

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0302-00

Planning Report Date: March 8, 2021

PROPOSAL:

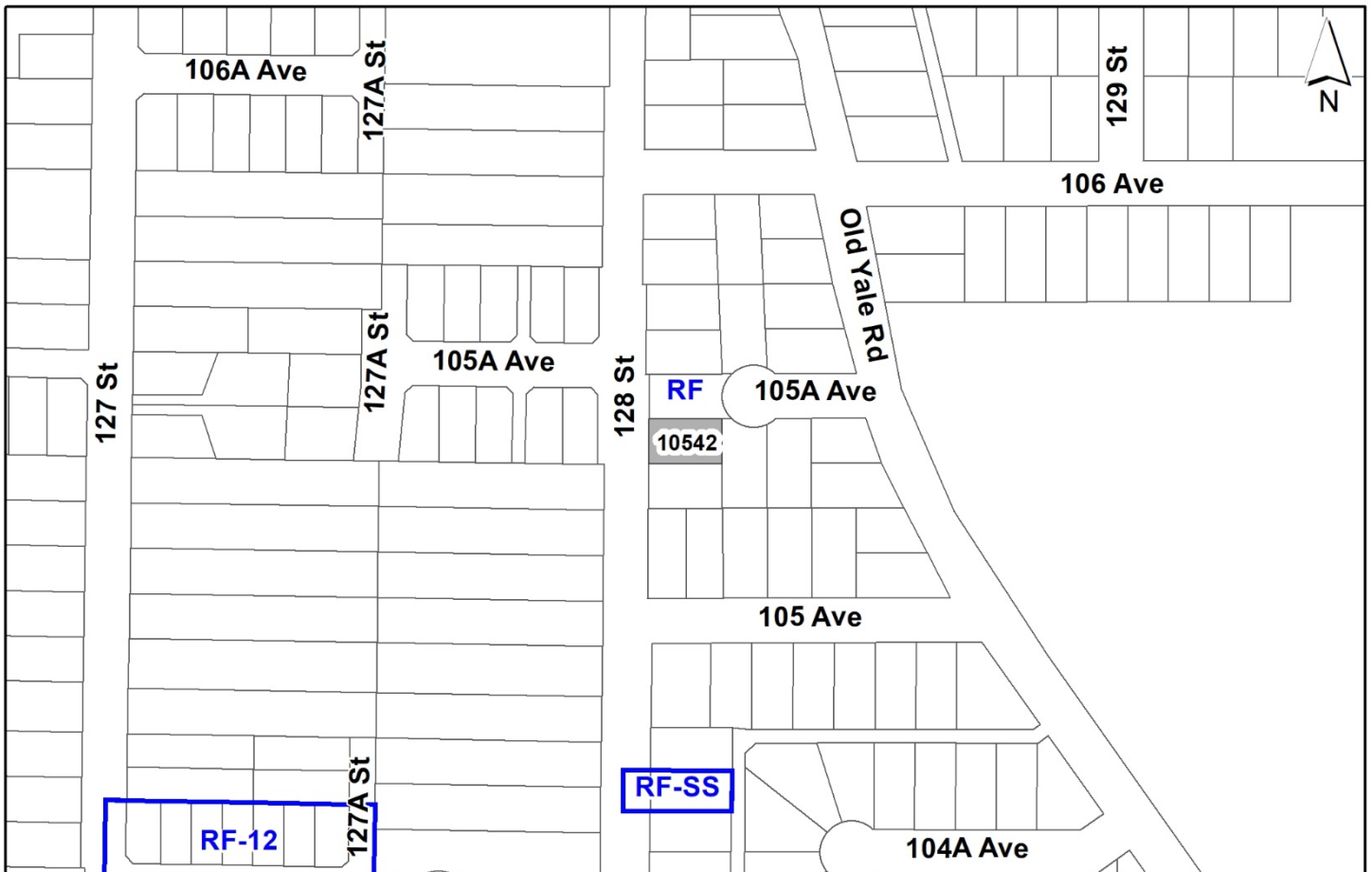
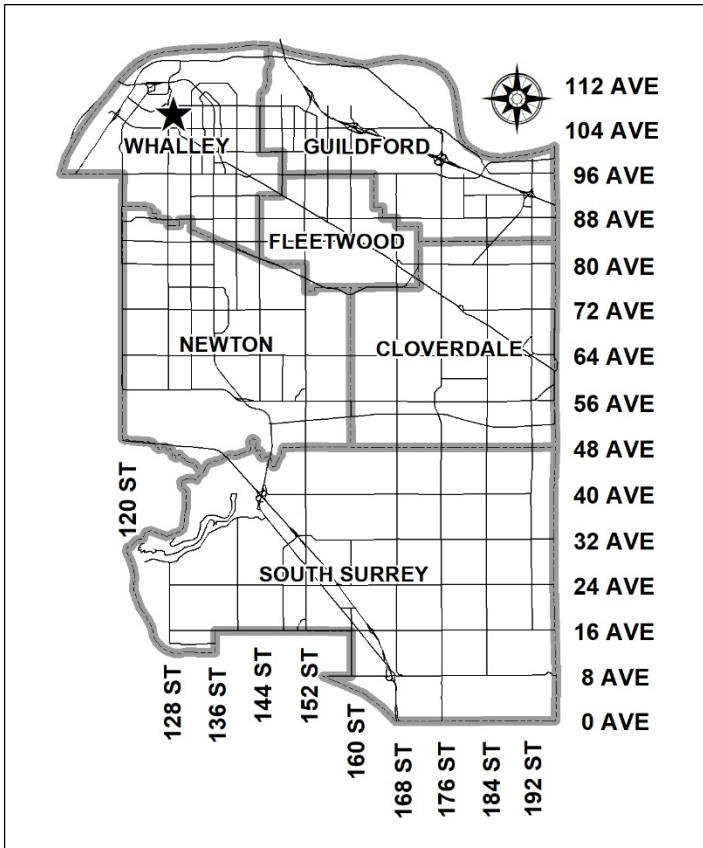
- **Development Variance Permit**

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

LOCATION: 10542 - 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 setback requirement 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. This ultimate road allowance will require future road widening of 4.9 metres from the front (west) property line.
- The requested reduced setback will allow the owner to achieve a typical RF type house and 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 6.7 metre 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:

1. Council approve Development Variance Permit No. 7920-0302-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 6.7 metres to the garage and 4.8 metres to the remainder of the principal building face.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Existing single family dwelling to demolished	Urban	RF
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/Medium Density Residential Lane Served (15-23 upa) in the South Westminster Infill Area	RF

Context & Background

- The 665 square metre subject property is located at 10542 – 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)".

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is seeking variances to setbacks to accommodate a typical RF house on the existing lot (see By-law Variance Section).

Referrals

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

Transportation Considerations

- 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. The existing road allowance for 128 Street requires road widening of 4.9 metres from the front (west) property line.
- The Engineering Department has determined that within the next 7 – 10 years, 30 metres 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 "Zoning Bylaw"), 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 12.4 metres from the existing front lot line on the subject lot.
- The required front yard setback of 12.4 metres from the existing front lot line is calculated by adding the 4.9-metre future road widening requirement to the required 7.5-metre front yard setback in the RF Zone.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Front Setback Variance

- The applicant is requesting the following variance:

to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 6.7 metres to the garage and 4.8 metres to the remainder of the principal building face.
- 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 wide road allowance for arterial roads. This road allowance, approved in 2011, is a 3.0 metre increase from the previous arterial road allowance of 27 metres.
- For this portion of 128 Street, the Engineering Department has concluded that within the next 7 – 10 years, 30 metres of road allowance will be required for future road construction.
- Part 7 Special Building Setbacks of the Zoning By-law, 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 from the ultimate centerline of 128 Street, plus the 7.5 metre front yard setback requirement for the principal building of the RF Zone for a total Special Building Setback of 22.5 metres to the ultimate centreline.
- This equates to an additional 4.9 metre setback from the existing front (west) property line beyond the typical 7.5 metre setback, resulting in a required 12.4 metre building setback from the existing front property line.
- The proposed front yard setback of 4.8 metres from the new lot line to the building face is supportable as it achieves a consistent streetscape along 128 Street and allows the applicant to construct a reasonably-sized single family home on the lot.
- The proposed single family dwelling will have a minimum 6.7 metre long driveway to accommodate off-street vehicle parking even after the ultimate road widening is achieved.
- Staff support the requested variances to proceed for consideration.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Japanese Maple	1	1	0
Total (excluding Alder and Cottonwood Trees)	1	1	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		2	

- The Arborist Assessment states that there is 1 mature tree on the site. It was determined that the tree cannot be retained as part of this development proposal.
- For the tree that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 2 replacement trees on the site. The applicant is proposing 2 replacement trees, meeting City requirements.
- In summary, a total of 2 trees are proposed to be replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7920-0302-00
- Appendix III. Tree Management Plan

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm



RF
(no types)

ZONING ANALYSIS RF ZONE

SURREY PROJECT NUMBER: LOT AREA = 865.0 m²
 LOT NUMBER: 40 LOT AREA = 865.0 m²
 ADDRESS: 10542 128 STREET, SURREY, BC

SINGLE FAMILY RESIDENTIAL ZONE (RF)
 SECTION B. PERMITTED USES
 SINGLE FAMILY RESIDENTIAL: YES
 SECONDARY SUITE: NO

SECTION D. DENSITY (FLOOR AREA)
 ALLOWED DENSITY: 1.0 FLOOR AREA PER SQUARE METRE OF LOT AREA
 ALLOWED FLOOR AREA: 865.0 m²
 PROPOSED FLOOR AREA: 4012.25 m²
 EXCESS FLOOR AREA: 3147.25 m²

MIN. FLOOR AREA (F.A.) = 400 SQ. FEET (36.71 m²)
 PLUS 0.45 FOR REMAINING AREA IN EXCESS OF 400m²
 MINIMUM FLOOR AREA (F.A.) = 372.75 m²
 FLOOR AREA CAP = 485 m² (5206.50 SQ. FT.)
 EXCEEDED MIN. FLOOR AREA = 372.75 m²

PROPOSED FLOOR AREA	REQ.	ACTUAL
MIN. FLOOR AREA EXCLUDING DECKS	400.00	198.94
UPPER FLOOR AREA TO BE BUILT	100.00	108.71
AREA TO BE BUILT IN EXCESS OF 100 m ²	0.00	0.00
FLOOR AREA 1.0 FLOOR AREA	100.00	0.00
CARPORT AREA (COUNT MIN. TO 0.00)	0.00	420.00
DECK AREA (COUNT MIN. TO 0.00)	0.00	0.00
POSSIBLE BAL. IN EXCESS OF 10 m ²	0.00	0.00
TOTAL	500.00	629.42

* WHERE EXCEEDED HEIGHT IS 10 FEET (EXCEPT CORNER CORNER)
 ** EXCEPT FOR SIZE OF MAX. FLOOR AREA OF WHICH 15m² MUST BE PROVIDED FOR A FRONT PORCH OR VERANDA

SETBACK CALCULATION:
 MIN. FLOOR AREA INCLUDING VERANDA = 225.53 m²
 SIZE OF MIN. FLOOR AREA INCLUDING VERANDA = 4511 m²
 AREA OF UPPER FLOOR SET BACK FROM FRONT OR SIDES (BUT NOT MIN. AREA FROM FRONT LOT LINE) = 57.08 m²

SECTION E. LOT COVERAGE
 LOT COVERAGE FOR LOTS < 500 m² = 0.40
 FOR LOTS > 500m², EXCEPT LOT SIZE = 500m² x 0.00215
 (MINIMUM OF COVERAGE AREA NOT BE LESS THAN 0.25)
 MAX. LOT COVERAGE = 37.74% = 320.94m²

PROPOSED LOT COVERAGE	REQ.	ACTUAL
AREA OF BUILDING INCLUDING VERANDA	225.53	198.94
AREA OF DECKS INCLUDING VERANDA	0.00	94.87
AREA OF EXCESS FLOOR COVERAGE	0.00	0.00
STAIRS > 0.4m ABOVE EXISTING GRADE	0.00	0.00
EXCESS > 0.4m ABOVE EXISTING GRADE	0.00	0.00
TOTAL	225.53	320.81

SECTION F. YARDS AND SETBACKS

FRONT YARD SETBACKS:
 - MINIMUM FRONT SETBACK TO GARAGE = 7.5m
 - IF SIDE OF BUILDING IS SET BACK 0.6m OR MORE THEN FRONT SETBACK CAN BE REDUCED TO 4.5m
 - IF OUTLETS WITH < 0.6m PROTRUSION, MIN. SETBACK = 11.0m
 - FRONT FACING GARAGE DOES NOT COUNT FOR MORE THAN HALF ITS DEPTH TOWARD HIGHWAY OR
 - THIRD DAY OF ANY TRUCK OR SET BACK 0.9m N/A
 FRONT SETBACK TO PRINCIPAL BUILDING:
 - MIN. FRONT SETBACK TO BOTH FLOORS BUILDING = 7.5m
 - SIDE OF HIGHWAY OR SET AT 5.0m (ONE STREET ONLY)
 REAR SETBACK TO PRINCIPAL BUILDING:
 - MIN. REAR SETBACK 7.5m, OR SIDE SET 4.0m FROM REAR IF OTHER SIDE SET 8.0m FROM REAR
 INTERIOR SIDE SETBACK TO PRINCIPAL BUILDING = 1.8 m (OR 1.2m ON ONE SIDE AND 2.4m ON THE OTHER)

PRINCIPAL BUILDING	REQUIRED	ACTUAL
FRONT SETBACK TO GARAGE	6.7m/21.97ft	11.71
FRONT SETBACK TO UPPER FLOOR	7.5m	11.83
FRONT SETBACK TO MAIN FLOOR	4.5m/14.76ft	11.88
REAR SETBACK 7.5m OR 4.0m/13.1m	7.5m, 6m/19.68ft	1.83
REAR SETBACK TO PRINCIPAL BUILDING	7.5m/24.60ft	1.83
LEFT SIDE SETBACK	1.2m/3.94ft	1.81

ACCESSORY STRUCTURE > 10 m ²	REQUIRED	ACTUAL
FRONT SETBACK	18.00	N/A
REAR SETBACK	1.80	0.00
INTERIOR SIDE SETBACK	1.00	0.00
EXTERIOR SIDE SETBACK	1.00	0.00
PLANNING SIDE SETBACK	7.50	0.00

ACCESSORY STRUCTURE <= 10 m ²	REQUIRED	ACTUAL
FRONT SETBACK	1.80	0.00
REAR SETBACK	0.00	0.00
INTERIOR SIDE SETBACK	0.00	0.00
EXTERIOR SIDE SETBACK	0.00	0.00
PLANNING SIDE SETBACK	7.50	0.00

SECTION G. HEIGHT OF BUILDINGS

PRINCIPAL BUILDING	REQUIRED	ACTUAL
PRINCIPAL BUILDING IF ROOF SLOPE > 2:12	8.00	7.99
PRINCIPAL BUILDING IF ROOF SLOPE < 2:12	7.50	7.50
ACCESSORY BUILDING	4.00	N/A
ACCESSORY BUILDING SIDE SLOPE AS HOME	0.00	0.00

SECTION H. OFF-STREET PARKING

1) MINIMUM 3 OFF-STREET PARKING SPACES OK
 2) DRIVEWAY WIDTH MINIMUM 3.0 m, OR 3.0m x THE NUMBER OF SIDE PARKING SPACES AT FRONT SETBACK OK
 3) DRIVEWAY AREA <= 5% OF FRONT YARD AREA OK
 GARAGE DIMENSIONS (m²):

	REQUIRED	ACTUAL
MINIMUM INSIDE WIDTH	3.00	3.50
MINIMUM INSIDE DEPTH	6.10	6.10
MINIMUM GARAGE AREA	18.30 m ²	21.75

 NO ENCROACHMENTS OF ANY KIND WITHIN RED. DIMENSIONS.

SECTION I. LANDSCAPING

MINIMUM POROUS SURFACE AREA	REQUIRED	ACTUAL
ENTIRE YARD AREA > 500	199.50	375.94

SECTION J. SPECIAL REGULATIONS

BASEMENT ENTRY WELL:
 1) PROVIDED IN REAR YARD ONLY AND IN SIGHTLINE OF REAR HALF OF BUILDING.
 BASEMENT ENTRY WELL:

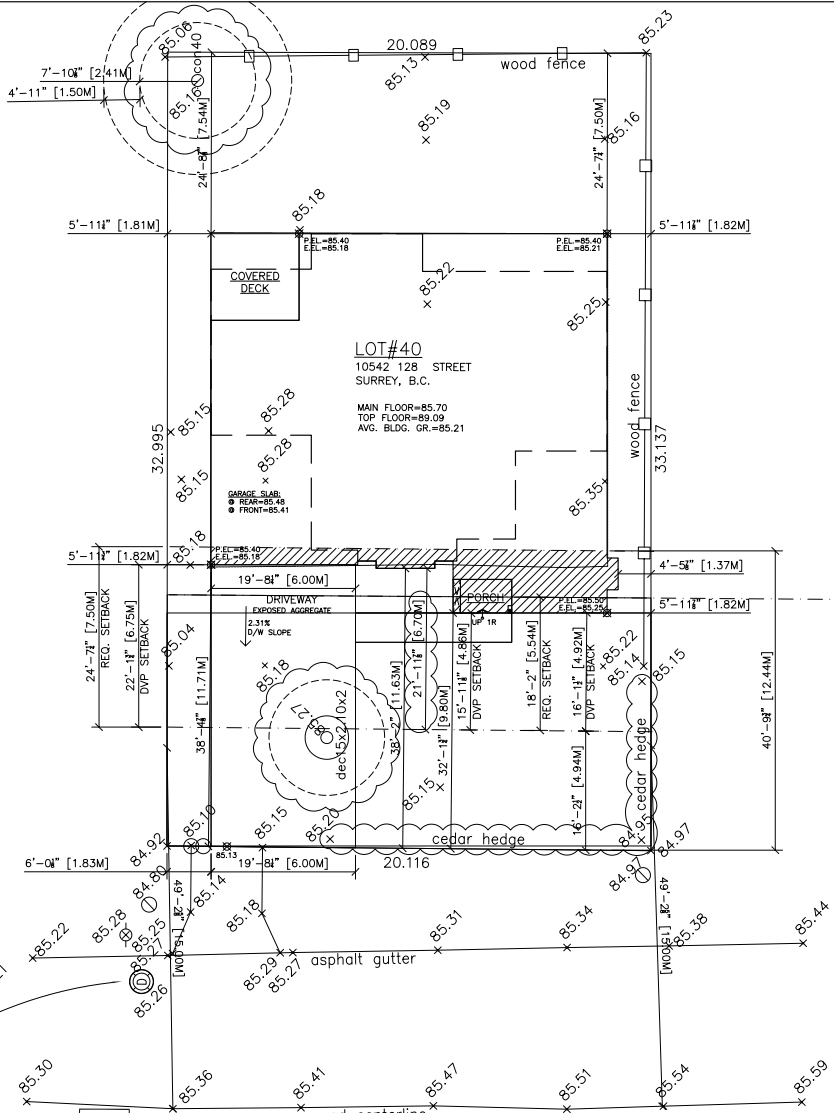
MIN. AREA INCLUDING STAIRS (m ²)	REQUIRED	ACTUAL
	28.00	0.00

 SECONDARY SUITE:

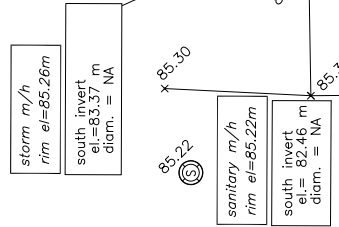
FLOOR AREA CAP FOR SUITE (m ²)	REQUIRED	ACTUAL
	10.00	0.00
MIN. SIZE OF HABITABLE FLOOR AREA	REQUIRED	ACTUAL
	10.00	0.00

SECTION L. OTHER REGULATIONS:

FRONT SETBACK IS MEASURED FROM THE MORE RESTRICTIVE OF THE FRONT LOT LINE OR FROM THE CONTINUING OF THE UTMATE HIGHWAY ALIGNMENT. (SEE SCHEDULE H, DRAWING (SEE IN REAR))
 * MEASURED FROM THE FRONT LOT LINE FOR THE LOT.



PERMITTED FAR = 4012.25 SQ.FT.
 PROPOSED FAR WITHOUT DVP = 3766.71 SQ.FT.
 PROPOSED FAR WITH DVP = 4009.42 SQ.FT.



128TH STREET

SITE PLAN
 SCALE:1/8"=1'

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE



TITLE
 PROPOSED RESIDENCE FOR
 MR. GURNAM SINGH
 LOT#40, 10542 128 STREET
 SURREY, B.C.

OWNER	G.S.J.	DRAWING NO.
SCALE:	1/8"=1'	DD20-8230-P1
DATE:	JUNE.6.20	
CHDR:	H.B.	
PHONE:	778-990-2713	

DHILLON DESIGNS LTD.
 UNIT 215-12830-ROCK AVE.
 SURREY, B.C. V2W 3A8
 PHONE: (604) 550-2808
 FAX: (604) 590-2878
 EMAIL: info@dhillondesigns.ca

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0302-00

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: 010-324-411

Lot 40 Section 21 Block 5 North Range 2 West New Westminster District Plan 17972

10542 - 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 to 6.7 metres to the garage, and 4.8 metres to the remainder of the principal building face.
4. This development variance permit applies to only 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 – Jennifer Ficocelli

RF
(no types)

ZONING ANALYSIS - RF ZONE

STANDARD PROJECT NUMBER: 2023-01
 ADDRESS: 10542 128 STREET, SURREY, BC
 SHEET NUMBER: RESIDENTIAL ZONE (R9)
 SHEET TITLE: ZONING ANALYSIS

SECTION B. PERMITTED USES

RESIDENTIAL SINGLE-FAMILY (R1)
 RESIDENTIAL MEDIUM-DENSITY (R2)
 RESIDENTIAL HIGH-DENSITY (R3)

SECTION D. DENSITY (FLOOR AREA)

MAXIMUM GROSS FLOOR AREA PER UNIT: 1,000 SQ. FT.
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 MAXIMUM GROSS FLOOR AREA PER UNIT: 1,000 SQ. FT.

SECTION E. HEIGHT OF BUILDINGS

MAXIMUM HEIGHT OF BUILDING: 10 METRES
 MAXIMUM HEIGHT OF BUILDING: 10 METRES
 MAXIMUM HEIGHT OF BUILDING: 10 METRES

SECTION F. YARDS AND SETBACKS

FRONT YARD SETBACK: 7.5 METRES
 REAR YARD SETBACK: 3.0 METRES
 SIDE YARD SETBACK: 1.0 METRE

SECTION G. OFF-STREET PARKING

MINIMUM OFF-STREET PARKING: 1 SPACE PER UNIT
 MINIMUM OFF-STREET PARKING: 1 SPACE PER UNIT
 MINIMUM OFF-STREET PARKING: 1 SPACE PER UNIT

SECTION H. OTHER REGULATIONS

REQUIREMENTS FOR PERMITTED USES
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SECTION I. LANDSCAPING

MINIMUM LANDSCAPING: 10% COVER
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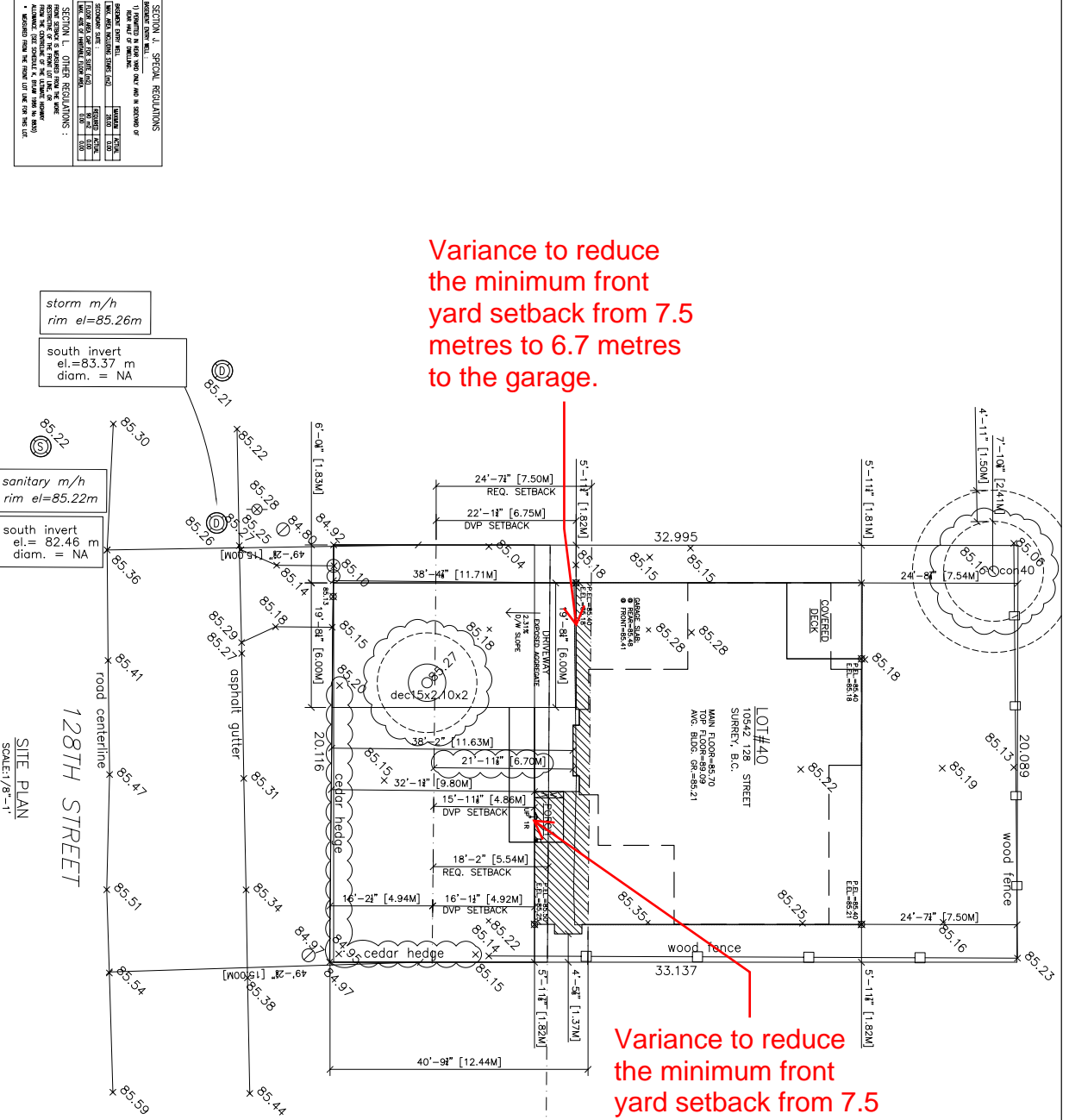
SECTION J. SPECIAL REGULATIONS

SPECIAL REGULATIONS
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Variance to reduce the minimum front yard setback from 7.5 metres to 6.7 metres to the garage.

Variance to reduce the minimum front yard setback from 7.5 metres to 4.8 metres to the principal building face.

PERMITTED FAR = 4012.25 SQ.FT.
 PROPOSED FAR WITHOUT DVP = 3766.71 SQ.FT.
 PROPOSED FAR WITH DVP = 4009.42 SQ.FT.



DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE

OWNER	SCALE	DATE
MR. GURJAN SINGH	1/8" = 1'	JUNE 6, 2020
LOT#40, 10542 128 STREET		
SURREY, BC		

TITLE	DRAWING NO.
PROPOSED RESIDENCE FOR MR. GURJAN SINGH	DD20-8230-P1
SCALE: 1/8" = 1'	

DATE	BY
JUNE 6, 2020	
DATE	BY



Bhilon Designs Ltd.
 128TH STREET
 SCALE: 1/8" = 1'

PROPOSED RESIDENCE FOR MR. GURJAN SINGH
 LOT#40, 10542 128 STREET
 SURREY, BC



THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 10542 128 St, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-by-law protected trees)</i>	1
Protected Trees to be Removed	1
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	2
Replacement Trees Proposed	2
Replacement Trees in Deficit	0
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:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



February 10, 2021

(Signature of Arborist)

Date

