

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0363-00

Planning Report Date: May 25, 2020

**PROPOSAL:**

- **Development Variance Permit**

to reduce the rear yard principal building setback from 7.5 m to 6.5 m in order to retain existing trees in the front of the property and construct a single-family dwelling.

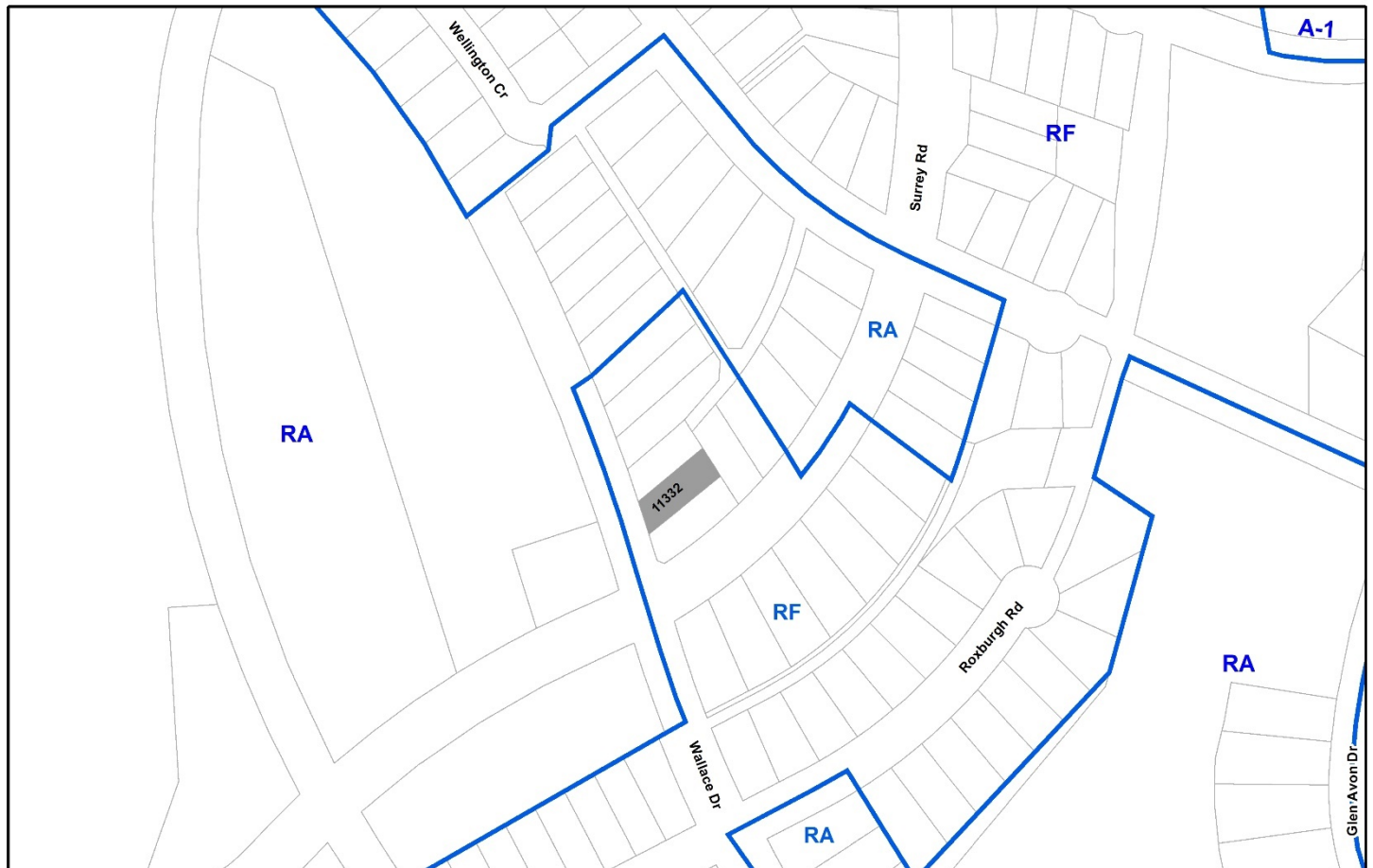
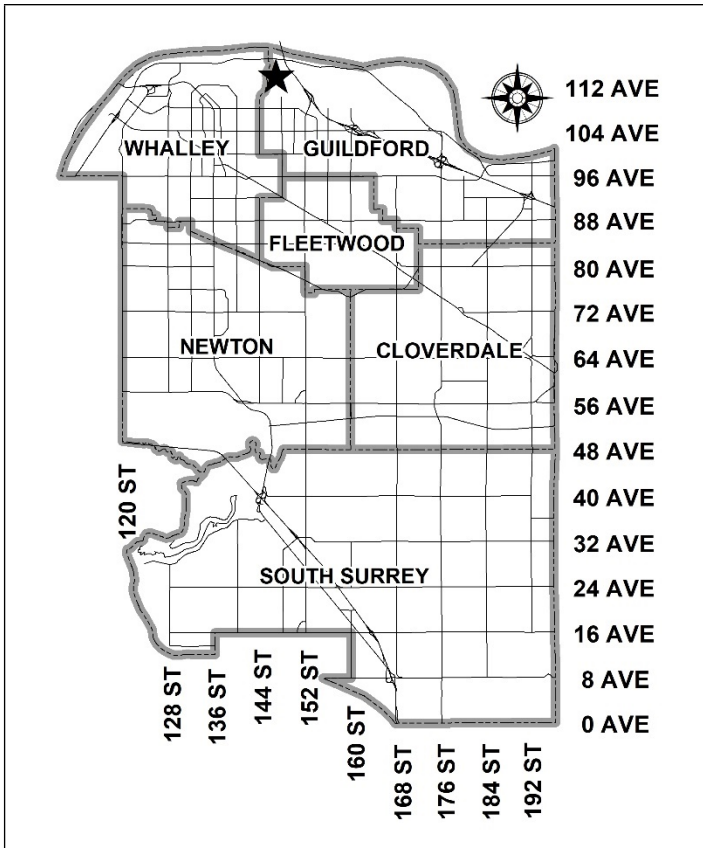
**LOCATION:** 11332 - Wallace Drive

**ZONING:** RF

**OCP DESIGNATION:** Urban

**DESIGNATION:**

**LAP DESIGNATION:** Urban Residential



**RECOMMENDATION SUMMARY**

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

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Seeking to reduce the rear yard principal building setback of the Single Family Residential (RF) Zone in order to construct a new single-family dwelling on the lot and retain trees.

**RATIONALE OF RECOMMENDATION**

- The subject property is a 577 square metre RF-zoned lot that was created by subdivision under Development Application No. 7914-0284-00 in 2016. The lot has a "no build" restrictive covenant registered on title to retain two Western red cedar trees in the front of the property.
- For the applicant to achieve the maximum allowable house size in the RF Zone, and still retain the trees, a rear yard setback variance is requested. The requested variance will allow the building footprint of the proposed new single family dwelling to be pushed back towards the rear of the property, protecting the root protection zones of the trees at the front of the property.
- The increased front yard setback will accommodate retention of the trees and a 2.4-metre-wide parking pad, in addition to the driveway, for vehicle parking.
- The proposed new single-family dwelling complies with the Urban designation in the Official Community Plan (OCP) and the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed single-family residential density and building form are appropriate for this part of Guildford.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7919-0363-00 (Appendix I) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard principal building setback of the RF Zone from 7.5 metres to 6.5 metres.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant	Urban	RF
North:	Single family dwelling	Urban	RF
East:	Single family dwelling	Urban	RF
South:	Single family dwelling	Urban	RF
West (Across Wallace Drive):	Invergarry Park	Conservation and Recreation	RA

### Context & Background

- The 577 square metre (6,212 square feet) subject property is located at 11332 Wallace Drive.
- The lot is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The subject property was created by subdivision under Development Application No. 7914-0284-00 in 2016.
- The subject property has a "no build" restrictive covenant registered on title in order to retain two Western red cedar trees in front of the property.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is seeking to reduce the rear yard principal building setback of the Single Family Residential (RF) Zone in order to construct a new single-family dwelling on the lot and retain the trees.

## Referrals

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

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject property is designated General Urban in the Regional Growth Strategy (RGS). The proposed new single family dwelling complies with the General Urban designation.

### Official Community Plan

#### Land Use Designation

- The subject property is designated Urban in the Official Community Plan (OCP). The proposed new single family dwelling complies with the Urban designation.

#### Themes/Policies

- The proposed variance is consistent with the OCP policy supporting the protection and retention of significant trees within the neighbourhood.

### Zoning By-law

- The applicant is requesting the following variance:
  - to reduce the minimum rear yard principal building setback of the RF Zone from 7.5 metres to 6.5 metres.
- The variance is requested to accommodate a "no build" covenant registered on title of the subject property in order to retain two Western red cedar trees in the front of the property, without reducing buildable floor area.
- The proposed variance will allow the proposed single family dwelling to be pushed back towards the rear of the lot, accommodating greater room for tree retention at the front of the lot.
- Without the variance, the applicant will not be able to achieve the maximum allowable house size under the RF Zone.
- The reduced rear yard setback will still provide a functional backyard on the lot, and the rear lot line of the subject lot interfaces the side lot line of the neighbouring lot thus reducing possible privacy impacts.
- The increased front yard setback will accommodate retention of the trees and a 2.4-metre wide parking pad, in addition to the driveway, for vehicle parking.
- Staff support the requested variance to proceed to Public Notification.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.        Development Variance Permit No. 7919-0363-00

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

DQ/cm

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7919-0363-00

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: 029-763-142  
Lot 4 Block 85 New Westminster District Plan EPP53776

11332 - Wallace Drive

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum rear yard setback is reduced from 7.5 metres to 6.5 metres to the principal building face.
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. 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 .

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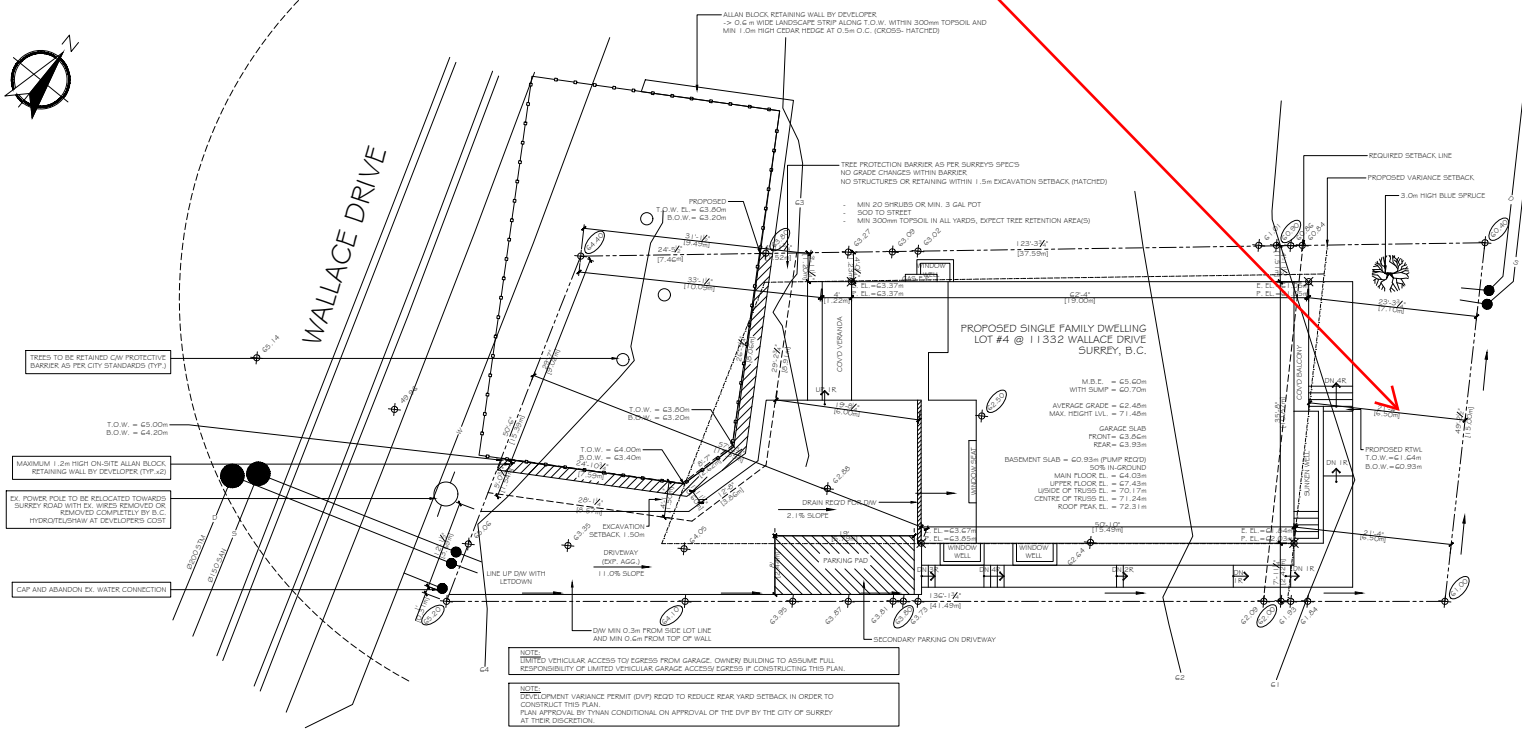
Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli

to reduce the rear yard principal building setback from 7.5 metres to 6.5 metres in order to retain existing trees in the front of the property and construct a single family dwelling.

Schedule A



RF ZONING	
LOT AREA	62 10 75 SQ. FT. (577m <sup>2</sup> )
COVERED AREA (UP SIDE)	2450 SQ. FT. 21 10 SQ. FT.
FLOOR AREA (A TO D)	3674 SQ. FT. 3323 SQ. FT.
MAIN FLOOR AREA	1847 SQ. FT.
UPPER FLOOR AREA	1567 SQ. FT.
GARAGE AREA	420 SQ. FT.
BASEMENT AREA	2002 SQ. FT.
80% UPPER FLOOR	1625 SQ. FT. 1625 SQ. FT.
80% LOWER FLOOR	306 SQ. FT. 407 SQ. FT.
SETBACKS	
FRONT YARD	7.5m 8.43m
REAR YARD	2.4m 2.43m
LEFT SIDE	1.2m 1.23m
RIGHT SIDE	6.5m 6.50m
DECK AREA	
FRONT COVERED VERANDA	160 SQ. FT. 87 SQ. FT.
ALL UPPER COVERED DECK	637 SQ. FT. 38 SQ. FT.
TOTAL COVERED DECK AREA	367 SQ. FT. 132 SQ. FT.
APPROXIMATE CALCULATION	
DRIVEWAY 4 SUITE PARKING AREA	1070 SQ. FT.
SIDEWALK AREA	377 SQ. FT.
TOTAL IMPERVABLE AREA	4348 SQ. FT. 3558 SQ. FT.

COMPLIANCE PATH CHOSEN:

PERSCRPTIVE METHOD AS PER SECTION 9.36, 2-9.36.4 of BCBC  
**HEATING:**  
IN-FLOOR RADIANT HEAT SYSTEM WITH CENTRAL RECIRCULATION VENTILATOR (PASSIVE AIR INLET FOR SECONDARY SUITE)

- HRV
- AS PER 9.36.3.9 HRV TO BE TESTED TO COMPLY WITH CSA P. 10, PERFORMANCE OF INTEGRATED MECHANICAL SYSTEMS FOR RESIDENTIAL HEATING AND VENTILATION.
- HRV TO BE PRINCIPAL VENTILATION SYSTEM AND SHALL
- PROVIDE SUPPLY AIR THROUGH DEDICATED DUCTING TO
    - EACH BEDROOM, AND
    - EACH FLOOR LEVEL WITHOUT A BEDROOM, AND
  - DRAW EXHAUST AIR, THROUGH DEDICATED DUCTING,
    - FROM ONE OR MORE INDOOR INLETS, AT LEAST ONE OF WHICH IS LOCATED AT LEAST 2 M ABOVE THE FLOOR OF THE UPPERMOST FLOOR LEVEL, AND
    - AT THE CAPACITY RATING OF THE HEAT-RECOVERY VENTILATOR, WHICH SHALL BE NO LESS THAN THE AIR-FLOW RATE SPECIFIED IN TABLE 9.32.3.3.

- NOTES
- WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
  - CONTRACTOR SHALL VERIFY ALL ON SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK.
  - ALL WORK SHALL CONFORM TO THE REQUIREMENT OF THE BRITISH COLUMBIA BUILDING CODE, 2018 EDITION.
  - ALL CONCRETE WORK SHALL CONFORM TO THE REQUIREMENT OF CSA 3A23.1 LATEST EDITION.
  - CONCRETE STRENGTH AT 28 DAYS, MIN. 19 MPa, AND 20 MPa FOR FLOORS, AND 32 MPa FOR GARAGE SLABS.
  - ALL FRAMING AND NAILING SHALL CONFORM TO B.C.B.C. PART 9 AND DESIGN TO CSA LATEST EDITION.
  - ALL FRAMING LUMBER SHALL BE DOUGLAS FIR #2 OR BETTER.
  - WOOD TRUSSES SHALL BE DESIGNED AND SEALED BY P. ENG. REGISTERED IN B.C.
  - ALL PLYWOOD SHALL BE DOUGLAS FIR AND CONFORM TO CSA O1 21 LATEST EDITION.
  - ALL NEW WINDOWS, DOORS AND SKYLIGHTS AND THEIR INSTALLATION SHALL CONFORM WITH NEW MARK STANDARDS AND SPECIFICATIONS (9.7.4 B.C.B.C. 2018 EDITION).
  - THE OWNER IS TO BE ENTIRELY RESPONSIBLE FOR ALL STRUCTURAL ENGINEERING REQUIREMENTS.
  - ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE ANY WORK COMMENCES.
  - PROTECTIVE GRATE ENCLOSURE CONFORMING TO 9.9.10.1 (5) TO BE INSTALLED OVER WINDOW WELLS.

CLIMATE ZONE 4

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

TOORA HOME PLANS

TEL: (604) 951-4343 ADDRESS: 12960 - 107th AVE  
 FAX: (604) 951-4373 EMAIL: toorahomes@gmail.com SURREY, B.C. V3T 2E9

PROPOSED SINGLE FAMILY DWELLING  
 LOT #4 @ 11332 WALLACE DRIVE  
 SURREY, B.C.

TITLE:	SITE PLAN	DESIGNER:	RAJ TOORA
SCALE:	1/8"=1'	DRAWN BY:	
DATE:	DEC/2019		