

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0246-00

Planning Report Date: October 18, 2021

**PROPOSAL:**

- **Development Variance Permit**

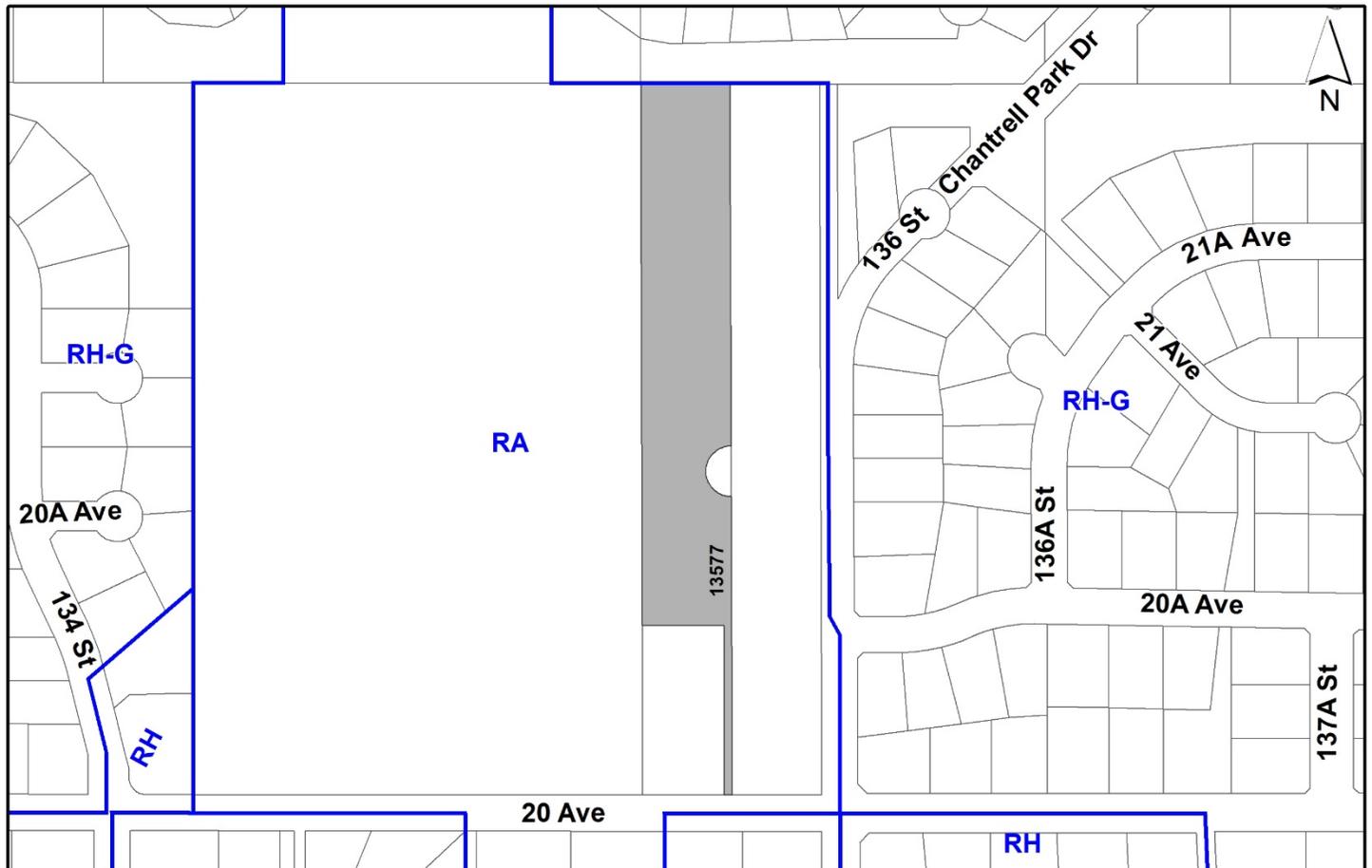
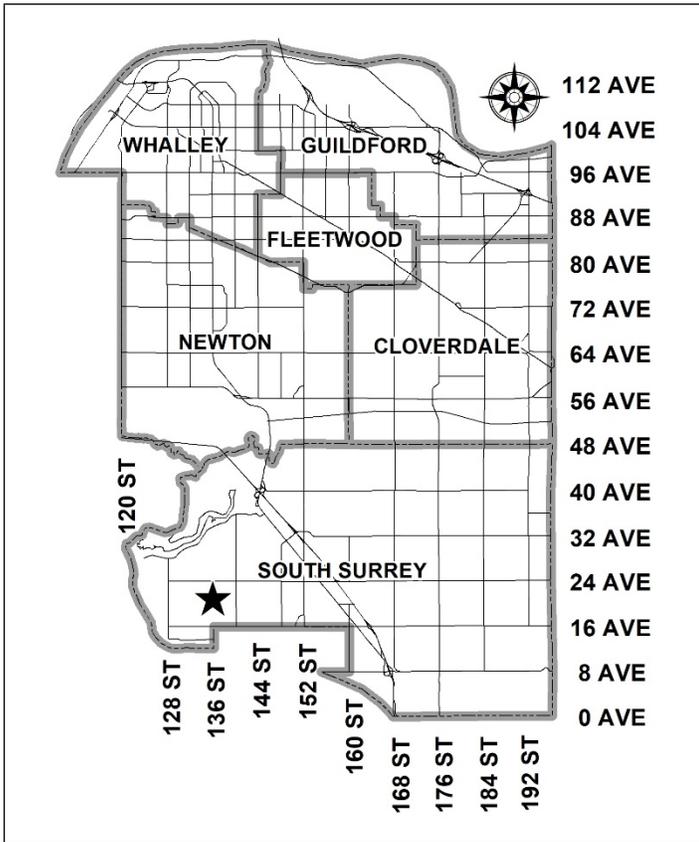
to permit a basement well to be located in the side yard and to reduce the front yard setback for a swimming pool.

**LOCATION:** 13577 - 20 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** One-Acre Residential



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes to permit a basement well between the principal building and side lot line under Part 12 One-Acre Residential Zone of the Zoning By-law.
- The applicant proposes to reduce the front yard setback for an accessory building and structure under Part 12 One-Acre Residential Zone of the Zoning By-law.

## RATIONALE OF RECOMMENDATION

- The front (south) and rear (north) lot lines do not correspond functionally to the front and rear yards of the principal building. While technically the south yard is the front yard of the property under the Zoning By-law, this area functions as the property's rear yard. The proposed variances will allow the basement well and accessory structures to be built in the section of the subject property that is functionally and visibly its rear / side yard.
- Permitting a basement entry in the side yard will accommodate the existing building envelope and should have minimal impact on the south abutting property's rear yard as this would be set back significantly from this property.
- A reduced front-yard setback of 14.04 metres will allow for the placement of the pool, the retention of protected trees, and be consistent with the front yard's functional use as a rear yard. The setback will still ensure a sizeable separation between the pool area and the adjacent property to the south, which exceeds the minimum setback of the existing dwelling on the property.
- The distance from the front (south) property line (20 Avenue) means that this proposal will result in little to no visual disruption to the public.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0264-00 (Appendix II), to vary Part 12 One-Acre Residential Zone of the Zoning By-law to:
  - (a) to permit a basement well between the principal building and the side lot line; and
  - (b) to reduce the minimum setback for accessory buildings and structures greater than 10 square metres in size from 18.0 metres to 14.04 metres to permit a swimming pool.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Subject Site	Single-family dwelling	Suburban / One-Acre Suburban	RA
North:	Single-family dwellings	Suburban / One-Acre Suburban	RH-G
East:	N/A (vacant-potential for Single-family dwellings / parkland)	Suburban / One-Acre Suburban	RA
South:	Single-family dwelling	Suburban / One-Acre Suburban	RA
West:	Parkland	Suburban / One-Acre Suburban	RA

### Context & Background

- The site falls within the OCP Suburban designation and Central Semiahmoo Local Area Plan (LAP) One-Acre Suburban designation.
- The subject property is a 1.49 hectare panhandle lot created as part of a 1993 subdivision.
- Shared driveway access for the existing home to the south and the subject property is provided by way of panhandle.
- The subject property abuts Dogwood Park on the west lot line.
- The existing single-family dwelling and associated development is located on the southern portion of the site.
- The subject property fronts 20 Avenue on the south. However, the principal building was built facing north, away from 20 Avenue, in-anticipation of future development to the north.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to vary the One-Acre (RA) Residential Zone to permit installation of a basement well between the principal building and the side lot line and to reduce the minimum front yard setback for accessory buildings and structures from 18.0 metres to 14.04 metres to permit an inground pool.
- Based on how the front lot line is defined in the Zoning By-law ("The *lot line* common to a *lot* and an *abutting highway* excluding *lane...*"), the front lot line for the subject property is 20 Avenue. While technically the south yard is a front yard, this is not functionally used as a front yard and acts as the property's rear yard. This area currently contains a backyard patio and is separated from the south abutting property's rear yard, which is used for driveway access, and includes several landscaping features, such as a privacy hedge and mature trees. As such, the subject property's front yard abuts 13551 20 Avenue's rear yard (and side yard for the panhandle portion).
- The subject property intersects with the City of Surrey's Green Infrastructure Corridor. However, this impact lies at the far north end of the lot, over 200 metres away from the extent of development on the southern portion of the property. As such, this project does not require a Development Permit for Sensitive Ecosystems as there is no chance of encroachment based on new development within the extent of this application.

### Referrals

Engineering:	The Engineering Department has no objection to the project as it does not impact Land Development Engineering infrastructure.
Parks, Recreation & Culture:	<p>The applicant should contact Parks to discuss removal of any hazardous trees in adjacent parkland during the land clearing stage. Parks will inspect the parkland in conjunction with Land Development's final inspections. Access, including by foot, to the subject lot through parkland is not permitted.</p> <p>If the applicant removes any part of the hedge on their western property line, tree protection barriers will need to be updated. Arborist supervision is required for all work within the impact zone of City trees.</p>

## POLICY & BY-LAW CONSIDERATIONS

### Zoning By-law

- The applicant is requesting the following variances:
  1. To vary Part 12 One-Acre Residential (RA) Zone of the Zoning By-law to:
    - (a) Permit a basement well to be located between the principal building and the side lot line; and

- (b) Reduce the setback for accessory buildings and structures greater than 10 square metres in size from 18.0 metres to 14.04 metres to permit a swimming pool and pool house.
- The subject property's front yard functions as a rear yard and abuts the rear yard of the adjacent southern property. A reduced front yard setback of 14.04 metres would be greater than the rear yard setback for principal buildings (7.5 metres) or accessory buildings and structures (1.8 metres) in the RA zone.
  - Given the proposed setback, the inground pool would setback significantly (14.04 metres) from the adjacent property to the south. A number of existing trees are also proposed to be retained in the south portion of the site and can provide some screening of this area.
  - The proposed swimming pool will be located such that no by-law sized trees are proposed to be removed with construction.
  - The basement stairwell and swimming pool will not impact the 20 Avenue streetscape. The orientation of the subject property and principal building ensures that potential development on this site or on the site abutting the subject property's east lot line will be separated visually and physically from the basement well and swimming pool.
  - The proposal should have minimal impact on users of the adjacent Dogwood Park to the west as this portion of the park is screened by a forested area.
  - Staff support the requested variances to proceed for consideration.

## TREES

- Philip Kin Cho, ISA Certified Arborist of BC Plant Health Care Inc., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal of the protected trees by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Cherry	1	0	1
<b>Coniferous Trees</b>			
Grand Fir	1	0	1
Cypress	1	0	1
Western Redcedar	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>4</b>	<b>0</b>	<b>4</b>

<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>0</b>
<b>Total Retained and Replacement Trees</b>	<b>4</b>

- The Arborist Assessment states that there are a total of 4 mature trees on the site and no Alder and Cottonwood trees. It was determined that all 4 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.
- In summary, a total of 4 trees are proposed to be retained on the site.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Development Variance Permit No. 7921-0246-00
- Appendix III. Summary of Tree Survey and Tree Preservation

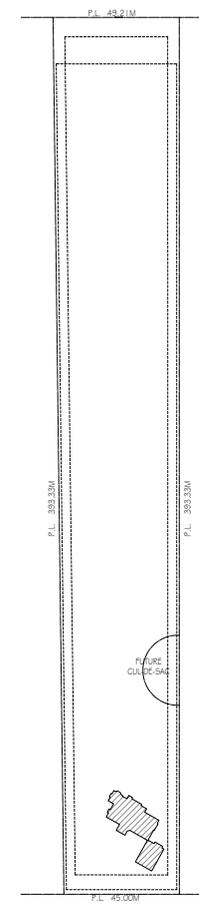
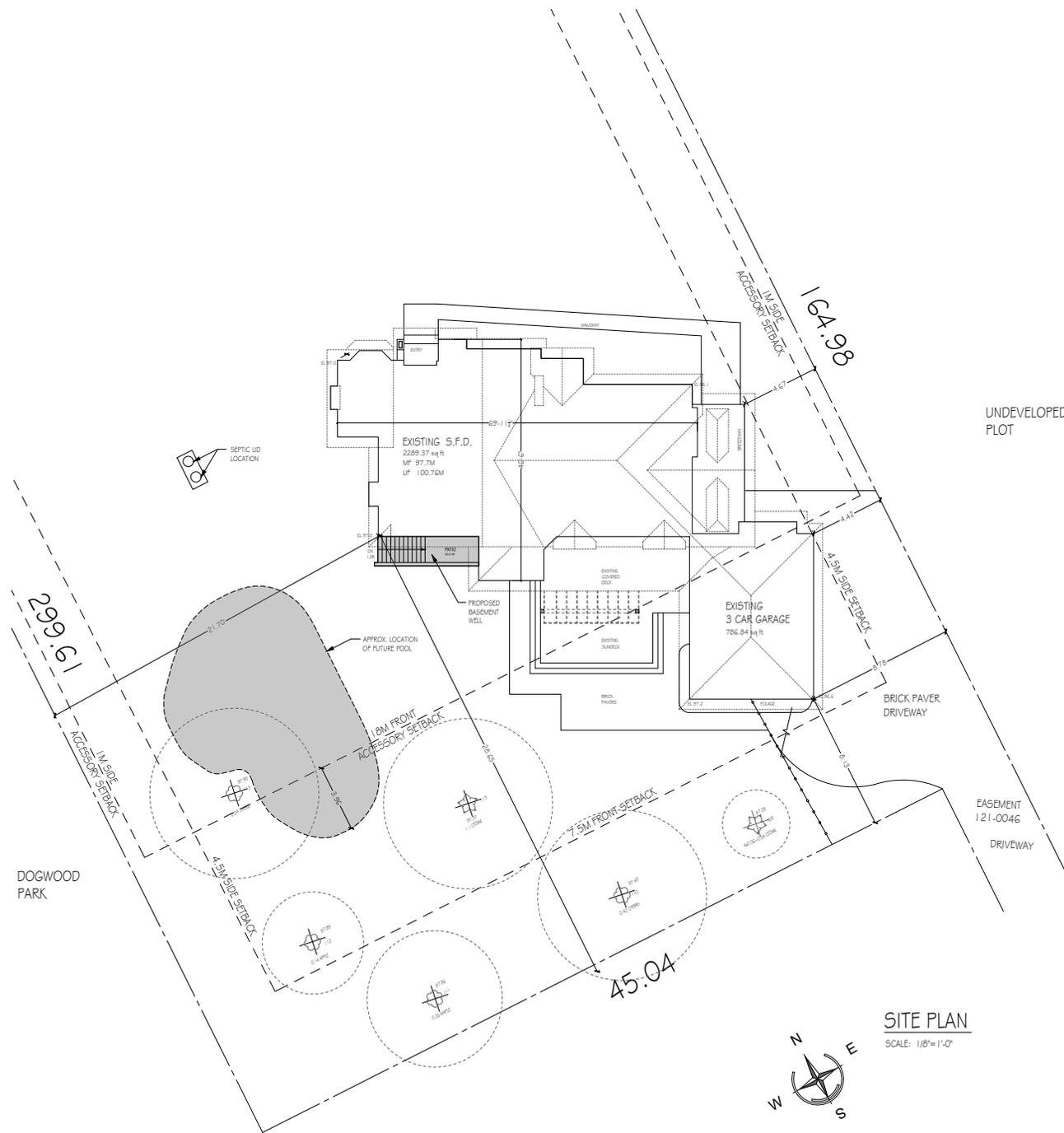
*approved by Shawn Low*

Ron Gill  
Acting General Manager  
Planning and Development

JK/cm

CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONTROLS FOR THESE DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE OFFICE PRIOR TO COMMENCING WITH CONSTRUCTION. SARAH GALLOP DESIGN INC. IS NOT RESPONSIBLE FOR ANY DISCREPANCIES NOT REPORTED IN WRITING PRIOR TO CONSTRUCTION. CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION. PLANS ARE COPIED FOR THE EXCLUSIVE USE OF SARAH GALLOP DESIGN INC. ANY UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED.

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**SITE KEY PLAN**  
SCALE: 1:16

PROJECT DATA		
CIVIC ADDRESS		
13577 20 AVE		
CITY/TOWN		
LEGAL DESCRIPTION		
LOT 2 BEHAVIOR 17 "SARAH" PLAN APPROX 8400		
P.L. 125.785.000		
ZONING		
R1		
LOT SIZE	11887.90 SQFT 1489.05 SQM	
AREA TABLE		
UPPER FLOOR - FRESH STOREY	1844.32 SQFT 174.82 SQM	
LOWER FLOOR - FRESH STOREY	2281.74 SQFT 212.51 SQM	
EXISTING - GARAGE FLOOR	2282.12 SQFT 212.62 SQM	
GARAGE - ATTACHED	766.03 SQFT 71.12 SQM	
GARAGE - AREA OVER 4004-4002 OR SQFT	354.92 SQFT 32.72 SQM	
DECK - DECK FLOOR	284.33 SQFT 26.37 SQM	
DECK - DECK	209.32 SQFT 19.44 SQM	
COVERED DECK	432.76 SQFT 40.03 SQM	
CLOSET/LIVING SPACE TOTAL	618.64 SQFT 57.42 SQM	
FRESH	0.42 LOT AREA 4379.74 SQFT 406.29 SQM	
PROPOSED	0.00 LOT AREA 5884.22 SQFT 546.04 SQM	
FRESH	0.00 LOT AREA 4379.74 SQFT 406.29 SQM	
PROPOSED	0.00 LOT AREA 5884.22 SQFT 546.04 SQM	
AREA FLOOR - FRESH STOREY	2282.12 SQFT 212.62 SQM	
AREA FLOOR - EXISTING FLOOR	2282.12 SQFT 212.62 SQM	
FLOOR AREA RATIO		
SQUARE F.S.R.	0.52 2030 SF 202.00 SQFT 184.45 SQM	
PLUS F.S.R.	0.32 1260 SF 1254.27 SQFT 116.04 SQM	
PROPOSED	0.84 3294 SF 3268.27 SQFT 300.49 SQM	
OPEN FLOOR - RESIDENTIAL FLOOR		
UPPER FLOOR - FRESH STOREY	1844.32 SQFT 174.82 SQM	
LOWER FLOOR - FRESH STOREY	2281.74 SQFT 212.51 SQM	
PROPOSED	2282.12 SQFT 212.62 SQM	
EXISTING - GARAGE FLOOR	2282.12 SQFT 212.62 SQM	
GARAGE - AREA OVER 4004-4002 OR SQFT	354.92 SQFT 32.72 SQM	
OPEN BALCONIES & SUNDECKS		
FRESH	0.00 F.F.A. 162.74 SQFT 15.14 SQM	
EXISTING	209.32 SQFT 19.44 SQM	
PROPOSED	209.32 SQFT 19.44 SQM	
OPEN SPACE AREA		
FRESH	0.00 F.F.A. 7894.76 SQFT 729.73 SQM	
PROPOSED	0.00 F.F.A. 52.02 SQFT 4.82 SQM	
PROPOSED	20.02 SQFT 1.85 SQM	
SITE / LOT COVERAGE		
FRESH	0.20 LOT AREA 3187.58 SQFT 293.12 SQM	
PROPOSED	0.00 LOT AREA 5884.22 SQFT 546.04 SQM	
PROPOSED	2282.12 SQFT 212.62 SQM	
GARAGE - DECKED	777.72 SQFT 72.28 SQM	
OTHER - RESIDENTIAL WELL	113.53 SQFT 10.51 SQM	
HEIGHT - DWELLING		
FRESH - ROOF TOP	29.53 3.00 F	
EXISTING - ROOF TOP	27.53 2.80 F	
HEIGHT - ACCESSORY		
FRESH - ROOF TOP	11.40 3.50 F	
EXISTING - ROOF TOP	0.00 0.00 F	
BUILDING DEPTH		
EXISTING	45.50 14.12 F	
SETBACKS - DWELLING		
	PROPOSED	REQUIRED
LEFT SIDE	18.75 5.74 F	14.12 4.30 F
RIGHT SIDE	54.17 16.3 1	18.75 5.74 F
REAR	15.42 4.72 F	14.75 4.50 F
FRONT	203.78 61.89 F	245.1 74.32 F
SETBACKS - ACCESSORY		
	PROPOSED	REQUIRED
LEFT SIDE	0.00 0.00 F	19.14 5.83 F
RIGHT SIDE	0.00 0.00 F	3.03 0.92 F
REAR	0.00 0.00 F	3.03 0.92 F



**SITE PLAN**  
SCALE: 1/8" = 1'-0"



OFFICE LOCATIONS  
**#11-1835 56 STREET**  
 DELTA, B.C.  
 PHONE: 604 952 4448  
 FAX: 888 698 4758  
 info@sarahgallop.com

LEWIS RESIDENCE  
 13577 20 AVE  
 SURREY, B.C.

DRAWN BY: JS CHECKED BY: SG

DATE: JULY 27, 2021

REVISION: -

1 of 1

A1 of 1

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0246-00

Issued To:

(the "Owner")

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: 018-195-750  
Lot 2 Section 17 Township 1 New Westminster District Plan LMP9845  
13577 - 20 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section J.3. of Part 12 "One-Acre Residential Zone," that a "basement well" be permitted between the principal building and the side lot line.
  - (b) In Section F.1. of Part 12 "One-Acre Residential Zone," that the front yard setback for accessory buildings and structures greater than 10 square metres in size and other accessory buildings and structures be reduced from 18.0 metres to 14.04 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 .

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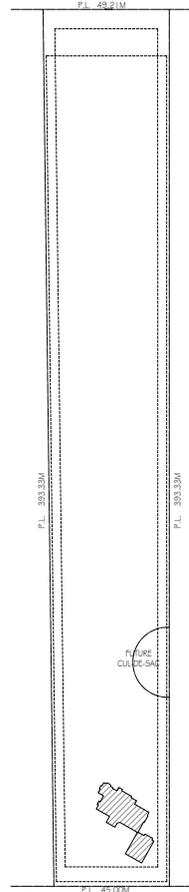
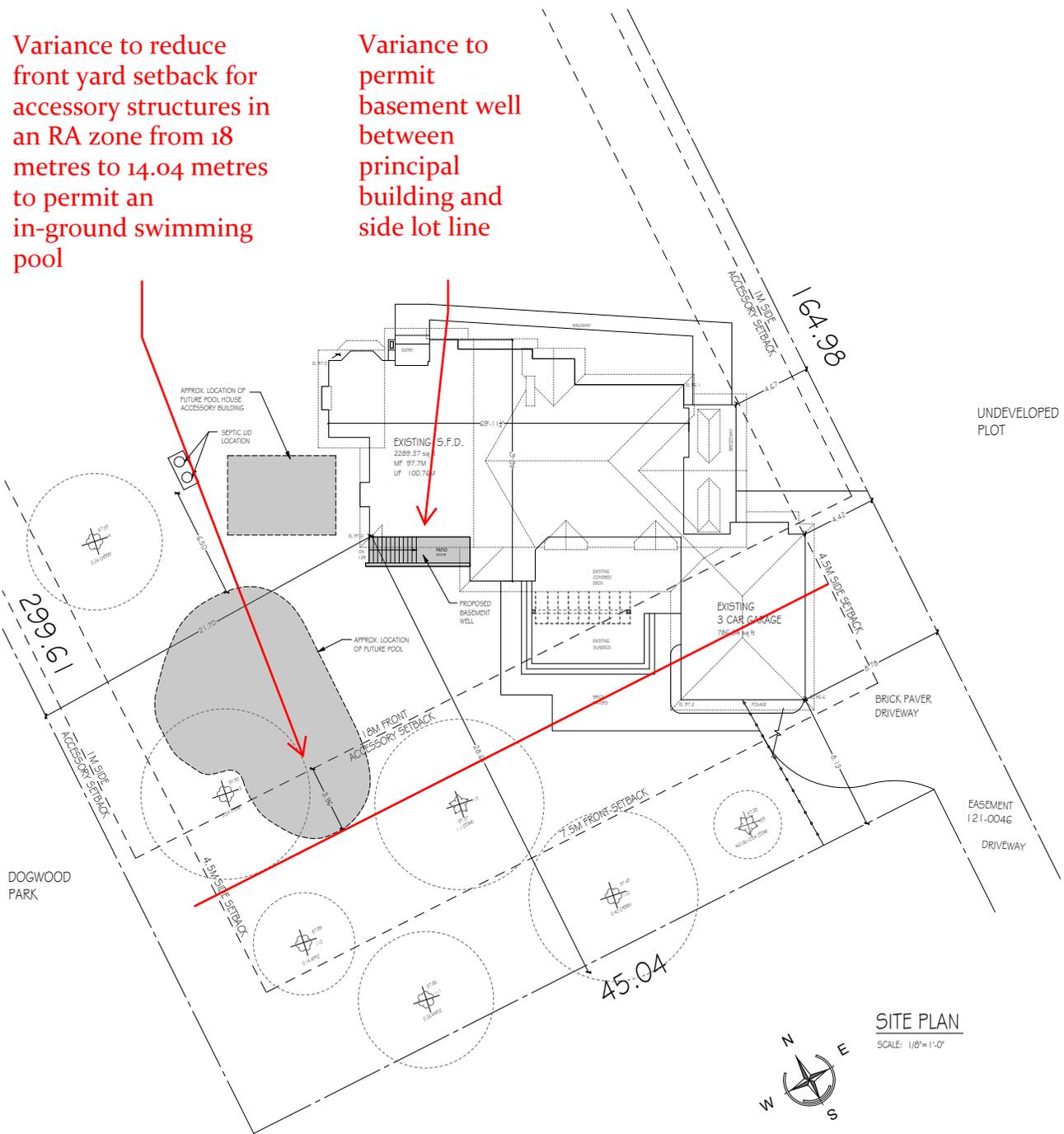
Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

Variance to reduce front yard setback for accessory structures in an RA zone from 18 metres to 14.04 metres to permit an in-ground swimming pool

Variance to permit basement well between principal building and side lot line



SITE KEY PLAN  
SCALE: 1:16



SITE PLAN  
SCALE: 1/8" = 1'-0"



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PROJECT  
LEWIS RESIDENCE  
13577 20 AVE  
SURREY, B.C.

DRAWN BY: JS CHECKED BY: SG

DATE: JULY 27, 2021

REVISION: -

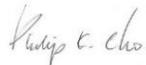
SHEET

C. Tree  
Preservation  
Summary

Registered Arborist: Philip Kin Cho - ISA Certified Arborist #HK-1086AM

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	4
<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	4
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio.  <math>\underline{\quad 0 \quad} \times \text{one (1)} = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 0 \quad} \times \text{two (2)} = 0</math></li> </ul>	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

Summary, report and plan prepared and submitted by:




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 (Signature of Arborist)

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 August 25th, 2021

Date

B.C. LAND SURVEYOR'S LOCATION OF IMPROVEMENTS ON:  
 LOT 2, SECTION 17, TOWNSHIP 1, N.W.D., PLAN LMP9845

OLSEN & ASSOCIATES  
 BRITISH COLUMBIA LAND SURVEYORS  
 204 15585 24 AVENUE, SURREY, BC, V4A2J4  
 PH: 604.531.6877 FAX: 604.531.5811  
 EMAIL: info@olsensurveying.ca  
 FILE # 17116T-250-balsor2021

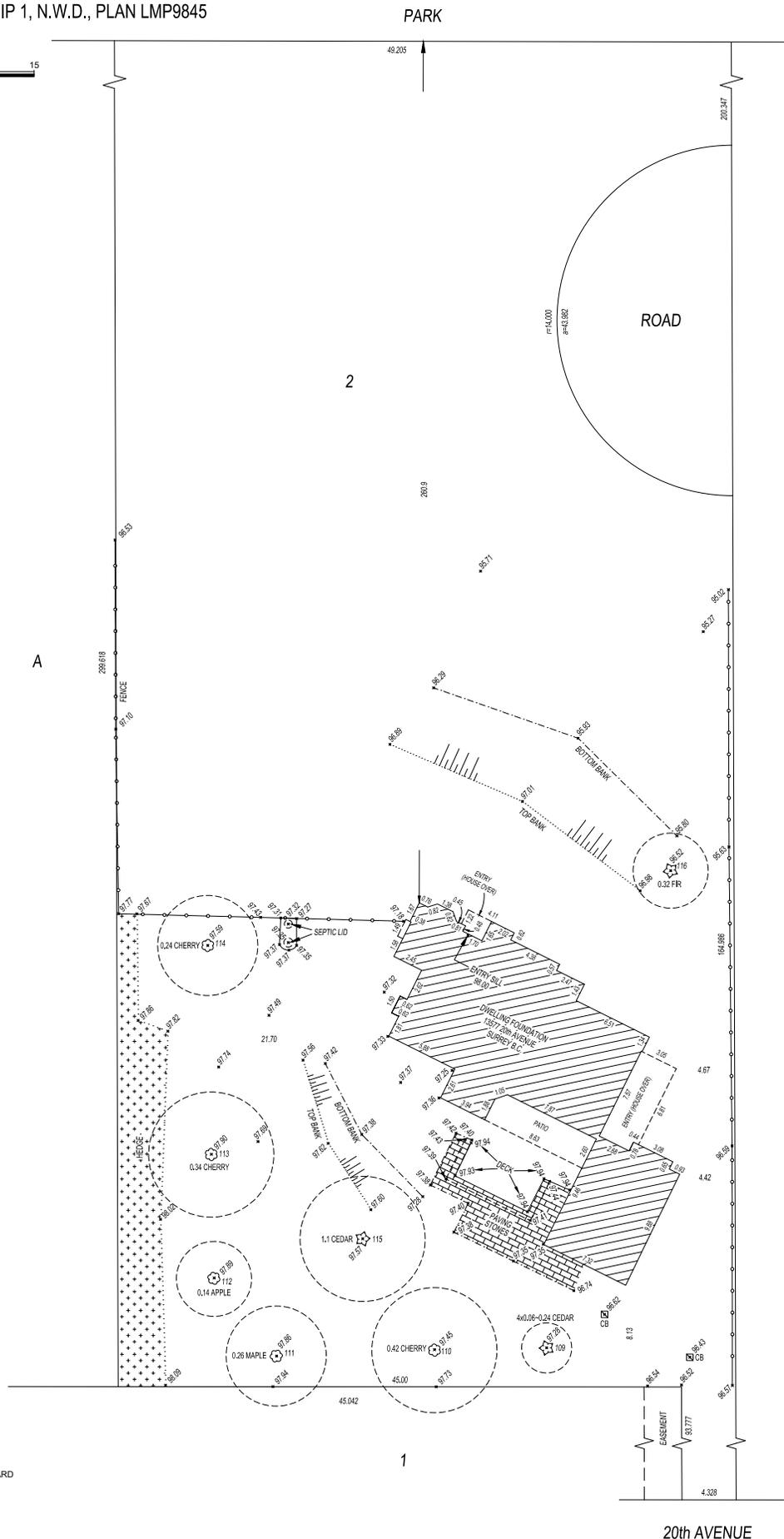
(P.I.D. 018-195-750)



The intended plot size of this plan is 432mm in width  
 560mm in height (C Size)  
 when plotted at a scale of 1:250



Lot dimensions are from  
 Plan LMP9845



**NOTE:**  
 ELEVATIONS ON THIS PLAN ARE DERIVED FROM  
 CITY OF SURREY BENCHMARK # 92HD0920  
 LOCATED AT 20 Ave & 136 St  
 ELEVATION = 94.270m

**NOTE:** TREE SYMBOLS SHOWN ON THIS PLAN ARE  
 NOT TO SCALE AND DO NOT REPRESENT CANOPY  
 DIAMETER. THEY INDICATE LOCATION ONLY.

**TREE NOMENCLATURE**



**NOTE:** - GROUND ELEVATIONS ON  
 THIS PLAN ARE NOT TO BE USED FOR  
 CONSTRUCTION BENCHMARK PURPOSES.  
 A BENCHMARK MAY BE OBTAINED  
 FROM THIS OFFICE.

**LEGEND**

	WV	INDICATES	WATER VALVE
	-	-	TREE
	CB	-	CATCH BASIN
	WM	-	WATER METER
	STM MH	-	STORM MANHOLE
	SAN MH	-	SANITARY MANHOLE
	UP	-	UTILITY POLE
	HYD	-	HYDRANT
	PP	-	POWER POLE
	GV	-	GAS VALVE
	LB	-	LAWN BASIN
	PP/LS	-	POWER POLE / LAMP STANDARD
	SUMP	-	SUMP
	LS	-	LAMP STANDARD

17

CERTIFIED CORRECT B.C.L.S.  
 Dated this 11th day of June, 2021

THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED. ©

20th AVENUE