

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0213-00

Planning Report Date: September 13, 2010

PROPOSAL:

- **Development Variance Permit**

in order to relax the front yard setback of the indoor amenity building to allow for the retention of mature trees.

LOCATION:

2955 - 156 Street

OWNER:

Hayer Homes Morgan Heights
 Townhomes Inc., Inc.
 No. BCo826749

ZONING:

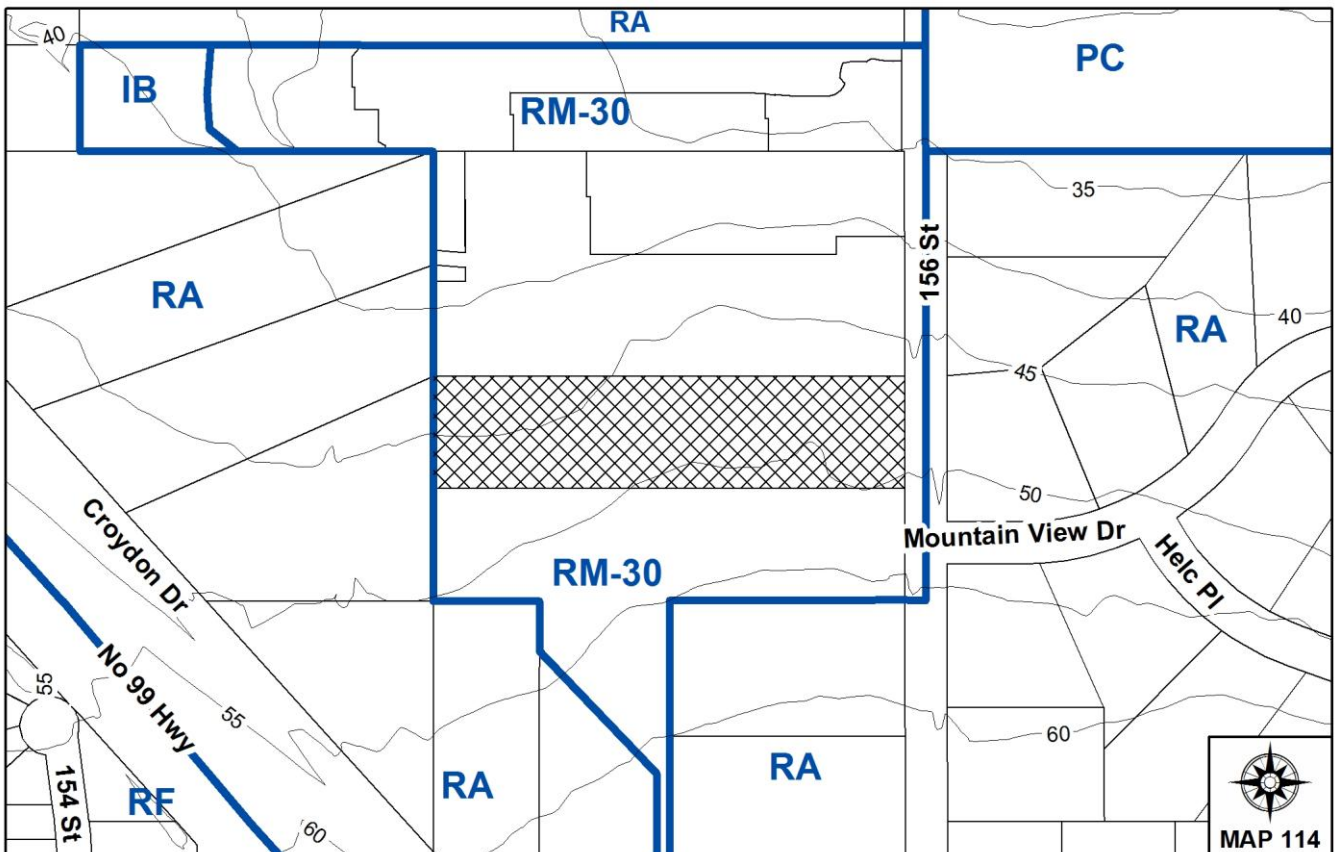
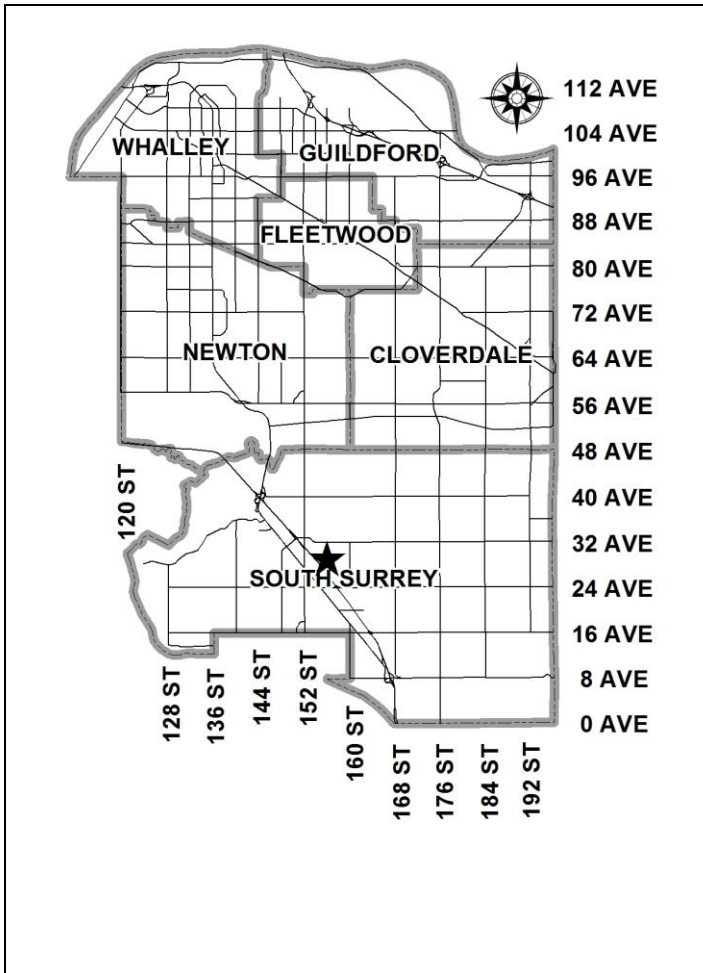
RM-30

OCP DESIGNATION:

Multiple Residential

NCP DESIGNATION:

Multiple Residential (15-25 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The front yard setback is proposed to be varied from 7.5m (25 ft.) to 5.0m (16 ft.)

RATIONALE OF RECOMMENDATION

- The proposed Development Variance Permit to reduce the front yard setback of the indoor amenity building will enable the preservation of eight (8) mature trees on the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0213-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.).

REFERRALS

Engineering: There are no engineering requirements relative to the issuance of the DVP.

SITE CHARACTERISTICS

Existing Land Use: Treed site adjacent to a BC Hydro corridor. Approved 65-unit townhouse development under File No. 7908-0080-00.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Project under construction to build 129 townhouses (File No. 7906-0257-00)	Multiple Residential/ Multiple Residential (15-25 upa)	RM-30
East (Across 156 Street):	Single family homes on treed sites. Currently under application (3 rd reading), File No. 7907-0363-00 to permit a 37 unit cluster housing development.	Suburban/Cluster Housing (6-8 upa)	RA
South:	Approved 62 unit townhouse development (File No. 7907-0113-00).	Multiple Residential/Multiple Residential (15-25 upa)	RM-30
West:	BC Hydro Right-of-way	Suburban/Business Park	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is located on 156 Street north of 28 Avenue in the North Grandview Heights Neighbourhood Concept Plan (NCP). The subject site is designated Multiple Residential 15-25 units per acre (upa) in the North Grandview Heights NCP and designated Multiple Residential in the Official Community Plan. Under File No. 7908-0080-00, the subject site was rezoned to

Multiple Residential 30 Zone (RM-30) and a Development Permit was approved to permit 65 townhouse units and an indoor amenity building.

- In order to allow for the preservation of a significant cluster of eight (8) mature trees on the subject site near 156 Street, a Development Variance Permit (DVP) was approved under File No. 7908-0080-00, which reduced the front yard setback of the indoor amenity building from 7.5 metres (25 feet) to 6.0 metres (20 feet). The cluster of eight (8) mature trees includes:
 - Two (2) Vine Maple trees (Numbers 150 and 151);
 - Five (5) Western Red Cedar trees (Numbers 152 to 155 and 157); and
 - One (1) Paper Birch tree (Number 156).
- After File No. 7908-0080-00 was approved, further analysis by Norm Hol, Certified Arborist of Arbortech Consulting Ltd. concluded that the root zones of the existing mature trees extends an additional 1 metre (3 feet) towards 156 Street, significantly limiting the development potential of the front yard. As a result of this new information, the applicant has submitted the proposed application for DVP to reduce the front yard setback of the indoor amenity building by an additional 1 metre (3 feet), from 7.5 metres (25 feet) to 5 metres (16 feet) in order to allow for the retention of the existing trees. The new DVP application is necessary in order to ensure the long term health and survival of the affected trees is not compromised by the construction of the indoor amenity building.
- From an urban design perspective, it was determined that the additional 1 metre (3 feet) reduced setback from 156 Street would not negatively impact the streetscape.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 5 metres (16 feet) of the indoor amenity building only.

Justification for Variance:

- The proposed reduction in front yard setback of the indoor amenity building is a marginal increase from the original approved variance and responds to updated information on the location of existing mature trees on the subject site.
- Overall, the proposed variance will ensure that the originally proposed tree retention is maintained with no anticipated impacts on the neighbouring properties since the streetscape will be maintained.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary
Appendix II.	Site Plan
Appendix III	Development Variance Permit No. 7910-0213-00

Jean Lamontagne
General Manager
Planning and Development

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