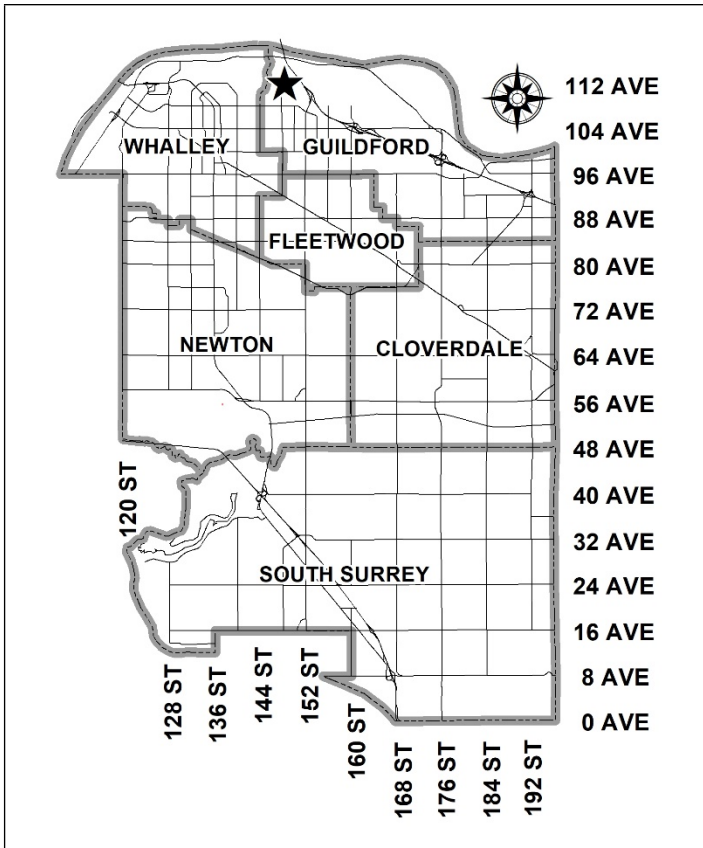


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0254-00

Planning Report Date: July 11, 2022



PROPOSAL:

- **Development Permit** for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas)
- **Development Variance Permit**

to permit the development of a new single-family dwelling.

LOCATION: 14869 - Blackbird Crescent

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval to draft Development Permits for Hazard Lands and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the setback requirements of the Single Family Residential (RF) Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit guidelines in the OCP for Sensitive Ecosystems (Streamside Areas) and includes a restoration and protection plan for of the on-site Streamside Protection and Enhancement Area (SPEA).
- The proposal complies with the Development Permit guidelines in the OCP for Hazard Lands (Steep Slopes) by clustering the building on one portion of the property and reducing the front yard setback to permit the building to be sited further away from the streamside protection and steep slope areas at the rear of the property.
- The proposal to reduce the front yard setback of the RF Zone from 7.5 metres to 6.0 metres is supportable given the constraints imposed by the streamside and steep slopes protection areas impacting the rear of the property and will have minimal visual impact on the streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7921-0254-00 Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix III) and the finalized Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7921-0254-00 (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 6.0 metres to the principal building face.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized geotechnical report to the satisfaction of the General Manager, Planning & Development;
 - (c) submission of the finalized Ecosystem Development Plan Peer Review, Landscape, Monitoring, and Fencing Security, to the satisfaction of the Planning and Development Department;
 - (d) registration of a Section 219 Restrictive Covenant / Right-of-Way over the designated Streamside Protection Area to ensure safeguarding and maintenance of the Protection Area in perpetuity;
 - (e) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the Ecosystem Development Plan; and
 - (f) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the finalized geotechnical report.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	RF
North (Abutting):	City Parkland, Bon Accord Creek	Urban	RF

Direction	Existing Use	OCP Designation	Existing Zone
East (Abutting):	Single Family Dwellings	Urban	RF
South (Across Blackbird Crescent):	Single Family Dwellings	Urban	RF
West (Abutting):	Single Family Dwellings	Urban	RF

Context & Background

- The subject property is located at 14896 Blackbird Crescent and is 719 square metres in area. The lot is zoned “Single Family Residential Zone” (RF) and designated Urban in the Official Community Plan.
- The subject property falls under the Development Permit Areas for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas).
- Approximately 242 square metres of land at the rear of the property is undevelopable due to the presence of a streamside and steep slopes protection areas associated with Bon Accord Creek (east branch) adjacent to the lot’s north and west lot lines.
- Without the requested front yard setback relaxation, a newly developed single-family dwelling on this site would be smaller in floor area than the RF Zone standard for a lot of this size.

DEVELOPMENT PROPOSAL

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.

Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection to the project as tree removal and access to the site through parkland are not proposed.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which has been identified as a stream. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.

- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class A (red-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan, prepared by Richard Borthwick, M.Sc., R.P. Bio, of *Madrone Environmental Services Ltd.* and dated June 8, 2022, was reviewed by staff and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.
- The applicant is required to have a peer review completed to confirm the findings of the Ecosystem Development Plan as a condition of Final Adoption, should the proposal be supported by Council. Any required changes resulting from this review will be incorporated into the SEDP prior to consideration of final approval.
- Richard Borthwick, M.Sc., R.P. Bio, of *Madrone Environmental Services Ltd.* prepared a Riparian Area Protection Regulations (RAPR) report for the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) confirming that the proposal was compliant with the RAPR. FLNRORD accepted the findings of this report on August 9, 2021.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that portions of the site contain steep slopes in excess of 20% gradient. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- A geotechnical report, prepared by Diljot Brar, *P. Eng.*, and Larry Deng, *P. Eng.*, of *Evertex Engineering Ltd.* and dated March 14, 2022, was peer reviewed by Qiyan (Rick) Jiang, *P. Eng.*, of *Fraser Valley Engineering Ltd.* and found to be acceptable.
- The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development the site and proposes recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including identification of a no-build area.

- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final approval.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Setback Variances

- The applicant is requesting the following variances:
 - to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 6.0 metres to the principal building face.
- The proposal to reduce the front yard setback of the RF Zone from 7.0 metres to 6.0 metres is reasonable based on the constraints imposed by the streamside and steep slopes protection areas impacting the rear of the property.
- Required on site parking can still be accommodated in accordance with the Zoning By-law.
- Staff support the requested variances to proceed for consideration.

TREES

- Based on a survey of the property and development plans, it was determined that no protected trees would be impacted by this project. There are currently no trees on the subject property.
- The new trees on the site that are proposed within the Streamside Protection and Enhancement Area (SPEA) will consist of a variety of trees including Western Redcedar, Bigleaf Maple, Western Hemlock, and Douglas Fir. Sixty-five (65) new trees are proposed for planting under the EDP's restoration plan.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

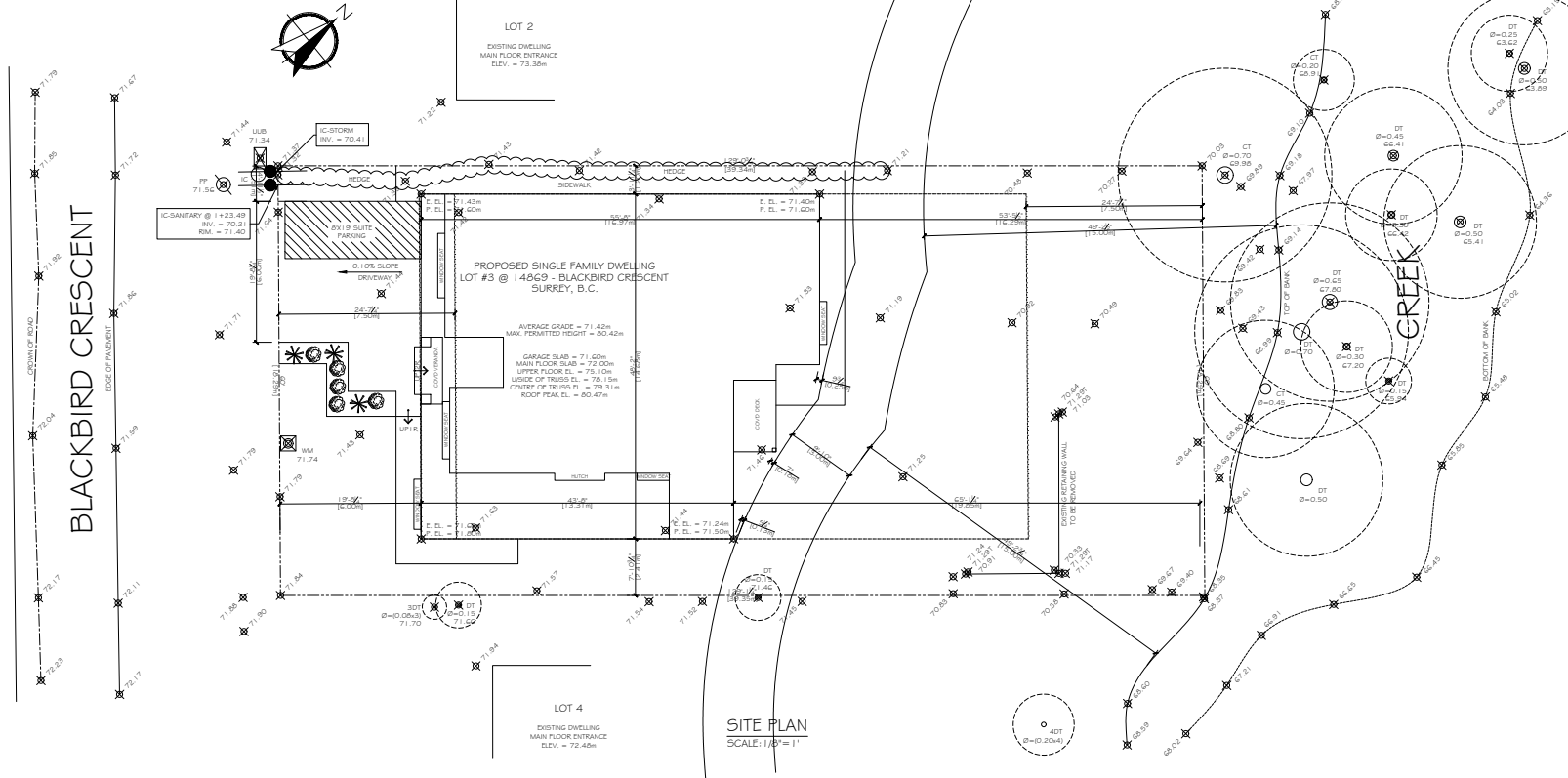
- Appendix I. Site Plan
- Appendix II. Development Variance Permit 7921-0254-00
- Appendix III. Landscape Improvement Plan
- Appendix IV. Engineering Summary

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

JK/cm

LEGAL DESCRIPTION: LOT 3 SECTION 17 BLOCK 5
NORTH RANGE 1 WEST NWD PLAN 18298



SITE PLAN
SCALE: 1/8" = 1'

RF ZONING		7743 SQ. FT. (17.8469)
LOT AREA	PERMITTED	PROPOSED
COVERED AREA (INC. S.I.N.)	2527 SQ. FT.	2447 SQ. FT.
FLOOR AREA RATIO	421.0 SQ. FT.	4169 SQ. FT.
MAIN FLOOR AREA		1841 SQ. FT.
UPPER FLOOR AREA		1508 SQ. FT.
GARAGE AREA		420 SQ. FT.
80% UPPER FLOOR	1511 SQ. FT.	1896 SQ. FT.
20% LOWER ROOF	478 SQ. FT.	487 SQ. FT.
SETBACKS		
FRONT YARD	7.50m	6.00m
RIGHT SIDE	2.00m	2.41m
LEFT SIDE	1.50m	1.50m
REAR YARD	7.50m	14.23m
DECK AREA		
FRONT COVERED VERANDA	60 SQ. FT.	28 SQ. FT.
ALL OTHER COVERED DECKS	251 SQ. FT.	131 SQ. FT.
TOTAL COVERED DECKS	481 SQ. FT.	159 SQ. FT.
IMPERMEABLE CALCULATION		
VERANDA & DECK AREA	100 SQ. FT.	
DRIVEWAY & SUITE PARKING AREA	353 SQ. FT.	
WALKWAY & SIDEWALK AREA	333 SQ. FT.	
TOTAL IMPERMEABLE AREA	5420 SQ. FT.	3358 SQ. FT.

COMPLIANCE PATH CHOSEN:

PERSCRPTIVE METHOD AS PER SECTION 9.36.2-9.36.4 of BCBC
HEATING:
IN-FLOOR RADIANT HEAT SYSTEM WITH CENTRAL RECIRCULATION VENTILATOR (PASSIVE AIR INLET FOR SECONDARY SUITE)

NOTES

- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
- ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE, 2018 EDITION.
- ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA 3 A23.1 LATEST EDITION.
- CONCRETE STRENGTH AT 28 DAYS, MIN. 15 MPa, AND 20 MPa FOR FLOORS, AND 32 MPa FOR GARAGE SLABS.
- ALL FRAMING AND NAILING SHALL CONFORM TO B.C.B.C. PART 9 AND DESIGN TO CSA LATEST EDITION.
- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
- WOOD TRUSSES SHALL BE DESIGNED AND SEALED BY P. ENG. REGISTERED IN B.C.
- ALL PLYWOOD SHALL BE DOUGLAS FIR AND CONFORM TO CSA 01.21 LATEST EDITION.
- ALL NEW WINDOWS, DOORS AND SIGHTS AND THEIR INSTALLATION SHALL COMPLY WITH NEW HWP STANDARDS AND SPECIFICATIONS (B.7.4 B.C.B.C. 2018 EDITION).
- THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
- ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
- PROTECTIVE GRATE ENCLOSURE CONFORMING TO 9.10.1.0.1.5) TO BE INSTALLED OVER WINDOW WELLS.
- WINDOW SEAT MUST BE RAISED AT LEAST 0.5m O/P FLOOR.

CLIMATE ZONE 4

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

TOORA HOME PLANS

TEL: (604) 951-4343 ADDRESS: 12968 - 107th AVE
FAX: (604) 951-4373 EMAIL: toorahomes@gmail.com SURREY, B.C. V3T 2E9

PROPOSED SINGLE FAMILY DWELLING
LOT #3 @ 14869 - BLACKBIRD CRESCENT
SURREY, B.C.

TITLE:	SITE PLAN	DESIGNER:	RAJ TOORA	A I
SCALE:	1/8" = 1'	DRAWN BY:		
DATE:	NOV/2020			

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0254-00

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: 005-112-567

Lot 3 Section 17 Block 5 North Range 1 West New Westminster District Plan 18298

14869 - Blackbird Creek

(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 6.0 metres to the principal building face.
4. This development variance permit applies to only the portion of 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.

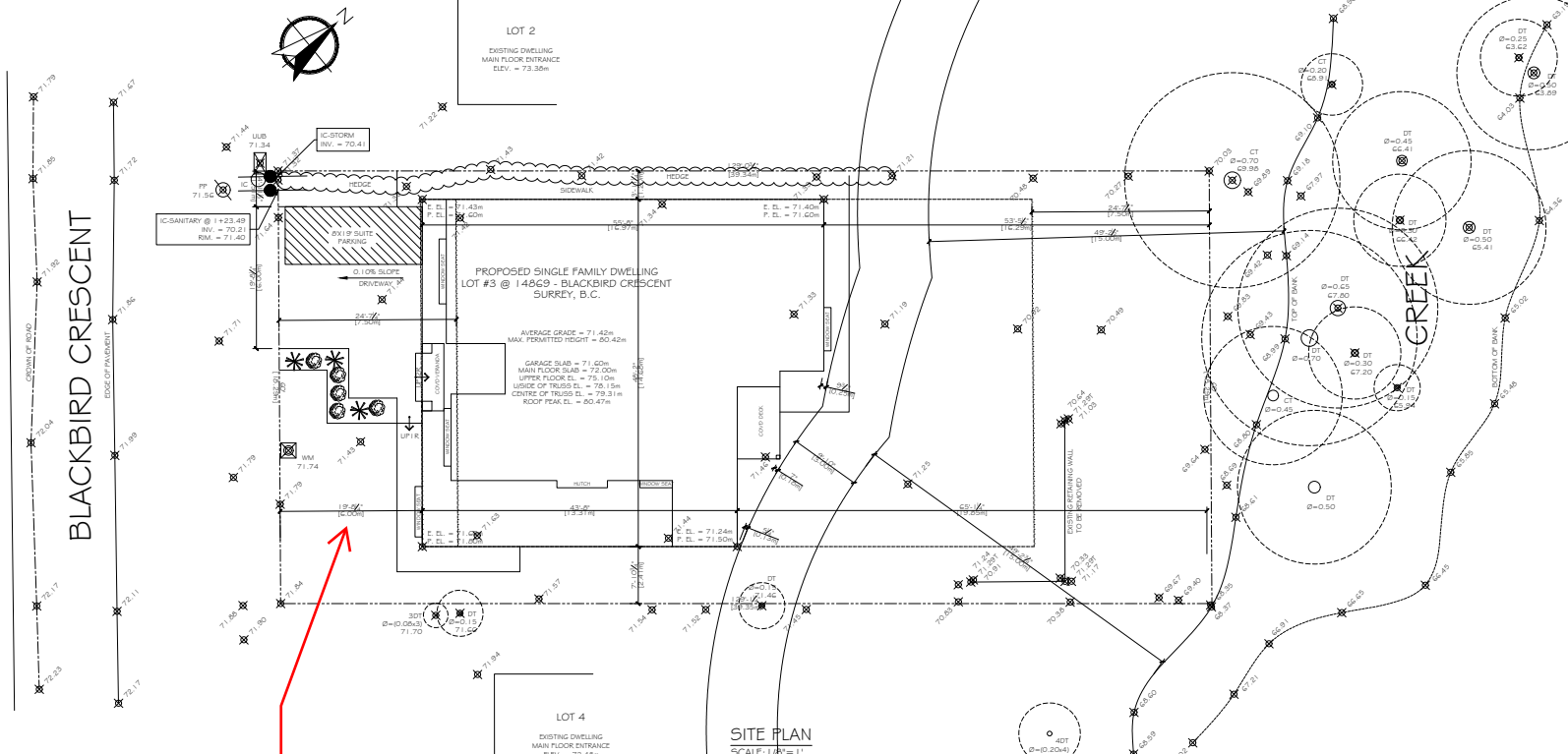
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit 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

LEGAL DESCRIPTION: LOT 3 SECTION 17 BLOCK 5
NORTH RANGE 1 WEST NWD PLAN 18298



DVP 7921-0254-00: In Section F of Part 16 "Single Family Residential Zone (RF)" the minimum front yard setback is reduced from 7.5 metres to 6.0 metres to the principal building face.

RF ZONING

LOT AREA	7743 SQ. FT. (1719.44m ²)	
	PERMITTED	PROPOSED
COVERED AREA (INC. S.I.)	2527 SQ. FT.	2447 SQ. FT.
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MAIN FLOOR AREA		1841 SQ. FT.
UPPER FLOOR AREA		1508 SQ. FT.
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SETBACKS		
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DECK AREA		
FRONT COVERED VERANDA	60 SQ. FT.	28 SQ. FT.
ALL OTHER COVERED DECKS	261 SQ. FT.	131 SQ. FT.
TOTAL COVERED DECK AREA	481 SQ. FT.	199 SQ. FT.
IMPERMEABLE CALCULATION		
PRINCIPLE BUILDING AREA	100 SQ. FT.	
VERANDA & DECK AREA	400 SQ. FT.	
DRIVEWAY & SUITE PARKING AREA	353 SQ. FT.	
WALKWAY & SIDEWALK AREA	333 SQ. FT.	
TOTAL IMPERMEABLE AREA	5420 SQ. FT.	3356 SQ. FT.

COMPLIANCE PATH CHOSEN:

PERSCRPTIVE METHOD AS PER SECTION 9.3C.2-9.3C.4 OF BCBC
HEATING:
IN-FLOOR RADIANT HEAT SYSTEM WITH CENTRAL RECIRCULATION VENTILATOR (PASSIVE AIR INLET FOR SECONDARY SUITE)

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- ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
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- ALL PLYWOOD SHALL BE DOUGLAS FIR AND CONFORM TO CSA O1 21 LATEST EDITION.
- ALL NEW WINDOWS, DOORS AND SKYLIGHTS AND THEIR INSTALLATION SHALL COMPLY WITH NEW HWP STANDARDS AND SPECIFICATIONS (B.7.4 B.C.B.C. 2018 EDITION).
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CLIMATE ZONE 4

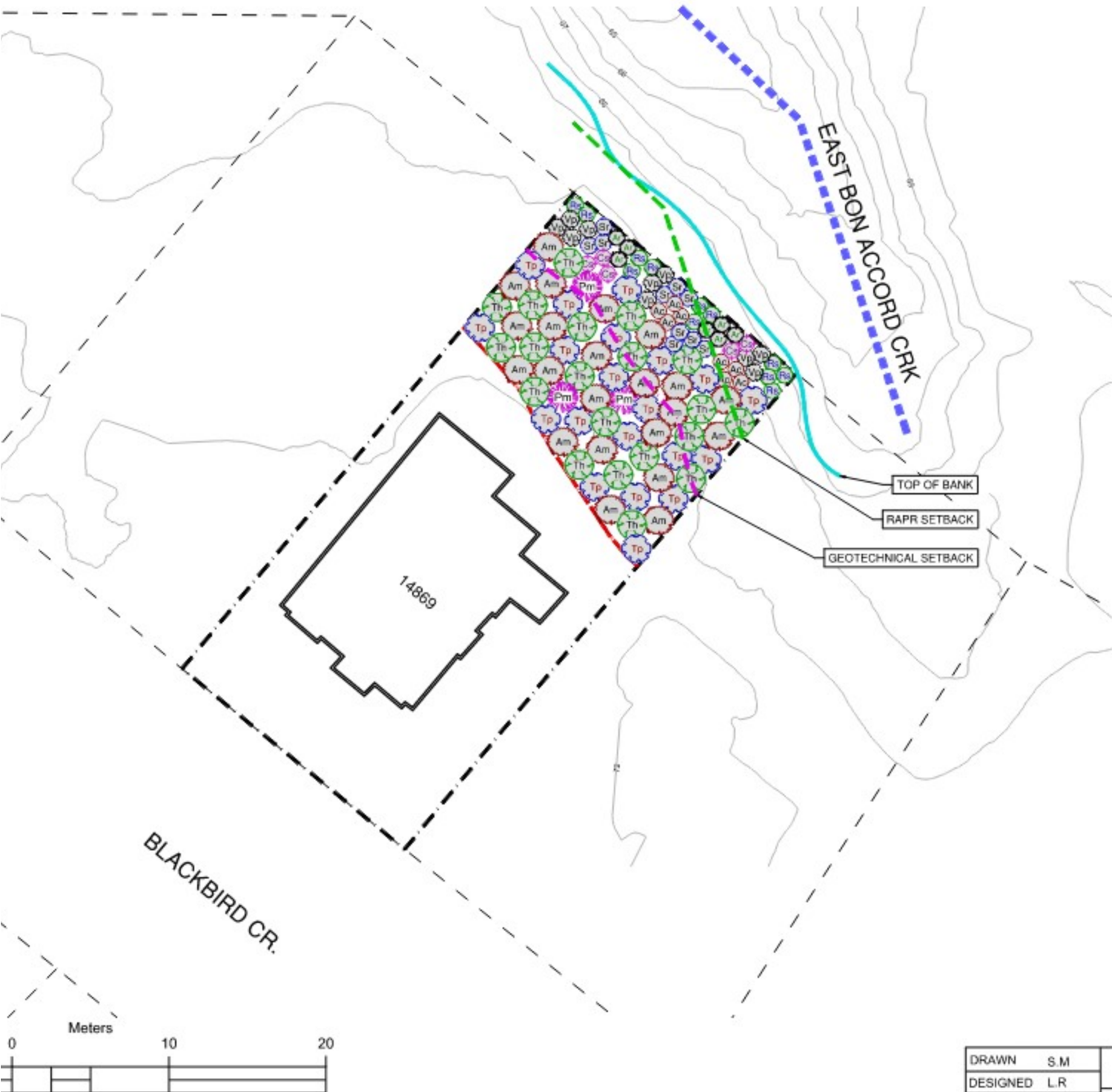
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PROPOSED SINGLE FAMILY DWELLING
LOT #3 @ 14869 - BLACKBIRD CRESCENT
SURREY, B.C.

TITLE:	SITE PLAN	A I
SCALE:	1/8" = 1'	
DATE:	NOV/2020	DESIGNER: RAJ TOORA DRAWN BY:



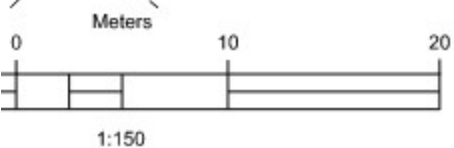
Symbol	Common name	Scientific name
Tree		
	Western Redcedar	<i>Thuja plicata</i>
	Bigleaf Maple	<i>Acer macrocarpon</i>
	Western Hemlock	<i>Tsuga heterophylla</i>
	Douglas Fir	<i>Pseudotsuga</i>
Shrub		
	Salmonberry	<i>Rubus speciosus</i>
	Red elderberry	<i>Sambucus racemosa</i>
	Red Huckleberry	<i>Vaccinium vitis-idaea</i>
	Vine Maple	<i>Acer circinnatum</i>
	Red Osier Dogwood	<i>Cornus sericea</i>
	Red Alder	<i>Alnus rubra</i>
Totals		

BLACKBIRD CR.

EAST BON ACCORD CRK

TOP OF BANK
RAPR SETBACK
GEOTECHNICAL SETBACK

14869



DRAWN	S.M
DESIGNED	L.R
CHECKED	L.R
APPROVED	L.R
SCALE	AS SHOWN

PLANTING PLAN

CITY OF SURREY

14869 BLACKBIRD CR., SURREY, BC.





INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development**
- Surrey Division
Planning and Development Department

FROM: **Development Services Manager, Engineering Department**

DATE: **June 24, 2022** PROJECT FILE: **7821-0254-00**

RE: **Engineering Requirements**
Location: 14869 Blackbird Cr

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

Engineering has no concerns related to the proposed variance for front yard setback.

The following issues are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside) associated with the proposed construction of a new single-family dwelling on the RF property:

- The applicant will be required to provide a combined statutory right-of-way/restrictive covenant (SRW/RC) for East Bon Accord Creek located along the northeast portion of the lot. The SRW/RC is to be registered over the setback from the top of bank as per Part 7A of the Zoning Bylaw.

A Servicing Agreement is not required, but an Administrative Processing fee is required for the legal documents above.

Jeff Pang, P.Eng.
Development Services Manager