

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0197-00

Planning Report Date: December 7, 2020

PROPOSAL:

- **Development Variance Permit**

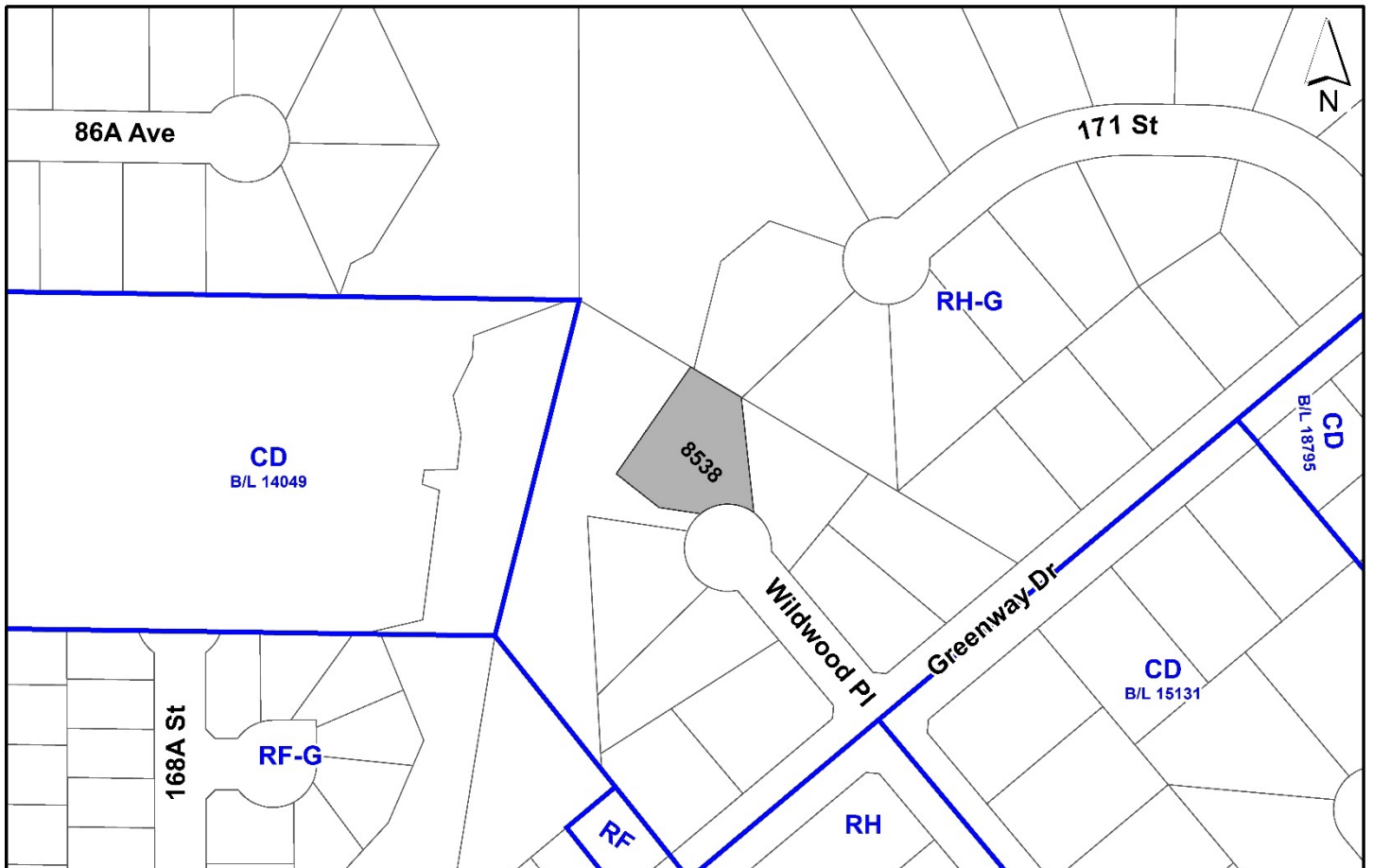
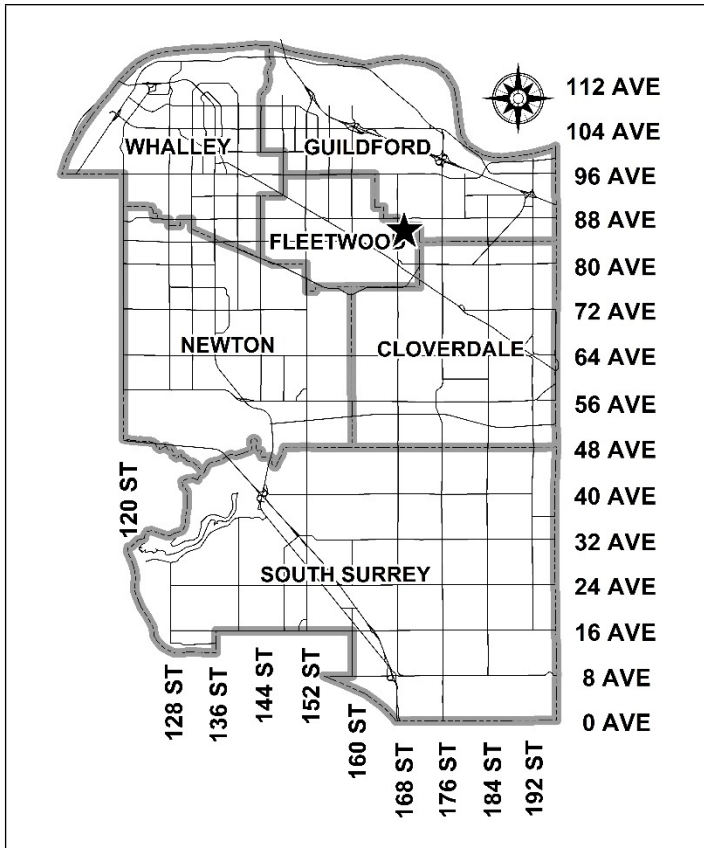
to reduce the rear yard setback from 7.5 metres to 5.5 metres for an addition to an existing single family dwelling.

LOCATION: 8538 - Wildwood Place

ZONING: RH-G

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential (Half Acre)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the rear yard setback requirement of the "Half-Acre Residential Gross Density Zone" (RH-G) from 7.5 metres to 5.5 metres for an addition to an existing single family dwelling. (Appendix I)

RATIONALE OF RECOMMENDATION

- The subject property is a 1,326 square metre lot with an existing single family dwelling. The owners are proposing to convert the existing two-car garage into a finished interior space and to build a new garage with a habitable area on the second floor attached to the house in the west corner of the property.
- The proposed addition and the existing single family dwelling meet the maximum lot coverage and density (floor area ratio) permitted under the "Half-Acre Residential Gross Density Zone" (RH-G).
- The property is encumbered by a no-build restrictive covenant and sanitary right-of-way along the south and west property lines which makes siting of the addition and compliance to the required rear yard setback challenging.
- There is a non-conforming, non-permitted two-car garage at the rear of the property. It will be demolished and replaced with the new addition which will comply with City regulations.
- The proposed addition is architecturally designed to match the existing house on the lot and the residential character of the neighbourhood.
- The property is located in a neighbourhood consisting of large, suburban-sized lots. The proposed building addition is not anticipated to negatively impact the quality of the streetscape.
- Staff support the requested variance to proceed to Public Notification.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0197-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the "Half-Acre Residential Zone (RH-G) from 7.5 metres to 5.5 metres for an addition to an existing single family dwelling.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Suburban	RH-G
North:	Single Family Dwelling	Suburban	RH-G
East:	Single Family Dwelling	Suburban	RH-G
South:	Single Family Dwelling	Suburban	RH-G
West:	Charles Richardson Nature Reserve	Suburban	RH-G

Context & Background

- The subject site is a 1,326 square metre property at 8538 Wildwood Place in Fleetwood. It is designated suburban in the Official Community Plan (OCP) and zoned "Half-Acre Residential Zone (RH-G).
- A 198 square metre, two-storey single family dwelling with a two-car garage is situated on the property. The owners are proposing to convert the existing two-car garage into a finished, interior space and to build a new garage with a habitable area on the second floor attached to the house in the west corner of the property. The existing single family dwelling does not have a basement.
- The applicant has advised staff that converting the existing two-car garage into a finished, interior space will enable the owners to have additional work from home space. The second floor habitable area of the addition will provide an option for a live-in caregiver in the future if the need arises.
- The non-permitted, non-conforming two-car garage at the southwest corner of the property will be demolished and replaced with the new addition which will comply with City regulations.
- The overall lot coverage and floor area of the total house, subsequent to the addition, will comply with the requirements of the RH-G Zone.

- The total floor area of the existing single family dwelling and the proposed addition is 440 square metres. Since the subject property is less than 1,500 square metres in size, the requirements of Section D. Density of Part 16 Single Family Residential Zone (RF) apply for house construction. The maximum allowable floor area of the RF Zone is 465 square metres. The proposed addition does not exceed the maximum allowable floor area.
- The proposed addition is architecturally designed to match the existing house on the lot and the residential character of the neighbourhood.
- The property is located in a neighbourhood consisting of large, suburban-sized lots. The proposed building addition is not anticipated to negatively impact the quality of the streetscape.
- Staff support the requested variances to proceed to Public Notification.

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design prepared an Arborist Assessment for the subject property. The table below provides a summary of the 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)			
Purple Beech	1	0	1
Coniferous Trees			
Atlas Cedar	1	0	1
Arizona Cypress	1	0	1
Western Hemlock	2	0	2
Western White Pine	1	0	1
Scots Pine	1	0	1
Western Red Cedar	1	0	1
Total (excluding Alder and Cottonwood Trees)	8	0	8
Additional Trees in the proposed [Open Space / Riparian Area]	0	0	0

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	0
Total Retained and Replacement Trees	8
Contribution to the Green City Program	0

- The Arborist Assessment states that there is a total of seven mature trees on the site and one mature tree off the site, excluding Alder and Cottonwood trees. None of the trees on the site are Alder and Cottonwood trees. It was determined that all eight 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.
- In summary, no trees are proposed to be removed and all eight trees are proposed to be retained.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Site Plan and Building Elevations
Appendix II. Development Variance Permit No. 7920-0197-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DQ/cm

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0197-00

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: 024-002-381
Lot 4 Section 30 Township 8 New Westminster District Plan LMP35991

8538 - Wildwood Place

(the "Land")

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

Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) In Section F. of Part 15 "Half-Acre Residential Gross Density Zone (RH-G)", the minimum rear yard setback is reduced from 7.5 metres to 5.5 metres.
4. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7920-0197-00 (A) through to and including 7920-0197-00 (B) (the "Drawings") which are attached hereto and form part of this development variance permit.

5. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. 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.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

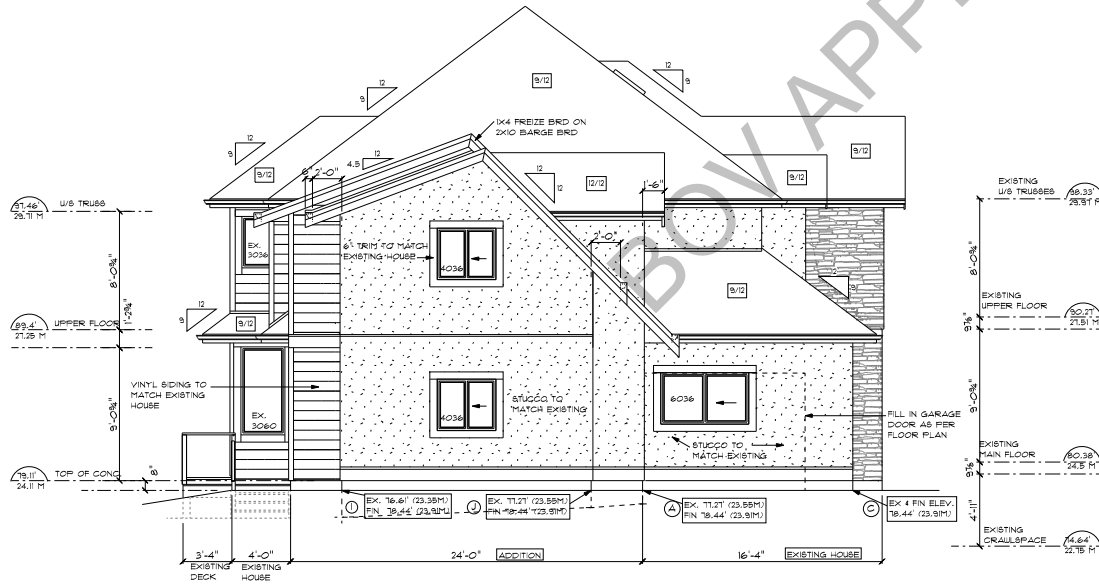
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



REAR ELEVATION - NORTH



LEFT ELEVATION - WEST

AVERAGE FINISHED GRADE CALCULATIONS FOR EXISTING HOUSE AND ADDITION

A	78.44' (23.91M)
B	78.44' (23.91M)
C	78.44' (23.91M)
D	78.44' (23.91M)
E	71.06' (23.49M)
F	76.54' (23.33M)
G	76.91' (23.44M)
H	76.54' (23.44M)
I	78.44' (23.91M)
J	78.44' (23.91M)
237.04' (71.1110) ÷ 11.71 (23.10M)	
AVERAGE FINISHED GRADE = 71.11' (23.10M)	

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GENERAL NOTES:

- BUILDING CONTRACTOR TO VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION.
- FINISHED DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL CONSTRUCTION SHALL COMPLY WITH PART 9 OF THE BRITISH COLUMBIA BUILDING CODE (CURRENT EDITION).
- ALL LINTELS TO BE 2x10 NO. 2 SPF UNLESS OTHERWISE NOTED.
- ROOF TRUSS LAYOUT TO BE PROVIDED BY TRUSS FABRICATOR, REVIEWED AND CERTIFIED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF BRITISH COLUMBIA.
- CONCRETE FOUNDATION SHALL CEILING ROOF JOIST FRAMING. MEMBER SIZE, SPACING & SPECIFICATIONS REFER TO STRUCTURAL DRAWINGS CREATED BY OTHERS.

S.P. Riley Residential DESIGN LTD.

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 Email: spriley@shaw.ca
 www.sprileyresidentialdesign.com

PROPOSED RENOVATION AND ADDITION WASHINGTON RESIDENCE
 3939 WILLOWOOD PL., SURREY, B.C.
 DESIGNER S.P.R. SCALE 1/4" = 1'-0"
 DRAWN J.B. DATE JUNE 8, 2020
 CHECKED S.P.R.

REVISIONS:

"THIS HOME IS TO CONFORM TO THE B.C. ENERGY STEP CODE - STEP 4. A BUILDING ENERGY MODEL MUST BE CREATED BY A REGISTERED ENERGY ADVISOR SUBMITTED WITH THE BUILDING PERMIT APPLICATION. BOTH A MID-CONSTRUCTION & FINAL BLOWER DOOR TEST MUST BE DONE IN ORDER TO DEMONSTRATE COMPLIANCE."

PLAN NO. CUSTOM

SHEET ALL OF 13