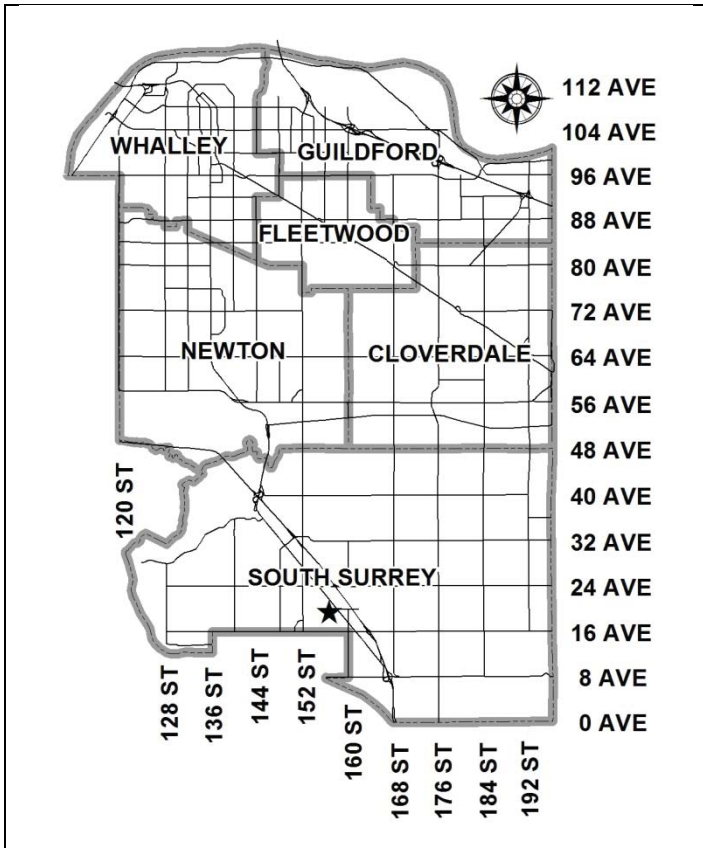


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0289-00

Planning Report Date: September 11, 2017



PROPOSAL:

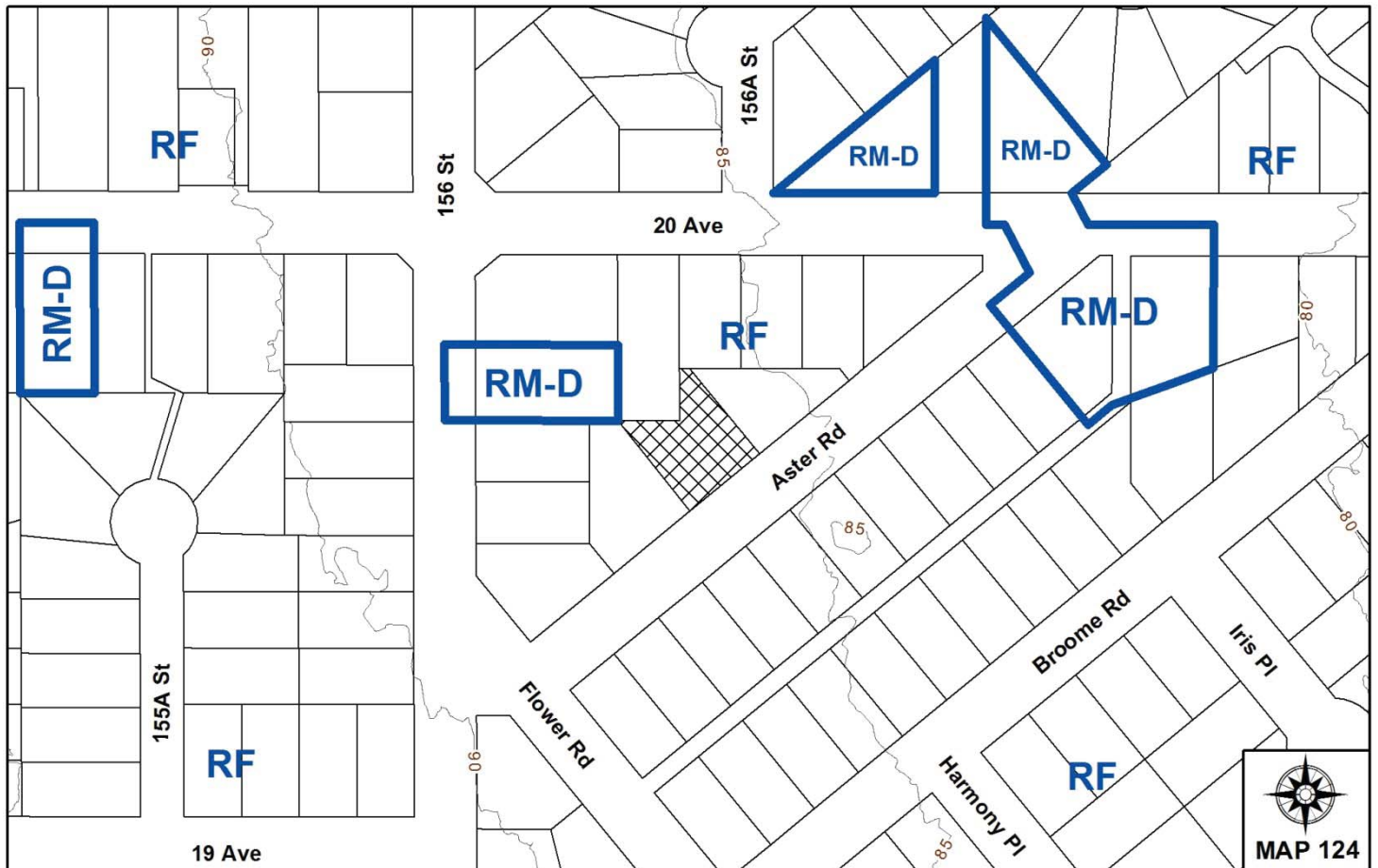
- **Development Variance Permit**
 to reduce the minimum rear yard (north) setback to permit the construction of a single family dwelling.

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 a reduction to the minimum rear yard (north) setback.

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.
- Council previously supported a rear yard setback relaxation in 2016 for a different house design. The DVP (No. 7916-0452-00) was issued, but the applicant did not proceed with constructing the house as planned.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0289-00 (Appendix III), to reduce the minimum rear yard (north) setback of the Single Family Residential Zone (RF) from 7.5 metres (25 ft.) to 4.7 metres (15.5 ft.), 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 dwellings	Urban	RF
South (Across Aster Road):	Single family dwellings	Urban	RF
West:	Single family dwellings	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 4.7 metres (15.5 ft.).
- The reduced rear yard setback will allow for the construction of a new single family dwelling.
- A previous Development Variance Permit application (No. 7916-0452-00) to reduce the rear yard 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 was approved by Council in December 2016. The DVP was issued, however, the applicant did not proceed with constructing the house as planned.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge 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
Deciduous Trees			
Holly	1	1	0
Coniferous Trees			
Blue Spruce	1	0	1
Douglas Fir	1	1	0
Lawson's Cypress	2	0	2
Scots Pine	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	7	4	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		9	
Contribution to the Green City Fund		\$800	

- 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 3 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 8 replacement trees on the site. Since only 6 replacement trees are being proposed on the site, the deficit of 2 replacement trees will require a cash-in-lieu payment of \$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 9 trees are proposed to be retained or replaced on the site with a contribution of \$800 to the Green City Fund.

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 4.7 metres (15.5 ft.).

Applicant's Reasons:

- The shape of the lot makes the rear yard setback too restrictive to accommodate the building envelope for 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 the size allowed under the zoning by-law to be constructed on the 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. 7917-0289-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/da

Tree Preservation Summary

Surrey Project No:

Address: 15645 Aster Rd

Registered Arborist: Woodridge Tree Consulting, Krisanna Mazur, PN7530A

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	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> x one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>4</u> X two (2) = 8 	8
Replacement Trees Proposed	6
Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>2</u> X two (2) = 4 	4
Replacement Trees Proposed	2
Replacement Trees in Deficit	2

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

Date August 25, 2017

Arborist Report for 15645 Aster Road, Surrey
Woodridge Tree Consulting Arborists Ltd.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0289-00

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 4.7 metres (15.5 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.

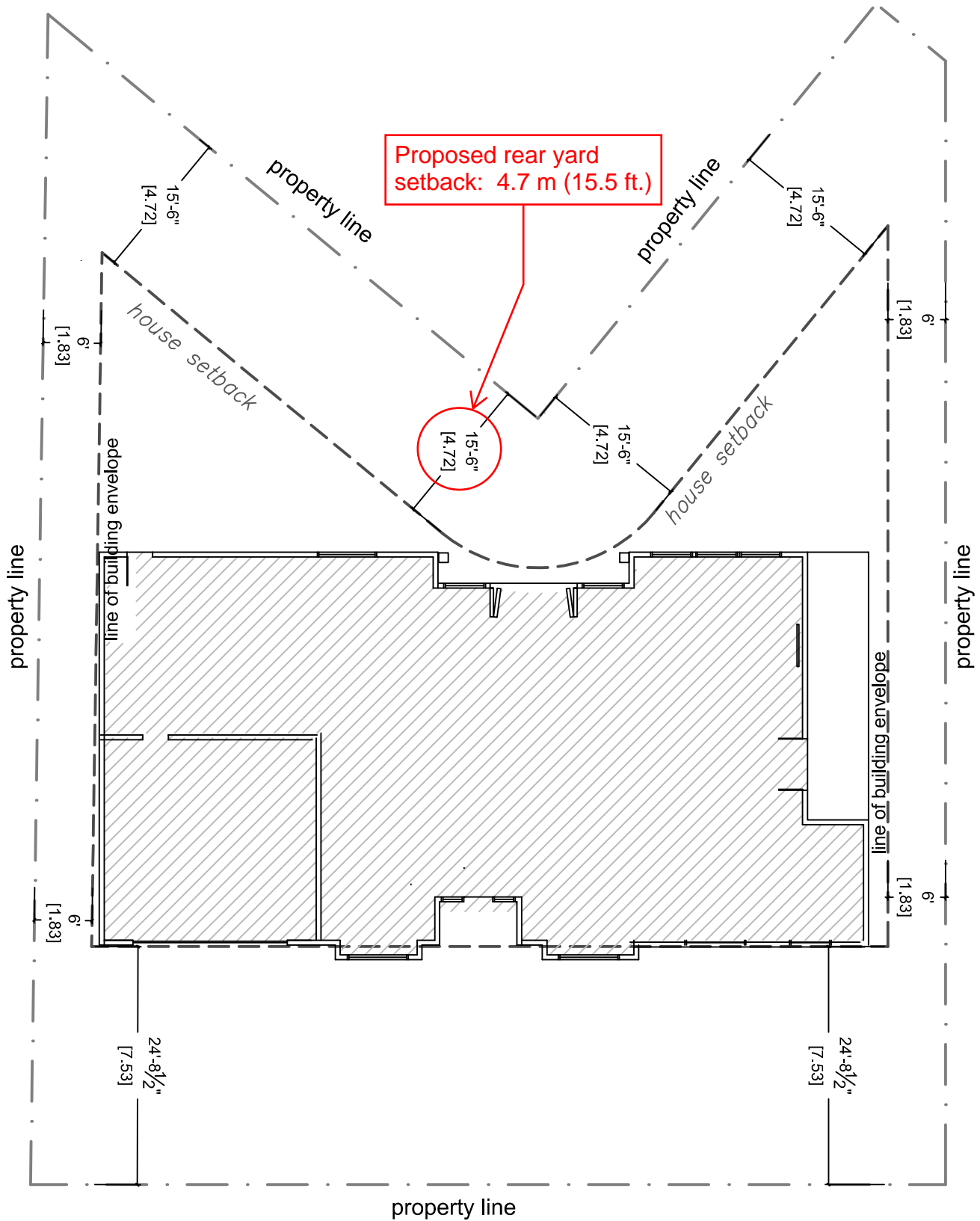
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



Site Plan

15645 Aster Ave Surrey