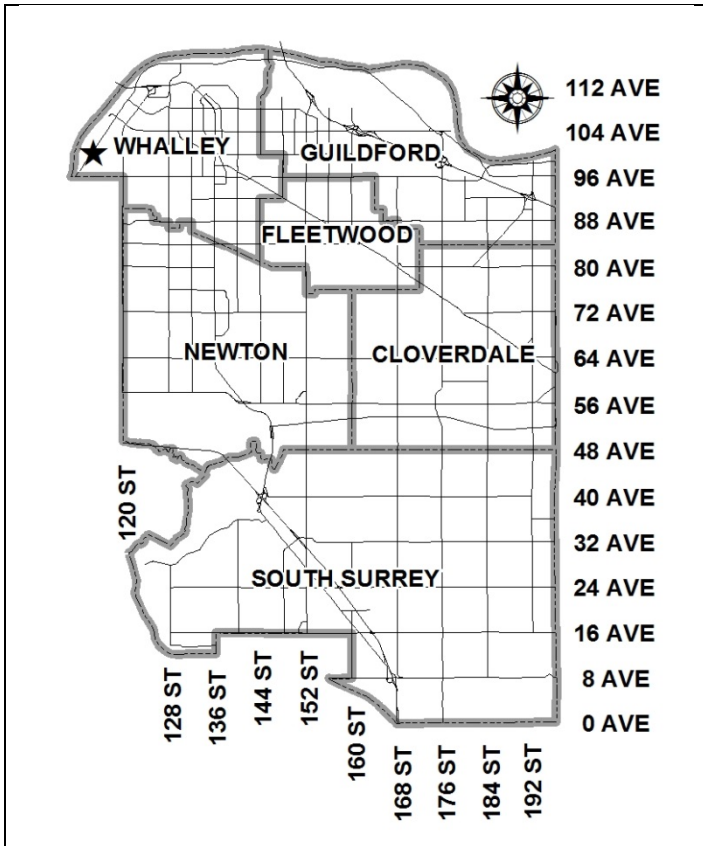


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0124-01

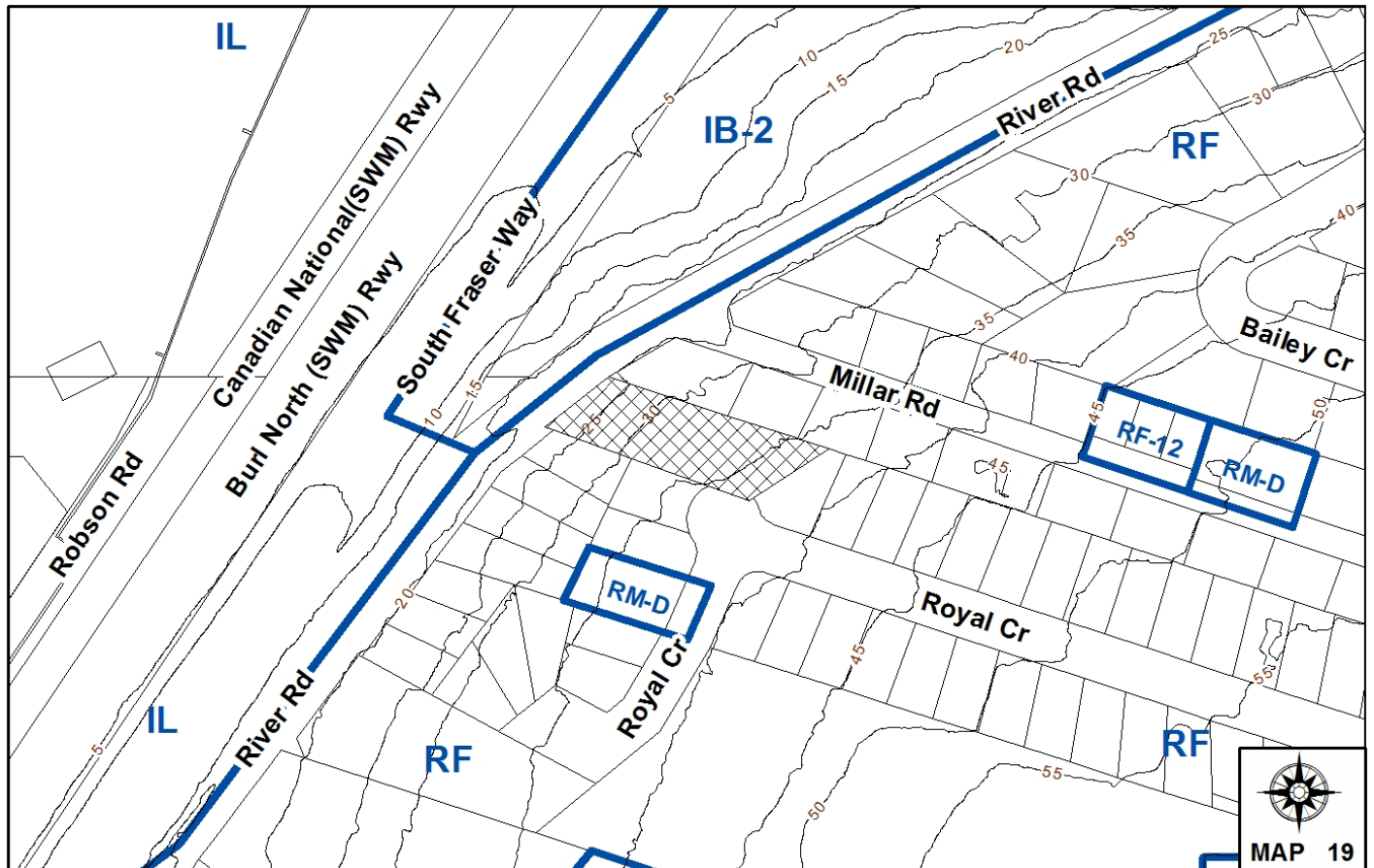
Planning Report Date: May 12, 2014



PROPOSAL:

- **Development Variance Permit**
 in order to allow subdivision into 4 single family lots
 and to retain an existing house.

LOCATION: 11421 - Royal Crescent
OWNER: Arlene M Hartley, Executrix of the Will of Esther Marie Atchison, Deceased
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced lot depth in the RF Zone from 28 metres (92 ft.) to:
 - 26.2 metres (86 ft.) for proposed Lot 2; and
 - 23 metres (75 ft.) for proposed Lot 4.
- Seeking reduced rear yard setback in the RF Zone from 7.5 metres (25 ft.) to:
 - 6.5 metres (21 ft.) for proposed Lot 1; and
 - 4.7 metres (15 ft.) for proposed Lot 3.
- Seeking reduced side yard setback in the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lots 1 and 3.

RATIONALE OF RECOMMENDATION

- The proposed lot depth variances will allow subdivision into four single family lots.
- The applicant has demonstrated standard homes can be built on the 4 proposed lots, if the variances are approved.
- The proposed setback variances will allow retention of the existing single family dwelling on proposed Lot 3 and allow the maximum house size to be achieved on proposed Lot 1 while retaining a large Western Red Cedar tree.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0124-01 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the Single Family Residential Zone (RF) from 28 metres (92 ft.) to 26.2 metres (86 ft.) for proposed Lot 2;
 - (b) to reduce the minimum lot depth of the Single Family Residential Zone (RF) from 28 metres (92 ft.) to 23 metres (75 ft.) for proposed Lot 4;
 - (c) to reduce the minimum rear yard setback of the Single Family Residential Zone (RF) from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 1;
 - (d) to reduce the minimum rear yard setback of the Single Family Residential Zone (RF) from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) for proposed Lot 3; and
 - (e) to reduce the minimum side yard setback of the Single Family Residential Zone (RF) from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lots 1 and 3.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) registration of a no-build Section 219 Restrictive Covenant on a portion of proposed Lot 1 for the purpose of tree retention.
3. Council instruct staff to bring forward Development Variance Permit No. 7912-0124-00 for filing, when Development Variance Permit No. 7912-0124-01 is considered for approval.

REFERRALS

Engineering: The Engineering Department has no objection to the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East:	Single family dwellings	Urban	RF
South:	Single family dwellings	Urban	RF
West (Across River Road):	Vacant City-owned, 6.8 – acre lot	Urban	IB-2

DEVELOPMENT CONSIDERATIONS

- The 2,757 – square metre (0.68 acre) subject property, located at 11421 - Royal Crescent, is zoned Single Family Residential Zone (RF), and is designated Urban in the Official Community Plan.
- A single-storey house currently exists on the site and is intended to be retained. Access to the house is from Royal Crescent.
- The applicant initially proposed to subdivide the subject lot into three RF-zoned lots, and sought several variances to the RF Zone that were required in order to subdivide into three lots and to retain the existing house.
- The variances required to subdivide into three RF-zoned lots and to retain the existing house were requested under Development Variance Permit (DVP) No. 7912-0124-00. The proposed 3-lot subdivision is shown on Appendix III.
- At the Regular Council – Land Use meeting on October 1, 2012, Council issued Development Variance Permit (DVP) No. 7912-0124-00 to:
 - reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26.6 metres (87 ft.) for proposed Lots 1 and 2;
 - reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 21.7 metres (71 ft.) for proposed Lot 3;
 - reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 1; and
 - reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) for proposed Lot 2.
- The applicant recently decided to revise the development application, and now seeks to subdivide into four RF-zoned lots, as shown on Appendix II, which requires additional variances to the RF Zone.

- The requested variances (see By-law Variances section) are similar to the variances requested under DVP No. 7912-0124-00.
- If DVP No. 7912-0124-01 is approved, it will be appropriate for Council to file the issued DVP No. 7912-0124-00.
- All four proposed lots exceed the minimum 560-square metre (6,000 sq. ft.) area requirement of the RF Zone.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	1	1	0
Japanese Snowbell	1	0	1
Laburnum	1	1	0
Coniferous Trees			
Douglas Fir	5	4	1
English Holly	2	1	1
Hemlock	1	1	0
Norway Spruce	1	0	1
Western Red Cedar	14	12	2
Total (excluding Alder and Cottonwood Trees)	26	20	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		15	
Contribution to the Green City Fund		\$9,300	

- The Arborist Assessment states that there are a total of 26 protected 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 location of services, building footprints, road dedication and proposed lot grading.
- The side (west) and rear yard setbacks of proposed Lot 1 need to be reduced in order to maximize tree preservation on the site (see By-law Variances section). A no-build Restrictive Covenant will be required to identify the tree preservation areas.

- For those trees that cannot be retained, the applicant will be required to plant trees at a 2 to 1 replacement ratio. This will require a total of 40 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site, the deficit of 31 replacement trees will require a cash-in-lieu payment of \$9,300, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 15 trees are proposed to be retained or replaced on the site with a contribution of \$9,300 to the Green City Fund.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to:
 - 26.2 metres (86 ft.) for proposed Lot 2; and
 - 23 metres (75 ft.) for proposed Lot 4.

Applicant's Reasons:

- Based on the geometry of the site, the minimum lot depth of proposed Lots 2 and 4 must be reduced to achieve a four-lot subdivision.
- Proposed Lots 2 and 4 can accommodate a standard home.

Staff Comments:

- Proposed Lot 2 slightly exceeds the minimum 560-square metre (6,000 sq. ft.) area requirement of the RF Zone.
- An RF-zoned lot on Millar Road that abuts the rear property line of proposed Lot 2 is approximately 24 metres (80 ft.) deep.
- Proposed Lot 4 is 808 square metres (8,700 sq. ft.) in area, which exceeds the minimum 560-square metre (6,000 sq. ft.) area requirement of the RF Zone.
- Staff support the requested variances.

(b) Requested Variances:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 1; and
- To reduce the minimum west side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1.

Applicant's Reasons:

- A reduced rear and side yard setback is required in order to achieve the maximum house size and to retain a large Western Red Cedar tree near the east property line.

Staff Comments:

- The Arborist Report for the subject site indicated that the Western Red Cedar tree is in "good" condition and is recommended to be retained.
- The Western Red Cedar tree on proposed Lot 1 encroaches into the building footprint that is defined by the setback requirements of the RF Zone. Based on this tree encroachment, the maximum house size cannot be achieved.
- According to a building footprint drawing provided by the applicant's Design Consultant, Mike Tynan, the maximum house size of approximately 270 square metres (2,900 sq. ft.) can be achieved on proposed Lot 1 by reducing the rear yard setback from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) and the west side yard setback from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) (Appendix IV).
- The proposed relaxations will not significantly reduce the useable outdoor space of this lot, as the pie-shaped lot has a wider rear yard compared to a rectangular shaped lot.
- The side yard setback requirement of the RF Zone previously permitted a reduced side yard setback of 1.2 metres (4 ft.) if the opposite side yard setback was at least 2.4 metres (8 ft.). This regulation was deleted on July 29, 2013 (By-law No. 17989). In order to retain the Western Red Cedar tree near the east property line, the east side yard setback will exceed 2.4 metres (8 ft.).
- The existing homes on the two lots that abut the rear property line, are offset from the subject site in such a way that they will not be impacted by the proposed relaxations.
- Staff support the requested variances.

(c) Requested Variances:

- To reduce the minimum rear yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) for proposed Lot 3; and
- To reduce the minimum north side yard setback of the "Single Family Residential Zone (RF)" from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 3.

Applicant's Reasons:

- In order to retain the existing house, reduced rear and side yard (north) setbacks are required for proposed Lot 3.
- Retaining the existing house is important as the house has been within the same family for several generations and has sentimental value.

Staff Comments:

- The southern side yard setback is 5.9 metres (20 ft.), which exceeds the minimum 1.8-metre (6 ft.) side yard setback of the RF Zone.
- The side yard setback requirement of the RF Zone previously permitted a reduced side yard setback of 1.2 metres (4 ft.) if the opposite side yard setback was at least 2.4 metres (8 ft.). This regulation was deleted on July 29, 2013 (By-law No. 17989).
- The applicant provided a location certificate that indicates the existing one-storey dwelling complies with the requirements of the RF Zone in terms of floor area ratio (FAR), lot coverage, and front yard setback.
- Retaining the existing house will allow for the retention of several on-site mature trees along the southern property line.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed 4-lot Subdivision Layout
Appendix III.	Initial Proposed 3-lot Subdivision Layout
Appendix IV.	Conceptual Building Footprint Drawing
Appendix V.	Development Variance Permit No. 7912-0124-01

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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DRV 5/7/14 10:23 AM

SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.68 ac.
Hectares	0.275 ha.
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	15 – 33 m.
Range of lot areas (square metres)	570 sq. m. – 808 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.5 lots/ha & 5.9 lots/ac.
Lots/Hectare & Lots/Acre (Net)	15.5 lots/ha & 6.5 lots/ac.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	37.4%
Estimated Road, Lane & Driveway Coverage	14.3%
Total Site Coverage	51.7%
PARKLAND	
Area (square metres)	NA
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	YES
Lot Depth and Setbacks	YES

SUBDIVISION PLAN OF LOT 5 SECTION 35 BLOCK 5 NORTH RANGE 3 WEST NEW WESTMINSTER DISTRICT PLAN 7183

PLAN EPP36752

PURSUANT TO SECTION 67, LAND TITLE ACT
BCGS 92G.016

SCALE 1:500



ALL DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN
IS 432mm IN HEIGHT BY 560mm IN WIDTH (C SIZE)
WHEN PLOTTED AT A SCALE OF 1:500.

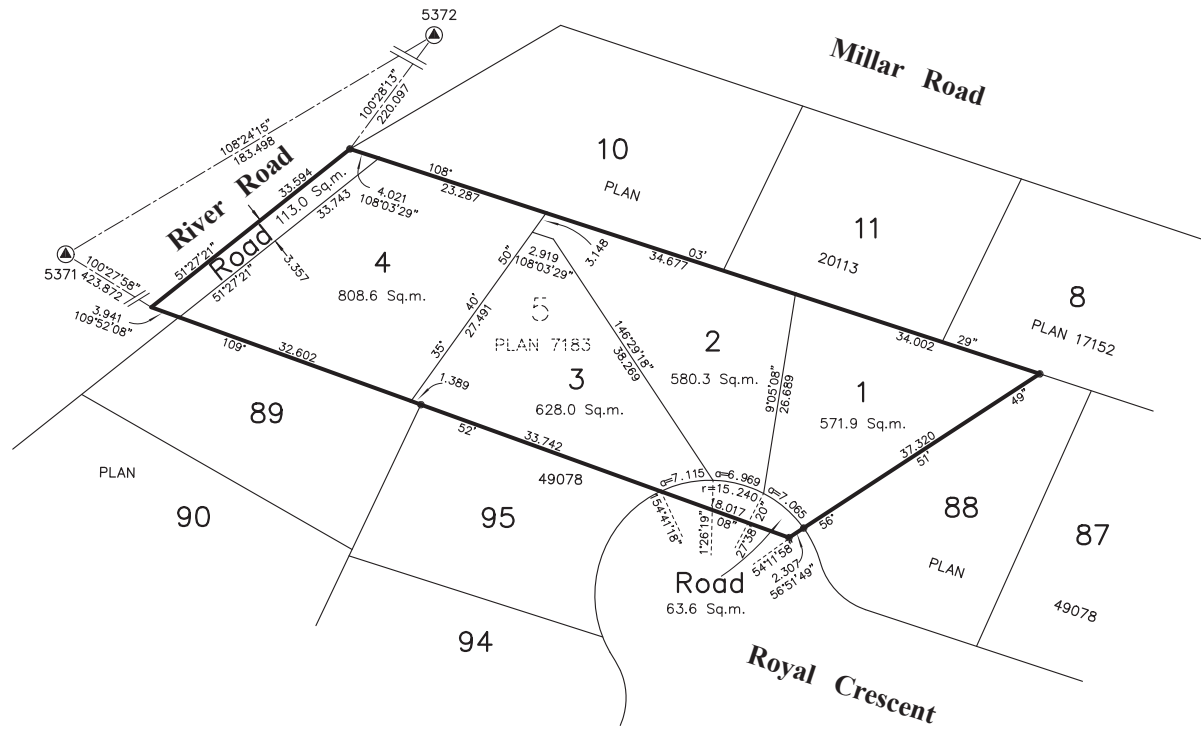
INTEGRATED SURVEY AREA NO. 1
CITY OF SURREY, NAD83 (CSRS), 2005

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
GEODETIC CONTROL MONUMENTS 5371 AND 5372.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL
DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE
GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES
BY AVERAGE COMBINED FACTOR OF 0.99959535 WHICH
HAS BEEN DERIVED FROM CONTROL MONUMENTS
5371 AND 5372

- ⊙ INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES STANDARD IRON POST PLACED
- Sq.m. INDICATES SQUARE METERS

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
WHICH ARE SET ALONG THE PRODUCTION OF THE
PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.



H.Y. AND ASSOCIATES
LAND SURVEYING LTD.
200, 9128 - 152nd STREET
SURREY, B.C.
V3R 4E7
(ph) (604)583-1616
(fx) (604)583-1737
Job: 062582LS
File: 062582_SB3.DWG

THIS PLAN LIES WITHIN THE JURISDICTION OF THE
APPROVING OFFICER FOR THE CITY OF SURREY

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT
CITY OF SURREY

THE FIELD SURVEY REPRESENTED BY
THIS PLAN WAS COMPLETED ON
THE ___th DAY OF _____ 2014
EUGENE O. WONG, BCLS

Proposed 4-lot subdivision layout

APPENDIX II



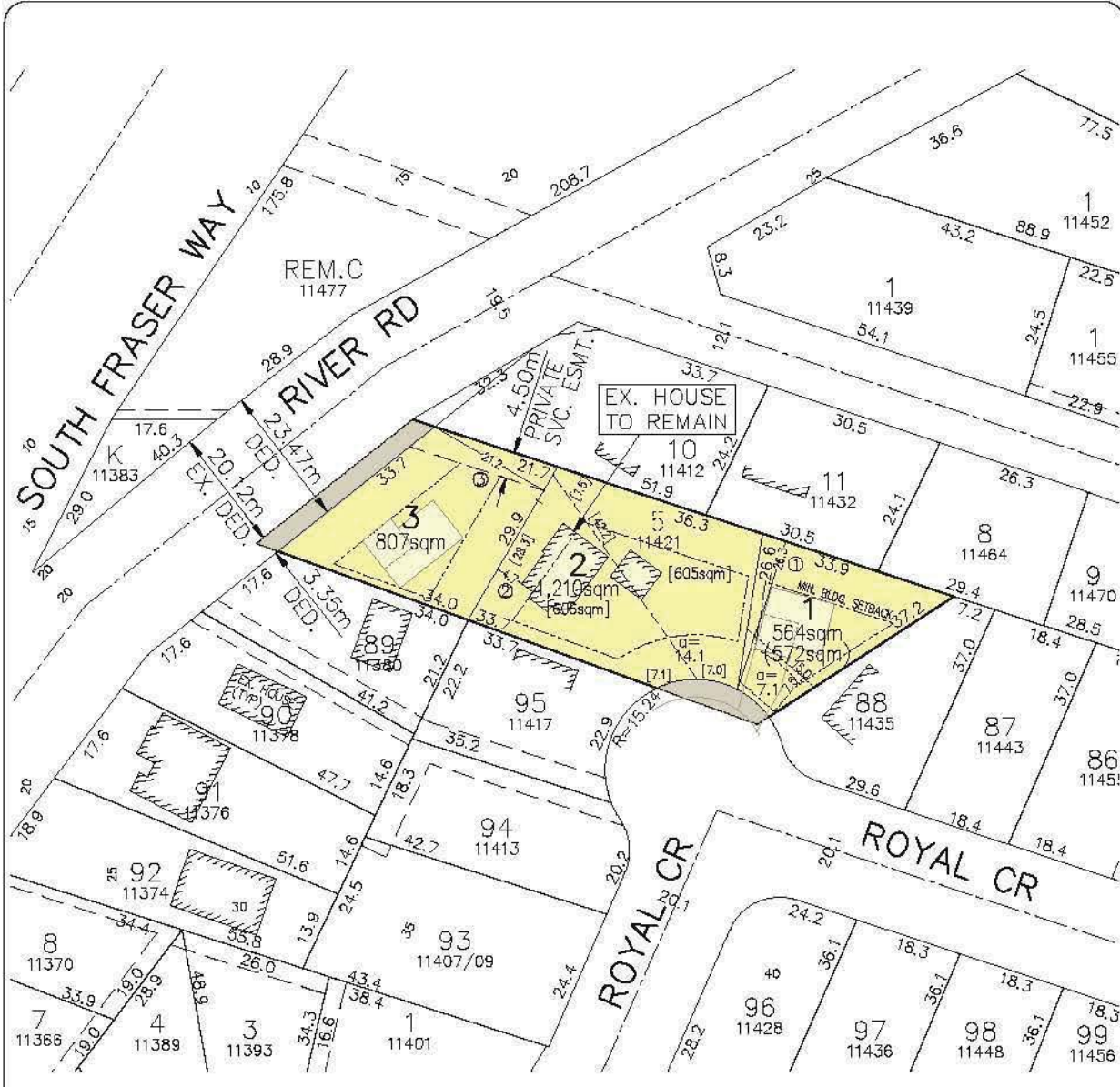
Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel. (604) 591-4441 Fax. (604) 591-2507

Initial proposed 3-lot subdivision layout

File No: 7912-0124-00
 MAP #: 019
 EXIST. ZONE: RF
 PROP. ZONE: RF



CIVIC ADDRESS: 11421 ROYAL CR., SURREY, BC
 LEGAL: LOT 5, SECTION 35, RANGE 3, N.W.D., PLAN 7183



GROSS SITE AREA: 2,756sqm (0.68ac)

NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED EXCEPT FOR THOSE LOCATED WHOLLY ON PROPOSED LOT 2

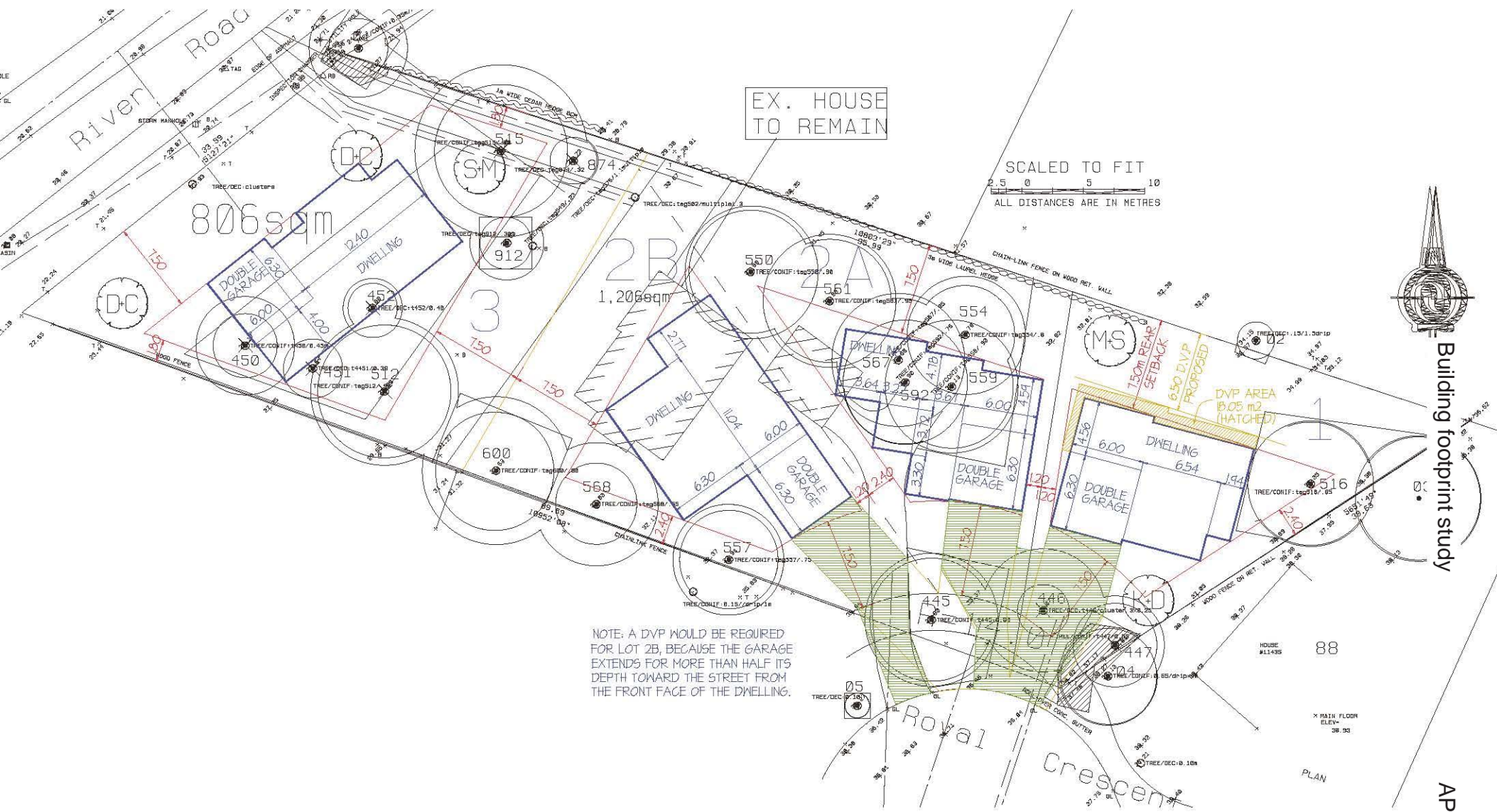


#200-9128-152nd. St. Surrey, BC V3R 4E7 • TEL 604-583-1616
 • Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#:062582 | ALTERNATIVE#02E | DATE: 07 AUG/12 | SCALE: 1:750

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\062582\PLANNING\VAL.T02D.DWG



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0124-01

Issued To: ARLENE M HARTLEY
EXECUTRIX OF THE WILL OF ESTHER MARIE ATCHISON,
DECEASED

("the Owner")

Address of Owner: 11421 - Royal Crescent
Surrey, BC V3V 6V5

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: 011-104-261

Lot 5 Section 35 Block 5 North Range 3 West New Westminster District Plan 7183

11421 - Royal Crescent

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section K, Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres (92 ft.) to 26.2 metres (86 ft.) for proposed Lot 2;
 - (b) Section K, Part 16 Single Family Residential Zone (RF), the minimum lot depth is reduced from 28 metres (92 ft.) to 23 metres (75 ft.) for proposed Lot 4;
 - (c) Section F, Part 16 Single Family Residential Zone (RF), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 1;
 - (d) Section F, Part 16 Single Family Residential Zone (RF), the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) for proposed Lot 3; and
 - (e) Section F, Part 16 Single Family Residential Zone (RF), the minimum side yard setback of the Single Family Residential Zone (RF) is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) along the western side yard of proposed Lot 1 and along the northern side yard of proposed Lot 3.
5. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. 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 – Dianne L. Watts

City Clerk – Jane Sullivan



Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel. (604) 591-4441 Fax. (604) 591-2507

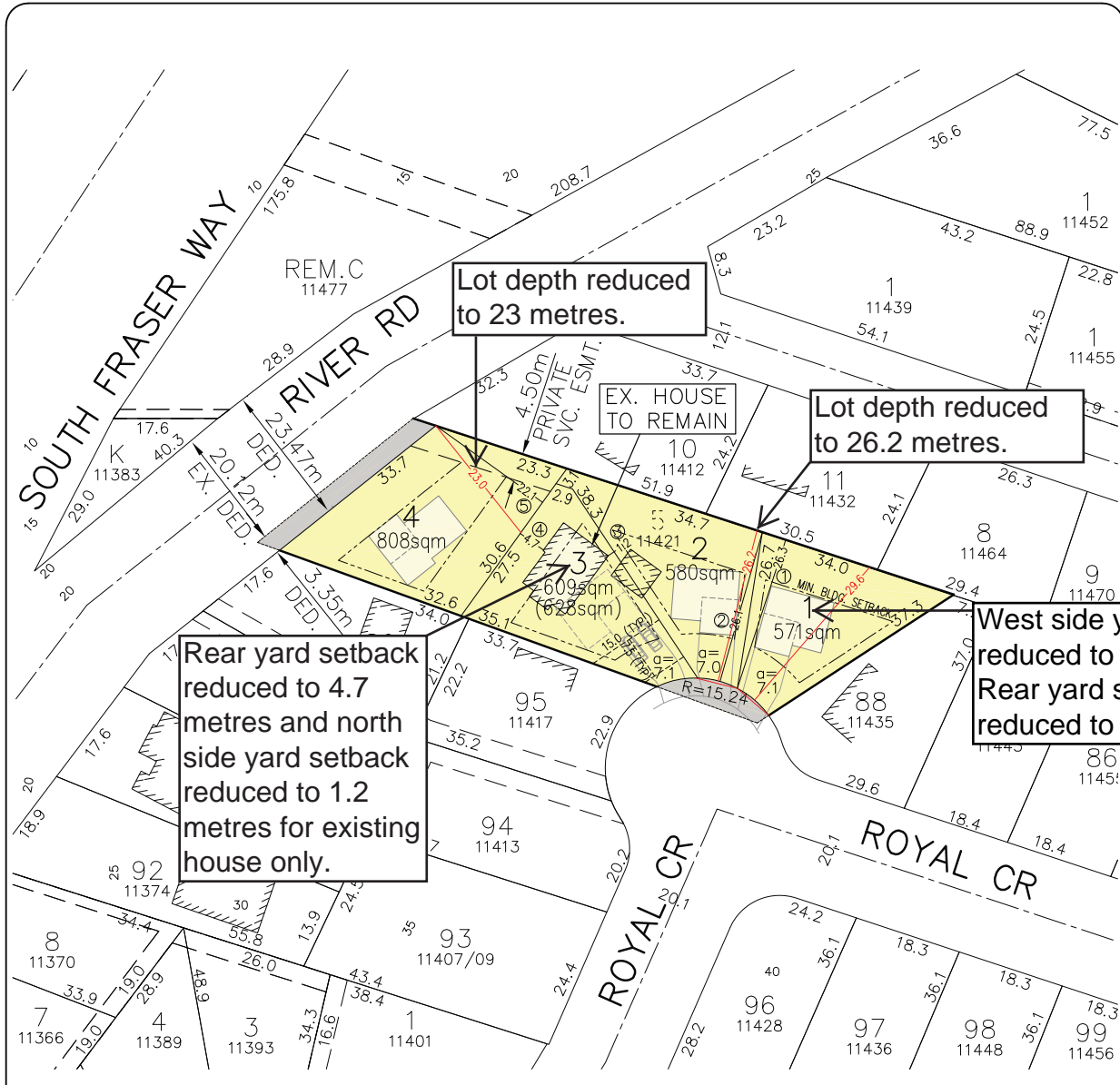
PROPOSED SUBDIVISION LAYOUT

SCHEDULE A

File No: 79 -0 -00
 MAP #: 019
 EXIST. ZONE: RF
 PROP. ZONE: RF



CIVIC ADDRESS: 11421 ROYAL CR., SURREY, BC
 LEGAL: LOT 5, SECTION 35, RANGE 3, N.W.D., PLAN 7183



GROSS SITE AREA: 2,756sqm (0.68ac)
 5% PARK DEDICATION: 138sqm (CASH-IN-LIEU)

NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE



#200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
 Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#:062582 | ALTERNATIVE#02C | DATE: 22 APR/12 | SCALE: 1:750

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\062582\PLANNING\AL02C.DWG