

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0289-00

Planning Report Date: February 10, 2020

PROPOSAL:

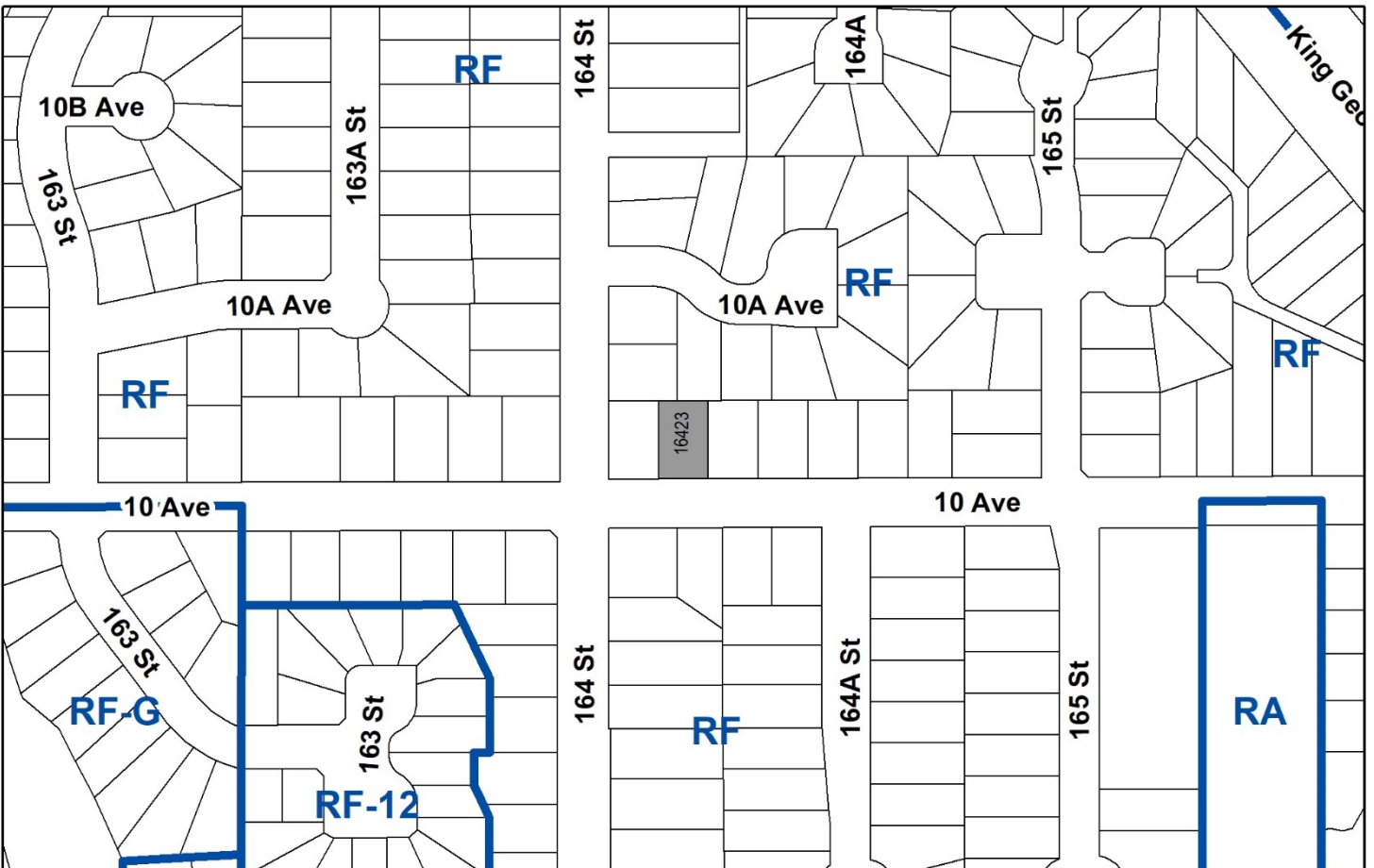
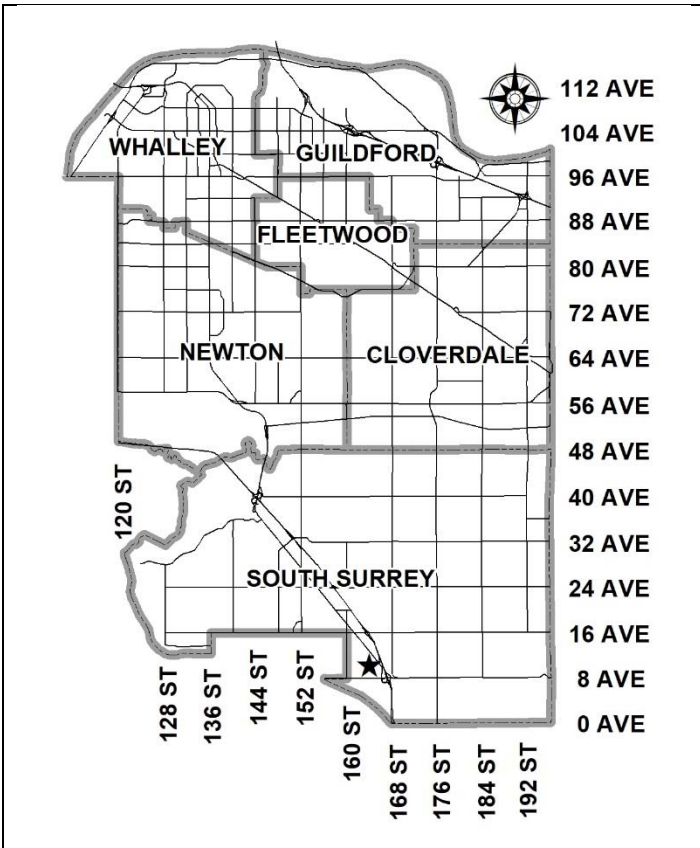
- **Development Variance Permit**

to reduce the front yard setback requirements on a lot located along a collector road to permit the construction of a deck.

LOCATION: 16423 - 10 Avenue

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 a variance to reduce the minimum front yard setback that is required on a lot fronting a collector road in the "Single Family Residential (RF) Zone".

RATIONALE OF RECOMMENDATION

- The proposed variance is necessary due to the Special Building Setback requirements for lots fronting or flanking an arterial or collector road. In accordance with Part 7 Special Building Setbacks of Zoning By-law No.12000, building setbacks are to be measured from the ultimate road right-of-way.
- 10 Avenue is a collector road and requires an addition 1.94 metres of road right-of-way for an ultimate road allowance of 24 metres. To achieve this, the required front yard setback for all buildings and structures is 9.4 metres from the existing property line, or 7.5 metres from the ultimate property line.
- The applicant is proposing to alter the front facade of the house to add an upper storey deck. The proposed deck will be setback 7.5 metres from the existing property line, and 5.8 metres from the ultimate property line.
- The proposed addition of the deck will not result in the gross floor area ratio, or the lot coverage on the lot to be exceeded.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0289-00, to reduce the minimum required front yard setback of the RF Zone from 7.5 metres to 5.8 metres for the principal building on the lot to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family dwelling	Urban	RF
North:	Single Family dwelling	Urban	RF
East:	Single Family dwelling	Urban	RF
South (Across 10 Avenue):	Single Family dwelling	Urban	RF
West:	Single Family dwelling	Urban	RF

Context & Background

- The subject site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential (RF) Zone" under Surrey Zoning By-law No. 12000. The lot is approximately 660 square metres in area with an existing two-storey single family dwelling located on it.
- The applicant is proposing to remove the existing garage roof and front entrance roof to facilitate construction of a deck on the second storey of the building.
- The deck is proposed to have a setback of 5.8 metres to the ultimate front property line, or 7.5 metres to the existing property line.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant has proposed a Development Variance Permit to reduce the minimum front yard setback of the RF zone from 7.5 metres to 5.8 metres to facilitate an addition to the existing dwelling on the site.

Referrals

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

Transportation Considerations

- The Transportation department has reviewed the application and has no concerns.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated General Urban in the Regional Growth Strategy. Residential activities are permitted under this designation.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan. Residential activities are permitted under this designation.

Zoning Bylaw

- The applicant is proposing a Development Variance Permit to reduce the minimum front yard setback of the "Single Family Residential (RF) Zone" from 7.5 metres to 5.8 metres.
- The subject site is located on 10 Avenue, which is designated as a collector road. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law No.8830, identifies a 24 metre wide road allowance for collector roads.
- Part 7 Special Building Setbacks of the Zoning By-law No. 12000 stipulates that the setback of buildings on a lot abutting an existing or future major road as shown in the Surrey Major Road Allowance Map, shall be the sum of one-half of the ultimate highway allowance shown in the Major Road Allowance Map measured from the centreline of the ultimate highway allowance plus the required setback of the Zone in which the lot is located.
- The required front yard setback under the RF Zone is 7.5 metres as measured from the ultimate property line. As the existing property line to the centreline of 10 Avenue is 10.058 metre, an additional setback of 1.942 metre is required to the front yard setback. Therefore, the setback of buildings and structures on the subject property should be 9.4 metres from the existing property line, or 7.5 metres from the ultimate property line.
- The proposed deck will be setback 7.5 metres from the existing property line, or 5.8 metres from the ultimate property line. The proposed addition will be sited with a similar setback as the existing garage which has a 5.8 metres setback from the ultimate property line, and as such the impact of the reduced setback of the proposed deck should be minimal.
- The Engineering Department has reviewed the application and has identified no concerns with the proposal.

- Staff supports the variance to proceed to Public Notification.

TREES

- John Monk, ISA Certified Arborist of Outlook Arborist Services, prepared an Arborist Assessment for the subject property. The report noted that the property has an existing poplar tree in fair condition which will not be affected by the proposed works to construct the deck.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No.7919-0289-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CL/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0289-00

Issued To:

(the "Owner")

Address of Owners:

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: 005-040-914
Lot 5 Section 12 Township 1 New Westminster District Plan 72666

16423 - 10 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Part 16 Section F. Yards and Setbacks of "Single Family Residential Zone (RF)" is varied to reduce the minimum front yard setback for the principal building from 7.5 metres to 5.8 metres.
4. This development variance permit applies to only the 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

Tectura Design
Design & Drafting Services

Terry Johnson
#52 - 1640 - 162 Street
Surrey, B.C. V4A 6Y9

terryj4381@live.com
604-542-6470

New Deck & Addition

16423 - 10 Ave
Surrey, B.C.

No.	Description	Date
1	Issued to Structural	Mar. 2019
2	Revised Blant	Apr. 10/19
3	Revised as per MC	July 04/19
4	Add area to Basement	Sept 10/19
5	Add Ultimate Setback	Feb. 04/20

Site Plan

THESE PLANS CONFORM TO
BCBC 2018 EDITION

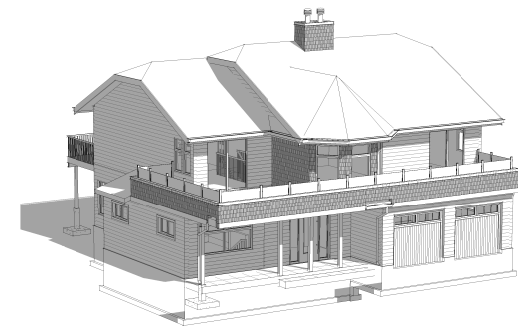
Project number: 2019-05
Date: March 01/19
Drawn by: Author
Checked by: Checker

A1

Scale: As indicated

NEW FRONT DECK

- REMOVE EXISTING ROOF PORTIONS OVER FRONT GARAGE AND ENTRY
- REPLACE WITH NEW FRONT DECK
- ADD NEW ACCESS SLIDERS
- ADD AREA TO BASEMENT TO MEET THE 80/20 ZONING BYLAW



SITE RECONCILIATION

LEGAL DESCRIPTION:

LOT 5, SECTION 12, TOWNSHIP 1, PLAN NWP2866, NWD

CIVIC ADDRESS:

16423 - 10 AVENUE, Surrey, BC

ZONING INFORMATION:

ZONE: = Rf
LOT AREA: = 660 SM 7106 SF
GROSS SITE AREA: = 660 SM 7106 SF

LOT COVERAGE:

40% - 2% per 1,000 SF over 6,000 SF
7106 SF - 6000 SF = 1106 SF = **38%**
7106 x 38% = **2700.28 SF (250.86 SM)**
PROPOSED COVERAGE: EXISTING = 1686 SF + NEW 218 SF = **1904 SF (176.88 SM)**

BUILDING SETBACKS:

FRONT: REFER TO SITE PLAN FOR ULTIMATE SETBACK
REAR: 7.5 m
SIDE: 7.5 m
FLANKING: 1.8 m 3.6 m

BUILDING HEIGHT:

REQUIRED:
PRINCIPAL: 9.0 m
ACCESSORY: 4.0 m

DENSITY (FAR):

.60 for the first 6,000 SF (560 SM)
.35 for the remaining area
420 SF (39 SM) shall be reserved for Garage
108 SF (10 SM) shall be reserved for ACCESSORY building
7106 SF - 6000 SF = 1106 SF
= 6000 X .60 = 3600 SF (334.44 SM)
= 1106 X .35 = 387.1 SF (35.96 SM)
= 3987.1 SF (370.40 SM)
3987.1 - 420 (garage) - 108 (accessory) = **3459.1 SF (321.35 SM)**

ALLOWABLE EXEMPTION:

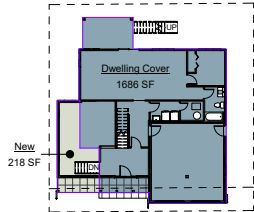
Covered Outdoor Space shall be included in FAR, except that 10% of max. Floor Area can be excluded
= 3987.1 x 10% = 398.75 SF (37.04 SM)
but 160 SF of that must include Front Porch or Veranda
= EXISTING PORCH = 56 SF + 47 SF = 103 SF

BASEMENT FLOOR:

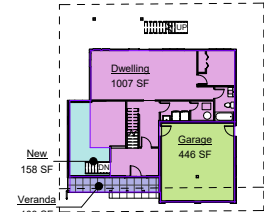
= (PORCH) 103 + (GARAGE) 46 + (DWELLING) 1007 + (50% 158) = **1714 SF**
80 % of Basement Floor = 1714 x 80% = **1371.2 SF**

MAIN FLOOR:

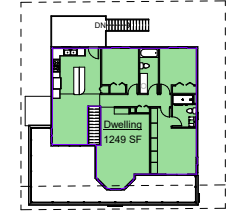
= **1295 SF**
TOTAL FAR: = 1714 + 1295 = **3009 SF (279.54 SM)**



5 BASEMENT PLAN - Lot Coverage
1/16" = 1'-0"



3 BASEMENT PLAN - (FAR)
1/16" = 1'-0"



4 MAIN FLOOR - (FAR)
1/16" = 1'-0"



Proposed variance to reduce the required front yard setback from 7.5 metres to 5.8 metres

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



Sheet List	
Sheet Name	Sheet Number
Site Plan	A1
Floor Plans	A2
Building Elevations	A3
Building Sections	A4
Envelope Details	A5

FLOOR AREAS		
Name	Area	Level
Dwelling	93.53 m ²	BASEMENT PLAN
Garage	41.44 m ²	BASEMENT PLAN
New	14.68 m ²	BASEMENT PLAN
Veranda	9.54 m ²	BASEMENT PLAN
Dwelling	1316.07 m ²	MAIN FLOOR