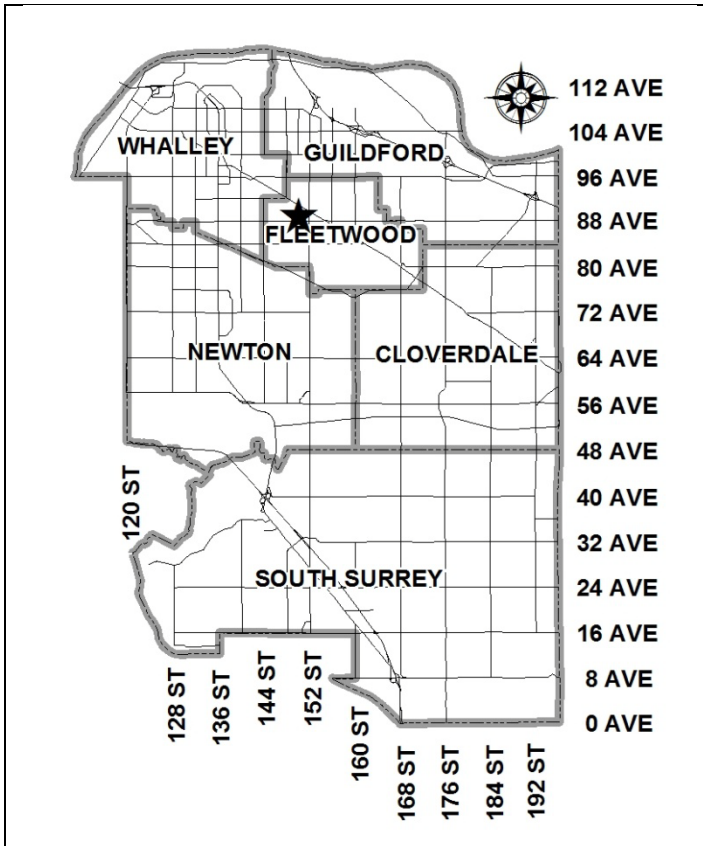


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0181-00

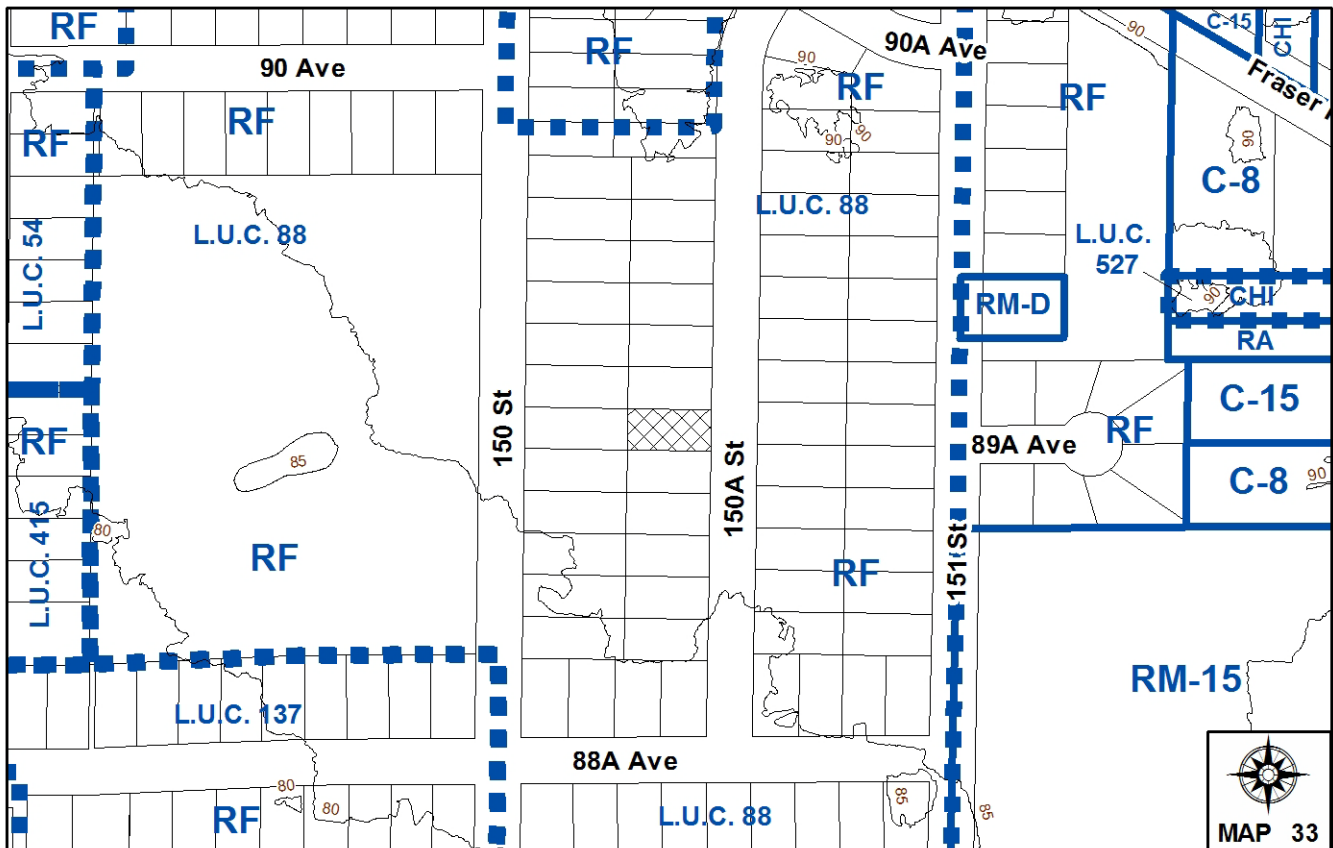
Planning Report Date: September 10, 2012



**PROPOSAL:**

- **Development Variance Permit**  
 in order to increase the front yard setback to retain a tree and to permit the construction of a new single family dwelling.

**LOCATION:** 8923 - 150A Street  
**OWNER:** Manjot Singh Barn  
 Charanjit Kaur Barn  
**ZONING:** Land Use Contract No. 88  
 (underlying RF Zone)  
**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to Land Use Contract No. 88 to increase the front yard setback from 3.5 metres (12 ft.) to 9.1 metres (30 ft.) to construct a new house and retain an existing tree.

### RATIONALE OF RECOMMENDATION

- The proposed front yard setback is consistent with the emerging development pattern along 150A Street within the Land Use Contract No. 88 area.
- Varying the front yard setback requirement of Land Use Contract No. 88 will facilitate tree retention potential in the front yard of the subject property without compromising the construction of a new dwelling, or impacting adjoining properties.

**RECOMMENDATION**

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7912-0181-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to relax the front yard setback requirement of Land Use Contract No. 88 from 3.5 metres (12 ft.) to 9.1 metres (30 ft.).
  
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (b) registration of a Section 219 Restrictive Covenant to limit the size and location of the driveway to protect trees and critical root zones.

**REFERRALS**

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

**SITE CHARACTERISTICS**

Existing Land Use:      Existing single family dwelling which will be removed.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwellings.	Urban	Land Use Contract No. 88 (underlying RF Zone)
East (Across 150A Street):	Single family dwellings.	Urban	Land Use Contract No. 88 (underlying RF Zone)
South:	Single family dwellings.	Urban	Land Use Contract No. 88 (underlying RF Zone)
West:	Single family dwellings.	Urban	Land Use Contract No. 88 (underlying RF Zone)

**DEVELOPMENT CONSIDERATIONS**

**Background**

- The subject site is located at 8923-150A Street in the Fleetwood area. The site is designated “Urban” in the Official Community Plan (OCP) and is regulated by Land Use Contract (LUC) No. 88 which allows for residential single family uses and customarily permitted accessory uses only. The underlying zone is the Single Family Residential (RF) Zone.

- LUC No. 88 requires that each lot have an allocated building setback of either 3.5 metres (12 ft.), 5 metres (17 ft.), 6.5 metres (22 ft.) or 8 metres (27 ft.) as indicated on the plan which forms part of LUC No. 88. Under LUC No. 88, the front yard setback requirement for the subject site is 3.5 metres (12 ft.).
- The site contains two large, mature Spruce trees, both of which are considered protected trees under the Tree By-law. One is located at the south-east corner of the lot within the front yard setback area of the existing dwelling, while the other is located in the rear yard.

### Current Proposal

- The applicant is proposing to demolish the existing house on the subject property and to build a two-storey house, approximately 387 square metres (4,165 sq. ft.) in size.
- The existing Spruce tree located in the front yard of the subject site is set back approximately 1 metre (3.3 ft.) from the front (east) property line. If the house was constructed in accordance with LUC No. 88 front yard setback requirement of 3.5 metres (12 ft.), the tree located in the front yard of the subject site would have to be removed.
- The owner of the subject property wishes to retain the existing Spruce tree within the front yard and has therefore applied for a Development Variance Permit to vary the front yard setback prescribed in LUC No. 88 from 3.5 metres (12 ft.) to 9.1 metres (30 ft.).
- The proposed dwelling will therefore have a front setback of 9.1 metres (30 ft.), a rear setback of 11.5 metres (37.5 ft.) and side yard setbacks of 1.8 metres (6 ft.). The proposed dwelling is consistent in scale and form with the other new houses in the area.

### Tree Retention

- Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plan. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are two mature trees on the subject property, both of which are proposed to be retained.
- The report also identifies four protected trees on neighbouring properties and one protected City tree within the 150A Street right-of-way. All five trees are proposed to be retained.

### BY-LAW VARIANCE AND JUSTIFICATION

#### (a) Requested Variance:

- To vary Schedule "B" of Land Use Contract No. 88 in order to increase the front yard setback from 3.5 metres (12 ft.) to 9.1 metres (30 ft.) for a new single family dwelling.

**Applicant's Reasons:**

- The requested variance would allow the owner to construct the proposed single family dwelling without encroaching on the 2.5-metre (8 ft.) minimum no-disturbance zone of the existing Spruce tree within the front yard setback area.

**Staff Comments:**

- There is one mature Spruce tree located within the front yard setback area of the subject site. A variance to the 3.5-metre (12 ft.) front setback requirement of LUC No. 88 to permit a 9.1 metre (30 ft.) front yard setback will ensure that the tree and no-disturbance zone is not impacted by the proposed development.
- New residential development within the LUC No. 88 area has generally achieved the specified front yard setback requirements of Schedule "B". The neighbouring dwelling to the north was constructed in 2003 with a front yard setback of 3.5 metres (12 ft.), while the neighbouring dwelling to the south, constructed as part of the original subdivision in the 1970's, has a 5-metre (17 ft.) front yard setback. While the proposed 9.1-metre (30 ft.) front yard setback will represent a variation from the 3.5-metre (12 ft.) requirement of Schedule "B", the proposed variation will continue to meet the intent of the LUC No. 88 to create a varied streetscape appearance along 150A Street.
- The proposed dwelling will have rear yard setback of 11.5 metres (37.5 ft.), approximately 2 metres (6.5 ft.) greater than the 9.5-metre (31 ft.) rear yard setback of the neighbouring dwelling to the north. The neighbouring dwelling to the south has a 15.5 metre (50ft.) rear yard setback. These varied setbacks will result in a graduated rear setback character and ensure that the existing mature trees adjacent to the rear (west) boundary of the subject lot can be retained and protected.
- It is also proposed that the City tree within the 150A Street boulevard adjacent to the front (east) boundary of the subject site will be retained. This will be achieved by reducing the width of the driveway within the boulevard. The width of the driveway can be effectively reduced without affecting the functionality of the driveway.
- The proposed variance to the 3.5-metre (12 ft.) front setback requirement of the LUC No. 88 therefore can be achieved without resulting in a negative impact to the streetscape and adjoining properties.
- Staff support the requested variance.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- |               |   |
|---------------|---|
| Appendix I.   | Lot Owners and Action Summary.                |
| Appendix II.  | Proposed Site Plan.                           |
| Appendix III. | Development Variance Permit No. 7912-0181-00. |

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural Plans prepared by D. Mand Design and Drafting Services Ltd, dated February 2011.
- Land Use Contract No. 88.

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

TJH/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Charanjit K Barn  
Manjot S Barn

Address: 8923 - 150A Street  
Surrey, BC  
V3R 6W8

Tel: - 604 723 0184  
- 778 395 2811

2. Properties involved in the Application

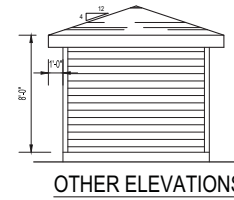
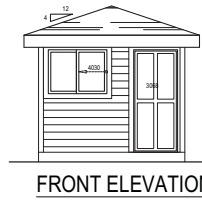
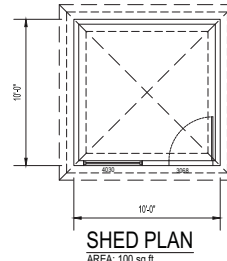
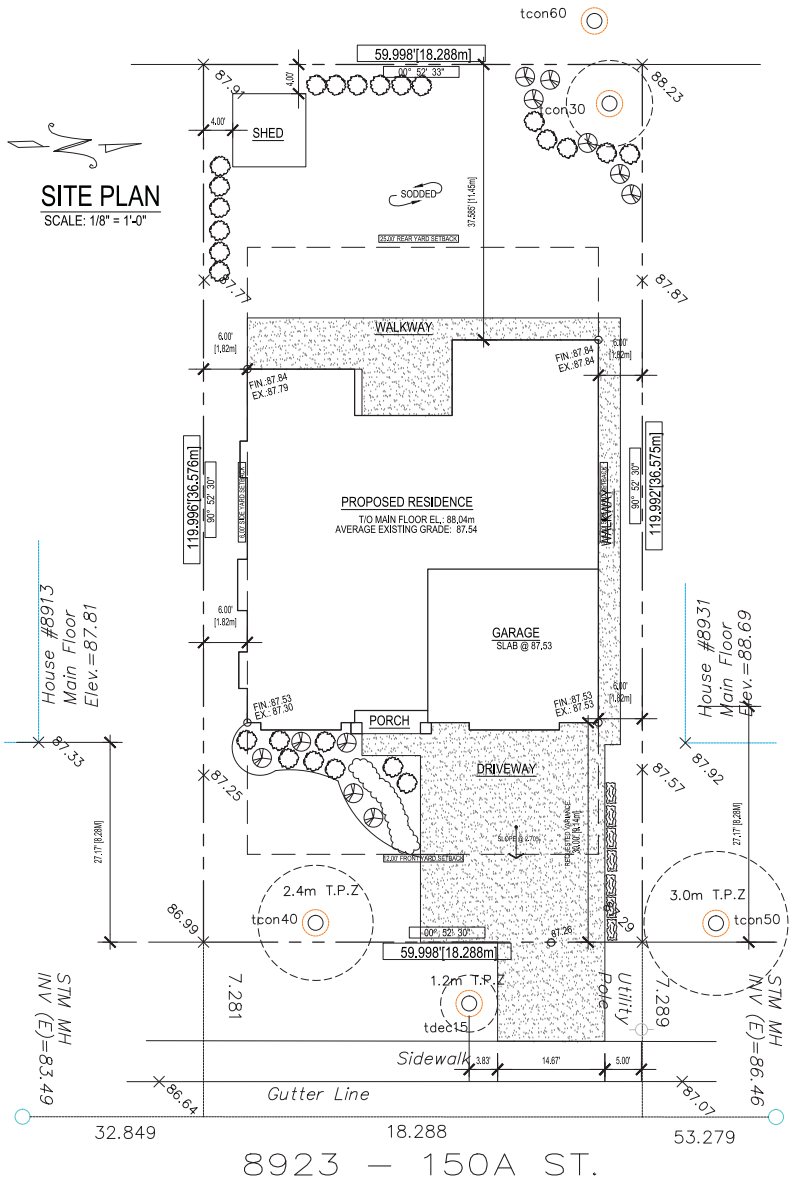
(a) Civic Address: 8923 - 150A Street

(b) Civic Address: 8923 - 150A Street  
Owner: Charanjit K Barn  
Manjot S Barn

PID: 004-214-145  
Lot 124 Section 34 Township 2 New Westminster District Plan 50905

3. Summary of Actions for City Clerk's Office

(a) Proceed with Public Notification for Development Variance Permit No. 7912-0181-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



**CALCULATIONS :**

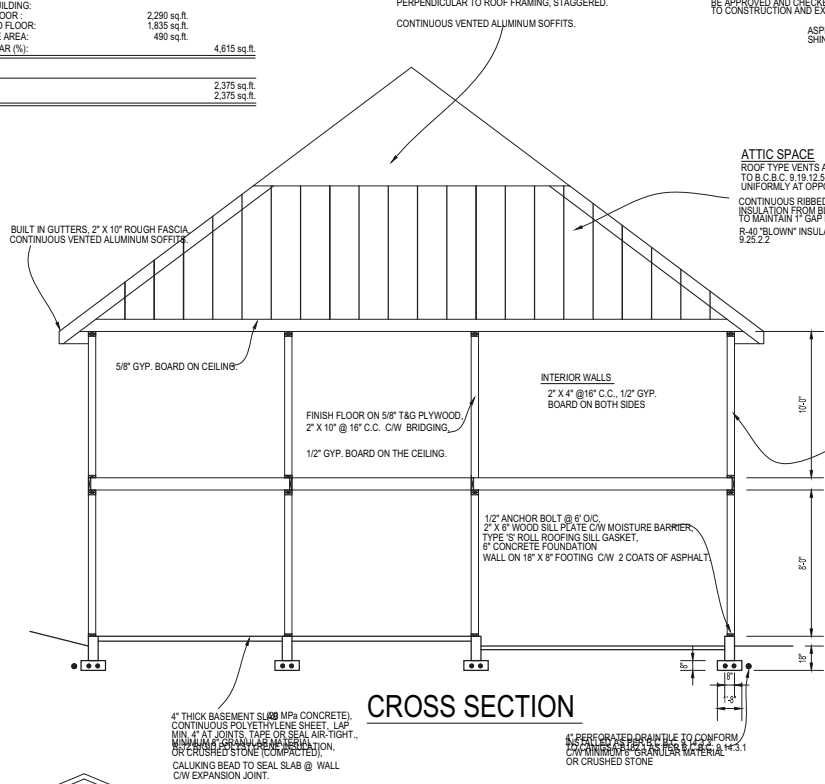
LOT SIZE:	7,199 sq.ft. [669 sq.m.]
PROPOSED FLOOR AREAS:	
PRINCIPAL BUILDING:	
MAIN FLOOR:	2,290 sq.ft.
GROUND FLOOR:	1,835 sq.ft.
GARAGE AREA:	490 sq.ft.
PROPOSED FAR (%):	4.615 sq.ft.
LOT COVERAGE:	
PERMITTED (33%):	2,375 sq.ft.
PROPOSED:	2,375 sq.ft.

ASPHALT SHINGLE ROOFING, MIN. 2 THICKNESSES OF SHINGLE OVER ENTIRE ROOF, MIN. HEAD LAP OF 30mm. THIS REQUIRED BY MAX. 25mm SPTS OF PLASTIC GEMENT UNLESS 1" EXTEND MIN. 4" ON EITHER SIDE OF HIF OR RIDGE, AS PER B.C.B.C. 9.26.

1" x 4" STRAPPING - SPACING IN ACCORDANCE WITH ROOF SLOPE AND MANUFACTURERS SPECIFICATIONS.

2-LAYERS OF 30 MIN. BUILDING PAPER TO CONFORM TO CAN/CSG-51.34-M

3/8" THICK PLYWOOD SHEATHING PLACED WITH GRAIN PERPENDICULAR TO ROOF FRAMING, S'G GIBBERED.



- NOTES:**
- THESE PLANS CONFORM TO BRITISH COLUMBIA BUILDING CODE 2006.
  - CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.
  - CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.
  - CONCRETE SHALL BE 3000 P.S.I. AFTER 28 DAYS.
  - ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
  - STAR DETAIL:
    - MINIMUM RISE: 7/8"
    - MINIMUM TREAD: 10"
    - HANDRAILS BETWEEN 37" - 38" HIGH (INSIDE BUILDING)
    - HANDRAILS TO BE BETWEEN 42" HIGH (OUTSIDE BUILDING)
- \* ALL SHOWN DIMENSION ON PLANS HAVE PREFERENCE OVER SCALE.
- \*\* IN SOME MUNICIPALITIES THESE PLANS REQUIRES THE APPROVAL OF CERTIFIED STRUCTURAL ENGINEER, PROVIDED BY BUILDERS.
- \*\*\* THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS IT IS THE RESPONSIBILITY OF THE BUILDERS AND OWNERS TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS, AND STRUCTURAL ADJUSTMENTS PRIOR TO CONSTRUCTION.

- SITE PLAN NOTES:**
- ALL DIMENSION AND GRADE LEVELS SHOWN ARE TO BE APPROVED BY DESIGN CONSULTANTS AND/OR LOCAL CITY AUTHORITIES PRIOR TO CONSTRUCTION
  - OWNERS/BUILDERS TO PROVIDE PERTINENT INFORMATION REQUIRED FOR SITE PLAN
  - OWNERS/BUILDERS TO VERIFY LOCATIONS OF ALL SERVICES, DRIVEWAYS LOCATIONS, HYDRO POLES AND LINES, FIRE HYDRANTS, EASEMENTS, ELECTRICAL BOXES AND RIGHT-OF-WAYS, ETC. BEFORE PROCEEDING TO CONSTRUCTION
  - ANY RETAINING WALL TO BE BUILT ACCORDING TO CITY CODES AND WITH DESIGN GUIDELINES PROVIDED BY DESIGN CONSULTANT
  - PROPOSED FINISHED GRADE LEVEL TO SLOPE AWAY FROM BUILDING FOR SURFACE WATER RUN OFF
  - BUILDERS RESPONSIBLE FOR ANY REQUIRED SWALES
  - ALL GRADES, AND DIMENSIONS ON SITE PLAN TO BE APPROVED AND CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION AND EXCAVATION
  - ALL GRADES, AND DIMENSIONS ON SITE PLAN TO BE APPROVED AND CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION AND EXCAVATION

**ATTIC SPACE**

ROOF TIE VENTS AT 1/3RD TO CONFORM TO B.C.B.C. 9.19.12.5-CAN3-489-M PLACED UNIFORMLY AT OPPOSITE SIDES OF BUILDING.

CONTINUOUS RIBBED BAFFLE TO PREVENT INSULATION FROM BLOOMING SOFFIT VENTS & TO MAINTAIN 1" GAP FOR VENTILATION AIR TRAVEL.

R-40 BLOWN INSULATION AS PER B.C.B.C. 9.25.2.2.

STUCCO CLADDING, MIN. 6mm THICK, 18 COAT FROM FACE OF LATH, SCORE COAT TO PROVIDE KEY WITH 2nd COAT, MIN. 6mm THICK 2nd COAT, SCORE COAT TO PROVIDE KEY WITH 3rd COAT, MIN. 9mm 3rd COAT, DAMPEN BASE BEFORE APPLICATION.

WEATHER TREATED LUMBER 1" X 4" VERTICAL STRAPPING @ 16" O.C TO PROVIDE 1" AIRSPACE BETWEEN CLADDING AND SHEATHING MEMBRANE.

2-LAYERS OF 30 MIN. BUILDING PAPER TO CONFORM TO CAN/CSG-51.34-M

7/16" O.S.B.

2" X 6" STUDS @ 16" C.C.

R-20 BATT INSULATION AS PER B.C.B.C. 9.25.2.2 UNIFORMLY OVER ENTIRE FACE OF WALL, FULL WIDTH AND LENGTH OF FRAMING, WITH ONE FACE IN FULL CONTACT WITH SHEATHING

POLYETHYLENE SHEET CONTINUOUS TO PREVENT AIR LEAKAGE FROM INSIDE BUILDING OUT AND OUTSIDE BUILDING IN, LAP MIN 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT, PROVIDE CONTINUOUS SEAL AT PENETRATIONS TO CONFORM TO CAN/CSG-51.34-M TO PROTECT ENTIRE SURFACE, MAXIMUM PERMEANCE=50mg(Pa'S/m2) MEASURED IN ACCORDANCE WITH ASTM E 98 AS PER B.C.B.C. 9.25.4.

1/2" TYPE 'X' GYPSUM WALL BOARD

**D.MAND DESIGN AND DRAFTING SERVICES LTD.**

1465B - 84 AVENUE, SURREY, BC. TEL.: (604) 597-1838 FAX. 597-1350

JOB NAME: BARN RESIDENCE (MANJOT 604-723-0184)  
ADDRESS: 8923 - 150 A STREET, SURREY BC  
LEGAL: LT 124 SEC 8E34 TWP 2 PL 5090S NWD  
P.I.D.: 004-214-145

DRAWN BY: HARP  
CHECKED BY: DARSHAN  
SCALE: 1/4" = 1'-0" (U.N.D.)  
DATE: FEB 2011

SHEET NUMBER  
**3 OF 3**



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0181-00

Issued To: CHARANJIT K BARN  
MANJOT S BARN  
  
("the Owner")

Address of Owner: 8923 - 150A Street  
Surrey BC  
V3R 6W8

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: 004-214-145  
Lot 124 Section 34 Township 2 New Westminster District Plan 50905

8923 - 150A Street

(the "Land")

3. Surrey Land Use Contract No. 88, Authorization By-law, 1976, No.4852 is varied as follows:
  - (a) In Schedule B, the front yard setback is increased from 3.5 metres (12ft.) to 9.1 metres (30 ft.).
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. 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 – Dianne L. Watts

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City Clerk – Jane Sullivan