

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0107-00

Planning Report Date: April 6, 2020

PROPOSAL:

- **Development Variance Permit**

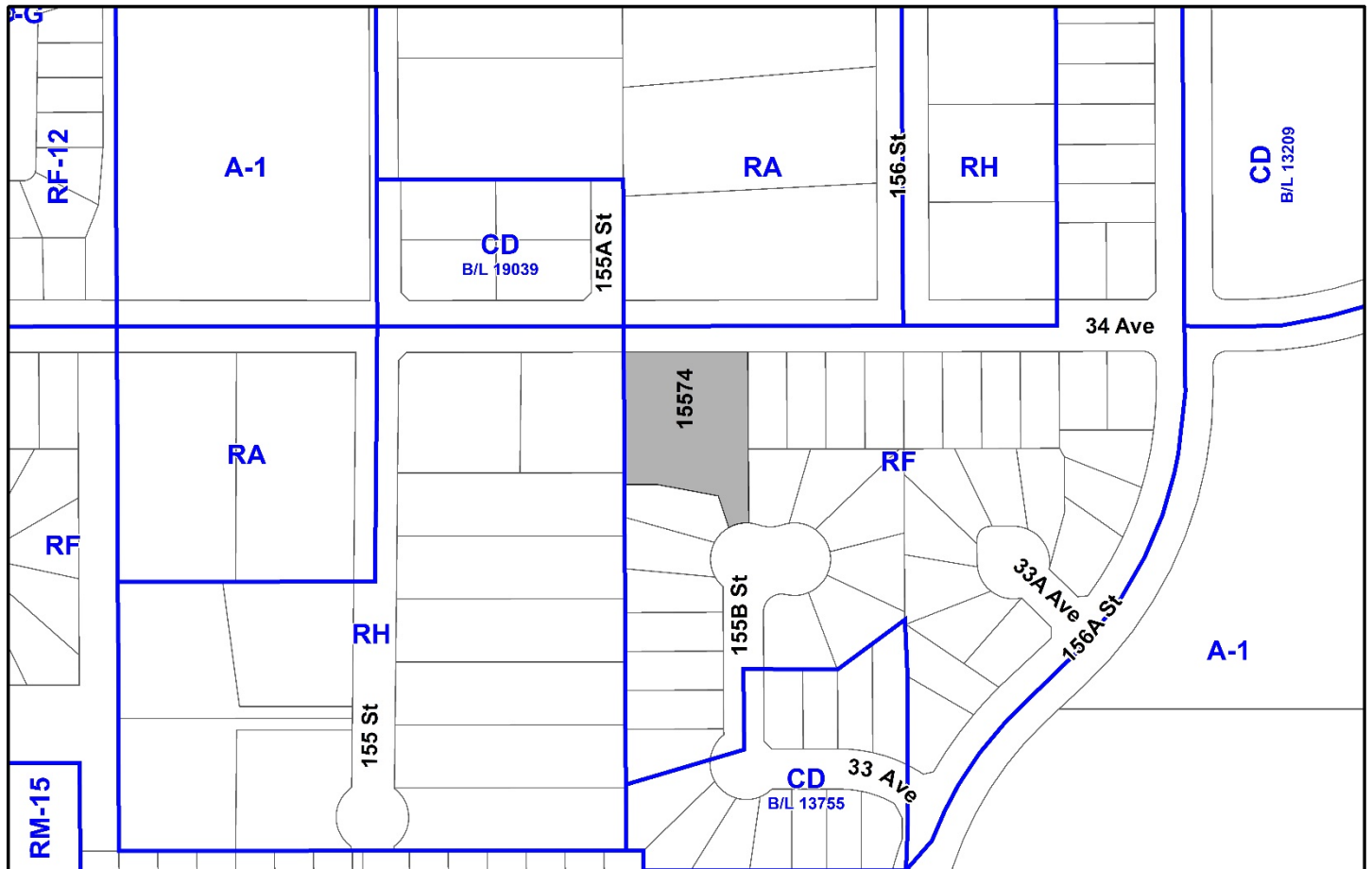
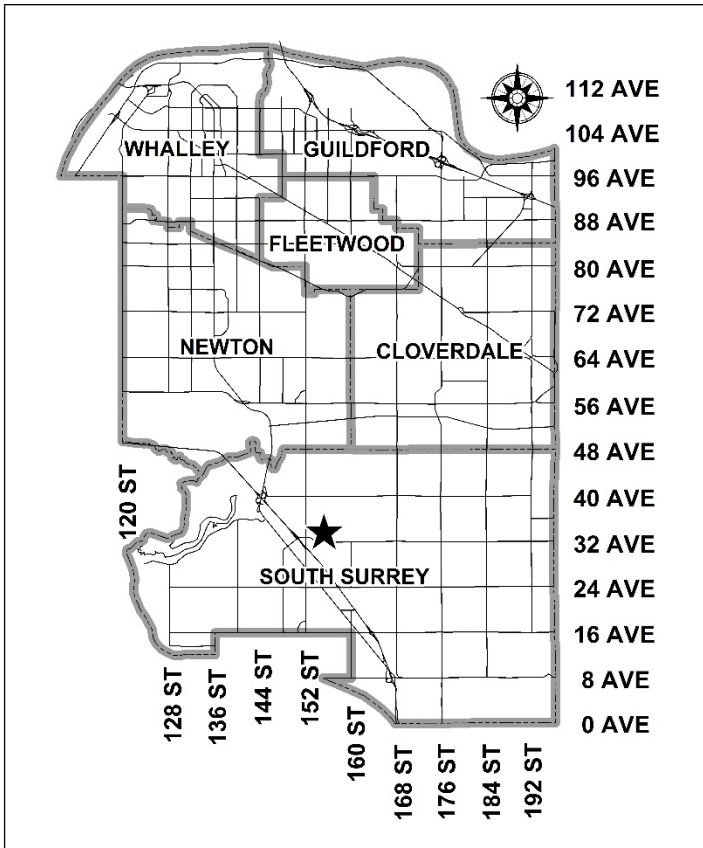
to reduce the front yard setback for one lot within a proposed 4-lot subdivision.

LOCATION: 15574 - 34 Avenue

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential/Buffer



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to reduce the minimum required front yard setback of the "Single Family Residential (RF) Zone" for one lot within a proposed 4-lot subdivision.

RATIONALE OF RECOMMENDATION

- Lot 4 is a proposed panhandle lot and is one of four proposed lots in subdivision of the subject property. By definition in the Zoning By-law, the front yard setback of this panhandle lot is measured from the east lot line. The proposed house on Lot 4, however, will be oriented to front 155B Street.
- Reduction of the front yard (east) setback will result in the east yard being treated as a side yard, which is comparable to the neighbouring properties fronting the 155B Street cul-de-sac.
- The subject site is encumbered by a 9.3 metre wide landscape buffer along the west property line that limits the building envelope possibilities on proposed Lot 4.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7918-0107-00 (Appendix I), to reduce the minimum front yard (east) setback of the "Single Family Residential Zone (RF)" from 7.5 metres to 3.3 metres for proposed Lot 4, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant Single Family Lot	Single Family Residential/Buffer	RF
North (Across 34 Avenue):	Single Family Dwelling	Suburban ¼ Acre Residential	RA
East:	Single Family Dwelling	Single Family Residential	RF
South:	Single Family Dwelling	Single Family Residential/Buffer	RF
West:	Single Family Dwelling	Suburban ½ Acre Residential	RH

Context & Background

- The 2,647 square metre subject property, located at 15574 – 34 Avenue, is designated "Urban" in the Office Community Plan (OCP). The site is designated "Single Family Residential" and "Buffer" in the Rosemary Heights Central Neighbourhood Concept Plan (NCP), and zoned "Single Family Residential Zone (RF)".
- The subject lot was a remnant lot created through Development Application No. 7998-0316-00, which was an application that subdivided the original parent parcel into 29 single family lots zoned RF and CD. The subject property was rezoned to RF at the time.
- In accordance with the Rosemary Heights Central NCP a Restrictive Covenant for the Landscape Buffer on the west side of the property was registered with the previous application, for a 7.5 metre wide landscape buffer, and 9.3 metres setback on the west side. The purpose of the buffer is to provide an appropriate transition between the Urban (RF) development on the subject property and the low density suburban residential uses (RH) development on the adjacent lands to the west.

DEVELOPMENT PROPOSAL

Planning Considerations

- The current proposal is to subdivide the subject property in order to create four (4) single family lots under the existing RF Zone. All four (4) proposed lots meet the minimum subdivision requirements under the RF Zone.
- The existing Restrictive Covenant detailing the 7.5 metre landscape buffer and 9.3 metre setback from the west property line is to remain on title for proposed Lots 1 and 4.
- The shared cedar hedges along the east and south property lines are proposed for retention.
- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum front yard (east) setback requirements of the RF zone for proposed Lot 4.

Referrals

Engineering: The Engineering Department has no objection to proposed variance.

Parks, Recreation & Culture: No referral required.

Surrey Fire Department: No referral required.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The subject property is designated "Urban" in the Official Community Plan (OCP), and "Single Family Residential" and "Buffer" within the Rosemary Heights Central Neighbourhood Concept Plan (NCP). The proposed subdivision complies with both the associated OCP and NCP designations.

Zoning By-law

- The applicant is proposing the following variance:
 - to reduce the minimum front yard (east) setback of the RF Zone from 7.5 metres to 3.3 metres for proposed Lot 4.
- The Restrictive Covenant on title that requires a 9.3 metre setback from the west property line limits the buildable area on the subject property.

- In accordance with the Zoning By-law definitions for panhandle lots, the front yard setback is required to be measured from the east property line. A reduction to the front yard setback will allow the applicant to design a single family dwelling that orients its frontage towards the 155B Street cul-de-sac while treating the east yard setback as a side yard. The east yard setback would be reduced to 3.3 metres, which exceeds the minimum RF Zone side yard setback of 1.8 metres.
- Approval of this variance will allow construction of a dwelling on the lot that would be sited with similar setbacks and orientation as existing houses on adjacent lots on 155B Street.
- Staff support the requested variance to proceed for consideration.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting prepared an Arborist Assessment for the subject property, and C. Kavolinas and Associates Inc. prepared a tree survey for the subject property. The table below provides a summary of tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Pin Oak	1	1	0
Coniferous Trees			
Deodar Cedar	1	1	0
Eastern White Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	4	4	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		12	

- The Arborist Assessment states that there is a total of four mature trees on the site. It was determined that no 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.

- Two shared cedar hedges of 12 and 35 trees along the south property line are proposed for retention. A third shared cedar hedge of 30 trees is property for retention along the east property line.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. This will require a total of eight replacement trees on the site. The applicant is proposing twelve replacement trees, exceeding City requirements.
- In summary, a total of twelve trees are 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. 7918-0107-00
Appendix II. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

WS/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0107-00

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: 024-659-142

Lot 29 Section 26 Township 1 New Westminster District Plan LMP43933

15574 - 34 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Part 16, Section F of Yard and Setbacks of the "Single Family Residential Zone (RF)" the required front yard setback is reduced from 7.5 metres to 3.3 metres for proposed Lot 4.

4. This development variance permit applies to only the 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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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.

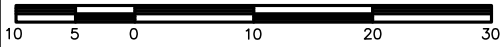
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

PROPOSED SUBDIVISION PLAN OF LOT 29 SECTION 26 TOWNSHIP 1 NWD PLAN LMP43933

SCALE 1:500



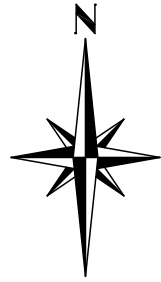
All Distances are in Metres.

CIVIC ADDRESS

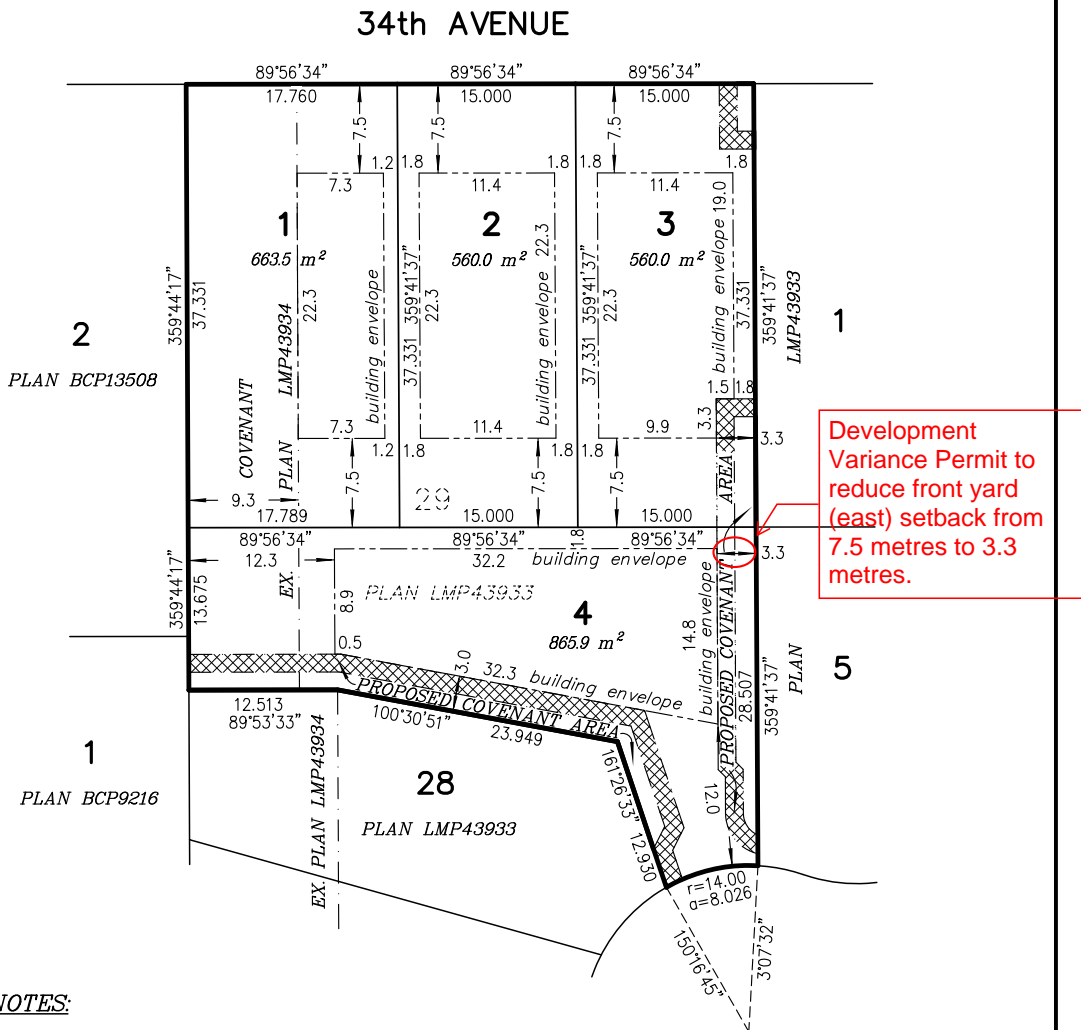
15574 34th AVENUE

SURREY, B.C.

P.I.D.: 024-659-142



34th AVENUE



Development Variance Permit to reduce front yard (east) setback from 7.5 metres to 3.3 metres.

NOTES:

- 1) This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

155B STREET

Onderwater Land Surveying Ltd.

B.C. Land Surveyors

#104 - 5830 176 'A' Street

Cloverdale, B.C.

FILE: JS18-28_PS1_BLD_ENV_rev2 FEBRUARY 19, 2020

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 15574 34 Avenue Surrey

Registered Arborist Ira Sutherland

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)	4
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
Replacement Trees Proposed	12
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	0

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 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by



Signature of Arborist

April 06, 2018

Date