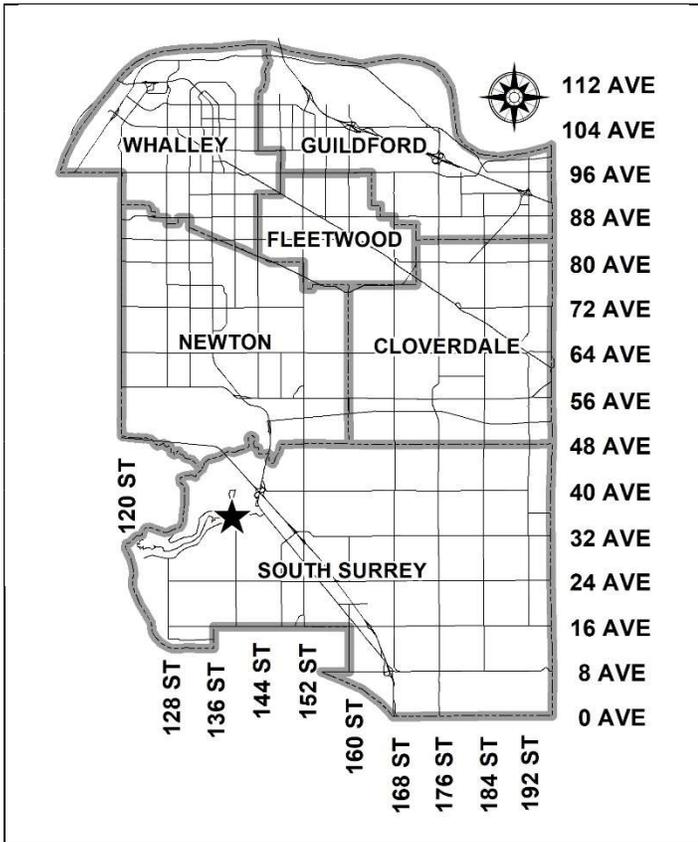


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0349-00

Planning Report Date: January 30, 2023



PROPOSAL:

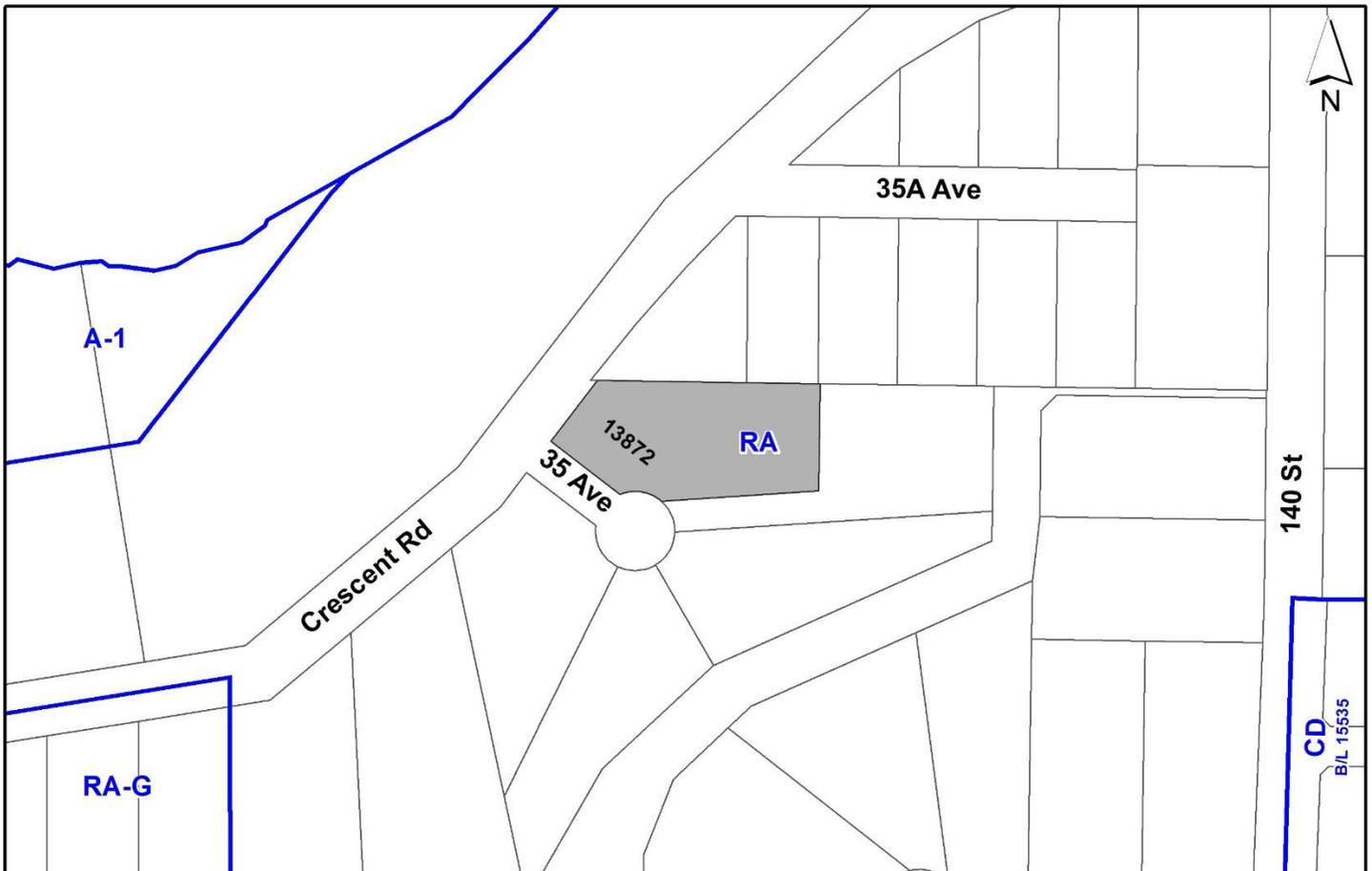
- **Development Variance Permit**
to permit the construction of a detached garage.

LOCATION: 13872 - Crescent Road

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: One-Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the front yard (west) setback requirements of the One-Acre Residential (RA) Zone.

RATIONALE OF RECOMMENDATION

- The property is encumbered by steep slopes on the eastern portion of the lot. A Geotechnical Report was registered as a Restrictive Covenant on the property under Hazard Lands Development Permit No. 7917-0431-00.
- The proposed setback will provide sufficient separation between Crescent Road and the proposed garage.
- Due to the irregular dimensions of the property, Crescent Road is considered the front yard, based on the definition within “Part 1-Definitions” of the Zoning Bylaw. However, as the property is currently accessed off 35 Avenue (cul-de-sac), this frontage functions as the property’s front yard. The proposed garage location provides a 27.5 metre setback from 35 Avenue, providing an adequate setback for an Accessory Building if this street was to be considered the front yard.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0349-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RA Zone from 18.0 metres to 8.37 metres for Accessory Buildings and Structures Greater than 10 square metres in Size.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single-Family Dwelling	Suburban	RA
North:	Single-Family Dwelling	Suburban	RA
East:	Single-Family Dwelling	Suburban	RA
South (Across 35 Avenue):	Single-Family Dwelling	Suburban	RA
West (Across Crescent Road):	Eglin Heritage Park	Suburban	RA

Context & Background

- The subject property is located at 13872 Crescent Road. The site is approximately 4,024 square metres in area, designated "Suburban" in the Official Community Plan (OCP), "One-Acre" in the Central Semiahmoo Peninsula Local Area Plan, and zoned "One-Acre Residential Zone (RA)".
- The site is within the Hazard Lands Development Permit area for Steep Slopes. A Development Permit was issued for this property under previous application 7917-0431-00. Through this application, a Geotechnical Report was also registered on the property as a Restrictive Covenant.
- Through the Building Permit process, it was noted that the site plan approved through Development Application No. 7917-0431-00 incorrectly listed the property line along Crescent Road as the side yard instead of front yard, necessitating the Development Variance Permit for the proposed detached garage.

TREES

- Laura Leigh, ISA Certified Arborist of Davey Resource Group, prepared an Arborist Assessment for the subject property under application Development Permit Application No. 7917-0431-00, which was subsequently accepted by the City Landscape Section. The proposed Development Variance Permit proposes no changes to the approved Arborist Assessment.

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

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	2	1	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Hazelnut	1	0	1
Oak	1	0	1
Big Leaf Maple	13	7 (1 dead)	6
Plum	1	1	0
Coniferous Trees			
Cedar	32	13	19
Fir	5	3 (2 dead)	2
Total (excluding Alder and Cottonwood Trees)	53	24	29
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		29	
Contribution to the Green City Program		\$18,400 (Paid through Development Application No. 7917-0431-00)	

- The Arborist Assessment states that there are a total of 53 mature trees on the site, excluding Alder and Cottonwood trees. 2 existing trees, approximately 4% of the total trees on the site, are Alder trees. It was determined that 30 trees (inclusive of one Alder) 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.
- 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 44 replacement trees on the site. For this deficit in replacement trees, the applicant has paid \$18,400 in cash-in-lieu into the Green City program under Development Application No. 7917-0431-00.
- One tree has been assessed for removal along Crescent Road due to its declining health.
- Note that the Tree Preservation Summary Table shown in Appendix II includes boulevard trees, resulting in a discrepancy in tree totals (2 trees) when compared to Table 1, above.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7922-0349-00
- Appendix II. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

SC/ar

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0349-00

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: 005-226-112
Lot 14 District Lot 157 Group 2 New Westminster District Plan 54065
13872 Crescent Road

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Part 12, One-Acre Residential Zone (RA), Section F.1, the minimum front yard setback for Accessory Buildings and Structures Greater than 10 sq. m in Size is reduced from 18.0 metres to 8.37 metres.
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 – Brenda Locke

City Clerk – Jennifer Ficocelli

13872 CRESCENT RD - RA SINGLE-FAMILY DWELLING



Aerial View of the Project looking Northwest to Nicomekl River

SITE INFORMATION	
Civic Address	13872 CRESCENT ROAD, SURREY, B.C.
Legal Description	LOT 14 DISTRICT LOT 157/GROUP 2 NWD PLAN 54065
PID	005-226-112
Land Uses	Single-Family
Zoning	RA (One-Acre Residential Zone)
I and II Uses	Single-family
Site Area	4.022 sm [43,296 sq ft]

PROJECT SUMMARY (GOVERNING BUILDING CODE: BCBC 2018 - PART 9)		
Floor Area Ratio	Bylaw Requirements: Not applicable	Proposed: Not applicable
Lot Coverage (% of Site Area)	Max. 20%	Principal Building: 5.14% Detached Garage: 3.15% Total: 12.29%
Principal Building Setbacks (m)	Front: Min 7.5m Rear: Min 7.5m Interior Side: Min. 4.5m Exterior Side: Min. 7.5m	Front: 27.68m Rear: 34.99m Interior Side: 11.26m Exterior Side: 13.39m
Detached Garage Setbacks (m)	Front: 18.1m Rear: Min. 1.8m Interior Side: Min. 1.0m Exterior Side: 7.5m	Front: 8.37m* Rear: 59.78m Interior Side: 1.89m Exterior Side: 27.54m
Principal Building Height (m)	Max. 9.0m	7.96m
Detached Garage Height (m)	Max. 5.0m	4.99m
Off-street Parking	3 Parking spaces	6 Parking spaces (No Small parking nor Tandem Parking)
Electrical Vehicle Charging	3 Level 2 Charging Outlet	3 Level 2 Charging Outlet

*Require variances for Garage Front yard Setback

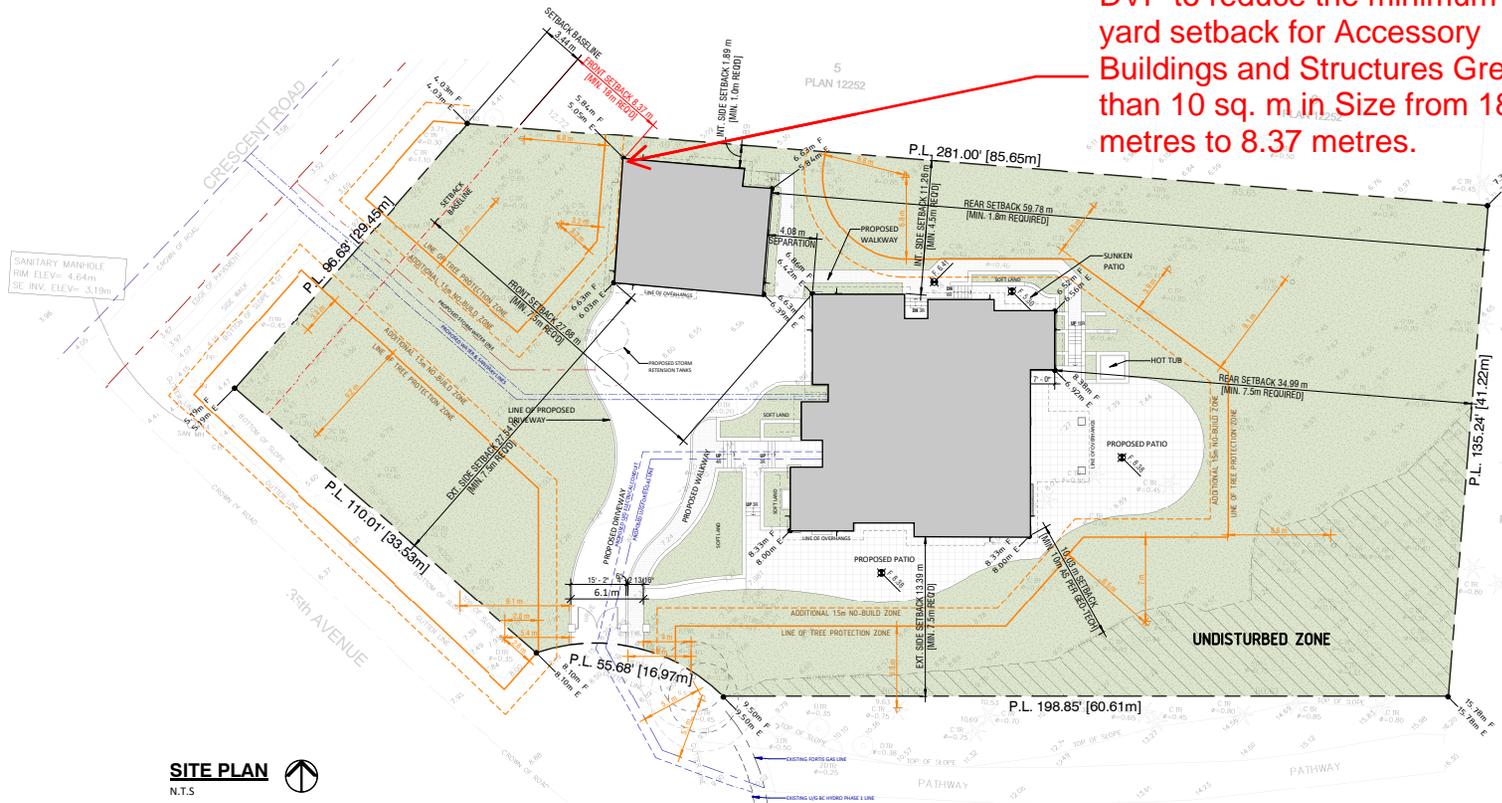


CONTEXT PLAN

SCALE: NTS



DVP to reduce the minimum front yard setback for Accessory Buildings and Structures Greater than 10 sq. m in Size from 18.0 metres to 8.37 metres.



SITE PLAN
N.T.S.



t: 778-379-8018 / f: 604-800-0775
e: kenneth@kka.ca
211-2223 West Broadway
Vancouver, B.C. V6K 2E4

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.

COPYRIGHT RESERVED. THIS PLAN AND DESIGN ARE AND SHALL REMAIN AT ALL TIMES THE EXCLUSIVE PROPERTY OF KENNETH KIM ARCHITECTURE INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

Project Title
RA Residence

13872 Crescent Road

Consultants

Survey:
Grewell & Associates
Professional Land Surveyors
T: 604-597-8907
E: Office@GrewellSurveys.com

Arboreal:
Dover Resource Group
(Formerly Mountain Maple Garden & Tree Services Ltd.)
T: 604-490-6568
E: MountainMaple@hotmail.com

Geotechnical:
Reliance Engineering Inc.
Maninder Hundal, P.Eng.
E: reliancepeng@gmail.com

Structural:
Reliance Engineering Inc.
Maninder Hundal, P.Eng.
E: reliancepeng@gmail.com

Energy:
Eco2 Energy Solutions Ltd.
Munawar Ali, CEA
T: 778-318-7273
E: munawar@eco2-energy.ca

No.	Date	Revision

Sheet Title
SITE PLAN

Drawn: **CL**

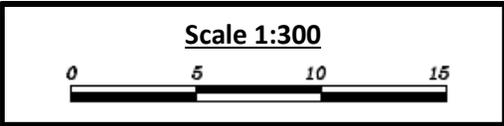
Checked: **KK**

Print date: Nov 15, 2022

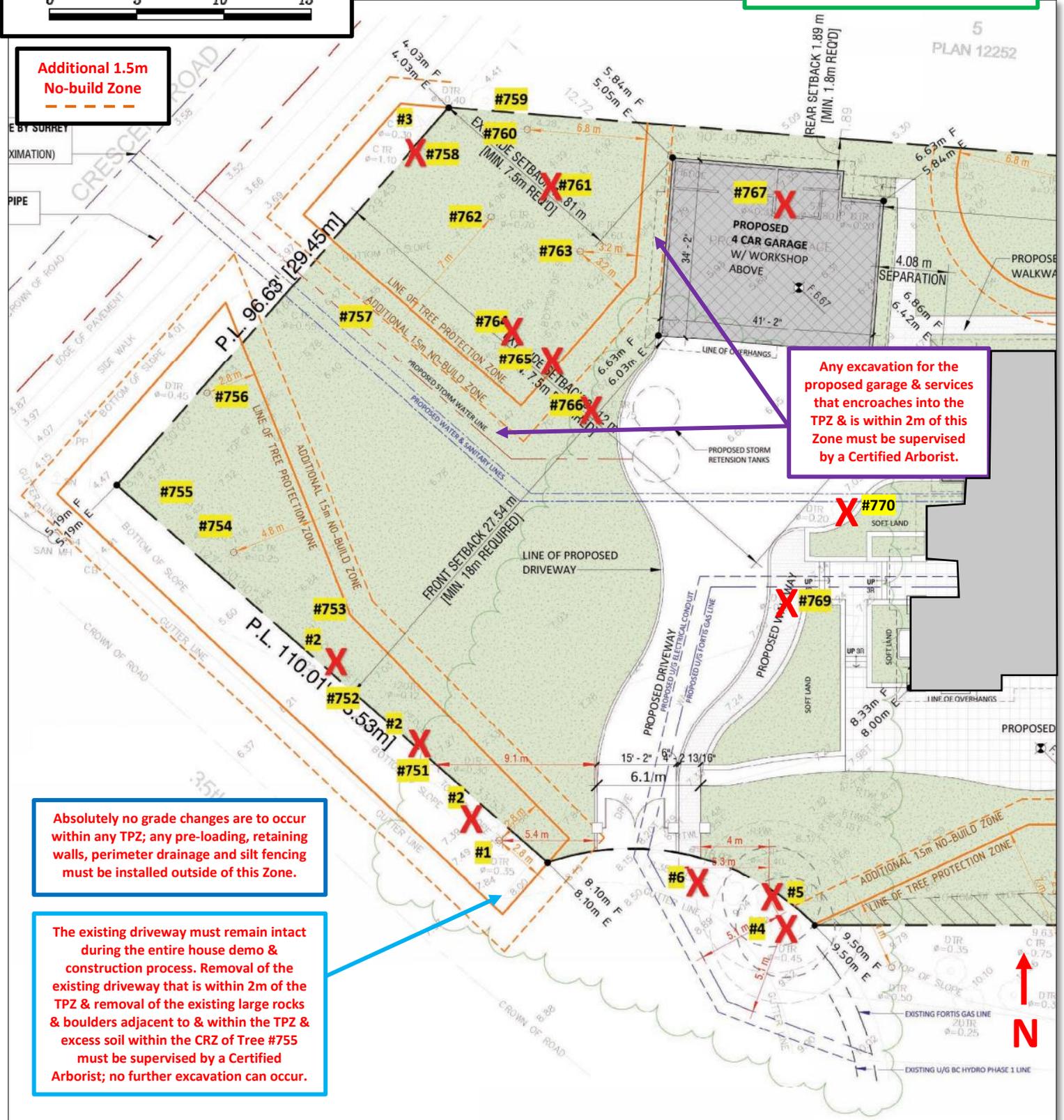
Dwg. no.

A1.0

Removal of any trees & hedges adjacent to & within any TPZ cannot be removed with excavation equipment. The stumps must be cut to grade & the remainder removed using a stump grinder; the entire removal & stump grinding process must be supervised by a Certified Arborist.



Additional 1.5m No-build Zone



Any excavation for the proposed garage & services that encroaches into the TPZ & is within 2m of this Zone must be supervised by a Certified Arborist.

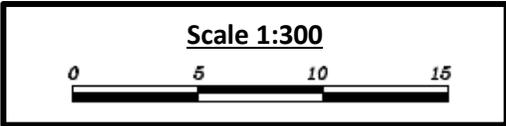
Absolutely no grade changes are to occur within any TPZ; any pre-loading, retaining walls, perimeter drainage and silt fencing must be installed outside of this Zone.

The existing driveway must remain intact during the entire house demo & construction process. Removal of the existing driveway that is within 2m of the TPZ & removal of the existing large rocks & boulders adjacent to & within the TPZ & excess soil within the CRZ of Tree #755 must be supervised by a Certified Arborist; no further excavation can occur.

West Property Tree Removal & Management Plan, Scale 1:300

Absolutely no grade changes are to occur within any TPZ; any pre-loading, retaining walls, perimeter drainage and silt fencing must be installed outside of this Zone.

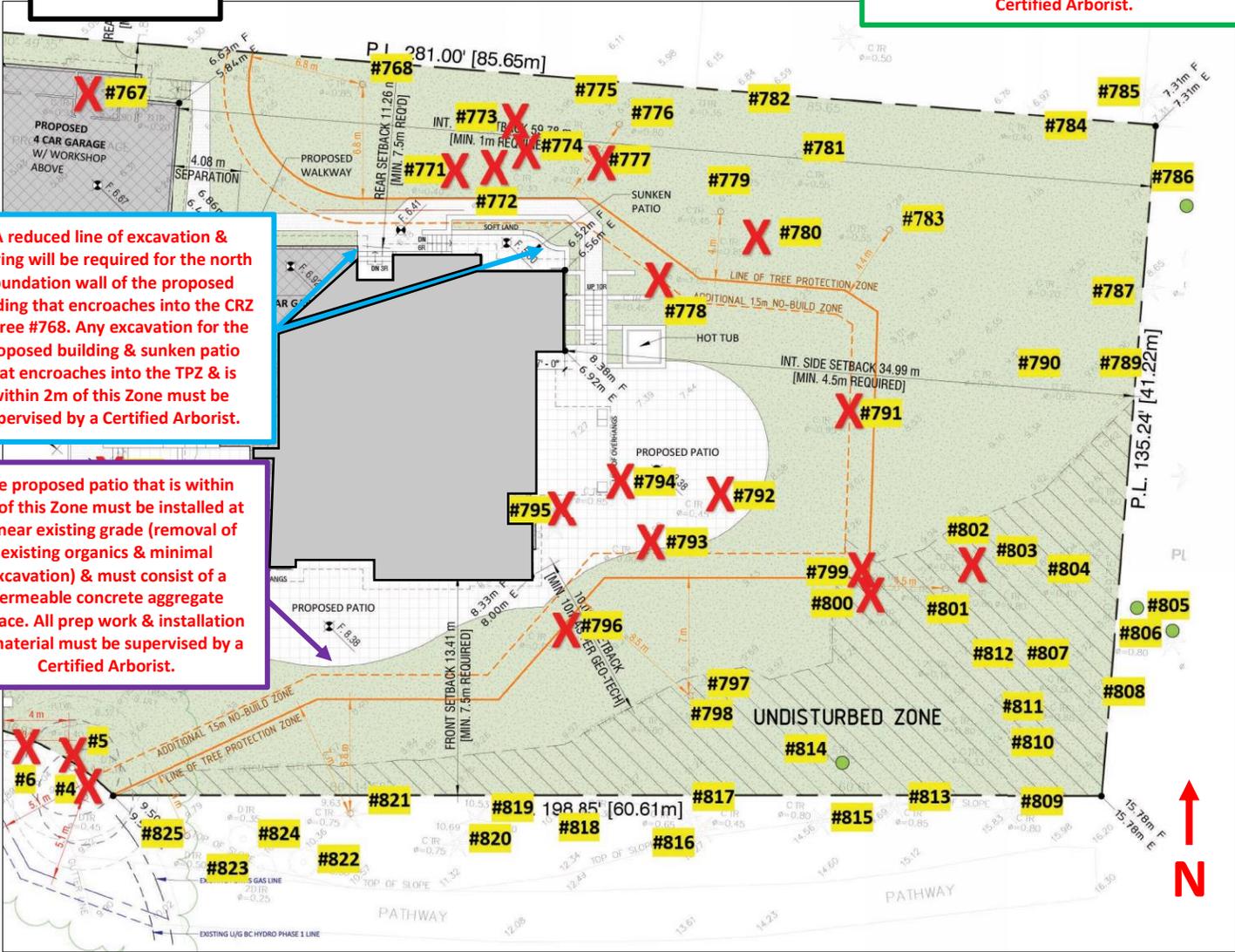
Removal of any trees & hedges adjacent to & within any TPZ cannot be removed with excavation equipment. The stumps must be cut to grade & the remainder removed using a stump grinder; the entire removal & stump grinding process must be supervised by a Certified Arborist.



Additional 1.5m No-build Zone

A reduced line of excavation & shoring will be required for the north foundation wall of the proposed building that encroaches into the CRZ of Tree #768. Any excavation for the proposed building & sunken patio that encroaches into the TPZ & is within 2m of this Zone must be supervised by a Certified Arborist.

The proposed patio that is within 2m of this Zone must be installed at or near existing grade (removal of existing organics & minimal excavation) & must consist of a permeable concrete aggregate surface. All prep work & installation of material must be supervised by a Certified Arborist.



East Property Tree Removal & Management Plan, Scale 1:300

Tree Preservation Summary

Surrey Project No:

Site Address: 13872 Crescent Ave., Surrey

Registered Arborist: Laura Leigh

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)	57
Protected Trees to be Removed	23
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	34
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2	2
- All other Trees Requiring 2 to 1 Replacement Ratio 21 X two (2) = 42	42
Replacement Trees Proposed	0
Replacement Trees in Deficit	44
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	n/a

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (0) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

(NOTE: Two hedges and three dead on-site tree have NOT been included in the Tree Preservation Table)

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

January 13, 2022

Date

On-Site Tree Species Table

TREE SPECIES	TOTAL # OF TREES	TOTAL PROPOSED FOR RETENTION	TOTAL PROPOSED FOR REMOVAL
Cedar (<i>Thuja plicata</i>)	32	19	13
Alder (<i>Alnus rubra</i>)	2	1	1
Hazelnut (<i>Corylus sp.</i>)	1	1	0
Oak (<i>Quercus sp.</i>)	1	1	0
Big-leaf Maple (<i>Acer macrophyllum</i>)	13	6	7 (1 Dead)
Fir (<i>Abies sp.</i>)	5	2	3 (2 Dead)
Plum (<i>Prunus sp.</i>)	1	0	1
TOTAL	55	30	25



Aerial Image of 13872 Crescent Rd. – Not to Scale