

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0008-00

Planning Report Date: September 13, 2021

PROPOSAL:

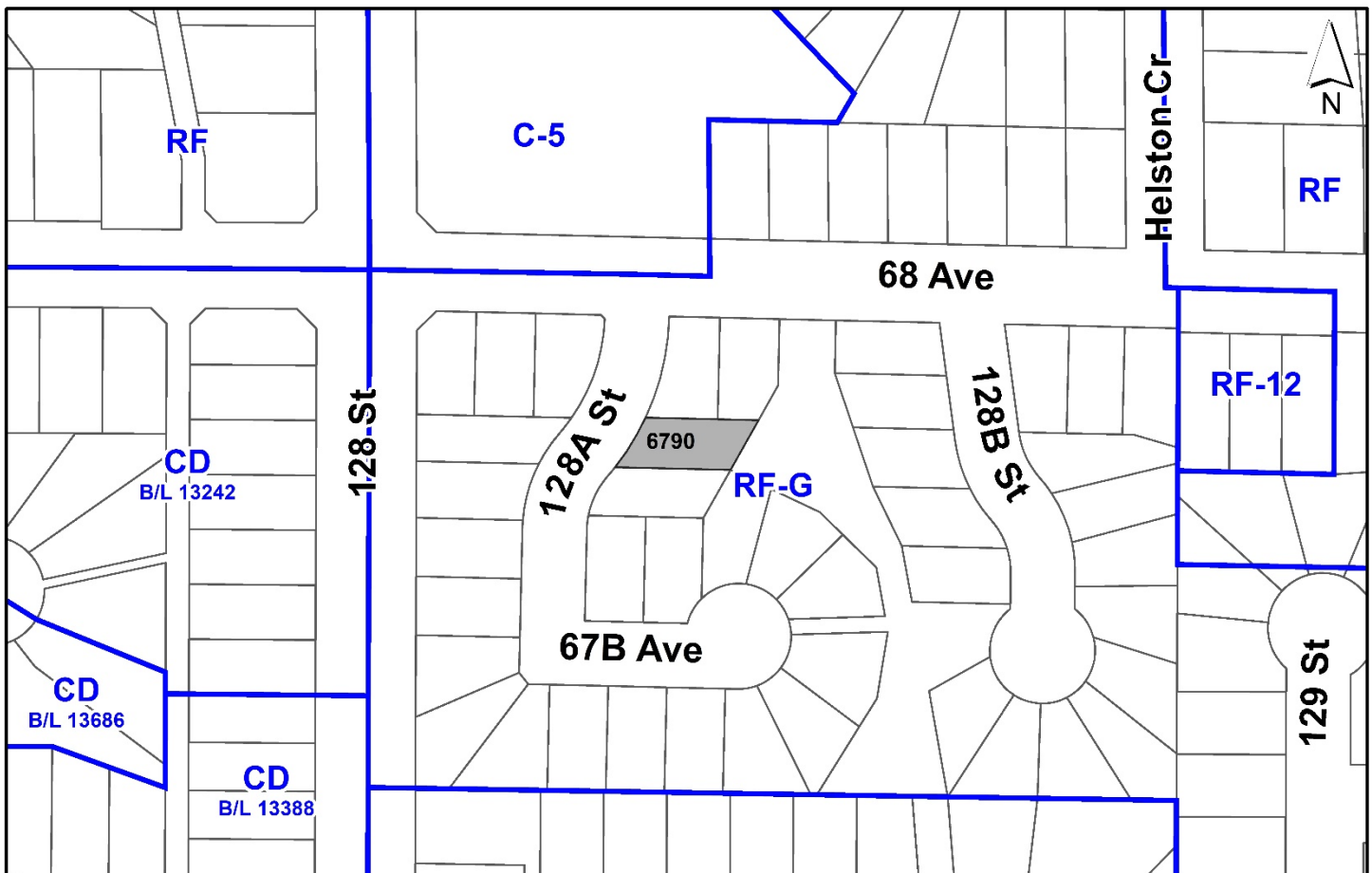
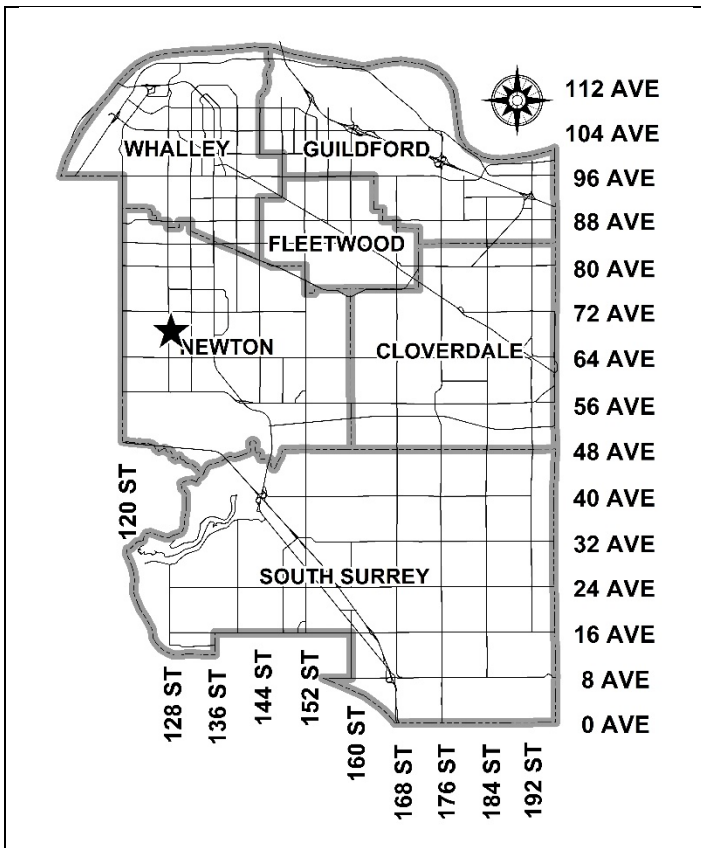
- Development Variance Permit

to reduce the front yard and rear yard setbacks in order to permit the construction of a new single family dwelling.

LOCATION: 6790 - 128A Street

ZONING: RF-G

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the front yard and rear yard setback requirements for a principal building of the "Single Family Gross Density Zone (RF-G)".

RATIONALE OF RECOMMENDATION

- Applying the building setback requirements of Zoning By-law No. 12000, will not allow for a standard sized single-family dwelling to be constructed on the lot. The irregular shape of this lot does not allow for a functional building footprint.
- The proposed variances will ensure that the applicant can build a home with a functional building envelope also given that the depth of services means that a basement cannot be achieved on the lot.
- The proposed setbacks will not have a significant visual impact on the streetscape or neighbouring properties as they are comparable to setbacks of the existing single family dwelling.
- The proposed variance will not impact any trees in the adjacent City park lot to the east of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0008-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the "Single Family Residential Gross Density Zone (RF-G)" for a principal building from 7.5 metres to 4.3 metres; and
 - (b) to reduce the minimum rear yard setback of the "Single Family Residential Gross Density Zone (RF-G)" for a principal building from 7.5 metres to 5.0 metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RF-G
North and South:	Single Family Residential; Development Application No. 7921-0009-00	Urban	RF-G
East:	City Park	Urban	RF-G
West (Across 128A Street):	Single Family Residential	Urban	RF-G

Context & Background

- The subject property, 6790 – 128A Street, is an irregularly shaped interior lot on the east side of a bend in 128A Street, located south of 68 Avenue.
- The property is zoned "Single Family Residential Gross Density Zone (RF-G)" and designated "Urban" in the Official Community Plan (OCP).
- On April 24, 2017, Council passed Resolution R17-1132 to Terminate Land Use Contract No. 481 to allow the existing underlying RF-G Zone to come into effect within the surrounding neighbourhood.
- Development Application No. 7921-0009-00 has been received for an adjacent property to the north (6798 – 128A Street) also proposing to reduce the minimum setback requirements of the RF-G Zone in order to construct a new single-family dwelling. This application will also be brought forward for Council's consideration at a future Regular Council – Land Use Meeting.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to reduce the required front yard setback from 7.5 metres to 4.3 metres; and the rear yard setback from 7.5 metres to 5.0 metres of the RF-G Zone to accommodate construction of a new single family dwelling.

Referrals

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

Parkland Considerations

- The proposed rear yard setback variance does not impact any protected trees in the adjacent City Park to the east of the subject property.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Setback Variance

- The applicant is requesting the following variances:
 - to reduce the minimum front yard setback of the "Single Family Residential Gross Density Zone (RF-G)" for a principal building from 7.5 metres to 4.3 metres; and
 - to reduce the minimum rear yard setback of the "Single Family Residential Gross Density Zone (RF-G)" for a principal building from 7.5 metres to 5.0 metres.
- The subject property is an irregularly shaped lot with angled front and rear property lines.
- Applying the building setback requirements of Zoning By-law No. 12000, will not allow for a standard sized single-family dwelling to be constructed on the lot. As building setbacks are measured parallel to property lines this results in an angled building envelope for the property that is difficult to design a house for.
- The irregular shape does not allow for a functional building footprint. The reduced front and rear setbacks will allow the applicant to achieve a more function floor plan, while complying with the RF-G Zone maximum floor area requirements.
- The proposed rear yard variance will have minimal impact on an adjacent City Park, with no existing trees proposed to be removed from the park as part of the proposal. The variance will also still result in a functional rear yard, approximately 105 square metres in area, with space for a covered deck, sun deck, and open yard for landscaping.

- The proposed front yard variance will have minimal impact on the streetscape, as the reduced setback will align with existing and proposed setbacks for houses on neighbouring lots.
- The proposed variances will ensure that the owners of the subject property can build a home with a functional building envelope given that the depth of services also means that a basement cannot be achieved on the lot.
- On-site parking will not be affected by the proposed setback variances. The lot will be able to accommodate a minimum of three (3) off-street parking spaces, meeting the requirements for a single family dwelling under Zoning By-law No. 12000.
- The proposed setbacks will not have a significant visual impact on the streetscape or neighbouring properties.
- Staff support the requested variances to proceed for consideration.

TREES

- Rhythm Batra, ISA Certified Arborist of Mike Fadum and 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)			
Cherry	1	1	0
Maple	2	1	1
Total (excluding Alder and Cottonwood Trees)	3	2	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	TBD		
Total Retained and Replacement Trees	TBD		
Contribution to the Green City Program	TBD		

- The Arborist Assessment states that there are a total of three (3) mature trees on site, with no Alder and Cottonwood trees. All three trees located on site are City street trees. It was determined that 1 tree 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.
- Tree replacement and compensation requirements for the proposed tree removal associated with this application will be further assessed as part of a Building Permit application for the property.

- In summary, a total of one (1) tree is proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Development Variance Permit No. 7921-0008-00
Appendix II.	Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Rémi Dubé
Acting General Manager
Planning and Development

SR/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0008-00

Issued To:

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: 005-349-711

Lot 108 Section 17 Township 2 new Westminster District Plan 55446

6790 - 128A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks of Part 17 "Single Family Residential Gross Density Zone", the minimum front yard setback of the principal building is reduced from 7.5 metres to 4.3 metres; and
 - (b) In Section F Yards and Setbacks of Part 17 "Single Family Residential Gross Density Zone", the minimum rear yard setback of the principal building is reduced from 7.5 metres to 5.0 metres.
4. This development variance permit applies to only the portion of 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 – Doug McCallum

City Clerk – Jennifer Ficocelli



storm m/h
rim el=88.35m

el.= 86.81 m
south invert
el.= 86.81 m
diam. = 250mm

rim el=88.10m

south invert
el.= 86.35 m
diam. = 200mm

In Section F Yards and Setbacks of Part 17 "Single Family Residential Gross Density Zone", the minimum front yard setback of the principal building is reduced from 7.5 metres to 4.3 metres.

Schedule A

GENERAL NOTES

1. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC) AND THE BRITISH COLUMBIA FIRE CODE (BCFC).

2. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE BUILDING SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE (BCBC) AND THE BRITISH COLUMBIA FIRE CODE (BCFC).

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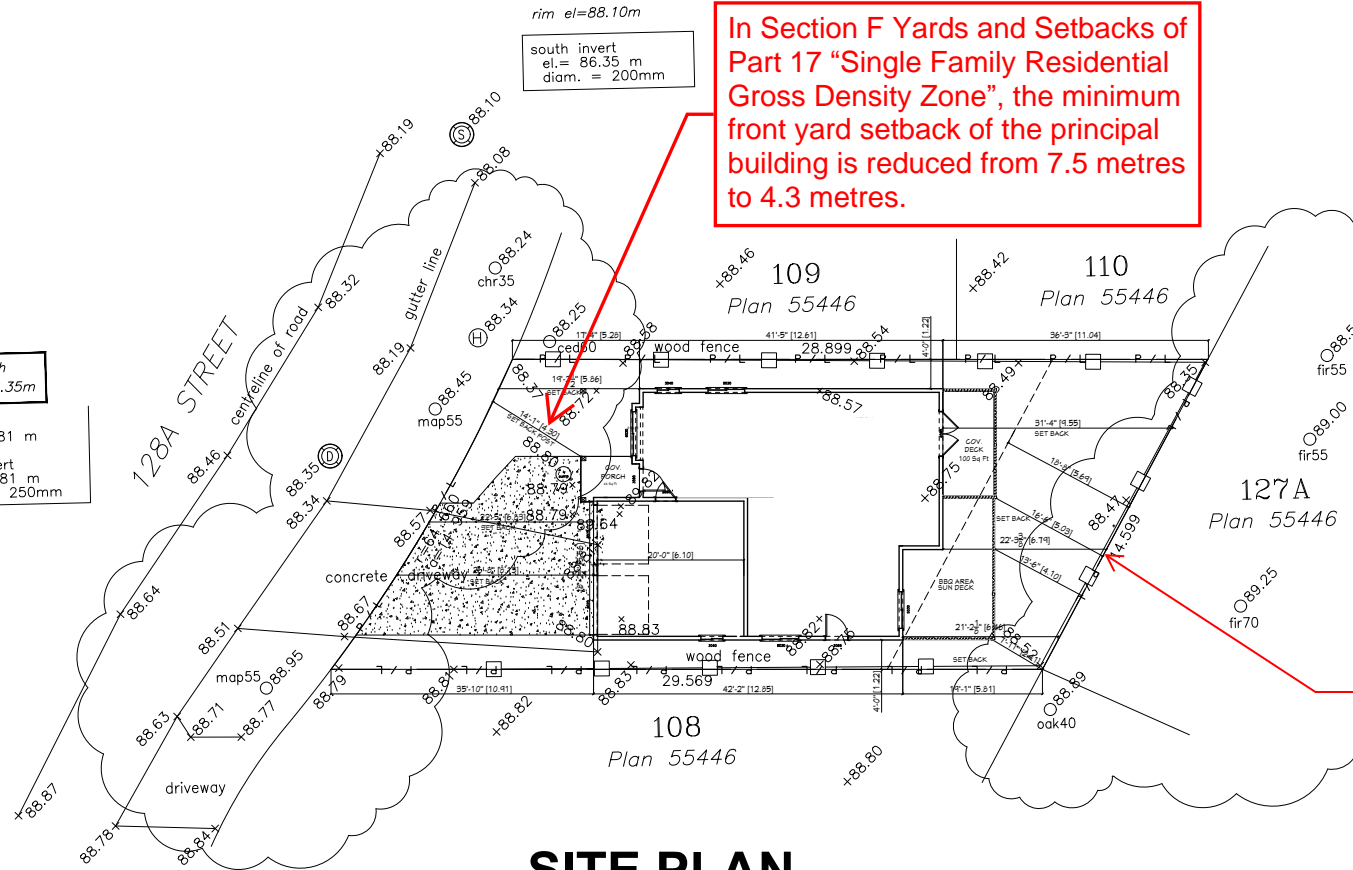
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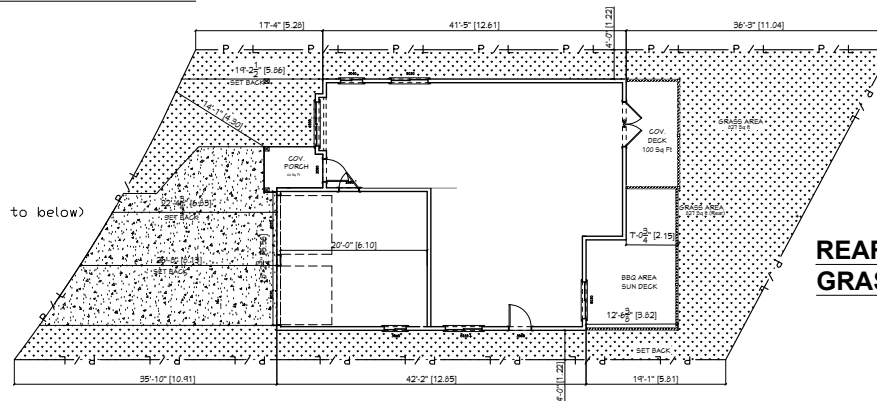
SITE PLAN

In Section F Yards and Setbacks of Part 17 "Single Family Residential Gross Density Zone", the minimum rear yard setback of the principal building is reduced from 7.5 metres to 5.0 metres.

ZONING ANALYSIS

ADDRESS: 6790 128A St. Surrey
ZONING: RF-G

LOT AREA : 373 sq. meters (4,013 sq. feet)
PERMITTED FLOOR AREA : 4013x.60= 2407.80 Sq. Ft. (incl300) garage)
PROPOSED FLOOR AREA : 2407.80 Sq. Ft. (1458 Main Floor+950 Upeer Floor(+200Sqft Open to below)
PERMITTED LOT COVERAGE : 45% X 4013 Sq.ft =1805.85 Sq.ft
PROPOSED LOT COVERAGE : 1458Sq.ft +52 OTHER PROJECTIONS +100Sq.ft (acc. bldg.) =1610Sq.ft



REAR YARD GRASS AREA

NO.	REVISION/ISSUE	DATE

GeoSpace Consulting
TEL: (604) 783-9298
EMAIL: geospacec@geospacec.com
ADDRESS: 6234 128A Avenue
SURREY, B.C.

PROJECT NAME AND ADDRESS
Hardeep/ Sabota
PROPOSED SINGLE FAMILY DWELLING FOR LOT 108 6790 128A ST SUDBURY B.C.
TEL: 604-340-7111

TITLE
DATE: SEP 2020
SCALE: 1/4" = 1'
SHEET: 1 OF 1
DRAWN BY: GDP
CHECKED BY: Parveen

THESE PLANS CONTAIN NO REPRESENTATIONS OR WARRANTIES OF THE GEOGRAPHIC INFORMATION.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 7921-0008-00

Address: 6790 128A Street, Surrey, BC

Registered Arborist: Rhythm Batra PN-8932A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	3
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required: <div style="margin-left: 40px;"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 </div> <div style="margin-left: 40px;"> - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4 </div>	4
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	3

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: <div style="margin-left: 40px;"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 </div> <div style="margin-left: 40px;"> - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 </div>	2
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: July 28, 2021



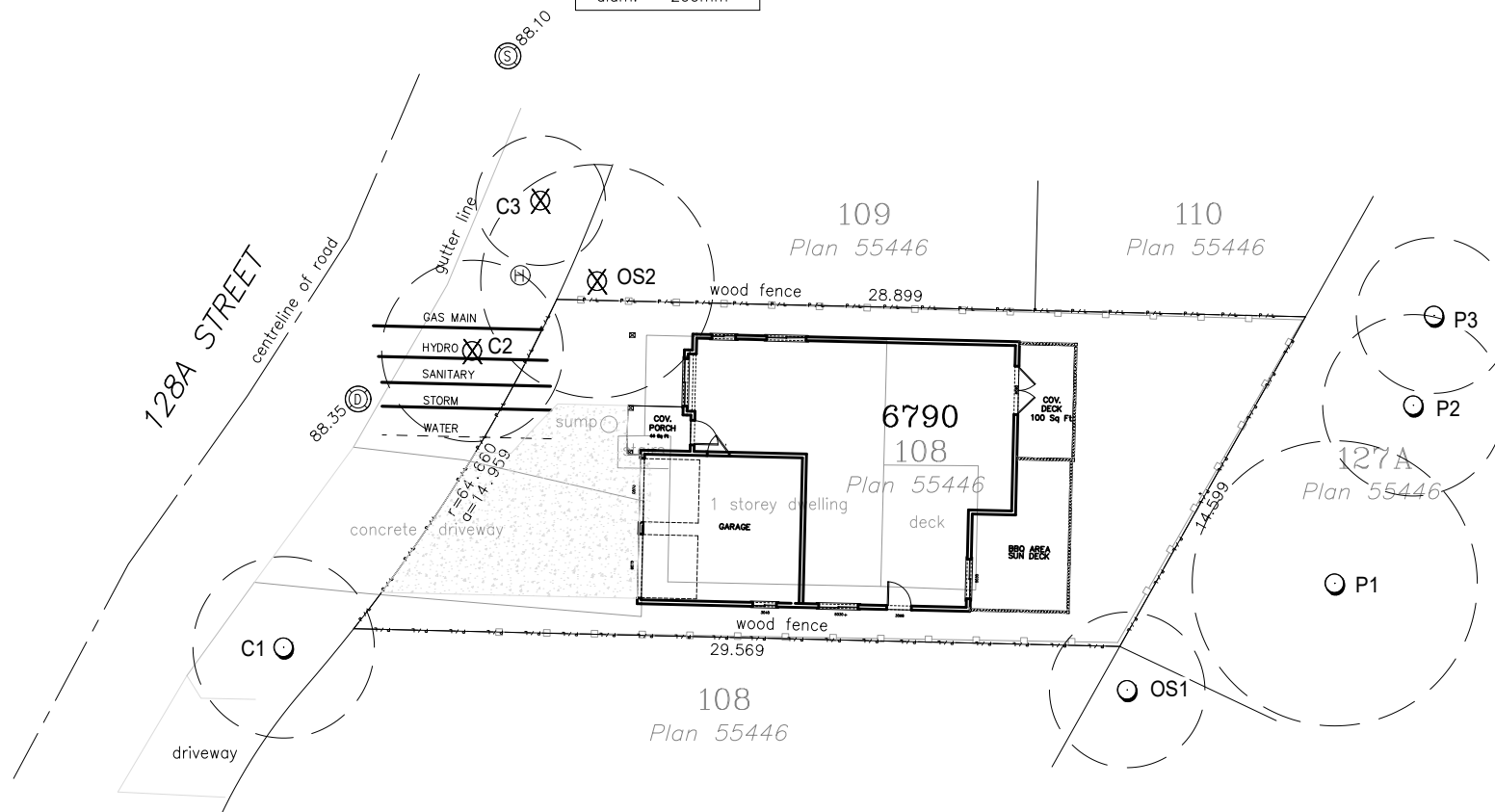
Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





rim el=88.10m

south invert
el.= 86.35 m
diam. = 200mm



LEGEND

- TREE TO BE RETAINED
⊗ TREE TO BE REMOVED

○ MINIMUM NO DISTURBANCE ZONE

STAMP	NO.	DATE	BY	REVISION
	1	JUL21/21	MK	SITE PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
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Fax: (778) 593-0302
Email: mfadum@fadum.ca

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PROJECT TITLE
6790 - 128A STREET
SURREY, B.C.

SHEET TITLE
**T1 - TREE REMOVAL AND
PRESERVATION PLAN**
CLIENT
DATE
MARCH 03, 2021

DRAWN
MK
SCALE
AS SHOWN
DATE
MARCH 03, 2021

T-1
SHEET 1 OF 2

