

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0220-00

Planning Report Date: July 27, 2015

PROPOSAL:

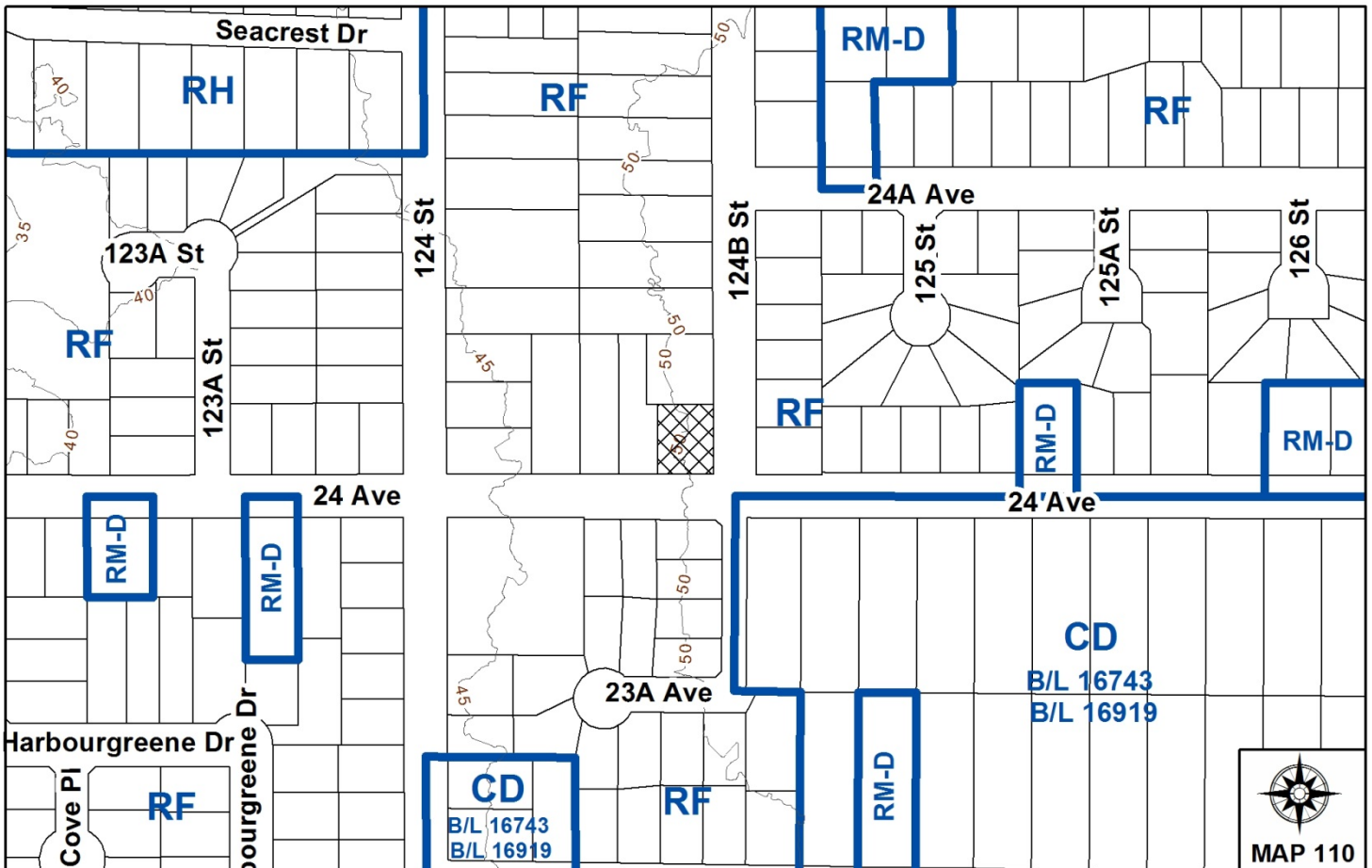
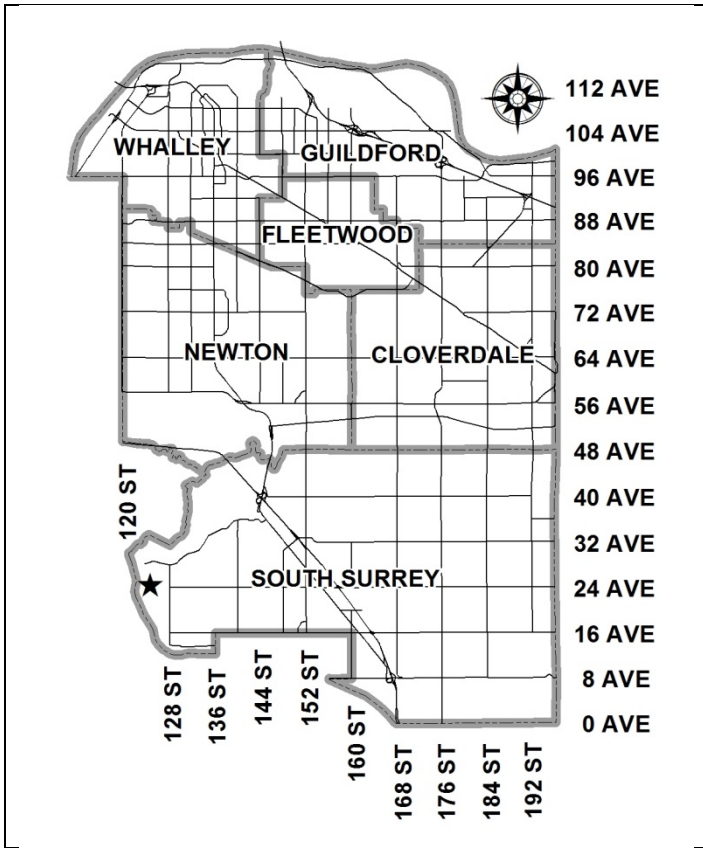
- **Development Variance Permit**
 to relax the Special Building Setback requirements and minimum allowable rear yard setback for one existing single family lot located along a collector road (24 Avenue).

LOCATION: 2403 - 124B Street

OWNER: Louise A Kalutycz

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to relax Part 7 Special Building Setbacks of Surrey Zoning By-law No. 12000 by reducing the minimum required front yard setback from the centerline of the ultimate road allowance for 24 Avenue from 19.5 metres (64 ft.) to 19 metres (62 ft.) for the principal building.
- The applicant is also seeking to relax Part 16 Single Family Residential Zone (RF) of the Zoning By-law to reduce the minimum rear yard setback for the principal building from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).

RATIONALE OF RECOMMENDATION

- In accordance with Part 7 Special Building Setbacks of the Zoning By-law, lots fronting or flanking a Collector Road are required to be measured from the centerline of the ultimate road allowance. 24 Avenue is a Collector road and requires an ultimate width of 24 metres (79 ft.).
- To achieve a consistent streetscape with existing homes along 24 Avenue, a reduced setback of 19 metres (62 ft.) from the centerline of the ultimate highway allowance for 24 Avenue, which equates to a 9.04 metre (30 ft.) front yard setback from the existing lot line or a 7.04 metre (23 ft.) setback from the ultimate front lot line, is supportable.
- A reduction in the required rear yard setback is required for the proposed garage to accommodate tree retention on the property.
- The Engineering and Transportation Department has reviewed the proposal and has no concerns.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7915-0220-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, by reducing the minimum required front setback from the centerline of the ultimate highway allowance for 24 Avenue from 19.5 metres (64 ft.) to 19 metres (62 ft.) for the principal building; and
- (b) to reduce the minimum rear yard (north) setback of the RF Zone, from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North & West:	Single Family Dwelling.	Urban	RF
South (Across 24 Ave):	Single Family Dwelling.	Urban	RF
East (Across 124 B St):	Single Family Dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONSCurrent Proposal

- The subject lot is located at 2403 124B Street and is zoned "Single Family Residential Zone (RF)" and is designated Urban in the Official Community Plan (OCP).
- The lot is 844 square metres (9,082 sq. ft.) in size and meets the minimum dimensional requirements of the RF zone.
- The applicant is requesting a Development Variance Permit to relax the Special Building Setback requirements that apply to lots abutting existing or future major roads in the City, and to reduce the required rear yard setback of the RF zone.

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design 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
Coniferous Trees			
Excelsa Cedar	2	1	1
Douglas Fir	16	10	6
Plum	1	0	1
Western Red Cedar	4	1	3
Total (excluding Alder and Cottonwood Trees)	23	12	11
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		5	
Total Retained and Replacement Trees		16	

- The Arborist Assessment states that there are a total of twenty-three (23) protected trees on the site, excluding Alder and Cottonwood trees. It was determined that 11 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 applicant is proposing a reduction in the required rear yard setback (See By-law Variance section below) for the garage. The reduced setback and the proposed siting of the garage facilitate tree retention on site by allowing the retention eight (8) trees that would otherwise not have been retained.
- 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 twenty four (24) replacement trees on the site. The applicant is proposing five (5) replacement trees, not meeting City requirements. However, based on the size of the lot, only 5 replacement trees are possible. The remainder will be provided as cash – in – lieu of replacement trees.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, by reducing the minimum required front setback from the centerline of the ultimate highway allowance for 24 Avenue from 19.5 metres (64 ft.) to 19 metres (62 ft.) for the principal building.

Applicant's Reasons:

- The revised collector road standard of 24 metre (79 ft.) width requires the principal building on the existing lot to be setback 19.5 m (64 ft.) from the centerline of 24 Avenue.
- The applicant wishes to maintain a front yard setback that is consistent with other RF zoned lots along 24 Avenue.

Staff Comments:

- The subject property is located on 24 Avenue, which is a designated Collector Road on the Surrey Road Classification Map (R-91), requiring a 24 metre (79 ft.) ultimate road allowance.
- Part 7 Special Building Setbacks of Zoning By-Law No. 12000 stipulates that the setback of buildings on a lot abutting an existing or future major road shall be the sum of one-half of the ultimate road allowance shown on the Major Road Allowance Map measured from the road plus the required setback in the zone in which the lot is located. This results in an additional 2 metres (6.5 ft.) of land being added to the minimum 7.5 metre (25 ft.) setback for the proposed new dwelling. As measured from the centerline of 24 Avenue, the total required setback is 19.5 metres (64 ft.)
- The applicant is proposing a 9.04 metre (30 ft.) front yard setback from the existing lot line or a 7.04 metre (23 ft.) setback from the ultimate front lot line, whereas the RF zone requires a minimum 7.5 metre (25 ft.) front yard setback. Although the proposed front yard setback provides additional frontage under the RF zone, it does not meet the Special Building Setbacks for ultimate road allowance of 24 metres (79 ft.) along 24 Avenue.
- The proposed setback is consistent with a majority of existing single family dwelling front yard setbacks along 24 Avenue, achieving a consistent streetscape.
- The Engineering and Transportation Department has reviewed the proposal and has no concerns.
- Staff supports the proposed variance.

(b) Requested Variance:

- To reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).

Applicant's Reasons:

- The proposed garage is located within the required rear yard setback and sited in the proposed location to accommodate the retention of eight (8) trees on the property. In total, the proposal will allow the retention of eleven (11) trees on site.

Staff Comments:

- The proposed rear yard setback is applicable to the proposed location of a single storey garage along the north property line. The reduced setback will have minimal impact on the adjacent property at 2415 124 B Street resulting from loss of privacy or overlooking as this would be adjacent to the side yard of the adjacent property.
- There are a number of high values trees located on the property. To try and accommodate the retention of these, the applicant has made a number of alterations to the site plan, including to provide an increased building setback along 124 B Street of 5.38 metres (18 ft.) and for the location of the garage, The changes allow the retention of eight (8) trees for a total of eleven (11) retained trees.
- Staff supports the proposed variance to proceed to public notification.

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.	Site Plan
Appendix III.	Development Variance Permit No. 7915-0220-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

AS/dk

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: RF

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	844.5 sq. m.	844.5 sq. m.
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	34%	29%
Paved & Hard Surfaced Areas	33%	13%
Total Site Coverage	69%	42%
SETBACKS (in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal	9.0 m.	7.53 m.
Accessory	N/A	N/A
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	NO
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CUTSTONE HOME DESIGNS



www.cutstonehomes.com
 2500 124th Street
 Surrey, BC V4A 1A6
 Canada

REFERENCE:
 CUSTOM SITE
 DRAWN:
 E.L.
 CHECKED:
 E.L.
 DATE:
 MAY 12 2015
 SCALE:
 1/8"=1'-0"
 SHEET:
 1A OF 8
 PLAN NUMBER:
 C-2015-002



Plan 10597

**TOPOGRAPHIC SITE PLAN OF LOT A
 SEC 19 TP 1 NWD PLAN 76162**

P.L.D. 008-895-767

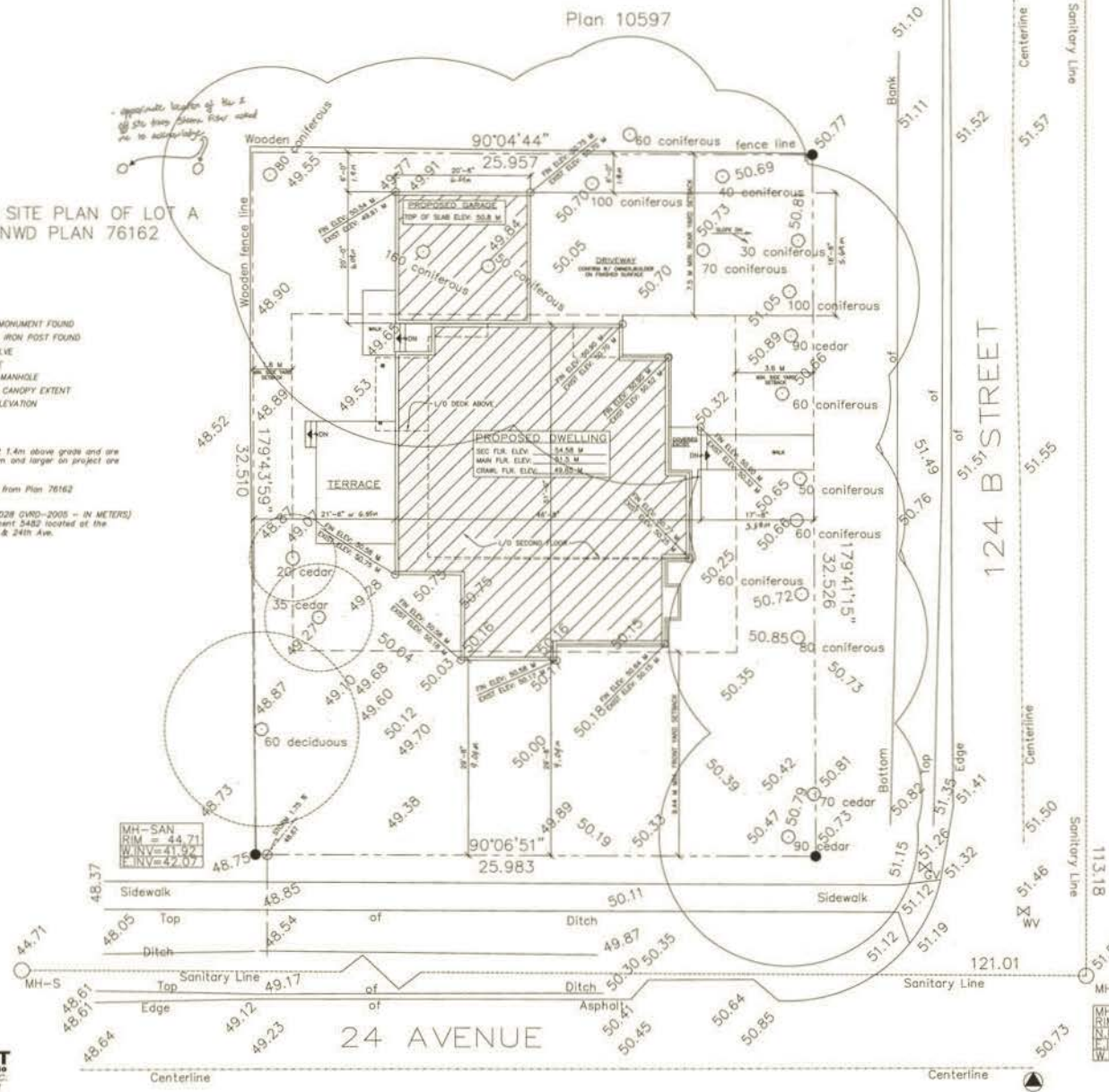
LEGEND

- DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- W V DENOTES WATER VALVE
- M V DENOTES GAS VALVE
- MH-S DENOTES SANITARY MANHOLE
- ⊙ DENOTES TREE AND CANOPY EXTENT
- X DENOTES GROUND ELEVATION

Tree diameters are taken at 1.4m above grade and are shown in cm. All trees 30cm and larger on project are shown.

Lot dimensions are derived from Plan 76162

Elevations are Geodetic (CVD28 CVD-2005 - IN METERS)
 Derived From Control Monument 5482 located at the intersection of 124th Street & 24th Ave.
 Elevation = 51.153m



SITEPLAN

CIVIC ADDRESS:
 2403 124B STREET
 SURREY BC
ZONING: RF SINGLE FAMILY RESIDENTIAL
SITE AREA : 844.5 SQ.M. (9090.1 SQ.FT)

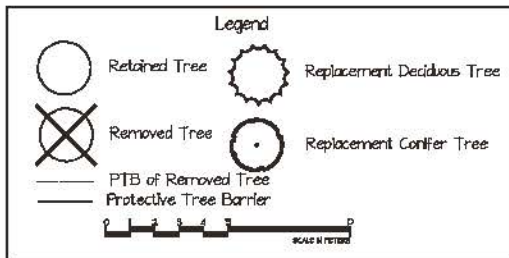
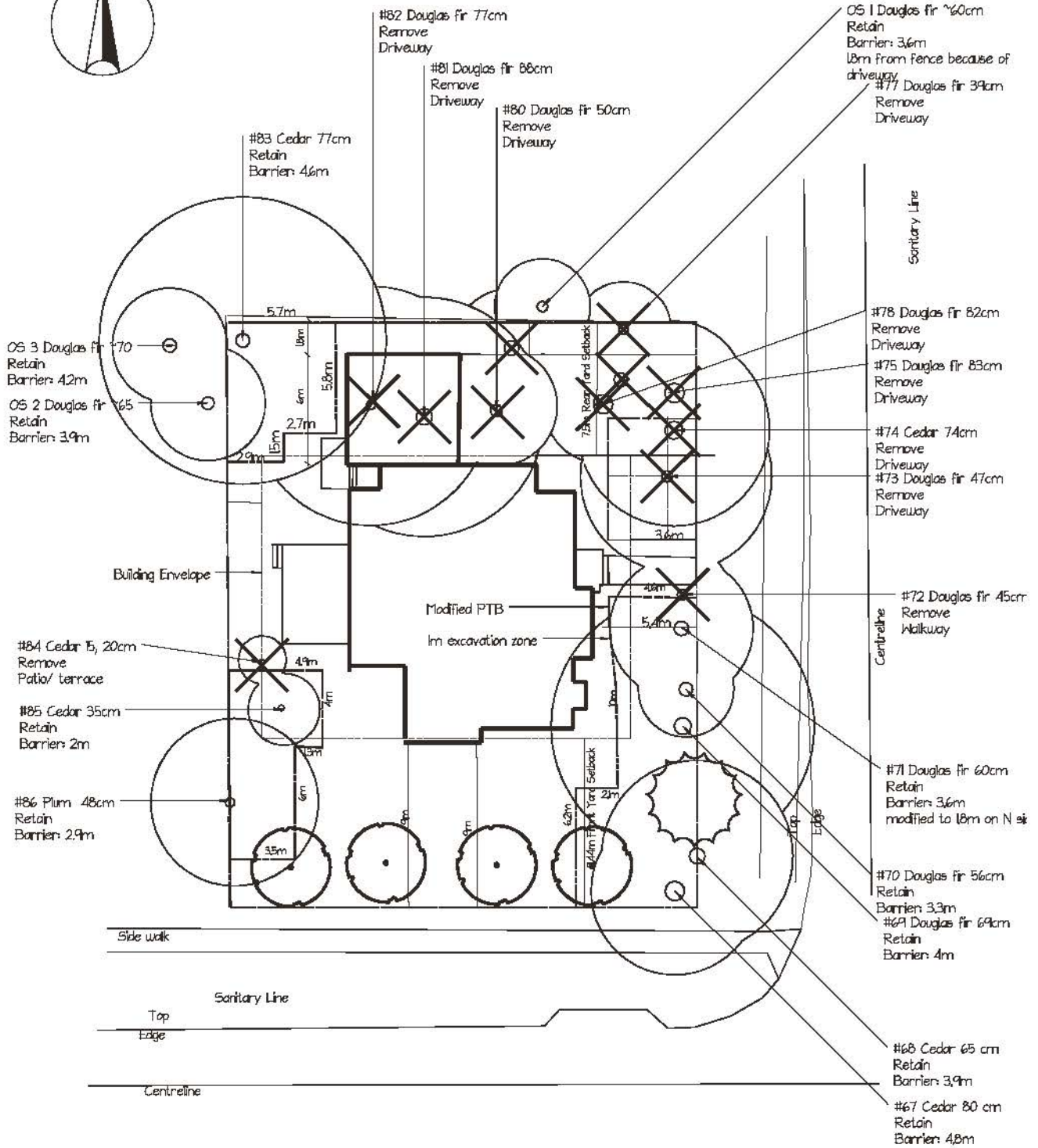
- *FAR ALLOWABLE : 386.2 SQ.M (4156.5 SQ.FT)
 FAR PROPOSED : 3187 SQ.FT
- *LOT COVERAGE ALLOWABLE : 34% = 287.13 SQ.M (3080.8 SQ.FT)
 LOT COVERAGE PROPOSED : 3812 SQ.FT
- *AVERAGE FINISHED GRADE : 50.96+50.58+50.84+50.58+50.80+50.80+50.75 = 405.83/8 = 50.73
 AVERAGE FINISHED GRADE : 50.73 M
- *MAX. ALLOWABLE HEIGHT : 9.0 M (30 FT) = 56.75 M
 PROP. HEIGHT : 18.28 M
 PROPOSED ROOF : 138.83 M
- *MAX. DRIVEWAY AREA 328 : 2093.7 SQ.FT
 PROPOSED DRIVEWAY AREA : 1144.89 SQ.FT

MH-SAN
 RIM = 44.71
 N INV = 41.92
 F INV = 42.07

MH-SAN
 RIM = 51.59
 N INV = 47.59
 F INV = 47.57
 W INV = 47.53

TARGET
 LAND SURVEYING
 SURREY B.C.
 604-583-6187
 FILE: 7359_siteplan

REVISED JUNE 2 2015



Huckleberry
Landscape Design

604-724-3025
www.huckleberrylandscape.ca

Address 2409 124B Street		
Client Name Louise Koltaycz	Project New House Construction	
Drawing Title Tree Plan	Drawing no 1 of 1	Revision no
Scale 1:200 on 1 x 17	Date July 15, 2016	Drawn by AK

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0220-00

Issued To: LOUISE A KALUTYCZ
("the Owner")

Address of Owner: 213, 2501 - 161A Street
Surrey, BC V3Z 7Y6

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: 008-895-767
Lot A Section 19 Township 1 New Westminster District Plan 76162
2403 - 124B Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, the minimum required front setback from the centerline of the ultimate highway allowance for 24 Avenue is varied from 19.5 metres (64 ft.) to 19 metres (62 ft.) for the principal building; and
 - (b) In Subsection F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF) the minimum rear yard (north) setback is reduced from 7.5 metres (25 ft.) to 1.8 metres (6 ft.).
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 – Linda Hepner

City Clerk – Jane Sullivan

Plan 10597

TOPOGRAPHIC SITE PLAN OF LOT A
SEC 19 TP 1 NWD PLAN 76162

P.L.D. 008-895-767

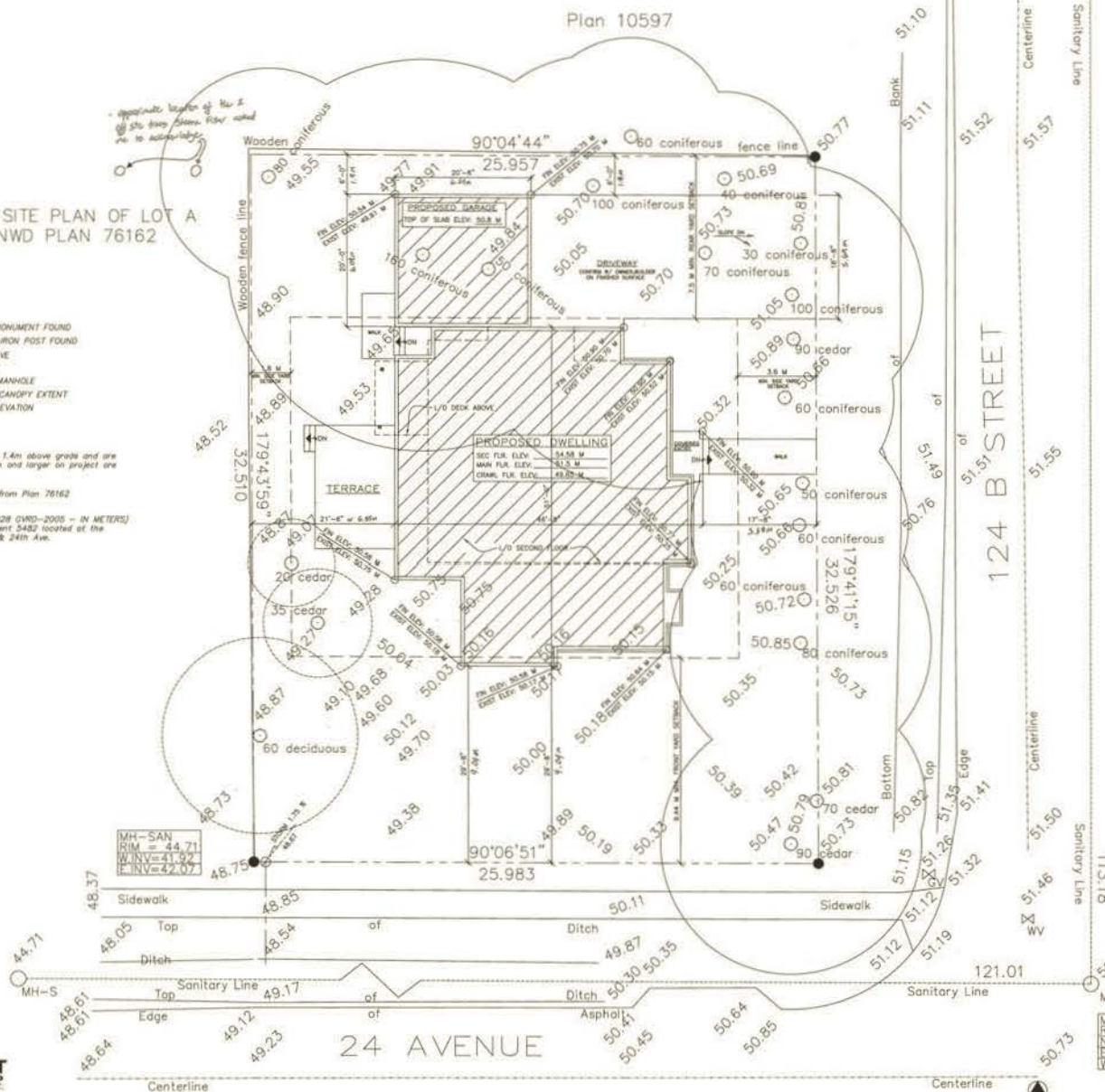
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CUTSTONE HOME DESIGNS



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REFERENCE:	CUSTOM SITE
DRAWN:	E
CHECKED:	E
DATE:	MAY 12 2015
SCALE:	1/8"=1'-0"
SHEET:	1A OF 8
PLAN NUMBER:	C-2015-002

REVISED JUNE 2 2015



TARGET
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