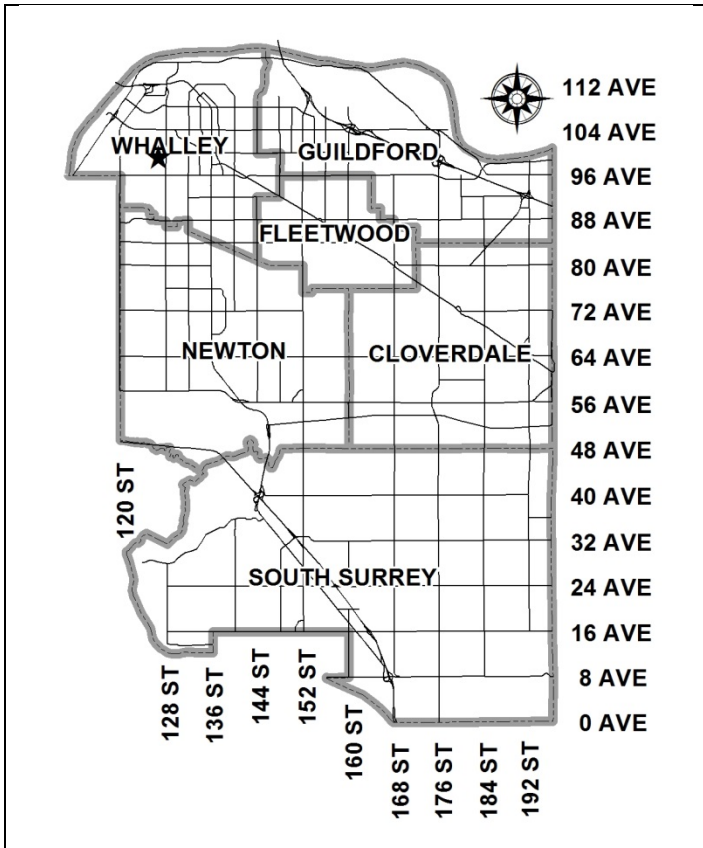


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0524-00

Planning Report Date: April 9, 2018



PROPOSAL:

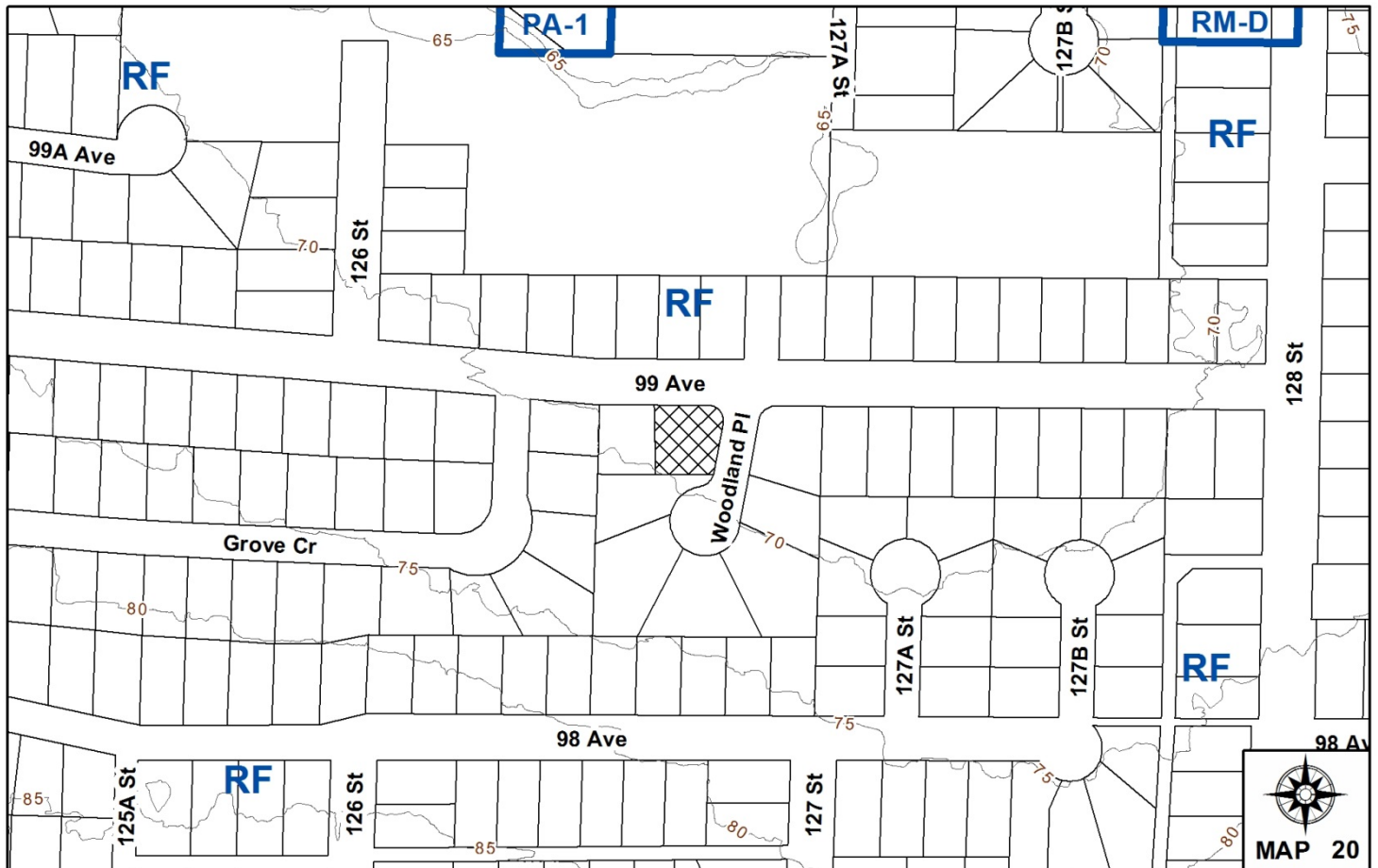
- **Development Variance Permit**

to reduce the front and rear yard setbacks and to increase the side yard setbacks to allow the construction of a single family dwelling on the lot and preserve trees.

LOCATION: 12676 - 99 Avenue

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 front and rear yard setbacks and to increase the side yard setbacks of the RF Zone to construct a new single family dwelling on the lot.

RATIONALE OF RECOMMENDATION

- The proposed setbacks will allow the owner to orient the house fronting 99 Avenue which will accommodate a functional building envelope without tree disturbance.
- The requested variance will allow for retention of significant trees along the north, east and south property lines.
- The increased south side yard setback creates a functional yard space on the lot and the increased north side yard setback will accommodate a 7.0 metre (23 ft.) long driveway for vehicle parking.
- The requested building setback variances will have minimal impact on neighboring properties.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0524-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front (east) yard setback of the RF Zone, from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) to the principal building face;
- (b) to reduce the minimum rear (west) yard setback of the RF Zone, from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) to the principal building face;
- (c) to increase the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 7.1 metres (23 ft.) to the principal building face; and
- (d) to increase the minimum north side yard on flanking street setback of the RF Zone, from 3.6 metres (12 ft.) to 7.0 metres (23 ft.) to the principal building face.

REFERRALS

Engineering: The Engineering Department has no objection or requirements relative to the issuance of the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Existing single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 99 Avenue):	Single Family Dwelling	Urban	RF
East (Across Woodland Place):	Single Family Dwelling	Urban	RF
South:	Single Family Dwelling	Urban	RF
West:	Single Family Dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 847-square metre (9,122 sq. ft.) subject property is located at 12676 - 99 Avenue. It is a corner lot at the southwest corner of the intersection of 99 Avenue and Woodland Place.
- The lot is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".

- On a corner lot, the frontage is considered to be the shorter of the highway boundaries, regardless of the direction that the building on the lot is to face. On this basis, the east lot line along Woodland Place is considered the frontage for this lot.
- The applicant is proposing to orient the house to face 99 Avenue to accommodate a functional building envelope while at the same time retain the existing mature trees on the lot. In order to accommodate the proposal, the applicant is seeking variances to reduce the front and rear yard setbacks, such that they will function as side yards, and to increase the side yards to function as front and rear yards.

TREES

- Krisanna Mazur, 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 by tree species:

- **Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
Coniferous Trees (On-Site)			
Nootka Cypress	1	0	1
Total	1	0	1
City (Boulevard)	3	0	3
Off-Site	2	0	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment identifies a total of one (1) mature tree onsite, three (3) on the boulevard and two (2) off-site, excluding Alder and Cottonwood trees. It was determined that all six (6) trees can be retained as part of this development proposal should the requested setback relaxations be supported by Council.

BY-LAW VARIANCE AND JUSTIFICATION

- (a) Requested Variance:

- to reduce the minimum front (east) yard setback of the RF Zone, from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) to the principal building face;
- to reduce the minimum rear (west) yard setback of the RF Zone, from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) to the principal building face;
- to increase the minimum south side yard setback of the RF Zone, from 1.8 metres (6 ft.) to 7.1 metres (23 ft.) to the principal building face; and
- to increase the minimum north side yard on a flanking street setback of the RF Zone, from 3.6 metres (12 ft.) to 7.0 metres (23 ft.) to the principal building face.

Applicant's Reasons:

- Orienting the house to face 99 Avenue provides increased building potential. It also accommodates retention of significant trees along the north, east and south property edges.
- Woodland Place is the legal frontage, however, 99 Avenue is only 2.8 metres (9 ft.) shorter in length. Facing the house towards 99 Avenue will not detract from the existing neighborhood.
- With the proposed setback relaxations, the applicant can achieve the maximum house size permitted in the zone, as shown in the table below:

	Permitted Floor Area Based on RF Zone	Achievable Floor Area (no DVP) with house facing to Woodland Place	Achievable Floor Area (with DVP) with house facing to 99 Avenue
Proposed Lot	435 sq.m. (4690 sq. ft.)	215 sq.m. (2325 sq. ft.)	435 sq.m. (4690 sq. ft.)

- Without facing the house towards 99 Avenue, the applicant is able to achieve a maximum house size of 215 square metres (2325 sq. ft.) on the subject lot due to the existing root protection zones and the minimum setback areas.

Staff Comments:

- The maximum house size permitted under the RF Zone for the subject lot is 435 square metres (4690 sq. ft.).
- The subject lot is encumbered by root protection zones from a Douglas-fir tree at the north and eastern edges of the lot as well as Western-cedars and a Nootka Cypress at the southern edge.
- Staff supports the requested front and rear yard setback reductions as they allow for a functional building envelope while retaining the mature trees on the lot.

- The proposal will result in a side yard to functional side yard interface with the neighboring lot to the west.
- The increased south yard setback will create a functional yard space on the lot.
- The increased north side yard on flanking street setback will accommodate a 7.0 metre (23 ft.) long driveway for vehicle parking.
- Staff supports the requested variances 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 (Confidential)
Appendix II.	Development Variance Permit No. 7917-0524-00
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Site Plan if dwelling fronts Woodland Place

Jean Lamontagne
General Manager
Planning and Development

ELM/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0524-00

Issued To:

("the Owner")

Address of 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: 010-633-553

Lot 34 Section 32 Block 5 North Range 2 West New Westminster District Plan 18237

12676 - 99 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum front (east) yard setback is reduced from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) to the principal building face;
 - (b) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum rear (west) yard setback is reduced from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) to the principal building face;
 - (c) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum south side yard setback is increased from 1.8 metres (6 ft.) to 7.1 metres (23 ft.) to the principal building face; and
 - (d) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum north side yard on flanking street setback is increased from 3.6 metres (12 ft.) to 7.0 metres (23 ft.) to the principal building face.

4. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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

Schedule A

HOME DESIGN INC.

CIVIC ADDRESS 12676 99 AVENUE
SURREY, B.C.

ZONING RF

LOT AREA = 9115 SQ. FT.

PERMITTED FLOOR AREA RATIO (60% X 6000)+(35% X 3115)
=4690.25 SQ. FT.

PROPOSED FLOOR AREA RATIO MAIN+ GARAGE+ NET TOP FL
=2336+457+1877=4670 SQ. FT.
DVP AREA LOSS IN FRONT =3 SQ. M

DVP AREA ENCROACHMENT IN BACK=2.81 SQ. M

PERMITTED TOP FLOOR AREA 80% X(TOTAL MAIN FLOOR+VERANDA)
=2857X.8=2285.60 SQ. FT.

PROPOSED TOP FLOOR AREA =2077 SQ. FT.

PERMITTED DECK AREA 10% X4690.25 SQ. FT.
=469.02 SQ. FT.

RESERVED DECK AREA FOR FRONT =160 SQ. FT.

PROPOSED DECK AREA FRONT =213+64=277 SQ. FT.
REAR =146+65=211 SQ. FT.
TOTAL =488 SQ. FT.

PERMITTED LOT COVERAGE 33% X LOT AREA 9115 SQ. FT.
=3053.5 SQ. FT.

PROPOSED LOT COVERAGE =2941 SQ. FT.

PERMITTED BUILDING HEIGHT 9 M 30 FT

PROPOSED BUILDING HEIGHT 8.87 M

Variance to reduce the minimum rear (west) yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.) to the principal building face.

Variance to increase the minimum north side yard on flanking street setback from 3.6 metres (12 ft.) to 7.0 metres (23 ft.) to the principal building face.

Variance to increase the minimum side south yard setback from 1.8 metres (6 ft.) to 7.1 metres (23 ft.) to the principal building face.

Variance to reduce the minimum front (east) yard setback from 7.5 metres (25 ft.) to 3.9 metres (13 ft.) to the principal building face.

01 WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS

02 CONTRACTOR MUST CONFIRM ALL ON SITE CONDITIONS BEFORE STARTING WORK

03 ALL WORK MUST BE IN CONFIRMATION WITH REQUIREMENT OF B.C. BUILDING CODE LATEST EDITION.

04 MINIMUM CONCRETE STRENGTH AT 28 DAYS MUST BE 3000 P.S.I. AND ALL CONCRETE WORK MUST BE IN ACCORDANCE WITH C.S.A. 3.A231.

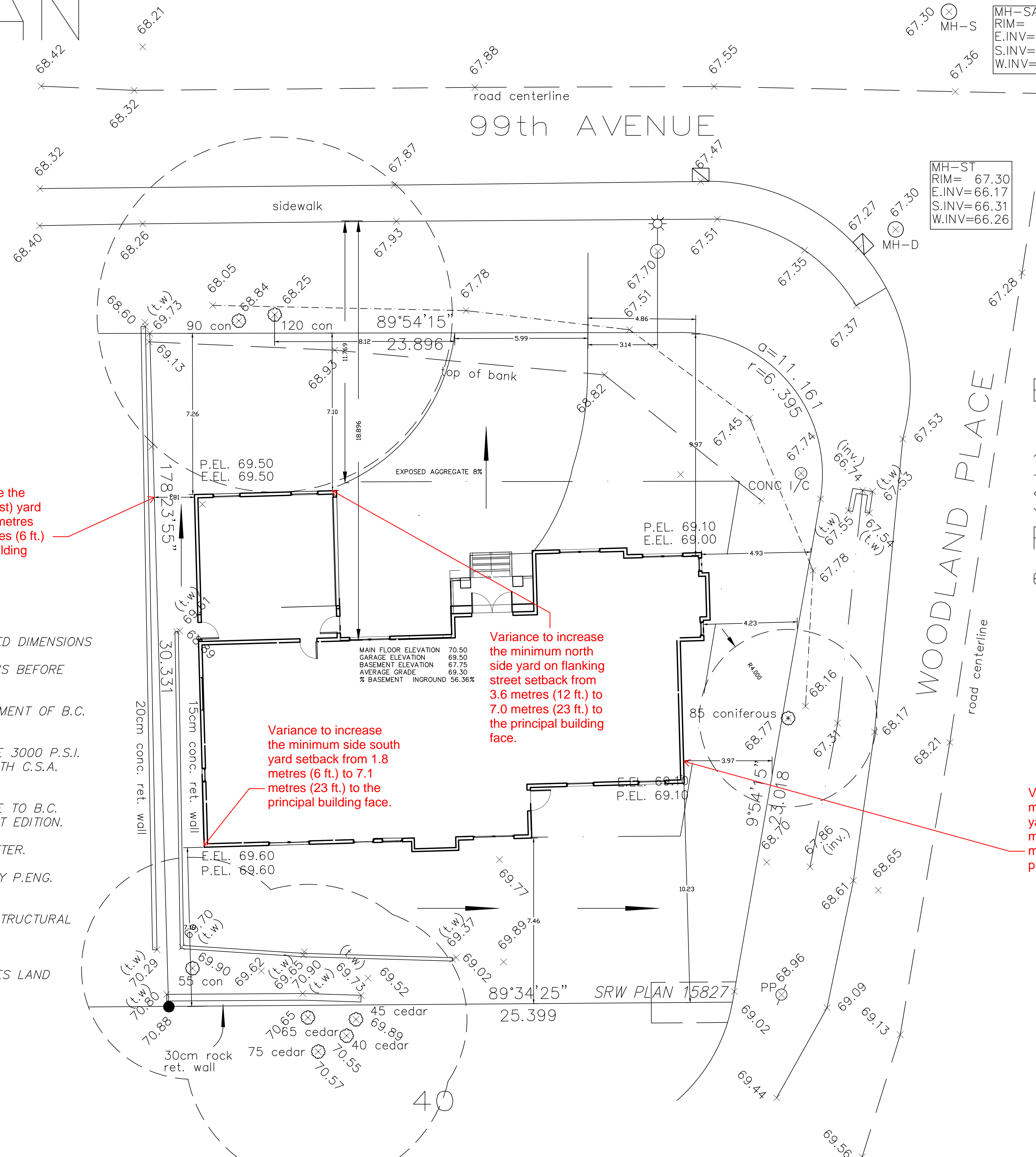
05 ALL FRAMING AND NAILING MUST BE IN ACCORDANCE TO B.C. BUILDING CODE PART 9 AND DESIGNED TO C.S.A. LATEST EDITION.

06 FRAMING LUMBER MUST BE DOUGLAS FIR #2 OR BETTER.

07 WOOD TRUSSES SHOULD BE DESIGNED AND SEALED BY P.ENG. REGISTERED IN B.C.

08 OWNER OR CONTRACTOR IS RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.

SITE SURVEY IS PROVIDED BY DHALIWAL AND ASSOCIATES LAND SURVEYING INC.



MH-SAN
RIM= 67.30
E.INV=65.25
S.INV=65.34
W.INV=65.26

MH-ST
RIM= 67.30
E.INV=66.17
S.INV=66.31
W.INV=66.26

E5 HOME DESIGN INC.

13255 62 AVE
SURREY, B.C.
PHONE 604-512-9527
e5design@outlook.com

PROPOSED HOUSE AT
12676 99 AVENUE
SURREY B.C.

Tree Preservation Summary

Surrey Project No: 7917-0524-00
 Address: 12676 99 Avenue
 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)	4
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{0} \quad \times \text{ one (1) } = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{0} \quad \times \text{ two (2) } = 0$	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
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	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{0} \quad \times \text{ one (1) } = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{0} \quad \times \text{ two (2) } = 0$	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

Date March 21, 2018

**Tree Plan for Construction at
12676 99 Avenue
Surrey, BC**

Date: March 21, 2018

Summary

Tag	Species	DBH (cm)	TPZ (m)
466	Nootka Cypress	49	2.94
ci467	Douglas Fir	74	4.44
ci468	Douglas Fir	84	5.04
ci469	Douglas Fir	85	5.10
os1	Western Red Cedar	34	2.10
os2	Western Red Cedar	58	3.48

note: recommendation for tree #ci467 is pending Parks review, expect that the house will need to be moved outside of the 1.5m no build zone

Legend

x = remove tree

N ↑


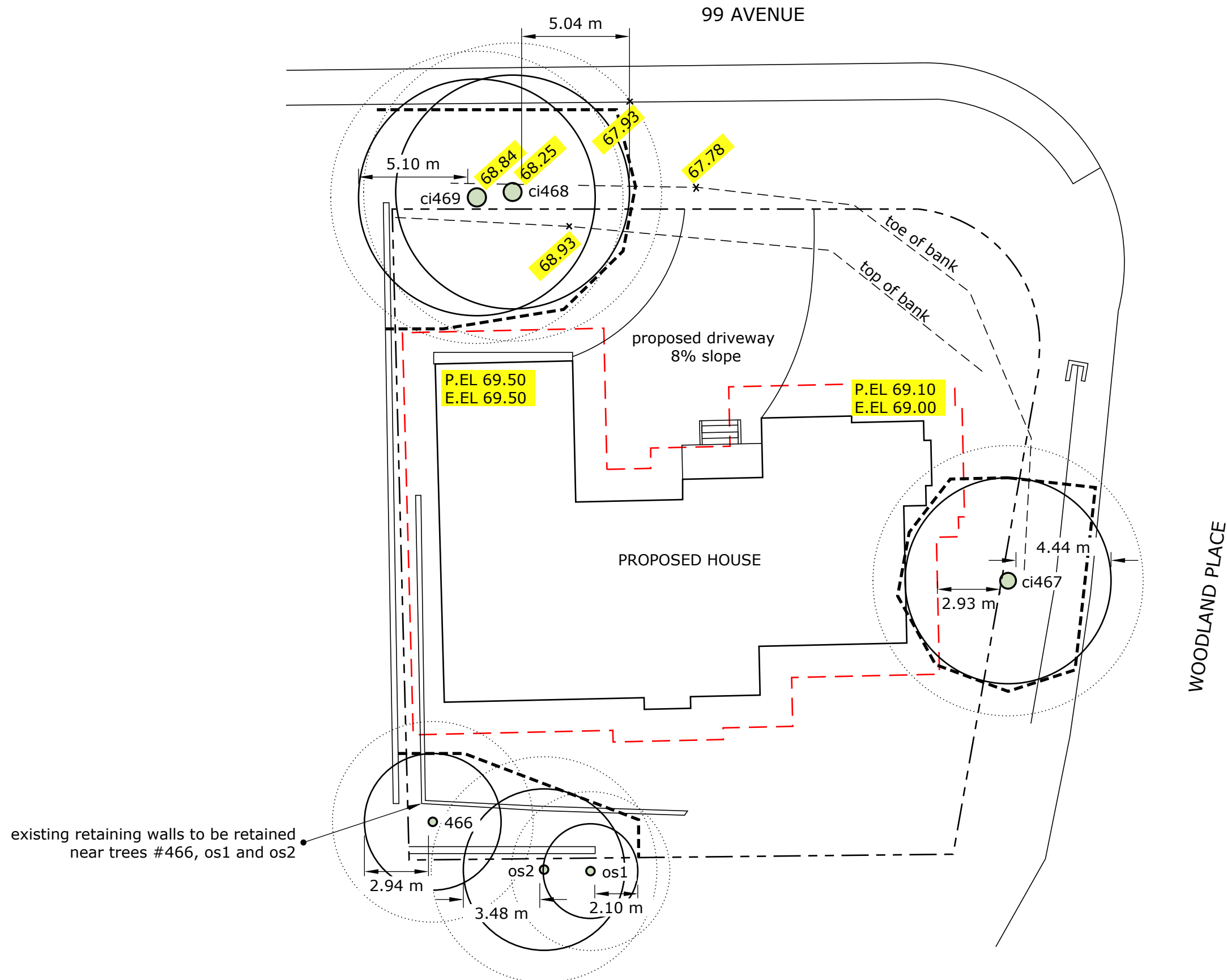
[tree barrier]

[1.5m excavation line]

• 1.5m no build zone

• center of tree

• DBH x 6 + 1/2 of DBH

APPENDIX IV

E5 HOME DESIGN INC.

E5 HOME DESIGN INC.

13255 62 AVE
SURREY, B.C.
PHONE 604-512-9527
e5design@outlook.com

PROPOSED HOUSE AT
12676 99 AVENUE
SURREY B.C.

