

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0145-00

Planning Report Date: October 3, 2022

PROPOSAL:

- **Development Variance Permit**

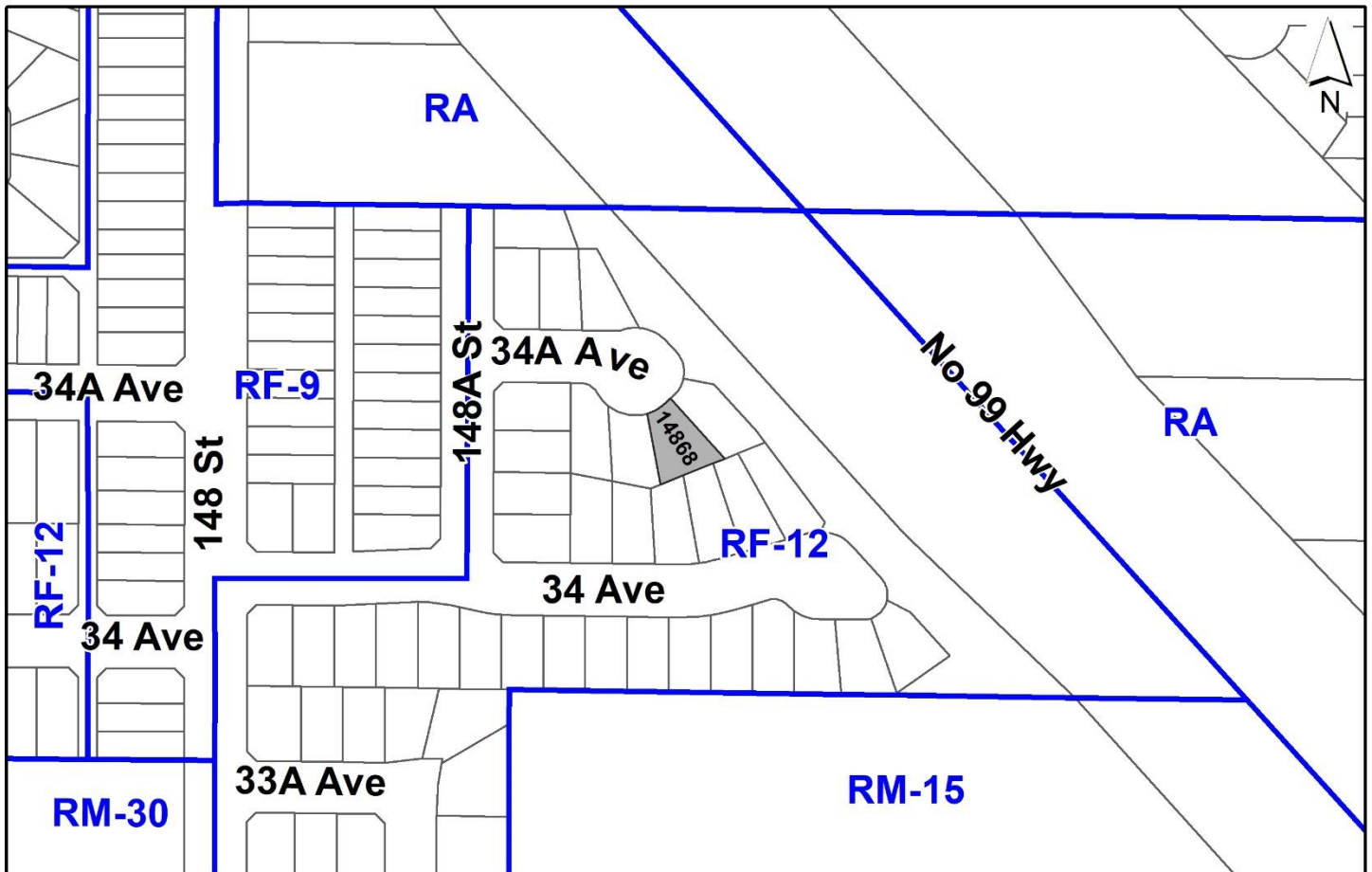
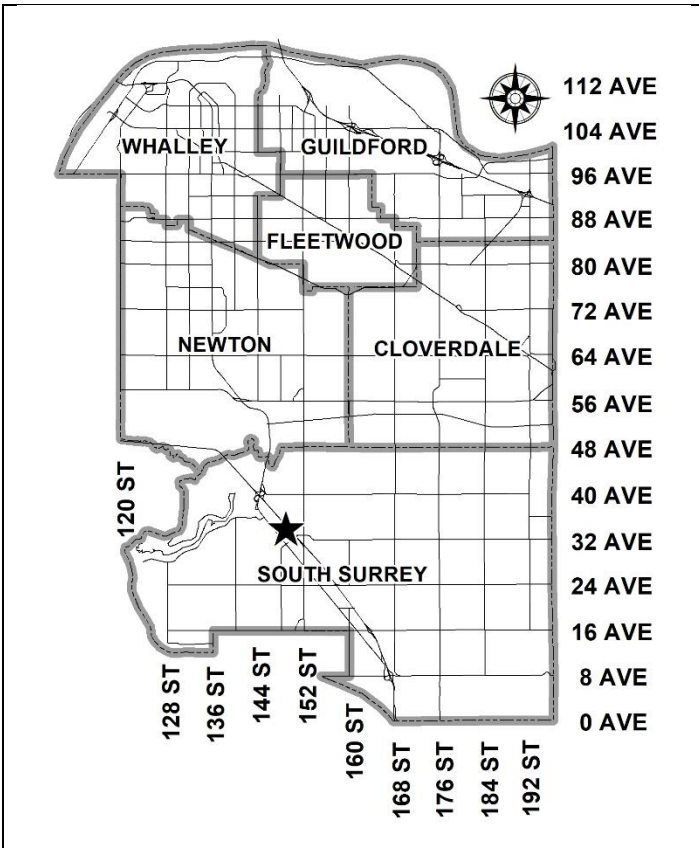
to reduce the minimum rear yard setback requirements to permit construction of a single-family dwelling.

LOCATION: 14868 - 34A Avenue

ZONING: RF-12

OCP DESIGNATION: Urban

LAP DESIGNATION: Clustering At Urban Single Family Density (8 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the rear yard setback requirements of the Single Family Residential 12 (RF-12) Zone.

RATIONALE OF RECOMMENDATION

- The proposed variance is required to accommodate the irregular (pie) shape of the existing lot, in which the applicant has demonstrated a functional building envelope and sufficient tree retention and replacement.
- The proposed variance is not expected to have a negative impact on the surrounding neighbourhood. The proposed variance will permit the construction of a single family dwelling on a lot that has remained vacant for sixteen years.
- The proposed dwelling would be within the maximum lot coverage and floor area ratio requirements of the RF-12 Zone, should the variance be supported.
- Despite the proposed variance, the irregular-shaped configuration of the subject lot provides ample rear yard space.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0145-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) To reduce the minimum rear yard (south) setback of the RF-12 Zone for 50% of the rear width of the principal building from 7.5 metres to 6.0 metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant lot	Clustering At Urban Single Family Density (8 u.p.a.)	RF-12
North (Across 34A Avenue):	Single family dwelling	Clustering At Urban Single Family Density (8 u.p.a.)	RF-12
East:	Single family dwelling	Clustering At Urban Single Family Density (8 u.p.a.)	RF-12
South:	Single family dwelling	Clustering At Urban Single Family Density (8 u.p.a.)	RF-12
West:	Single family dwelling	Clustering At Urban Single Family Density (8 u.p.a.)	RF-12

Context & Background

- The subject property is approximately 360 square metres in area and is pie-shaped. It is located at 14868 – 34A Avenue. The site is designated "Urban" in the Official Community Plan (OCP) and "Clustering At Urban Single Family Density (8 u.p.a.)" in the King George Highway Corridor Local Area Plan (LAP).
- The subject property is zoned "Single Family Residential (12) Zone (RF-12)", and is classified as a Type II lot under the RF-12 Zone.
- The subject property was created under Development Application 7904-0409-00, which was approved on April 24, 2006 and resulted in the creation of twenty-three (23) lots. While the surrounding lots have since developed, the subject property has remained a vacant lot.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit to reduce the minimum rear yard (south) setback requirement of the "Single Family Residential (12) Zone (RF-12)" from the south property line.

Referrals

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

Parks, Recreation & Culture: The closest active park is Barbara Creek Park and is 383 metres away, and the closest natural area is the 103H Greenbelt and is 8 metres away.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Setback Variance

- The applicant is requesting the following variance:
 - To reduce the minimum rear yard (south) setback of the RF-12 Zone for 50% of the rear width of the principal building from 7.5 metres to 6.0 metres.
- The RF-12 Zone allows for a reduction of the rear yard setback of the principal building from 7.5 metres to 6.0 metres for a maximum of 50% of the rear width of the principal building for Type II lots.
- The applicant is requesting a variance to reduce the rear yard setback of the remaining 50% of the principal building's rear width from 7.5 metres to 6.0 metres to accommodate a functional building envelope for the subject property.
- Appendix I – Schedule A illustrates the proposed dwelling that may be built with consideration of the variance. Without the variance, the kitchen area behind the garage would be subject to a constricted design.
- The lot's pie shape is inefficient in creating a livable dwelling, as the rear (south) lot width of 22.3 metres is significantly larger than the front (north) lot width of 13.8 metres. Reducing the minimum rear yard (south) setback requirements of the RF-12 Zone allows for a dwelling size similar with neighbouring properties.
- The proposed variance will allow the applicant to add an additional 11.5 square metres of floor area to the main floor and an additional 9.2 square metres of floor area to the upper floor area. The total floor area of the proposed dwelling is 246.8 square metres which complies with the RF-12 Zone.

- With the proposed variance, the proposed dwelling will achieve a lot coverage of 38% and a floor area ratio of 0.68. These are within the maximum requirements of the RF-12 Zone.
- The pie-shaped configuration of the subject lot provides ample rear yard space, despite the proposed setback reduction.
- Staff support the requested variance to proceed for consideration.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associated 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
Coniferous Trees			
Douglas Fir	2	1	1
Total	2	1	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		2	
Total Retained and Replacement Trees			
		3	
Green City Program			
		N/A	

- The Arborist Assessment states that there are a total of two (2) mature trees on the site. It was determined that one (1) tree 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement. This will require a total of two (2) replacement trees on the site. The applicant is proposing two (2) replacement trees, meeting City requirements.
- In summary, a total of three (3) trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7922-0145-00
Appendix II. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JC/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0145-00

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: 026-686-023
Lot 30 Section 27 Township 1 New Westminster District Plan BCP23735
14868 - 34A Avenue

(the "Land")

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 17A "Single Family Residential (12) Zone", the rear yard (south) setback for 50% of the rear width of the principal building is reduced from 7.5 metres to 6.0 metres.
6. 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.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

9. 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.

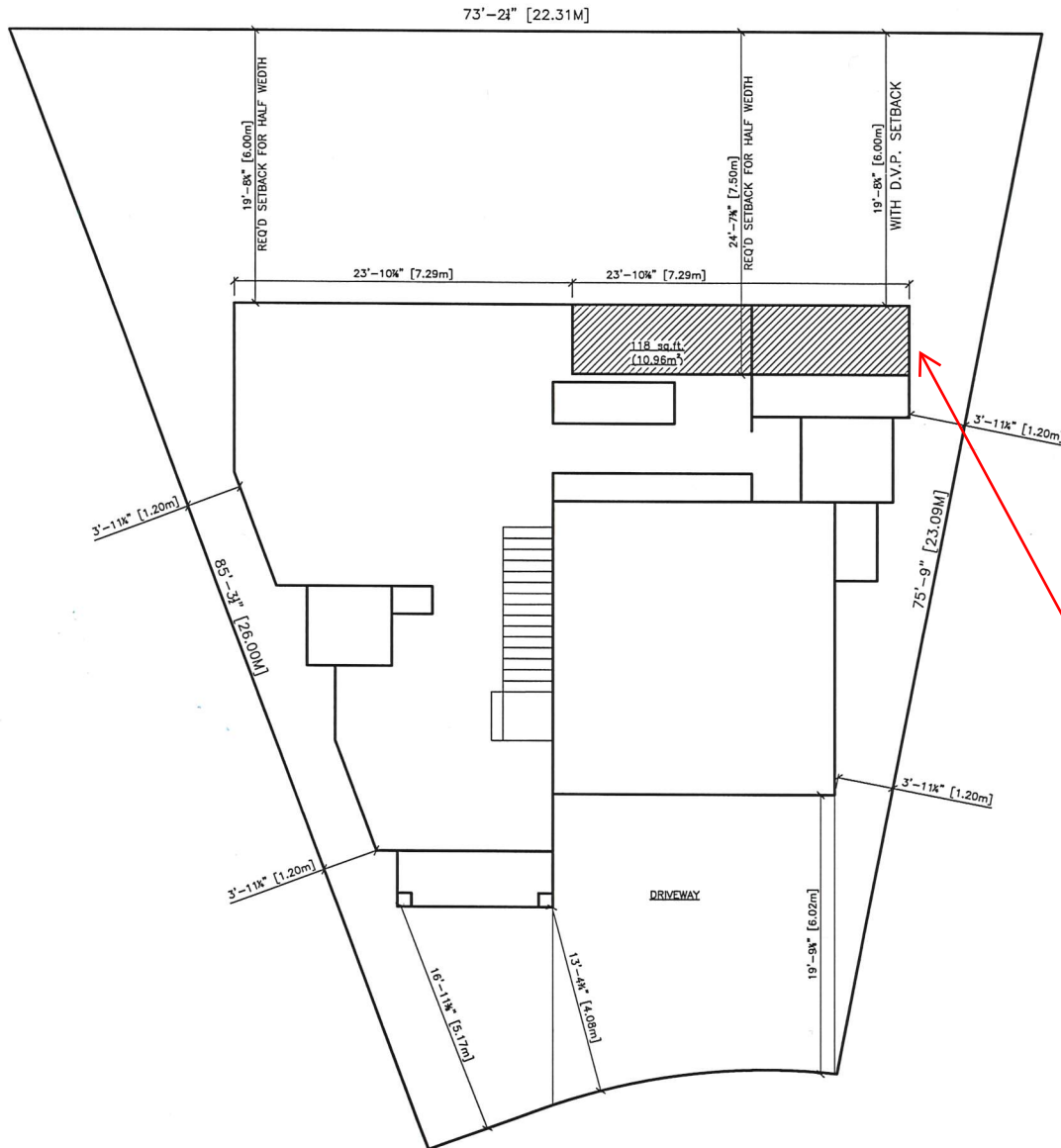
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

11. 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



ZONING RF12
 LOT SIZE= 3921 SQ.FT.
 ALLOWABLE F.A.R. 72%=2823 SQ.FT.
 BUILDABLE F.A.R. WITHOUT D.V.P.
 MAIN FLOOR=1387 SQ.FT.
 TOP FLOOR 1387x.8=1109-62=1047SQ.FT.
 TOTAL=2434 SQ.FT.

BUILDABLE F.A.R. WITH D.V.P.
 MAIN FLOOR=1511 SQ.FT.
 TOP FLOOR 1511x.8=1208-62=1146 SQ.FT.
 TOTAL=2657 SQ.FT.

Development Variance Permit No. 7922-0145-00: To reduce the minimum rear yard setback requirements of the RF-12 Zone for 50% of the rear width of the principal building from 7.5 metres to 6.0 metres.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE



TITLE
 PROPOSED RESIDENTIAL FOR
 GURINDER DHILLON
 LOT 14868 34A AVE
 SURREY, BC

DWNR	I.D
SCALE	1/4"=1'
DATE	APR.25.2022
CRDR	
PHONE	778-891-1507

DRAWING NO.
 DD22-

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

DHILLON DESIGN LTD.
 UNIT 210-12830-8050 AVE.
 SURREY, B.C. V3W 3A6
 PHONE: (604) 590-5525
 FAX: (604) 590-2876
 EMAIL: info@dhillondesigns.ca

10.0 TREE REPLACEMENT PLAN

Outlined in the "Surrey Tree Protection Bylaw, 2006 No. 16100", the requirement for replacement Trees will be required based upon the Trees being cut or removed. Two (2) trees are to be planted for each permit-sized tree removed (2:1 ratio), except when the tree removed is a black cottonwood (*Populus trichocarpa*) or red alder (*Alnus rubra*), whereupon the replacement ratio is 1:1.

On-Site Trees	Number of Trees
Protected Trees Identified	2
Protected Trees to be Removed	1
Protected Trees to be Retained	1
Off-site & City Trees	
Protected Trees Identified	
Protected Trees to be Removed	
Protected Trees to be Retained	
Total Replacement Trees Required:	
Red alder & Cottonwood Trees Requiring to be Replaced	
X one (1) =	
<hr/>	
Dead Trees Requiring to be Replaced	
X one (1) =	
<hr/>	
All other Trees Requiring 2 to 1 Replacement Ratio	
1 X two (2) = 2	
Total Replacement Trees required	2
Replacement Trees Proposed	2
Replacement Trees for Cash in leu	0

Tree Replacement Species		
Planting(s) should be scheduled for the late winter/ early spring or early fall		
Quantity	Name	Species
2	Paperback maple	<i>Acer griseum</i>

Please see map for location Note: Planting cannot be within 3 meters of another significant tree

General Tree Planting Methodology

Replacement trees must meet plant condition and structure requirements as stated in "BC Landscape Standard" of the BCSLA/BCLNA and "Canadian Standards for Nursery Stock" of the CNTA. Also, the Replacement trees must be planted and maintained according to the requirements as stated in the "BC Landscape Standard" of the BCSLA.

The proposed replacement Trees are to be a minimum size of 6cm caliper if deciduous, which is measured at 15 cm above the ground, or 3 m tall if coniferous at the time of planting (*trunk width measured at 15 centimetres above the ground*) At least 1.0 metre away from any site boundary line, at least 3.0 metres away from any principle building or any accessory building or any other structure on or adjacent to the site that may adversely affect the tree and; at least 2.5 metres away from any other tree on or adjacent to the site including driveway or any other hardscape or underground service/utility lines.

