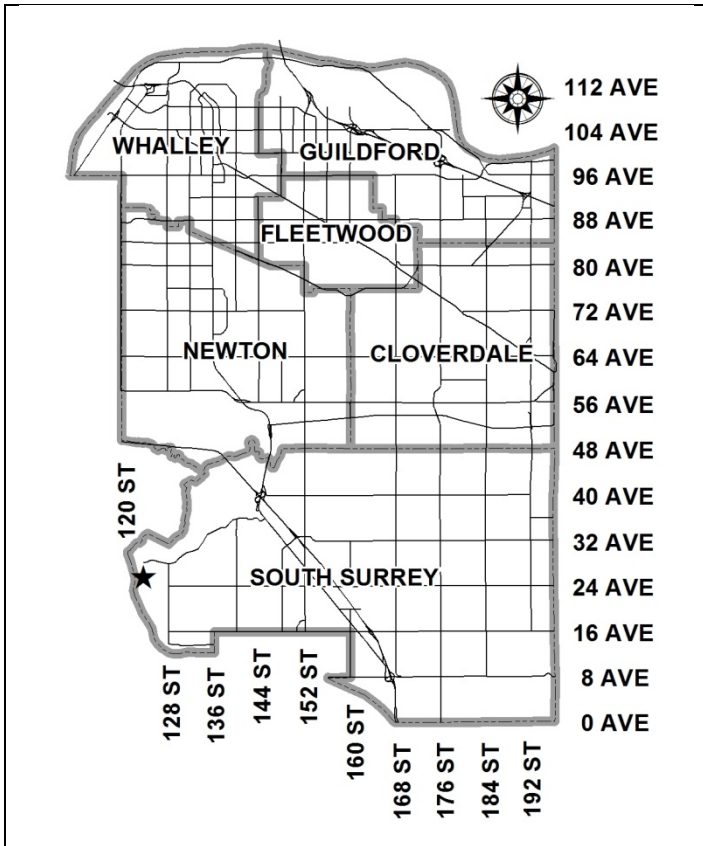


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0420-00

Planning Report Date: March 7, 2016



**PROPOSAL:**

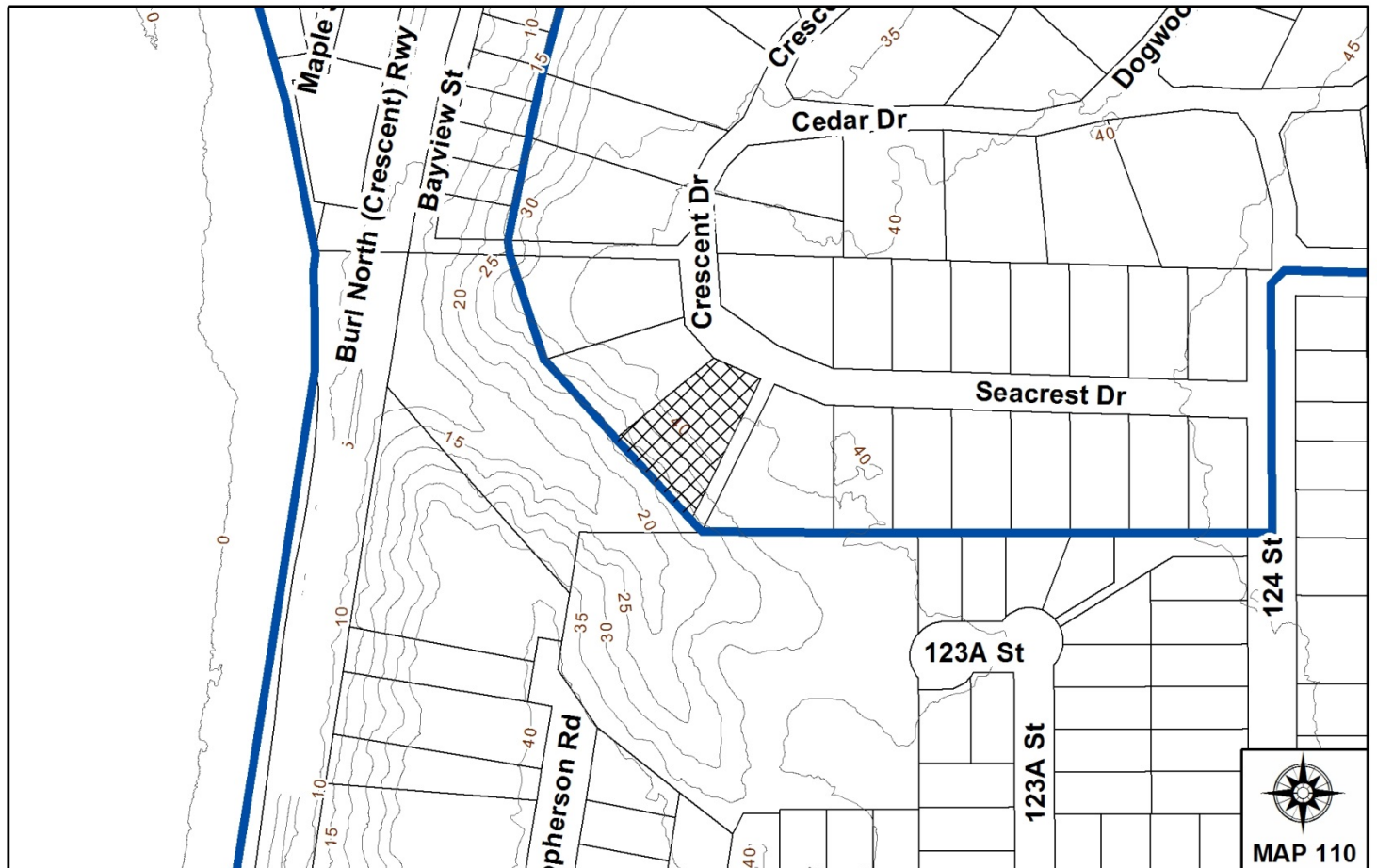
- **Development Variance Permit** to reduce the minimum side yard setback.

**LOCATION:** 12318 - Seacrest Drive

**OWNER:** Rodney Voth  
 Febe Galvez

**ZONING:** RH

**OCP DESIGNATION:** Suburban



### 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 side yard setback of the Half-Acre Residential Zone (RH) from 4.5 metres (15 ft.) to 2.4 metres (8 ft.), and reduce the minimum front yard setback of the RH Zone for an accessory building from 18.0 metres (60 ft.) to 9.8 metres (32 ft.).

### RATIONALE OF RECOMMENDATION

- The proposed variance will allow for the construction of a new single family dwelling that will be sited in a similar position on the land as the current house, resulting in minimal impact to the adjacent properties.
- The reduced setback will allow for the construction of a single-story house with a basement, reducing the overall height of the building.
- The reduced front yard setback for an accessory structure will allow for a detached garage in the front yard of the property. Siting the garage in the rear yard of the property is not practical given the steep slopes at the rear of the site.

**RECOMMENDATION**

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0420-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (south) setback of the RH Zone from 4.5 metres (15 ft.) to 2.4 metres (8 ft.); and
  - (b) to reduce the minimum front yard (east) setback of the RH Zone for an accessory building from 18.0 metres (60 ft.) to 9.8 metres (32 ft.).
  
2. Council instruct staff to resolve the following issues prior to final execution:
  - (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect;
  - (d) registration of a Restrictive Covenant to ensure the proposed dwelling complies with the approved house design plans;
  - (e) approval and issuance of a Development Permit for Hazard Lands;
  - (f) registration of a Section 219 Restrictive Covenant to ensure tree protection.

**REFERRALS**

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Suburban	RH
East:	Single family dwelling	Suburban	RH
South & West:	Greenbelt – City owned lot	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 12318 Seacrest Drive, and is zoned “Half-Acre Residential Zone” (RH) and designated “Suburban” in the Official Community Plan (OCP).
- The rear of the site is steeply sloped and is therefore identified as being located within a Hazard Lands Development Permit area in the OCP. A Development Permit is required to be issued at the staff level prior to the finalization of the subject application (see below).

Current Proposal

- The applicant is seeking to reduce the minimum side yard (south) setback of the RH Zone from 4.5 metres (15 ft.) to 2.4 metres (8 ft.), and reduce the minimum front yard (east) setback of the RH Zone for an accessory building from 18.0 metres (60 ft.) to 9.8 metres (32 ft.).
- The proposed variance to the side yard setback is to allow for the construction of a new single family dwelling that will be sited in a similar position on the land as the current house, resulting in minimal impact to the adjacent properties.
- The reduced front yard setback for an accessory structure will allow for a detached garage in the front yard of the property. Siting the garage in the rear yard of the property is not practical given the steep slopes at the rear of the site.
- The existing single family dwelling on the lot will be demolished.

### Hazard Land Development Permit (Steep Slope)

- The site is subject to a Development Permit (DP) for Hazard Lands under the new OCP, due to steep slopes in the rear yard of the subject property. In order to address this requirement, the applicant has submitted a geotechnical report, a preliminary lot grading plan, cross sections of the site, and an arborist report.
- The subject site slopes from northeast to southwest, with typical slope elevation differentials of approximately 25 metres (82 ft.) resulting in slope grade of about 1.5H:1V (horizontal to vertical), which includes the slope that extends past the property line. The overall northeast to southwest elevation differential is approximately 15 metres (50 ft.) across the entire length of the property.
- The geotechnical report, prepared by GeoPacific Consultants Ltd. on March 12, 2015 states that the site is considered safe for its intended use, and that the existing slope meets the accepted requirements for development under both static and seismic conditions subject to the recommendations included in the report related to disturbance on and around the slope.
- The geotechnical report makes recommendations on building setback, site preparation, building foundation, slab-on-grade floors, seismic design of foundations, lateral pressures on foundation walls, lot grading, landscaping, drainage, and excavation.
- Staff have reviewed the geotechnical report, and found it to be generally acceptable, subject to the geotechnical engineer reviewing and accepting the final building and lot grading designs.
- A preliminary lot grading plan was submitted and was found to be acceptable for preliminary planning purposes. However, the lot grading plans will need to be reviewed again at the Building Permit stage.
- The locational requirements, geotechnical study and recommendations, lot grading plans, and house plans will be incorporated into the requirements of the Hazard Lands Development Permit (DP), and registered on title through a restrictive covenant. Issuance of the DP is required prior to issuance of the Building Permit. Restrictive covenants will also be required for pumped sanitary and storm sewer pump maintenance and for underground irrigation. At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that building plans comply with the recommendations in the approved geotechnical report.

### Building Design

- The proposed new house is designed by Site Lines Architecture Inc. The applicant proposes a single-storey dwelling with a basement. The building plans will be registered on title to ensure that the final construction complies with the approved building plans.

TREES

- Norman Hol, ISA Certified Arborist of Arbortech Consulting 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)			
Apple	1	1	
Cherry	2	2	
Paper Birch	1	1	
Dogwood	2	1	1
<b>Coniferous Trees</b>			
Western Red Cedar	2	0	2
Douglas Fir	2	1	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>10</b>	<b>6</b>	<b>4</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>12</b>	
<b>Total Retained and Replacement Trees</b>		<b>16</b>	
<b>Contribution to the Green City Fund</b>		<b>\$3,600.00</b>	

- The Arborist Assessment states that there are a total of 10 protected trees on the site. It was determined that 4 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 12 replacement trees on the site. Since no replacement trees are proposed for the site, the deficit of 12 replacement trees will require a cash-in-lieu payment of \$3,600, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 16 trees are proposed to be retained or replaced on the site with a contribution of \$3,600 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- Reduce the minimum side yard (south) setback of the RH Zone from 4.5 metres (15 ft.) to 2.4 metres (8 ft.); and
- Reduce the minimum front yard (east) setback of the RH Zone for an accessory building from 18.0 metres (60 ft.) to 9.8 metres (32 ft.).

## Applicant's Reasons:

- The proposed variance will allow for the construction of a new single family dwelling that will be situated on the land similar to the position of the current house causing no change to the adjacent properties.
- There are a number of other houses in the surrounding neighbourhood that are sited at a similar reduced side yard setback, including houses immediately adjacent to the subject property.
- The reduced setback will allow for the construction of a single story house with a basement, reducing the overall height of the building.
- The reduced front yard setback for an accessory structure will allow for a detached garage in the front yard of the property. Siting the garage in the rear yard of the property is not practical given the steep slopes at the rear of the site.

## Staff Comments:

- An undeveloped City lane is located along the east boundary of the subject property, which will provide additional separation between the proposed house and the adjacent property to the east. As a result, the reduced side yard setback will have a negligible impact on the adjacent property to the east.
- There are numerous properties along the south side of Seacrest Drive with attached garages that face onto the street. While the proposed detached garage does not comply with the minimum front yard setback of the RH Zone for accessory buildings, it does meet the minimum front yard setbacks of the RH Zone for a principal residence. Whether attached or detached, the appearance of the garage from the street would be virtually identical (see Appendix III).
- It is noted that a proposed breezeway connects the garage with the proposed house. The garage is well designed and is architecturally coordinated with the design of the principal residence.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan
Appendix III	Building Drawings
Appendix IV	Tree Preservation Summary
Appendix V.	Development Variance Permit No. 7915-0420-00

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by GeoPacific Consultants Ltd., Dated March 12, 2015.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

RJG/ar

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

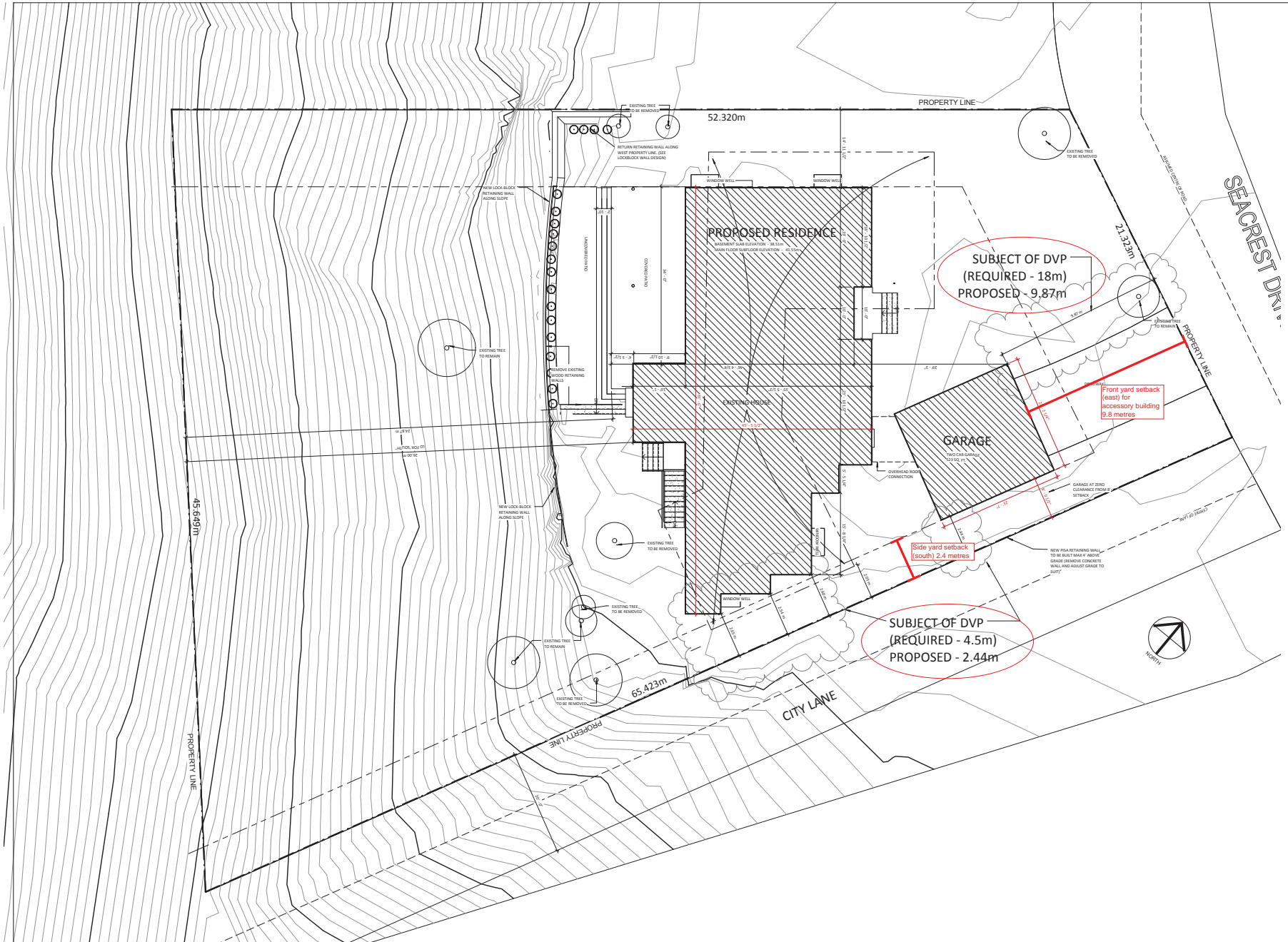
1. Agent:              Name:              Gord Klassen  
   Site Lines Architecture Inc.  
   Address:              23160-96 Avenue  
   Fort Langley, BC V1M 2R6  
  
   Tel:                      604-881-7173 - Work

2. Properties involved in the Application

- (a) Civic Address:              12318 - Seacrest Drive
  
- (b) Civic Address:              12318 - Seacrest Drive  
Owner:                          Febe M Galvez  
   Rodney B Voth  
PID:                                  008-718-555  
Lot 30 Section 19 Township 1 Plan 25207 NWD Part SW 1/4

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7915-0420-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Temporary Use permit will be brought forward for issuance and execution by the Mayor and City Clerk once all outstanding conditions are satisfied.



**site lines**  
ARCHITECTURE INC.

phone 604 881 7173  
fax 604 881 7174  
toll free 1 866 881 7173

address Suite 200 - 23160 - 96 Ave  
Fort Langley, BC  
Box 249 V1M 2K6

email info@sitelines.ca  
web www.sitelines.ca

REVISIONS		
NO.	DATE	DESCRIPTION
1	2016.02.25	Issue for DVP Review

Voth Residence

12318 Kearect Drive

title  
DVP PLAN

scale 1/8" = 1'-0"

date

drawn Author checked Checker

job no. 1514

sheet no. A0.02

consultant

APPENDIX II

2016/02/25 10:20:00 PM

Drawings are to be read in conjunction with each other, any discrepancy found in any drawing are to be reported to the architect before commencing work. Contractors are responsible to ensure that all work is executed in the requirements of the latest edition of the B.C. Building Code.

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phone 604 881 7173  
 fax 604 881 7174  
 toll free 1 866 881 7173

address Suite 200 - 9188 Glover Road  
 Fort Langley, BC  
 Box 249 Y1M 2K6

email info@sitelines.ca  
 web www.sitelines.ca

REVISIONS

NO.	DATE	DESCRIPTION

Voth Residence

12318 Seacrest Drive

title  
**ENCLOSURE**

scale

date

checked \_\_\_\_\_ Checker

job no. 1514

sheet no. **A0.03**

Drawings are to be read in conjunction with each other, any discrepancies found on any drawings are to be reported to the architect before commencing work.

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APPENDIX III



**BREEZWAY  
 GLAZING  
 INCLUDED**



**BREEZWAY  
 GLAZING  
 REMOVED**

2014.02.25 4:08:30 PM



## TREE REPLACEMENT

Pursuant to Surrey Tree Protection Bylaw No. 16100 for On-Site and City Boulevard Removal Trees, following are the Tree Replacement Calculations:

**Table 3.** Tree Retention and Replacement Summary

<i><b>Tree Retention:</b></i>	<b>On-Site</b>	<b>City</b>	<b>Total</b>
Trees to be Retained	4	0	4
Trees to be Removed	6	0	6
<b>Total Trees Considered</b>	<b>10</b>	<b>0</b>	<b>10</b>

<i><b>Tree Replacement:</b></i>	<b>Quan</b>	<b>Subtotal</b>	<b>Quan</b>	<b>Subtotal</b>	<b>Total</b>
2:1 Replacement Quota	6 X2	12	0 X2	0	12
1:1 Replacement Quota	0 X1	0	0 X1	0	0
<b>Total Replacement Trees Required</b>		<b>12</b>		<b>0</b>	<b>12</b>

Based on bylaw criteria, 12 trees are required to be planted. The tree replacement design is will be determined at the time that the house design is completed. If the required quantity of replacement trees cannot be achieved within the site, then the owner may seek approval for planting in other locations, and/or the city may seek cash-in-lieu contribution to the Green Fund for use in Parks Department Tree Planting Programme.

## SUMMARY RECOMMENDATIONS

Long term tree preservation success will only be possible if the trees are protected to respect the alignments and restrictions of the Tree Protection Zones (TPZ) as detailed on the Tree Management Drawing attached. Considering the findings herein, the recommendations for the treatment of the existing trees within the proposed development are summarized as follows:

1. Check with the municipality for approvals of the tree retention and removal scheme before proceeding with any tree treatments, site preparation activities, demolition or construction.
2. Maintain compliance to the tree protection measures and/or implement other treatments specified for retention trees (on-site and off-site) during demolition, site preparation and construction phases in compliance with the Tree Management Drawing and pursuant to municipal regulations and requirements.
3. Undertake specified enhancement or mitigation treatments within or adjacent to TPZ including but not limited to; root pruning, soil enhancements, pruning to manage the health and structure of the tree, pruning for construction or land use required clearances, low impact site preparation or excavations for services, utilities, footings, foundations, retaining walls, driveways, patios, sidewalks or other hard landscape features.
4. All applicable design drawings for this project should be coordinated to fully comply with the tree protection specifications as shown on the Tree Management Drawing (attached). Inclusion of this drawing and report in the project specifications is strongly recommended.

CITY OF SURREY

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7915-0420-00

Issued To: RODNEY VOTH  
("the Owner")

Address of Owner: C/O 15080 - North Bluff Road  
White Rock, BC V4B 5C1

Issued To: FEBE GALVEZ  
("the Owner")

Address of Owner: C/O 15080 - North Bluff Road  
White Rock, BC V4B 5C1

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: 008-718-555  
Lot 30 Section 19 Township 1 Plan 25207 NWD Part SW 1/4

12318 - Seacrest Drive

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F, Yards and Setbacks, of Part 14 Half-Acre Residential Zone, the minimum side yard (south) setback is reduced from 4.5 metres (15 ft.) to 2.4 metres (8 ft.).

- (b) In Section F. Yards and Setbacks of Part 14 Half-Acre Residential Zone, the minimum front yard (east) setback for an accessory building is reduced from 18.0 metres (60 ft.) to 9.8 metres (32 ft.).
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   .

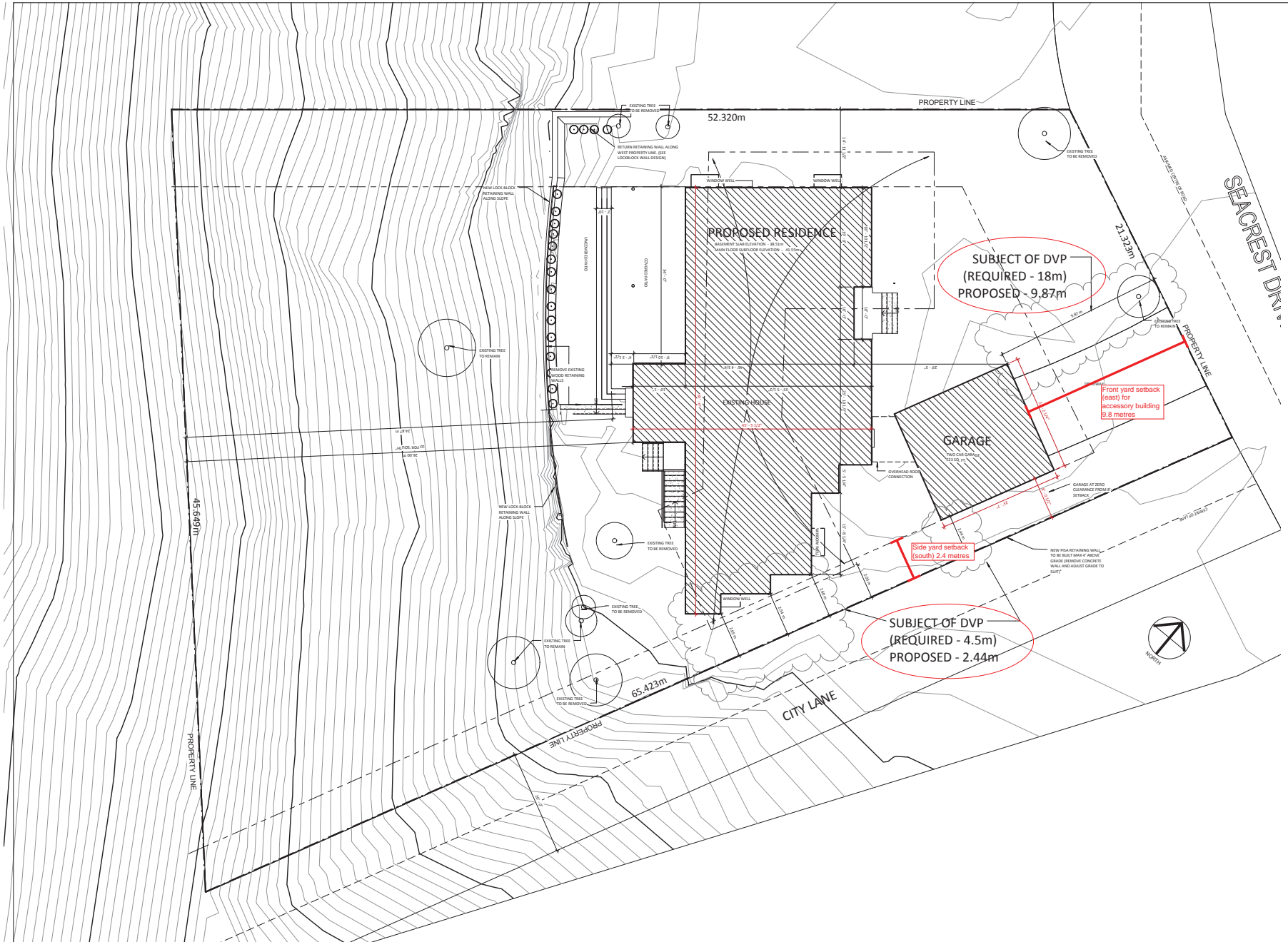
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Mayor – Linda Hepner

---

City Clerk – Jane Sullivan





  
 phone 604 881 7173  
 fax 604 881 7174  
 toll free 1 866 881 7173  
 address Suite 200 - 23160 - 96 Ave  
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 web www.sitelines.ca

REVISIONS		
NO.	DATE	DESCRIPTION
1	2016.02.25	Issue for DVP Plan

Voth Residence

12318 Seacrest Drive

title  
DVP PLAN

scale 1/8" = 1'-0"

date

drawn Author checked Checker

job no. 1514

sheet no. A0.02

consultant

SCHEDULE A

2016/02/25 10:20 AM

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