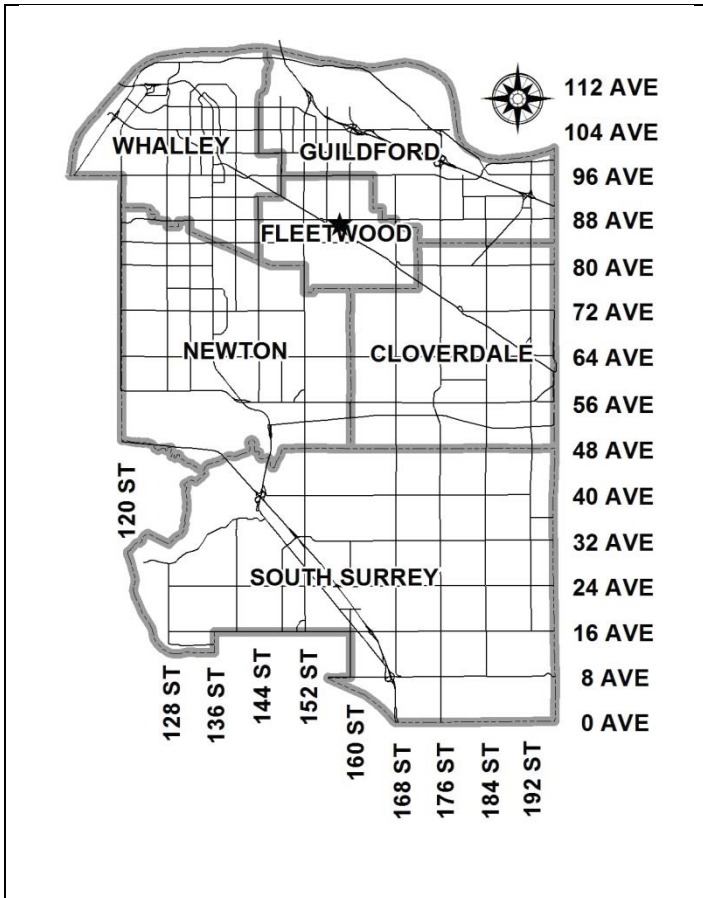


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0383-00

Planning Report Date: February 20, 2017



PROPOSAL:

- **Development Variance Permit**

to reduce the minimum front and rear yard setbacks for a proposed single family dwelling on a lot fronting an arterial road (88 Avenue)

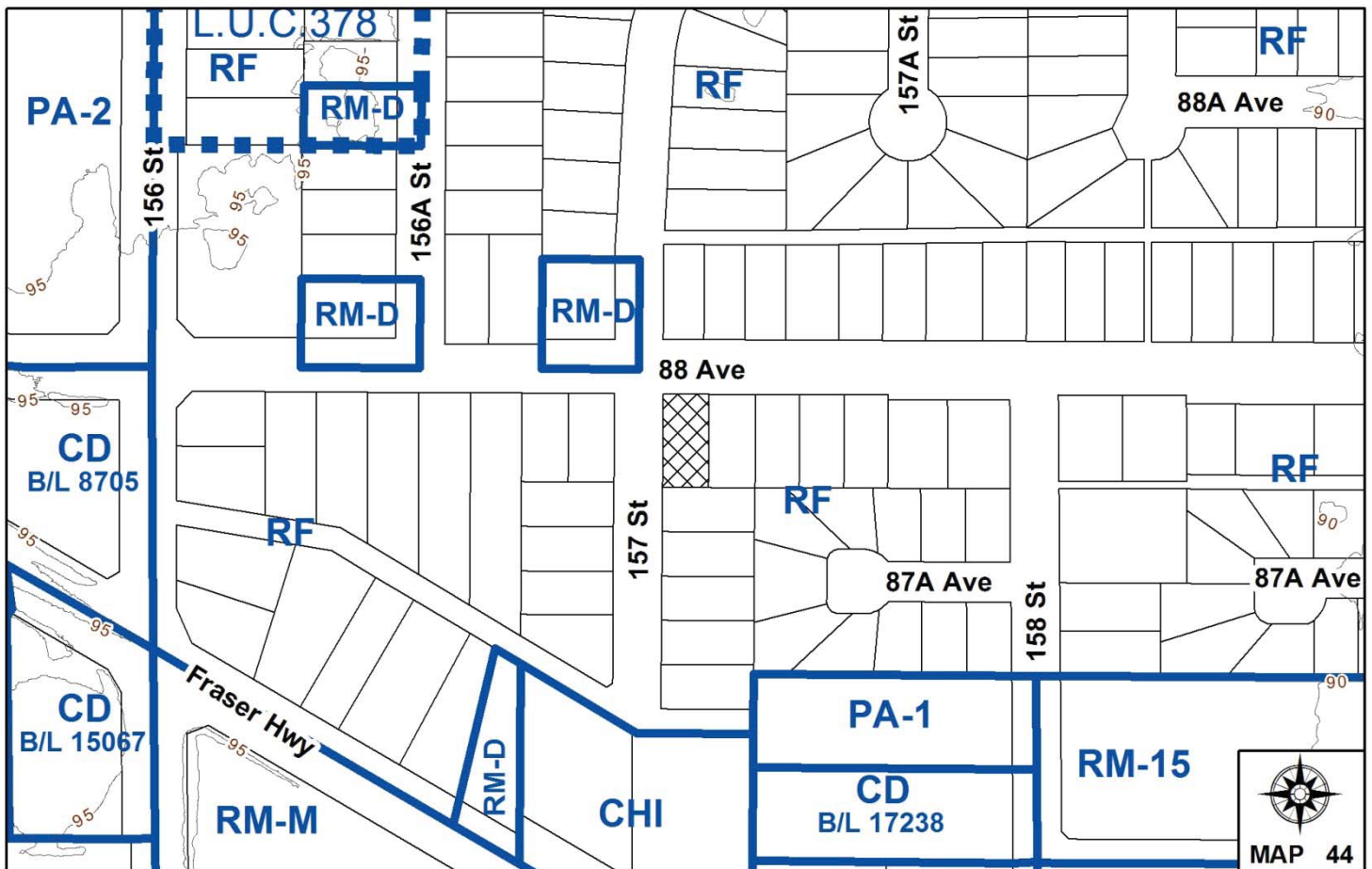
LOCATION: 15720 - 88 Avenue

OWNERS: Hardev Sangha
 Paramjit K Sangha

ZONING: RF

OCP DESIGNATION: Urban

TCP DESIGNATION: Single Family Urban (Fleetwood Town Centre Plan and Stage 1 Fleetwood Town Centre Plan Update)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To permit construction of a new single family dwelling on a lot fronting 88 Avenue, the applicant is seeking to vary the RF Zone as follows:
 - Reduce the minimum front yard (north) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) measured to the front entry porch and to 6.5 metres (21 ft.) measured to the front face of the principal building; and
 - Reduce the minimum rear yard (south) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building.

RATIONALE OF RECOMMENDATION

- The applicant is seeking to construct a two-storey single family dwelling on the subject lot to replace an existing, one-storey single family dwelling constructed in 1953.
- 88 Avenue, which fronts the subject property, is classified as an arterial road.
- Approximately 4.942 metres (16 ft.) of future road widening is required to be protected along the 88 Avenue frontage, plus the required setback under the RF Zone (i.e., 7.5 metres / 25 ft.).
- The proposed reduction to the front yard setback allows for an adequately sized building envelope on the subject lot without requiring a more significant reduction to the rear yard setback alone.
- The applicant's proposed house plan presents stepped front and rear building elevations, with a combination of 1-storey, 1.5-storey and 2-storey massings, creating a varied façade that will not dominate either the streetscape along 88 Avenue or the interface between the subject property and the adjacent neighbour to the south (8768 – 157 Street).
- The proposed new house will be screened from the adjacent properties to the east (15730 – 88 Avenue) and south (8768 – 157 Street) of the subject lot by an existing 3-metre (10 ft.) high English laurel hedge, which is to be retained.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0383-00 (Appendix IV), varying the following setbacks in the RF Zone, to proceed to Public Notification:

- (a) to reduce the minimum front yard (north) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) measured to the front entry porch and to 6.5 metres (21 ft.) measured to the front face of the principal building; and
- (b) to reduce the minimum rear yard (south) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: A one-storey single family dwelling as well as an existing one-storey, detached garage on the subject property, which are to be removed.

Adjacent Area:

Direction	Existing Use	OCP/TCP Designation	Existing Zone
North (Across 88 Avenue):	Single family dwellings	Urban under the OCP	RF
East:	Single family dwelling	Urban under the OCP; Single Family Urban under the Fleetwood Town Centre Plan (TCP) and the Stage 1 Fleetwood TCP Update	RF
South:	Single family dwelling	Urban under the OCP; Single Family Urban under the Fleetwood Town Centre Plan (TCP) and the Stage 1 Fleetwood TCP Update	RF
West (Across 157 Street):	Single family dwelling	Urban under the OCP; Single Family Urban under the Fleetwood Town Centre Plan (TCP) and the Stage 1 Fleetwood TCP Update	RF

DEVELOPMENT CONSIDERATIONS

Background

- The 732-square metre (7,885-square foot) subject lot is located at 7916 – 88 Avenue in Fleetwood. The subject lot is approximately 19.05 metres (63 ft.) wide and 38.49 metres (126 ft.) deep.
- The subject property is designated "Urban" under the Official Community Plan (OCP) and "Single Family Urban" under the Fleetwood Town Centre Plan (2000) and Stage 1 Fleetwood Town Centre Plan (TCP) Update approved by City Council on July 25, 2016 (Corporate Report No. R187).
- The subject property is zoned "Single Family Residential Zone (RF)" under Surrey Zoning By-law, 1993, No. 12000, as amended.

Special Building Setback

- 88 Avenue, which abuts the north side of the subject property, is classified as an arterial road. Part 7 Special Building Setbacks of Zoning By-law No. 12000 stipulates that the setback of buildings on a lot abutting an existing or future major road shall be the sum of one-half of the ultimate road width, measured from the centreline of the ultimate road allowance, plus the required setback of the zone in which the lot is located.
- Since 88 Avenue is an arterial road, its ultimate road width is 30 metres (100 ft.) at this location. The existing road allowance for the portion of 88 Avenue north of the subject property is approximately 20.4 metres (67 ft.) and therefore requires a further 9.6 metres (31.5 ft.) of additional widening.
- The Engineering Department has determined that for this portion of 88 Avenue the planned 30 metres (100 ft.) of road allowance will be necessary to ultimately widen 88 Avenue to the City's arterial standard.
- Approximately 4.942 metres (16 ft.) of anticipated future widening of 88 Avenue, as measured from the centreline of the ultimate road allowance, will be required to be included in determining the north front yard setback for the subject property in addition to the minimum front yard setback requirement in the RF Zone.

Current Proposal

- The applicant is seeking a Development Variance Permit (DVP) to vary the north front yard and the south rear yard setbacks in the RF Zone in order to construct a replacement single family dwelling on the subject property (see By-law Variances section).

TREES

- Andrew Connell, ISA Certified Arborist of Diamond 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			
Cherry	1	1	0
Coniferous Trees			
Atlas Cedar	1	0	1
Lawson Cypress	2	2	0
Western Red Cedar	2	2	0
Total	6	5	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		3	
Total Retained and Replacement Trees		4	
Contribution to the Green City Fund		\$2800.00	

- The Arborist Assessment states that there are a total of 6 protected trees on the site. There are no Alder or Cottonwood trees. It was determined that 1 tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services and the proposed building.
- 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 10 replacement trees on the site. Since only 3 replacement trees can be accommodated on the site the deficiency of 7 replacement trees will require a cash-in-lieu payment of \$2,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 4 trees are proposed to be retained or replaced on the site with a contribution of \$2,800 to the Green City Fund.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary the RF Zone setbacks for the principal building, as follows:
 - Reduce the minimum front yard (north) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) measured to the front entry porch and to 6.5 metres (21 ft.) measured to the front face; and
 - Reduce the minimum rear yard (south) setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).

Applicant's Reasons:

- The applicant has indicated that the proposed home design, dependent upon the subject variances, utilizes the full potential of the corner lot while maintaining enough room for future road expansion along 88 Avenue. Furthermore, the applicant advises that significant investments have been made in architectural and engineering consultation.

Staff Comments:

- The RF Zone states that, except for the garage, the front yard setback may be relaxed at the lower level to 5.5 metres (18 ft.) for a maximum of 50% of the width of the principal building. Although the proposed house design is not making use of this provision, the proposed setbacks are comparable and therefore would not hinder the creation of a consistent streetscape along the south side of 88 Avenue as new dwellings are constructed on adjacent lots to the east of the subject property.
- As the proposed side-by-side double garage is oriented towards and accessed via 157 Street, which flanks the western side yard of the subject property, the proposed reduction to the front yard setback would not result in the dominance of the garage element along the 88 Avenue front façade.
- The applicant's proposed house plan presents stepped front and rear building elevations, with a combination of 1-storey, 1.5-storey and 2-storey massings, creating a varied façade that will not dominate either the streetscape along 88 Avenue or the interface between the subject property and the adjacent neighbour to the south (8768 – 157 Street).
- The proposed new house will be screened from the adjacent properties to the east (15730 – 88 Avenue) and south (8768 – 157 Street) of the subject lot by an existing 3-metre (10 ft.) high English laurel hedge, which is to be retained.
- 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 Development Data Sheet
- Appendix II. Site Plan and Elevations
- Appendix III. Tree Preservation Summary and Tree Plans
- Appendix IV. Development Variance Permit No. 7916-0383-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CRL/da

DEVELOPMENT DATA SHEET

Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		732 m ² (7,884 ft ²)
Road Widening area		
Undevelopable area		
Net Total		732 m ² (7,884 ft ²)
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	36%	35%
Paved & Hard Surfaced Areas		
Total Site Coverage		
DENSITY		
Floor Area Ratio (FAR)	395 m ² (4260 ft ²)	392.9 m ² (4230 ft ²)
SETBACKS (in metres)		
Front	7.5 metres (25 ft.)	6.0 metres (20 ft.) to front entry porch ; 6.5 metres (21 ft.) to principal building*
Rear	7.5 metres (25 ft.)	6.0 metres (20 ft.)*
Flanking Side (E)	3.6 metres (12 ft.)	3.6 metres (12 ft.)
Interior Side (W)	1.2 metres (4 ft.)	1.95 metres (6.5 ft.)
BUILDING HEIGHT (in metres/storeys)		
Principal	9 metres (30 ft.)	8.2 metres (27 ft.)
Accessory	N/A	N/A
PARKING (number of stalls)		
Total Number of Parking Spaces	3	4

* Seeking variances

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	15720 88 th Avenue, Surrey.
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
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)	6
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	10
- All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10	
Replacement Trees Proposed	3
Replacement Trees in Deficit	7
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:

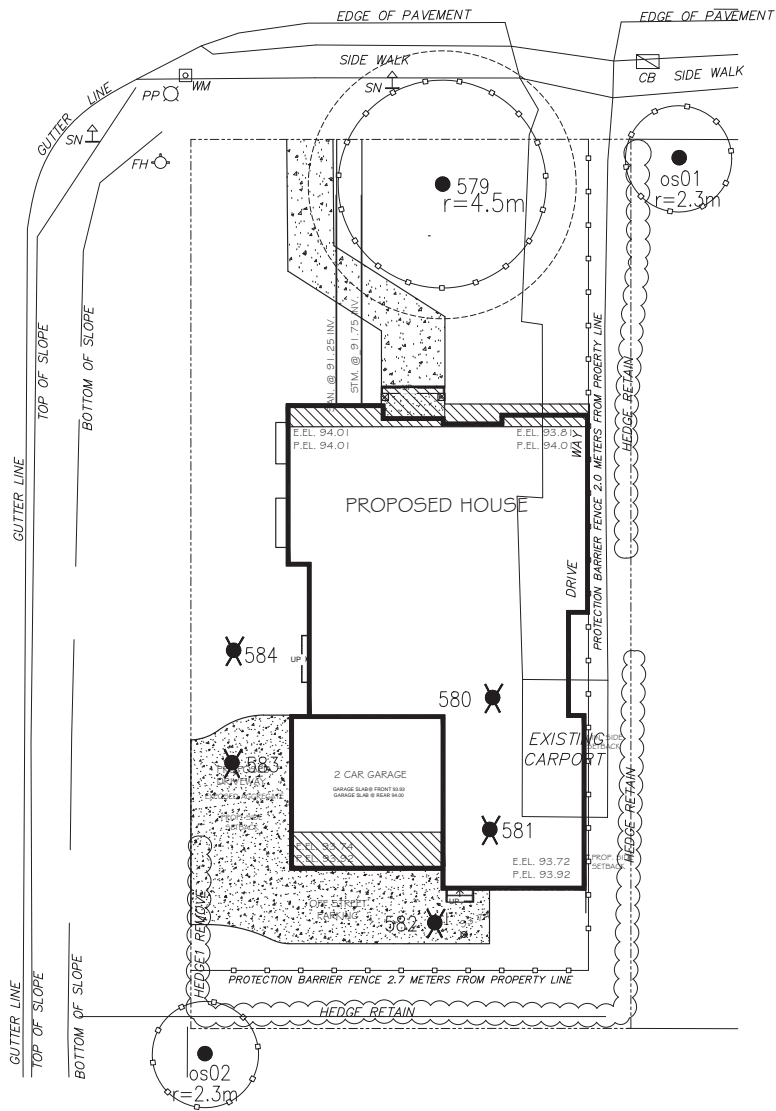
Arborist



February 7, 2017

Date

88th AVENUE



PROJECT ARBORIST TO BE PRESENT DURING CONSTRUCTION OF WALKWAY TO ENSURE LONG TERM SURVIVAL OF TREE #579.



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISIONS	TREE #579	NO.
JAN/17			1

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8
PHONE (604) 857-2376

CLIENT
MR. PAUL SANGHA
DREAM CASTLE HOMES LTD.
SUITE #201
7929 - 128 STREET
SURREY, B.C.
V4M 4E8
604 780 3922

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE RETENTION PLAN
SINGLE FAMILY RES.
1570 - 88 AVENUE
SURREY, B.C.



DISTANCES ARE IN METRES

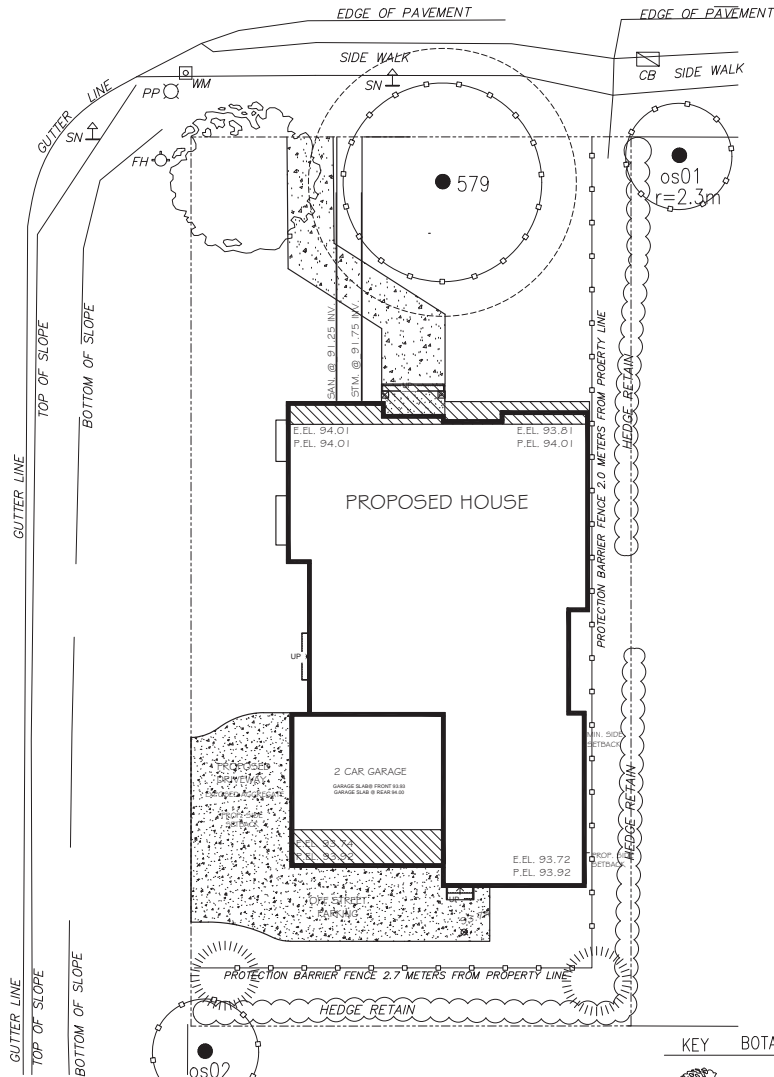
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DWPT	DW/D		
ENG.	DW/D		
APPRD.	AS BUILT		

PRINTED	JOB No.	
	DRAWING No.	TR-1

88th AVENUE

PROJECT ARBORIST TO BE PRESENT DURING CONSTRUCTION OF WALKWAY TO ENSURE LONG TERM SURVIVAL OF TREE #579.

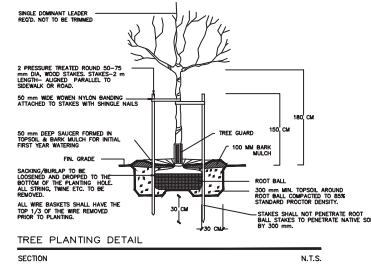
157th STREET



DISTANCES ARE IN METRES

NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "OTA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND RETAIN HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTION" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF TWO WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON RECEIVING ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE B.C.M./B.C.S.A. "LANDSCAPE STANDARD".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS 450 mm
 - GROUND COVER AREAS 400 mm
 - SHRUB AREAS 450 mm
 - TREE TITS 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOL, WOOD INCL, WOODY PLANT PARTS, NESTS OR REPRODUCTIVE PARTS, OF NESTS, PLANT PATHOGENS, ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBERIES AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



TREE PLANTING DETAIL SECTION N.T.S.

REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	1	3.00 METERS	AS SHOWN	B. & B.
	CHAMEACYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	2	2.50 METERS	AS SHOWN	B. & B.



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

JAN/17	TREE #579	1
DATE	DRAWING NO.	REV.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONQUIL COURT
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SCALE 1:150	DATE OCT/16
DWNT	CHK'D
ENCL	CHK'D
APPROV	AS BUILT

PRINTED
JOB NO.
DRAWING NO.
TR-2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0383-00

Issued To: HARDEV SANGHA
PARAMJIT SANGHA

("the Owners")

Address of Owners: 15048 - 88A Avenue
Surrey, BC V3R 6W9

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: 010-132-848

Lot 3 Section 26 Township 2 New Westminster District Plan 15716

15720 - 88 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 16 Single Family Residential Zone (RF) the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) measured to the front entry porch and to 6.5 metres (21 ft.) measured to the front face of the principal building; and

(b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF) the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building.

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 Owners 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

