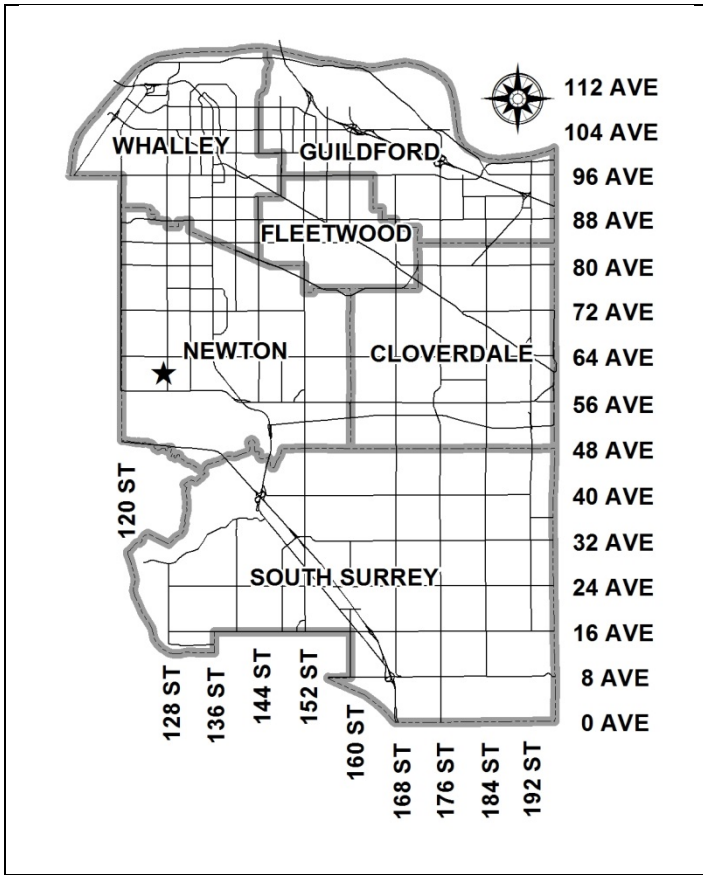


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0360-00

Planning Report Date: May 2, 2016



PROPOSAL:

- **Development Variance Permit**

to vary the minimum lot depth and reduce the minimum rear yard setback for tree retention purposes for a proposed single family lot.

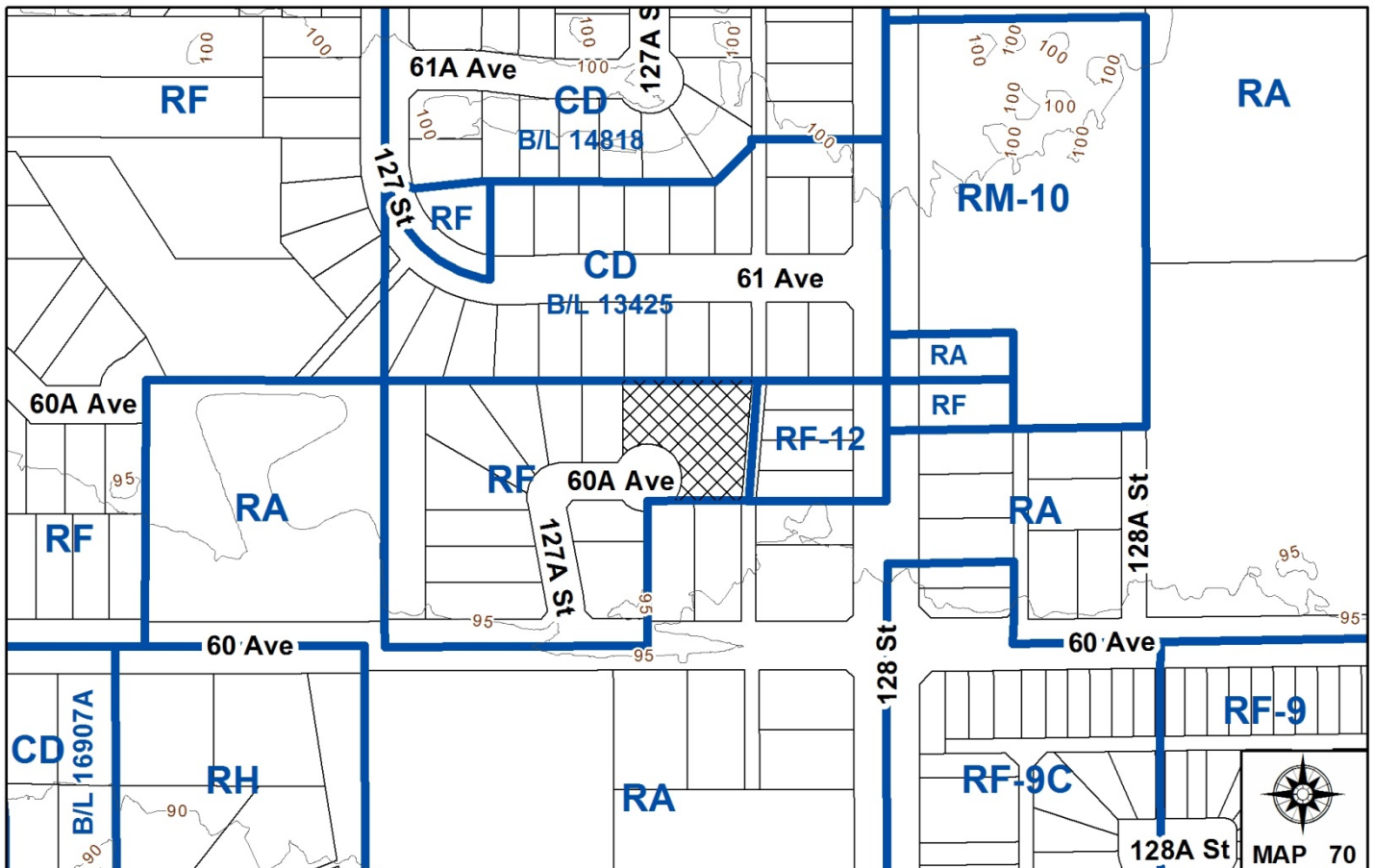
LOCATION: 12780 - 60A Avenue

OWNER: Four-Square Properties Ltd.

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Proposed Single Family (6 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the minimum rear yard (east) setback of the RF Zone for Lot 3 from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face, and 3.9 metres (12.5 ft.) to the covered deck.
- The applicant is seeking to vary the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 25 metres (82 ft.) for proposed Lot 3.

RATIONALE OF RECOMMENDATION

- The reduced rear yard setback will allow for a new single family dwelling to be sited on the lot in such a way to allow for the retention of a shared tree.
- The proposed lot depth variance is minimal and is required as a result of the orientation of the proposed Lot 3 on the cul-de-sac. Proposed Lot 3 meets the minimum width and area requirements of the RF Zone, and will accommodate a house of the size permitted under the current RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0360-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (east) setback of the RF Zone from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face, and 3.9 metres (12.5 ft.) to the covered deck for proposed Lot 3; and
 - (b) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 25 metres (82 ft.) for proposed Lot 3.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family homes	Urban/ Existing Single Family	CD (By-law No. 13425)
East (Across lane):	Single family homes	Urban/ Small Lot (10 u.p.a.)	RF-12
South:	Single family homes	Urban/ Proposed Single Family (6 u.p.a.)	RA
West:	Single family homes	Urban/ Proposed Single Family (6 u.p.a.)	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is a 2,029 square metre (0.5 acre) lot located at 12780 60A Avenue. The site is zoned "Single Family Residential Zone" (RF) and is designated "Urban" in the Official Community Plan.

- An application for a 3-lot subdivision has been received for this property and is currently under review. The variances being requested apply to Lot 3 in the proposed subdivision and are required to ensure that an adequately sized home can be constructed on the site. A site plan is contained in Appendix II.

Current Application

- The applicant proposes to reduce the minimum rear yard (east) setback of the RF Zone for Lot 3 from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face, and 3.9 metres (12.5 ft.) to the covered deck, in order to retain a tree shared with the property to the south.
- Proposed Lot 3 requires a Development Variance Permit (DVP) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 25 metres (82 ft.).

TREES

- Andrew Connell, ISA Certified Arborist of Diamond Head Consulting 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)			
Western Red Cedar	8	6	2
Total (excluding Alder and Cottonwood Trees)	8	6	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		11	
Contribution to the Green City Fund		\$900.00	

- The Arborist Assessment states that there are a total of 8 protected trees on the site, none of which are Alder or Cottonwood trees. It was determined that 2 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 rear yard setback of Lot 3 is proposed to be reduced in order to facilitate the retention of a shared tree with the neighbour to the south (see By-law Variance section). A No-Build restrictive covenant will be required to identify the tree preservation area.

- 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 12 replacement trees on the site. Since only 9 replacement trees are proposed for the site, the deficit of 3 replacement trees will require a cash-in-lieu payment of \$900, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, 11 trees are proposed to be retained or replaced on the site with a contribution of \$900 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum rear yard (east) setback of the RF Zone from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face, and 3.9 metres (12.5 ft.) to the covered deck for proposed Lot 3.

Applicant's Reasons:

- A reduced rear yard setback is required to enable the construction and siting of a new house of the size permitted in the RF Zone, while also retaining a tree shared with the property owner to the south.

Staff Comments:

- The reduced rear yard setback will allow a new single family dwelling to be sited on the property in such a way to allow for the retention of a shared tree.
- The rear yard will continue to have ample useable space despite the proposed rear yard reductions, given the substantial width of the rear yard of the lot.

(b) Requested Variance:

- To reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to 25 metres (82 ft.) for proposed Lot 3.

Applicant's Reasons:

- The orientation of Lot 3 on the cul-de-sac does not allow the proposed lot to meet the minimum depth requirement of the RF Zone.
- The proposed depth relaxation is minimal.

Staff Comments:

- The lot depth of proposed Lot 3 is 25.26 metres (82 ft.), slightly less than the minimum 28-metre (90 ft.) lot depth for the RF Zone.

- Proposed Lot 3 meets the minimum area and width requirements for a RF-zoned lot and is consistent with the surrounding neighbourhood.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Subdivision Plan and Lot 3 Building Envelope
Appendix III.	Tree Location and Retention Plan
Appendix IV.	Tree Preservation Summary
Appendix V.	Development Variance Permit No. 7915-0447-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/dk

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KD 4/28/16 11:48 AM

PROPOSED SUBDIVISION OF LOT 5 SECTION 7 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN BCP41266

CIVIC ADDRESS:

12780 60A Avenue, SURREY
P.I.D. 027-942-333

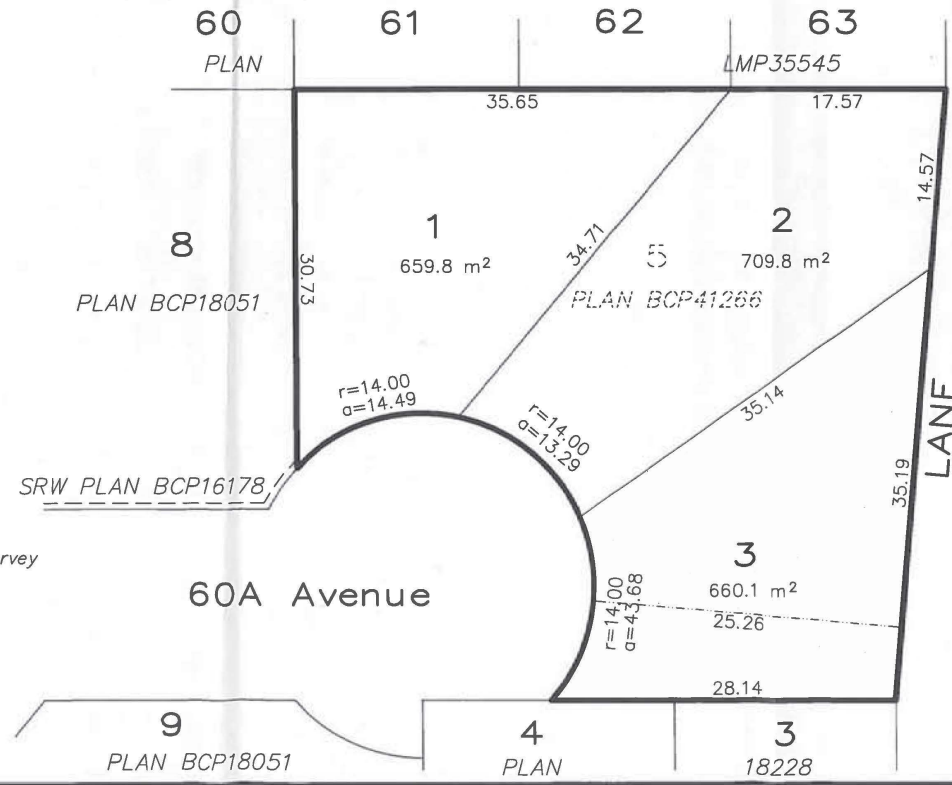
SCALE 1 : 500

DRAWING DATE:

November 16th, 2015



The intended plot size of this plan is 280mm in width and 216mm in height (A size) when plotted at a scale of 1:500.



Notes:

Preliminary layout only, subject to approval.
Areas and dimensions are subject to detailed survey and calculation, and may vary.
Not to be used for legal transactions.
Lot dimensions are derived from Plan BCP41266

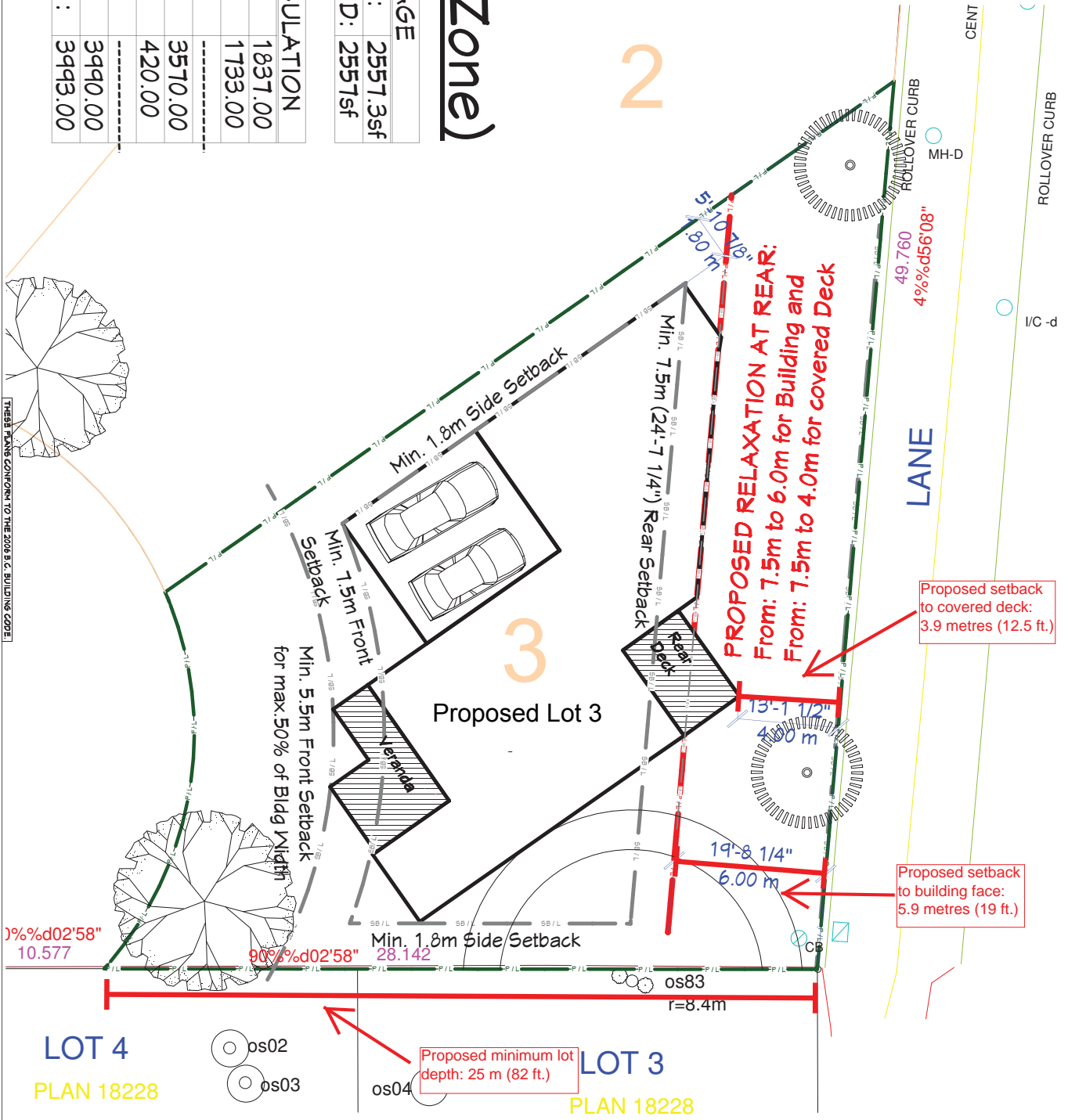


FILE: 7842-SUB-PROP

Lot 3 (RF Zone)

LOT COVERAGE	
Max. Cov'g ALLOWED:	2557.3sf
Max. Cov'g PROPOSED:	2557sf

TOTAL AREA CALCULATION	
Main Floor :	1837.00
Upper Floor :	1733.00
NET Area:	3570.00
Garage :	420.00
TOTAL GROSS Area :	3990.00
MAX. ALLOWED Area :	3993.00



THESE PLANS CONFORM TO THE 2006 B.C. BUILDING CODE.

SITE PLAN - Building Envelope

APPEX DESIGN GROUP INC 1401-1515 - 123 Street Surrey, BC V4A 2E5 Tel: (604) 545-5251 Fax: (604) 545-5256 Website: www.appexdesign.com		ARCHITECT'S/ENGINEER'S STAMP: STRUCTURAL ENGINEERS STAMP:
Client: Dream Castle Homes Ltd. City Project No: 15-0310 Site Location: Lot 3, 12180-60A Avenue, Surrey, BC	Form Number: 1513 Sheet Number: A-1.0 Revision: 0 Date: October 15, 2015 Scale: 1/4" = 1' (for as noted) Version: 15-2015.11.30 RD Sheet Title:	Date: March 16, 2016

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	12780 60A Avenue, Surrey
Registered Arborist:	Andrew Connell, B.Sc. ISA Certified Arborist (PN6991A) ISA Certified Tree Risk Assessor (797) Certified Landscape Technician
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	8
Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	12
- All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12	
Replacement Trees Proposed	9
Replacement Trees in Deficit	3
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and
submitted by:

Arborist



March 14, 2016

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0360-00

Issued To: FOUR-SQUARE PROPERTIES LTD
("the Owner")

Address of Owner: Unit 201,7928 - 128 Street
Surrey, BC V3X 3L1

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: 027-942-333
Lot 5 Section 7 Township 2 New Westminster District Plan BCP41266
12780 - 60A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F, Yard and Setbacks, of Part 16 Single Family Residential Zone, the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face, and 3.9 metres (12.5 ft.) to the covered deck for proposed Lot 3; and
 - (b) In Subsection K.3, Subdivision, of Part 16 Single Family Residential Zone, the minimum lot depth is reduced from 28 metres (90 ft.) to 25 metres (82 ft.) for proposed Lot 3.
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

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 .

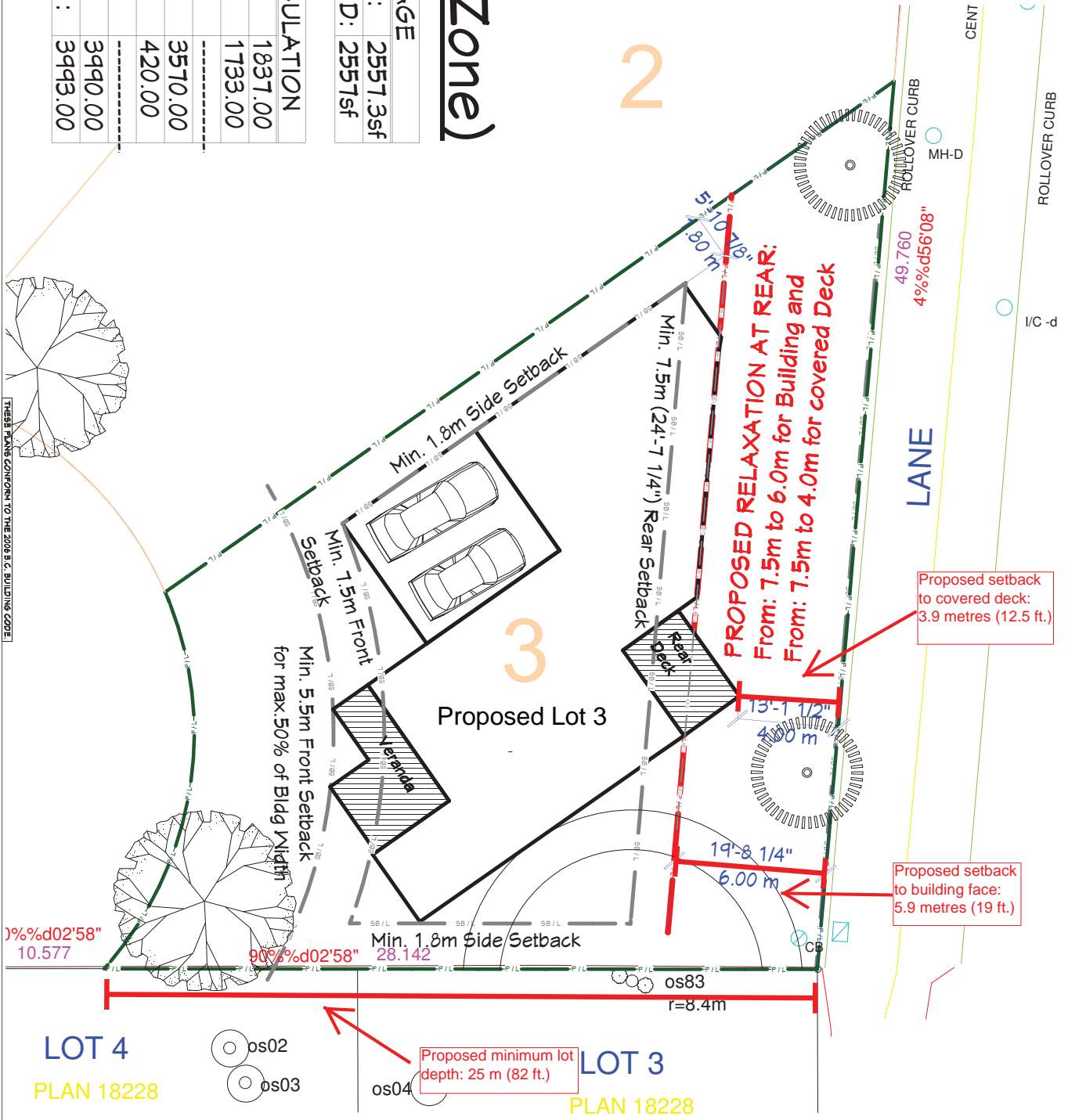
Mayor – Linda Hepner

City Clerk – Jane Sullivan

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	Architect/Engineer's Stamp: Structural Engineers Stamp: Date: October 15, 2015 Scale: 1/4" = 1' (for as noted) Version: 15-2015.11.30 RD Sheet Title: