

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0213-00

Planning Report Date: July 25, 2022

PROPOSAL:

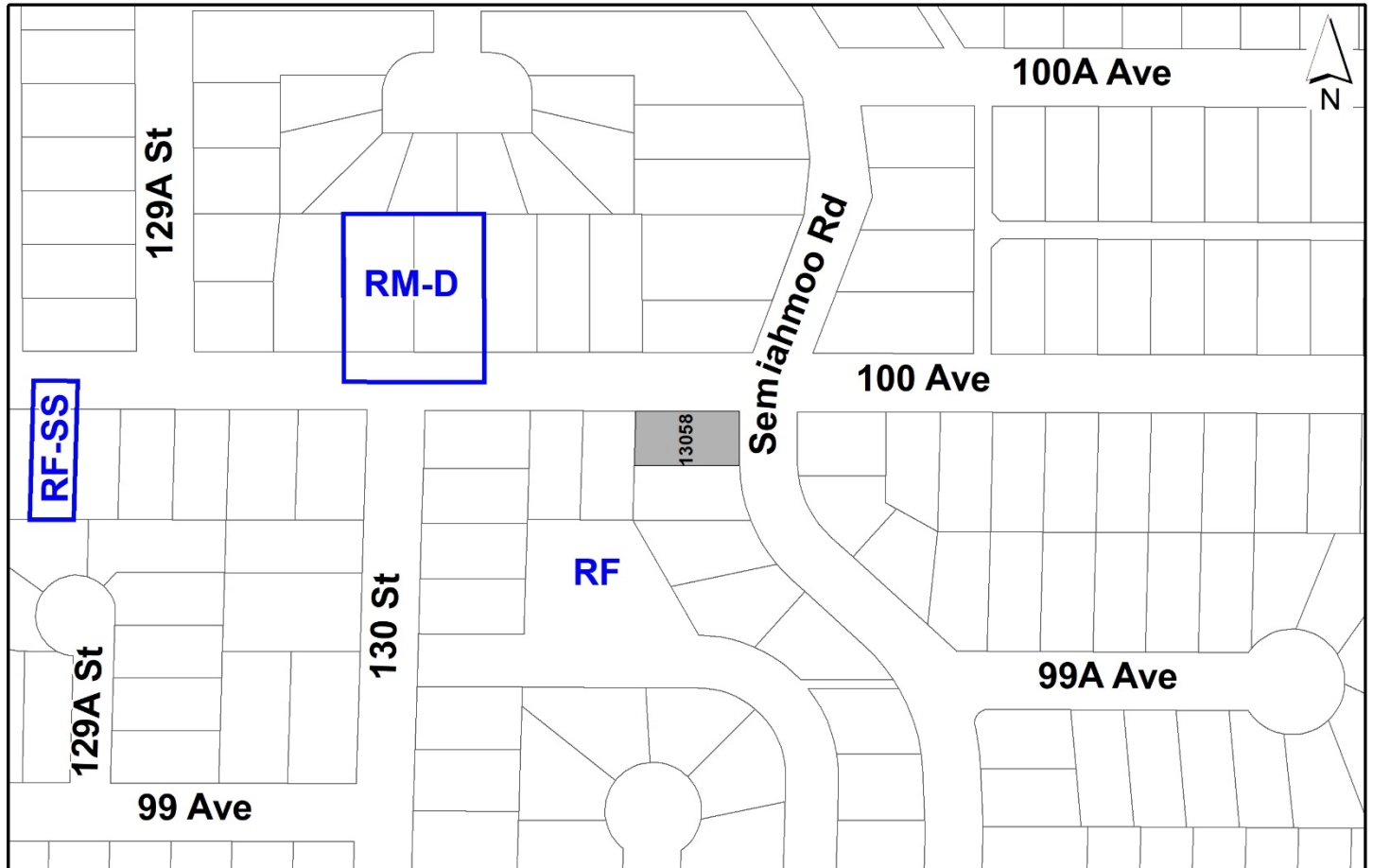
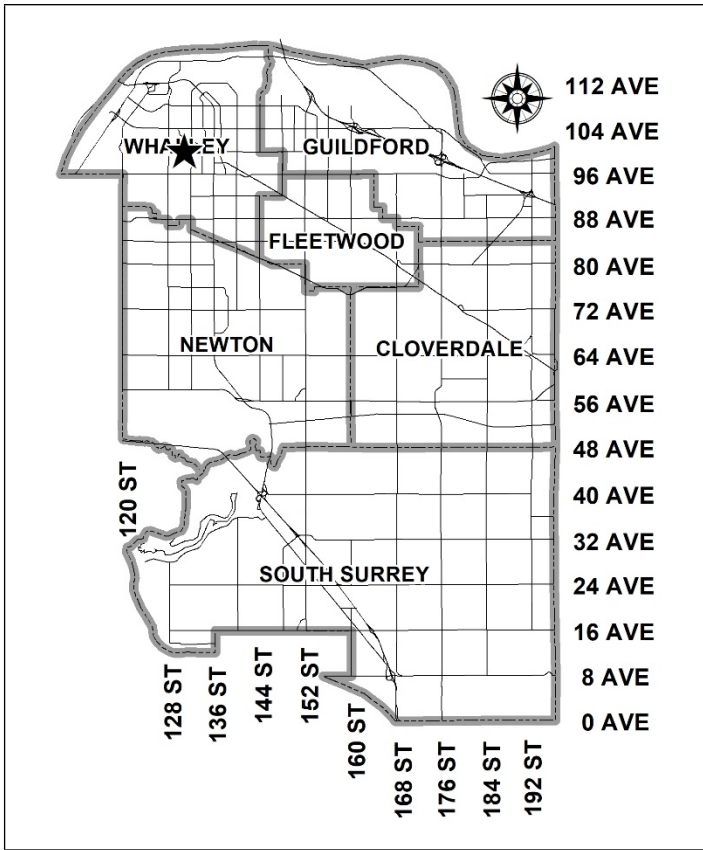
- **Development Variance Permit**

to reduce setbacks for a proposed single-family dwelling on a lot located along a collector road (100 Avenue).

LOCATION: 13058 - 100 Avenue

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 side yard and side yard on flanking street setback requirements of the RF Zone for a proposed new 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.
- 100 Avenue is a collector road with an ultimate road allowance of 24 metres. This ultimate road allowance will require future road widening from the (north) side yard on flanking street property line.
- The requested reduced setbacks from the ultimate property line will allow the owner to achieve an RF-type house facing towards Semiahmoo Road which is consistent with the established streetscape. The front door to the home will face Semiahmoo Road, no doors are proposed facing 100 Avenue.
- The proposed single-family dwelling will have a minimum 9.1 metre long driveway providing vehicle access from Semiahmoo Road. This configuration will be able to accommodate 3 off-street parking stalls in accordance the with Zoning By-law requirements.
- Staff supports the requested variances to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0213-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum (north) side yard on flanking street setback of the RF Zone from 3.6 metres to 1.5 metres to the principal building face; and
 - (b) to reduce the minimum (south) side yard setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Singly family dwelling	Urban	RF
North (Across 100 Avenue):	Single family dwellings	Urban	RF
East (Across Semiahmoo Road):	Single family dwellings	Urban	RF
South:	Single family dwellings	Urban	RF
West:	Single family dwelling	Urban	RF

Context & Background

- The 684 square metre subject property is located at 13058 – 100 Avenue in Whalley. The subject property is approximately 18.9 metres wide and 36 metres deep.
- The lot is designated "Urban" in the Official Community Plan (OCP) and currently zoned "Single Family Residential Zone (RF)" under Surrey Zoning By-law, 1993, No. 12000.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing construction of a new single-family dwelling on an existing RF-zoned lot.

Referrals

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

Transportation Considerations

- 100 Avenue, abutting the north side yard of the lot, is classified as a collector road. Under the revised standards of the Subdivision & Development By-law approved by Council in 2011, the ultimate width is 24 metres. The existing road allowance for 92 Avenue requires road widening of 1.942 metres from the (north) side yard on flanking street property line.
- The Engineering Department has determined that within the next 1 – 5 years, 24 metres of road allowance for 100 Avenue 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 100 Avenue, 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 side yard on flanking street setback requirement of 1.942 metres from the existing north side lot line on the subject lot.
- The required side yard on flanking street setback of 5.5 metres from the existing north side lot line is calculated by adding the 1.942 metre future road widening requirement to the required 3.6 metre side yard on flanking street setback in the RF Zone.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy (RGS). The proposed new single-family dwelling complies with the General Urban designation.

Official Community Plan

Land Use Designation

- The subject property is designated Urban in the Official Community Plan (OCP). The proposed new single-family dwelling complies with the Urban designation.

Themes/Objectives

- The proposed redevelopment supports the Sensitive Infill policy of the OCP. The proposed new single-family dwelling is appropriate in scale and density to its neighborhood context. By fronting Semiahmoo Road, the compatible house design reinforces the neighborhood character.

Zoning By-law

- The subject property is zoned RF, which permits a single-family dwelling.

Variance

- The applicant is requesting the following variances:
 - to reduce the minimum (north) side yard on flanking street setback of the RF Zone from 3.6 metres to 1.5 metres to the principal building face; and
 - to reduce the minimum (south) side yard setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face.
- The subject lot abuts 100 Avenue, 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 24-metre-wide road allowance for collector roads.
- For this portion of 100 Avenue, the Engineering Department has concluded that within the next 1 – 5 years, 24 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 side yard on flanking street setback is 12 metres from the ultimate centerline of 100 Avenue, plus the 3.6 metre front yard setback requirement for the principal building of the RF Zone for a total Special Building Setback of 15.6 metres to the ultimate centreline.
- This equates to an additional 1.942 metre setback from the existing (north) side yard on flanking street property line beyond the typical 3.6 metre setback, resulting in a required 5.5 metre building setback from the existing north side property line.
- The proposed reduced (north) side yard on flanking street setback of 1.5 metres is supportable as it will accommodate a more typical sized RF dwelling facing towards Semiahmoo Road, which is consistent with the established house configuration on this block.
- The proposed (south) side yard setback of 1.2 metres allows for a shift of the building envelope further south. As such, the applicant is able to therefore construct a reasonably sized single-family home on the lot. The reduced south yard is an interior side yard condition and is not anticipated to impact functional yard space or backyard privacy.
- The owner acknowledges that if road widening is facilitated in the near future, that their single-family dwelling will be situated closer to the street than other single-family dwellings along this stretch of 100 Avenue.
- Staff supports 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)			
Norway Maple	2	0	2
Black Cherry Plum	1	1	0
Common Holly	1	0	1
Coniferous Trees			
Japanese Cedar	1	1	0
Leyland Cypress	2	2	0
Western Redcedar	1	1	0
Pacific Yew	1	0	1
Total (excluding Alder and Cottonwood Trees)	9	5	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		3	
Total Retained and Replacement Trees		7	
Contribution to the Green City Program		\$3,850	

- The Arborist Assessment states that there are a total of 9 mature trees on the site. It was determined that 4 trees 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 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 10 replacement trees on the site. Since only 3 replacement trees can be accommodated on the site, the deficit of 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.
- In summary, a total of 7 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

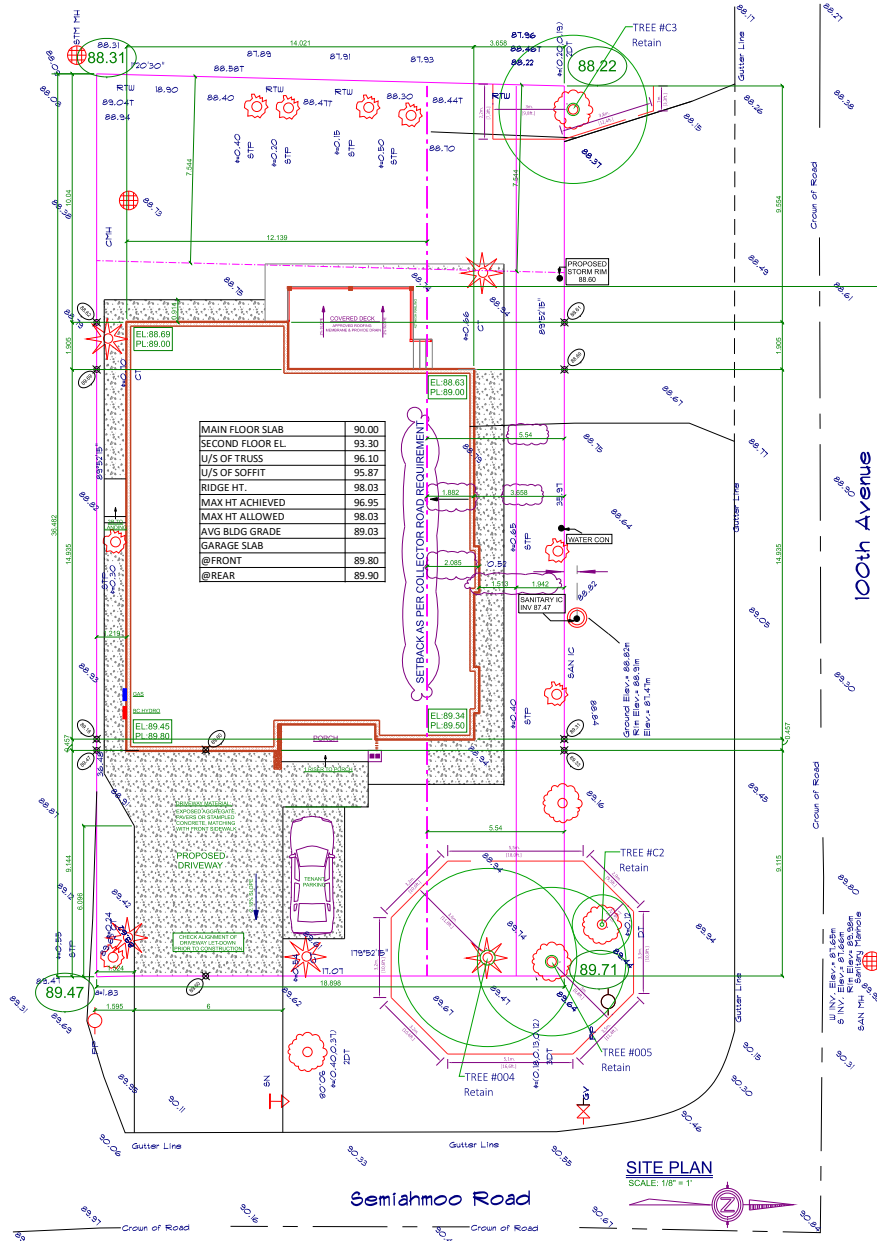
The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7922-0213-00
- Appendix III. Tree Management Plan

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

ELM/cm



CLIENT:
RIA AZ AHMAD

SITE ADDRESS:
9995 SEMIAHMOO ROAD,
SURREY, BC.

DESCRIPTION:
BUILDING FOOTPRINT

NOTES:
THESE PLANS CONFORM TO BCBC 2018 CONSTRUCTION SHALL FOLLOW LOCAL BUILDING BY-LAWS ALONG WITH THESE PLANS. CONTRACTOR MUST CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS AND OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER'S RESPONSIBILITY TO REVIEW AND VERIFY THE WHOLE PLAN (I.E. ALL LEVELS, DIMENSIONS, STRUCTURAL ADEQUACIES) PRIOR TO CONSTRUCTION.

THIS HOME IS DESIGNED TO COMPLY WITH SECTION 9.36.2 - 9.36.4 OF B.C. BUILDING CODE 2018. ENERGY EFFICIENCY REQUIREMENTS FOR CLIMATE ZONE 4 - DWELLING TO BE VENTILATED IN COMPLIANCE TO 9.32.3.5 BY INDEPENDENTLY DISTRIBUTED HRV SYSTEM BUILDING SPECIFICATIONS. VENTILATION AND DUCTING MUST BE PROVIDED AS PER B.C.B.C 2018 SECTION 9.32. AIR BARRIER TO BE INSTALLED AS PER B.C.B.C 2018 SECTION 9.36 ALL INSULATION TO BE INSTALLED PER B.C.B.C 2018 SECTION 9.36. GARAGE DOOR W/ MINIMUM NOMINAL R.S.I. 1.1. ALL ACCESS HATCHES TO UNCONDITIONED SPACES: MAX. U-VALUE OF 2.6 ALL WINDOWS & DOORS: MAX. U-VALUE OF 1.8 EXCEPT FOR 1 ENTRY UNIT. ALL SKYLIGHTS: MAX. U-VALUE OF 2.9

JasCan
Interiors Inc.
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SURREY, BC. V3S1R4
TEL: 604 729 5045
jascaninteriorsinc@gmail.com
www.jascan.ca

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DATE 13-08-2021	PROJECT NO. 1-1-14	SHEET NO. 1
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(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0213-00

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: 000-642-258

Lot 171 Section 33 Block 5 North Range 2 West New Westminster District Plan 34207

13058 - 100 Avenue

(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 (north) side yard on flanking street setback is reduced from 3.6 metres to 1.5 metres to the principal building face; and
 - (b) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum (south) side yard setback is reduced from 1.8 metres to 1.2 metres to 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

CLIENT:

RIAZ AHMAD

SITE ADDRESS:

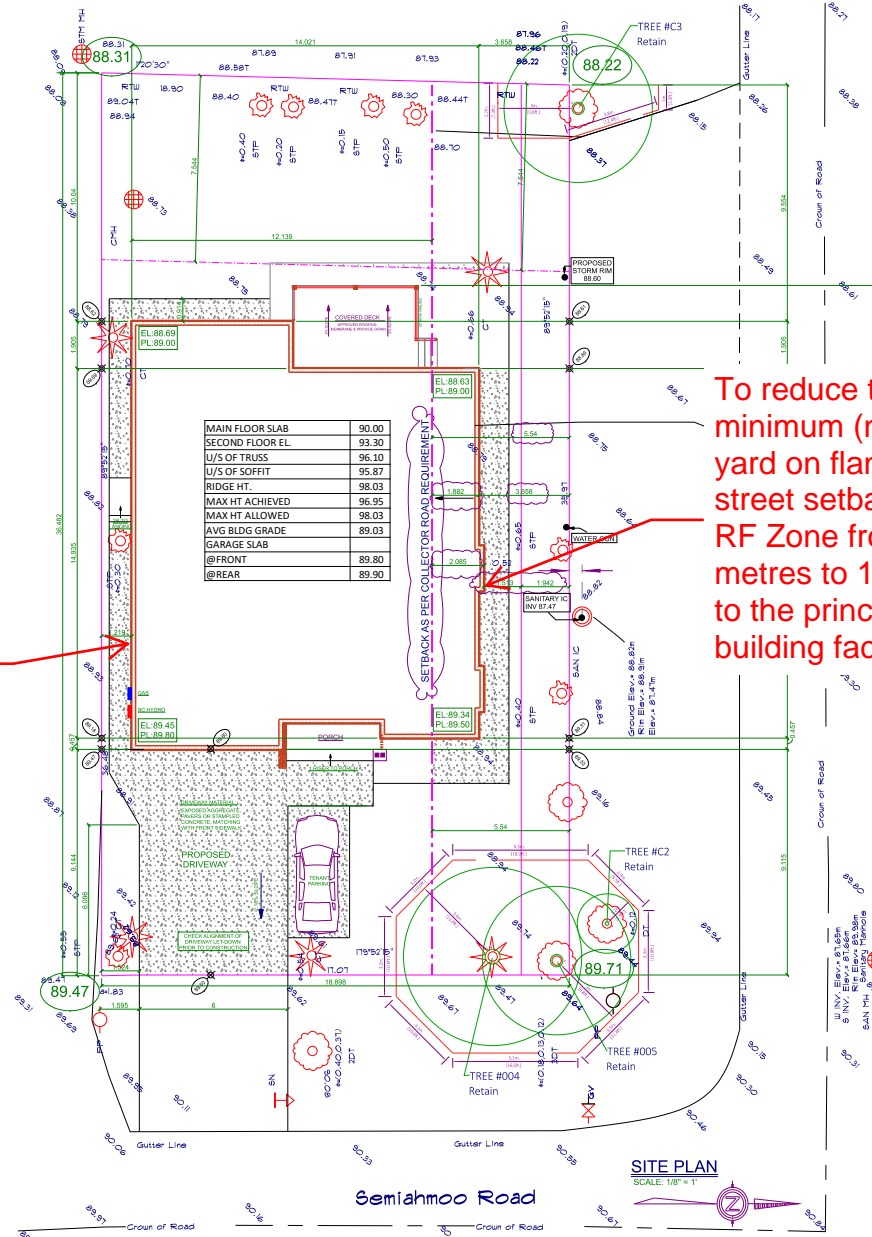
9995 SEMIAHMOO ROAD,
SURREY, BC.

DESCRIPTION:

**BUILDING
FOOTPRINT**

To reduce the minimum (south) side yard setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face.

To reduce the minimum (north) side yard on flanking street setback of the RF Zone from 3.6 metres to 1.5 metres to the principal building face.



TO BCBC 2018 FOLLOW LOCAL G WITH THESE PLANS. FIRM ALL DIMENSIONS ISTRUCTION. NO LIABILITY FOR IONS IN THESE PLANS. R'S RESPONSIBILITY THE WHOLE PLAN IONS. STRUCTURAL CONSTRUCTION.

TO COMPLY WITH B.C. BUILDING CODE REQUIREMENTS FOR UNWILLING TO BE VENTILATED IN COMPLIANCE TO 9.32.3.5 BY INDEPENDENTLY DISTRIBUTED HRV SYSTEM BUILDING SPECIFICATIONS. VENTILATION AND DUCTING MUST BE PROVIDED AS PER B.C.B.C 2018 SECTION 9.36. GARAGE DOOR W/ MINIMUM NOMINAL R.S.I. 1.1. ALL ACCESS HATCHES TO UNCONDITIONED SPACES: MAX. U-VALUE OF 2.6 ALL WINDOWS & DOORS: MAX. U-VALUE OF 1.8 EXCEPT FOR 1 ENTRY UNIT. ALL SKYLIGHTS: MAX. U-VALUE OF 2.9

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 9995 Semiahmoo Rd, Surrey, B.C., V3T 3M5

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-bylaw protected trees)</i>	9
Protected Trees to be Removed	5
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	4
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 5 X two (2) = 10	10
Replacement Trees Proposed	3
Replacement Trees in Deficit	7
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

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:

Francis Klimo




July 18, 2022

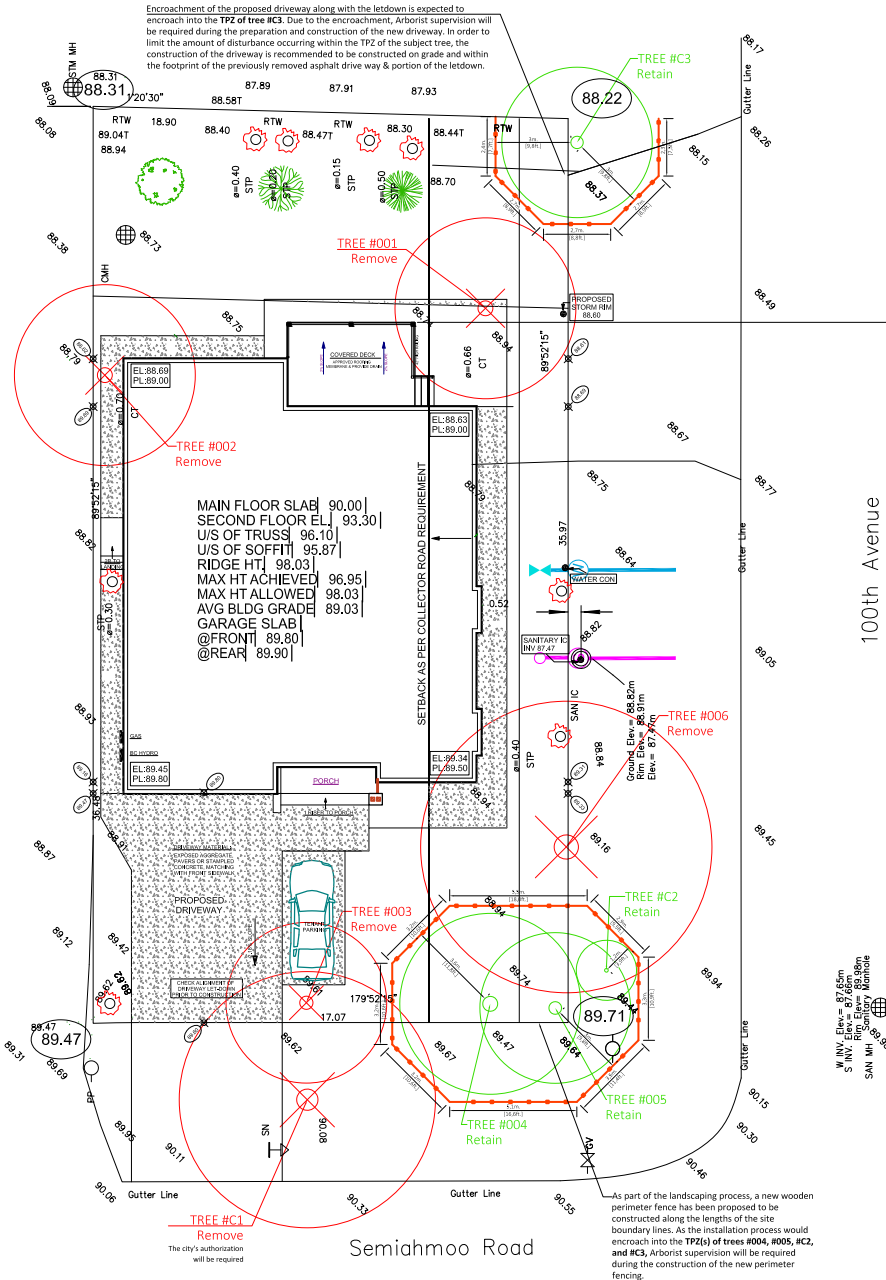
(Signature of Arborist)

Date

Klimo & Associates

LIST OF PROPOSED PLANTS/TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER
	1	Cupressus nootkatensis	NOOTKA CYPRESS	6cm.
	1	Cornus florida	FLOWERING DOGWOOD	6cm.
	1	Styrax japonicus	JAPANESE SNOWBELL	6cm.



Revisions	
No.	Date
1	July 20, 2022
Consultants	

9995 SEMIAHM00 RD., SURREY R1

Project Title

TREE MANAGEMENT PLAN

Project Number

Francis R. Klimo
 ISA Certified Arborist #PN-8149A
 ISA Certified Tree Risk Assessor (TRAQ)
 BC Wildlife Danger Tree Assessor #7193

Date	September 2, 2021	Sheet #
Scale	1:150	
Drawn	Dimitri Khonko	
Checked		

REMOVAL OF FIVE (5) TREES AS PER ARBORIST REPORT. TREES #001-003, 006, C2 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. REPLACEMENT OF THREE (3) TREES ACCEPTABLE TO CITY OF SURREY STANDARDS. REPLACEMENT TREES MUST NOT BE PLANTED WITHIN 3M OF A FOUNDATION OR WHERE THEIR MATURE SIZE WILL INTERFERE WITH UTILITIES, ESPECIALLY OVERHEAD BC HYDRO SERVICE/TRANSMISSION LINES. NOTE THAT TREES OBVIOUSLY PLANTED AS HEDGEROWS WILL NOT BE COUNTED AS REPLACEMENT TREES. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.