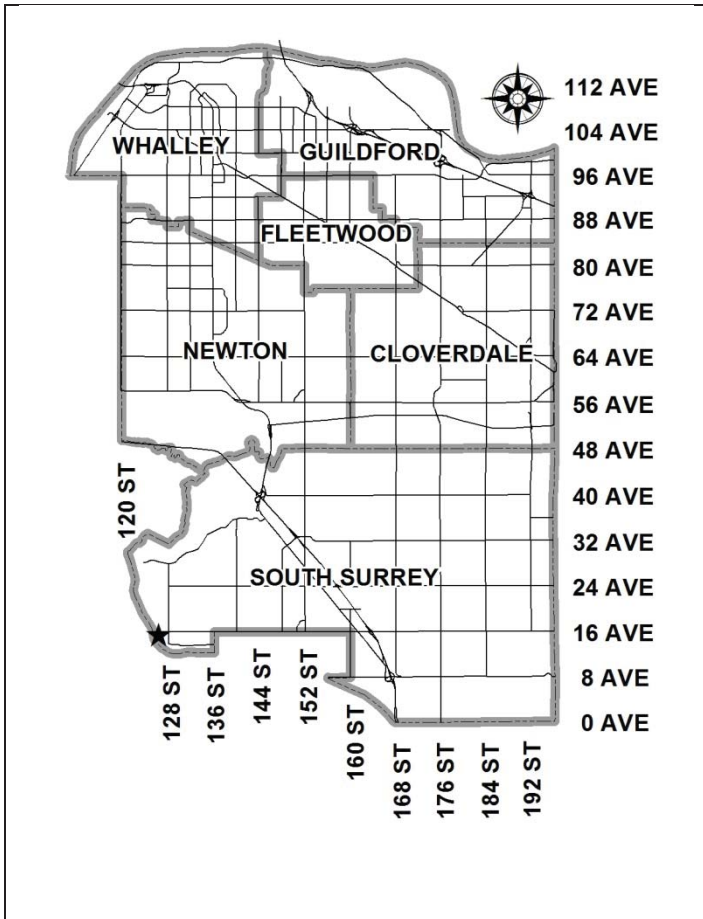


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 79 16-0119-00

Planning Report Date: July 11, 2016



PROPOSAL:

- **Rezoning** from RF to RF-O
- **Development Permit**
- **Development Variance Permit**

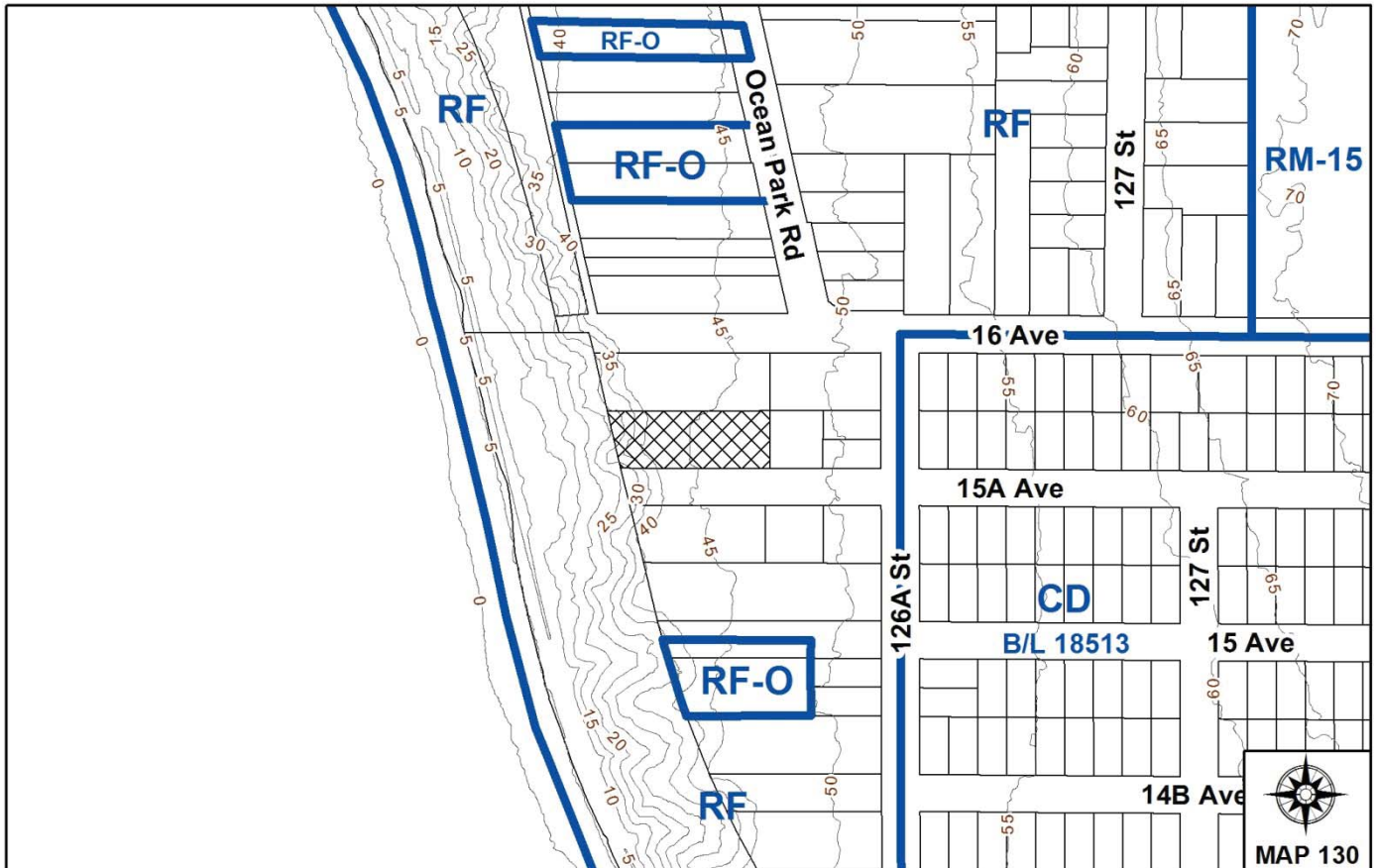
to allow for an addition to an existing non-conforming single family dwelling.

LOCATION: 12587 - 15A Avenue

OWNER: Ronald J Wilson
 Danielle Nicole Wilson

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the minimum front yard (south) and rear yard (north) setbacks of the RF-O Zone and the minimum depth of the RF-O Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP Designation.
- The proposed development complies with the intent of the criteria of the RF-O Zone.
- The proposed variances are necessary to bring the house into conformity with the RF-O Zone.
- The floor area ratio and lot coverage of the proposed single family dwelling are both below the maximum permitted under the RF-O Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone" (RF) to "Single Family Residential Oceanfront Zone" (RF-O) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0119-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard (north) setback of the RF-O Zone from 10 metres (33 ft.) to 1.8 metres (6 ft.);
 - (b) to reduce the minimum front yard (south) setback of the RF-O Zone from 10 metres (33 ft.) to 3.6 metres (12 ft.); and
 - (c) to reduce the minimum required lot depth of the RF-O Zone from 45 metres (150 ft.) to 30 metres (100 ft.).
3. Council authorize staff to draft Development Permit No. 7916-0119-00 for Hazard Lands.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (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 an acceptable tree survey and a statement regarding tree preservation;
 - (c) registration of a Restrictive Covenant to ensure the proposed dwelling complies with the approved house design plans, including the siting of the house on the subject lot.
 - (d) approval and issuance of a Development Permit for Hazard Lands;
 - (e) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure that no in-ground irrigation systems are installed.

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 Designation	Existing Zone
North:	Single family dwelling	Urban	RF
East:	Single family dwellings	Urban	RF
South (Across 15A Avenue):	Single family dwelling	Urban	RF
West:	Burlington Northern Railway right-of-way	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 12587 15A Street, along the ocean bluff in South Surrey, backing onto the Burlington Northern Santa Fe Rail right-of-way. It is designated “Urban” in the Official Community Plan (OCP) and is zoned “Single Family Residential Zone” (RF).
- The west portion of the site contains a portion of the steep escarpment (i.e. the ocean bluff), above the railway, and is therefore identified as being located within a Hazard Lands Development Permit area in the OCP.

Current Proposal

- The applicant is proposing to rezone the site from “Single Family Residential Zone” (RF) to “Single Family Residential Oceanfront Zone” (RF-O) to allow for an addition to the existing house and pool, and to bring the existing non-conforming dwelling into compliance with the Zoning By-law.
- The applicant is also proposing a Development Permit for Hazard Lands (steep slopes) and a Development Variance Permit (DVP) for reduced setbacks.
- The existing house has a floor area of approximately 531 square metres (5,716 sq. ft.), which exceeds the maximum floor area of 465 square metres (5,000 sq. ft.) permitted under the RF Zone.
- The applicant proposes to add an additional 253 square meters (2,718 sq. ft.) of floor area to the house to bring the floor area to 774 square metres (8,335 sq. ft.). The proposed pool is to be located in the west side yard of the existing house (Appendix II).

- The proposed development complies with the criteria of the RF-O Zone as follows:
 - The property is an oceanfront lot, as it is located such that no residential lots exist between the subject site and the ocean water front;
 - The subject property is 78 metres (256 ft.) wide, 30 metres (100 ft.) deep, and has a total area 2,491 square metres (0.62 acres). This satisfies the intent of the dimensional and area standards of the RF-O Zone with the exception that the minimum lot depth of 45 metres (150 ft.) is not met due to the east-west orientation of the lot relative to 15A Avenue. In effect, the lot width and depth are reversed, given that 15A Avenue is defined as the front lot line under the Zoning By-law; and
 - The proposed floor area for the new dwelling is below the maximum permitted floor area ratio (FAR) of 0.32 and the maximum permitted Lot Coverage of 25%.

Hazard Land Development Permit (Steep Slope)

- The site is subject to a Development Permit (DP) for Hazard Lands under the Official Community Plan (OCP), due to steep slopes at the west end of the subject property. In order to address this requirement, the applicant has submitted a geotechnical report.
- The subject site slopes from east to west towards the bluffs. The existing house is situated approximately 25 metres (82 ft.) from the top of the bluffs.
- The geotechnical report, prepared by WSP Canada Consultants Ltd. (formerly Levelton Consultants Ltd.) on March 20, 2016 states that the site is considered safe for the continued support of the existing dwelling, including the proposed renovation and swimming pool.
- The geotechnical report makes recommendations on pool design considerations, building foundations and proposed renovation, and slope stewardship.
- Staff have reviewed the geotechnical report, and found it to be generally acceptable, subject to the geotechnical engineer reviewing and accepting the final building designs.
- The geotechnical study and recommendations, 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 final adoption of the rezoning. 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.

PRE-NOTIFICATION

- Pre-notification letters were sent on June 27, 2016 to 43 households within 100 metres (328 ft.) of the site. The development proposal sign was erected on May 9, 2016. To date staff have received no responses to the public notification.

TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The assessment confirmed that there are no By-law protected trees that will be impacted by the proposed development.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard (north) setback of the RF-O Zone from 10 metres (33 ft.) to 1.8 metres (6 ft.), and the minimum front yard (south) setback of the RF-O Zone from 10 metres (33 ft.) to 3.6 metres (12 ft.).

Applicant's Reasons:

- The front, rear, and side yard setbacks of the RF-O Zone are greater than those of the RF Zone. Therefore, upon rezoning to RF-O the rear yard (east) and side yard flanking setbacks of the existing house would not comply with the RF-O Zone.

Staff Comments:

- The applicant does not propose additions to the home which would encroach further into the setbacks of the proposed RF-O Zone.
- Relaxations of the required rear yard (north) setback and the side yard (front) setback are necessary for the existing dwelling to comply with the Zoning By-law.
- The interface between the existing house and the adjacent properties to the east and south will remain unchanged and therefore will not adversely impact the existing neighbours.

(b) Requested Variance:

- To reduce the minimum required lot depth of the RF-O Zone from 45 metres (150 ft.) to 30 metres (100 ft.).

Staff Comments:

- 15A Avenue is defined as the front lot line under the Zoning By-law. However, the lot and the siting of the dwelling on the lot, are oriented in an east-west direction. In

effect, the lot width and depth are reversed. The lot effectively is of sufficient size to meet the intent of the RF-O Zone.

- Staff supports the variance.

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.	Site Plan
Appendix III.	Engineering Summary
Appendix IV	Summary of Tree Survey and Tree Preservation
Appendix V	Development Variance Permit No. 7916-0119-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/dk

DEVELOPMENT DATA SHEET

Proposed Zoning: RF-O

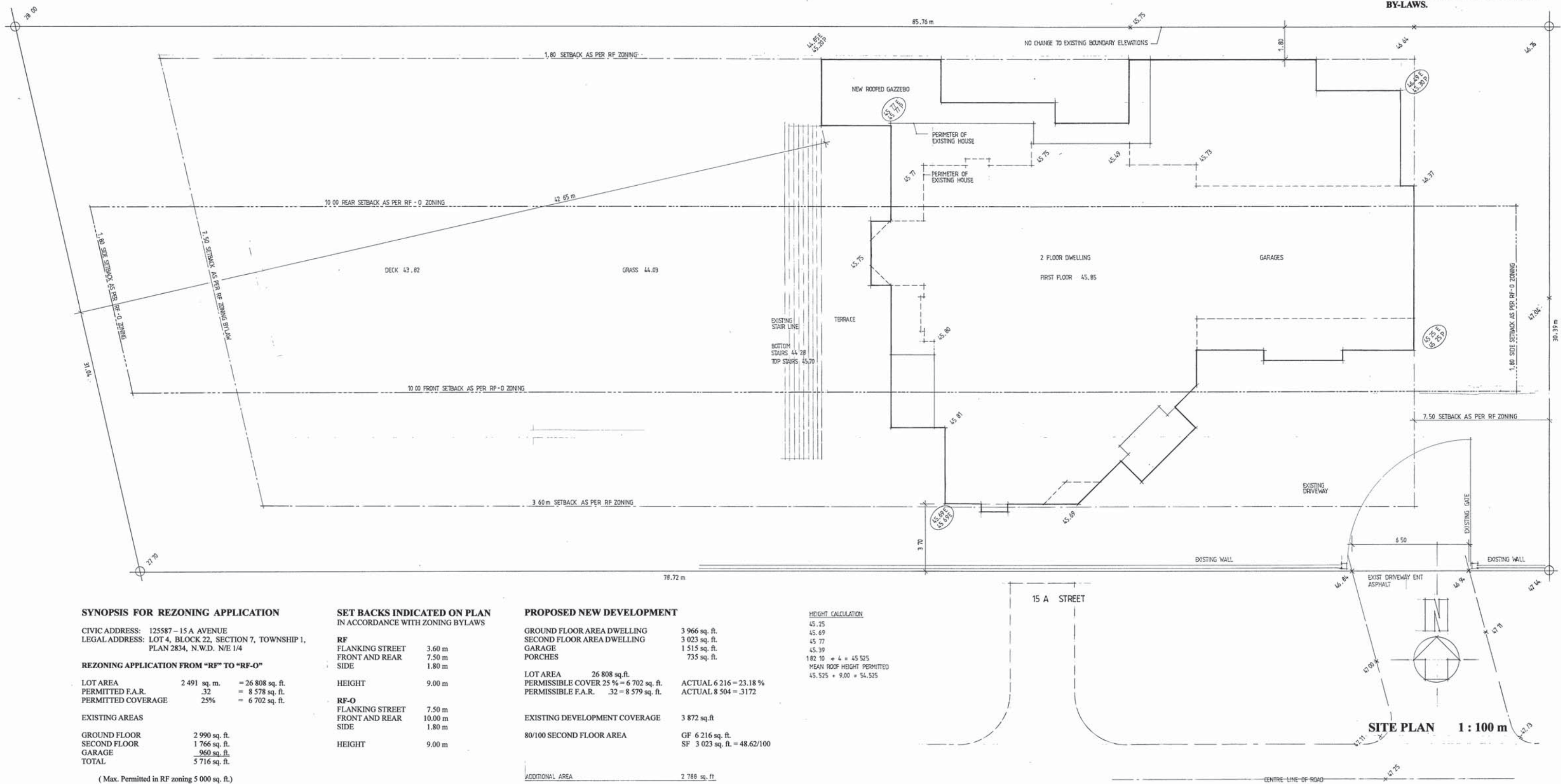
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		2,491 m ²
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage	25%	23.18%
SETBACKS (in metres)		
Front (S)	10 m	3.6 m
Rear (N)	10 m	1.6 m
Side #1 (E)	1.8 m	10 m
Side #1 (W)	1.8 m	10 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	9 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	1	1
FLOOR AREA: Residential	797 m ² (8,579 sq.ft.)	790 m ² (8,504 sq.ft.)

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONFORMANCE

THESE DRAWINGS COMPLY WITH THE 2012 EDITION OF THE BRITISH COLUMBIA BUILDING CODE.

IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THAT ALL WORK COMPLIES TO THIS CODE AND ALL LOCAL AUTHORITY BY-LAWS.



SYNOPSIS FOR REZONING APPLICATION

CIVIC ADDRESS: 125587 - 15 A AVENUE
 LEGAL ADDRESS: LOT 4, BLOCK 22, SECTION 7, TOWNSHIP 1, PLAN 2834, N.W.D. N/E 1/4

REZONING APPLICATION FROM "RF" TO "RF-O"

LOT AREA	2 491 sq. m.	= 26 808 sq. ft.
PERMITTED F.A.R.	.32	= 8 578 sq. ft.
PERMITTED COVERAGE	25%	= 6 702 sq. ft.

EXISTING AREAS

GROUND FLOOR	2 990 sq. ft.
SECOND FLOOR	1 766 sq. ft.
GARAGE	960 sq. ft.
TOTAL	5 716 sq. ft.

(Max. Permitted in RF zoning 5 000 sq. ft.)

SET BACKS INDICATED ON PLAN IN ACCORDANCE WITH ZONING BYLAWS

RF	
FLANKING STREET	3.60 m
FRONT AND REAR SIDE	7.50 m 1.80 m
HEIGHT	9.00 m

RF-O	
FLANKING STREET	7.50 m
FRONT AND REAR SIDE	10.00 m 1.80 m
HEIGHT	9.00 m

PROPOSED NEW DEVELOPMENT

GROUND FLOOR AREA DWELLING	3 966 sq. ft.
SECOND FLOOR AREA DWELLING	3 023 sq. ft.
GARAGE	1 515 sq. ft.
PORCHES	735 sq. ft.

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PERMISSIBLE COVER 25 %	= 6 702 sq. ft.
PERMISSIBLE F.A.R. .32	= 8 579 sq. ft.
ACTUAL 6 216	= 23.18 %
ACTUAL 8 504	= 31.72

EXISTING DEVELOPMENT COVERAGE 3 872 sq. ft.

80/100 SECOND FLOOR AREA	GF 6 216 sq. ft.
	SF 3 023 sq. ft. = 48.62/100

ADDITIONAL AREA 2 788 sq. ft.

HEIGHT CALCULATION

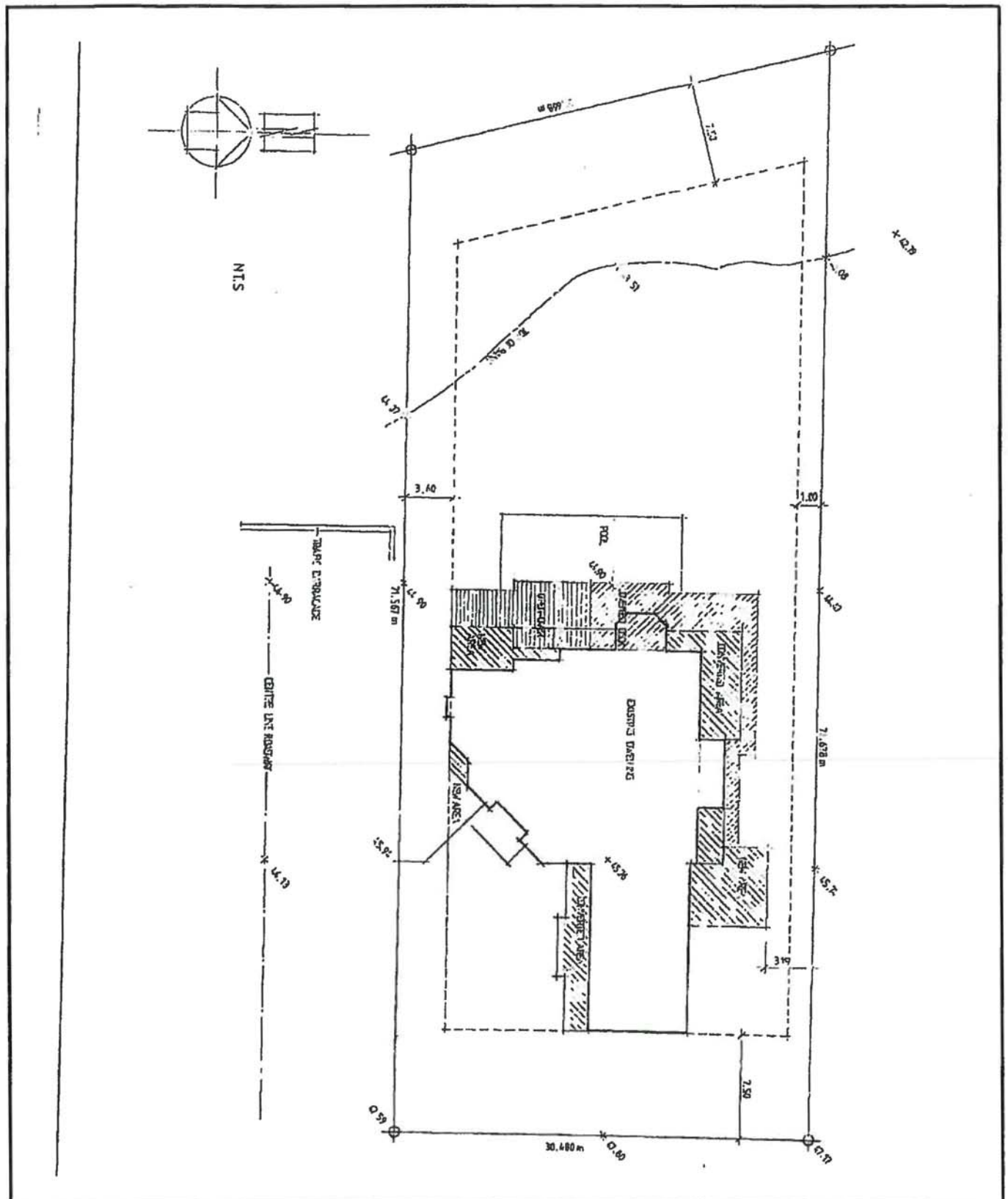
45.25
45.49
45.77
45.39
182.10 ÷ 4 = 45.525
MEAN ROOF HEIGHT PERMITTED
45.525 + 9.00 = 54.525

SITE PLAN 1 : 100 m

RESIDENCE - WILSON
PROPOSED ALTERATIONS AND ADDITIONS
 12587 15 A AVENUE, SURREY, B.C.
 LOT 4, BLOCK 22, SECTION 7, TOWNSHIP 1, PLAN 2834, NWD NE 1/4.

PROJECT No. BCS- L209
 SHEET No. A-01
 DATE: MAY 2016
 SCALE: AS INDICATED ON DRAWINGS

CASS PAREL LIMITED
ARCHITECTURAL
 Suite 203 - 74 15515 24 th Avenue,
 Surrey, B.C. V4A 2J4
 Tel: 778 865 0766 cassparel@outlook.com



REVISION:		ADAPTED FROM		TITLE	
		N/A		SITE PLAN	
		DATE	PROJECT NO.	PROJECT	
		N/A	N/A	GEOTECHNICAL SITE ASSESSMENT	
		ADDRESS			
		12587 15A AVENUE, SURREY, BC			
		CLIENT			
		JAHENY CUSTOM BUILDERS LTD.			
REV	Date	Rev. Description	DWN		CHK
			DC	CB	NTS
		SCALE		DATE	PROJECT NO.
		1:1		MAR 2016	161-03699-00
				FIGURE NO.	
				1	

This drawing is the sole property of WSP Canada Inc and cannot be used or duplicated in any way without the expressed written consent of WSP Canada Inc. The general contractor shall verify all dimensions and report any discrepancies to WSP Canada Inc.



INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development - South Surrey Division
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 4, 2016**

PROJECT FILE: **7816-0119-00**

RE: **Engineering Requirements
Location: 12587 15A Ave**

REZONING***Property and Right-of-Way Requirements***

- No dedication is required for the 20.0 m Local Road allowance along 15A Avenue.

Works and Services

- Ensure adequate sanitary and storm service connection, complete with inspection chambers, are provided to the lot;
- Provide a restrictive covenant for the servicing and maintenance of the pumped sanitary connection for this property; and
- Ensure adequate water service connection, complete with water meter, is provided to the lot. Connections over 30 years of age should be confirmed sufficient to service the site.

A Servicing Agreement is not required prior to rezoning

DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit & Development Variance Permit.



Robert Cooke, Eng.L.
Development Project Engineer

MS

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 12587-15A Avenue, Surrey, BC

Registered Arborist: Mike Fadum

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)	0
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 _____ - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 _____ 	0
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	TBA
Replacement Trees in Deficit	TBA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 

Date: June 17, 2016



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0119-00

Issued To: RONALD J. WILSON
DANIELLE N. WILSON

Address of Owner: 2085 - 129B Street
Surrey, BC V4A 9J1

(the 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: 004-238-206

Lot 4 Block 22 Section 7 Township 1 Plan 2834 New Westminster District Part Ne 1/4.

12587 - 15A Avenue

(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 15.B Single Family Residential Oceanfront Zone, the minimum rear yard (north) setback is reduced from 10.0 metres (33 ft.) to 1.8 metres (6 ft.); and
 - (b) In Section F, Yards and Setbacks, of Part 15.B Single Family Residential Oceanfront Zone, the minimum front yard (south) setback is reduced from 10 metres (33 ft.) to 3.6 metres (12 ft.); and
 - (c) In Subsection K.1, Subdivision, of Part 15.B Single Family Residential Oceanfront Zone, the minimum lot depth is reduced from 45 metres (150 ft.) to 30 metres (100 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.

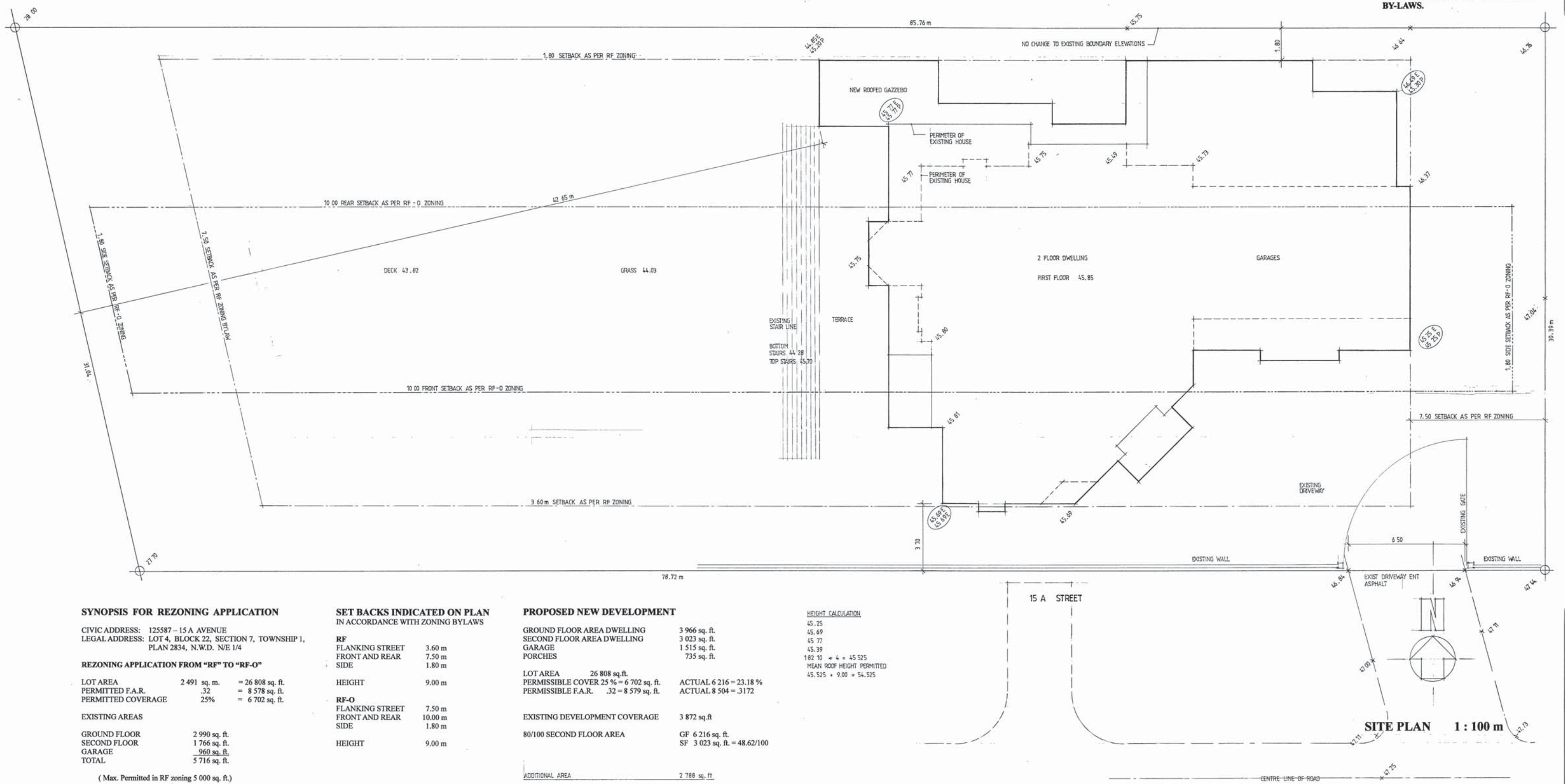
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

CONFORMANCE

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SCALE: AS INDICATED ON DRAWINGS

CASS PAREL LIMITED
ARCHITECTURAL
Suite 203 - 74 15515 24 th Avenue,
Surrey, B.C. V4A 2J4
Tel: 778 865 0766 cassparel@outlook.com