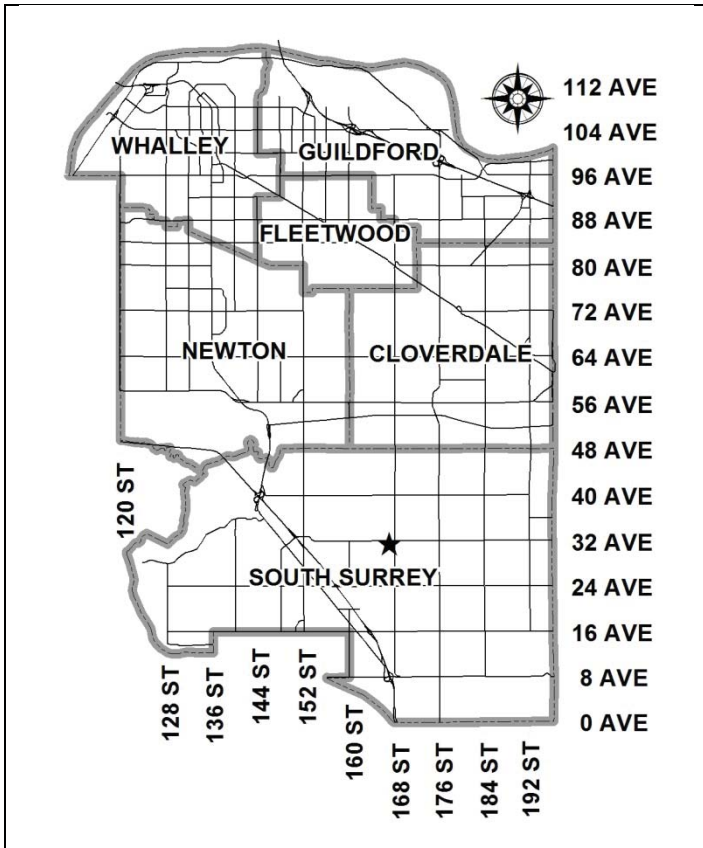


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0026-00

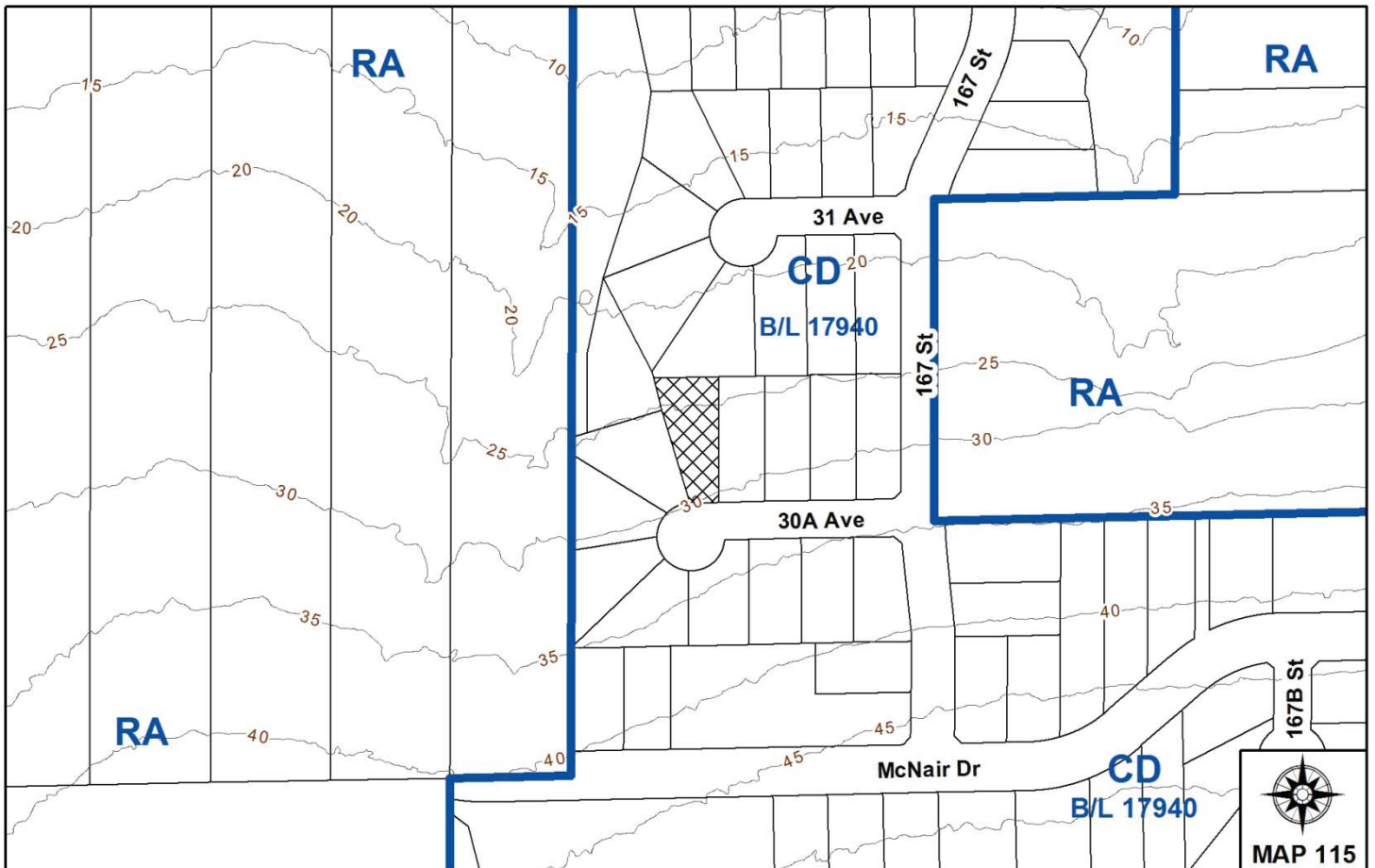
Planning Report Date: April 3, 2017



**PROPOSAL:**

- **Development Variance Permit**  
 to vary the minimum side yard setback for a new single family dwelling.

**LOCATION:** 16671 – 30A Avenue  
**OWNER:** Trebbiano Homes Inc.  
**ZONING:** CD (By-law No. 17940)  
**OCP DESIGNATION:** Suburban  
**NCP DESIGNATION:** Single Detached (2 u.p.a.)



### 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 both minimum side yard setbacks for a single family dwelling under CD Zone (By-law No. 17940).

### RATIONALE OF RECOMMENDATION

- The reduced side yard setback is for a new single family dwelling on a pie-shaped small suburban lot. The applicant is proposing a side yard setback of 1.8 metres (6 ft.) on the east and west sides of the lot, a reduction from the required 3 metres (10 ft.) for a principal building under CD Zone (By-law No. 17940).
- The subject site is encumbered by a large tree protection zone on the northern portion of the property, a size of approximately 527 square metres (5,682 ft<sup>2</sup>) or 52% of the property.
- The large tree protection zone, as well as the uniquely shaped lot, results in limited options and configurations for a dwelling on the lot. A front yard setback reduction was previously granted under application 7911-0223-00, but does not provide sufficient width to accommodate a non-garage dominated front façade.
- The reduced side yard setbacks will enable the construction of a wider single family dwelling, which will improve the appearance of the front façade of the proposed dwelling.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0026-00 (Appendix II), to vary the minimum side yard setback of a single family dwelling in "CD Zone (By-law No. 17940)" from 3 metres (10 ft.) to 1.8 metres (6 ft.) for both the east and west side yards, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no concerns.

Parks, Recreation & Culture: The Parks Department has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant Residential Lot

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Vacant residential lot	Suburban / Single Detached (2 u.p.a.)	CD Zone (By-law No. 17940)
East:	Residential building under construction	Suburban / Single Detached (2 u.p.a.)	CD Zone (By-law No. 17940)
South (Across 30A Avenue):	Vacant residential lot	Suburban / Single Detached (2 u.p.a.)	CD Zone (By-law No. 17940)
West:	Vacant residential lot	Suburban / Single Detached (2 u.p.a.)	CD Zone (By-law No. 17940)

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 16671 – 30A Avenue, is zoned "Comprehensive Development Zone (CD)" (By-law No. 17940), designated "Suburban" in the Official Community Plan, and "Single Detached (2 u.p.a.)" in the North Grandview Heights Neighbourhood Concept Plan.
- The applicant is proposing a Development Variance Permit to vary both the east and west side yard setbacks of a single family dwelling from 3 metres (10 ft.) to 1.8 metres (6 ft.).

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum east and west side yard setbacks for a single family dwelling in CD Zone (By-law No. 17940) from 3 metres (10 ft.) to 1.8 metres (6 ft.).

## Applicant's Reasons:

- The reduced side yard setbacks are requested to allow for a single family dwelling to be constructed with a design that does not have a garage dominated front façade.
- The reduced side yard setbacks will allow for the dwelling's design to fit in with the surrounding neighbourhood.

## Staff Comments:

- The subject site is encumbered by a large tree protection zone on the northern portion of the property, a size of approximately 527 square metres (5,682 ft<sup>2</sup>) or 52% of the property. This tree protection zone was created under the original subdivision application.
- A previous Development Variance Permit was issued with the original subdivision, reducing the front yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.), in order to retain additional trees.
- Staff concurs that the reduced side yard setbacks will provide for a wider home, which will improve the appearance of the front façade of the proposed dwelling.
- Staff support this application proceeding to Public Notification.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners & Action Summary  
Appendix II. Development Variance Permit No. 7917-0026-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

DZ/da



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0026-00

Issued To: TREBBIANO HOMES INC.

(the "Owner")

Address of Owner: 16319 – 61A Avenue  
Surrey, BC V3S 3W2

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: 029-675-561  
Lot 34 Section 24 Township 1 New Westminster District Plan EPP50321

16671 – 30A Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F. Yards and Setbacks of CD Zone (By-law No. 17940), the minimum Side Yard Setbacks for the Principal Building are reduced from 3 metres (10 ft.) to 1.8 metres (6 ft.).
4. This development variance permit applies to only the portion of the building 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 .

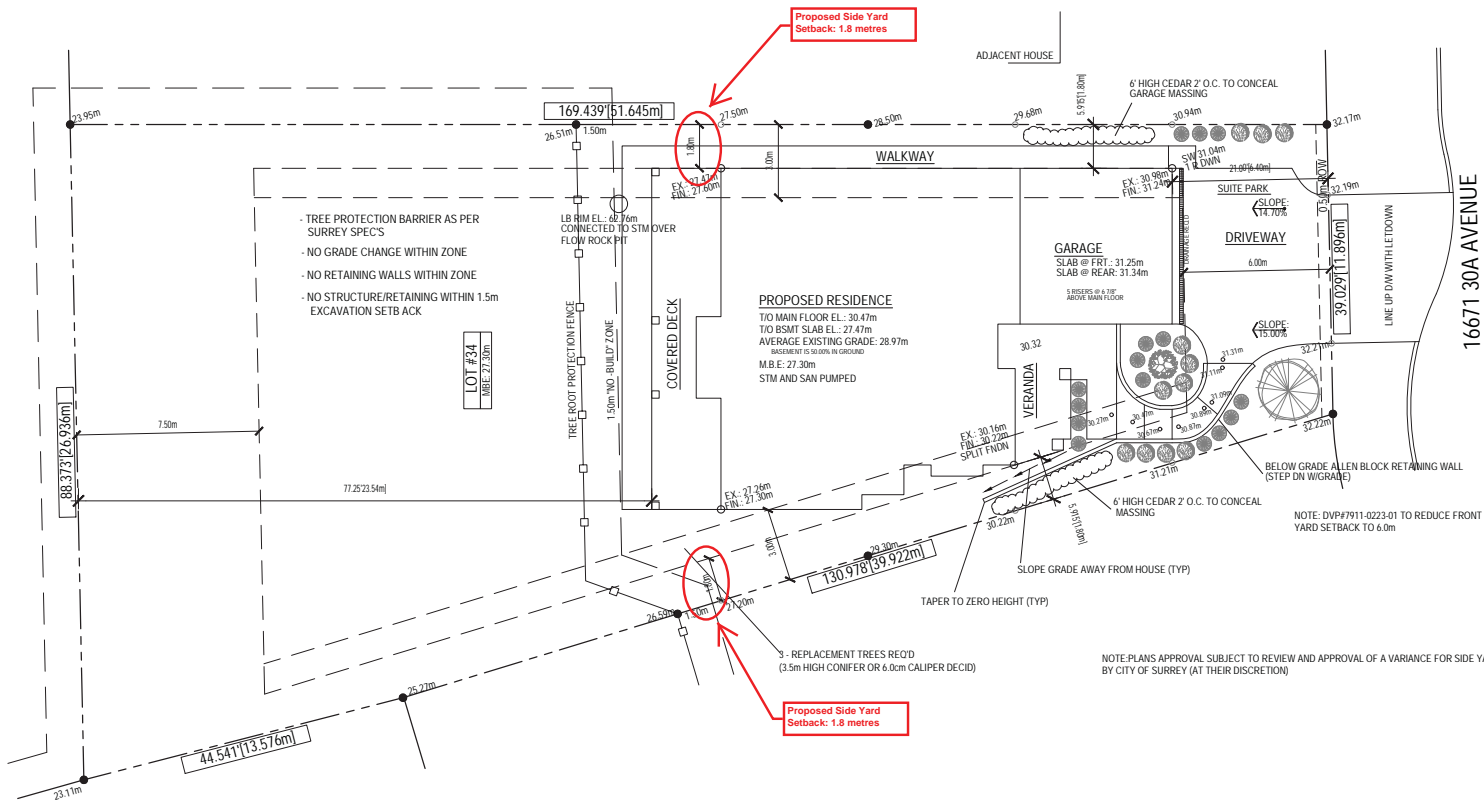
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

# SCHEDULE A

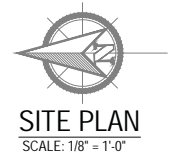


- TREE PROTECTION BARRIER AS PER SURREY SPECS
- NO GRADE CHANGE WITHIN ZONE
- NO RETAINING WALLS WITHIN ZONE
- NO STRUCTURE/RETAINING WITHIN 1.5m EXCAVATION SETBACK

**PROPOSED RESIDENCE**  
 T/O MAIN FLOOR EL.: 30.47m  
 T/O BSMT SLAB EL.: 27.47m  
 AVERAGE EXISTING GRADE: 28.97m  
 BASEMENT IS 50.00% IN GROUND  
 M.B.E: 27.30m  
 STM AND SAN PUMPED

**GARAGE**  
 SLAB @ FRT.: 31.25m  
 SLAB @ REAR: 31.34m  
 5 BERS @ 4.75' ABOVE MAIN FLOOR

- DRIVEWAY**  
 EXPOSED AGGREGATE OR PAVERS W/0.4m CONTRASTING BORDER (STAMPED CONCRETE)
- RETAINING WALLS (IF REQ'D)**  
 IN FRONT YARD: ALLEN BLOCK OR EXPOSED AGGREGATE ONLY CW SHRUBS
- FRONT YARD LANDSCAPING**  
 MIN. 60 SHRUBS  
 3 GALLON POT MIN. (MAX 1.2m MATURITY HEIGHT)  
 1 - REPLACEMENT TREE  
 3.5m HIGH CONIFER OR 6.0 cm CALIPER DEC. TREE  
 300mm TOPSOIL (IN ALL YARDS) (EXCEPT IN TREE PROTECTION ZONE)  
 SOD TO STREETS  
 NO FENCING IN FRONT YARD



NOTE: PLANS APPROVAL SUBJECT TO REVIEW AND APPROVAL OF A VARIANCE FOR SIDE YARD SETBACKS BY CITY OF SURREY (AT THEIR DISCRETION)

## ZONING ANALYSIS:

LOT SIZE:	1,014 sq.m. [10,911 sq.ft.]
FLOOR AREA:	
PERMITTED:	
SUBTRACT:	400 sq.ft. (GARAGE)
ALLOWABLE FLOOR AREA:	3,418 sq.ft.
PROPOSED:	
PRINCIPAL BUILDING:	
MAIN FLOOR:	1,770 sq.ft.
UPPER FLOOR:	1,617 sq.ft.
GARAGE AREA:	430 sq.ft.
TOTAL PROPOSED FLOOR AREA RATIO:	3,817 sq.ft.
BASEMENT AREA:	1,625 sq.ft.
SEC. SUITE:	575 sq.ft.
GROSS PROPOSED FLOOR AREA RATIO:	6,017 sq.ft.
COVERED OUTDOOR SPACE:	
PROPOSED:	
PORCH/VERANDA:	125 sq.ft.
COVERED OUTDOOR SPACE:	485 sq.ft.
TOTAL PROPOSED COVERED OUTDOOR SPACE:	610 sq.ft.
LOT COVERAGE:	
PERMITTED (25%):	2,727 sq.ft.
PROPOSED:	2,510 sq.ft.



14658 - 84 AVENUE  
 SURREY, BC  
 V3S 9K7  
 t: 6045971838  
 f: 6045971350  
 dmand@telus.net  
 www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2012 CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.  
 THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS

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# DATE DESCRIPTION REVISIONS:

SURREY PROJECT #  
**7811-0223-00**

ADDRESS:  
**16671 - 30A AVE., SURREY, BC**  
 LEGAL DESCRIPTION:  
**LT 34 SEC 24 TWP 1 PLAN EPP50321 NWD**

PIB:  
**029-675-561**

CLIENT:

DATE: **DEC 2016**  
 SCALE: **1/4" = 1'-0" (UND)**  
 DRAWN: **HARP** CHECKED: **D.M.**