

INTER-OFFICE MEMO

Regular Council - Public Hearing
Item H.20 7922-0210-00
Monday November 28, 2022
Supplemental Information

TO: **City Clerk, Legislative Services Division**

FROM: **Acting Manager, Planning & Development – South Division
Planning & Development Department**

DATE: **November 28, 2022** FILE: **7922-0210-00**

RE: **Agenda Item H.20, November 28th, 2022, Regular Council – Public Hearing
Development Application No. 7922-0210-00**

Development Application No. 7922-0210-00 will be considered for an indication of support following Public Notification at tonight's November 28th, 2022 Regular Council – Public Hearing Meeting.

The applicant for Development Application No. 7922-0210-00 has requested that their application not be not be considered at tonight's meeting and be considered at a subsequent meeting which will allow them time to have further discussion on the merits of their proposal.



Shawn Low
Acting Manager
Planning & Development – South Division

c.c. - City Manager
City Clerk

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0210-00

Planning Report Date: November 14, 2022

PROPOSAL:

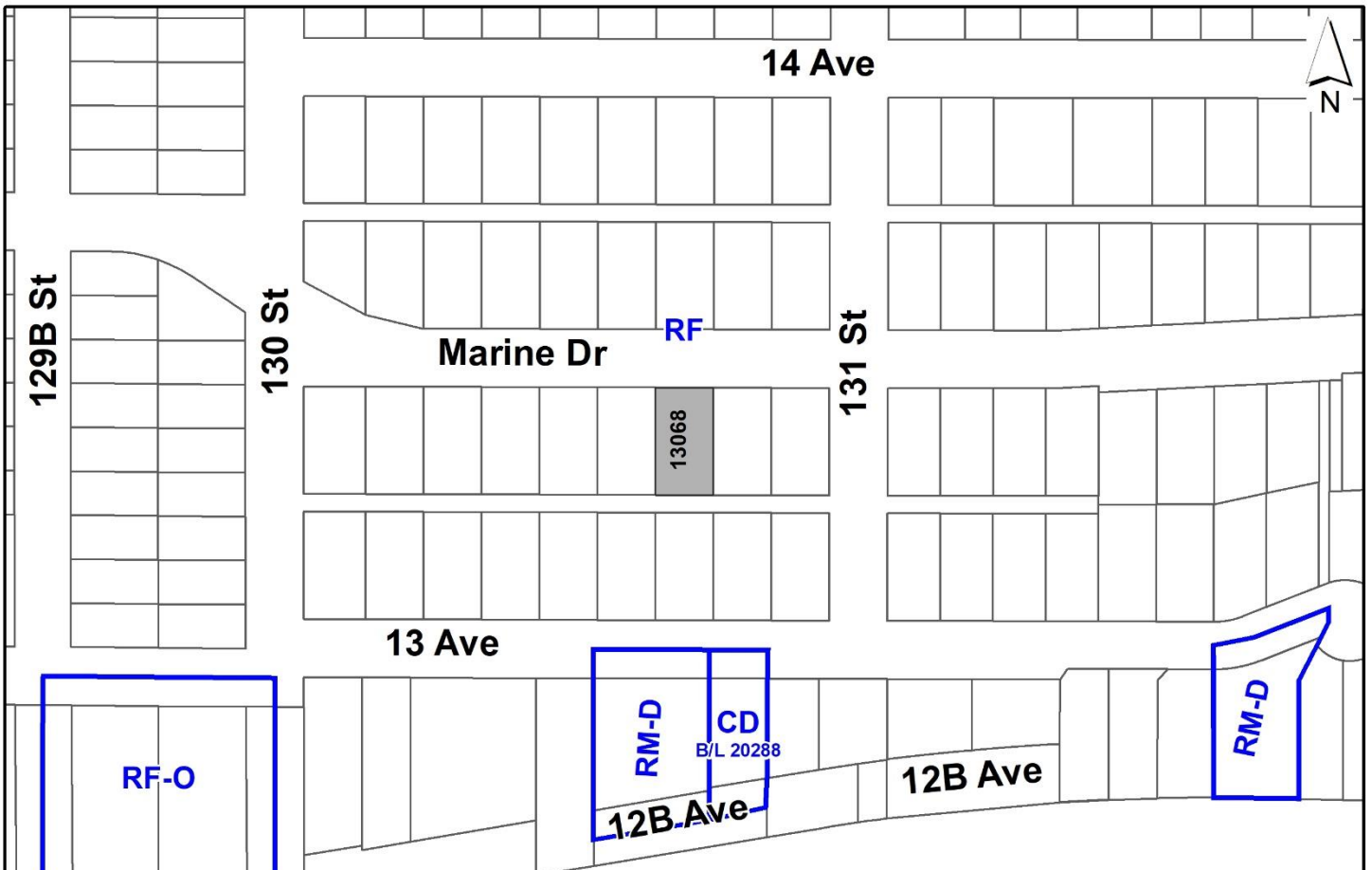
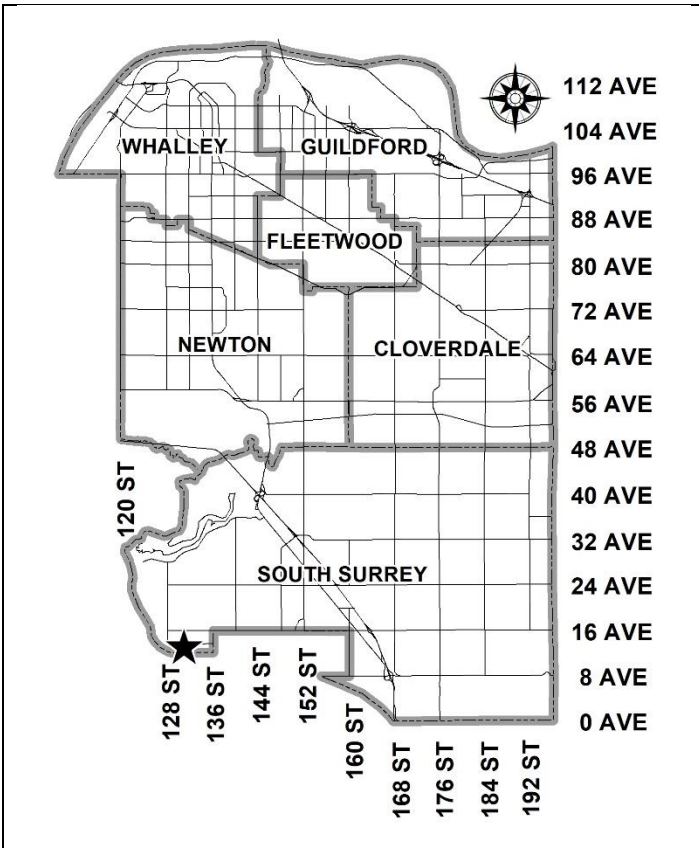
- **Development Variance Permit**

to increase the maximum principal building height in order to permit the construction of a new single-family dwelling.

LOCATION: 13068 - Marine Drive

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to increase the maximum height for a principal building.

RATIONALE OF RECOMMENDATION

- According to Part 1 “Definitions” of Zoning Bylaw 12000, building height for single family dwellings is measured from the average finished grade level. The subject site slopes up approximately two (2) metres from the rear (south) side of the site to the front (north) side of the site.
- The proposed building height is 1.4 metres higher than the maximum height allowed under the “Single Family Residential (RF) Zone” due to the increase in grade on the north side of the site.
- The proposed increase in principal building height will not have a negative visual impact on the surrounding properties.
- Construction of the proposed single-family dwelling would allow for the redevelopment of a lot that has remained vacant since 2016.
- The proposed building form is appropriate for this part of South Surrey.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7922-0210 (Appendix I) to increase the maximum principal building height of the "Single Family Residential (RF) Zone" from 7.3 metres to 8.7 metres for a roof pitch less than 1:4, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant Lot	Urban	RF
North (Across Marine Drive):	Single Family Residential	Urban	RF
East:	Single Family Residential	Urban	RF
South:	Single Family Residential	Urban	RF
West:	Single Family Residential	Urban	RF

Context & Background

- The subject site is in South Surrey along Marine Drive and is approximately 742 square metres in size.
- The site is designated "Urban" in the Official Community Plan (OCP), and zoned "Single Family Residential Zone (RF)".
- The site has remained vacant since 2016.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to increase the maximum allowable building height of the "Single Family Residential (RF) Zone" for a principal building with a roof pitch less than 1:4 from 7.3 metres to 8.7 metres.

Referrals

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

Parks, Recreation & Culture:

The applicant is recommending the removal of City tree ciz (hedge unit) as it would conflict with the proposed front fence. Parks Planning notes that as the requested variance is not related to tree removal, the review of City trees will be deferred to the Building Permit application.

The closest active park is Ware Park and is 230 metres away, and the closest natural area is the 131E – Greenbelt and is 70 metres away.

POLICY & BY-LAW CONSIDERATIONS

Height Variance

- The applicant is requesting the following variance:
 - to vary the maximum principal building height of the "Single Family Residential (RF) Zone" from 7.3 metres to 8.7 metres for a roof pitch less than 1:4.
- According to Part 1 "Definitions" of Zoning Bylaw 12000, building height for single family dwellings is measured from the average finished grade level. This is determined by averaging the finished grades at all building faces surrounding the perimeter of a building to the highest point on a building with a flat roof.
- The subject site slopes upward approximately two (2) metres from the rear (south) portion of the site to the front (north) portion of the site. The proposed building height is 1.4 metres higher than the maximum height allowed under the "Single Family Residential (RF) Zone" due to the increase in grade on the north side of the site. This creates a higher average finished grade level.
- The proposed increase in principal building height is not expected to have a negative visual impact on surrounding properties in the neighbourhood and due to the massing, will not be visible from Marine Drive. The proposed single-family dwelling will appear to have a building height of seven (7) metres from Marine Drive (2 storeys high), similar to houses within the immediate area.
- Houses along the north side of Marine Drive are located at an elevation approximately two (2) metres higher than houses on the south side. As a result, the proposed increase in height is not expected to obstruct any views to the south for residents north of Marine Drive.
- The proposed building form is appropriate for this part of South Surrey. Various new houses constructed along Marine Drive have incorporated a similar flat roof design. Construction of the proposed single-family dwelling would emulate other new houses in the area, allowing for a similar streetscape along Marine Drive.
- Construction of the proposed single-family dwelling would allow for the redevelopment of a lot that has remained vacant since 2016, completing the pattern of development within the neighbourhood block.

- Staff support the requested variances to proceed for consideration.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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			
Holly	1	1	0
Magnolia	1	1	0
Cherry	1	1	0
Coniferous Trees			
Spruce	1	0	1
Smaradg	1	1	0
Total (excluding Alder and Cottonwood Trees)	5	4	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		1	
Total Retained and Replacement Trees		2	
Contribution to the Green City Program		\$3,850	

- The Arborist Assessment states that there are a total of four (4) 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 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 ratio. This will require a total of eight (8) replacement trees on the site. Since only one (1) replacement tree can be accommodated on the site, the deficit of seven (7) replacement trees will require a cash-in-lieu payment of \$3,850, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- One (1) City tree (hedge unit) is proposed for removal as this would conflict with the proposed front fence. Parks Planning has advised that as the requested building height variance is not related to tree removal, the review of City trees (and potential removal) will be deferred to the Building Permit application. As such, additional tree retention may be required as this is reviewed further.
- In summary, a total of two (2) trees are proposed to be retained or replaced on the site with a contribution of \$3,850 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7922-0210-00
- 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.: 7922-0210-00

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: 009-893-580
Lot 7 Block 6 Section 8 Township 1 New Westminster District Plan 2715
13068 - Marine Drive

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section G of Part 16 "Single Family Residential (RF) Zone", the maximum height for a principal building with a roof pitch less than 1:4 is increased from 7.3 metres to 8.7 metres.
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.
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.

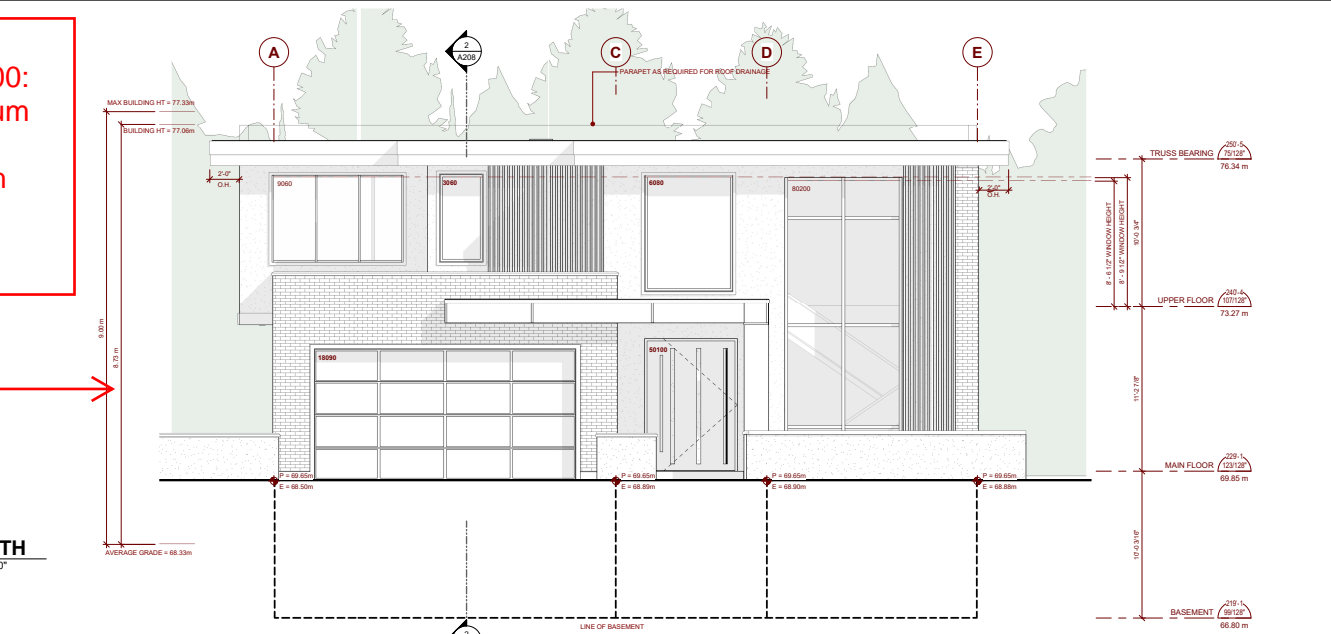
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

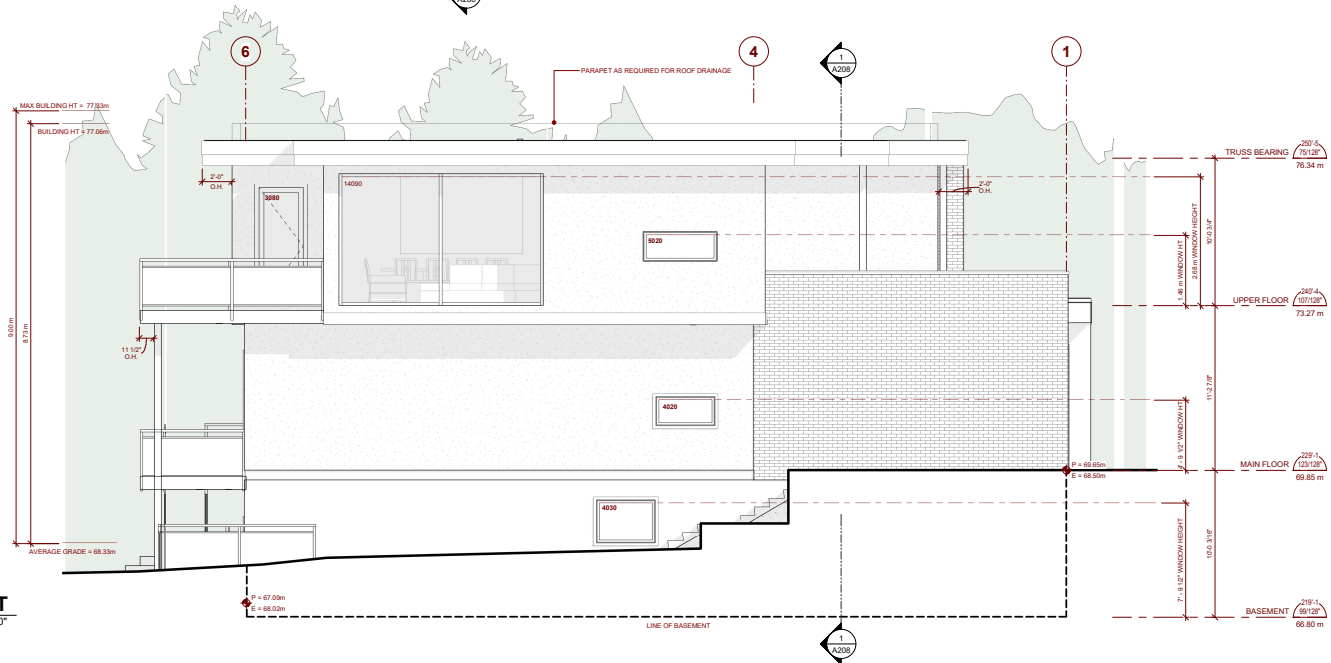
City Clerk – Jennifer Ficocelli

Development Variance Permit No. 7922-0210-00:
 To increase the maximum height for a principal building with a roof pitch less than 1:4 from 7.3 metres to 8.7 metres

NORTH
 1/4" = 1'-0"



EAST
 1/4" = 1'-0"



LIT RESIDENCE

13068 MARINE DR. SURREY

Title ELEVATIONS

Scale: 1/4" = 1'-0"

Date: MAR. 04, 2022

Drawn: AM

Checked: SS

Job no. 2117

Sheet no. A206

Consultant

Drawings are to be read in conjunction with each other; any discrepancies found on any drawings are to be reported to the designer before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the latest edition of the B.C. Building Code. © COPYRIGHT. ALL RIGHTS RESERVED.

2022.04.12
 3:25:29 PM

Tree Preservation Summary

Surrey Project No:

Address: 13068 Marine Drive, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR-5079A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	5	Protected Trees Identified	0
Protected Trees to be Removed	4	Protected Trees to be Removed	
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1	Protected Trees to be Retained	-
Total Replacement Trees Required:		Total Replacement Trees Required:	
- Alder & Cottonwoods to be removed (1:1) X one (1) =	8	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	-
All other species to be removed (2:1) 4 X two (2) 8		- All other species to be removed (2:1) 0 X two (2) = 0	
Replacement Trees Proposed	1	Replacement Trees Proposed	-
Replacement Trees in Deficit	7	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	-		

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

November 7, 2022

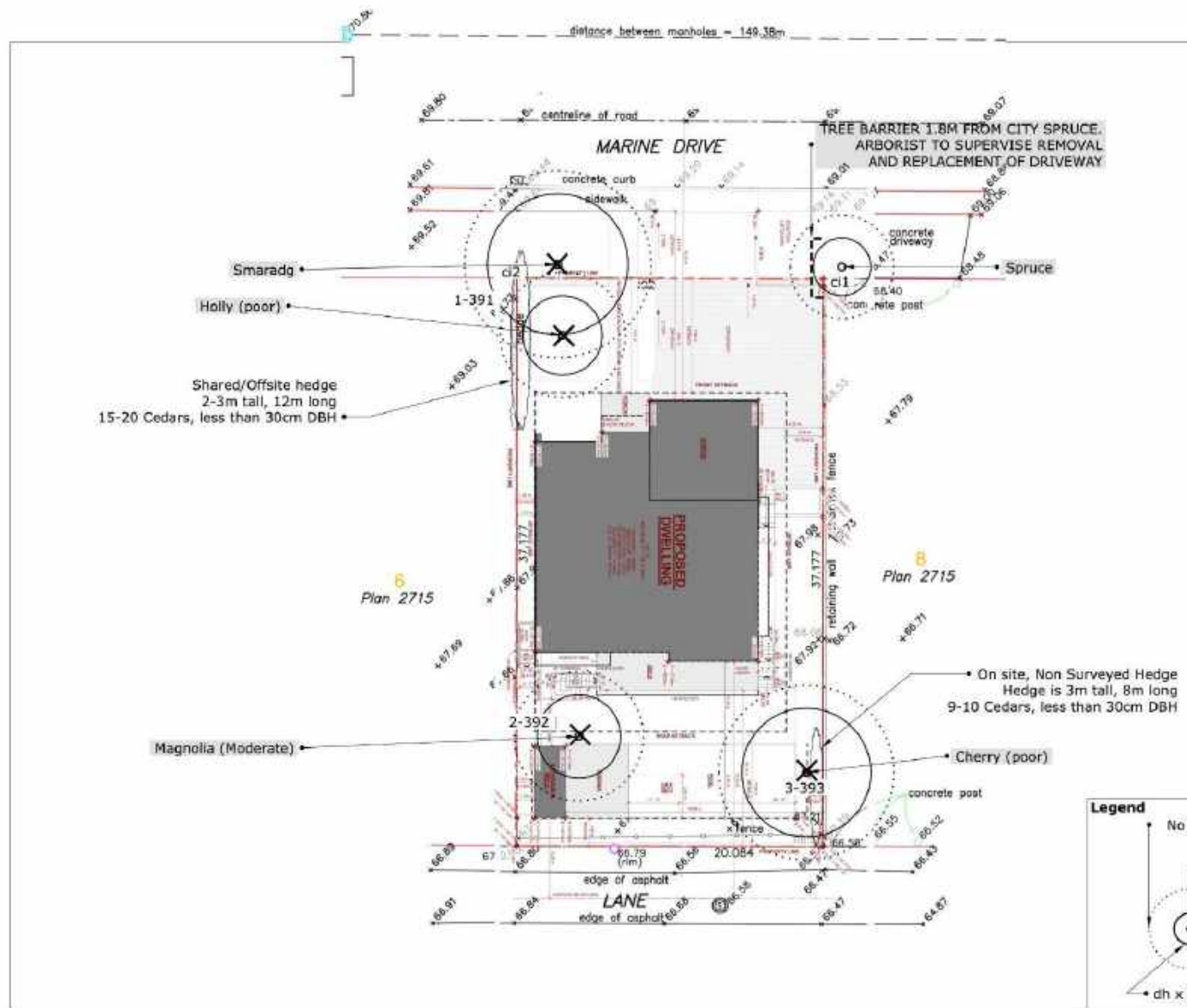
Date



**Tree Plan for Construction at
13068 Marine Drive,
Surrey**

Date: November 4, 2022

Tree Inventory			
Tag	Species	DBH (cm)	TPZ (m)
ci1	Blue Spruce	29	1.8
ci2	Smaragd	71	4.26
1-391	Holly	40	2.40
2-392	Magnolia	42	2.52
3-393	Cherry Tree	65	3.90



Legend

- No Build Zone
- Tree Center
- dh x 6 + 1/2 of dbh

Legend

- x = remove tree
- tree barrier

1m 1:250 10m