYER IS AWARE THAT
DOORS, 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:
-

ADDRESS:
8754 - 151B Street
SURREY, B.C.

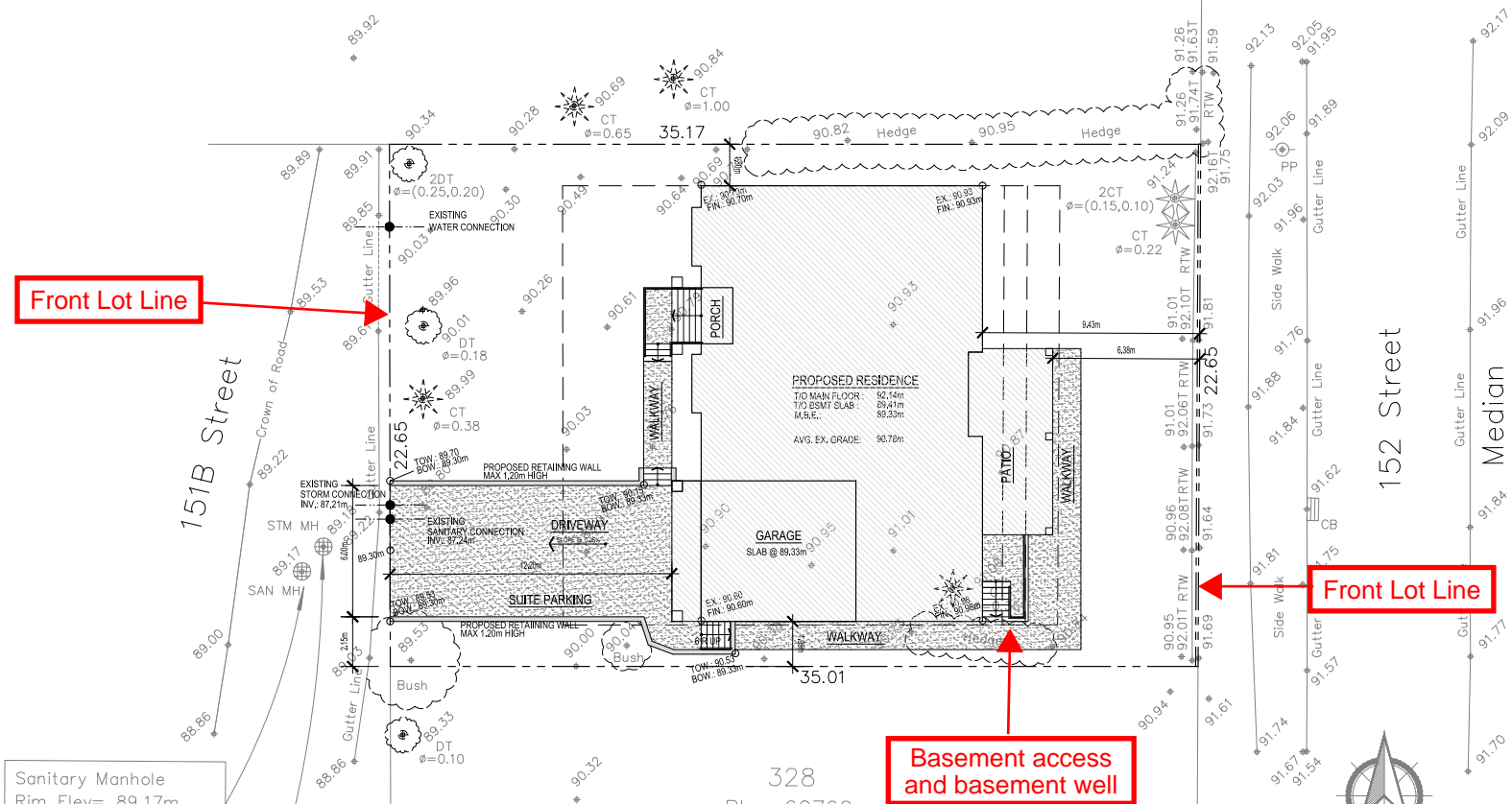
LEGAL DESCRIPTION:
LOT 6 SEC 27 TWP 2
NWD PLAN 21179

PID: 000-602-841

CLIENT:
STYLE ELITE HOMES
-

DATE:
FEB 2019
SCALE:
1/4" = 1'-0" (UND)
DRAWN: HARP | CHECKED: D.M.

PLAN 6077



Front Lot Line

Front Lot Line

Basement access
and basement well

Sanitary Manhole
Rim Elev.= 89.17m
N INV. Elev.= 86.18m
S INV. Elev.= 86.12m

Storm Manhole
Rim Elev.= 89.18m
N INV. Elev.= 86.07m
S INV. Elev.= 86.06m

328
Plan 60762
Existing Dwelling
Main Floor at Entrance
Elev. = 91.51m

ZONING ANALYSIS:

LOT SIZE:	794.8 m ² (8,555 sq.ft.)	
FLOOR AREA:		
PERMITTED:	6,028 sq.ft. X .60	3,617 sq.ft.
	2,527 sq.ft. X .35	884 sq.ft.
SUBTRACT:	420 sq.ft. (GARAGE)	4,501 sq.ft.
ALLOWABLE FLOOR AREA:	4,081 sq.ft.	
PROPOSED:		
PRINCIPAL BUILDING:		
MAIN FLOOR:	2,491 sq.ft.	
UPPER FLOOR:	1,920 sq.ft.	
AREA FROM GARAGE:	116 sq.ft.	
TOTAL PROPOSED FLOOR AREA RATIO:	4,527 sq.ft.	
COVERED OUTDOOR SPACE:		
PERMITTED (10% OF MAXIMUM FAR):	450 sq.ft.	
SUBTRACT: 160 sq.ft. (FRONT PORCH/VERANDA)		
ALLOWABLE OUTDOOR SPACE:	290 sq.ft.	
PROPOSED:		
PORCH/VERANDA:	276 sq.ft.	
COVERED OUTDOOR SPACE:	290 sq.ft.	
TOTAL PROPOSED COVERED OUTDOOR SPACE:	566 sq.ft.	
LOT COVERAGE:		
PERMITTED (34.95%):	2,989 sq.ft.	
PROPOSED:	2,949 sq.ft.	



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

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. 2012). 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 45L.B. 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:

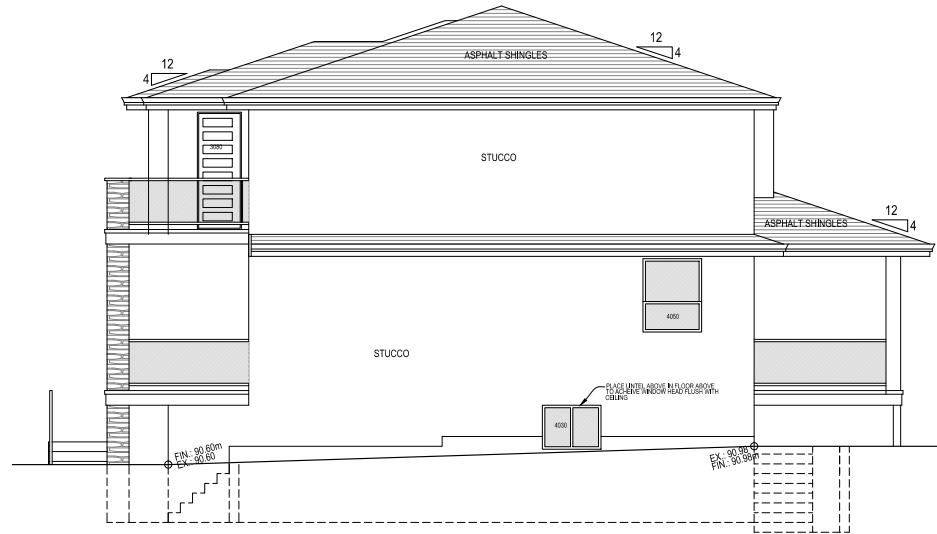
- FOUNDATION WALL: R-12
 - ROOF: R-40
 - 2" X 4" WALLS: R-14
 - 2" X 6" WALLS: R-20
 - CANTILEVERED FLOORS, CEILINGS AND DECKS ABOVE FLOORS: R-28
- WITH 6MIL POLY VAPOUR BARRIER INSTALLED ON THE WARM SIDE OF THE INSULATION.

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

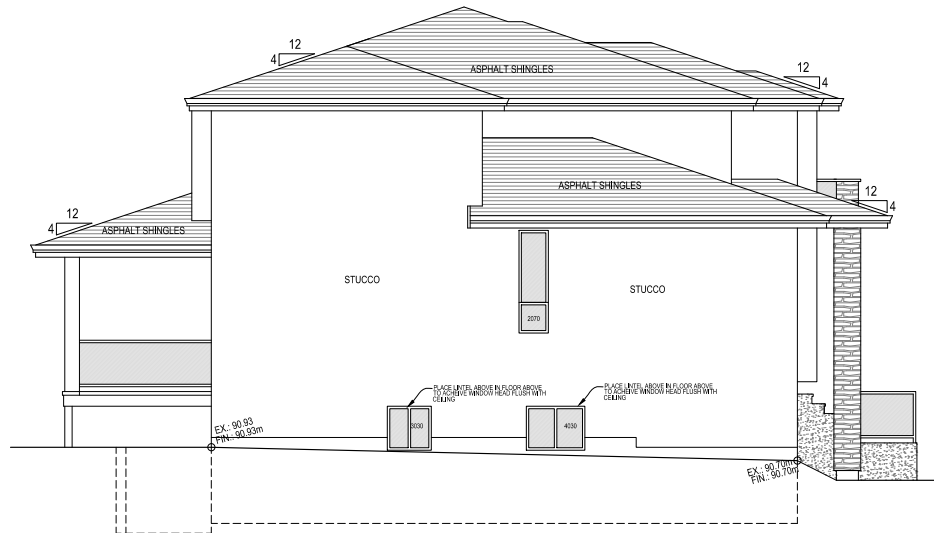
PROVIDE A COPY OF SIGNED AND SEALED ROOF TRUSS SHOP DRAWINGS & SPECIFICATIONS PRIOR TO FRAMING INSPECTION.

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



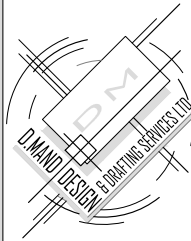
RIGHT ELEVATION

LIMITING DISTANCE: 1.95m
 WALL AREA: 875 sq.ft.
 PERMITTED OPENINGS: 70 sq.ft.
 PROPOSED OPENINGS: 32 sq.ft.



LEFT ELEVATION

LIMITING DISTANCE: 1.80m
 WALL AREA: 784 sq.ft.
 PERMITTED OPENINGS: 63 sq.ft.
 PROPOSED OPENINGS: 35 sq.ft.



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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 ADEQUACIES PRIOR TO CONSTRUCTION.
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 IN ORDER TO COMPLY WITH BYLAWS, BUILDING CODES AND SITE CONDITIONS, THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:
 -
 -

ADDRESS:
 8754 - 1518 Street
 SURREY, B.C.

LEGAL DESCRIPTION:
 LOT 6 SEC 27 TWP 2
 NWD PLAN 21179

PID: 000-602-841

CLIENT:
 STYLE ELITE HOMES
 -
 -

DATE: FEB 2019
 SCALE: 1/4" = 1'-0" (UND)
 DRAWN: HARP | CHECKED: D.M.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0252-00

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: 000-602-841

Lot 6 Except Parcel "LL" (Bylaw Plan 62400) Section 27 Township 2 New Westminster
District Plan 21179

8754 - 151B Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section J.2 of Part 16 "Single Family Residential Zone (RF)" the requirement that basement access and basement wells be permitted only between the principal building and the rear lot line is varied to permit basement access and basement wells between the principal building and the front lot line on a through lot.
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



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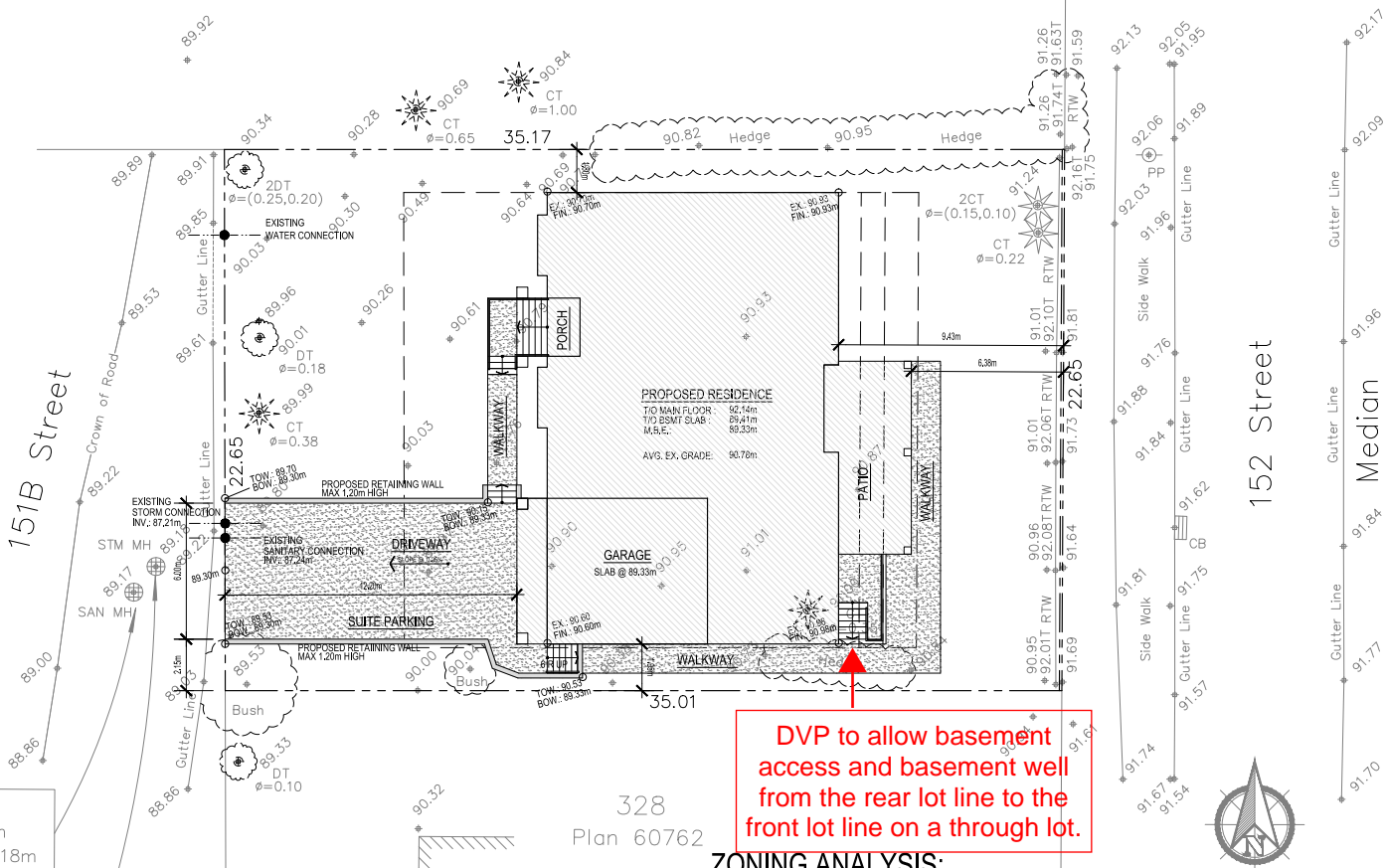
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1

Plan 6077



Sanitary Manhole
Rim Elev.= 89.17m
N INV. Elev.= 86.18m
S INV. Elev.= 86.12m

Storm Manhole
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328
Plan 60762

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