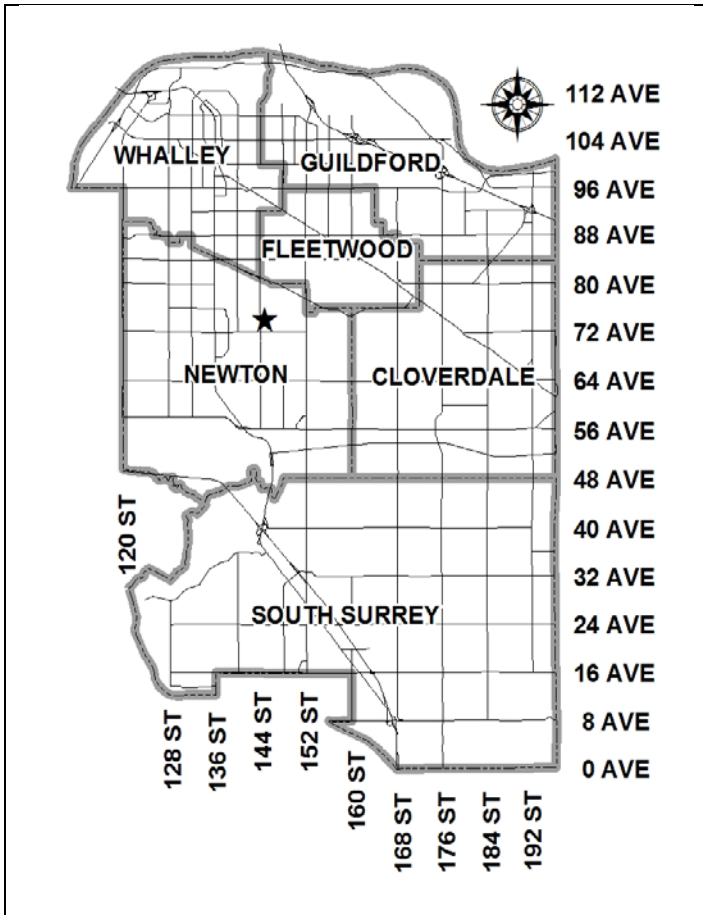


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0376-00

Planning Report Date: November 16, 2015



PROPOSAL:

- **Development Variance Permit**
 to reduce the minimum front yard and south side yard setbacks of a proposed single family dwelling for tree retention purposes.

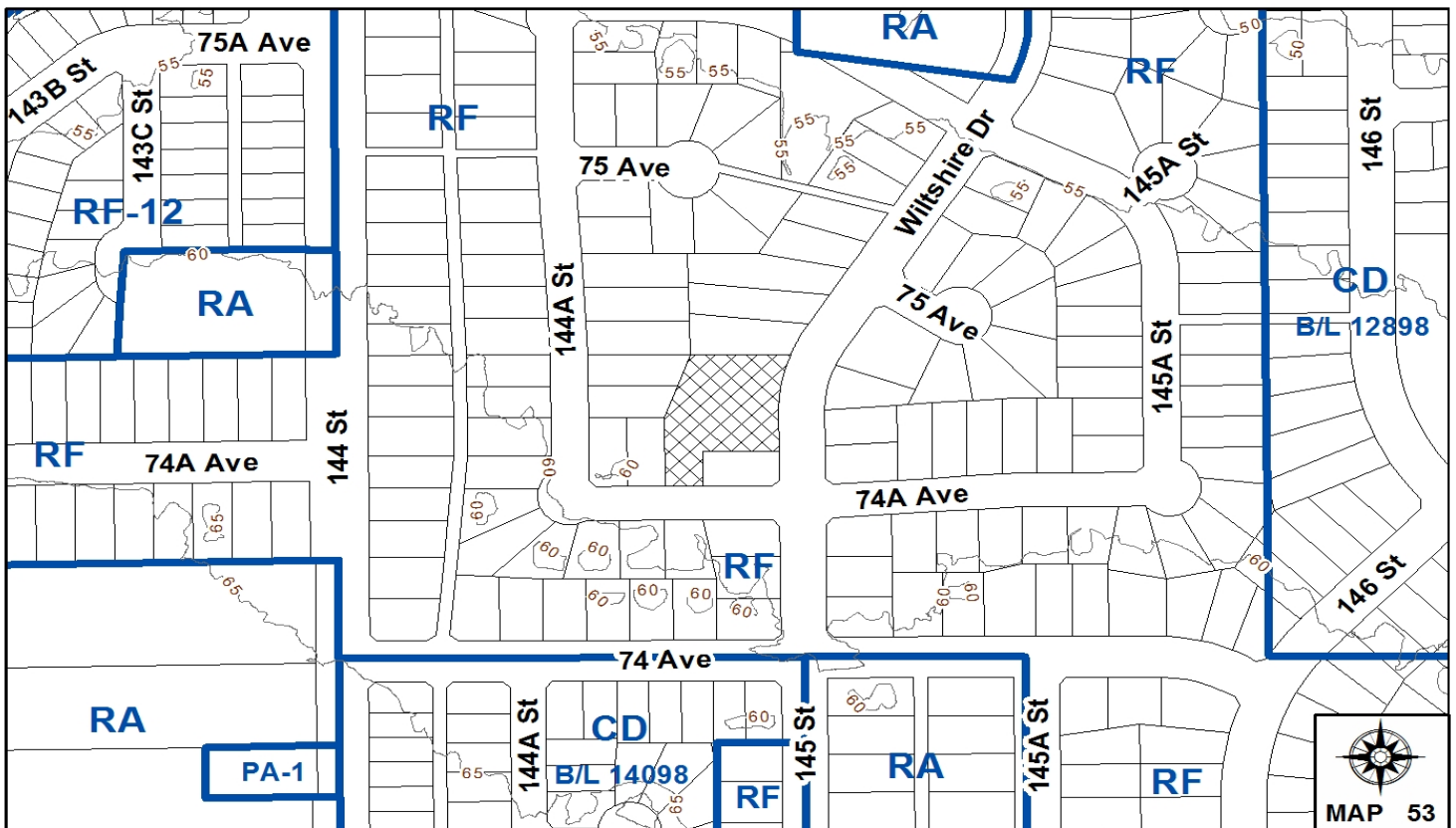
LOCATION: 7459 Wiltshire Drive

OWNER: Rajwinder S Johal
 Sarabjit K Johal

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to vary the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.), and the minimum side yard (south) setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 4 of the subdivision.

RATIONALE OF RECOMMENDATION

- The proposed variances apply to Lot 4 in a proposed four lot subdivision, and will allow a new single family dwelling to be sited on the lot in such a way to allow for the retention of a mature tree.
- The reduced front yard setback of 4.3 metres (14 ft.) will allow the new home to be sited closer to the front property line to accommodate the root protection zone of a mature western red cedar located in the rear yard.
- The reduced south side yard setback of 1.2 metres (4 ft.) will allow more flexibility with respect to the design and siting of the proposed home.
- Staff supports the requested variance to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7914-0376-00 (Appendix III) 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 4.3 metres (14 ft.) for proposed Lot 4; and
- (b) to reduce the minimum side yard (south) setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 4.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling	Urban Residential	RF
East (Across Wiltshire Dr.):	Single family dwellings	Urban Residential	RF
South:	Single family dwelling	Urban Residential	RF
West:	Single family dwellings	Urban Residential	RF

DEVELOPMENT CONSIDERATIONS

- The subject property is located a 7459 Wiltshire Drive and is zoned “Single Family Residential Zone (RF)” and designated “Urban Residential” in the East Newton North Neighbourhood Concept Plan.
- The subject property was granted Preliminary Layout Approval for a 4-lot subdivision on June 8, 2015. The variances being requested apply to Lot 4 in the proposed subdivision.
- The tree survey and arborist report provided by the applicant show a mature western red cedar (Tree #814) in the rear yard of proposed Lot 4 that the City’s Landscape Architect has deemed worthy of retention.

- The applicant is proposing a Development Variance Permit to reduce the required front yard setback and the required side yard (south) setback of proposed Lot 4 (Appendix II).
- The variance is required to allow the retention of Tree #814, while also accommodating a building footprint of the size permitted in the RF Zone. The reduced front yard setback on Lot 4 would allow the home to be sited closer to the front property line.
- The reduced south side yard setback on Lot 4 would allow additional flexibility with respect to the design and siting of the proposed home.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting 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)			
Apple	1	1	0
Cherry	1	1	0
Coniferous Trees			
Douglas Fir	1	0	1
Western Red Cedar	2	1	1
Total (excluding Alder and Cottonwood Trees)	5	3	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		11	
Total Retained and Replacement Trees		13	

- The Arborist Assessment states that there are a total of 5 protected trees on the site, none of which are Alder or Cottonwood trees. It was determined that 2 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.
- The proposed alignment of the driveway onto Wiltshire Drive was altered in order to accommodate the siting of the proposed home towards the front property line in order to maximize tree preservation on the site and to retain boulevard trees.
- The front yard setback and south side yard setback of proposed Lot 4 need to be reduced in order to maximize tree preservation on the site (see By-law Variance section). A No-Build restrictive covenant will be required to identify the tree preservation area.

- 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. The applicant is proposing 11 replacement trees, exceeding City requirements.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for proposed Lot 4; and
- Reduce the minimum side yard (south) setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 4.

Applicant's Reasons:

- A reduced front yard setback is required to enable the construction and siting of a new house of the size permitted in the RF Zone, while also retaining Tree #814 in the rear yard of Lot 4.
- The reduced side yard setback will provide flexibility in the design and siting of the home.

Staff Comments:

- The proposed variances will allow a new single family dwelling to be sited on the property in such a way to allow for the retention of a mature tree.
- The reduced front yard setback of 4.3 meters (14 ft.) will allow the home to be sited closer to the front property line to accommodate the root protection zone of a mature western red cedar located in the rear yard.

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. Proposed Subdivision Layout / Tree Location and Retention Plan
- Appendix III. Development Variance Permit No. 7914-0376-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/dk

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SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.62
Hectares	0.25
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	15.55 m – 16.80 m
Range of lot areas (square metres)	560 m ² – 734 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15.88 lots/ha. & 6.43 lots/ac.
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others (Minimum Setbacks)	YES

DEVELOPMENT DATA SHEET

Existing Zoning: RF

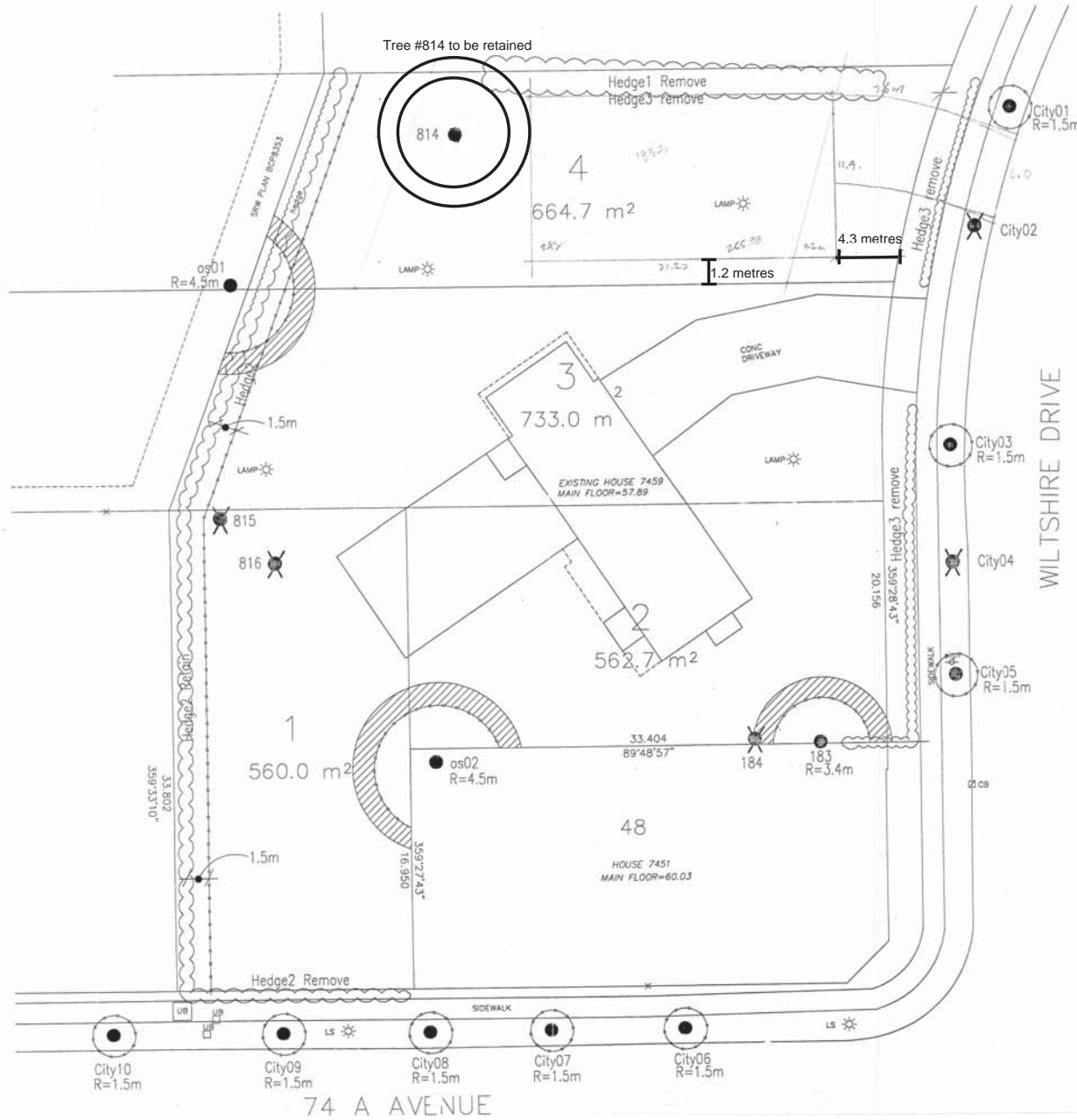
Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)	664 sq. m. (7,147sq. ft.)	N/A
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)	N/A	N/A
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front	7.5 metres	4.3 metres
Rear	7.5 metres	N/A
Side #1 (N)	1.8 metres	N/A
Side #2 (S)	1.8 metres	1.2 metres
BUILDING HEIGHT (in metres/storeys)	N/A	N/A
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS	N/A	N/A
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential	N/A	N/A
FLOOR AREA: Commercial	N/A	N/A
Retail		
Office		
Total		
FLOOR AREA: Industrial	N/A	N/A
FLOOR AREA: Institutional	N/A	N/A
TOTAL BUILDING FLOOR AREA	N/A	N/A

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY	N/A	N/A
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)	N/A	N/A
Indoor		
Outdoor		
PARKING (number of stalls)	N/A	N/A
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	NO.

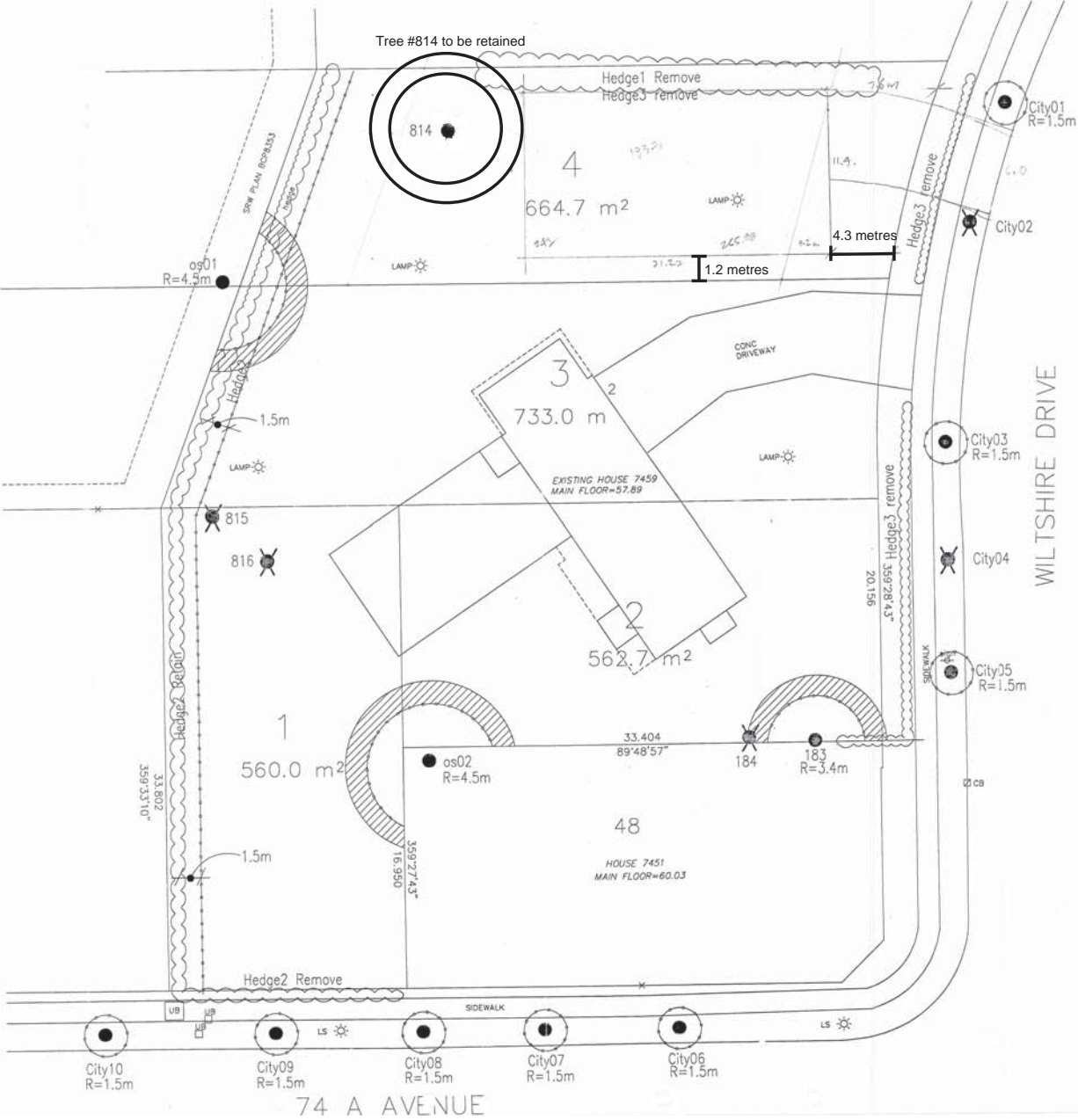
C.KAVOLINAS & ASSOCIATES INC.
BCSA CSLA
2482 JONGOUL COURT
ABBOTSFORD, B.C.
V3C 3C9
PHONE (604) 857-2376


CLIENT
MR. MIKE HELLE
COASTLAND ENGINEERING AND SURVEYING LTD.
SUITE #101
18292 - 80th AVENUE
SURREY, B.C.
V3R 1A5
604 532 9700

PLAN VIEW
TREE LOCATION PLAN
TREE RETENTION PLAN
4 LOT SUBDIVISION
7455 WILTSHIRE DRIVE
SURREY, B.C.

SCALE 1:150	DATE FEB/15
DRAWN	DWG
ENL	DWG
APPROVED	AS BUILT

PRINTED: _____ JOB No. _____
DRAWING No. TR-1





LEGEND

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 SUITE #101
 18292 - 80th AVENUE
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TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 4 LOT SUBDIVISION
 7455 WILTSHIRE DRIVE
 SURREY, B.C.

SCALE	DATE
1:150	FEB/15

DRAWN	CHKD

APPROVED	AS BUILT

PRINTED	JOB No.

DRAWING No.
TR-1

SCHEDULE A

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0376-00

Issued To: RAJWINDER S. JOHAL
SARABJIT K. JOHAL

("the Owner")

Address of Owner: 7101 - 197B Street
Langley, BC V2Y 1R6

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: 025-804-511
Lot 47 Section 22 Township 2 New Westminster District Plan Bcp8352

7459 - Wiltshire Drive

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Subsection F, Yard and Setbacks, of Part 16 Single Family Residential Zone, the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 4.3 metres (14 ft.) for proposed Lot 4; and
 - (b) In Subsection F, Yard and Setbacks, of Part 16 Single Family Residential Zone, the minimum side yard (south) setback is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 4.

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 – Linda Hepner

City Clerk – Jane Sullivan