

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0005-00

Planning Report Date: June 27, 2022

PROPOSAL:

- **Development Variance Permit**

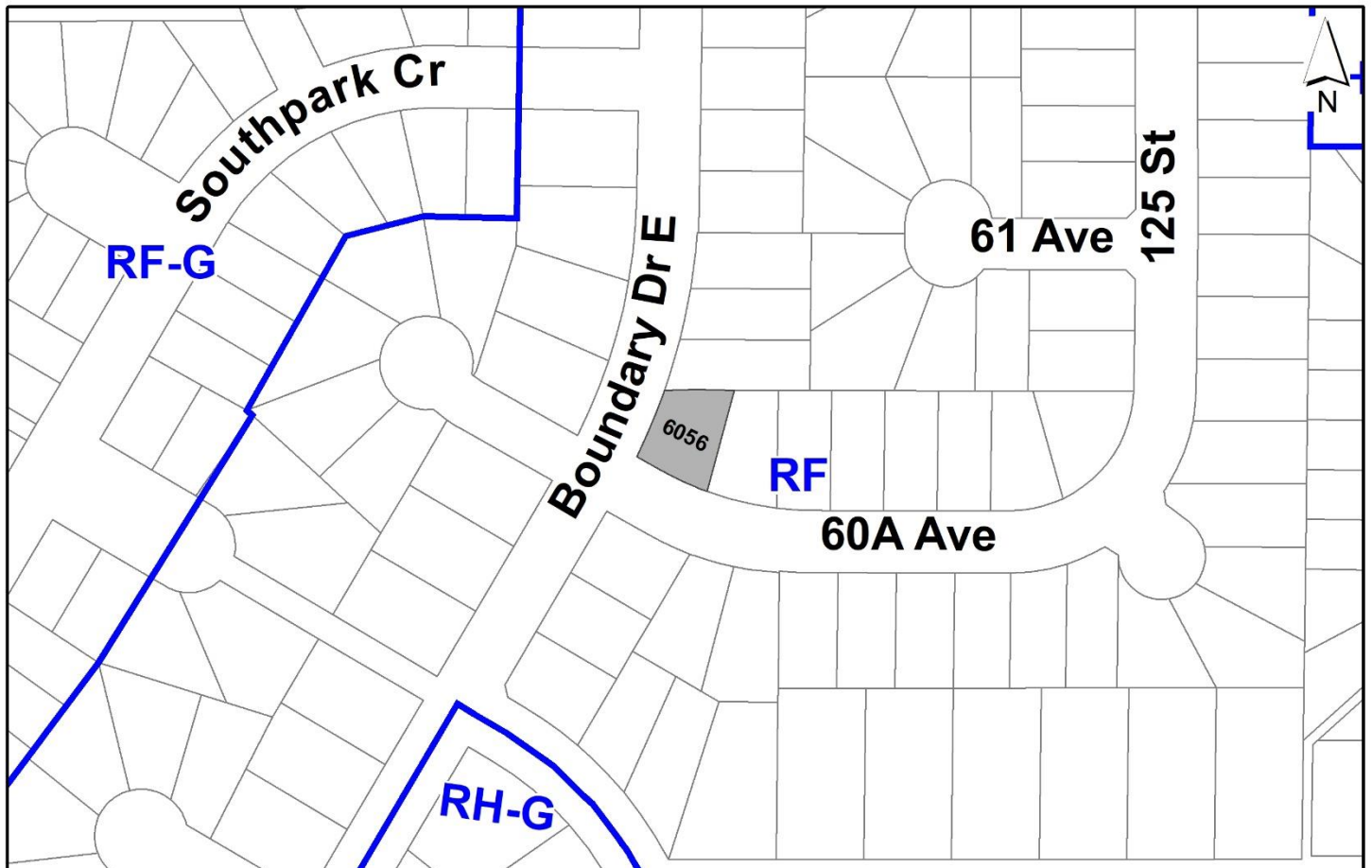
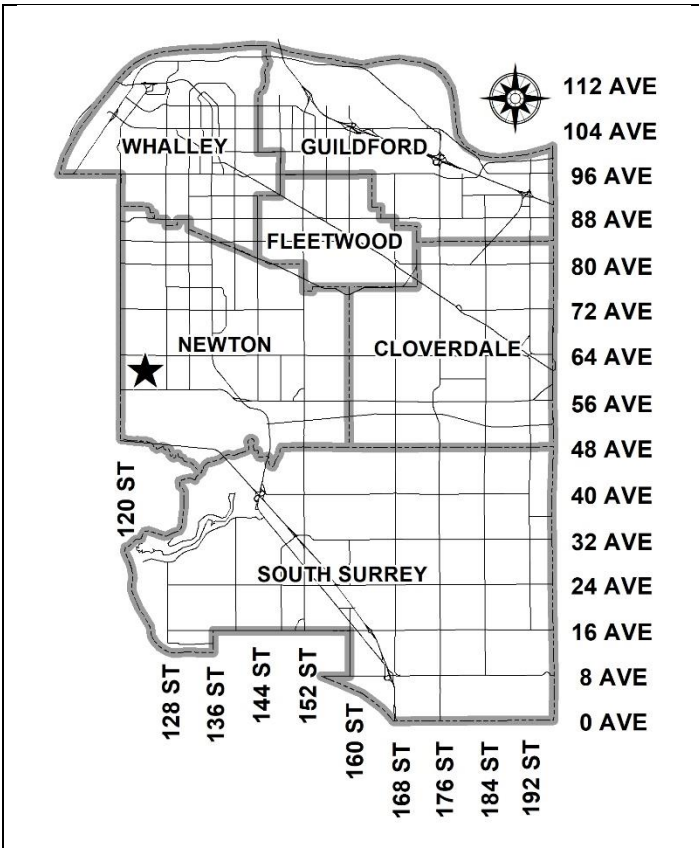
to reduce the street side yard setback to allow construction of a new single-family dwelling.

LOCATION: 6056 - Boundary Drive East

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Existing Single Family



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to reduce the street side yard requirements of the “Single Family Residential (RF) Zone”.

**RATIONALE OF RECOMMENDATION**

- The subject site is located along Boundary Drive East, which is classified as a collector road. The applicant is accounting for Boundary Drive East’s future road dedication via setback from the (west) ultimate property line.
- The requested setback variance would allow for a more functional floor plan for the proposed single-family dwelling.
- The proposed single-family dwelling meets all other building requirements of the RF Zone, including the maximum floor area ratio.
- The applicant is proposing to retain and replace more trees than what currently exists on the subject site.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0005-00 (Appendix I) varying the following, to proceed to Public Notification
  - (a) to reduce the minimum street side yard (west) setback of the Single Family Residential (RF) Zone from 3.6 metres to 2.4 metres from the ultimate property line to the principle building face.
2. Council instruct staff to resolve the following issue prior to Final Approval:
  - (a) registration of a Section 219 Restrictive Covenant to ensure that off-site parking requirements are being met.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling	Existing Single Family	RF
North:	Single family dwelling	Existing Single Family	RF
East:	Single family dwelling	Existing Single Family	RF
South (Across 60A Ave):	Single family dwelling	Existing Single Family	RF
West (Across Boundary Dr. East):	Single family dwelling	Existing Single Family	RF

### Context & Background

- The subject property is located at 6056 – Boundary Drive, is designated "Urban" in the Official Community Plan (OCP), designated "Existing Single Family" in the West Newton/Highway 10 Neighborhood Concept Plan (NCP), and is zoned "Single Family Residential Zone (RF)".
- Boundary Drive East is classified as a collector road. Boundary Drive East will be subject to road dedication in the future. The applicant has accounted for future road dedication by proposing to locate the proposed single-family dwelling 2.4 metres from the (west) ultimate property line.
- Based on current site conditions, the proposed single-family dwelling complies with the Zoning Bylaw and will have a street side yard (west) setback of 4.34 metres. However, once future road dedication is considered, the ultimate property line will be located 1.94 metres east from the existing (west) property line. As such, the street side yard (west) setback will be reduced to 2.4 metres.

## DEVELOPMENT PROPOSAL

### Planning Considerations

The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum street side yard setback requirements of the "Single Family Residential Zone (RF)" from the west ultimate property line to permit the development of a single-family dwelling.

### Referrals

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

### Transportation Considerations

- Boundary Drive East is classified as a collector road. City staff had identified that the road will be subject to future road dedication.
- The applicant is accounting for Boundary Drive East's future road expansion by proposing to locate the single-family dwelling 2.4 metres from the (west) ultimate property line.

## POLICY & BY-LAW CONSIDERATIONS

### Zoning By-law

#### Setback Variance

- The applicant is requesting the following variance:
  - to reduce the minimum street side yard (west) setback of the RF Zone from 3.6 metres to 2.4 metres from the ultimate property line to the principle building face.
- Under the current site conditions, the proposed side yard (west) setback is 4.34 metres to the principle building face. However, City staff had identified that the adjacent road to the west, Boundary Drive East, will be subject to future road widening. Part 7 of the Zoning By-law requires that setbacks be measured from the ultimate property line.
- As a result, the applicant has applied for a Development Variance Permit (DVP) for the street side yard setback from the (west) ultimate property line.
- The applicant is accounting for Boundary Drive East's future road widening by proposing to locate the single-family dwelling 2.4 metres from the (west) ultimate property line. Based on current site conditions, the street side yard (west) setback will be 4.34 metres, exceeding the requirements of the RF Zone. Once road dedication is administered, the proposed side yard (west) setback will be 2.4 metres from the west property line.
- Staff support the proposed variance, as it will allow for a more functional building envelope. The proposed single-family dwelling meets all other building requirements of the RF Zone.

- The applicant is proposing to retain and replace more trees than what currently exists on the subject site. There are currently six (6) existing trees, with the applicant proposing seven (7).
- Registration of a Section 219 Covenant is required to ensure that the side-loaded garage will be constructed. This will confirm that the off-street parking requirements are being met.
- Staff support the requested variance to proceed for consideration.

## TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Amur Cork Tree	1	0	1
<b>Coniferous Trees</b>			
Western Red Cedar	1	0	1
Dwarf Alberta Spruce	1	1	0
Emerald Cedar	1	0	1
Nootka Cypress	1	1	0
Colorado Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>6</b>	<b>3</b>	<b>3</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>4</b>	
<b>Total Retained and Replacement Trees</b>		<b>7</b>	
<b>Contribution to the Green City Program</b>		<b>\$1,100</b>	

- The Arborist Assessment states that there are a total of six (6) mature trees, comprised of four (4) on-site trees and two (2) City trees. There are no Alder and Cottonwood trees. It was determined that three (3) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of six (6) replacement trees on the site. Since only four (4) replacement trees can be accommodated on the site, the deficit of two (2) replacement trees will require a cash-in-lieu payment of \$1,100 representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.

- In summary, a total of seven (7) trees are proposed to be retained or replaced with a contribution of \$1,100 to the Green City Program.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.       Development Variance Permit No. 7922-0005-00  
Appendix II.       Summary of Tree Survey and Tree Preservation

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

JC/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0005-00

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: 011-509-708  
Lot 26 Section 7 Township 2 New Westminster District Plan 78092  
6056 - Boundary Drive East

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 16 "Single Family Residential Zone (RF)", the street side yard (west) setback is reduced from 3.6 metres to 2.4 metres from the (west) ultimate property line to the principal building face.
4. This development variance permit applies to only the portion of the Land 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 .

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Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli





**PROJECT DATA:**

ADDRESS: LOT-26, 6056 - BOUNDARY DRIVE EAST, SURREY, B.C.  
 ZONING: RF  
 LOT SIZE: = 7168.76 SQFT (666.00 m<sup>2</sup>)

**VARIANCE REQUEST**

TO REDUCE EXTERIOR SIDE (WEST SIDE) SETBACK FROM 3.60m TO 2.40m

**NOTE:**

1. HALF OF THE WIDTH OF THE PROPOSED HOUSE IS SETBACK 5.50m FROM FRONT PROPERTY LINE FOR MAIN FLOOR ONLY
2. LESS THAN HALF OF WIDTH OF THE PROPOSED HOUSE IS SETBACK 6.00m FROM REAR PROPERTY LINE & REST IS AT 8.50m

**PERMITTED F.A.R.**

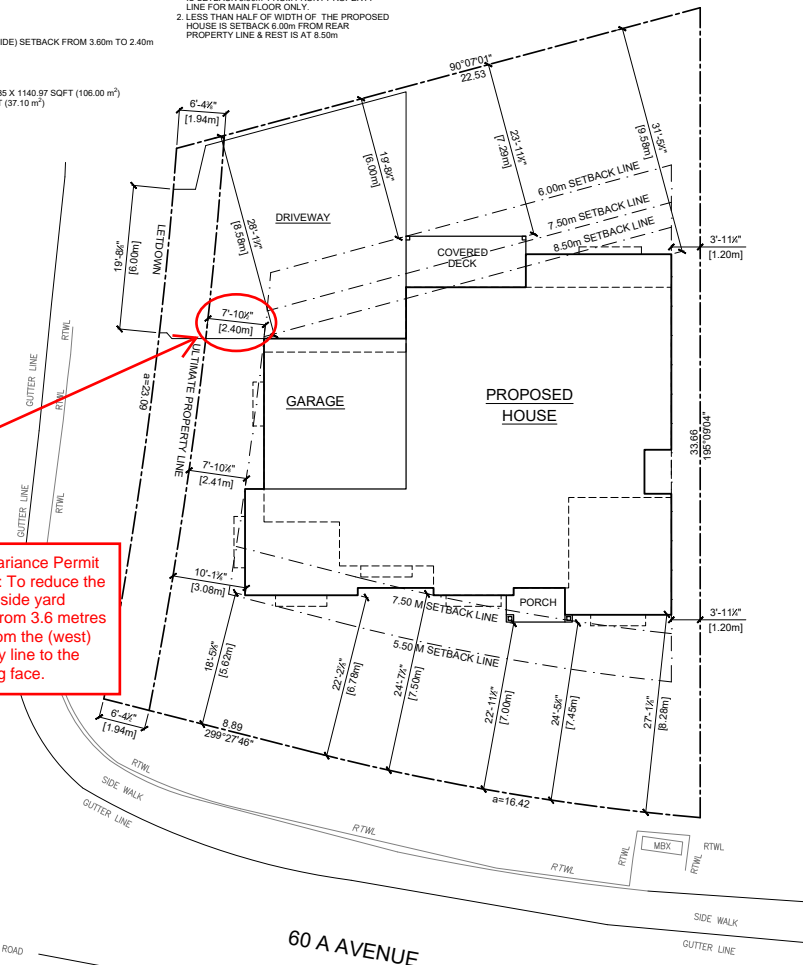
= 0.60 X 6027.79 SQFT (560.00 m<sup>2</sup>) + 0.35 X 1140.97 SQFT (106.00 m<sup>2</sup>)  
 = 3616.67 SQFT (336 m<sup>2</sup>) + 399.34 SQFT (37.10 m<sup>2</sup>)  
 = 4016.01 SQFT (373.10 m<sup>2</sup>)

**PROPOSED F.A.R.**

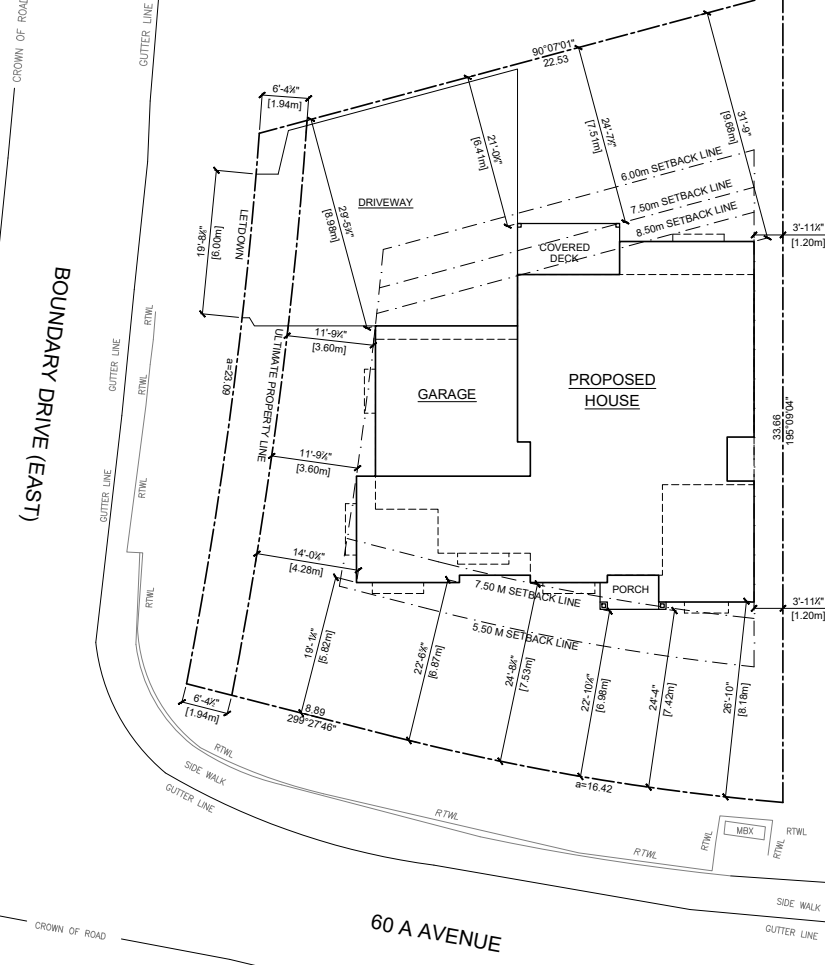
SEE TABLE BELOW

**BOUNDARY DRIVE (EAST)**

Development Variance Permit No. 22-0005-00: To reduce the minimum street side yard (west) setback from 3.6 metres to 2.4 metres from the (west) ultimate property line to the principal building face.



1 SITE PLAN WITH VARIANCE  
 Scale: 1/8"=1'-0"



2 SITE PLAN WITHOUT VARIANCE  
 Scale: 1/8"=1'-0"

**AREA CALCULATIONS WITH DIFFERENT SCENARIO :**

FLOOR	ALLOWED FLOOR AREA AS PER ZONING BYLAW	FLOOR AREA WITH 1.2m VARIANCE	FLOOR AREA WITHOUT VARIANCE
BASEMENT FLOOR AREA	2400.00 SQ.FT. (222.97 m <sup>2</sup> )	2323.35 SQ.FT. (215.85 m <sup>2</sup> )	2148.76 SQ.FT. (199.63 m <sup>2</sup> )
MAIN FLOOR AREA	2400.00 SQ.FT. (222.97 m <sup>2</sup> )	2323.35 SQ.FT. (215.85 m <sup>2</sup> )	2148.76 SQ.FT. (199.63 m <sup>2</sup> )
TOP FLOOR AREA	1616.01 SQ.FT. (150.13 m <sup>2</sup> )	1657.43 SQ.FT. (153.98 m <sup>2</sup> )	1531.44 SQ.FT. (142.28 m <sup>2</sup> )
TOTAL FLOOR AREA	6416.01 SQ.FT. (596.07 m <sup>2</sup> )	6304.13 SQ.FT. (585.67 m <sup>2</sup> )	5828.96 SQ.FT. (541.53 m <sup>2</sup> )

**PAGE:** A-1

**DRAWING TITLE:** SITE PLAN

**SCALE:** 1/8" = 1'-0"

**DATE:** OCT.26.2021

**DRAWING BY:** 21-64

**THESE PLANS CONFORM TO BCBC 2018**

THIS DRAWINGS IS PROPERTY OF INFINITY RESIDENTIAL DESIGNS INC. NO PART OF THIS DRAWING MAY BE COPIED WITHOUT WRITTEN CONSENT FROM INFINITY RESIDENTIAL DESIGNS INC.

**PROJECT INFO :**

SINGLE FAMILY DWELLING  
 LOT 26, 6056 BOUNDARY DRIVE (EAST) SURREY, B.C

**CLIENT:**  
 SURINDER SINGH KAHLON  
 778-316-5448

REV.	DESCRIPTION	BY.	DATE.

**INFINITY RESIDENTIAL DESIGNS INC.**  
 604-771-3552  
 604-779-4080  
 info@irdesigns.ca  
 www.irdesigns.ca



**10.0 TREE REPLACEMENT PLAN**

Outlined in the "Surrey Tree Protection Bylaw, 2006 No. 16100", the requirement for replacement Trees will be required based upon the Trees being cut or removed. Two (2) trees are to be planted for each permit-sized tree removed (2:1 ratio), except when the tree removed is a black cottonwood (*Populus trichocarpa*) or red alder (*Alnus rubra*), whereupon the replacement ratio is 1:1.

On-Site Trees	Number of Trees
Protected Trees Identified	4
Protected Trees to be Removed	3
Protected Trees to be Retained	1
Off-site & City Trees	
Protected Trees Identified	2
Protected Trees to be Removed	
Protected Trees to be Retained	2
Total Replacement Trees Required:	
City Trees Requiring to be Replaced	
X ( ) =	
All other Trees Requiring 2 to 1 Replacement Ratio	
3 X two (2) = 6	6
<b>Total Replacement Trees required</b>	<b>6</b>
<b>Replacement Trees Proposed</b>	<b>4</b>
<b>Replacement Trees for Cash in leu</b>	<b>2</b>

Tree Replacement Species		
Planting(s) should be scheduled for the late winter/ early spring or early fall		
Quantity	Name	Species
2	Ginkgo biloba	<i>Ginkgo biloba</i>
2	Colorado spruce	<i>Picea pungens</i>

Please see map for location Note: Planting cannot be within 3 meters of another significant tree

**General Tree Planting Methodology**

Replacement trees must meet plant condition and structure requirements as stated in "BC Landscape Standard" of the BCSLA/BCLNA and "Canadian Standards for Nursery Stock" of the CNTA. Also, the Replacement trees must be planted and maintained according to the requirements as stated in the "BC Landscape Standard" of the BCSLA.

It is important to locate your new plantings in accordance with the species' growing habits or tendencies. It is crucial to avoid planting your trees alongside buildings in which root ingress into drainage systems can occur and this can result in costly remedial work, also it is good practice not to plant your tall growing trees under power lines or utility lines as this can lead to pruning that may grossly adulterate the overall form or shape of the tree. Planting trees in the right location is the key to sustaining a balanced urban forest.

The proposed replacement Trees are to be a minimum size of 6cm caliper if deciduous, which is measured at 15 cm above the ground, or 3 m tall if coniferous at the time of planting (*trunk width measured at 15 centimetres above the ground*) At least 1.0 metre away from any site boundary line, at least 3.0 metres away from any principle building or any accessory building or any other structure on or adjacent to the site that may adversely affect the tree and; at least 2.5 metres away from any other tree on or adjacent to the site including driveway or any other hardscape or underground service/utility lines.

