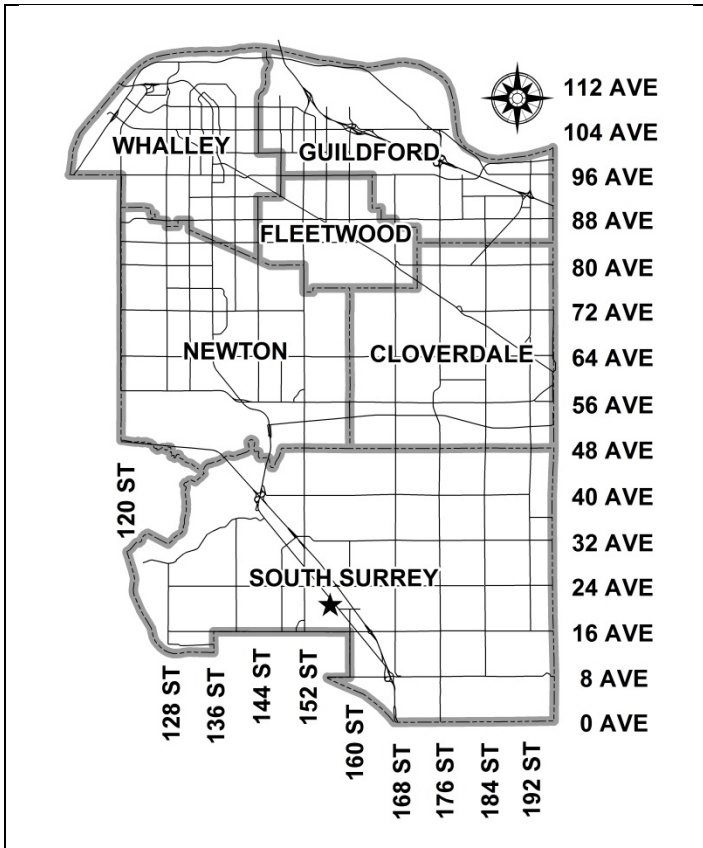


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0452-00

Planning Report Date: December 5, 2016



PROPOSAL:

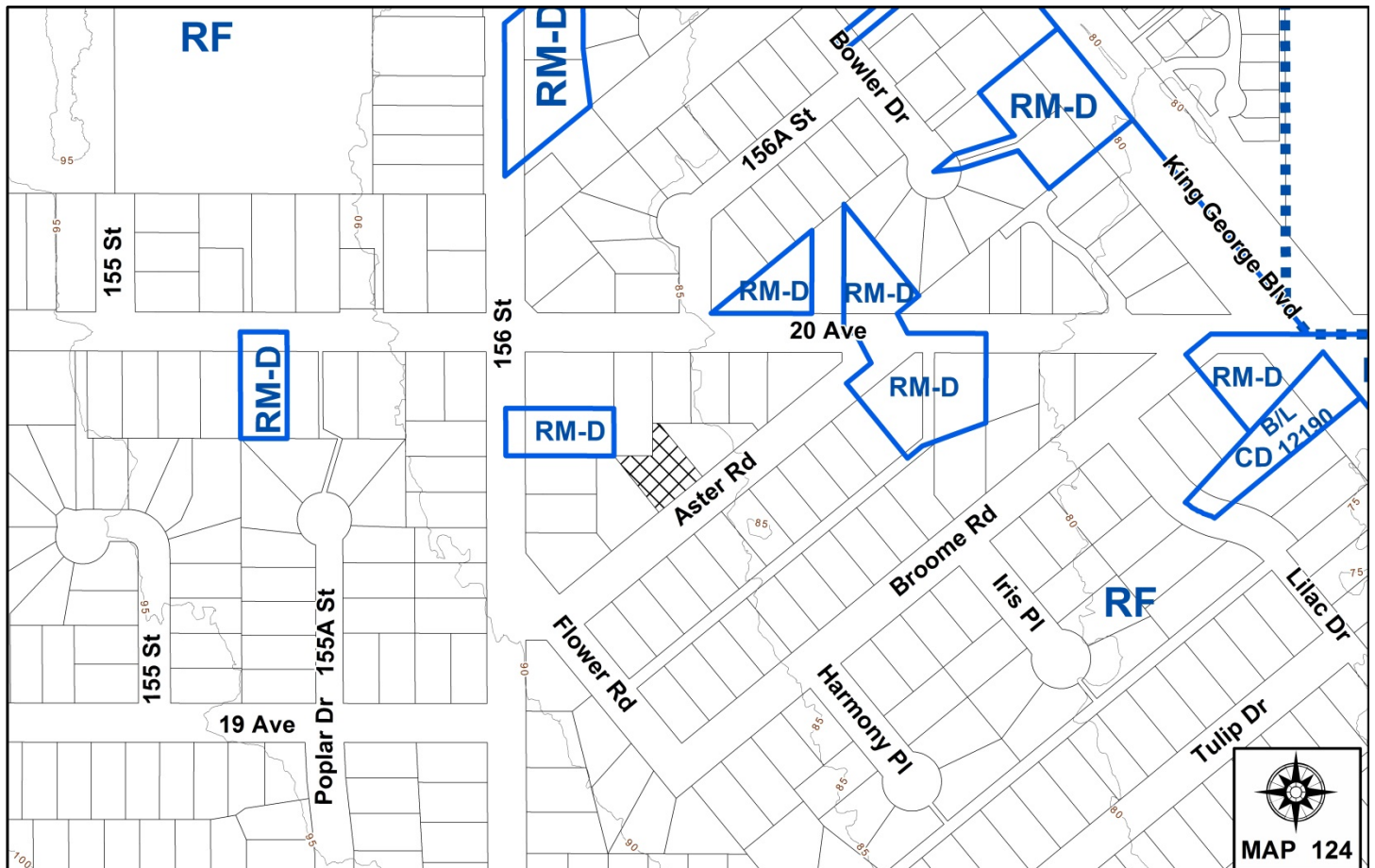
- **Development Variance Permit**
 to reduce the minimum rear yard (north) setback.

LOCATION: 15645 - Aster Road

OWNER: Laszlo Bona
 Zsuzsa Bona

ZONING: RF

OCP DESIGNATION: Urban



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 (north) setback from 7.5 metres (25 ft.) to 6.8 metres (22 ft.) to the building face of the house and to 4.3 metres (14 ft.) to the deck.

RATIONALE OF RECOMMENDATION

- The subject lot is an irregular shape with two rear lot lines coming to a point in the centre of the rear yard.
- The reduced rear yard setback will allow for the construction of a new single family dwelling on the lot in the same general location as the existing dwelling.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0452-00 (Appendix III), to reduce the minimum rear yard (north) setback of the Single Family Residential Zone (RF) from 7.5 metres (25 ft.) to 6.8 metres (22 ft.) to the rear façade of the house and 4.3 metres (14 ft.) to the deck, to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East:	Single family dwelling	Urban	RF
South (Across Aster Road):	Single family dwellings	Urban	RF
West:	Single family dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground/Proposal

- The subject property, located at 15645 - Aster Road, is designated "Urban" in the Official Community Plan and is zoned "Single Family Residential Zone (RF)".
- The applicant is proposing a Development Variance Permit to reduce the rear yard (north) setback from 7.5 metres (25 ft.) to 6.8 metres (22 ft.) to the rear façade of the house and 4.3 metres (14 ft.) to the deck.
- The reduced rear yard setback will allow for the construction of a new single family dwelling in the same general location as the existing dwelling.

TREES

- Terry Thrale, ISA Certified Arborist of Woodbridge Tree Consulting Arborists 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
Coniferous Trees			
Blue Spruce	1	0	1
Douglas Fir	1	0	1
Holly	1	1	0
Lawson's Cypress	2	0	2
Scots Pine	1	0	1
Western Red Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	7	1	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		8	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of 7 protected trees on the site, none of which are Alder and Cottonwood trees. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of the footprint of the proposed new single family dwelling.
- 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 applicant is proposing 2 replacement trees, meeting City requirements.
- In summary, a total of 8 trees are proposed to be retained or replaced on the site.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.8 metres (22 ft.) to the rear façade of the house and 4.3 metres (14 ft.) to the deck.

Applicant's Reasons:

- The shape of the lot makes the rear yard setback too restrictive to accommodate the building envelope of a reasonably sized single family dwelling.

Staff Comments:

- The subject property is an irregular shaped lot with two rear lot lines coming to a point in the middle of the rear yard, creating a pinch point that restricts the potential building envelope. The remainder of the rear yard is setback further.
- The reduced rear yard setback will allow for a single family dwelling of a reasonable size to be constructed on the site.
- The new dwelling is proposed for the same general location as the existing dwelling, allowing for the retention of all but one tree on site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|--|
| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Tree Preservation Summary |
| Appendix III. | Development Variance Permit No. 7916-0452-00 |

Original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/da

Tree Preservation Summary

Surrey Project No:

Address: 15645 Aster Road

Registered Arborist: Woodridge Tree Consulting, Terry Thrale, PN 6766A

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)	7
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> x one (1) = 0	2
- All other Trees Requiring 2 to 1 Replacement Ratio <u>1</u> X two (2) = 2	
Replacement Trees Proposed	2
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio <u>0</u> X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Terry Thrale

(Signature of Arborist)

Date October 31, 2016

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0452-00

Issued To: LASZLO BONA
ZSUZSA BONA

(the "Owner")

Address of Owner: 15645 - Aster Road
Surrey, BC V4A 1Y4

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: 001-761-480
Lot 6 Section 14 Township 1 New Westminster District Plan 20552

15645 - Aster Road

(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 rear yard (north) setback for a principal building is reduced from 7.5 metres (25 ft.) to 6.8 metres (22 ft.) to the rear façade of the house and to 4.3 metres (14 ft.) to the deck.
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

DRAWING INDEX

SHEET	DRAWING TITLE
A1.1	SITE PLAN & NOTES
A2.1	FOUNDATION PLAN
A2.2	BASEMENT FLOOR PLAN
A2.3	MAIN FLOOR PLAN
A2.4	ROOF VENTING PLAN

Proposed rear yard setback: 4.3 m to the deck
6.8 m to the house

AS.1	SOUTHEAST & SOUTHWEST ELEVATIONS
AS.2	NORTHWEST & NORTHEAST ELEVATIONS
A4.1	CROSS-SECTIONS A - D
A4.2	CROSS-SECTION E & DETAIL
AS.1	CONSTRUCTION DETAILS
AS.2	ENERGY EFFICIENCY REQUIREMENT DETAILS
AS.3	ENERGY EFFICIENCY REQUIREMENT DETAILS

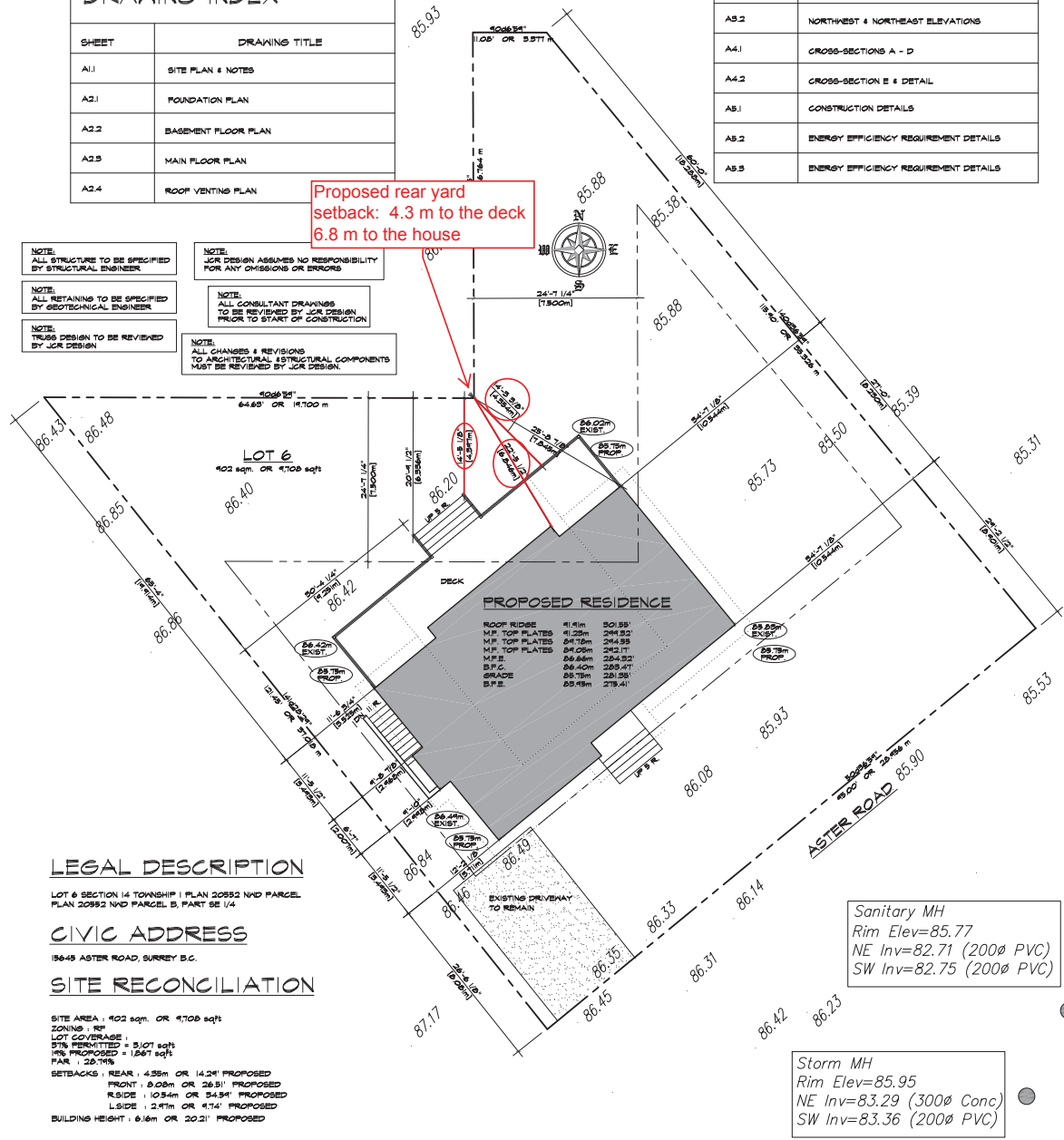
GENERAL NOTES:

- THIS DRAWING CONFORMS TO THE REQUIREMENTS OF PART 4 OF THE 2012 BRITISH COLUMBIA BUILDING CODE.
- ALL CONSTRUCTION MATERIALS & WORKMANSHIP TO BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE B.C. BUILDING CODE, PLUMBING CODE, ELECTRICAL CODE & ALL OTHER CODES AND BY-LAWS OF THE CITY OF SURREY.
- ALL SPANS CONFORM TO 2012 B.C.B.C. & THE 2008 EDITION OF THE SPAN BOOK (CANADIAN WOOD COUNCIL)
- THE CONTRACTOR, SUB-TRADES AND CONSULTANTS ARE RESPONSIBLE FOR VERIFYING THEY ARE WORKING FROM THE MOST CURRENT EDITION OF PLANS.
- THE CONTRACTOR AND ALL SUBTRADES ARE RESPONSIBLE FOR THE REVIEW OF ALL DRAWINGS AND SITE CONDITIONS PRIOR TO START OF ANY WORK OR ORDERING OF MATERIALS AND SHALL REPORT ANY PROPOSED REVISIONS OR ANY ERRORS OR DISCREPANCIES TO JCR DESIGN IMMEDIATELY.
- ALL CONCRETE TO BE PLACED ON FIRM UNDISTURBED SOIL, FREE OF ANY LOOSE ORGANIC OR FROSTY MATERIAL.
- CONCRETE FOOTINGS AND WALL STRENGTH-25MPA @ 28 DAYS
- FLOOR SLABS & SIDEWALKS-20MPA @ 28 DAYS
- 2 COATS ASPHALT EMULSION DAMPROOFING BELOW GRADE
- ALL LOAD BEARING STUDS, FLOOR JOISTS, AND BUILT-UP BEAMS TO BE MIN. S.F.P. # 2 OR BETTER
- SITING OF BUILDINGS MUST BE VERIFIED BY A LEGAL LAND SURVEYOR PRIOR TO PLACING ANY CONCRETE, AND MUST BE IN ACCORDANCE WITH ALL LOCAL BY-LAWS AND REGULATIONS.
- ALL TRUSSES TO BE PRE-ENGINEERED, AND SPANS AND DETAILS VERIFIED BY THE TRUSS SUPPLIER ON SITE PRIOR TO ANY FABRICATION. JCR DESIGN TO BE SUPPLIED ONE COPY OF THE TRUSS DESIGN.
- DRAWINGS ARE NOT INTENDED TO BE SCALED, AND LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
- JCR DESIGN MUST BE GIVEN FULL ACCESS TO ALL THE WORK IN PROGRESS
- THE CONTRACTOR SHALL SUPPLY THREE COPIES OF ALL SHOP DRAWINGS TO THE ARCHITECTURAL CONSULTANT FOR REVIEW
- ALL ROOF SPACES SHALL BE VENTILATED WITH SOFFIT AND ROOF VENTS. SEE THE ROOF PLAN AND THE 2012 BRITISH COLUMBIA BUILDING CODE SECTION 4.16.1.
- DOOR FRAMES TO OPENINGS FOR ENTRANCE AND EXTERIOR DOORS TO DWELLING UNITS AND DOORS BETWEEN DWELLING UNITS AND ATTACHED GARAGES SHALL BE SOLIDLY BLOCKED BETWEEN THE DOOR FRAME AND THE FRAMING AT THE HEIGHT OF THE DEADSLIT AS TO RESIST SPREADING BY THE WAY OF FORCE
- ALL GLASS IN DOORS, OR SIDEWALLS TO BE HELD WIRE GLASS OR SAFETY GLASS.
- ALL EXTERIOR HINGED DOORS SHALL HAVE HINGES AND PINS SUCH THAT THE DOORS CANNOT BE REMOVED FROM THE OUTSIDE IN THE CLOSED POSITION.
- EXTERIOR WALL DIMENSIONS IN PLAN ARE TO THE OUTSIDE FACE OF PLYWOOD SHEATHING OR TO THE OUTSIDE FACE OF FOUNDATION WALLS.
- PRODUCE A MINIMUM OF TWO HOSE BIBS PER UNIT, LOCATION TO BE DETERMINED BY THE DEVELOPER.
- RAINWATER LEADERS ARE NOT SHOWN ON THE ELEVATIONS OR THE PLANS, LOCATION TO BE DETERMINED BY THE DEVELOPER.
- THE DIMENSIONS FOR U.P.O. CALCULATIONS ARE 2" SMALLER IN EACH DIRECTION FROM THE SIZES GIVEN ON PLAN.
- APPROVED SMOKE ALARMS TO BE INSTALLED 4.10.14
- APPROVED CARBON MONOXIDE ALARMS TO BE INSTALLED
- BEDROOM DOORS MUST BE INSTALLED 1.5m FOR CROSS VENTILATION
- HVAC EQUIPMENT TO BE LOCATED WITHIN THERMAL ENCLOSURE OR DESIGNATED TO BE INSTALLED OUTSIDE
- HVAC & SWH EQUIPMENT TO MEET MIN. PERFORMANCE REQ. DETERMINED IN TABLES 4.56.5.1.0 & 4.56.4.2 TO BE INSTALLED OUTSIDE
- MECHANICAL, PLUMBING, AND ELECTRICAL COMPONENTS PARALLEL TO AN INSULATED WALL MUST NOT LOWER THE REQUIRED INSULATION OF THE WALL. KEEP PANELS ON INTERIOR WALL OR HANG ON WALL.
- PIPING OUTSIDE CONDITIONED SPACE MUST BE INSULATED TO LEVEL OF ABOVE GRADE WALLS.
- CONTROLS MUST BE ACCURATE TO +/- 0.5°C
- WOOD HEATERS & STOVES EXEMPT.
- HUMIDIFICATION IS NOT REQUIRED EXCEPT INDOOR POOLS AND HOT TUBS > 10sqm. WITH NO COVER, BUT AUTO CONTROLS ARE REQUIRED WHERE HUMIDIFICATION IS USED.
- HVAC SIZED & INSTALLED TO GOOD PRACTICES
- DUCT SEAMS SEALED
- DUCTS OUTSIDE CONDITIONED SPACE SEALED & INSULATED TO VALUE OF WALLS.
- HRY NOT REQUIRED BUT MUST CONFORM WITH 4.56 WHERE PRESENT.
- SPACE HEAT & SERVICE HOT WATER EFFICIENCIES DETAILED IN 4.56
- CONTROLS FOR SPACE HEAT & SERVICE HOT WATER ARE REQUIRED.

NOTE: ALL CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE LOCAL CODES AND BY-LAWS, DESIGN OF FOUNDATION AND FOOTINGS TO BE MODIFIED TO SUIT LOCAL SOIL CONDITIONS AS REQUIRED. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE.

15645 ASTER ROAD
SURREY, B.C.

- NOTE: ALL STRUCTURE TO BE SPECIFIED BY STRUCTURAL ENGINEER
- NOTE: ALL RETAINING TO BE SPECIFIED BY GEOTECHNICAL ENGINEER
- NOTE: TRUSS DESIGN TO BE REVIEWED BY JCR DESIGN
- NOTE: JCR DESIGN ASSUMES NO RESPONSIBILITY FOR ANY OMISSIONS OR ERRORS
- NOTE: ALL CONSULTANT DRAWINGS TO BE REVIEWED BY JCR DESIGN PRIOR TO START OF CONSTRUCTION
- NOTE: ALL CHANGES & REVISIONS TO ARCHITECTURAL STRUCTURAL COMPONENTS MUST BE REVIEWED BY JCR DESIGN.



LEGAL DESCRIPTION

LOT 6 SECTION 14 TOWNSHIP 1 PLAN 20552 NND PARCEL PLAN 20552 NND PARCEL B, PART SE 1/4

CIVIC ADDRESS

15645 ASTER ROAD, SURREY B.C.

SITE RECONCILIATION

SITE AREA: 402 sqm. OR 9,700 sqft
ZONING: R1
LOT COVERAGE:
3% PERMITTED = 5,07 sqft
4% PROPOSED = 1,687 sqft
F.A.R.: 22.76%

SETBACKS: REAR: 4.5m OR 14.2m' PROPOSED
FRONT: 0.0m OR 26.51' PROPOSED
SIDE: 1.034m OR 34.59' PROPOSED
L.SIDE: 2.17m OR 7.14' PROPOSED
BUILDING HEIGHT: 6.6m OR 20.21' PROPOSED

4.52.2. PROTECTION AGAINST DEPRESSURIZATION

- MAKE-UP AIR IS REQUIRED FOR LARGE CAPACITY EXHAUST EQUIPMENT (0.5 AIR CHANGES/HOUR) WHEN:
- HOUSE HAS APPLIANCES SUBJECT TO BACK DRAFTING OR HOUSE IS LOCATED IN AREA CLASSIFIED AS RADON AREA 1

4.52.2.3. DUCTS

- EXHAUST DUCTS MUST DISCHARGE TO OUTDOORS
- EXHAUST AND SUPPLY DUCTS MUST BE SIZED AS REQUIRED BY MANUFACTURER & EQUIVALENT DIAMETER AS PER TABLE 4.52.2.3 (B)
- NEED TO BE AIR-SEALED, INSULATED AND PROVIDED WITH VAPOUR BARRIERS

4.52.2.4. SPATIAL SEPARATION OF BUILDINGS AND UNPROTECTED OPENING CALCULATIONS 4.10.13

LIMITING DISTANCE & FIRE DEPARTMENT RESPONSE

A LIMITING DISTANCE EQUAL TO HALF THE ACTUAL LIMITING DISTANCE SHALL BE USED AS INPUT TO THE REQUIREMENTS OF THIS SECTION, WHERE:

THE TIME FROM RECEIPT OF NOTIFICATION OF A FIRE BY THE FIRE DEPARTMENT UNTIL THE FIRST FIRE DEPARTMENT VEHICLE ARRIVES AT THE BUILDING EXCEEDS 10 MIN IN 10% OR MORE OF THE CALLS TO THE BUILDING AND:

THE BUILDING IS NOT SPRINKLERED

4.56.2.2.A AND TABLE 4.56.2.2.B FOR THE CORRECT CLIMATE ZONE.

- THE THERMALS OF HANGERS, DOOR AND SKYLIGHTS MEET THE REQUIREMENTS OF TABLE 4.56.2.2.A, B, AND C FOR THE CORRECT CLIMATE ZONE.
- EFFECTIVE INSULATION OF FOUNDATIONS MEET THE REQUIREMENTS OF TABLE 4.56.2.2.A OR B FOR THE CORRECT CLIMATE ZONE.
- DUCTS LOCATED OUTSIDE THE THERMAL ENCLOSURE ARE SEALED AND INSULATED TO THE EXTERIOR WALL INSULATION REQUIREMENTS.
- DAMPERS ARE INSTALLED AT AIR INLETS AND EXHAUSTS WHERE REQUIRED.
- PIPING FOR HEATING OR COOLING SYSTEMS IS LOCATED WITHIN THE THERMAL ENCLOSURE OR ARE FULLY INSULATED.
- HVAC EQUIPMENT IS LOCATED WITHIN THERMAL ENCLOSURE OR DESIGNATED TO BE INSTALLED OUTSIDE OF THERMAL ENCLOSURE.
- TEMPERATURE CONTROLS ARE INSTALLED ON HEATING AND COOLING EQUIPMENT.
- HVAC AND SWH EQUIPMENT MEET MINIMUM PERFORMANCE REQUIREMENTS DETERMINED IN TABLES 4.56.5.1.0 AND 4.56.4.2.
- SERVICE WATER HEATING PIPES ARE INSULATED AT THE INLET AND OUTLET OF STORAGE TANKS.
- SERVICE WATER HEATER HAVE TEMPERATURE CONTROLS.
- THE AIR BARRIER DETAILS, AND LOCATIONS HAVE BEEN IDENTIFIED.

NO.	DATE	DESCRIPTION
1	25/10/16	REVISION FOR PERMIT
2	21/11/16	REVISION FOR PERMIT
3	19/04/16	REVISION FOR PERMIT
4	02/06/16	REVISION FOR PERMIT
5	05/06/16	REVISION FOR PERMIT

PROJECT ENGINEER

SEAL

DATE

TAMLIN
TAMLIN INTERNATIONAL HOMES CO. LTD.
3020-518 AVENUE
ALDERGROVE B.C. CANADA V2Y 2Z8
PHONE: (604) 885-1100/FAX: (604) 885-1103

CUSTOMER:
BONA RESIDENCE

SHEET TITLE

SITE PLAN & NOTE:

DATE: JUNE 3/16

SCALE: 1/8" = 1'-0"

DRAWN: JCR

CHECKED:

SHEET NUMBER:
A1.