

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7906-0009-00

Planning Report Date: April 28, 2008

PROPOSAL:

- **Development Variance Permit**

in order to reduce the front yard setback for proposed Lot 2 for tree retention as part of a proposed subdivision.

LOCATION:

5961 - 184 Street

OWNERS:

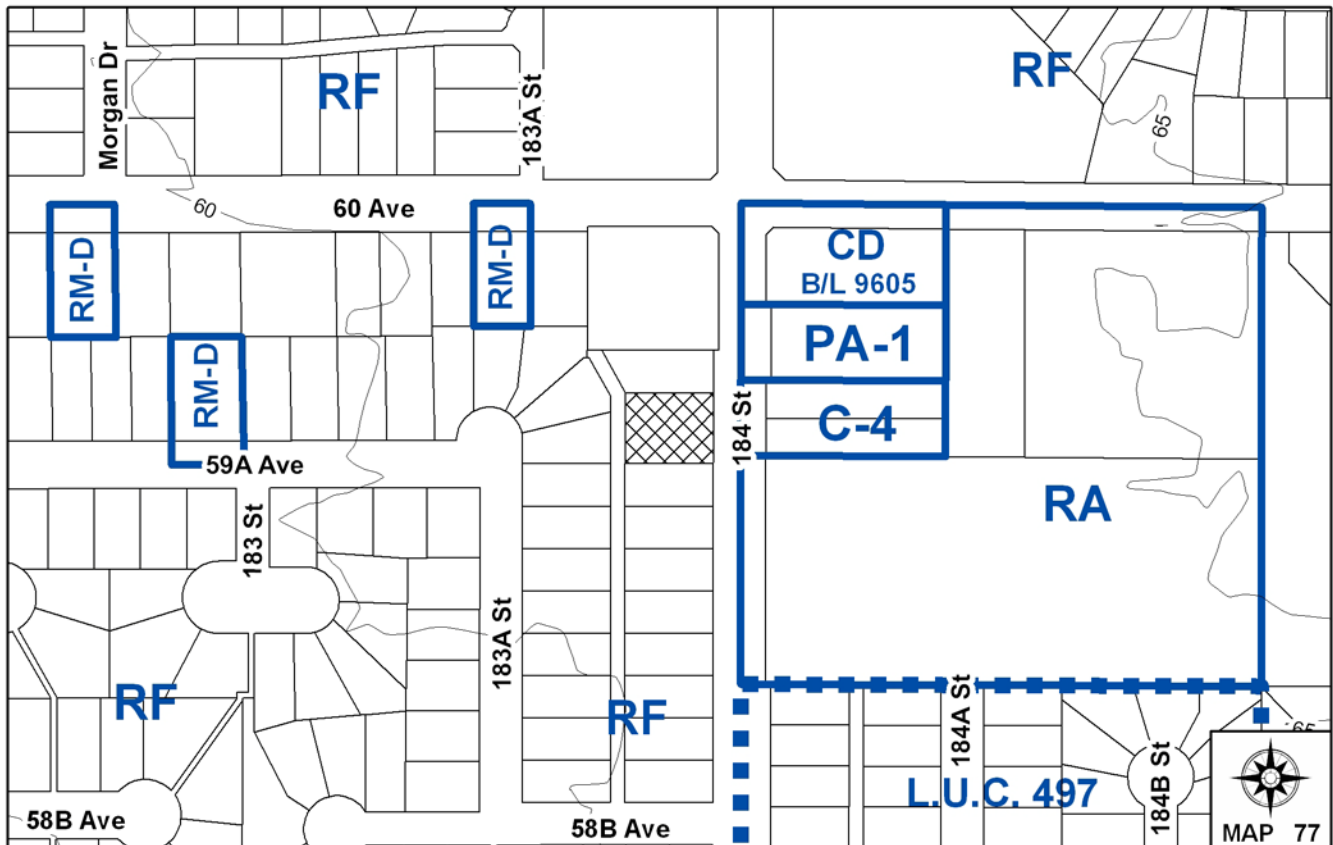
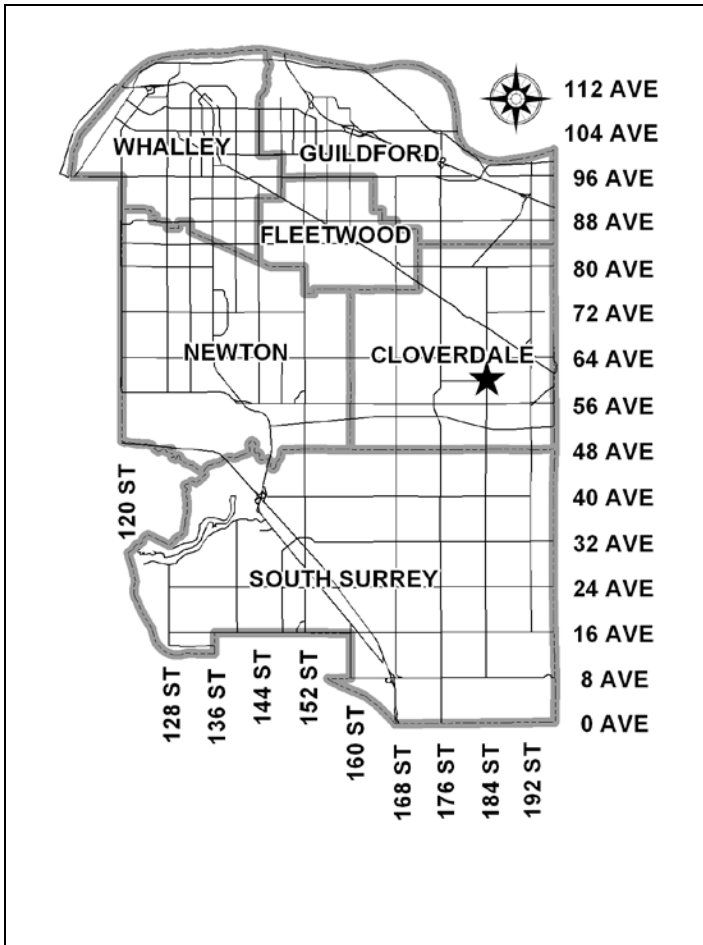
Parmjit Singh Dosanjh and
 Kamaljit Kaur Dosanjh

ZONING:

RF

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Reduced front yard setback in the RF Zone, from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and 4.0 metres (13 ft.) to the verandah for proposed Lot 2.

RATIONALE OF RECOMMENDATION

- By reducing the front yard setback as requested, a giant Redwood tree located on the southern border of the property can be retained without affecting subdivision potential and the size of house that could be built on proposed Lot 2.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7906-0009-00, (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and 4.0 metres (13 ft.) to the verandah for proposed Lot 2.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East (Across 184 Street):	Undeveloped City-owned lot.	Urban	C-4
South:	Single family dwelling.	Urban	RF
West (Across Back Lane):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 5961 - 184 Street and is zoned "Single Family Residential Zone (RF)" and is designated Urban in the Official Community Plan (OCP). A single family house currently exists on the site.
- A development application has been submitted to subdivide the subject lot into 2 RF lots.

- In assessing this application, the Arborist Report and Tree Preservation/Replacement Plan (prepared by Mike Fadum and Associates) identified a Giant Redwood tree located on the southern border of the site. This tree has good form with a full canopy and good trunk taper. The arborist report proposes that this tree be retained.
- The arborist report proposes a 7.2-metre (23.6 ft.) setback from the Giant Redwood tree. No construction will be permitted within this setback area. However, this reduces the amount of buildable space on the site (see Schedule A of Appendix II).
- As a condition of subdivision, a Section 219 ‘no build’ Restrictive Covenant will be registered on title of proposed Lot 2 to enforce the 7.2-metre (23.6 ft.) setback from the Giant Redwood tree.
- In order to retain this tree while not affecting the size of house that could be built on proposed Lot 2, a Development Variance Permit application has been submitted to reduce the front yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and 4.0 metres (13 ft.) to the verandah.
- The proposed reduced setback would allow for the maximum house size of 270 square metres (2,900 sq.ft.) to be achieved while complying with the 7.2-metre (23.6 ft.) setback from the Giant Redwood tree.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) and 4.0 metres (13 ft.) to the verandah for proposed Lot 2.

Applicant’s Reasons:

- To achieve the maximum house size of 270 square metres (2,900 sq.ft.) for proposed Lot 2, while preserving the Giant Redwood tree.

Staff Comments

- Sandbox Design Works has prepared a concept plan that demonstrates that it is possible to achieve the maximum house size of 270 square metres (2,900 sq.ft.) for proposed Lot 2 if the front yard setback is reduced to 5.5 metres (18 ft.)
- Staff support the proposed variance for tree retention.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Development Variance Permit No. 7906-0009-00

Jean Lamontagne
General Manager
Planning and Development

JD/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Darren Braun, McElhanney Consulting Services Ltd.
 Address: 13160 - 88 Avenue
 Surrey, BC
 V3W 3K3
 Tel: 604-596-0391

2. Properties involved in the Application
 - (a) Civic Address: 5961 - 184 Street

 - (b) Civic Address: 5961 - 184 Street
 Owners: Parmjit Singh Dosanjh and Kamaljit Kaur Dosanjh
 PID: 000-776-033
 Lot 265 Section 8 Township 8 New Westminster District Plan 61960

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7906-0009-00.

SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.27 ac
Hectares	.11 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	14.27 m - 15.52 m
Range of lot areas (square metres)	516 sq.m. - 560 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	7.4 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	33%
Estimated Road, Lane & Driveway Coverage	3%
Total Site Coverage	36%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Front Yard Relaxation	YES