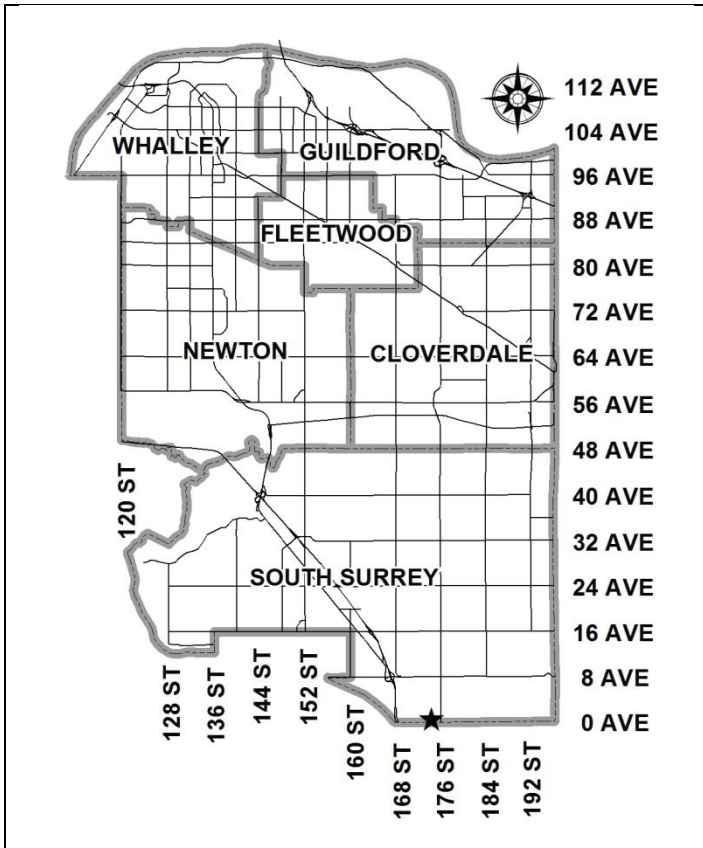


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0175-00

Planning Report Date: November 21, 2016



**PROPOSAL:**

- **Development Variance Permit**

to relax the front yard (south) setback and to permit basement access and basement wells between the principal building and the side lot line.

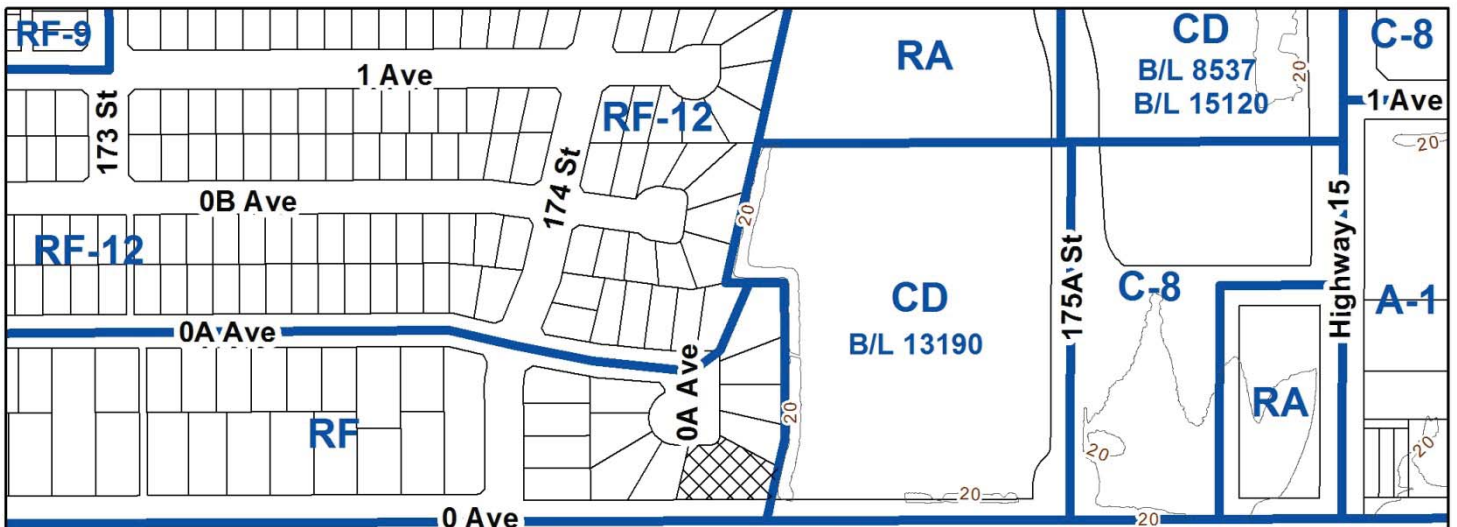
**LOCATION:** 17453 - 0 Avenue

**OWNER:** Hendrika Spreitzer  
 Kurt W. Spreitzer

**ZONING:** RF

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Flex (6-14.5 upa)



U.S.A.



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To relax the minimum front yard (south) setback for proposed Lot 1 from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face, and to 4.8 metres (16 ft.) to the covered deck.
- To allow a basement access well to be located between the principal building and the side (west) lot line on proposed Lot 1.

### RATIONALE OF RECOMMENDATION

- The subject property is double fronting with frontage on both o Avenue and oA Avenue and therefore, proposed Lot 1 has no rear lot line. However, o Avenue is currently closed to traffic between 174 Street to the west and the eastern edge of the subject property, with no plans for it to be opened in the near future.
- The two houses to the west along this portion of o Avenue are also double fronting and are designed such that the front of the houses face the cul-de-sac on oA Avenue, while the frontage along o Avenue effectively acts as a rear yard. Given how the block has developed the subject lot is expected to function in a similar manner.
- A number of factors limit the potential building envelope and house design on proposed Lot 1, including the wedge shape of the lot, the location of a hydro box, and a significant no build area for tree preservation along the o Avenue frontage.
- The reduced front yard (south) setback allows the house to be sited in a way that still ensures all the trees on proposed Lot 1 can be retained.
- There are five trees on the subject property between the rear of the proposed house and o Avenue, as well as one shared tree and one off-site tree, which require protection through a no-build area. Siting the basement well between the house and the side (west) lot line is necessary to avoid encroaching into the no build area for tree protection at the rear of the house.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0175-00 (Appendix V) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard (south) setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face, and to 4.8 metres (16 ft.) to the covered deck for proposed Lot 1; and
- (b) to vary the RF Zone to permit the basement access well to be located between the principal building and the side (west) lot line for proposed Lot 1.

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 Dwelling	Urban/Single Family Flex (6 - 14.5 upa)	RF
East:	Trailer Park	Mixed Employment and Open Space	CD (By-law No. 13190)
South (Across o Avenue):	United States of America	N/A/Open Space within o Avenue road right-of-way	N/A
West:	Single Family Dwelling	Urban/Single Family Flex (6 - 14.5 upa)	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is a 1,254 square metre (13,502 sq. ft.) lot located at 17453 o Avenue. The property is zoned "Single Family Residential Zone (RF)", designated "Urban" in the Official Community Plan, and "Single Family Flex (6 - 14.5 upa)" in the Douglas Neighbourhood Concept Plan.

- An application for a 2-lot subdivision has been received for this property and is currently under review. The proposed variances would apply to Lot 1 of the subdivision and would ensure an adequately sized home can be constructed on the lot.

### Current Proposal

- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum front yard (south) setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face, and to 4.8 metres (16 ft.) to the covered deck for proposed Lot 1.
- Additionally, the applicant proposes to vary the RF Zone to permit a basement access well to be located between the principal building and the side (west) lot line for proposed Lot 1.

### 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
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Apple	1		1
Bitter Cherry	2		2
Holly	2		2
<b>Coniferous Trees</b>			
Eastern White Cedar	1		1
Douglas Fir	4		4
Norway Spruce	1	1	
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>11</b>	<b>1</b>	<b>10</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>10</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 11 protected trees on the site, none of which are Alder and Cottonwood trees. It was determined that 10 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 2 replacement trees on the site. The Arborist Report states that there is an undersized maple and an undersized oak tree that are suitable for retention. If protected these can count as the 2 replacement trees.
- In summary, a total of 10 trees are proposed to be retained on the site with the retention of 2 undersized trees to be counted towards the replacement tree requirements.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum front yard (south) setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face, and to 4.8 metres (16 ft.) to the covered deck for proposed Lot 1.

Applicant's Reasons:

- A number of factors limit the potential building envelope and house design on proposed Lot 1, including the wedge shape of the lot, double-fronting lot, the location of a hydro box, and a significant no build area for tree preservation along the o Avenue frontage. The reduced front yard (south) setback will enable the construction of a house of the size permitted under the RF Zone.

Staff Comments:

- The two houses to the west along this portion of o Avenue are also double fronting and are designed such that the front of the houses face the cul-de-sac on oA Avenue, while the frontage along o Avenue effectively acts as a rear yard.
- The proposed front yard (south) setbacks for the house are the same as the allowable rear setbacks under the RF Zone (7.5 metres (25 ft.)). Less than 50% of length of the rear building face is proposed to be setback 6.0 metres (20ft.), with the remainder of the building proposed to be setback 8.5 metres (28 ft.). The proposed covered deck, which is approximately 3.7 metres (12 ft.) long, is proposed to be setback 4.8 metre (16 ft.) from o Avenue.
- The proposed front yard (south) setback does not affect tree retention, with all the trees on proposed Lot 1 to be retained. Only one tree on Lot 2, in poor condition and with low retention value, is proposed to be removed as part of this development.

(b) Requested Variance:

- Vary the RF Zone to permit basement access and basement wells between the principal building and the side (west) lot line for proposed Lot 1.

Applicant's Reasons:

- Siting the basement well between the house and the side (west) lot line is necessary to avoid encroaching into the no build area for tree protection at the rear of the house.

Staff Comments:

- There are five trees on the subject property between the rear of the proposed house and o Avenue, as well as one shared tree and one off-site tree, which require protection through a no-build area. Siting the basement well between the house and the side (west) lot line ensures maximum tree retention on- and off-site.
- Staff support the requested variance to proceed to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Subdivision Layout and Site Plan
Appendix III.	Engineering Summary
Appendix IV.	Tree Preservation Summary
Appendix V.	Development Variance Permit No. 7916-0175-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

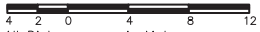
CB/da

Information for City Clerk

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

1. (a) Agent:      Name:                    Adrian or Michelle Dyer  
                         Address:                    17376 – 0A Avenue  
   Surrey, BC V3Z 9P3
  
2.      Properties involved in the Application
  - (a)      Civic Address:                    17453 – 0 Avenue
  
  - (b)      Civic Address:                    17453 – 0 Avenue  
                         Owner:                                    Kurt W. Spreitzer  
   Hendrika Spreitzer  
                         PID:                                        027-363-902  
                         Lot 301 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP33476
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Proceed with Public Notification for Development Variance Permit No. 7916-0175-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

**PROPOSED SUBDIVISION PLAN OF LOT 301  
SECTION 32 BLOCK 1 NORTH RANGE 1 EAST  
NEW WESTMINSTER DISTRICT PLAN BCP33476**



All Distances are in Metres.  
The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1:250

CIVIC ADDRESS:  
17453 O AVENUE  
SURREY, B.C.  
P.I.D.: 027-363-902

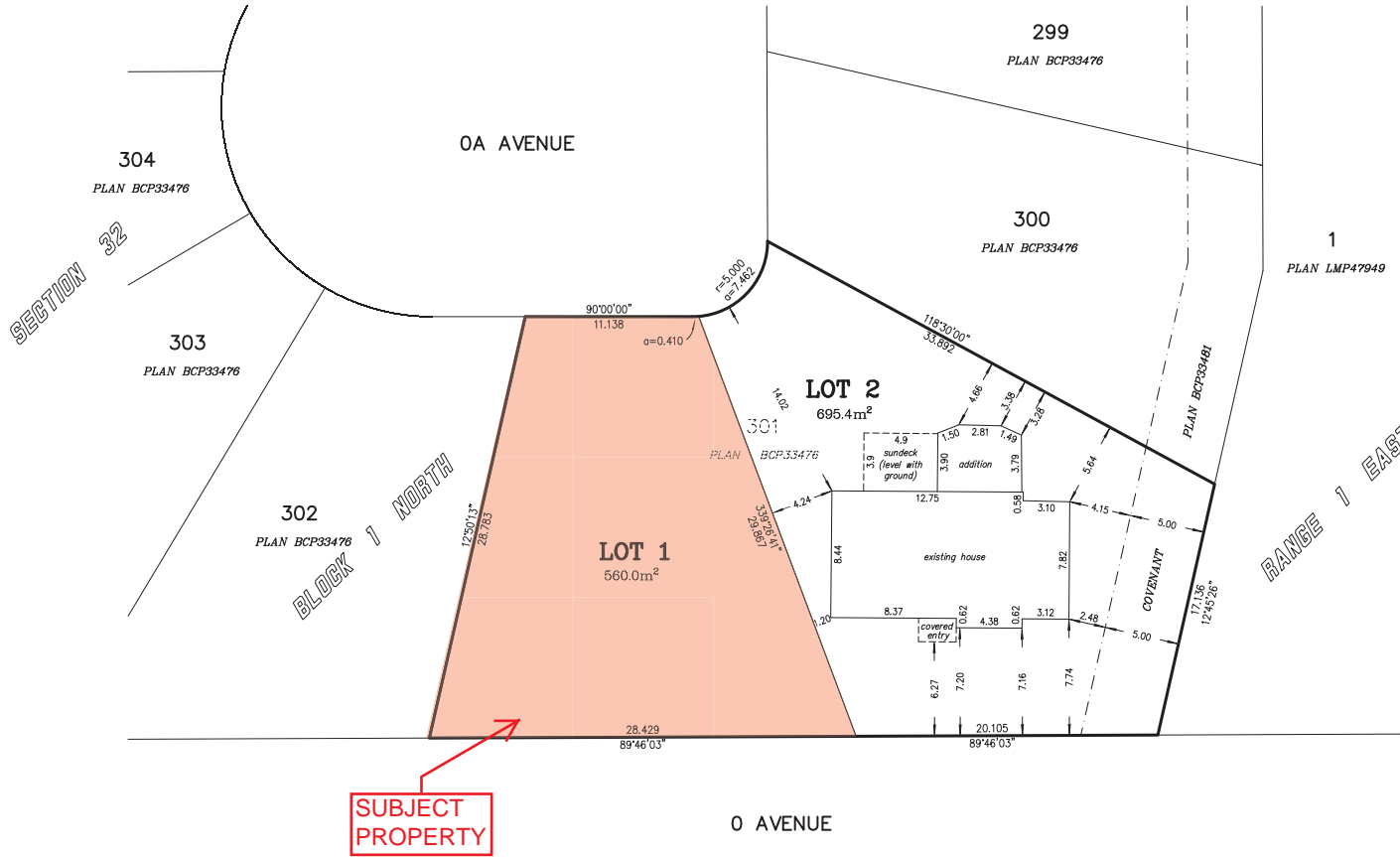
Note: This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.

ZONING: RF

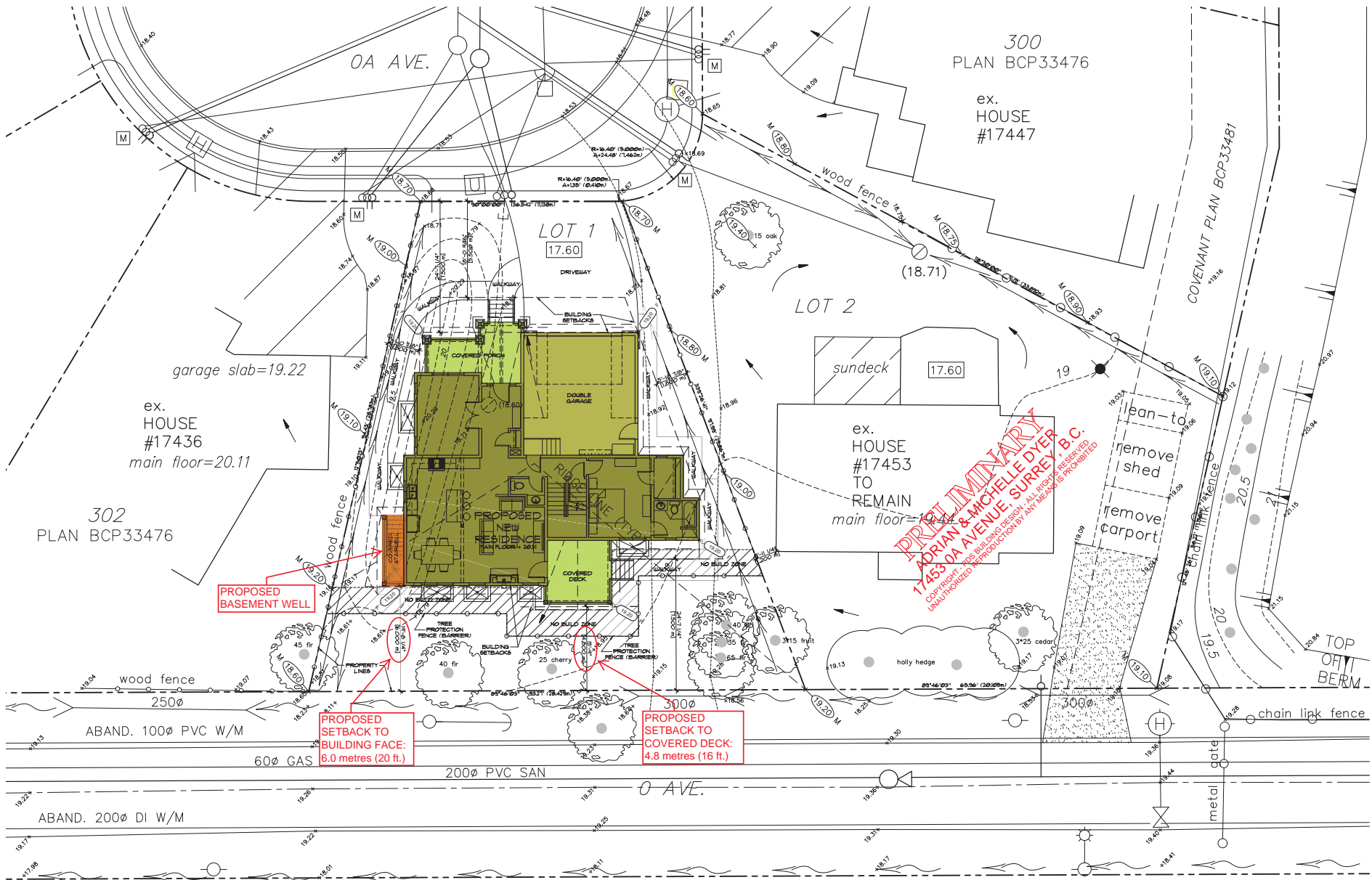


Garage Allowance	39.0m <sup>2</sup>
Main floor	160.0m <sup>2</sup>
Upper floor	55.0m <sup>2</sup>
Covered Outdoor Space	4.0m <sup>2</sup>
Total	=258m <sup>2</sup>
Lot Area	=695m <sup>2</sup>
Allowable F.A.R.	=383m <sup>2</sup>

Lot Coverage	=695m <sup>2</sup>
Lot Area	=160m <sup>2</sup>
Lot Coverage	=(23%)







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

UNITED STATES OF AMERICA

**RDS BUILDING DESIGN**  
CAM REIMER, CREATOR  
CUSTOM HOMES  
CONDITIONS & REVISIONS  
AGRICULTURAL



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BY ANY MEANS IS PROHIBITED

NO.	DATE	DESCRIPTION	BY	CHK
1	NOVEMBER 1, 2016	PRELIMINARY PLAN FOR REVIEW	ADRIAN & MICHELLE DYER	
2	OCTOBER 11, 2016	PRELIMINARY PLAN FOR REVIEW	ADRIAN & MICHELLE DYER	
3	OCTOBER 11, 2016	PRELIMINARY PLAN FOR REVIEW	ADRIAN & MICHELLE DYER	
4	SEPTEMBER 21, 2016	PRELIMINARY PLAN FOR REVIEW	ADRIAN & MICHELLE DYER	

**NEW RESIDENCE FOR  
ADRIAN & MICHELLE DYER**  
17455 OA AVENUE, SURREY, BRITISH COLUMBIA  
**PRELIMINARY SITE PLAN**

DATE: NOVEMBER 2016  
SCALE: 1/8" = 1'-0"  
DRAWN: CUR  
PROJ: 2016-1-01-4-00-01 PH

DESIGN: EDDY LOREN  
604-835-1912  
eddy@lucchohome.com



SHEET NO: 160856  
P-4.1  
of 6



Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	17453 0 Ave Surrey, BC
Registered Arborist:	Andrew Connell B.Sc. ISA Certified Arborist (PN6991A) ISA Qualified Tree Risk Assessor (TRAQ) BC Parks Wildlife and Danger Tree Assessor Certified Landscape Technician
On-Site Trees	Number 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)	<b>11</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>10</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	<b>2</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>2</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and  
submitted by:

Arborist



August  
17, 2016

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0175-00

Issued To: HENDRIKA SPREITZER  
KURT W. SPREITZER  
  
(the "Owner")

Address of Owner: 17453 - o Avenue  
Surrey, BC V3Z 9P3

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: 027-363-902  
Lot 301 Section 32 Block 1 North Range 1 East New Westminster District Plan BCP33476

17453 - o Avenue

(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 has been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection F. Yards and Setbacks of Part 16 Single Family Residential Zone, the minimum front yard (south) setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face, and to 4.8 metres (16 ft.) to the covered deck for proposed Lot 1; and
  - (b) In Subsection J.2. Special Regulations of Part 16 Single Family Residential Zone, basement access and basement wells are permitted between the principal building and the side (west) lot line.
5. 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.
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 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.
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.

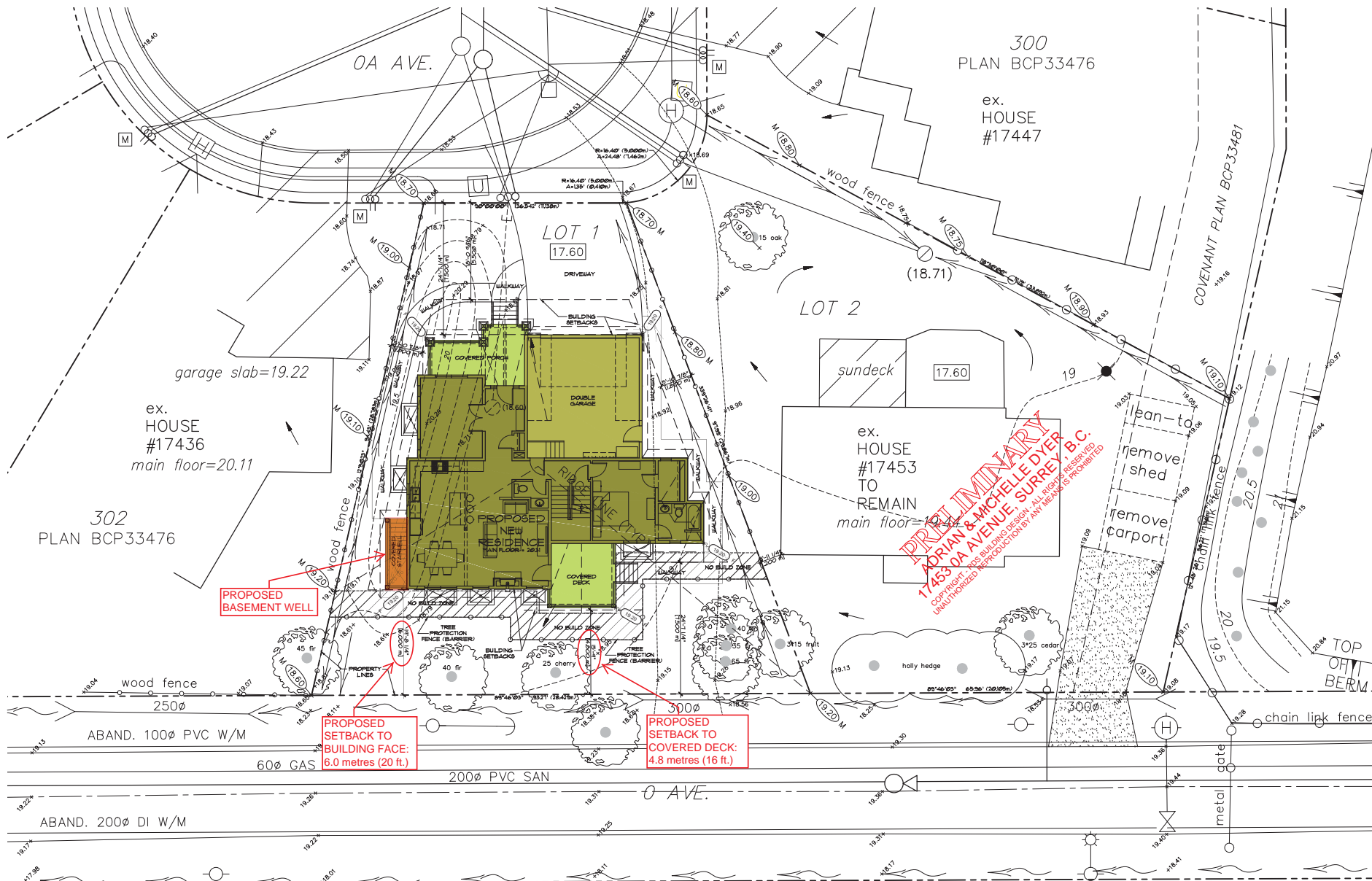
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



**RDS BUILDING DESIGN**  
 6371 2415 FRENCH RD  
 CHILLIWACK, B.C. V1W 4K6  
 TEL: 604-893-6912  
 FAX: 604-893-6952  
 WWW.RDSBUILDINGDESIGN.COM



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NO	DATE	DESCRIPTION
1	NOVEMBER 1, 2016	PRELIMINARY PLAN FOR REVIEW
2	OCTOBER 11, 2016	PRELIMINARY PLAN FOR REVIEW
3	OCTOBER 11, 2016	PRELIMINARY PLAN FOR REVIEW
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NEW RESIDENCE FOR  
**ADRIAN & MICHELLE DYER**  
 17455 DA AVENUE, SURREY, BRITISH COLUMBIA  
**PRELIMINARY SITE PLAN**

DATE: NOVEMBER 16  
 SCALE: 1/8" = 1'-0"  
 DRAWN: CUR  
 PROJ: 2016-1-01-4-004  
 PREPARED BY: ELLWOOD  
 SHEET NO: 160856  
 P-4.1

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

UNITED STATES OF AMERICA

