

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0341-00

Planning Report Date: February 24, 2020

PROPOSAL:

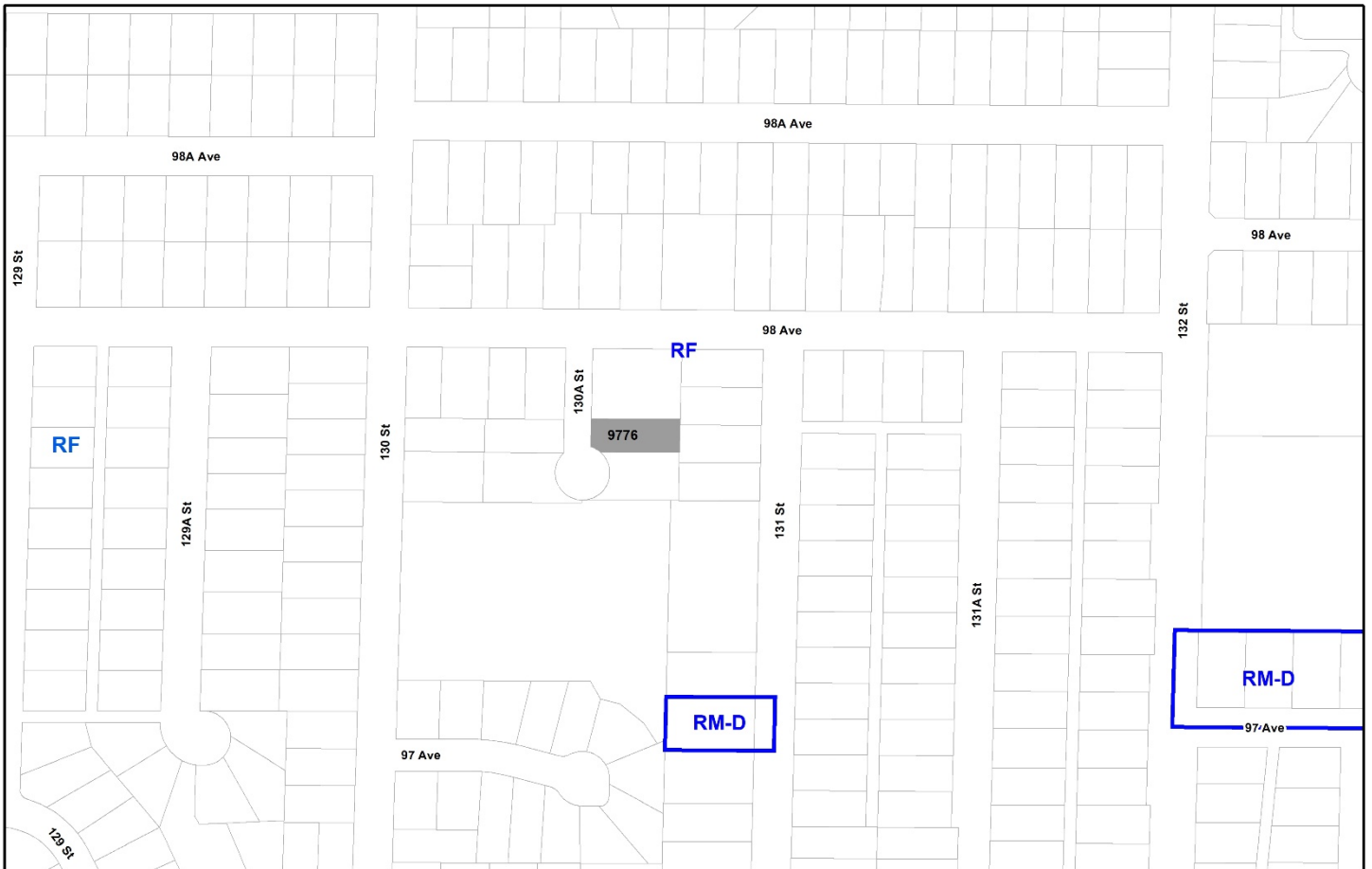
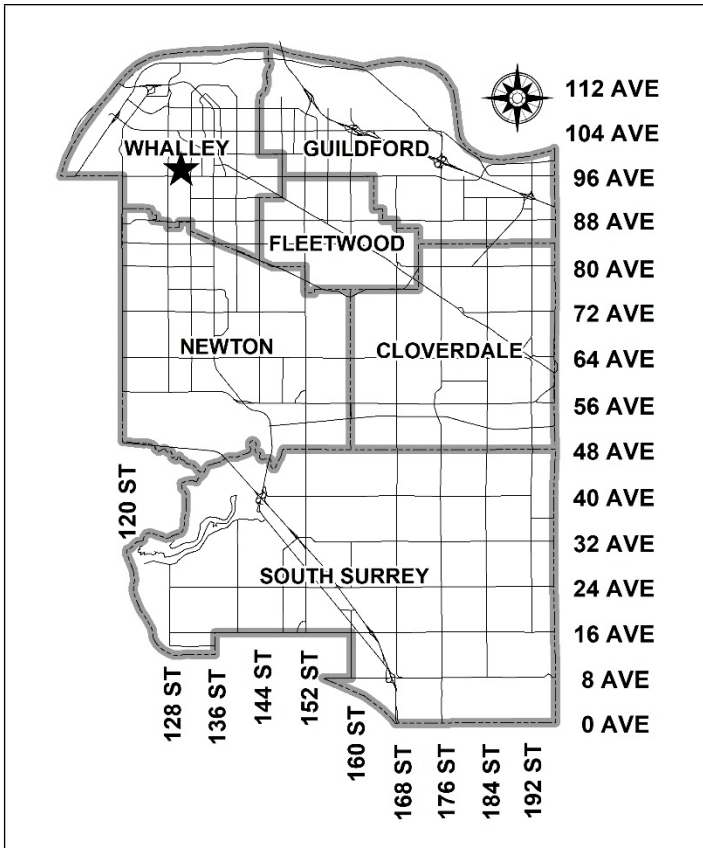
- **Development Variance Permit**

to reduce the front yard setback on a lot fronting a cul-de-sac bulb in order to construct a new single family dwelling.

LOCATION: 9776 - 130A 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 proposing to reduce the minimum front yard setback for a proposed new single family dwelling on the lot in the Single Family Residential (RF) Zone.

RATIONALE OF RECOMMENDATION

- The subject property is impacted in the southwest corner of the lot by the 130A Street cul-de-sac bulb (Appendix 1). The minimum required setback of 7.5 metres from the front property line includes the portion of the lot line along the cul-de-sac bulb which impacts the buildability of the lot. The applicant is proposing a front yard setback of 4.7 metres along the cul-de-sac bulb portion of the front lot line.
- The proposed new single family dwelling cannot be pushed towards the rear of the property to avoid a variance because there is an 11.9 metre-wide Fortis BC gas right-of-way that requires a 7.5 metre setback to the principal building.
- Without a variance, the applicant will not be able to achieve the maximum allowable house size under the RF Zone.
- The applicant's proposed house plan will maintain a 7.9 metre front yard setback from the garage to accommodate a full-length driveway.
- Fortis BC has no objection to the proposed variance.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0341-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of a proposed new single family dwelling on the lot in the Single Family Residential Zone (RF) from 7.5 metres to 4.7 metres from the southwest corner of the front property line along the cul-de-sac bulb.

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:	Single Family Dwelling	Urban	RF
West (Across 130A Street):	Single Family Dwelling	Urban	RF

Context & Background

- The 773 square metre subject property is located at 9776 130A Street. The subject property is approximately 20.18 metres in width and 40.55 metres in depth.
- The lot is designated “Urban” under the Official Community Plan and currently zoned “Single Family Residential Zone (RF)” under the Surrey Zoning By-law No. 12000.
- The subject property is impacted in the southwest corner of the lot by the 130A Street cul-de-sac bulb (Appendix 1). The minimum required setback of 7.5 metres from the front property line includes the portion of the lot line along the cul-de-sac bulb which impacts the buildability of the lot. The applicant is proposing a front yard setback of 4.7 metres along the cul-de-sac bulb portion of the front lot line.
- A Fortis BC gas right-of-way encumbers the rear portion of the property. Part 4 Section E.18 of the Zoning By-law No. 12000 states that principal buildings on lots containing or abutting a natural gas transmission right-of-way at the rear lot line shall not be sited less than 7.5 metres from the right-of-way boundary and this setback will be measured at 90 degrees to the right-of-way boundary closest to the building line.

- The proposal retains a full length driveway for vehicle parking and the proposed new house will be consistent with the established streetscape.
- Staff support the requested variance to proceed to public notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

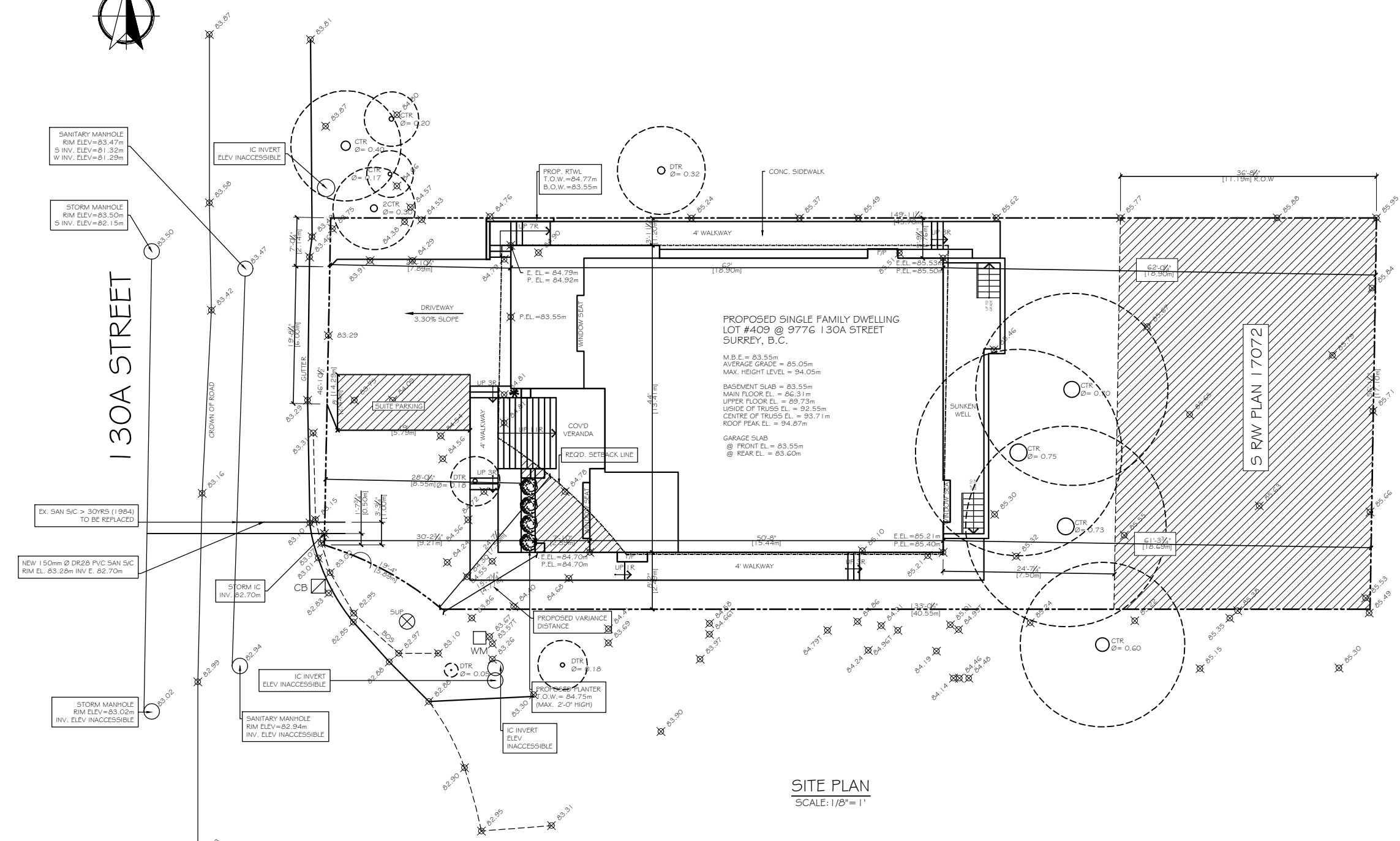
Appendix I. Site Plan
Appendix II. Development Variance Permit No. 7919-0341-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DQ/cm

LOT AREA	8323 SQ. FT. (773 m ²)	
	PERMITTED	PROPOSED
COVERED AREA (35.35%)	2942 SQ. FT.	2667 SQ. FT.
FLOOR AREA RATIO	441.3 SQ. FT.	4160 SQ. FT.
MAIN FLOOR AREA		2362 SQ. FT.
UPPER FLOOR AREA		1798 SQ. FT.
BASEMENT AREA		1925 SQ. FT.
GARAGE AREA		437 SQ. FT.
80% UPPER FLOOR	2003 SQ. FT.	1998 SQ. FT.
20% LOWER ROOF	501 SQ. FT.	505 SQ. FT.
SETBACKS		
FRONT YARD	7.5m	7.89m
RIGHT SIDE	2.4m	2.49m
LEFT SIDE	1.2m	1.20m
REAR YARD	7.5m	18.69m
DECK AREA		
FRONT COVERED VERANDA	160 SQ. FT.	235 SQ. FT.
ALL OTHER COVD DECKS	281 SQ. FT.	0 SQ. FT.
TOTAL COVD DECK AREA	441 SQ. FT.	235 SQ. FT.
IMPERMEABLE CALCULATION		
IMPERMEABLE AREA (70%)	5826 SQ. FT.	4347 SQ. FT.



SITE PLAN
SCALE: 1/8" = 1'

NOTES

- 1 WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- 2 CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
- 3 ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE; 2012 EDITION
- 4 ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA 3 A231 LATEST EDITION.
- 5 CONCRETE STRENGTH AT 28 DAYS, MIN. 15 MPa, AND 20 MPa FOR FLOORS, AND 32 MPa FOR GARAGE SLABS
- 6 ALL FRAMING AND NAILING SHALL CONFORM TO B.C.B.C. PART 9 AND DESIGN TO CSA LATEST EDITION.
- 7 ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
- 8 WOOD TRUSSES SHALL BE DESIGNED AND SEALED BY P. ENG. REGISTERED IN B.C.
- 9 ALL PLYWOOD SHALL BE DOUGLAS FIR AND CONFORM TO CSA O121 LATEST EDITION.
- 10 ALL NEW WINDOWS, DOORS AND SKYLIGHTS AND THEIR INSTALLATION SHALL COMPLY WITH NEW NAFS STANDARDS AND SPECIFICATIONS (9.7.4 B.C.B.C. 2012 EDITION)
- 11 THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
- 12 ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
- 13 ALL WINDOW SEATS MUST BE RAISED AT LEAST 0.5m OFF FLOOR.

COMPLIANCE PATH CHOSEN:
PERSCRPTIVE METHOD AS PER SECTION 9.36.2-9.36.4 of BCBC

HEATING:
IN-FLOOR RADIANT HEAT SYSTEM WITH CENTRAL RECIRCULATION VENTILATOR (PASSIVE AIR INLET FOR BASEMENT SUITE)

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

TOORA HOME PLANS

Tel: (604) 951-4343 ADDRESS: 12968 - 107th AVE
 Fax: (604) 951-4373 EMAIL: toorahomes@gmail.com SURREY, B.C. V3T 2E9

PROPOSED SINGLE FAMILY DWELLING
 LOT 409 @ 9776 130A STREET
 SURREY, B.C.

TITLE: SITE PLAN	DESIGNER: RAJ TOORA	AI
SCALE: 1/8" = 1'	DRAWN BY: J.S.	
DATE: NOV/2018		

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0341-00

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: 003-516-016
Lot 409 Section 33 Block 5 North Range 2 West New Westminster District Plan 64528
9776 - 130A Street

(the "Land")

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

In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback for the principal building from the portion of the front lot line along the cul-de-sac bulb is reduced from 7.5 metres to 4.7 metres.
4. This development variance permit applies to only the portion of the Land OR 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.
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.

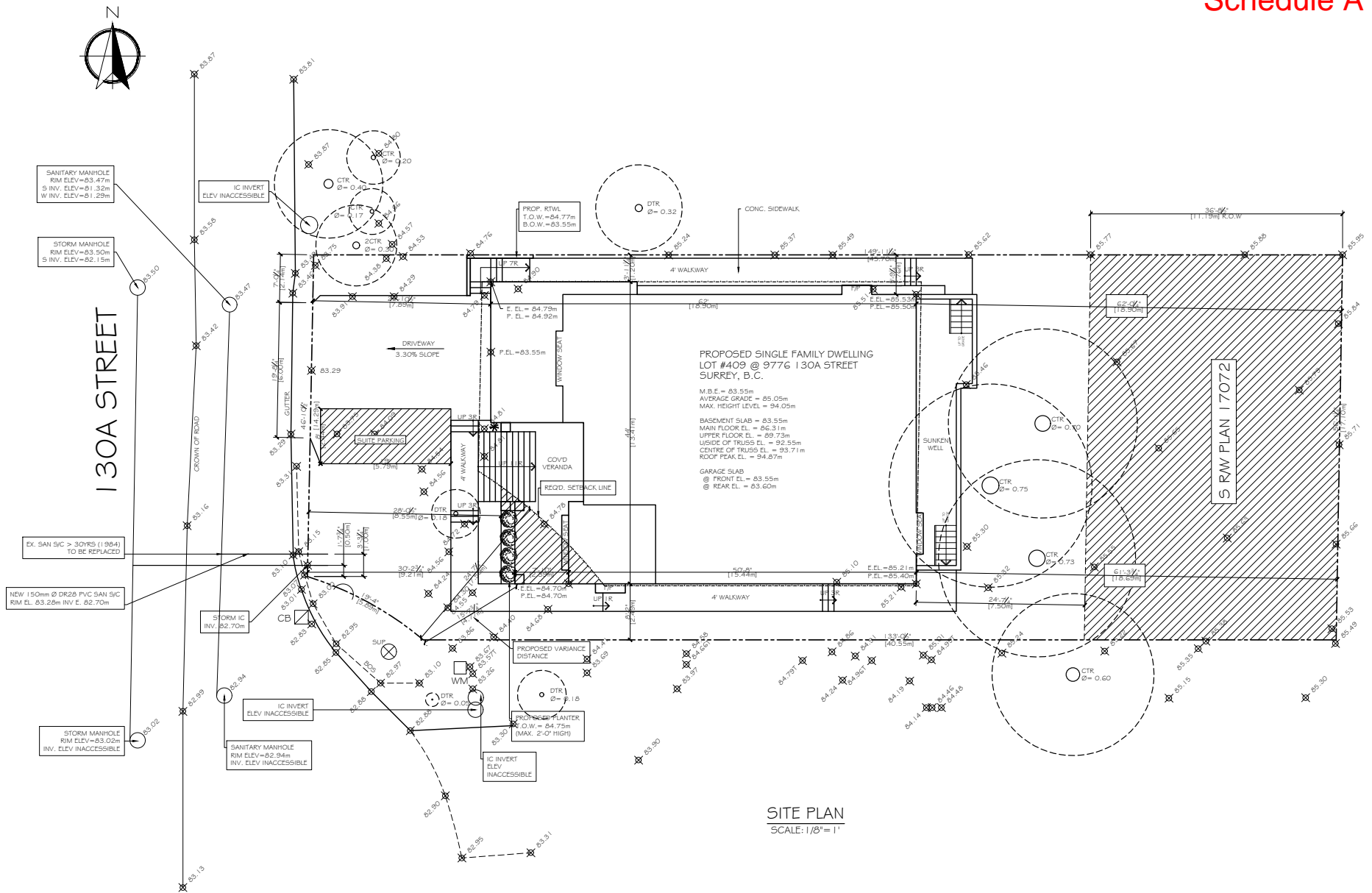
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



130A STREET

SANITARY MANHOLE
RIM ELEV.=83.47m
S INV. ELEV.=81.32m
W INV. ELEV.=81.29m

STORM MANHOLE
RIM ELEV.=83.50m
S INV. ELEV.=82.15m

EX. SAN S/C > 30YRS (1984)
TO BE REPLACED

NEW 150mm Ø DR28 PVC SAN S/C
RIM EL. 83.28m INV E. 82.70m

STORM MANHOLE
RIM ELEV.=83.02m
INV. ELEV. INACCESSIBLE

STORM I.C.
INV. 82.70m

IC INVERT
ELEV. INACCESSIBLE

SANITARY MANHOLE
RIM ELEV.=82.94m
INV. ELEV. INACCESSIBLE

PROP. RTWL
T.O.W.=84.77m
B.O.W.=83.55m

PROPOSED VARIANCE
DISTANCE

PROPOSED PLANTER
O.W.=84.75m
(MAX. 2'-0" HIGH)

SITE PLAN
SCALE: 1/8" = 1'