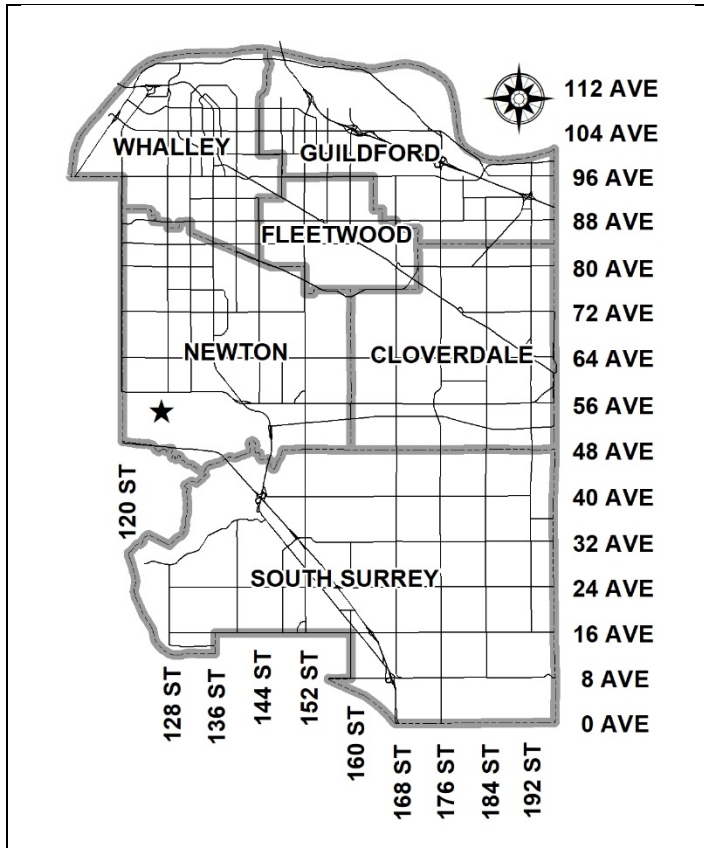


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0184-00

Planning Report Date: July 22, 2019



PROPOSAL:

- **Development Variance Permit**

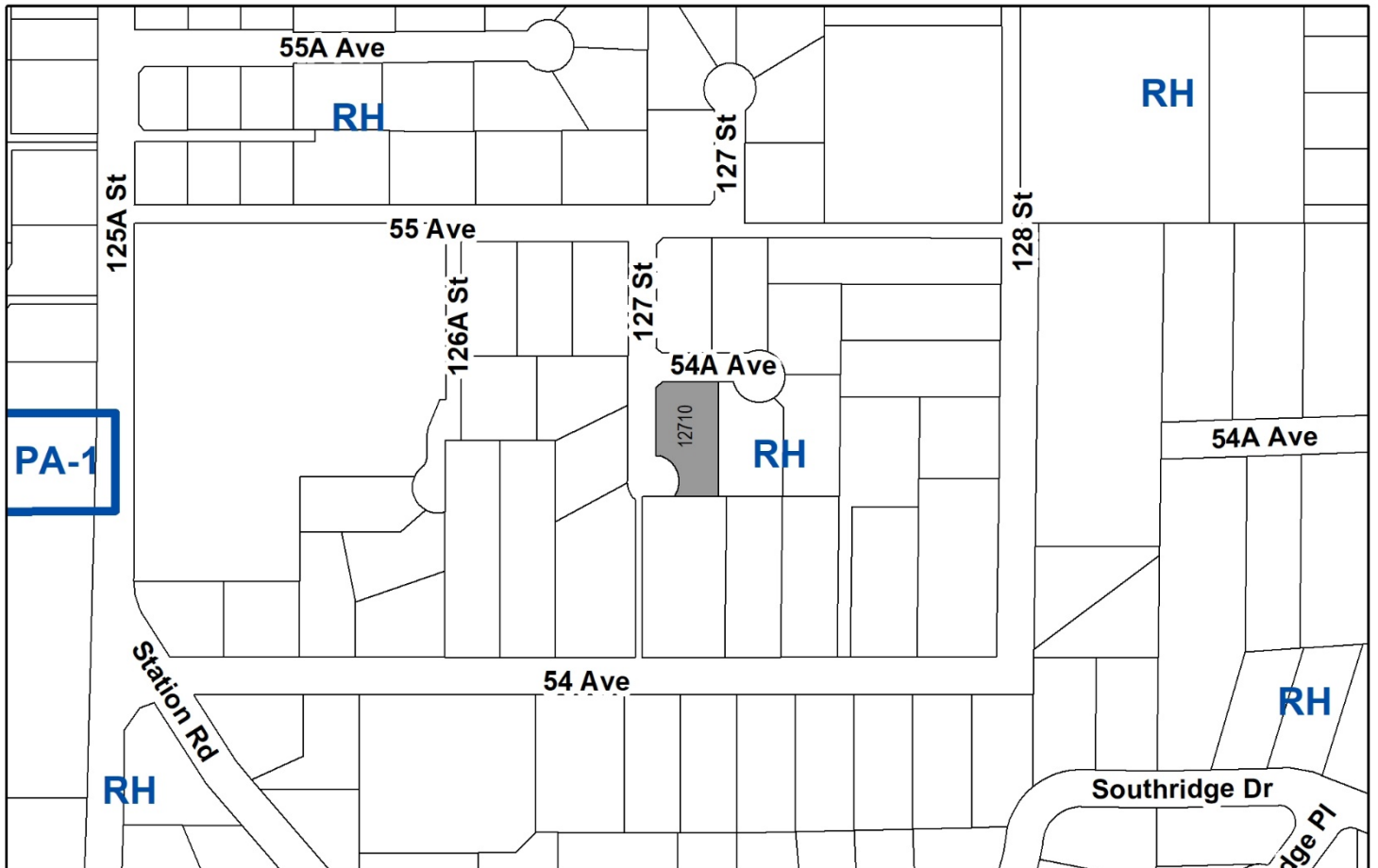
to reduce the east side yard setback to facilitate tree retention

LOCATION: 12710 - 54A Avenue

ZONING: RH

OCP DESIGNATION: Suburban (Density Exception Area)

LAP DESIGNATION: Suburban Residential (1/2 acre)



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 required side yard setback of the "Half-Acre Residential Zone (RH)".

RATIONALE OF RECOMMENDATION

- The proposed variance is necessary due to the tree protection zone of two trees located on the west side of the property.
- The proposed variance will facilitate retention of a significant tree that had been incorrectly surveyed under the original subdivision application.
- The proposed variance will allow the applicant to shift the proposed house 1 metre (3 ft.) to the east, allowing for minimal alterations to the current house design proposed for the property.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0184-00 (Appendix I), to reduce the east side yard setback for the principal building from 4.5 metres (15 ft.) to 3.5 metres (11 ft.), to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Parks, Recreation, & Culture: No referral required.

Fire: No referral required.

SITE CHARACTERISTICS

Existing Land Use: Single family lot

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 54A Avenue):	Single family dwellings	Suburban/Suburban Residential (1/2 Acre)	RH
East:	Single family dwellings	Suburban/Suburban Residential (1/2 Acre)	RH
South:	Single family dwellings	Suburban/Suburban Residential (1/2 Acre)	RH
West (Across 127 Street):	Single family dwellings	Suburban/Suburban Residential (1/2 Acre)	RH

DEVELOPMENT CONSIDERATIONSBackground:

- The subject property is 1,858 square metres (20,004 sq. ft.) in area and located at the southeast corner of 127 Street and 54A Avenue. The site is designated "Suburban Residential (1/2 acre)" in the West Panorama Ridge Local Area Plan (LAP) and "Suburban" in the Official Community Plan (OCP).
- The subject property was created as part of a 7 lot subdivision under Development Application 7916-0330, which was finalized on May 29, 2019.

- There were two trees designated for retention on the subject property under Development Application 7916-0330-00. The location of one of the trees, a Douglas Fir, was incorrectly surveyed under the subdivision application. The proposed house location on the subject property fell within the tree protection zone of the Douglas Fir tree after the survey was corrected.
- After consultation with City staff, the project arborist and the design consultant, a Development Variance Permit (DVP) was elected to be pursued by the applicant.

Current Proposal:

- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum side yard (east) setback of the RH Zone from 4.5 metres (15 ft.) to 3.5 metres (11 ft.) for the subject property.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the east side yard setback for the principal building from 4.5 metres (15 ft.) to 3.5 metres (11 ft.).

Applicant's Reasons:

- The variance will allow for the retention of a significant tree within the west side yard. The tree was designated for retention under the approved subdivision application; however, the tree location had been incorrectly surveyed at the time.
- The owner will have to pay for a new set of house designs that alter the original proposed house designs that currently place the proposed house within the tree protection zone on the west side of the property. The variance will allow for the owner to continue to use the proposed house designs for the lot by shifting the proposed house 1 metre (3 ft.) to the east outside of the tree protection zone for the incorrectly surveyed tree.

Staff Comments:

- The applicant will be required to provide a comfort letter from the project arborist detailing protection measures to be established for retention of the tree in the west side yard at the Building Permit stage.
- The west side yard setback will be increased from 7.5 metres (25 ft.) to 8.5 metres (28 ft.) as a result of the house shifting outside of the tree protection zone. The proposed variance will facilitate retention of the incorrectly surveyed tree in the west side yard.
- A letter of support has been received from the neighboring property owner to the east.

- Staff support the proposed variance to proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7919-0184-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

WS/cm

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0184-00

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: 030-807-204
Lot 2 District Lot 51 Group 2 New Westminster District Plan EPP81706
12710 - 54A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 14, Section F of Setbacks of "Half Acre Residential Zone (RH)" the required side yard (east) setback is reduced from 4.5 metres (15 ft.) to 3.5 metres (11 ft.) for the principal building.
4. This development variance permit applies to only the 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.

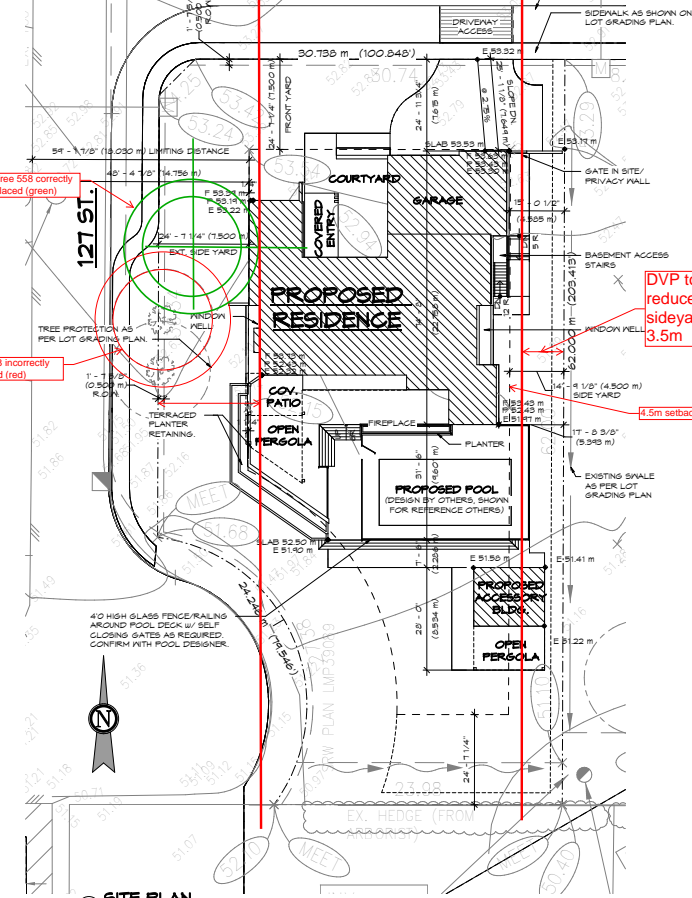
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

LOT 2
 PROP. MAIN FLOOR: 53.79m
 PROP. BASEMENT: 50.67m
 M.B.E. = 50.50m

54A AVE.



PROJECT SYNOPSIS:

CIVIC ADDRESS:
 LOT 2 AT SUBDIVISION OF 5415 128th ST, SURREY BC
 LEGAL DESCRIPTION:

ZONING: RH
 SITE AREA: 20,007.04 SQ. FT.
 LOT COVERAGE: 28% = 5,601.76 SQ. FT.
 PERMITTED: 24.84% = 4,970.40 SQ. FT.
 PROPOSED:
 FLOOR AREA RATIO (F.A.R.):
 INTERIOR AREAS:
 MAIN FLOOR AREA: 2542.00 SQ. FT.
 UPPER FLOOR AREA: 1425.01 SQ. FT.
 TOTAL TO F.A.R.: 3967.01 SQ. FT.
 GARAGE AREA: 120.00 SQ. FT.
 RESERVE: 120.00 SQ. FT.
 PROPOSED: 120.00 SQ. FT.
 TOTAL TO F.A.R.: 120.00 SQ. FT.
 ACCESSORY BUILDING:
 RESERVE: 301.40 SQ. FT.
 PROPOSED: 301.33 SQ. FT.
 TOTAL TO F.A.R.: 301.33 SQ. FT.
 COVERED OUTDOOR SPACE:
 MAX. 10% OF MAX. F.S.R. = 5001.76 x 0.10 = 500.18 SQ. FT.
 100 SF MUST BE RESERVED FOR FRONT ENTRY
 PROPOSED:
 FRONT ENTRY: 100.42 SQ. FT.
 REAR COVERED PATIO: 214.14 SQ. FT.
 COVERED AREA: 64.19 SQ. FT.
 TOTAL OUTDOOR AREA: 484.75 SQ. FT.
 TOTAL TO F.A.R.: 3.56 SQ. FT.

ENCLOSURE HEIGHT (OVER 12'-0" IN HEIGHT),
 SLIDING STAIRCASES:
 MAX. 200 SQ. FT.
 PROPOSED: 120.00 SQ. FT.
 TOTAL TO F.A.R.: 0.00 SQ. FT.
 TOTAL AREA: 5000.76 SQ. FT.
 FLOOR AREA RATIO (F.A.R.):
 PERMITTED: 28% (5,601.76/20,007.04 = .28)
 PROPOSED: 24.84% (5000.76/20,007.04 = .2483)

BUILDING SETBACKS: PERMITTED
 FRONT: 1.50M
 REAR: 7.50M
 S. SIDE: 4.50M
 E. SIDE: 7.50M

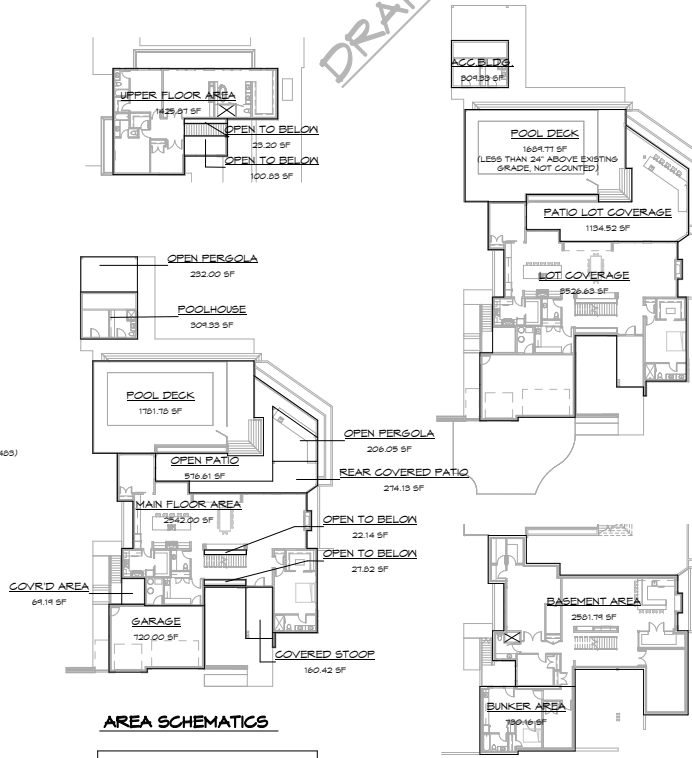
MAXIMUM HEIGHT:
 PRINCIPAL BLDG: 10.2M ± 24.55'
 PERMITTED HEIGHT: 8.50M ± 22.00'
 ACCESSORY BLDG: 4.0M ± 13.12'
 PROPOSED HEIGHT:

CLIMATE DATA:
 CLIMATE ZONE 4, PRESCRIPTIVE PATH
 (WITH OR WITHOUT HEAT RECOVERY VENTILATOR)
 PRINCIPLE HEAT SOURCE:
 BOILER / IN-FLOOR RADIANT HEAT
 VENTILATION MEETS B.C.B.C. 4.32 ± 4.36

GENERAL NOTES

- CONTRACTOR TO ASSURE ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2018 B.C. BUILDING CODE. BEAM SIZING, SPANS AND BEARING POINTS TO BE VERIFIED AND REVIEWED
- ANY DISCREPANCIES ON PLANS TO BE REPORTED TO THE DESIGNER PRIOR TO COMMENCING WORK
- ALL WINDOWS TO BE VINYL FRAME, DOUBLE GLAZED
- PROVIDE RAINSCREEN BEHIND ALL EXTERIOR GLAZING AS REQUIRED ACCORDING TO BE B.C.B.C.
- ALL EXTERIOR FOUNDATION WALLS MUST BE DAMPROOFED
- ALL FOUNDATION WALLS & FOOTINGS TO BE IN COMPLIANCE WITH THE B.C.B.C.
- ASSURE ALL PAD FOOTING SIZES ARE OF ADEQUATE SIZE ACCORDING TO THE B.C.B.C.
- ALL BEARING POINTS IN BEARING WALLS TO BE SOLID STUCCO
- PROVIDE BEAM POCKETS IN FOUNDATION WHERE REQUIRED
- ALL OPENINGS IN STRUCTURAL WALLS (OVER WINDOWS/DOORS) TO HAVE STRUCTURAL HEADER ABOVE
- ALL WOOD USED IS TO BE S.P.F. KD. NO. 12 OR BETTER
- ALL FLOOR JOISTS TO BE NAILED AND GLUED TO SUBFLOOR / W/ BRIDGING WHERE NECESSARY ACCORDING TO THE B.C.B.C.
- ALL EXTERIOR DOORS - METAL INSULATED, PAINTED (N.O.C.)

DRAFT



AREA SCHEMATICS

FLOOR AREA SUMMARY

Not Placed Area	Not Placed
T.O. BSMT	0.00 SF
BASEMENT AREA	2501.74 SF
BUNKER AREA	130.16 SF
T.O. MAIN FLR	3011.46 SF
MAIN FLOOR AREA	2542.00 SF
GARAGE	120.00 SF
COVERED AREA	64.19 SF
POOL DECK	1781.76 SF
POOLHOUSE	301.33 SF
T.O. UPPER FLR	3427.31 SF
UPPER FLOOR AREA	1425.01 SF
TOTAL EXTENDED HEIGHT AREA	6850.14 SF
T.O. MAIN FLR	3011.46 SF
OPEN TO BELOW	22.14 SF
OPEN TO BELOW	21.82 SF
T.O. UPPER FLR	48.96 SF
OPEN TO BELOW	100.03 SF
OPEN TO BELOW	124.03 SF
TOTAL OPEN TO BELOW AREA	173.99 SF

LOT COVERAGE

T.O. MAIN FLR	3526.65 SF
LOT COVERAGE	3526.65 SF
ACC-BLDG	301.33 SF
PATIO LOT COVERAGE	1134.52 SF
TOTAL OPEN TO BELOW AREA	4970.40 SF

DRAWING INDEX	
SHEET	DRAWING TITLE
A0.0	TITLE SHEET
A1.0	SITE PLAN
A2.0	FOUNDATION, ROOF PLANS
A2.1	BASEMENT FLOOR
A2.2	MAIN FLOOR
A2.3	POOL DECK & POOL HOUSE
A2.4	UPPER FLOOR PLAN
A3.0	EXTERIOR ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A4.0	SECTIONS
A5.0	DETAILS

REVISIONS

PROJECT NO:	18115
5495 128th ST, SURREY	
TITLE:	SITE PLAN
SCALE:	As indicated
DATE:	2019-04-11 10:04:55 AM
SHEET NUMBER:	A1.0

PROPOSED SARAI RESIDENCE

SU CASA design

address: 2543 MONTROSE AVE., ABBOTSFORD, B.C. TEL.: (604) 854-4303 EMAIL: info@sucasdesign.ca