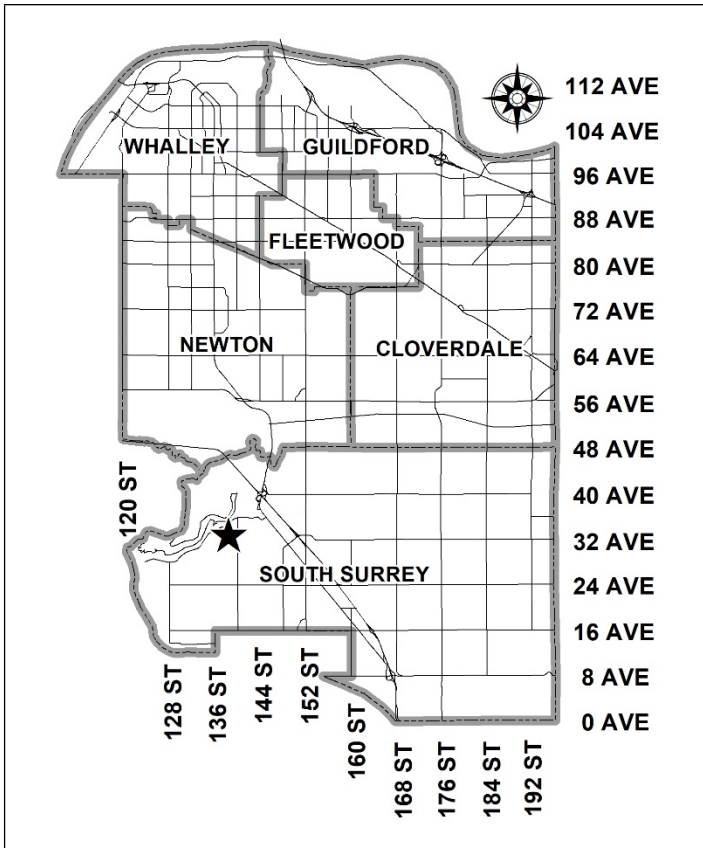


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0137-00

Planning Report Date: November 14, 2022



PROPOSAL:

- **Development Variance Permit**

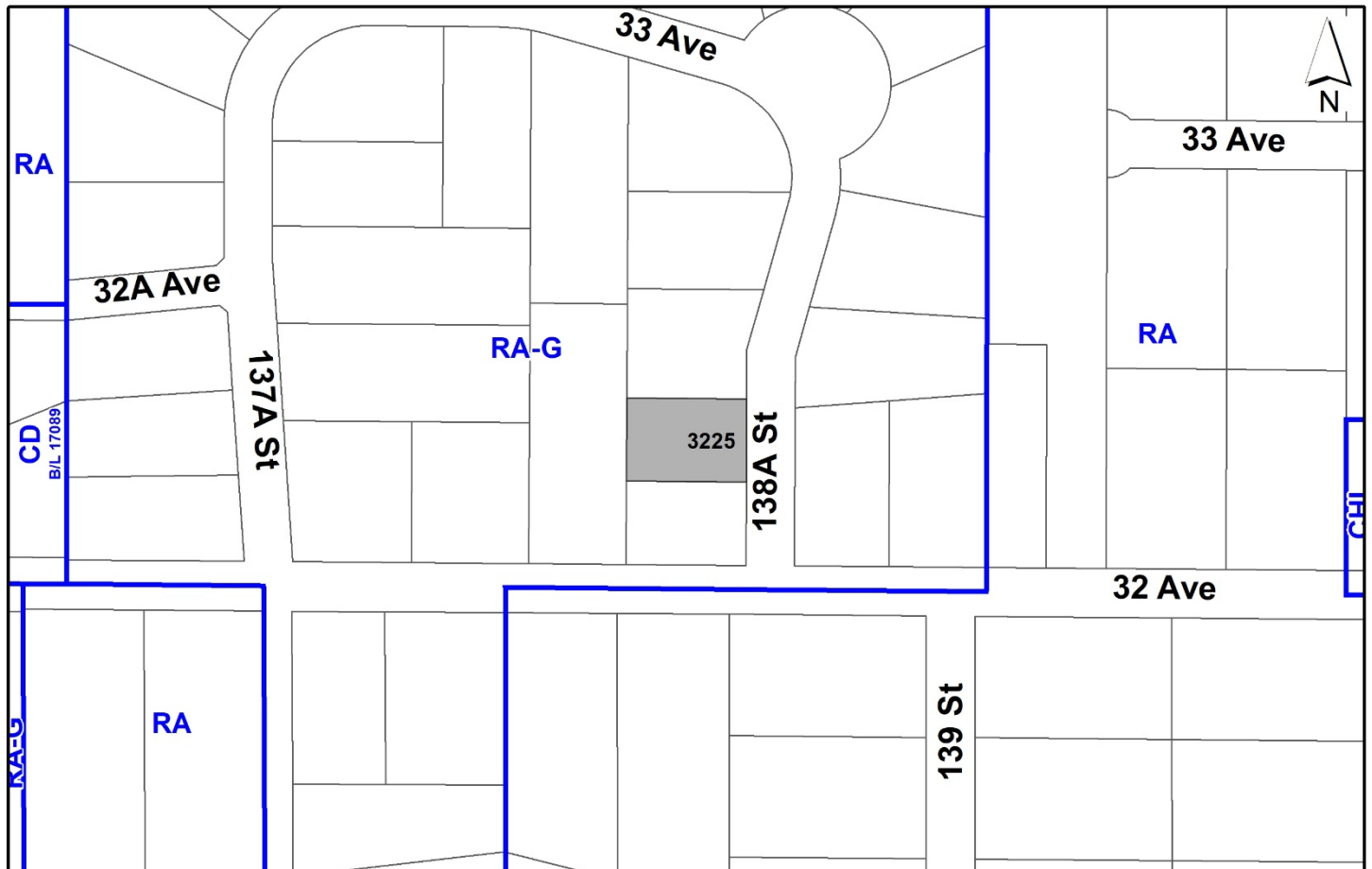
to increase the maximum lot coverage of a single family lot.

LOCATION: 3225 - 138A Street

ZONING: RA-G

OCP DESIGNATION: Suburban

LAP DESIGNATION: One Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to increase the maximum lot coverage requirements of the RA-G Zone.

RATIONALE OF RECOMMENDATION

- A variance to increase the permitted lot coverage from 20% to 27% is required to replace an existing shed with a proposed personal workshop without requiring modification of the existing one-storey home.
- The applicant is not seeking to increase the maximum building density permitted on the property.
- The "Acreage Residential Gross Density (RA-G) Zone" does not permit a detached secondary suite and the City would not approve any Building Permit application that proposes the addition of a residential suite to the accessory building (such as servicing for or installation of a kitchen or washroom with shower).
- The proposed increase in lot coverage will not create a visual impact within the neighbourhood. The replacement building would be screened by an existing fence from 138A Street and is separated from abutting properties by mature trees, fencing, and other landscaping.
- The south abutting neighbor (whose property line borders the proposed accessory building) has indicated support for the subject variance and authorizes the removal of a protected tree on their property that the proposed works would impact.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 22-0137-00 (Appendix II) to increase the maximum lot coverage of the "Acreage Residential Zone Gross Density Zone (RA-G)" from 20% to 27%, to proceed to Public Notification:

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP / NCP Designation	Existing Zone
Subject Site	Single family housing	Suburban / One Acre	RA-G
North:	Single family housing	Suburban / One Acre	RA-G
East (Across 138A St.):	Single family housing	Suburban / One Acre	RA-G
South:	Single family housing	Suburban / One Acre	RA-G
West:	Single family housing	Suburban / One Acre	RA-G

Context & Background

- The subject 1,691 square metres property is zoned "Acreage Residential Gross Density (RA-G) zone" and is designated "Suburban" in the Official Community Plan (OCP) and "One Acre" in the Central Semiahmoo Local Area Plan.
- The RA-G zone is intended to permit the clustering of semi-rural residential lots based on dedication of a significant green space. The maximum 20% lot coverage under the RA-G Zone helps maintain a semi-rural neighbourhood character.
- The subject property contains a one-storey single family home with covered rear yard patio, two detached sheds, and a gazebo.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant seeks to remove a detached shed and build a personal workshop in that location on the southwest portion of the property. The increased size of this accessory building is required for a functional workshop building and would increase the lot coverage on this property to 27% (454.04 square metres), above the current maximum of 20% (338.2-square-metres).
- Based on the increase in lot coverage, the proposal would not be possible without removing 63.81 square metres of floor area (comprising the sites lot coverage) from the existing structures on-site.
- The floor plans indicate that the finished accessory building will be used as a personal workshop. The RA-G zone does not permit a detached secondary suite. The City would not accept any Building Permit application that proposes habitable space or servicing connections for a secondary suite within the accessory building.
- The siting of the replacement accessory building on the southwest corner of the property would not result in visual impacts on the neighbourhood. The site currently contains an accessory shed building and will continue to be screened from the public frontage (138A Street) by a fence. The building will be separated from surrounding properties by mature trees, fencing, and other landscaping.
- The south abutting neighbor (whose property line borders the proposed accessory building) has indicated support for the subject variance and authorizes the removal of a protected tree on their property that the proposed works would impact.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Lot Coverage Variance

- The applicant is requesting the following variance:
 - to increase the maximum lot coverage of the RA-G Zone from 20% to 27%.
- The subject variance to increase lot coverage from 20% to 27% is required to replace an existing shed with a proposed personal workshop.
- The applicant is not proposing to increase the maximum building density permitted on the property.

- The "Acreage Residential Gross Density (RA-G) Zone" does not permit a detached secondary suite and the City would not support any Building Permit application that proposes the addition of a residential suite to the accessory building (such as through the provision of servicing of or installation of a kitchen or washroom with shower).
- The proposed increase in lot coverage would not create a visual impact on the neighbourhood. The replacement building is screened by a fence from 138A Street and is separated from abutting properties by mature trees, fencing, and other landscaping.
- The south abutting neighbor (whose property line borders the proposed addition) has indicated support for the subject variance and authorizes the removal of a protected tree on their property that the proposed works would impact.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the on-site tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch	2	1	1
Locust	1	0	1
Coniferous Trees			
Cypress	1	0	1
Western Red Cedar	3	0	3
Total (excluding Alder and Cottonwood Trees)	7	1	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		8	

- The Arborist Assessment states that there are a total of 7 mature trees on the site, excluding Alder and Cottonwood trees. There is one Alder tree, which comprises approximately 9% of the total trees on the site.
- It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the building footprints.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 2 replacement trees on the site.

- The applicant proposes 2 replacement trees for the removal of the on-site Birch tree, meeting By-law requirements.
- The proposal requires the removal of one (1) off-site Alder tree on the adjacent lot the south at 1309 138A Street. The owner of the adjacent property has provided signed authorization for removal of this tree.
- The deficit of 1 replacement tree on the adjacent property will require a cash-in-lieu payment of \$550.00, representing \$550.00 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law. This is not captured in Table 1 above as that summary pertains to on-site trees.
- In summary, a total of 7 trees are proposed to be retained or replaced on the subject property with a contribution of \$550.00 to the Green City Program. An additional contribution in the amount of \$550.00 to the Green City Program is required for the removal of an off-site tree on the neighboring property.

INFORMATION ATTACHED TO THIS REPORT

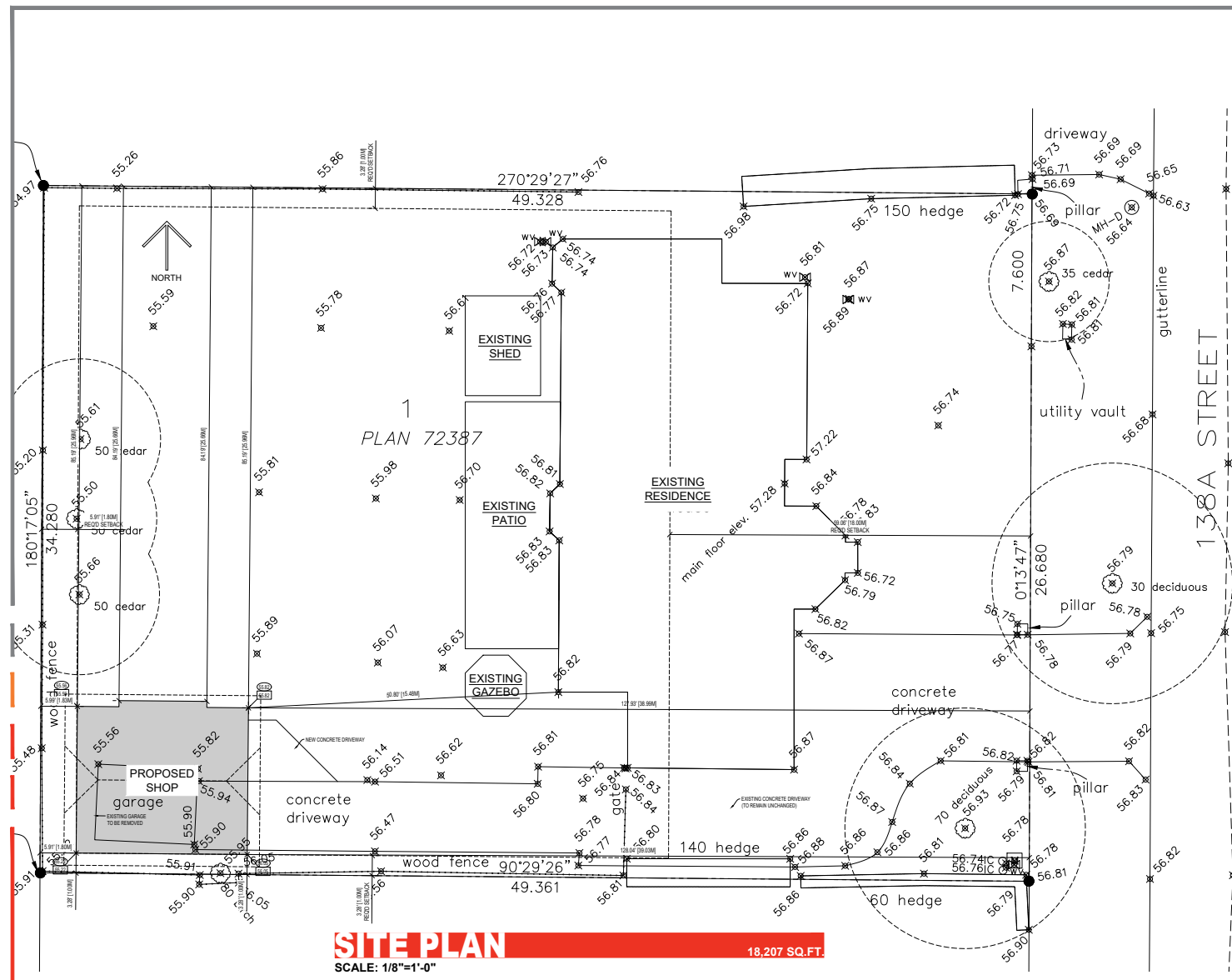
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Development Variance Permit 7922-0137-00
Appendix III.	Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JK/ar



SITE PLAN
SCALE: 1/8"=1'-0"
18,207 SQ.FT.

ZONING ANALYSIS REVIEW

LEGAL DESCRIPTION: LOT 1, DISTRICT LOT 157
 ZONING BYLAW: PLAN NWP72387 NWD
 CIVIC ADDRESS: 3225 138A ST. SURREY, B.C.

ACCESSORY SETBACKS:

	REQ'D	PROPOSED
FRONT:	18.0 M	39.00 M
REAR:	1.80 M	1.80 M
SIDE (exterior):	7.5 M	N/A
SIDE (interior L-R):	1.0 M	1.00 M

LOT COVERAGE: 20% MAX. (VARIANCE NEEDED) 26.84%

BUILDING HEIGHTS: 5.0 M 5.0 M

FLOOR AREA RATIO (F.A.R.): 0.26 MAX. 0.22

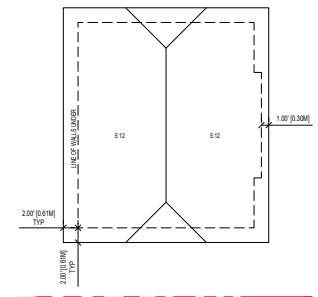
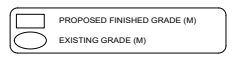
LOT COVERAGE:

EXISTING RESIDENCE	= 3,300 sq.ft.
EXISTING PATIO	= 616.07 sq.ft.
EXISTING SHED	= 201.44 sq.ft.
EXISTING GAZEBO	= 82.84 sq.ft.
PROPOSED DETACHED GARAGE	= 686.85 sq.ft.
TOTAL	= 4,887.2 sq.ft.

LOT COVERAGE = 4,887.2 sq.ft. / 18,207.30 sq.ft. * 100% = 26.84%

FLOOR AREA RATIO:

EXISTING RESIDENCE	= 3,300 sq.ft.
PROPOSED DETACHED GARAGE	= 686.85 sq.ft.
MAIN FLOOR AREA	= 3,986.85 sq.ft.
TOTAL FLOOR AREA	= 3,300 sq.ft. + 686.85 sq.ft. = 3,986.85 sq.ft. (3,70.35 sq.m)
FLOOR AREA RATIO	= 3,986.85 sq.ft. / 18,207.30 sq.ft. = 0.22



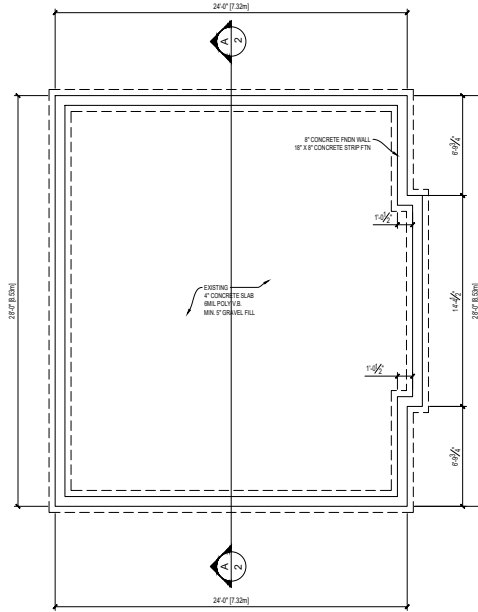
ROOF PLAN
SCALE: 1/8"=1'-0"

PROJECT TITLE
3225 138a ST.
 SURREY, BC

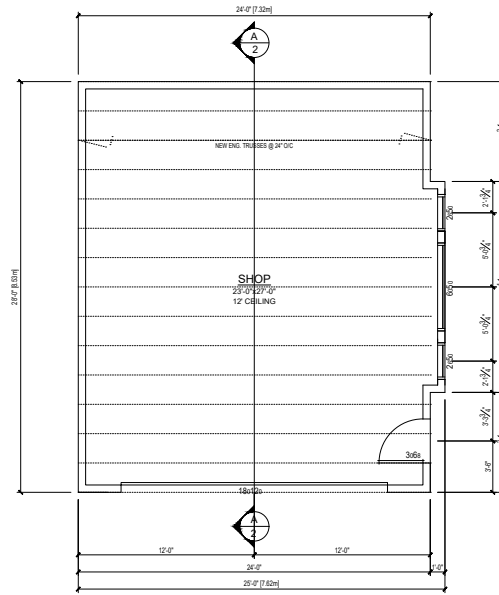


4TH DIMENSION DESIGN + DRAFTING
 33982 1ST AVE MISSION, BC V2Y 1G2
 P 604.557.5462 C 604.832.8811
 www.4tdrafting.com info@4tdrafting.com

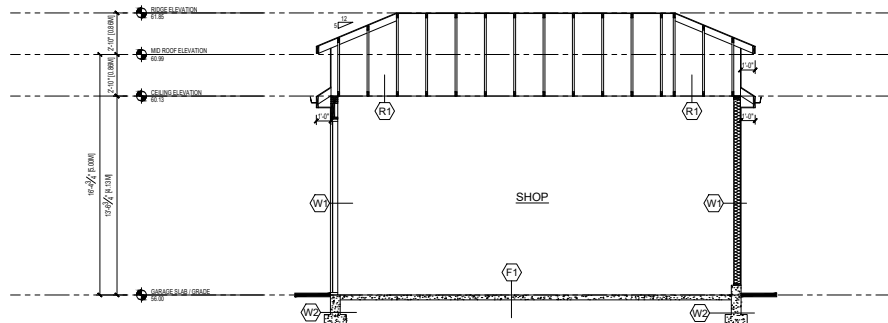
CUSTOMER
LITTLE RESIDENCE



FOUNDATION PLAN
SCALE: 1/4"=1'-0"



SHOP FLOOR PLAN 687 SQ.FT.
SCALE: 1/4"=1'-0"



SECTION 'A'
SCALE: 1/4"=1'-0"

SPECIFICATIONS

WALL ASSEMBLIES

- W1 NON-COMBUSTIBLE HORIZONTAL SIDING RAINSCREEN (SEE DETAILS) 15LB. BUILDING PAPER 1/2" PLYWOOD SHEATHING 2X6 STUDS @ 16" O.C. R-20 BATT INSULATION 6 MIL POLY V.B. 1/2" PAINTED GYPROC
- W2 DRAINAGE COMPOSITE (BELOW FINISH GRADE) ASPHALT WATERPROOFING 8" CONCRETE WALL CW 15M REINF. @ 24 O/C CW 18" X 8" CONCRETE STRIP FOOTING

FLOOR ASSEMBLIES

- F1 4" CONCRETE SLAB 6 MIL. POLY V.B. MIN. 5" GRAVEL BASE

ROOF ASSEMBLIES

- R1 ASPHALT SHINGLES 15LBS UNDER LAYMENT 1/2" PLYWOOD SHEATHING c/w 1" CLIPS ENG. TRUSSES @ 16" O.C. 6MIL POLY VAPOUR BARRIER GWB

3225 138a ST.
SURREY, BC

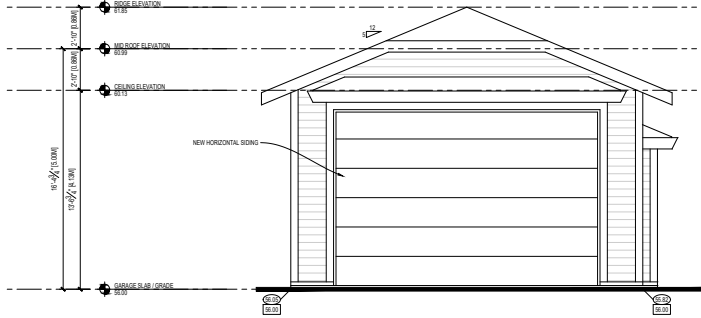


LITTLE RESIDENCE

REV.	DATE	DESCRIPTION

4TH DIMENSION DESIGN + DRAFTING
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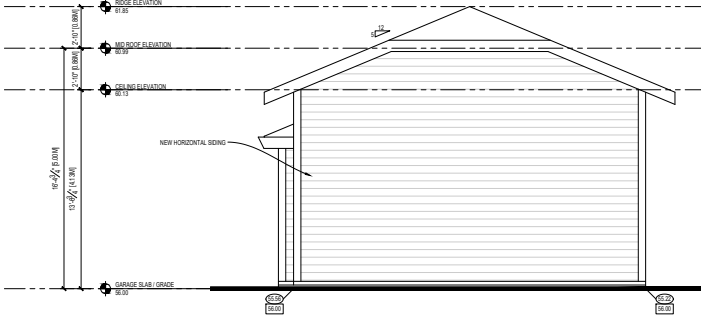
FOUNDATION PLAN
SHOP FLOOR PLAN
SECTION A



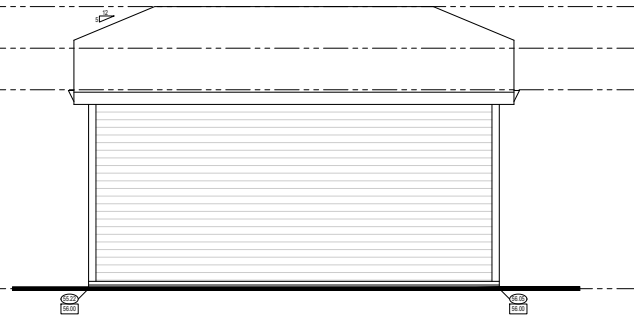
SHOP FRONT ELEVATION
SCALE: 1/4"=1'-0"



SHOP RIGHT ELEVATION
SCALE: 1/4"=1'-0"



SHOP REAR ELEVATION
SCALE: 1/4"=1'-0"



SHOP RIGHT ELEVATION
SCALE: 1/4"=1'-0"

NOTE: BUILDER AND/OR OWNER IS TO VERIFY ALL ON SITE CONDITIONS, DIMENSIONS AND STRUCTURE PRIOR TO CONSTRUCTION. 4TH DIMENSION DESIGN & DRAFTING SERVICES DOES NOT ACCEPT ANY RESPONSIBILITY FOR DISCREPANCIES BETWEEN THESE DRAWINGS AND ON SITE CONDITIONS.

PROJECT TITLE: **8097 LOFTUS ST. MISSION, BC**

REV.	DATE	DESCRIPTION



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33982 1ST AVE MISSION, BC V2Y 1G2
P 604.557.5465 C 604.832.8811
www.4tdrafting.com info@4tdrafting.com

CLIENT: **ROUSE RESIDENCE**

PROJECT TITLE: **UPPER FLOOR UPPER FLOOR DEMO PLAN**

PAGE NO: **3**
OF 3

DATE:	09.22.2022
PROJECT:	RA-21-176
DESIGNER/CHECKER:	JM
DRAWN:	JM

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0137-00

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: 004-616-502

Lot 1 District Lot 157 Group 2 New Westminster District Plan 72387

3225 - 138A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section E. Lot Coverage of Part 13 "Acreage Residential Gross Density Zone (RA-G)" the maximum lot coverage for all buildings and structures is increased from 20% to 27%

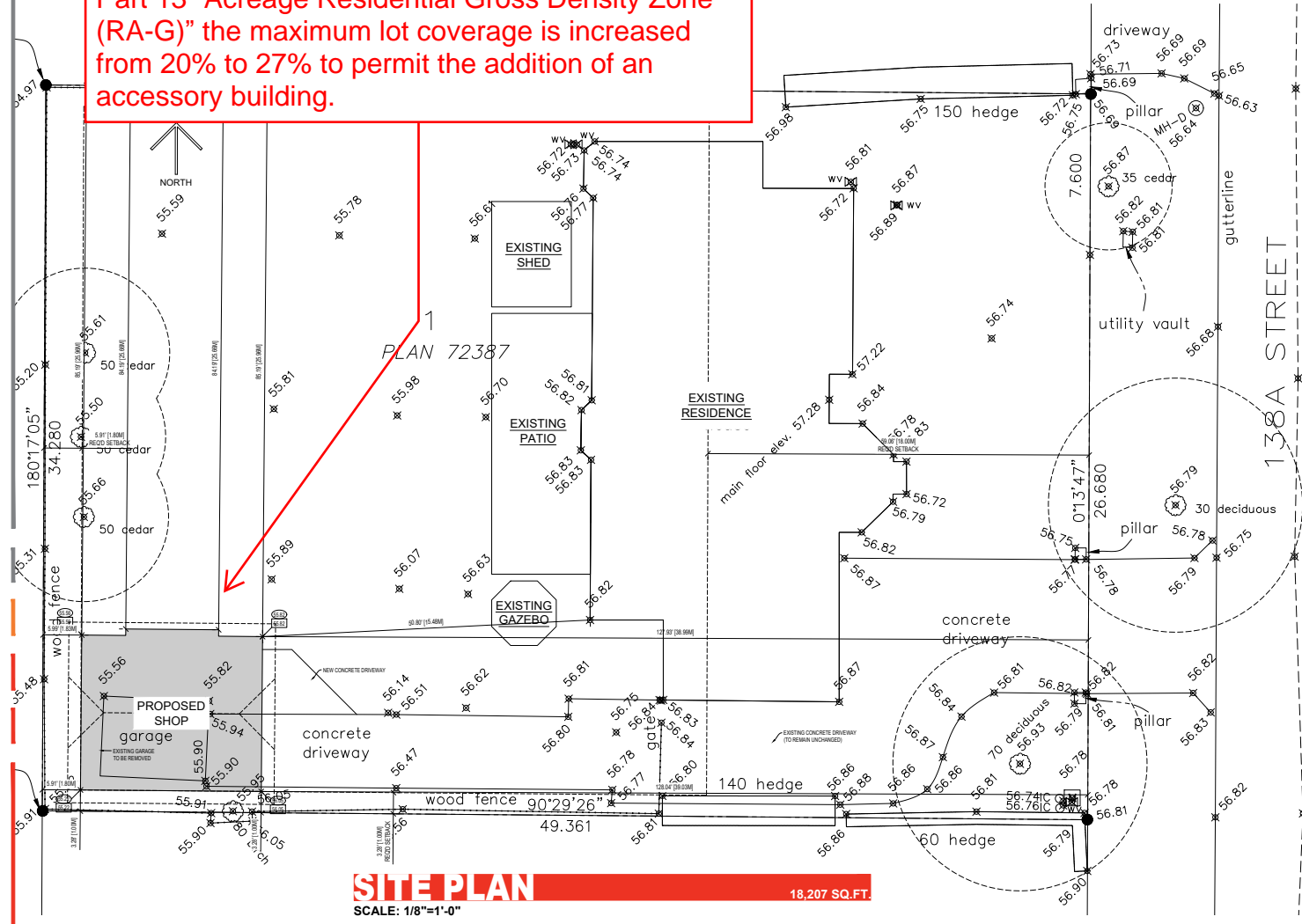
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the 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 – Brenda Locke

City Clerk – Jennifer Ficocelli

DVP 7922-0137-00: In Section E. Lot Coverage of Part 13 "Acreage Residential Gross Density Zone (RA-G)" the maximum lot coverage is increased from 20% to 27% to permit the addition of an accessory building.



SITE PLAN
SCALE: 1/8"=1'-0"
18,207 SQ.FT.

ZONING ANALYSIS REVIEW

LEGAL DESCRIPTION: LOT 1, DISTRICT LOT 157
 ZONING BYLAW: PLAN NWP72387 NWD
 RA-G
 CIVIC ADDRESS: 3225 138A ST.
 SURREY, B.C.

ACCESSORY SETBACKS:

	REQ'D	PROPOSED
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REAR:	1.80 M	1.80 M
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SIDE (interior L-R):	1.0 M	1.00 M

LOT COVERAGE: 20% MAX. (VARIANCE NEEDED)
 26.84%

BUILDING HEIGHTS:
 5.0 M 5.0 M

FLOOR AREA RATIO (F.A.R.):
 0.26 MAX. 0.22

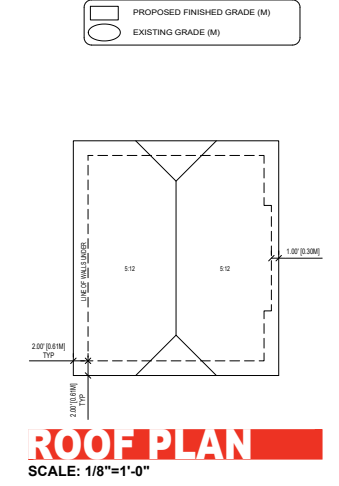
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FLOOR AREA RATIO:

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TOTAL FLOOR AREA	= 3,300 sq.ft. + 686.85 sq.ft.
TOTAL FLOOR AREA	= 3,986.85 sq.ft. (370.35 sq.m)
FLOOR AREA RATIO	= 3,986.85 sq.ft. / 18,207.30 sq.ft.
FLOOR AREA RATIO	= 0.22



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

PROJECT TITLE
3225 138A ST.
 SURREY, BC



CLIENT
LITTLE RESIDENCE

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PROJECT TITLE
 SITE PLAN
 ROOF PLAN
 ZONING ANALYSIS REVIEW

DATE	DESCRIPTION

Tree Preservation Summary

Surrey Project No: 22 0137

Address: 3225 138A Street

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale PN 6766A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	7	Protected Trees Identified	4
Protected Trees to be Removed	1	Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	3
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 1 X two (2) = 2 	2	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 1 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	1
Replacement Trees Proposed	2	Replacement Trees Proposed	0
Replacement Trees in Deficit	0	Replacement Trees in Deficit	1
Protected Trees to be Retained in Proposed Open Space or Riparian Areas			

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

September 13, 2022

Date

