

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7922-0268-01

Planning Report Date: June 10, 2024

PROPOSAL:

- **Development Variance Permit**

To vary the definition of *finished grade* in the Zoning Bylaw to accommodate construction of three new single family dwellings.

LOCATION:

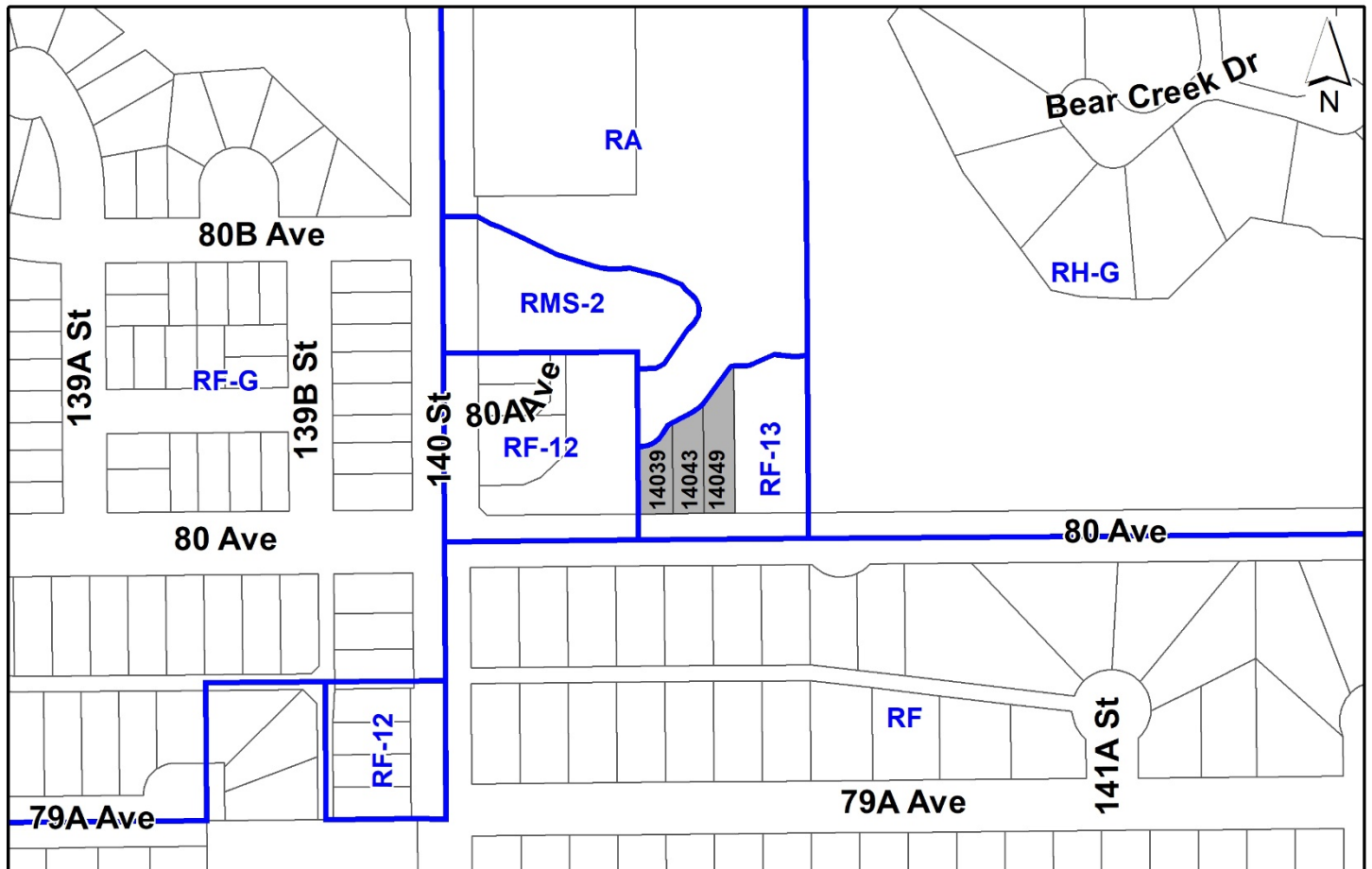
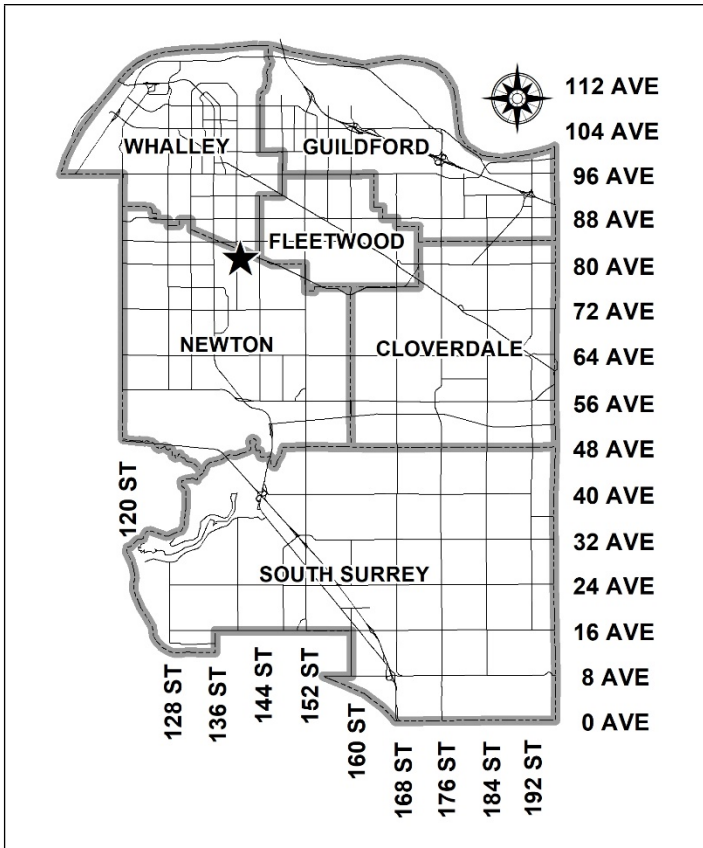
14039 80 Avenue
 14043 80 Avenue
 14049 80 Avenue

ZONING:

RF-13

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 vary the definition of *finished grade* in the Zoning Bylaw 12000 to permit the use of the proposed revised lot grading plan, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was created, for the purposes of establishing the finished grade on the subject lot.

RATIONALE OF RECOMMENDATION

- The applicant has applied for a building permit in order to build a new single family dwelling with a basement on each lot.
- The approved lot grading plan (Appendix II) under Development Application No. 7916-0039-00 precludes the applicant from achieving an in-ground basement for their proposed new single family dwelling.
- The applicant is seeking to construct homes with basements and is therefore requesting the subject variance to permit the use of a new, revised lot grading plan for the lots, prior to subdivision, in order to potentially achieve an in-ground basement.
- The proposed lot grading plan will not change the drainage pattern of the property and is not anticipated to result in interface impacts on neighbouring properties.
- Staff support the variance.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0268-01 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the definition of *finished grade* in Part 1 Definitions of Zoning Bylaw 12000, as amended, to permit the use of the proposed lot grading plan in Schedule A, attached to the Development Variance Permit, for the purposes of establishing the finished grade on the subject lot, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was created.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RF-13
North:	Park & Single Family Residential	Multiple Residential	RA & RMS-2
East	Single Family Residential	Urban	RF-13
South (Across 80 Avenue):	Single Family Residential	Urban	RF
West:	Greenbelt	Urban	RF-12

Context & Background

- The subject sites are located at 14039, 14043, and 14049 80 Avenue. It is designated "Urban" in the Official Community Plan (OCP). All lots are zoned "Single Family Residential (13) Zone (RF-13)".
- The subject properties were created through subdivision under Development Application No. 7916-0039-00. A lot grading plan was approved for this lot at the time of subdivision approval.
- The owners of the subject site have recently applied for three new building permits to build a new single-family dwelling with a basement on each lot. A new proposed lot grading plan (Schedule A) was submitted by CitiWest Consulting Ltd. with a minimum building elevation (MBE) of 19.6 – 19.95 metres. This proposed MBE is lower than the 20.75 – 21.0 metres approved in the original lot grading plan (Appendix II) submitted under Development Application No. 7916-0039-00.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is seeking to vary the definition of finished grade in the Zoning Bylaw to permit the use of a proposed revised lot grading plan, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was created, for the purposes of establishing the finished grade on the subject lot.
- Varying the definition of finished grade would potentially allow the applicant to achieve a basement on the south side of the property, subject to staff review.
- In accordance with the provisions of the Zoning Bylaw, an in-ground basement must have at least one-half of its volume below the finished grade (in order to be excluded from floor area calculations).
- Finished grade as defined in the Zoning Bylaw means:
 - (a) the rough grading elevation as identified on a lot grading plan, where such a plan has been approved by the City at the time of subdivision when the lot was created; or
 - (b) where there is no lot grading plan that was approved by the City at the time of subdivision when the lot was created, the lowest ground elevation existing prior to construction, as established on a legal survey by a registered British Columbia Land Surveyor, such ground elevation to include fill materials placed on the lot to raise the ground elevation up to, but not above, the average elevation of adjacent lots at the adjoining lot lines.
- In the case of the subject lot, the City considers finished grade as the grade established by the lot grading plan (Appendix II) created and approved by the City when the lot was created through subdivision under Development Application No. 7916-0039-00.
- The existing lot grading plan (Appendix II) that was approved by the City under Development Application No. 7916-0039-00 precludes the applicant from achieving a single family dwelling with a basement.
- In order to achieve a 50% in-ground basement, the MBE values have to be lowered. Through the proposed revised lot grading plan (Schedule A), the applicant is proposing to fill approximately 1.05 - 1.15 metres of the property to potentially accommodate a basement.
- An additional Building Permit application will also be completed to allow Citiwest Consulting Ltd. to act as the Engineering of Record for the new lot grading plan.

Referrals

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

Requested Variance

- The applicant is requesting the following variances:
 - (a) to vary the definition of *finished grade* in Part 1 Definitions of Surrey Zoning Bylaw 12000, as amended, to permit the use of the proposed lot grading plan in Schedule A, which is attached hereto and forms part of this Development Variance Permit, for the purposes of establishing the finished grade on the subject lot, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was created.
- The proposed lot grading plan will not change the drainage pattern of the property and is not anticipated to result in negative interface impacts on neighbouring properties.
- Staff support the requested variance to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

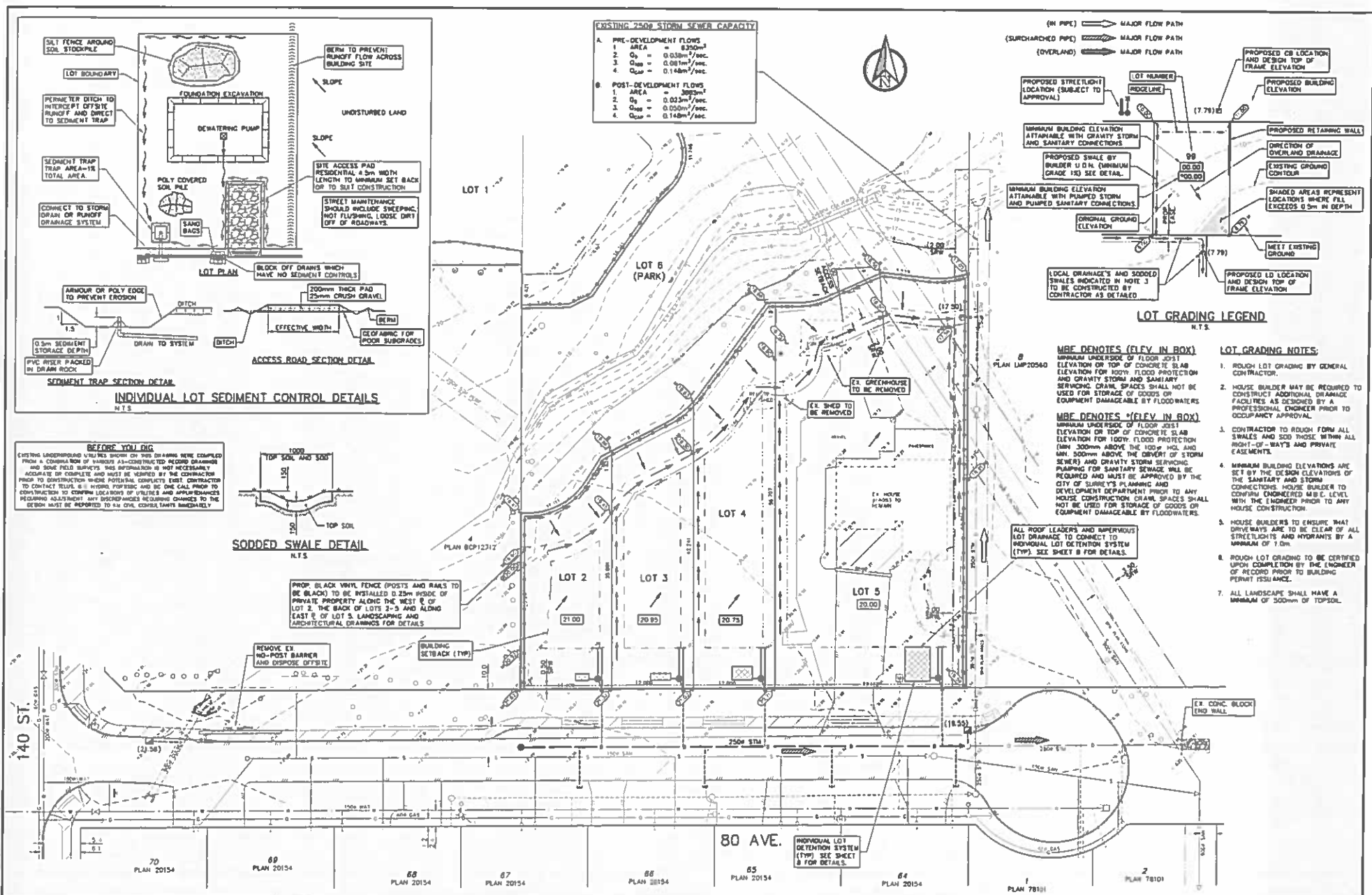
The following information is attached to this Report:

Appendix I.	Original Approved Lot Grading Plan under Development Application No. 7916-0039-00
Appendix II.	Proposed Lot Grading Plan
Appendix III.	Development Variance Permit
Appendix IV.	Original Planning Report 7922-0268-00

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HS/ar



REV	DATE	BY	CHK	REVISION
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8				
9				
10				

KM Civil CONSULTANTS LTD.

ABBOTSFORD OFFICE
10711 81ST AVE W 1/F ABOTSFORD BC V2Y 1Y1
TEL: 604-851-1111 FAX: 604-851-1112

BC HOUSING AND CHP ARCHITECTS
1000 10TH AVE W 1/F VANCOUVER BC V6C 2E7
TEL: 604-276-1111 FAX: 604-276-1112

COT GRADING PLAN

80 AVE. STREET

3

DATE: 2014-12-15

SCALE: AS SHOWN

INDIVIDUAL LOT SILT CONTROL NOTES: (BY HOUSE BUILDER)

- THE BUILDER IS TO CONSTRUCT THE SEDIMENT TRAP AND SILT CONTROL PAD, AS SHOWN ON THE LOT GRADING PLAN DETAIL AND ENSURE THAT IT IS USED BY THE BUILDER'S TRADES AS SITE ACCESS. DURING CONSTRUCTION THE BUILDER SHALL DIRECT ALL LOT DRAINAGE TO A TEMPORARY SILTATION MINI-POND.
- SILT CONTROL AND A CUT-OFF SWALE SHALL REMAIN IN PLACE UNTIL FINISHED LOT GRADING. FOUNDATION TILE SHALL NOT BE CONNECTED TO THE STORM CONNECTION UNTIL ALL ON-SITE TILE IS PLACED AND BACKFILLED. IN THE INTERIM, THE TILE TRENCH TO THE STORM CONNECTION SHALL BE TEMPORARILY BLOCKED BY A SILT FENCE/BERM.
- FILTER FABRIC FOR CONSTRUCTION OF THE SILT FENCE IS TO BE 'KONTROL PLUS' SILT FENCE OR EQUIVALENT.
- THE BUILDER SHALL INSTALL THE SILT FENCE/BERM AND CUT-OFF SWALE PRIOR TO UNCAVING THE STORM CONNECTION AND EXCAVATING BUILDING FOOTPRINTS.
- THE BUILDER SHALL ENSURE THAT NO SILT LADEN WATER SHALL BE PUMPED OUT OR DISCHARGED INTO THE STORM SEWER SYSTEM. THE BUILDER MAY BE REQUIRED TO INSTALL ADDITIONAL FACILITIES, AS NECESSARY TO CONTROL THE DISCHARGE OF SILT LADEN WATER.
- FOUNDATION EXCAVATIONS WILL BE REMOVED DIRECTLY FROM THE SITE OR ALTERNATIVELY IF THE MATERIAL IS STOCKPILED FOR BACKFILLING THE EXCAVATIONS, THEN THE MOUNDS WILL BE COVERED WITH PLASTIC TO PROTECT AGAINST RAIN. THIS ALSO APPLIES TO TOPSOIL STOCKPILED FOR LANDSCAPING PURPOSES.
- ROAD & MINI-POND MAINTENANCE
 - THE BUILDER MUST MAKE EVERY POSSIBLE EFFORT TO MINIMIZE THE AMOUNT OF SOIL TRANSPORTED FROM THE BUILDING SITE ONTO THE ROADWAY. THIS IS PARTICULARLY IMPORTANT WHEN HEAVY MACHINERY, DAMP TRUCKS AND CONCRETE TRUCKS ARE ACCESSING THE SITE. THE PAVED ROAD SURFACE MUST BE CLEANED OF ACCUMULATIONS OF SOIL BY THE BUILDER NO LESS THAN EVERY THREE WORKING DAYS.
 - NO SOIL, SAND OR OTHER MATERIAL WITH A HIGH SEDIMENT CONTENT SHALL BE DEPOSITED OR PILED OUTSIDE OF THE PROPERTY BOUNDARIES, PARTICULARLY ON THE PAVED ROAD SURFACE. NO MATERIAL OF ANY TYPE IS TO BE DEPOSITED IN SUCH A WAY THAT IT INTERFERES WITH THE FLOW OF WATER ALONG THE CURBS OR INTO CATCH BASINS.
 - THE BUILDER SHALL BE RESPONSIBLE FOR MAINTENANCE, MONITORING, MODIFYING AS NECESSARY AS DIRECTED BY THE ENGINEER OR OWNER, REMOVAL AND RESTORATION OF SEDIMENT TRAP AND ALL OTHER SILTATION CONTROL FACILITIES ON THE SITS.

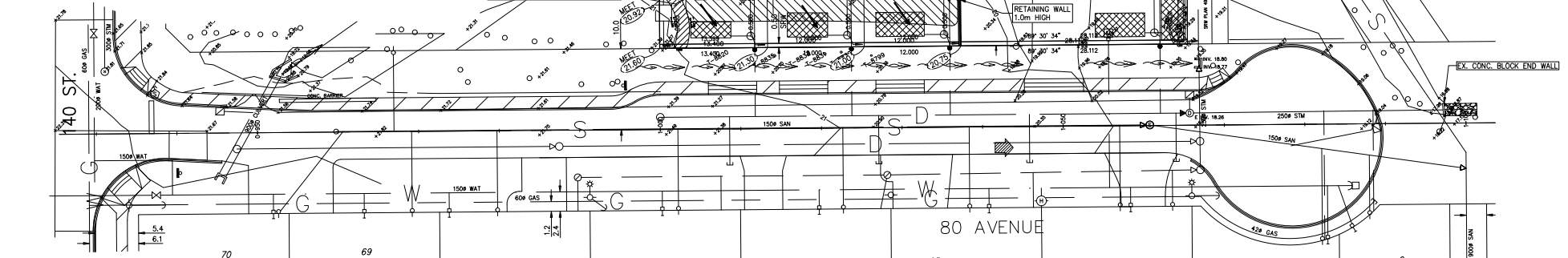
NOTES

- FINISHED LOT GRADING BY HOUSE BUILDER.
- ALL ROOF LEADERS ARE TO DISCHARGE ONTO SPLASHPADS UNLESS OTHERWISE NOTED.
- DEVELOPERS ENGINEER TO CERTIFY THAT THE ROUGH LOT GRADING IS IN CONFORMANCE WITH THE APPROVED LOT GRADING PLAN PRIOR TO THE ISSUING OF BUILDING PERMITS.
- BUILDER SHALL ENSURE THROUGH A PERSONAL FIELD INSPECTION THAT DRIVEWAYS ARE A MIN. OF 1.0 CLEAR OF STREETLIGHTS, HYDRANTS, ELECTRICAL KIOSKS AND ANY OTHER OBSTRUCTIONS.
- BUILDER TO EXPOSE AND CONFIRM THE AS-CONSTRUCTED INVERT AND LOCATION OF ALL SERVICE CONNECTIONS PRIOR TO ANY BUILDING SERVICE.
- 19.70 - PUMPED STORM CONNECTION (LOTS 2, 3 AND 4)
 - GRAVITY SANITARY CONNECTION FROM BASEMENT (LOTS 2, 3 AND 4)

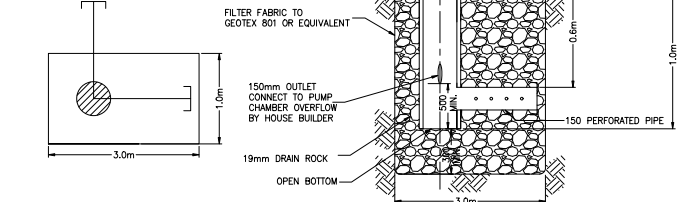
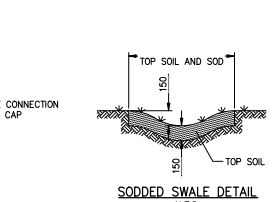
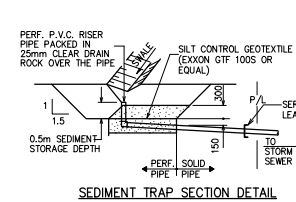
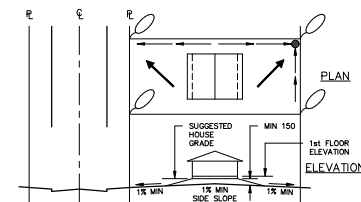
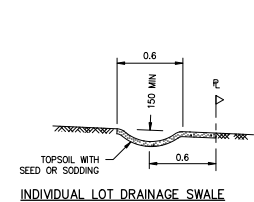
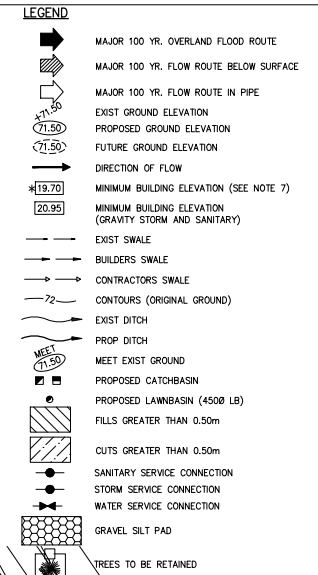
NOTE: CITIWEST CONSULTING LTD. MUST BE RETAINED TO CERTIFY THE LOT GRADING AND DESIGN THE DRAINAGE PUMP SYSTEM BY BUILDER PRIOR TO BUILDING PERMIT ISSUANCE.

NOTE: PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS.

"MBE" IS MINIMUM BASEMENT ELEVATION AND IS THE LOWEST LEVEL TO WHICH THE GRAIN, SPACE SKIM COAT, BASEMENT SLAB AND/OR SLAB ON GRADE SHALL BE SET, AND SHALL NOT BE LOWER THAN THE ELEVATION SHOWN. NOTWITHSTANDING THE MBE ELEVATION SHOWN, THE MBE SHALL ALSO BE A MINIMUM OF 0.3m ABOVE THE MAXIMUM POTENTIAL SURCHARGE LEVEL FOR ANY SEPTIC DISPOSAL SYSTEM OR SANITARY SEWER CONNECTION, STORM WATER DISPOSAL DRAINS, MAJOR STORM WATER FLOW PATH AND/OR STORM SEWER CONNECTION.



BENCHMARK & CONTROL ALL ELEV. ARE GEODETIC AND REFER LOCATED AT THE INTERSECTION OF F. ELEV. 21.716m
 LEGAL DESCRIPTION OF PROPERTY LOTS 2, 3 AND 4, SECTION 28, TOWNSHIP 2, NEW WESTMINSTER DISTRICT, PLAN EPP79244



CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com
 EGBC Permit to Practice #1001824



1346242BC LTD.
 36512 AUGUSTON PARKWAY EAST, ABBOTSFORD, BC V3G 3G6 PH: 778-552-3637
LOT GRADING PLAN - AMENDMENT
 SITE AT 14039/43/49 - 80 AVENUE, SURREY, BC

Scale: 1:250	Mun. Proj. No. 7922-0268-00	Dwg. No. 1
Drawn: [blank]	Mun. Dwg. No. [blank]	[blank]
Designed: [blank]	Job No. 22-4591	Of [blank]
P.W. P.U. [blank]	Date AUG /22	Revision 3
Approved: [blank]		Revision [blank]

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0268-01

Issued To:

Address of Owner:

Issued To:

Address of Owner:

collectively referred to as the "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: 030-588-472

Lot 2 Section 28 Township 2 New Westminster District Plan Epp79244
14039 80 Avenue

Parcel Identifier: 030-588-481

Lot 3 Section 28 Township 2 New Westminster District Plan Epp79244
14043 80 Avenue

Parcel Identifier: 030-588-499

Lot 4 Section 28 Township 2 New Westminster District Plan Epp79244
14049 80 Avenue

(the "Land")

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

(a) to vary the definition of *finished grade* in Part 1 Definitions of Surrey Zoning Bylaw 12000, as amended, to permit the use of the proposed lot grading plan in Schedule A, which is attached hereto and forms part of this Development Variance Permit,

for the purposes of establishing the finished grade on the subject lot, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was created.

4. This development variance permit applies to only the portion of 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. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk and
Director of Legislative Services
Jennifer Ficocelli

SCHEDULE A

INDIVIDUAL LOT SILT CONTROL NOTES: (BY HOUSE BUILDER)

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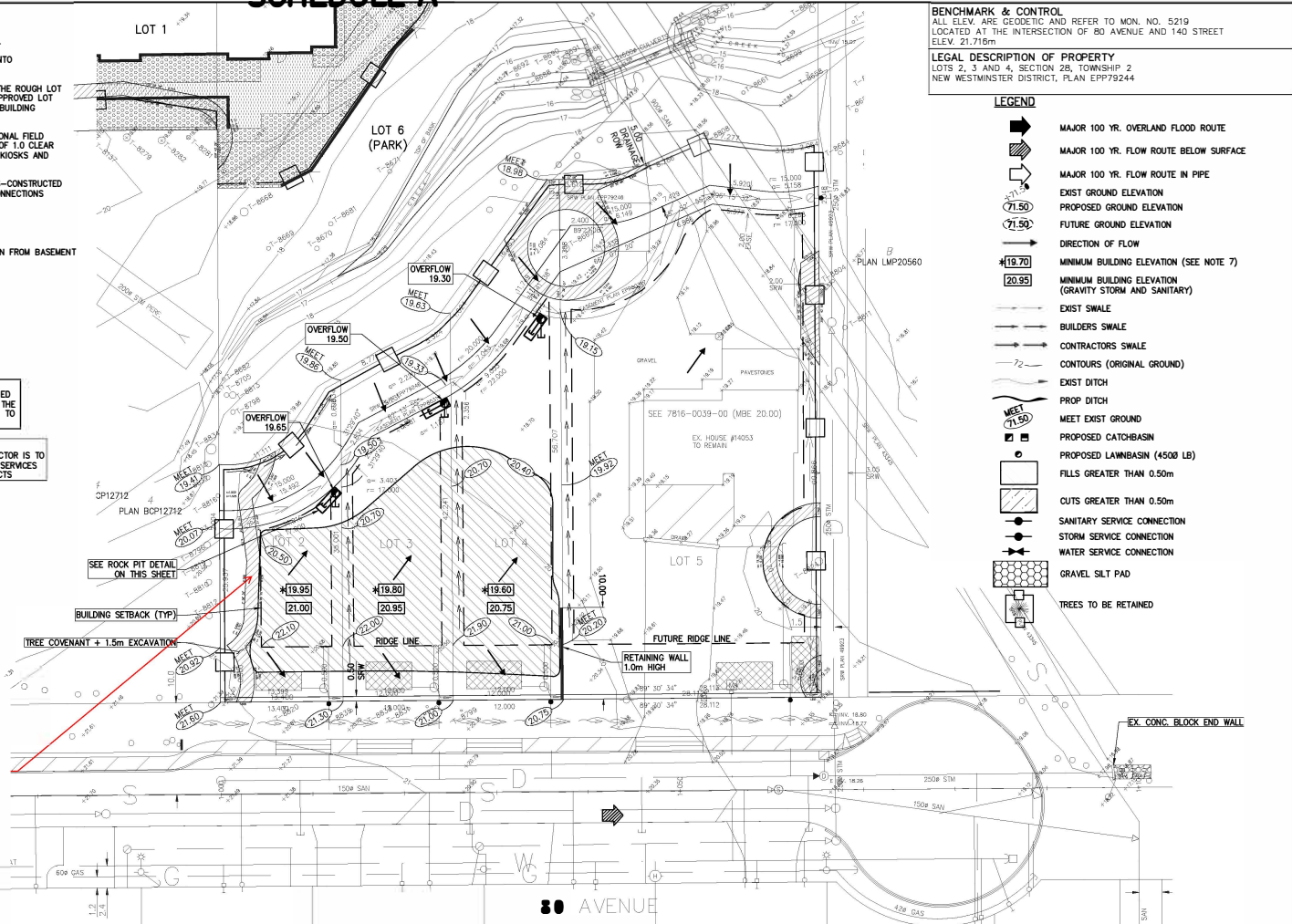
NOTES

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- GRAVITY SANITARY CONNECTION FROM BASEMENT (LOTS 2, 3 AND 4)

NOTE:
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NOTE:
PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS

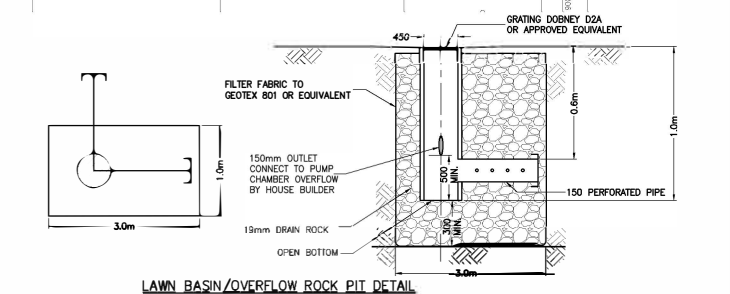
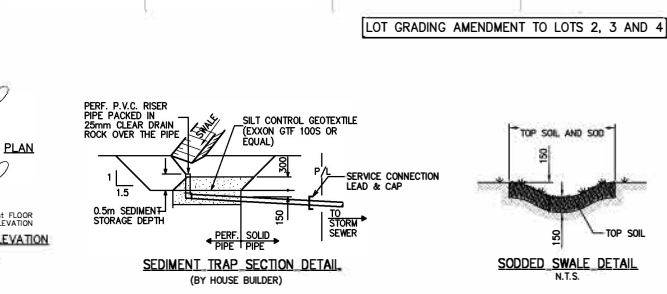
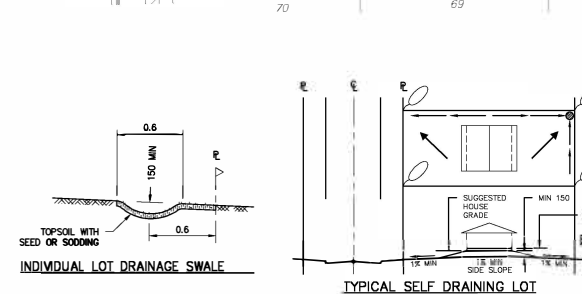
(a) to vary the definition of finished grade in Part 1 Definitions of Surrey Zoning Bylaw 12000, as amended, for the purposes of establishing the finished grade on the subject lot, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was created.



BENCHMARK & CONTROL
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5219 LOCATED AT THE INTERSECTION OF 80 AVENUE AND 140 STREET ELEV. 21.715m

LEGAL DESCRIPTION OF PROPERTY
LOTS 2, 3 AND 4, SECTION 28, TOWNSHIP 2 NEW WESTMINSTER DISTRICT, PLAN EP79244

- ### LEGEND
- MAJOR 100 YR. OVERLAND FLOOD ROUTE
 - MAJOR 100 YR. FLOW ROUTE BELOW SURFACE
 - MAJOR 100 YR. FLOW ROUTE IN PIPE
 - EXIST GROUND ELEVATION
 - PROPOSED GROUND ELEVATION
 - FUTURE GROUND ELEVATION
 - DIRECTION OF FLOW
 - MINIMUM BUILDING ELEVATION (SEE NOTE 7)
 - MINIMUM BUILDING ELEVATION (GRAVITY STORM AND SANITARY)
 - EXIST SWALE
 - BUILDERS SWALE
 - CONTRACTORS SWALE
 - CONTOURS (ORIGINAL GROUND)
 - EXIST DITCH
 - PROP DITCH
 - MEET EXIST GROUND
 - PROPOSED CATCHBASIN
 - PROPOSED LAWNBASIN (4500 LB)
 - FILLS GREATER THAN 0.50m
 - CUTS GREATER THAN 0.50m
 - SANITARY SERVICE CONNECTION
 - STORM SERVICE CONNECTION
 - WATER SERVICE CONNECTION
 - GRAVEL SILT PAD
 - TREES TO BE RETAINED



No	Date	Revision	Dr	Ch
3	03/03/23	REVISED NOTES	JW	RL
2	31/01/23	MINOR LOT GRADING ADJUSTMENTS AS PER CITY COMMENTS	JT	RL
1	06/01/23	MINOR LOT GRADING ADJUSTMENTS AS PER CITY COMMENTS	[TW]	RL

CitiWest Consulting Ltd.
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 1Y3
TELEPHONE 604-591-2213 FAX 604-591-5518
E-MAIL: office@citiwest.com
EGBC Permit to Practice #1001824

CitiWest
Since 1987

1346242BC LTD.
36512 AUGUSTON PARKWAY EAST, ABBOTSFORD, BC V3G 3G6 PH: 778-552-3637

LOT GRADING PLAN - AMENDMENT
SITE AT 14039/43/49 - 80 AVENUE, SURREY, BC

Scale: 1:250
Drawn: **7922-0268-00**
Designed:
P.W. P.U.
Approved:

Mun. Proj. No.: **7922-0268-00**
Mun. Dwg. No.:
Job No. **22-4591** of
Date **AUG /22** Revision **3**

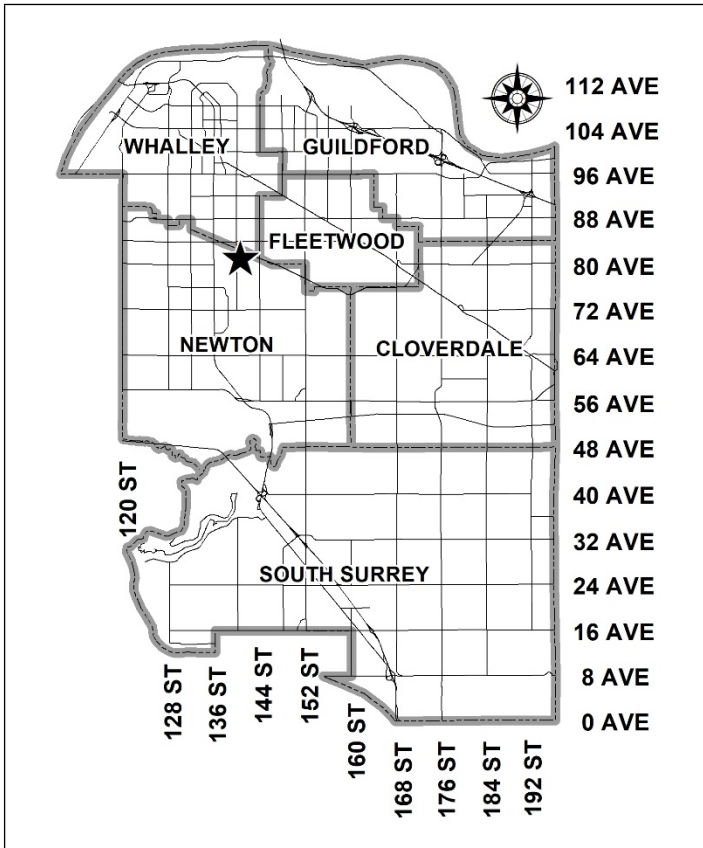
Dwg. No.: **1**

2024-03-26

destroy all prints bearing previous number

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City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7922-0268-00
 Planning Report Date: September 11, 2023



PROPOSAL:

- **Development Variance Permit**
 to allow front driveway access for double garages on Lot 3 and 4, and to reduce the front yard setback on Lot 2 to permit the development of three single-family dwellings.

LOCATION:

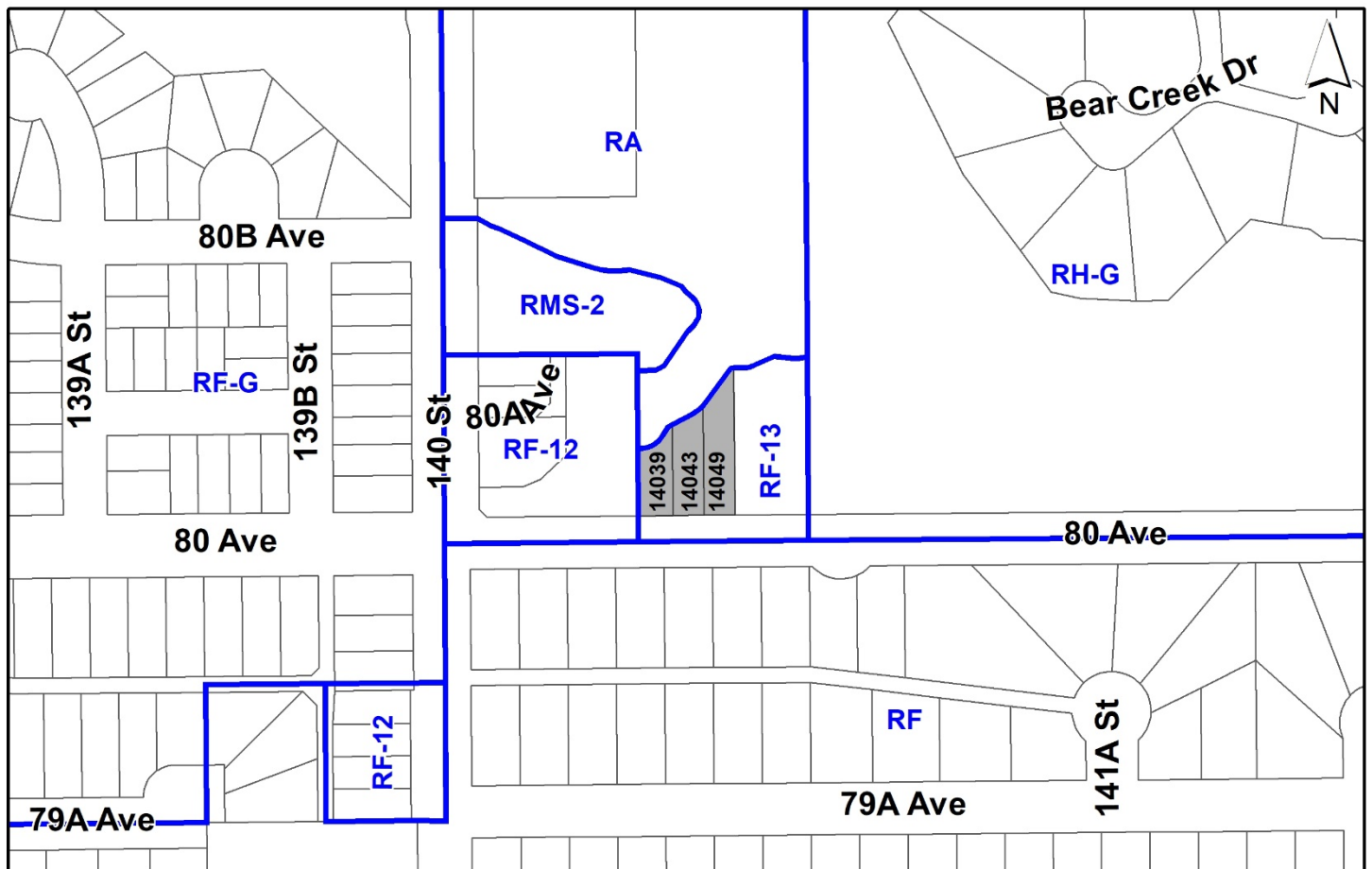
14039 - 80 Avenue
 14043 - 80 Avenue
 14049 - 80 Avenue

ZONING:

RF-13

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the vehicular requirement access to permit front access for side-by-side double garages for Lot 3 and 4 and to reduce the front yard setback requirements of the "Single Family Residential (13) Zone" for Lot 2.

RATIONALE OF RECOMMENDATION

- Development Application 7916-0039-00 was granted Final Adoption on June 25, 2018, at the Regular Council – Land Use meeting. This application rezoned the property from “One-Acre Residential Zone (RA)” to “Single Family Residential (13) Zone (RF-13)”.
- The applicant is requesting to vary the Off-Street Parking, and Yards and Setbacks requirements of the RF-13 Zone to permit front access for side-by-side double garages on lots 3 and 4, and a reduced front yard setback for Lot 2. The proposed variances will allow the property to function similarly to a "Single Family Residential (13) Zone (RF-13)" Type II lot.
- Under the Zoning Bylaw, RF-13 zoned properties that are less than 13.4 metres wide require a single car garage. Allowing double garages with front driveway access along 80 Avenue will maintain the building typology established along this street.
- The applicant has demonstrated by means of a lot analysis plan and sample front elevations (Appendix I) provided by the Design Consultant, Toora Home Plans, that any future dwellings on the proposed lots will be able to achieve an attractive street presentation with front access, side by side double garage that will not dominate the front façade.

RECOMMENDATION

The Planning & Development Department recommends that:

Council approve Development Variance Permit No.7922-0268-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the “Single Family Residential (13) Zone (RF-13)” Zone from 6.0 metres to 4.0 metres to the principal building face of Lot 2 (14039 80 Avenue); and
- (b) to permit construction of a front access, side-by-side double garage on a Tupe II interior lot and on a lot with a width less than 13.4 metres (proposed Lot 3 (14043 80 Avenue) and 4 (14049 80 Avenue) in the RF-13 Zone.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RF-13
North:	Park & Single Family Residential	Multiple Residential	RA & RMS-2
East	Single Family Residential	Urban	RF-13
South (Across 80 Avenue):	Single Family Residential	Urban	RF
West:	Greenbelt	Urban	RF-12

Context & Background

- The subject site is designated "Urban" in the Official Community Plan (OCP).
- The subject property was created through subdivision under previous Development Application 7916-0039-00.
- Double garages are not permitted on lots less than 13.4 metres wide in the RF-13 Zone unless they are located at the rear of the property with lane access.
- The lots are 12.0 metres wide and between 35.0 metres to 55 metres deep. The proposed variance is consistent with the streetscape along 80 Avenue, as most of the homes in the surrounding neighborhood also have front accessed side-by-side double garages.
- A minimum of 3 off-street parking spaces are required in the RF-13 zone and the inclusion of a front accessed side-by-side double garage would allow for two parking spaces within the garage and two parking spaces on the driveway.

- Secondary suites are proposed for all three lots which would require one extra parking stall per lot (3 total stalls per lot). These parking spaces are proposed to be located either on or abutting the driveways. This aspect will be further reviewed at Building Permit stage.

DEVELOPMENT PROPOSAL

Referrals

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

Transportation Considerations

- The RF-13 zone requires a single car garage for RF-13 Lots that are less than 13.4 metres wide unless a double garage is accessed at the rear of the property. The variance will allow for front access for side by side double car garages, allowing the property to function similarly to the RF Lots to the south along the same block.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- The applicant is requesting the following variances:
 - (a) to reduce the minimum front yard setback of the “Single Family Residential (13) Zone (RF-13)” Zone from 6.0 metres to 4.0 metres to the principal building face of Lot 2 (14039 80 Avenue); and
 - (b) to permit construction of a front access, side-by-side double garage on a Tupe II interior lot and on a lot with a width less than 13.4 metres (proposed Lot 3 (14043 80 Avenue) and 4 (14049 80 Avenue) in the RF-13 Zone.
- The front yard setback variance for Lot 2 is proposed to be reduced from 6.0 metres to 4.0 metres. A typical RF-13 lot requires a 6.0 metre front setback, which can be further reduced to 4.0 metres and 2.0 metres respectively by a porch or veranda for 50% of the building. The applicant is proposing to reduce the setback for the entire front face of the building to 4.0 metres.
- The front yard setback reduction is proposed on Lot 2 in order to build a practical and livable floor plan due to the constraints on the lot, with tree retention along the east property line and a drainage easement located in the rear yard.
- The applicant has provided a lot analysis plan and sample front elevations that any future dwellings on the proposed lots will be able to achieve an attractive street presentation with front access, side by side double garage that will not dominate the front façade. This has been illustrated by provided additional roof lines to extenuate the front door, and reduce the appearance of the double car garage.

- The lots exceed the RF-13 Lot Depth requirement, therefore, the reduced setback will still allow for a functional sized home, while maintaining a consistent frontage previously established along 80 Avenue.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

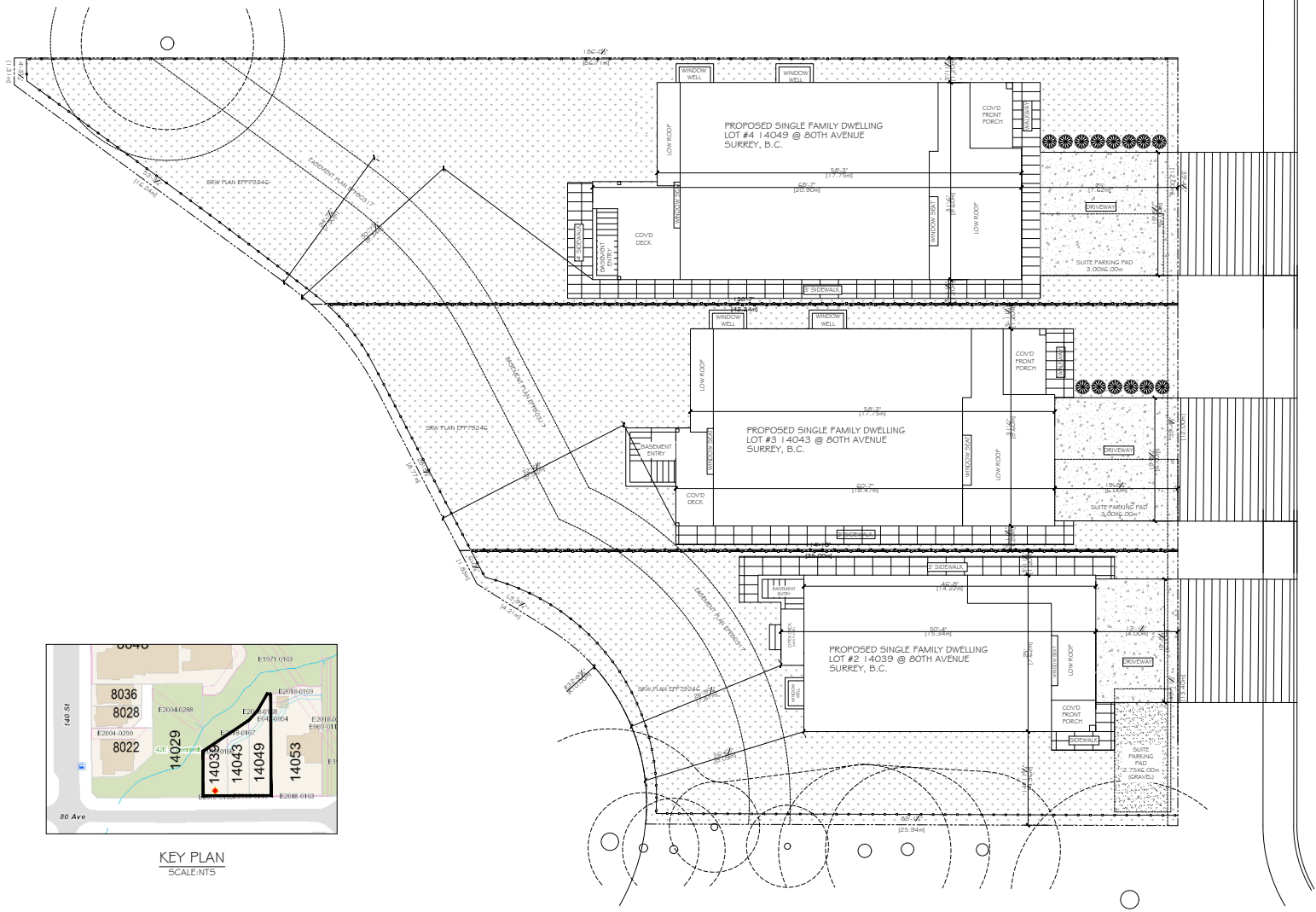
The following information is attached to this Report:

- Appendix I. Sample Elevations and Lot Plan Analysis
- Appendix II. Development Variance Permit No. 7922-0268-00

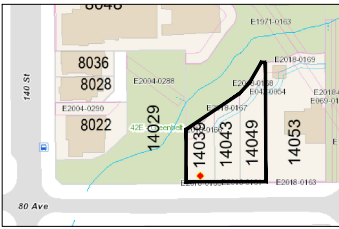
approved by Shawn Low

Don Luymes
General Manager
Planning and Development

HS/ar



80TH AVENUE



KEY PLAN
SCALE: NTS

SITE PLAN
SCALE: 1/8" = 1'

CLIMATE ZONE 4

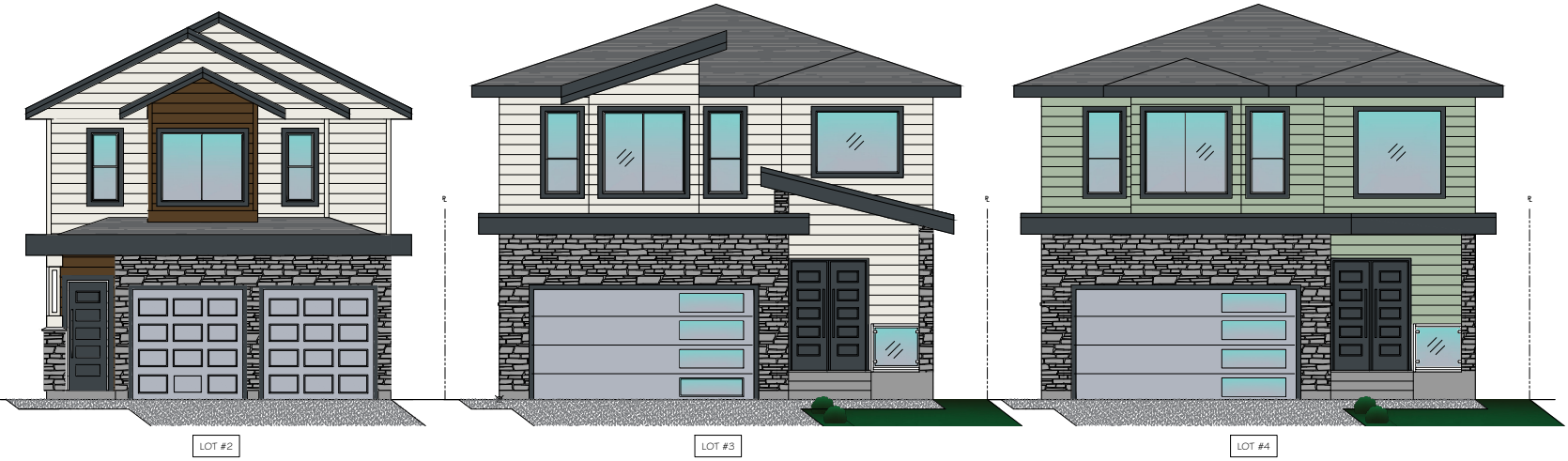
THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

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 FOR LOT #2 #3 AND #4 80TH AVENUE SURREY, B.C.

TITLE:	SITE PLAN	DESIGNER:	RAJ TOORA
SCALE:	1/8" = 1'	DRAWN BY:	
DATE:	MAY2023		



LOT #2

LOT #3

LOT #4

FRONT ELEVATION
 (80th AVENUE)
 COLORED
 SCALE: 1/4" = 1'

CLIMATE ZONE 4			
THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.			
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 FOR LOT #2 #3 AND #4 80th AVENUE SURREY, B.C.			
TITLE: FRONT ELEVATIONS	DESIGNER: RAJ TOORA		
SCALE: 1/4" = 1'	DATE: MAY2023	DRAWN BY:	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0268-00

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: 030-588-472

Lot 2 Section 28 Township 2 New Westminster District Plan Epp79244

14039 - 80 Avenue

Parcel Identifier: 030-588-481

Lot 3 Section 28 Township 2 New Westminster District Plan Epp79244

14043 - 80 Avenue

Parcel Identifier: 030-588-499

Lot 4 Section 28 Township 2 New Westminster District Plan Epp79244

14049 - 80 Avenue

(the "Land")

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

- (a) to reduce the minimum front yard setback of the "Single Family Residential (13) Zone (RF-13)" Zone from 6.0 metres to 4.0 metres to the principal building face of Lot 2 (14039 80 Avenue); and

- (b) to permit construction of a front access, side-by-side double garage on a Tupe II interior lot and on a lot with a width less than 13.4 metres (proposed Lot 3 and 4) in the RF-13 Zone.
4. This development variance permit applies to only the portion of 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/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

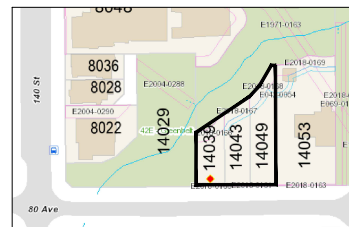
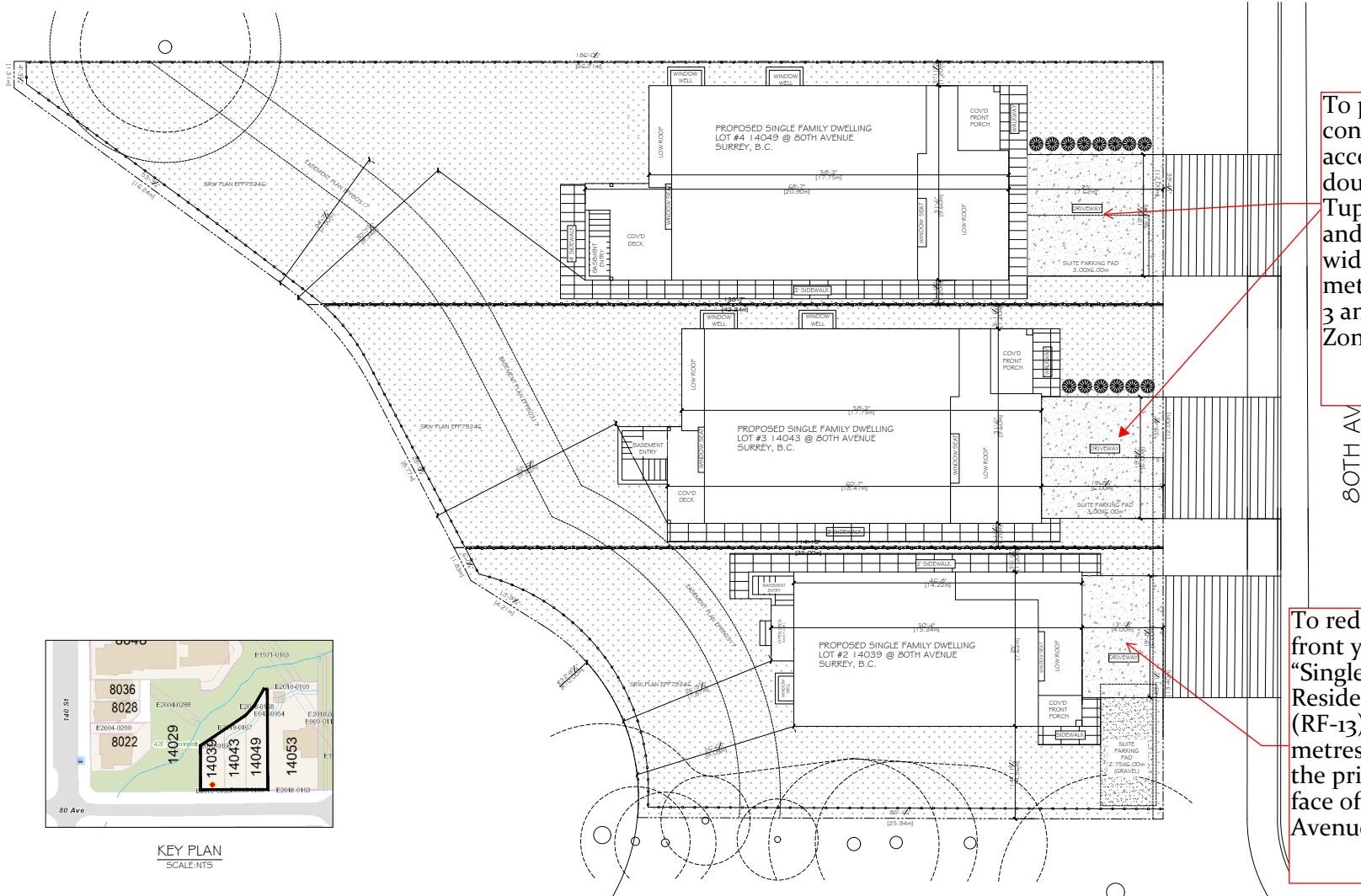
Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Schedule A

To permit construction of a front access, side-by-side double garage on a Type II interior lot and on a lot with a width less than 13.4 metres (proposed Lot 3 and 4) in the RF-13 Zone.

To reduce the minimum front yard setback of the "Single Family Residential (13) Zone (RF-13)" Zone from 6.0 metres to 4.0 metres to the principal building face of Lot 2 (14039 80 Avenue).



KEY PLAN
SCALE: NTS

SITE PLAN
SCALE: 1/8" = 1'

EMAIL: toorahomes@gmail.com SURREY, B.C. V3T 2E9

PROPOSED SINGLE FAMILY DWELLING FOR LOT #2 #3 AND #4 80TH AVENUE SURREY, B.C.

TITLE:	SITE PLAN
SCALE:	1/8" = 1'
DATE:	MAY2023
DESIGNER:	RAJ TOORA
DRAWN BY:	