

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0214-00

Planning Report Date: July 23, 2018

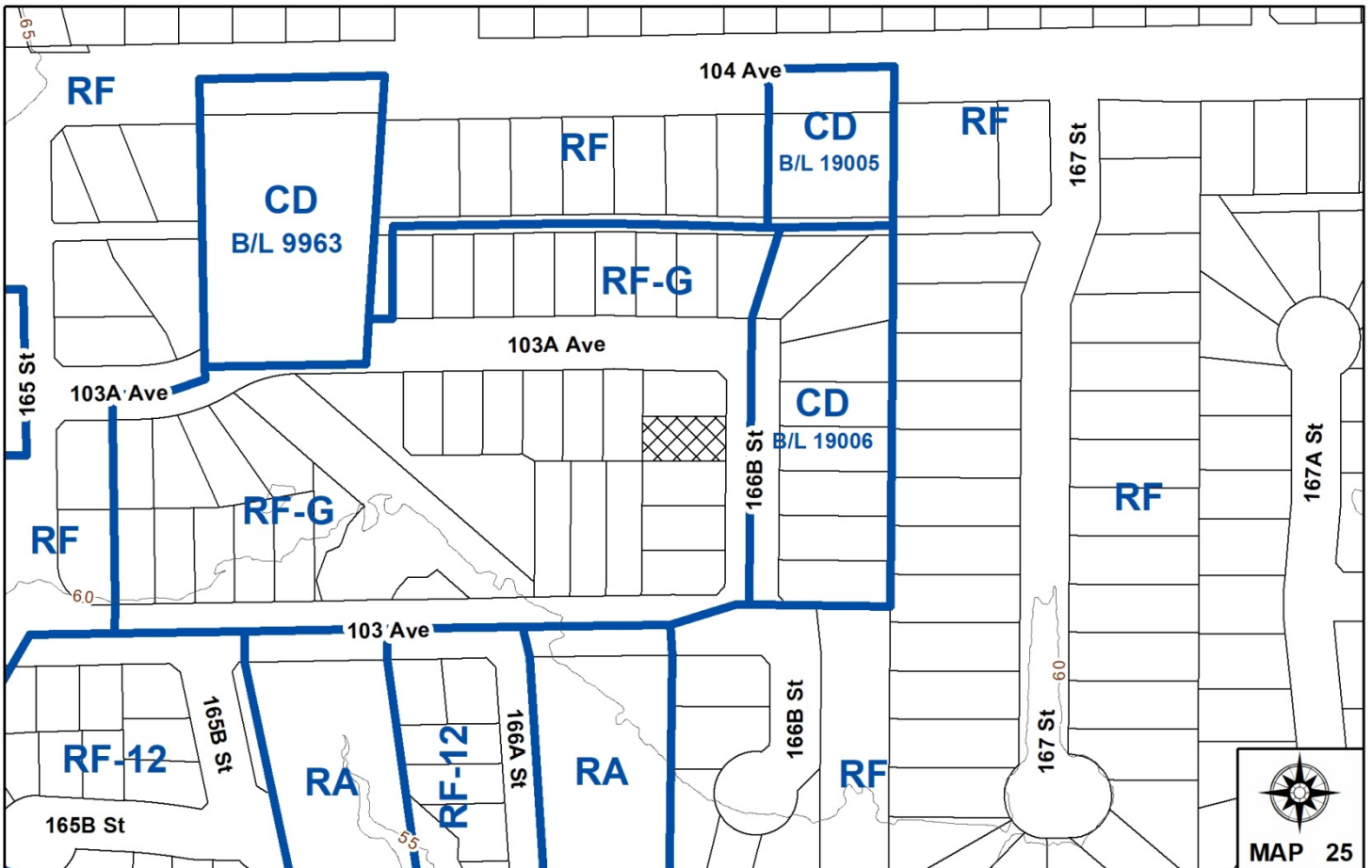
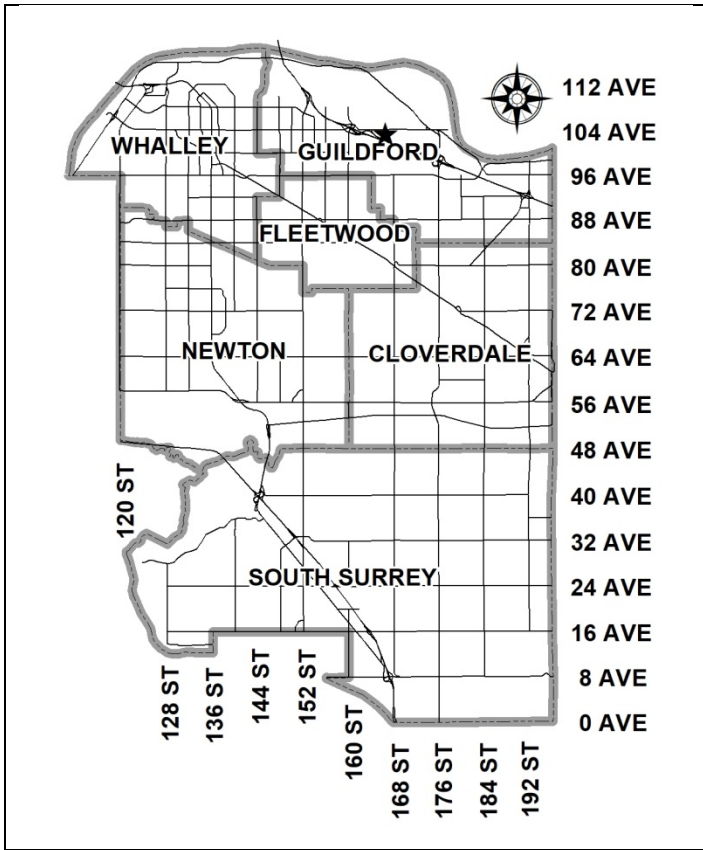
PROPOSAL:

- **Development Variance Permit**
 to reduce the minimum rear yard setback for a proposed single family dwelling on the lot.

LOCATION: 10331 - 166B Street

ZONING: RF-G

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 rear yard setback requirement of the RF-G zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the rear building face as well as a covered deck or patio for a proposed single family dwelling.

RATIONALE OF RECOMMENDATION

- The subject lot was created on March 8, 2018 under Development Application No. 7914-0322-00. Prior to subdivision completion, a Douglas Fir was identified on the subject site as a candidate for retention. The potential of tree retention excluded the lot from a Development Variance Permit to reduce rear yard setbacks for 50% of the building face as well as a covered deck or patio, which was applied to the surrounding lots fronting 166B Street. That tree was later determined unsuitable for retention and has since been removed.
- The reduced setback will achieve a consistent building envelope with the other proposed houses along this section of 166B Street.
- The overall lot coverage of all proposed buildings on the property will be 45% including the covered deck or patio, which meets the 45% maximum lot coverage of the RF-G Zone.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0214-00 (Appendix II), to reduce the minimum rear yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the rear building face and 6.0 metres (20 ft.) for a covered deck or patio, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection or requirements relative to the issuance of the proposed variance.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Dwelling	Urban	RF-G
East (Across 166B Street):	Single Family Dwelling	Urban	CD
South:	Single Family Dwelling	Urban	RF-G
West:	Single Family Dwelling	Urban	RF-G

DEVELOPMENT CONSIDERATIONSBackground

- The 421 square metre (4,534 sq. ft.) subject property is located at 10331 - 166B Street in Fraser Heights. The subject lot is approximately 15 metres (49 ft.) wide and 28 metres (92 ft.) deep.
- The subject site is designated "Urban" under the Official Community Plan (OCP) and is currently zoned "Single Family Residential Gross Density Zone (RF-G)" under Surrey Zoning By-law, 1993, No. 12000, as amended.
- The lot was created under Development Application No. 7914-0322-00, which was completed on March 8, 2018. Under that application, a variance was granted to Lots 9-17, 34-36, 38 and 42-44 to reduce the minimum rear yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 6.0 metres for 50% of the rear building face and 6.0 metres (20 ft.) for a covered deck or patio. This includes all four of the neighboring lots on this block of 166B Street.

- The rationale for the variance was that it would improve livable space and building functionality on these lots.
- As part of Development Application No. 7914-0322-00, a Douglas Fir tree (Tree No. 57) was proposed to be retained on Lot 37 (the subject lot). As a result of the desired tree retention, Lot 37 was not considered a candidate for the same rear yard setback reduction as the surrounding lots.

Current Proposal

- Since the completion of Development Application No. 7914-0322-00, it was determined that Tree No. 57 was not a suitable candidate for retention. The owner was issued a tree cutting permit (TCP) and the tree was removed.
- The owner is now seeking a variance to the rear yard setback on the subject lot to be consistent with the surrounding lots.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the rear building face and 6.0 metres (20 ft.) for a covered deck or patio.

Applicant's Reasons:

- To achieve a covered deck or patio, as the subject lot was unable to previously achieve one.
- To maintain a consistent rear yard with the neighboring homes along 166B Street which were granted a variance to permit covered decks or patios.
- The proposed rear yard setback variance will allow for a more substantial buildable depth, consistent with the proposed neighboring properties.

Staff Comments:

- The proposed setback relaxation is identical to that already approved for the neighboring RF-G lots along this block of 166B Street and therefore will result in consistent building envelopes.
- The overall lot coverage of all proposed buildings on the subject lot will be 45% including the covered deck or patio, which meets the 45% maximum lot coverage of the RF-G Zone.
- The reduced setbacks allow for a more functional house plan along with some covered outdoor deck or patio space.

- Staff supports the requested variance.

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

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0214-00

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: 030-384-192

Lot 37 Section 25 Block 5 North Range 1 West New Westminster District Plan EPP69708

10331 - 166B Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

Section F of Part 17 "Single Family Residential Gross Density Zone RF-G" is varied to reduce the minimum rear yard setback of the RF-G Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the rear building face and 6.0 metres (20 ft.) for a covered deck or patio.
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.

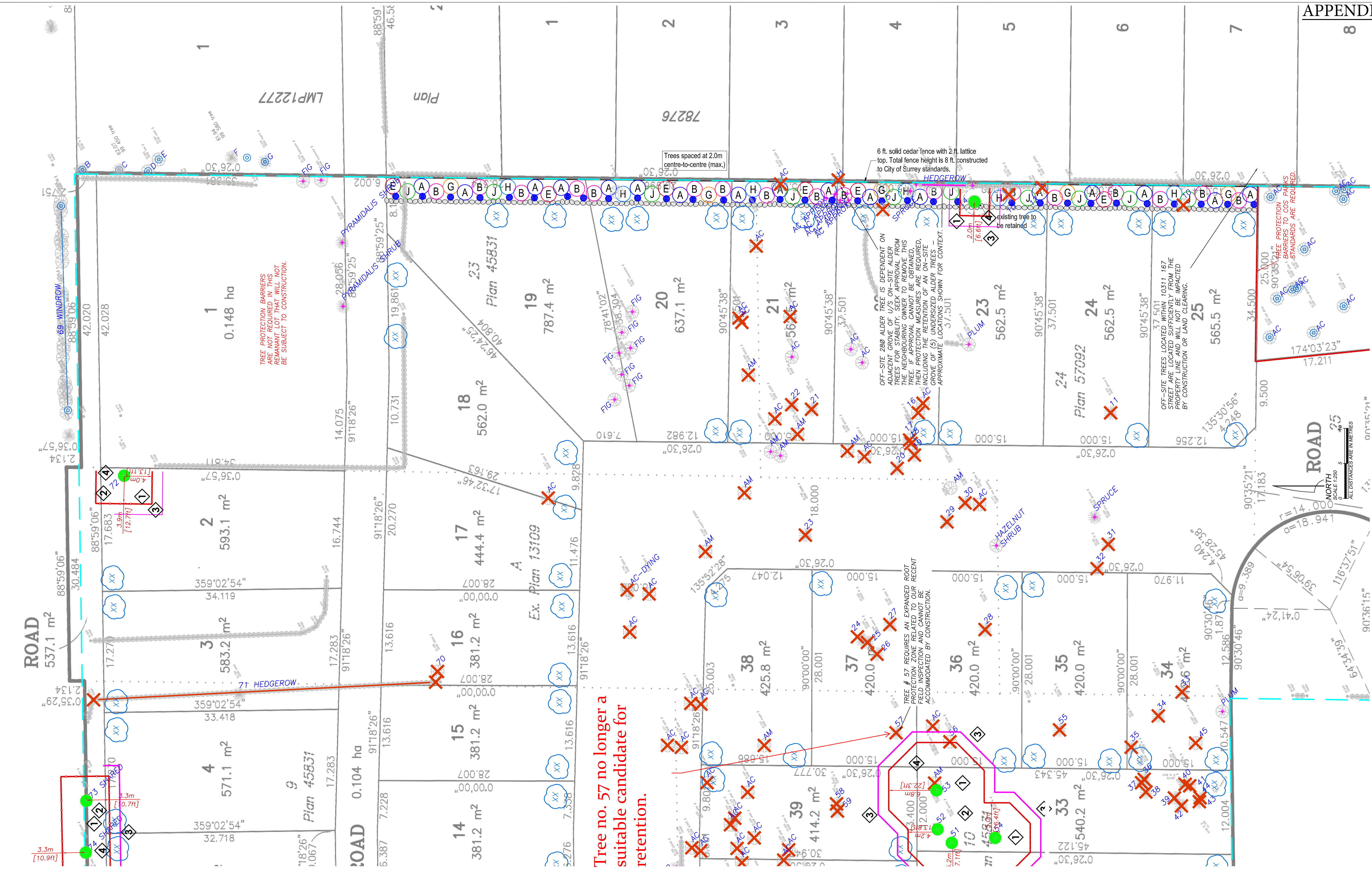
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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



TREE PROTECTION BARRIERS ARE NOT REQUIRED IN THIS REMAINING LOT PLAN BUT WILL BE SUBJECT TO CONSTRUCTION.

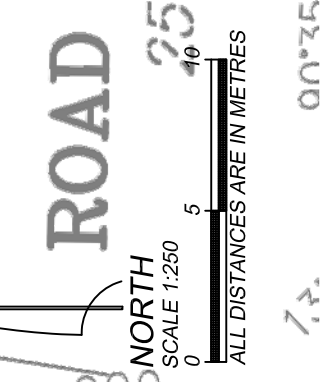
6 ft. solid cedar fence with 2 ft. lattice top. Total fence height is 8 ft. constructed to City of Surrey standards.

Trees spaced at 2.0m centre-to-centre (max.)

OFF-SITE 280 ALDER TREE IS DEPENDENT ON ADJACENT GROVE OF U/S ON-SITE ALDER TREES FOR STABILITY. SEEK APPROVAL FROM THE NEIGHBOURING OWNER TO REMOVE THIS TREE. IF APPROVAL CANNOT BE OBTAINED, THEN PROTECTION MEASURES ARE REQUIRED, INCLUDING THE RELOCATION OF ALL ON-SITE APPROXIMATE LOCATIONS SHOWN FOR CONTEXT.

TREE # 57 REQUIRES AN EXPANDED ROOT PROTECTION ZONE RELATED TO OUR RECENT FIELD INSPECTION AND CANNOT BE ACCOMMODATED BY CONSTRUCTION.

Tree no. 57 no longer a suitable candidate for retention.



NOTE: FOR TREE PROTECTION PRESCRIPTION, SEE SHEET 2.

SHEET 5: TREE RETENTION AND REPLACEMENT

PLAN NOTES:
 1. Plans are based on drawings supplied by the project Surveyor (BCS), Engineer (P ENG) and/or Design Professional and are provided for your information only. They do not constitute a guarantee of the accuracy of the information or the management of existing trees. This plan does not warrant or certify the accuracy of locations of features or dimensions. Please refer to the original drawings from these professionals for these purposes.

adgroup.ca

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484

REV #	DATE	COMMENTS
12	NOV 22, 2017	UPDATED TREE PROTECTION PRESCRIPTION
0	JUL 20, 2015	INITIAL SUBMISSION

TREE MANAGEMENT DRAWING

PROJECT: PARKVIEW PHASE 2 - SF SUBDIVISION
 ADDRESS: PARKVIEW DRIVE & 104 AVE, SURREY
 CLIENT: QUALICO DEVELOPMENTS (VANCOUVER) INC
 ACL FILE: 15165 SHEET: 5 OF 6