

**PROPOSAL:**

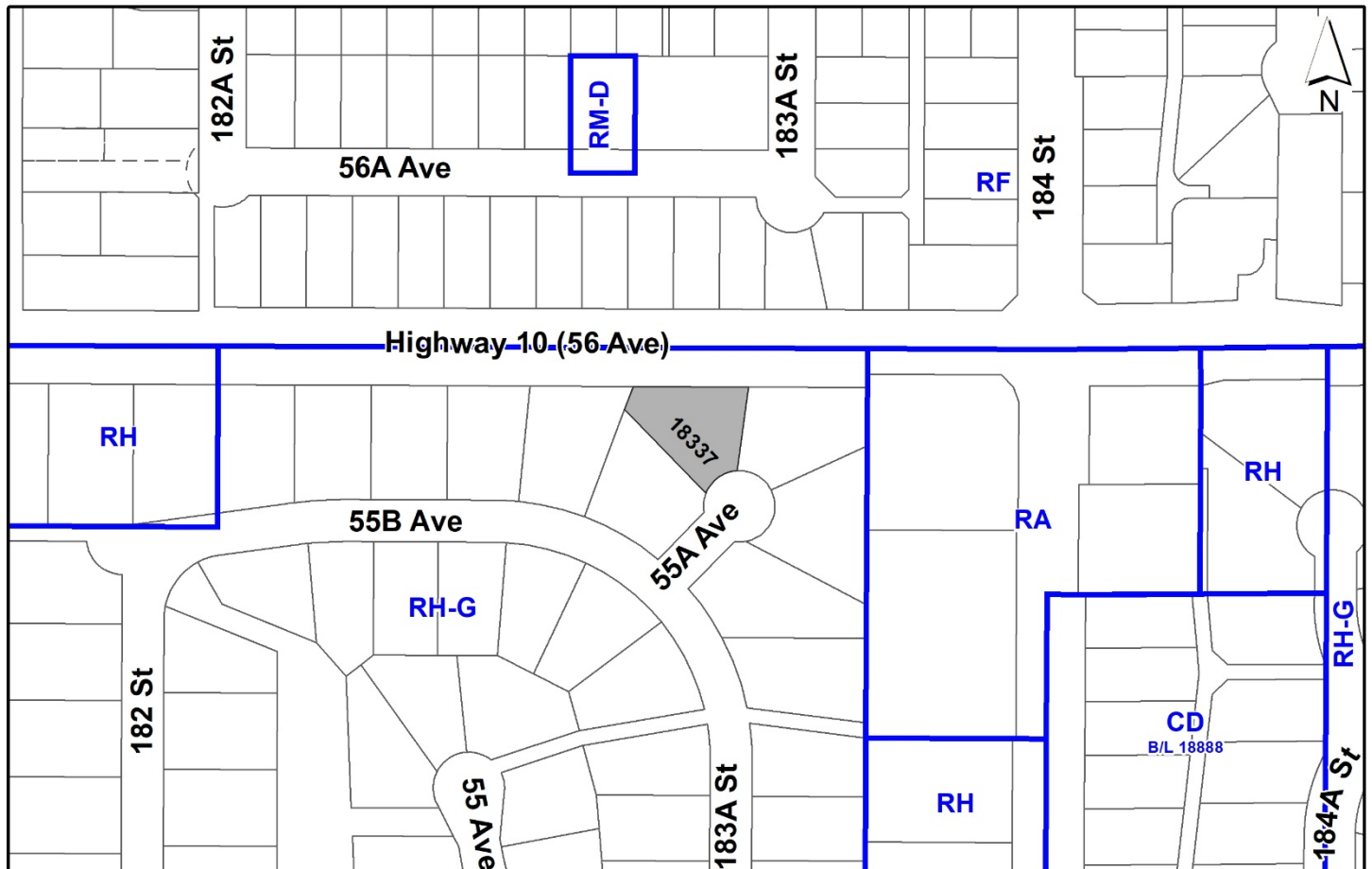
- **Development Variance Permit**

to allow a basement well and basement access staircase in the front (north) yard and the side (east) yard of the RH-G Zone in order to construct a new single-family dwelling.

**LOCATION:** 18337 - 55A Avenue

**ZONING:** RH-G

**OCP DESIGNATION:** Suburban



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a variance to allow a basement well and basement access in the front (north) yard and side (east) yard of the RH-G Zone in order to construct a new single-family dwelling.

## RATIONALE OF RECOMMENDATION

- The subject lot is a “through lot” as defined in the Zoning By-law since the lot abuts two approximately parallel highways (55A Avenue & Highway 10 – 56 Avenue). Where a lot is considered a “through lot”, both lot lines common to the lot and abutting parallel highways shall be considered front lot lines. As such, both the north and southeast lot lines are considered front lot lines for the subject lot.
- The applicant is seeking to construct a new single family dwelling with a basement well and basement access stairs at the northeast corner of the dwelling.
- The Zoning By-law prohibits basement wells and basement access from being in a front yard or side yard. As such, the subject variance has been requested.
- The north yard acts as the functional backyard of the lot and as such locating the basement well and basement access in the north yard is supportable. The proposed access stairs are technically at the side of the home, however, the proposed dwelling angles away from the east lot line from front to back and as such the impact of this stairwell in the side yard is minimal.
- The proposed lot configuration allows for a 12-metre-long driveway for vehicle parking, along with adequate front and rear yard space on the subject site.
- Further variances are not proposed. As such, the proposed single-family dwelling will stay consistent with the established neighborhood character (RH-G lots), south of Highway 10 (56 Avenue).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0314-00 (Appendix II) to vary the RH-G Zone to allow a basement well and basement access staircase to be located between the principal building and the front (north) lot line and within the (east) side yard, to proceed to Public Notification.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Suburban	RH-G
North (Across Highway 10 (56 Avenue):	Single family dwellings	Urban	RF
East:	Single family dwelling	Suburban	RH-G
South:	Single family dwellings	Suburban	RH-G
West:	Single family dwellings	Suburban	RH-G

### Context & Background

- The 1,300 square metre subject property is located at 18337 – 55A Avenue in Cloverdale. The subject property is approximately 16 metres wide and 45.9 metres deep and is a “through lot” with frontage along 55A Avenue and Highway 10 (56 Avenue).
- The lot is designated as “Suburban” in the Official Community Plan (OCP) and currently zoned “Half-Acre Residential Gross Density Zone (RH-G)”, under Surrey Zoning By-law, 1993, No. 12000.
- The applicant has submitted a Building Permit application for a new single family dwelling on the lot . Upon review by the Building Division, it was determined that the proposed basement well location was non-compliant with the RH-G Zone. As such, a Development Variance Permit (DVP) is required.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing construction of a new single-family dwelling on an existing RH-G-zoned lot.

## Referrals

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

Ministry of Transportation & Infrastructure (MOTI): MOTI has no objection to the project.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy (RGS). The proposed new single-family dwelling complies with the General Urban designation.

### Official Community Plan

#### Land Use Designation

- The subject property is designated Suburban in the Official Community Plan (OCP). The proposed new single-family dwelling complies with the Suburban designation.

### Zoning By-law

- The subject property is zoned RH-G, which permits a single-family dwelling.

#### Variance

- The applicant is requesting to vary the RH-G Zone to allow a basement access well and staircase to be located between the principal building and the front (north) lot line, and within the (east) side yard.
- As per Part 1 Definitions in Surrey Zoning Bylaw, 1993, No. 12000, as amended, a “through lot” is defined as a lot that abuts two parallel or approximately parallel highways, excluding lanes. Furthermore, where a lot is considered a “through lot”, both lot lines common to a lot and abutting parallel highways shall be considered front lot lines.
- The subject lot is considered a “through lot” under the Surrey Zoning Bylaw wherein the lot lines abutting both 55A Avenue and Highway 10 (56 Avenue) are considered the front lot lines. The proposed variance will create a functional rear yard condition within the front (north) yard.
- The requested variance to allow the basement access well in a front yard is necessary as the proposed lot, being categorized as a “through lot” in the Zoning By-law, does not have a rear yard. The north front yard of the subject lot is considered the appropriate yard to locate the basement access as it will effectively function as the rear yard.
- The proposed basement access well provides an exit from the basement and a separate entrance for a secondary suite. The stairwell is located within the east side yard.

- Although the proposed access stairs are technically at the side of the home, the proposed dwelling angles away from the east lot line from front to back and as such the impact of this stairwell in the side yard is minimal.
- Staff supports the requested variance to proceed for consideration.

**TREES**

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design, 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>Alder and Cottonwood Trees</b>			
Alder	4	1	3
<b>Coniferous Trees</b>			
Douglas Fir	15	0	15
Cypress	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>16</b>	<b>0</b>	<b>16</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>1</b>	
<b>Total Retained and Replacement Trees</b>		<b>17</b>	

- The Arborist Assessment states that there are a total of 16 mature trees on the site, excluding Alder trees. It was determined that all 16 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 the one Alder tree that cannot be retained, the applicant is required to plant trees on a 1 to 1 replacement ratio. The applicant is proposing 1 replacement tree, meeting City requirements.
- In summary, a total of 17 trees are proposed to be retained or replaced on the site.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7922-0314-00
- Appendix III. Summary of Tree Survey and Tree Preservation

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

ELM/ar

# Appendix I



14658 - 84 AVENUE  
 SURREY, BC  
 V3S 9K7  
 t: 6045971838  
 f: 6045971350  
 dmand@telus.net  
 www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2018  
 CONSTRUCTION SHALL COMPLY WITH  
 THESE PLANS AND LOCAL BUILDING  
 BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL  
 DIMENSIONS PRIOR TO START OF  
 CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY  
 FOR ANY ERRORS OR OMISSIONS IN  
 THESE PLANS. IT IS THE BUILDER/OWNER  
 RESPONSIBILITY TO REVIEW AND VERIFY  
 ALL LEVELS, DIMENSIONS AND  
 STRUCTURAL ADEQUACIES PRIOR TO  
 CONSTRUCTION.

DO NOT SCALE DRAWINGS

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TL	

REVISIONS:

SURREY PROJECT #

ADDRESS:  
 18337 55A AVENUE  
 SURREY, BC

LEGAL DESCRIPTION:  
 LT 25 SEC 5 TWP 8  
 NWD66708 NWD

P.I.D.:  
 001-254-774

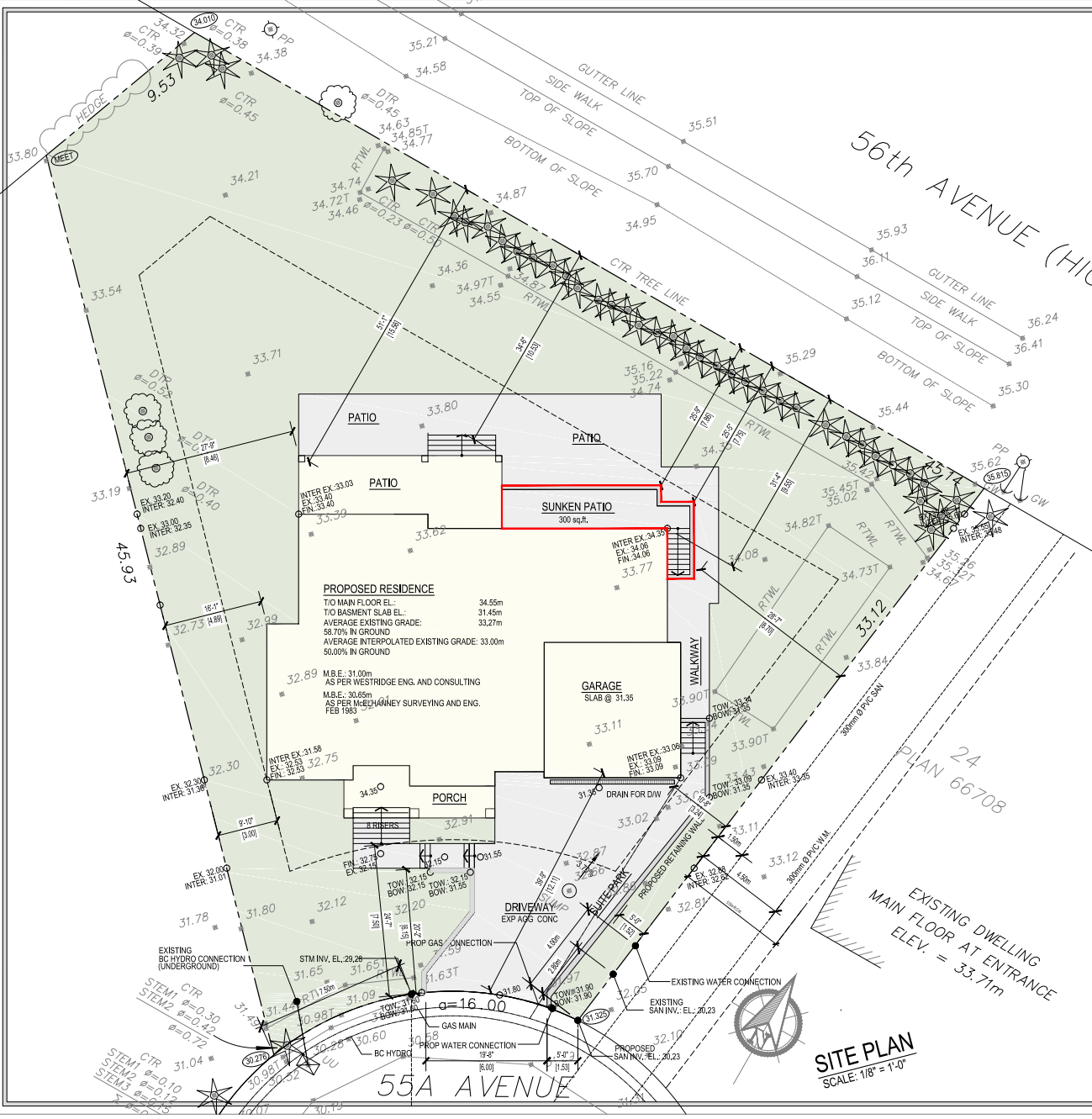
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DATE: SEPT 2022

SCALE: 1/4" = 1'-0" (UND)

DRAWN: HARP CHECKED: D.M.

1



**D.V.P RATIONALE**

THE REASON WE ARE APPLYING FOR DVP, IS THE PROPERTY HAS TO TWO FRONTAGES. IN WHICH CASE THERE IS NO REAR LOT LINE, AND THE SUNKEN PATIO WHICH ALLOWS ACCESS TO THE BASEMENT, IN NOT ACCEPTABLE ACCORDING TO TO CITY BYLAWS. 56TH AVENUE (HIGHWAY 10) SHOULD BE CONSIDERED THE REAR AND THEREFORE OUR PROPOSED LOCATION OF THE SUNKEN PATIO, MEETS CITY BYLAWS.

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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0314-00

Issued To:

("the Owners")

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: 001-254-774  
Lot 25 Section 5 Township 8 New Westminster District Plan 66708  
18337 - 55A Avenue

(the "Land")
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection J.2. of Part 15 "Half-Acre Residential Gross Density Zone (RH-G)", a basement well and basement access staircase is permitted to be located between the principal building and the front (north) lot line and within the (east) side yard.
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.

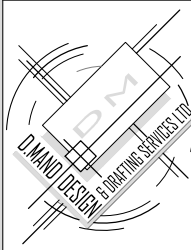
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Brenda Locke

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City Clerk – Jennifer Ficocelli



14658 - 84 AVENUE  
 SURREY, BC  
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 t: 6045971838  
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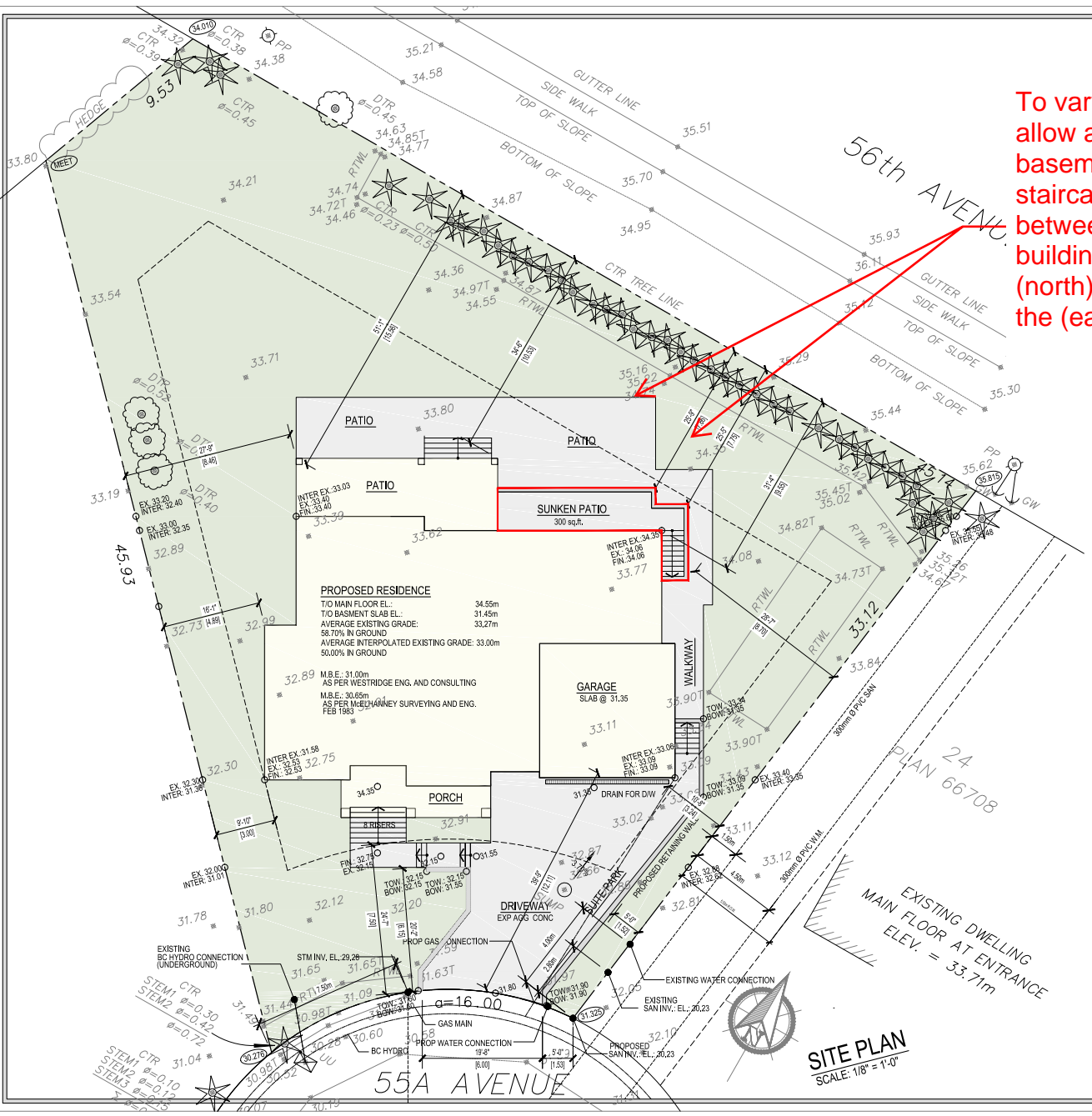
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**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

## Tree Preservation Summary

**Surrey Project No: 22-0314**

**Address: 18337 55A Avenue, Surrey**

**Registered Arborist: Anne Kulla, Huckleberry Landscape Design**

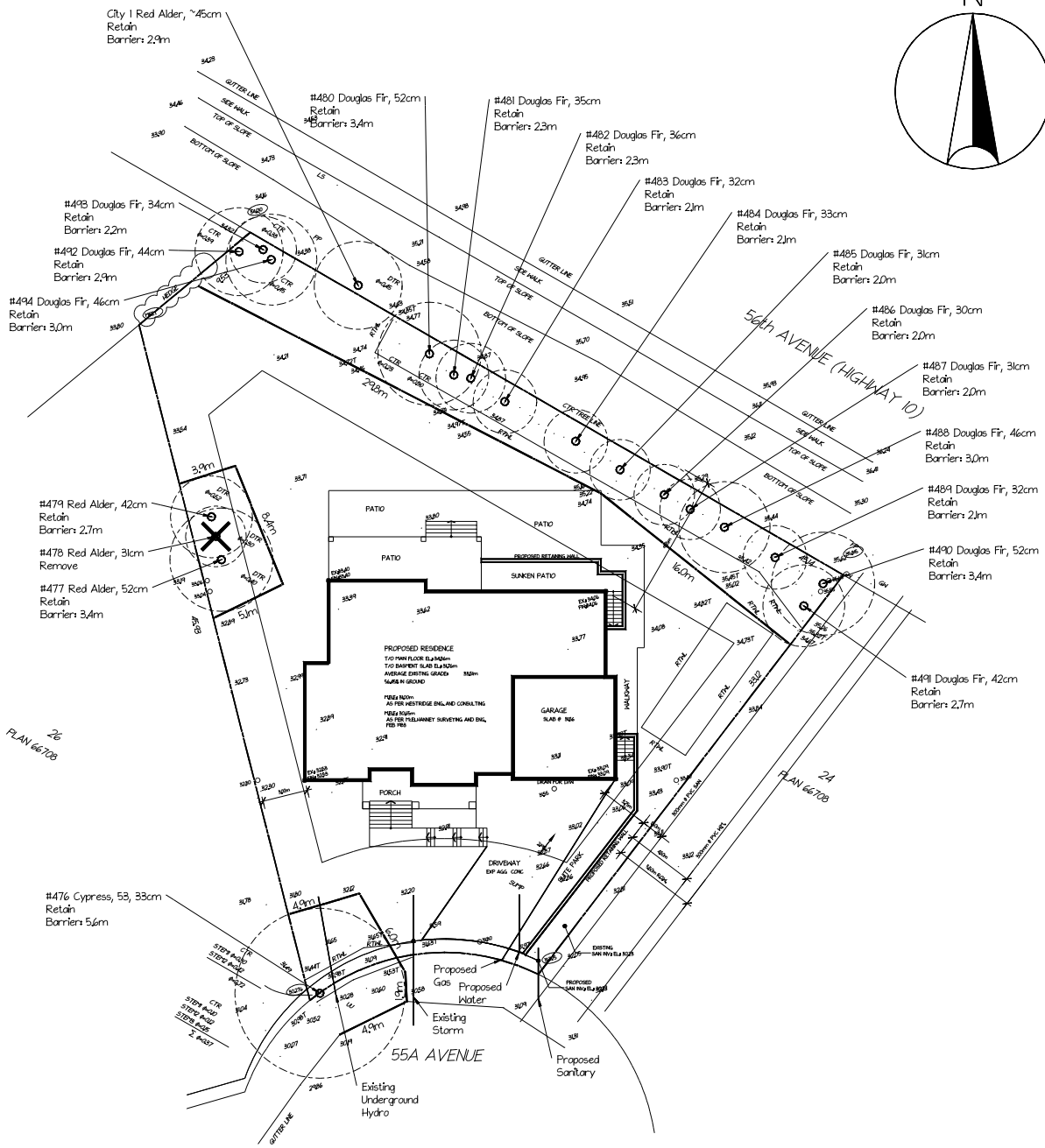
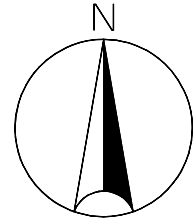
On-Site Trees	Numbers of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and offsite trees)	<b>20</b>
<b>Protected Trees to be Removed</b>	<b>1</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>19</b>
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>• Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1</li> <li>• All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	<b>1</b>
<b>Replacement Trees Proposed</b>	<b>1</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]</b>	<b>0</b>
Off-Site Trees	Numbers of Trees
<b>Protected Off- Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>• Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>• All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	<b>0</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:



Anne Kulla

Certified ISA Arborist PN-6263A



LEGEND

Retained Tree



Removed Tree



Critical Root Zone



Tree Protection Barrier



**Huckleberry**  
Landscape Design

604-724-3025  
www.huckleberrylandscape.ca

Address: 18337 55A Ave, Surrey

Client Name: Karm Gill

Project: New Development

Drawing: Tree Plan

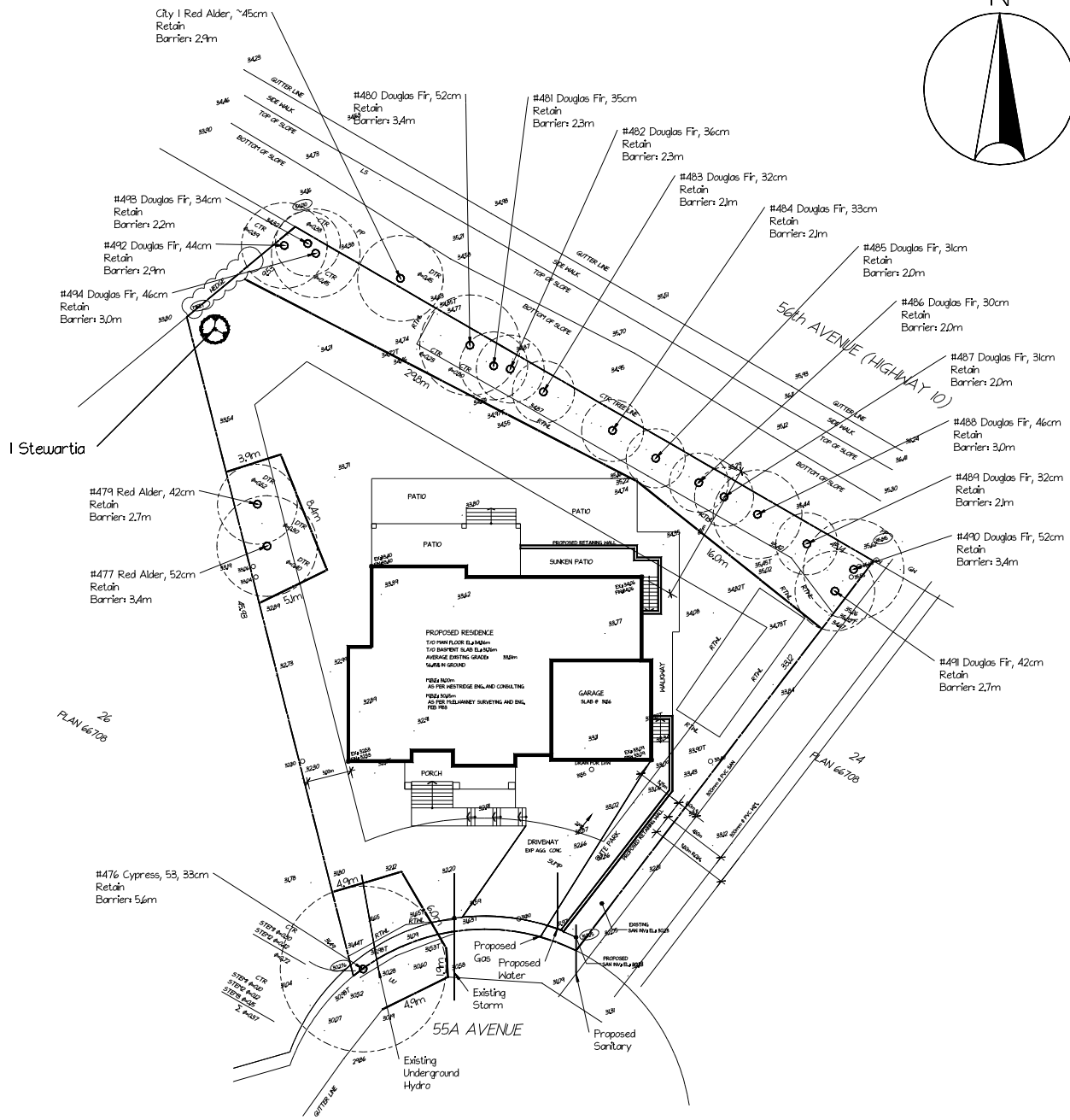
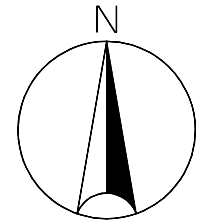
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Revision no:

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26  
PLAN 66708

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PLAN 66708

### LEGEND

- Retained Tree
- Replacement Tree
- Critical Root Zone
- Tree Protection Barrier

Key	Qty	Botanical Name	Common Name	Size/Condition
Trees				
SP	1	Stewartia Pseudocamelia	Stewartia	5cm cal



**Huckleberry**  
Landscape Design

604-724-3025  
www.huckleberrylandscape.ca

Address: 18337 55A Ave, Surrey	
Client Name: Karm Gill	Project: New Development
Drawing: Replacement Plan	Drawing no: 2 of 2    Revision no:
Scale: 1:200	Date: Nov 02, 2022    Drawn by: TZ