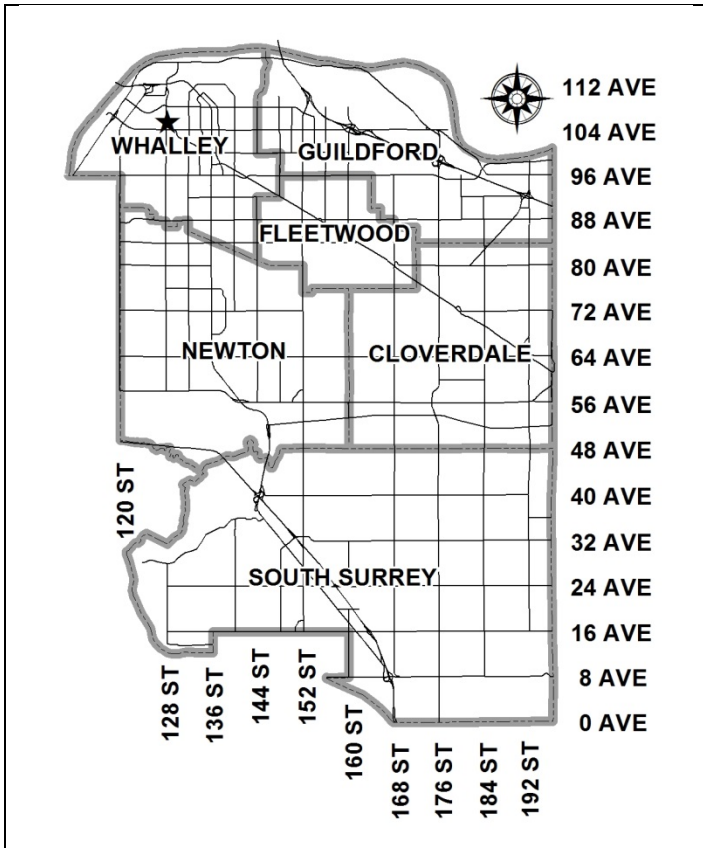


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0560-00

Planning Report Date: March 12, 2018



PROPOSAL:

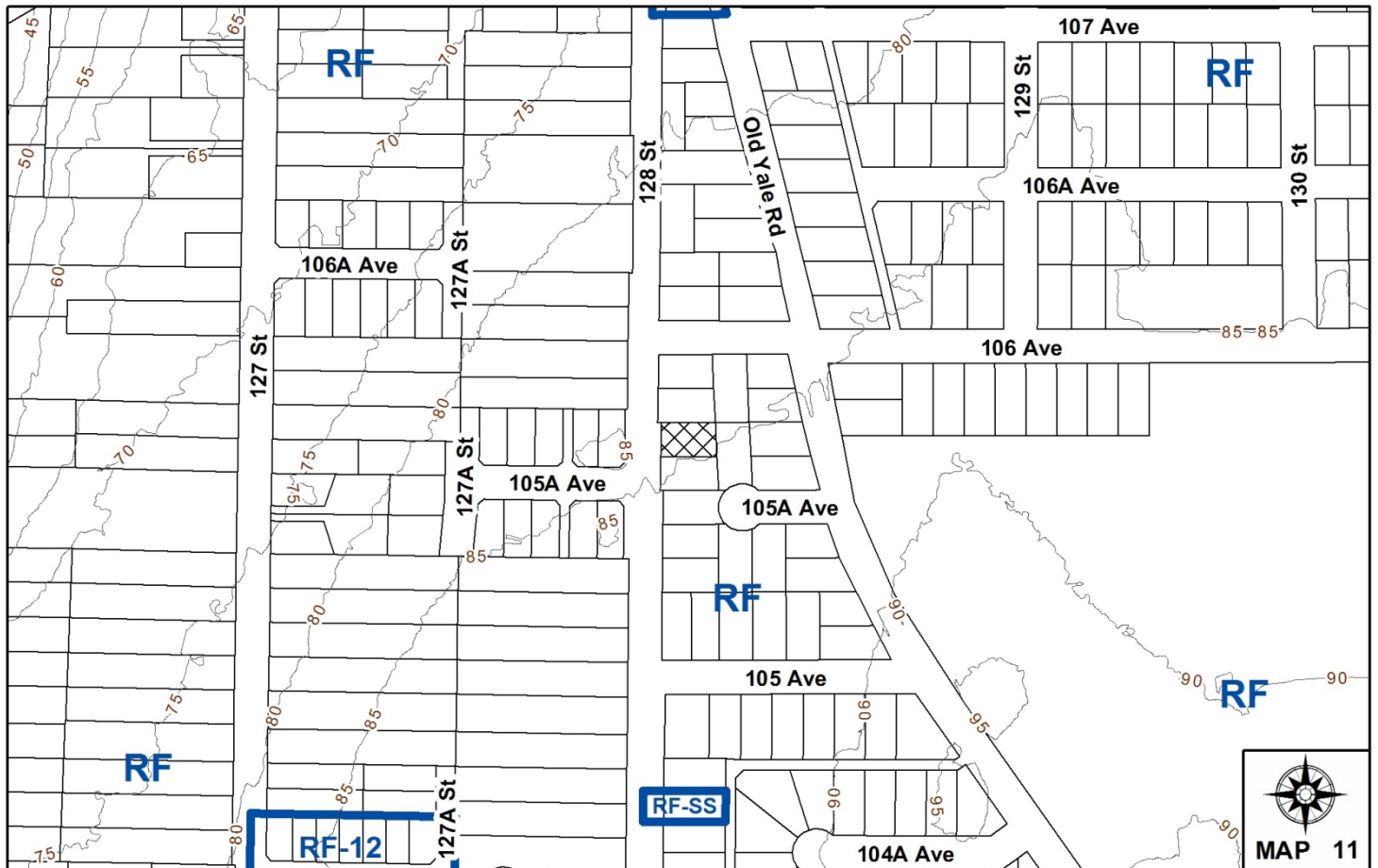
- **Development Variance Permit**

to reduce the front and rear yard setbacks for a proposed single family dwelling on a lot located along an arterial road (128 Street).

LOCATION: 10570 - 128 Street

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 variance to reduce the minimum front yard and rear yard setback requirements of the RF Zone for a proposed single family dwelling.

RATIONALE OF RECOMMENDATION

- In accordance with Part 7 Special Building Setbacks of the Zoning By-law, the setback of lots flanking or fronting an arterial or collector road are measured from the centerline of the ultimate road allowance.
- 128 Street is an arterial road with an ultimate road allowance of 30 metres (100 ft.) This allowance will require a dedication of between 7.1 metres (23 ft.) at the north end and 7.2 metres (24 ft.) at the south end along the front of the lot.
- The reduced setbacks will allow the owner to achieve a typical RF type house as well as will result in a consistent streetscape with the other existing houses along this section of 128 Street.
- The proposed single family dwelling will still have a minimum 6.0 metre (20 ft.) long driveway to accommodate off-street vehicle parking even after the ultimate road widening is achieved.
- Staff supports the requested variance to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0560-00 (Appendix II), varying the following to proceed to Public Notification:

- (a) to reduce the minimum front yard setback at the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the garage, 4.8 metres (16 ft.) to the remainder of the front face of the principal building, and 4.0 metres (13 ft.) to the porch/veranda; and
- (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for the principal building.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Existing single family home

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings.	Urban	RF
East:	Single family dwellings.	Urban	RF
South:	Single family dwellings.	Urban	RF
West (Across 128 Street):	Single family dwellings.	Urban/South Westminster Heights Infill Area	RF

DEVELOPMENT CONSIDERATIONS

- The 667 square metre (7,175 sq. ft.) subject property is located at 10570 – 128 Street, east of the South Westminster Heights Infill Area. The site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- 128 Street, along the lot frontage, is classified as an arterial road. Under the revised standards of the Subdivision & Development By-law approved by Council in 2011, the ultimate width is 30 metres (100 ft.). The existing road allowance for 128 Street requires a dedication of between 7.1 metres (23 ft.) (north end) and 7.2 metres (24 ft.) (south end) along the lot frontage.

- The Engineering Department has determined that within the next 7 – 10 years, 30 metres (100 ft.) of road allowance for 128 Street will be required for future road construction. Under Part 7 Special Building Setbacks of the Zoning By-law, No. 12000, the setbacks of buildings and structures on a lot abutting a highway shown on the Surrey Major Road Allowance Map, which includes this portion of 128 Street, shall be the sum of one-half of the width of the ultimate highway allowance as measured from the ultimate highway allowance plus the required setback of the zone in which the lot is located.
- This results in a front yard setback requirement of between 14.6 metres (48 ft.) and 14.7 metres (49 ft.) from the existing front lot line on the subject lot.
- The applicant is seeking variances to setbacks to accommodate a typical RF house on the existing lot (see By-law Variance Section).

TREES

- Freedom Sukenick, ISA Certified Arborist of Freedom Tree Care 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			
Douglas Fir	1	0	1
Falsecypress	1	0	1
Spruce	1	0	1
Western Red Cedar	2	1	1
Total (excluding Alder and Cottonwood Trees)	5	1	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund		N/A	

- There are six (6) mature trees on the subject lot, one (1) of which (cedar) is proposed to be removed.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 2 replacement trees on the site. The applicant is proposing 2 replacement trees, meeting City requirements.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum front yard setback at the RF Zone from, 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the garage, 4.8 metres (16 ft.) to the remainder at the front face of the principal building, and 4.0 metres (13 ft.) to the porch/veranda; and
- to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for the principal building.

Applicant's Reasons:

- The current arterial road standard of 30 metres (100 ft.) in width requires any new principal building to be set back approximately 14.6 metres (48 ft.) from the existing front property line to the north and 14.7 metres (48 ft.) to the south, fronting 128 Street. This is 7.1 metres (23 ft.) greater at the north portion and 7.2 metres (24 ft.) greater at the south portion than what the RF Zone requires on lots where these Special Building Setback regulations do not apply.
- The applicant wishes to maintain a consistent streetscape with the neighboring homes along 128 Street, the majority of which were constructed before the revised standards of the Subdivision & Development By-law were approved by Council in 2011.
- The proposed front yard setback variances will allow for a more substantial buildable depth, consistent with other new homes in the neighborhood.

Staff Comments:

- The subject lot fronts 128 Street, which is a designated Arterial Road in the Surrey Road Classification Map (R-91), attached as Schedule D to Surrey Subdivision and Development By-Law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-Law, identifies a 30 metre (100 ft.) wide road allowance for arterial roads. This road allowance, approved in 2011, is a 3.0 metre (10 ft.) increase from the previous arterial road allowance of 27 metres (88 ft.).
- Part 7 Special Building Setbacks of Zoning By-law No.1200, stipulates that the setback of buildings on a lot abutting an existing or future major road as shown in the Surrey Major Road Allowance Map, shall be the sum of one-half of the ultimate highway allowance shown in the Major Road Allowance Map measured from the centerline of the road, plus the required setback of the zone in which the lot is located.
- On this basis, the required front yard setback is 15 metres (50 ft.) from the ultimate centerline of 128 Street, plus the 7.5 metre (11.5 ft.) front yard setback requirement for the principal building of the RF Zone for a total setback of 24.5 metres (80 ft.). This equates to an additional 7.1 metres (23 ft.) of setback required at the north portion and 7.2 metres (24 ft.) at the southern portion from the existing front lot line along 128 Street.

- For this portion of 128 Street, the Engineering Department has concluded that within the next 7 – 10 years, 30 metres (100 ft.) of road allowance will be required for future road construction.
- The proposed front yard setbacks achieve a consistent streetscape along 128 Street. The proposed rear yard setbacks do not adversely impact the lot to the east due to the lot configuration.
- The proposed single family dwelling will still have a minimum 6.0 metre (20 ft.) long driveway to accommodate off-street vehicle parking even after the ultimate road widening is achieved.
- Rather than vary the road allowance requirement for an arterial road, as specified in Schedule K of the Subdivision and Development By-law, staff support a variance to the front yard setback requirements of the RF Zone.

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. 7917-0560-00
Appendix III	Summary of Tree Survey and Tree Preservation

original signed by Ron Gill

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.: 7917-0560-00

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: 008-919-496

Lot 89 Section 21 Block 5 North Range 2 West New Westminster District Plan 27625

10570 - 128 Street

(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 yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the garage, 4.8 metres (16 ft.) to the remainder of the front face of the principal building, and 4.0 metres (13 ft.) to the porch/veranda; and
 - (b) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for the principal building.
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.

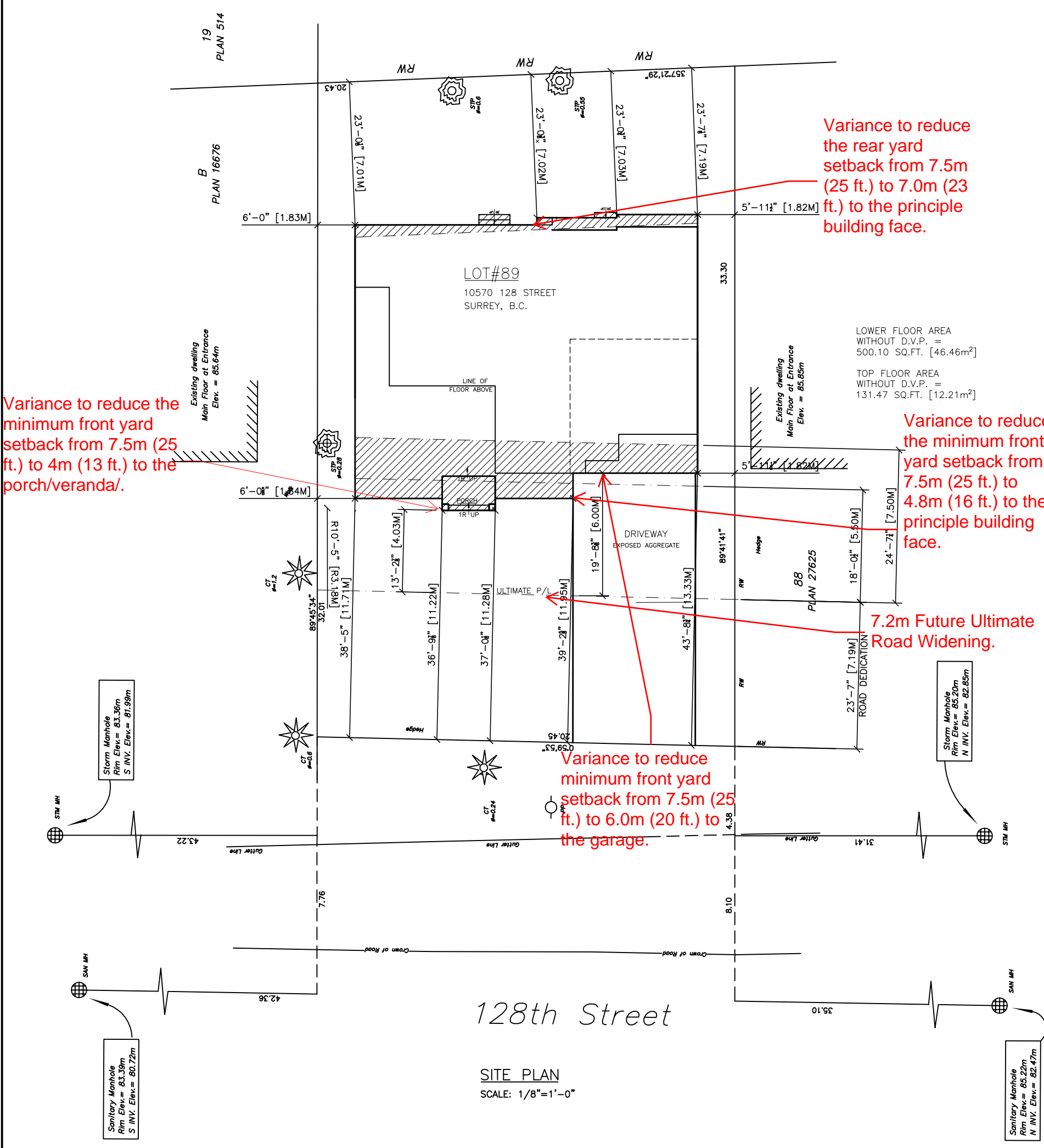
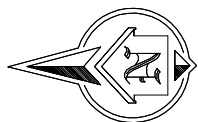
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is 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

Schedule A



DRAWING NO.		DD17-7525-P1	
DIVN:	G.S.B.	SCALE:	1/8"=1'
DATE:	JUNE 28, 2017	DATE:	JUNE 28, 2017
PHONE:	604-590-2878	PHONE:	604-724-9953
EMAIL:	info@dhilondesigns.ca	PHONE:	604-724-9953
TITLE		PROPOSED RESIDENCE FOR BHUPINDER SINGH DHALIWAL LOT 89, 10570 128 STREET SURREY, B.C.	
DRAWING NO.	NO.	REVISION	DATE



THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2012.

TABLE 3 - Summary of Tree Preservation by Tree Species

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0		
Cottonwood	0		
Deciduous Trees (excluding Alder and Cottonwood Trees)			
None			
Coniferous Trees			
Western red cedar	2	1	1
Spruce	1	0	1
False cypress	1	0	1
Douglas fir	1	0	1
Total (excluding Alder and Cottonwood Trees)	5	1	4
Additional Trees in proposed Open Space/Riparian Area	0	0	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		6	

Arborist: *Arden Suber*

Date: February 2, 2018

