

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0332-00

Planning Report Date: March 11, 2019

PROPOSAL:

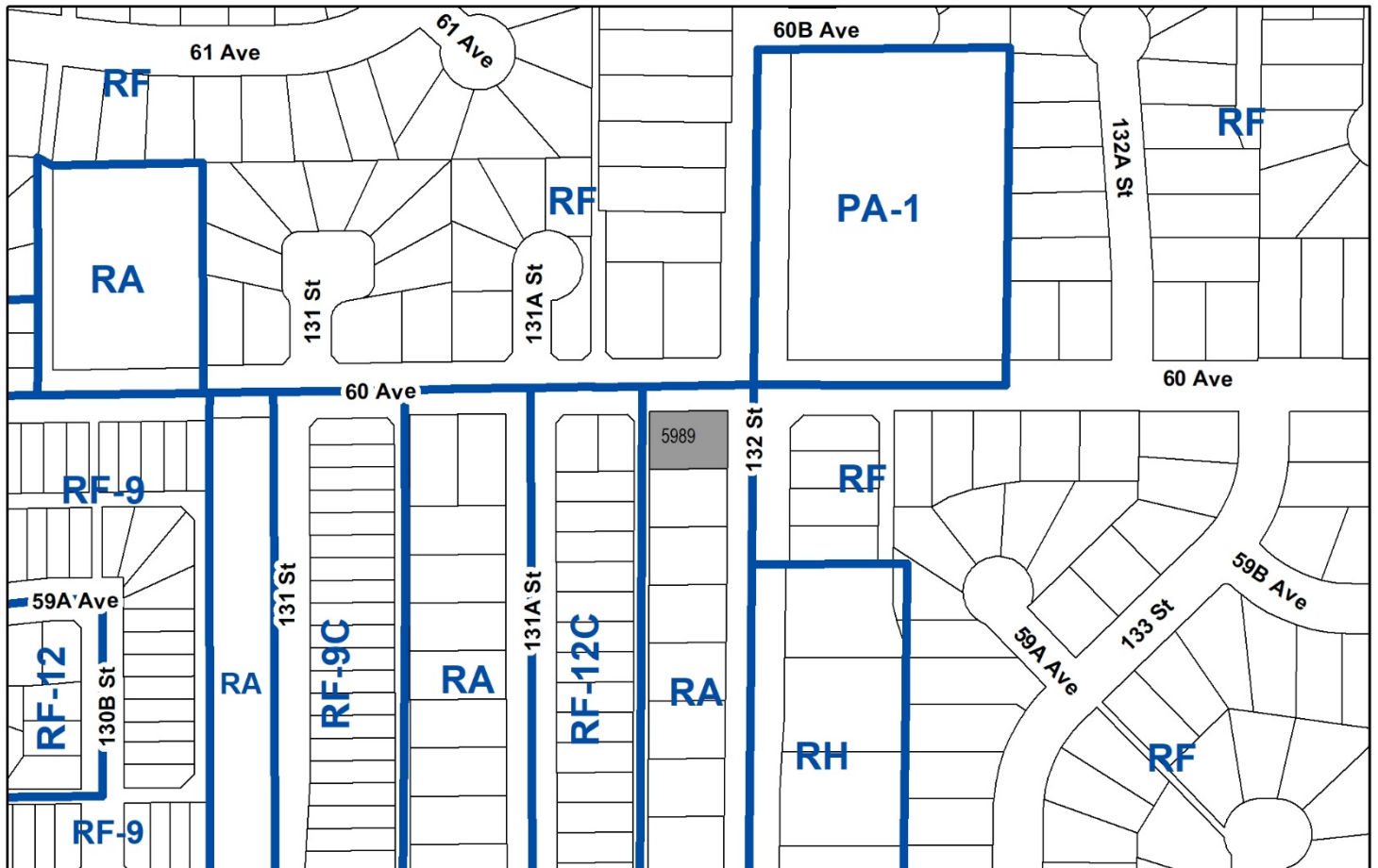
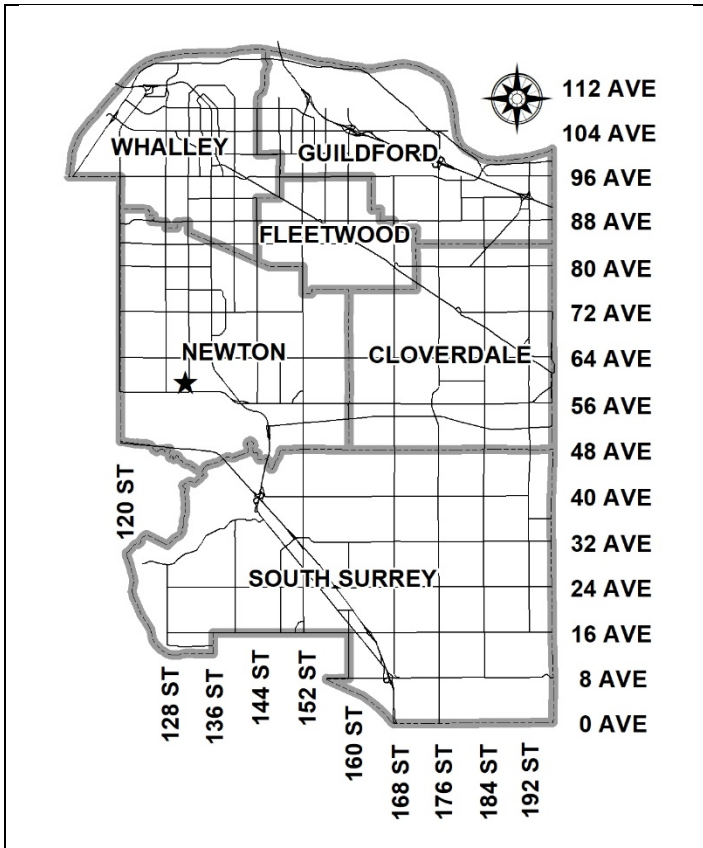
- **Development Variance Permit**

to reduce the minimum front, side and rear yard setback requirements to allow construction of a single family dwelling.

LOCATION: 5989 - 132 Street

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a Development Variance Permit for reduced setbacks.

RATIONALE OF RECOMMENDATION

- The proposed relaxation to the front, side and rear yard setbacks results from the Special Building Setback requirement for lots fronting or flanking an arterial road or collector road, in accordance with Part 7 Special Building Setbacks of the Zoning By-law No. 12000.
- The Special Building Setback provisions requires that all buildings and structures incorporate setbacks that take into account future road widening requirements.
- The Special Building Setbacks require that an additional 4.94 metre (16 ft.) setback from 132 Street, and an additional 1.9 metre (6 ft.) setback from 60 Avenue be provided to ensure the proposed single family dwelling will comply with the Zoning By-law once ultimate road allowances are achieved.
- The proposed siting of the single family dwelling will also allow for the retention of two Douglas Fir trees located at the front of the property which are in good condition and worthy of retention.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0332-00 (Appendix III), varying the following, to proceed to Public notification:

- (a) to reduce the minimum rear yard setback of the One-Acre Residential (RA) zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
- (b) to reduce the minimum side yard setback along a flanking street of the One-Acre Residential (RA) zone from 3.6 metres (12 ft.) to 1.7 metres (6 ft.);
- (c) to reduce the minimum interior side yard setback of the One-Acre Residential (RA) zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.); and
- (d) to reduce the minimum front yard setback of the One-Acre Residential (RA) zone from 7.5 metres (25 ft.) to 5.0 (16 ft.).

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/NCP Designation	Existing Zone
North (Across 60 Ave):	Single Family Residential	Urban/Existing Single Family	RF
East (Across laneway):	Single Family Residential	Urban/Existing Single Family	RF
South:	Single Family Residential	Urban/ Small Lot (10 u.p.a)	RA
West (Across 132 Street):	Single Family Residential	Small Lot with Lane (13 u.p.a)	RF-12C

DEVELOPMENT CONSIDERATIONS

Background:

- The subject property, located at 5989 - 132 Street, is designated "Urban" in the Official Community Plan, small lots (10 u.p.a) under the West Newton/Highway 10 Neighborhood Concept Plan and zoned "One-Acre Residential Zone (RA)".

- The property is a legal, non-confirming lot in the RA Zone. The RA zone is intended for lots that are a minimum 1 acre in size with a minimum width of 50 metres (164 ft.). The subject property is significantly undersized in both area and width.
- The subject lot is approximately 23.1 metres (76 ft.) wide and 31.2 metres (102 ft.) deep and has a lot area of 721 square metres (7,757 sq. ft.).
- Where the lot is 1,858 square metres [0.5 acre] in area or less for any *urban* or *multiple residential lot*, the setback requirements of the Single Family Residential Zone (RF) apply.
- The RF Zone allows for a front yard and rear yard setback of 7.5 metres (25 ft.) and a side yard setback of 1.8 metres (6 ft.), and a side yard setback of 3.6 metres (12 ft.) on a flanking street.
- The Special Building Setback provisions requires that all buildings and structures incorporate setbacks that take into account future road widening requirements.
- Due to the Special Building setback requirement of 4.94 metres (16 ft.) along 132 Street (front) and 1.9 metres (6 ft.) along 60 Avenue (side), the applicant is proposing a Development Variance Permit to reduce the minimum required setbacks as discussed in the By-law Variance section of this report.

TREES

- Tim Vandenberg, ISA Certified Arborist of Mike Fadum and Associates 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
Alder and Cottonwood Trees			
Alder/Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Locust	4	4	0
Pacific Dogwood	1	1	0
Coniferous Trees			
Douglas Fir	2	0	2
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	8	6	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		3	
Total Retained and Replacement Trees			
		5	
Contribution to the Green City Fund			
		TBD	

- The Arborist Assessment states that there is a total of 8 protected trees on the site. It was determined that two 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.
- The proposed front, side, and rear yard setbacks need to be reduced in order to maximize tree preservation on the site (see By-law Variance section).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RA Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.).
- To reduce the minimum interior side yard setback of the RA Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).
- to reduce the minimum side yard setback along a flanking street of the RA zone from 3.6 metres (12 ft.) to 1.7 metres (6 ft.); and
- To reduce the minimum front yard set back of the RA Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.).

Applicant's Reasons:

- The variance will allow for the construction of a new single family dwelling to be positioned on the lot to protect the Douglas Fir trees at the front of the property.

Staff Comments:

- The proposed reduction of the front yard setback results from the Special Building Setback requirement for lots fronting or flanking an arterial road or collector road, in accordance with Part 7 Special Building Setbacks of the Zoning By-law No. 12000.
- The Special Building Setback provisions requires that all buildings and structures incorporate setbacks that take into account future road widening requirements.
- The Special Building Setbacks require that an additional 4.94 metre (16 ft.) setback from 132 Street, and an additional 1.9 metre (6 ft.) setback from 60 Avenue be provided to ensure the proposed single family dwelling will comply with the Zoning By-law once ultimate road allowances are achieved.
- The reduced setbacks allow for a more functional house plan along with some covered outdoor deck or patio space.
- The proposed reduced side yard setback along a flanking street will be to accommodate the staircase only. The building face will be in compliance with the minimum 3.6 metre (12 ft.) setback requirement.

- The proposed siting of the single family dwelling will also allow for the retention of two Douglas Fir trees located at the front of the property which are in good condition and worthy of retention.
- Staff support 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. Summary of Tree Survey and Tree Preservation
Appendix III. Development Variance Permit No. 7918-0332-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LDS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 18-0332-00

Address: 5989 - 132 Street

Registered Arborist: Tim Vandenberg

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)	8
Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12 	12
Replacement Trees Proposed	3
Replacement Trees in Deficit	9
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

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

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:



Date: February 20, 2019



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0332-00

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: 009-363-581
Lot 1 Section 8 Township 2 New Westminster District Plan 17740
5989 - 132 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) To reduce the minimum rear yard setback of the One-Acre Residential (RA) Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
 - (b) To reduce the minimum interior side yard setback along a flanking street of the One-Acre Residential (RA) Zone from 3.6 metres (12 ft.) to 1.7 metres (6 ft.);
 - (c) To reduce the minimum interior side yard setback of the One-Acre Residential (RA) Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.); and
 - (d) To reduce the minimum front yard setback of the One-Acre Residential (RA) Zone from 7.5 metres (25 ft.) to 5.0 (16 ft.)
4. This development variance permit applies to only the portion of the Land OR 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. 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.

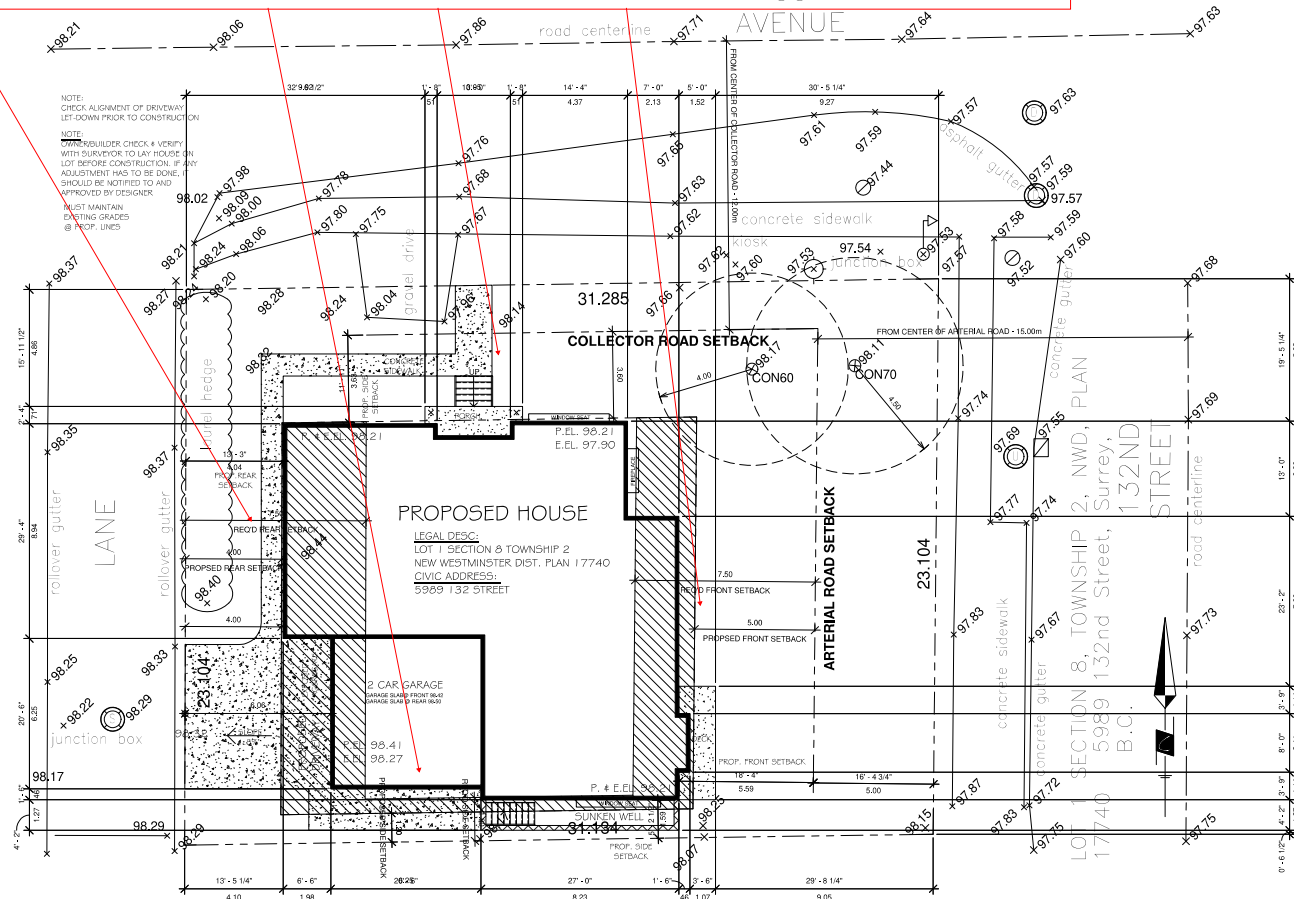
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk –

Development Variance Permit No. 7918-0332-00 varying the following:

- (a) To reduce the minimum rear yard setback of the One-Acre Residential (RA) Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft);
- (b) To reduce the minimum interior side yard setback along a flanking street of the One-Acre Residential (RA) Zone from 3.6 metres (12 ft.) to 1.7 metres (6 ft.);
- (c) To reduce the minimum interior side yard setback of the One-Acre Residential (RA) Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.); and
- (d) To reduce the minimum front yard setback of the One-Acre Residential (RA) Zone from 7.5 metres (25 ft.) to 5.0 (16 ft.)



1 Site Plan DVP
1/8" = 1'-0"

THESE PLANS CONFORM TO BCBC 2012 CONSTRUCTION SHALL FOLLOW LOCAL BUILDING BY-LAWS ALONG WITH THESE PLANS.

CONTRACTOR MUST CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS AND OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO REVIEW AND VERIFY THE WHOLE PLAN (i.e. ALL LEVELS, DIMENSIONS, STRUCTURAL ADEQUACIES) PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS.

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PLEASE NOTE THAT THIS DRAWING IS FOR PERMIT APPLICATION PURPOSES AND NOT INTENDED TO BE ISSUED FOR CONSTRUCTION UNTIL APPROVED BY CITY.



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Raj Sidhu

PH- 604 649 5313

No.	Description	Date

5989 132 STREET
SURREY, B.C.
SITE PLAN - DVP

Project number	PVDL-18-1091-RS
Date	22 AUG 2018
Drawn by	HB
Checked by	GS
A1.1	
Scale:	1/8" = 1'-0"