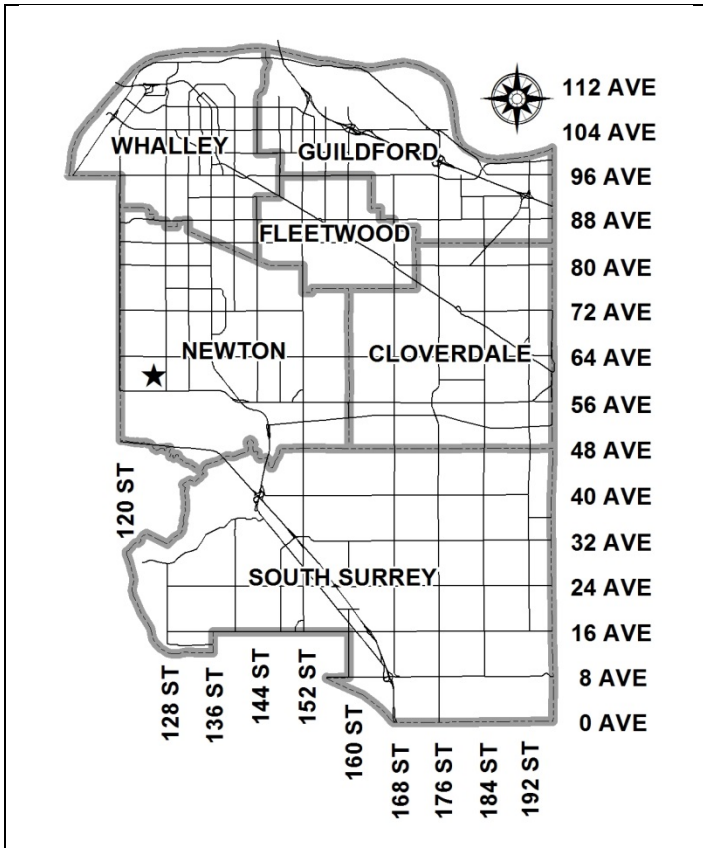


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0526-00

Planning Report Date: February 19, 2018



PROPOSAL:

- **Development Permit for Sensitive Ecosystems (Green Infrastructure Areas)**
- **Development Variance Permit**

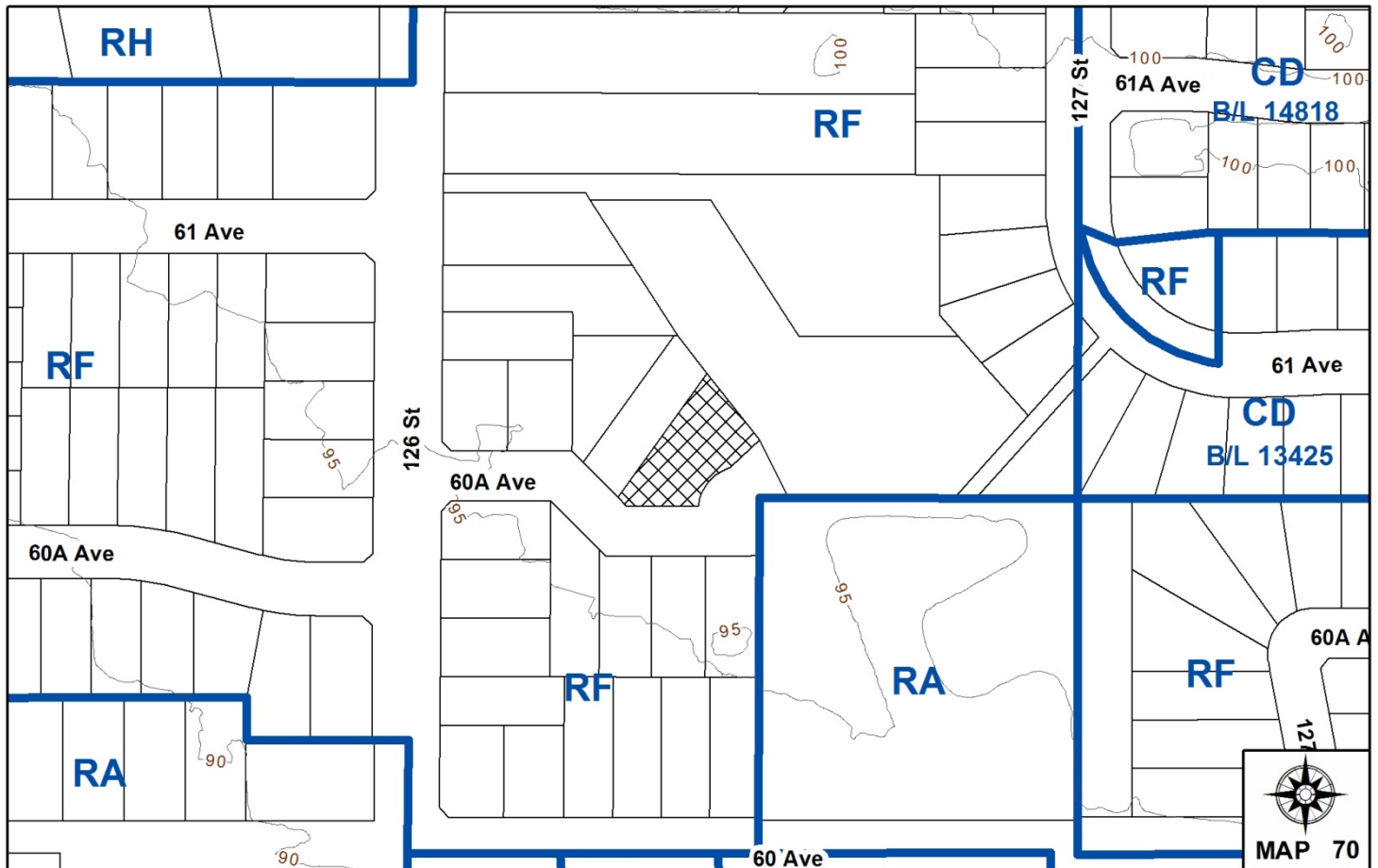
to vary the minimum front yard setback of the RF Zone for a new single family dwelling.

LOCATION: 12639 - 60A Avenue

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Proposed Single Family (6 u.p.a)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to reduce the minimum front yard setback for a single family dwelling in the "Single Family Residential Zone (RF)".

RATIONALE OF RECOMMENDATION

- The reduced front yard setback is for a new single family dwelling on an urban lot. The applicant is proposing a front yard setback of 3.6 metres (12 ft.) for a principal building in the "Single Family Residential Zone (RF)". The remainder of the dwelling conforms to the required setbacks.
- The subject property is an oversized RF lot, but is constrained by a BC Hydro right-of-way, which encumbers approximately 49% of the lot leaving approximately 297 square metres (2,975 sq. ft.) of buildable area on the site.
- The front yard setback reduction will allow for a more functional floor layout, and will improve the appearance of the front façade.
- The proposal complies with the Biodiversity Conservation Strategy Green Infrastructure Network (GIN) objectives.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7917-0526-00 (Appendix II), to reduce the minimum front yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres (25 ft.) to 3.6 metres (12 ft.), to proceed to Public Notification.
2. Council authorize staff to draft Development Permit No. 7917-0526-00 for Sensitive Ecosystems (Green Infrastructure Areas) generally in accordance with the Ecosystem Development Plan prepared by AquaTerra Environmental Ltd. and dated December 14, 2017.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a landscaping plan with appropriate plantings within the Green Infrastructure Network portion of the site, along with a landscaping cost estimate, to the specifications and satisfaction of the Planning and Development Department; and
 - (b) registration of a Section 219 Restrictive Covenant for the Green Infrastructure Network (GIN) areas of the property to ensure that the landscaping of this area is installed and maintained in perpetuity.

REFERRALS

- Engineering: The Engineering Department has no concerns.
- Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no concerns with the proposal.
- BC Hydro: BC Hydro has no objection to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lot

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Parkland.	Parks	RF
East:	Parkland.	Parks	RF
South (Across 60A Ave):	Single Family Dwelling.	Proposed Single Family (6 upa)	RF
West:	Single Family Dwelling.	Proposed Single Family (6 upa)	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject property located at 12639 - 60A Avenue is zoned "Single Family Residential Zone (RF)", designated "Proposed Single Family (6 u.p.a.)" in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP), and designated "Urban" in the Official Community Plan (OCP).
- The subject property was created in June, 2007 as part of a 12 lot subdivision (Development Application No. 7903-0221-00) and has remained vacant since that time.
- The subject property is an oversized RF lot with a lot area of 865 square metres (9,316 sq. ft.).
- The northern half of the property is constrained by a BC Hydro right-of-way, which encumbers approximately 425 square metres (4,580 sq. ft.) or 49% of the lot.

Current Proposal

- The applicant is proposing a Development Permit for Sensitive Ecosystems (Green Infrastructure Areas) and a Development Variance Permit to reduce the minimum front yard setback for a new single family dwelling in the RF Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.).

DEVELOPMENT PERMIT FOR SENSITIVE ECOSYSTEMS

- In July 2014, Council endorsed the Biodiversity Conservation Strategy and the implementation measures it recommended to protect Surrey's streamside areas, natural habitats and sensitive ecosystems. This document identifies the use of a Development Permit Area (DPA) as an effective means to protecting Surrey's natural environmental areas.
- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and the Zoning By-law (No. 12000) to implement a Sensitive Ecosystem DPA for the protection of the natural environment. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016. The amendment by-laws were given Final Adoption on September 12, 2016.
- A portion of the subject site falls within the Sensitive Ecosystem Development Permit Area due to a Green Infrastructure Network (GIN) Corridor that runs through the northern portion of the lot, within the BC Hydro right-of-way.
- In support of the Development Permit for Sensitive Ecosystems, the applicant submitted an Ecosystem Development Plan prepared by AquaTerra Environmental Ltd., dated December 14, 2017.
- As a condition of Development Permit issuance, the applicant will be required to submit a landscape planting plan with appropriate plantings to enhance the portion of the site within the Sensitive Ecosystem Development Permit Area.

- The applicant is proposing to plant the portion of the Green Infrastructure Network Corridor that runs through the property to improve the function of the Green Infrastructure Network area within the site boundaries. The estimated area of the GIN Corridor to be planted is 114 square metres (1,227 sq. ft.). In addition, the applicant proposes to install a Parks Standard Construction Three Rail Split Fence along the boundary of the GIN area. The City Landscape Architect has reviewed the proposed Landscape Plan and safeguarding measures and deemed these acceptable.
- In addition to the proposed landscaping, the applicant will be required to register a Section 219 Restrictive Covenant on title to ensure the GIN Corridor landscaping is installed and maintained in perpetuity.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Newton BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts, and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 metres which represents 14 % of the subject property. The landscaping proposed as part of this application will ensure that 100% of the GIN Corridor on the property is protected.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub Colebrook Park, and is located approximately 2 kilometres south-east of the subject site.
- The development proposal is not expected to affect the Colebrook Park Hub since it is located several kilometres south-east of the subject site.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback for a new single family dwelling in the RF Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.).

Applicant's Reasons:

- The property is constrained by an existing BC Hydro right-of-way. Adhering to the RF Zone front yard setback would reduce the buildable area even further and would result in a narrow dwelling with a less functional floor layout.

Staff Comments:

- The subject property is an oversized RF lot, but is constrained by a BC Hydro right-of-way, which encumbers approximately 49% of the lot leaving approximately 297 square metres (2,975 sq. ft.) of buildable area on the lot.
- The lot has an irregular shape due to the encumbrance by the BC Hydro right-of-way and its location on the cul-de-sac.
- Staff concur that the reduced front yard setback will provide for an appropriately sized dwelling, and will improve the appearance of the front façade, keeping it consistent with the surrounding neighbourhood.

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. 7917-0526-00

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by AquaTerra Environmental Ltd. dated December 14, 2017.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

KS/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0526-00

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: 027-111-920
Lot 5 Section 7 Township 2 New Westminster District Plan BCP30508

12639 - 60A Avenue

(the "Land")

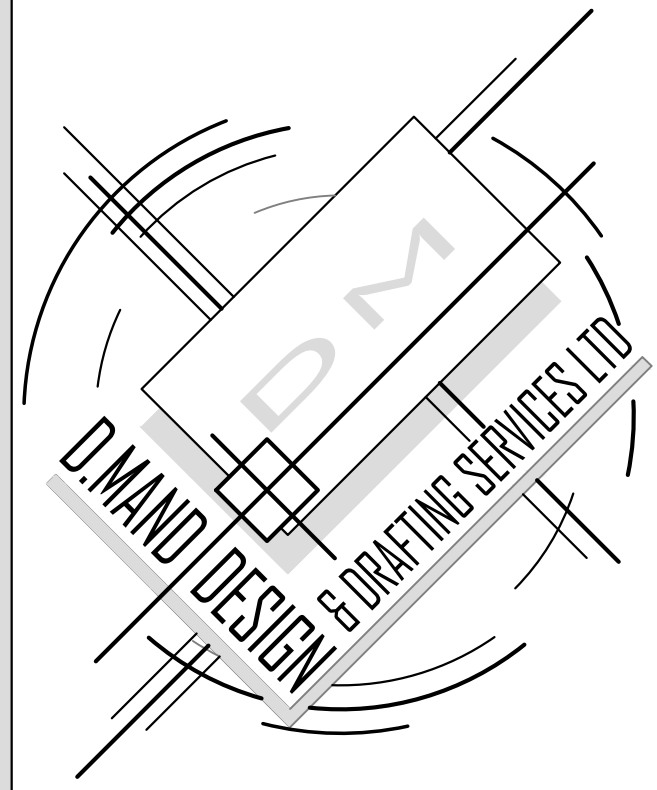
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 16, Section F. Yards and Setbacks of Single Family Residential Zone (RF), the minimum Front Yard setback for a principal building is reduced from 7.5 metres (25 ft.) to 3.6 metres (12 ft.).
4. This development variance permit applies to only the portion of the building on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. 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



14658 - 84 AVENUE
 SURREY, BC
 V3S 9K7
 t: 6045971838
 f: 6045971350
 dmand@telus.net
 www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2012
 CONSTRUCTION SHALL COMPLY WITH
 THESE PLANS AND LOCAL BUILDING
 BY-LAWS.
 CONTRACTOR SHALL CONFIRM ALL
 DIMENSIONS PRIOR TO START OF
 CONSTRUCTION.
 THE DESIGNER ASSUMES NO LIABILITY
 FOR ANY ERRORS OR OMISSIONS IN
 THESE PLANS. IT IS THE BUILDER/OWNER
 RESPONSIBILITY TO REVIEW AND VERIFY
 ALL LEVELS, DIMENSIONS AND
 STRUCTURAL ADEQUACIES PRIOR TO
 CONSTRUCTION
 DO NOT SCALE DRAWINGS
 **BUILDERS NOTES:
 THE OWNER/BUYER IS AWARE THAT
 DOORS, WINDOWS AND BUILDING ELEVATIONS
 MAY VARY DUE TO SITE CONDITIONS.
 SQUARE FOOTAGE SHOWN ARE APPROXIMATE
 THE BUILDER RESERVES RIGHT TO MAKE
 ON GOING CHANGES AND ADJUSTMENTS
 FINAL HOME DESIGN AND MEASUREMENTS
 MAY NOT MATCH AS PER PLANS
 IN ORDER TO COMPLY WITH BYLAWS,
 BUILDING CODES AND SITE CONDITIONS,
 THESE PLANS ARE SUBJECT TO CHANGE
 WITHOUT NOTICE TO CLIENT/BUILDER.

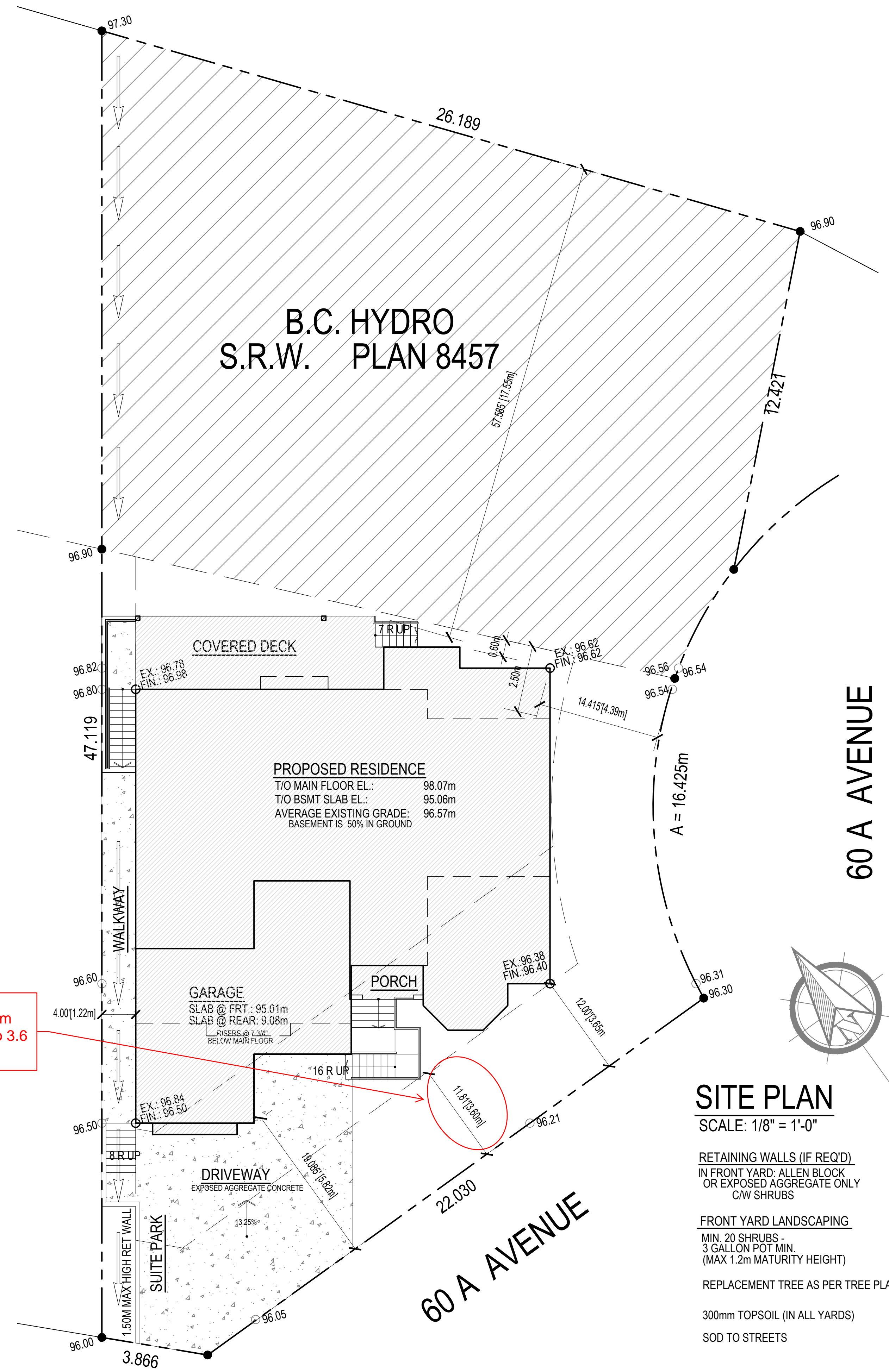
JOB DESCRIPTION:
 -
 -

ADDRESS:
LOT #5
12639 - 60A AVE
SURREY, B.C.
 LEGAL DESCRIPTION:

CLIENT:
 -
 -

DATE:
AUG 2017
 SCALE:
1/4" = 1'-0" (UND)
 DRAWN: **HARP** | CHECKED: **D.M.**

1



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

RETAINING WALLS (IF REQ'D)
 IN FRONT YARD: ALLEN BLOCK
 OR EXPOSED AGGREGATE ONLY
 C/W SHRUBS

FRONT YARD LANDSCAPING
 MIN. 20 SHRUBS -
 3 GALLON POT MIN.
 (MAX 1.2m MATURITY HEIGHT)

REPLACEMENT TREE AS PER TREE PLAN

300mm TOPSOIL (IN ALL YARDS)
 SOD TO STREETS

ZONING ANALYSIS:

LOT SIZE:	9,308 sq.ft.		
FLOOR AREA:			
PERMITTED: 6,028 sq.ft. X .60	3,617 sq.ft.		
3,280 sq.ft. X .35	1,148 sq.ft.		4,765 sq.ft.
SUBTRACT: 420 sq.ft. (GARAGE)			
ALLOWABLE FLOOR AREA:	4,345sq.ft.		
PROPOSED:			
PRINCIPAL BUILDING:			
MAIN FLOOR:	2,133 sq.ft.		
UPPER FLOOR:	1,463 sq.ft.		
TOTAL PROPOSED FLOOR AREA RATIO:	3.596 sq.ft.		
COVERED OUTDOOR SPACE:			
PERMITTED (10% OF MAXIMUM FAR):	434 sq.ft.		
SUBTRACT: 160 sq.ft. (FRONT PORCH/VERANDA)			
ALLOWABLE OUTDOOR SPACE:	274 sq.ft.		
PROPOSED:			
PORCH/VERANDA RESERVED:	229 sq.ft.		
COVERED OUTDOOR SPACE:	34 sq.ft.		
TOTAL PROPOSED COVERED OUTDOOR SPACE:	263 sq.ft.		
LOT COVERAGE:			
PERMITTED (33.44%):	3,112 sq.ft.		
PROPOSED:	2,415 sq.ft.		