

City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0203-00

Planning Report Date: December 21, 2020

PROPOSAL:

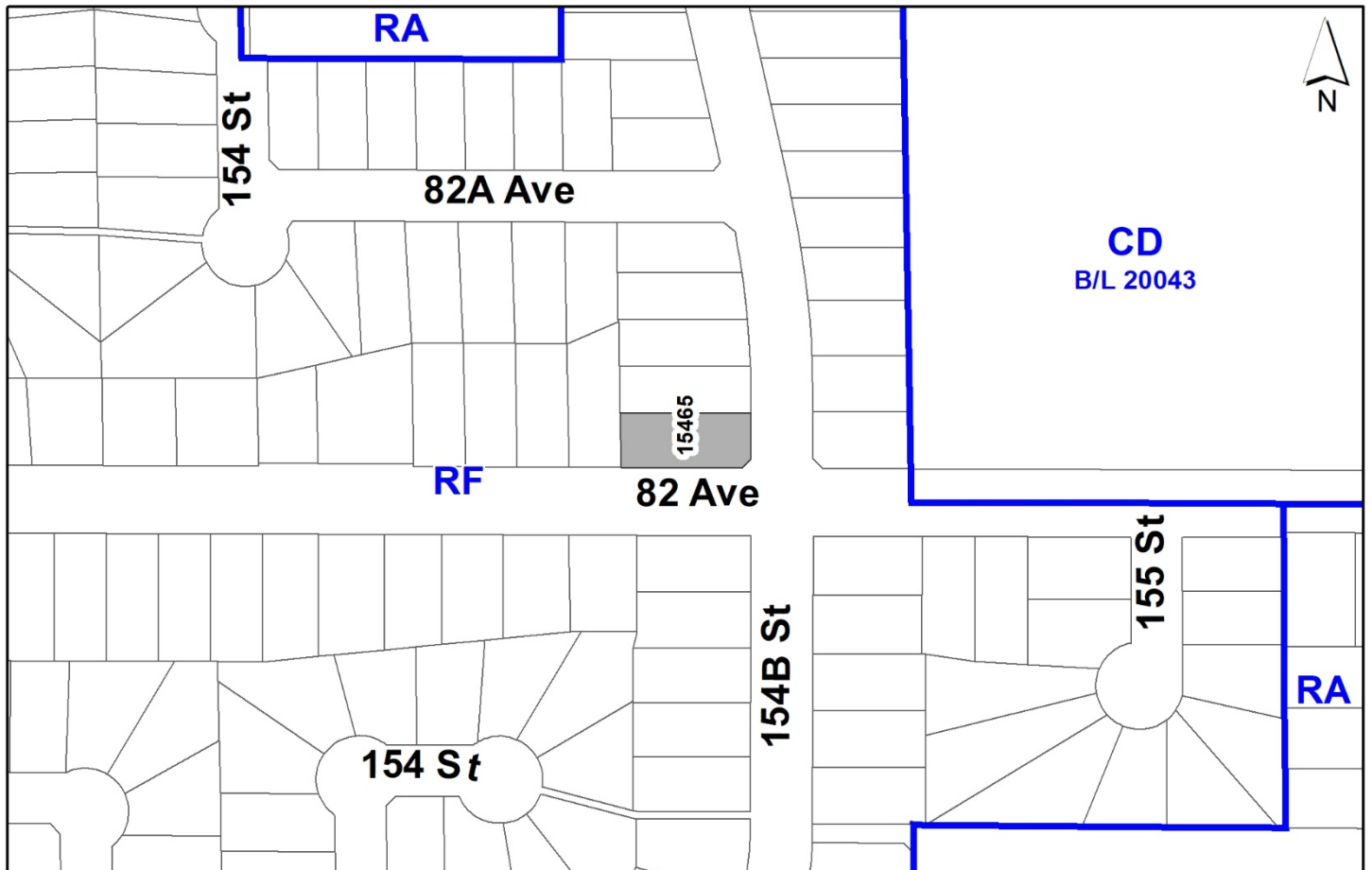
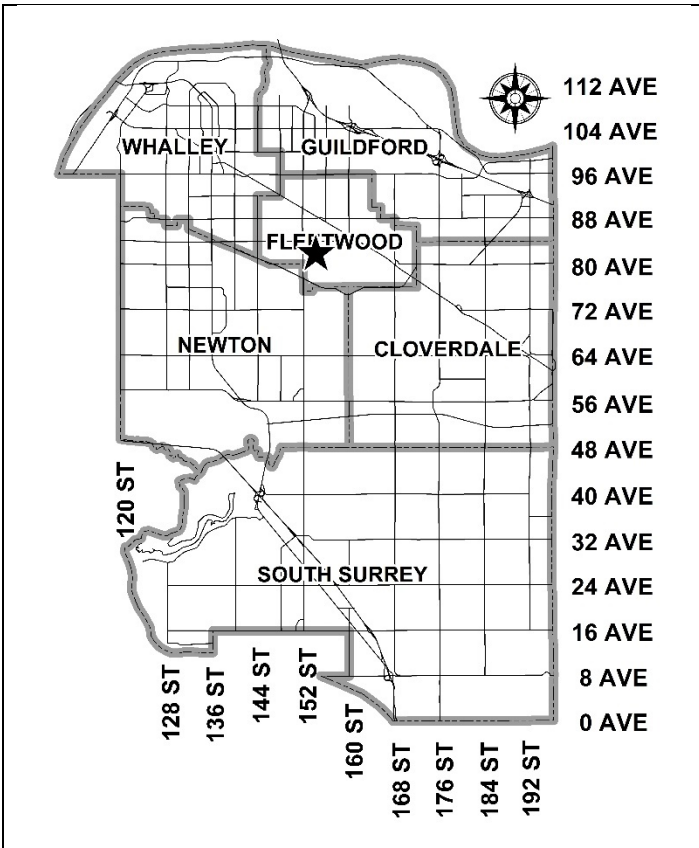
- **Development Variance Permit**

to reduce the minimum required side yard on flanking street and interior side yard building setbacks for a residential lot impacted by special building setback requirements along a collector road and tree retention.

LOCATION: 15465 - 82 Avenue

ZONING: RF

OCP DESIGNATION: Urban



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking to reduce the required minimum side yard on flanking street setback from 3.6 metres to 1.7 metres and the interior (north) side yard setback from 1.8 metres to 1.2 metres of the Single Family Residential (RF) Zone for a residential lot impacted by special building setback requirements along a collector road and tree retention.

## RATIONALE OF RECOMMENDATION

- The subject property is a 732 square metre RF-zoned corner lot that was created under Development Application No. 7919-0212-00 in August 2020. The lot has a restrictive covenant registered on title to retain a Western redcedar tree in the rear of the property.
- The subject property is along 82 Avenue, classified as a collector road in Schedule D of the Surrey Road Classification Map (R-91) with an ultimate road allowance requirement of 24 metres per Schedule K – Surrey Major Road Allowance Map of the Subdivision & Development Bylaw 1986, No. 8830.
- In accordance with Part 7 Special Building Setbacks of the Zoning Bylaw No. 12000, for lots fronting or flanking a collector or arterial road, the front yard or side yard on flanking street ("flanking side yard") setbacks are measured from the ultimate centreline of the road plus the required setback of the Zone in which the lot is located.
- With the required special setback from the collector road centreline and tree retention in the rear of the property, the applicant is requesting variances in order to achieve the maximum allowable house size in the RF Zone. The variances will allow for a wider building footprint for the proposed new single family dwelling to make up for the loss in the rear and flanking side yard portions of the property.
- The proposed setback reductions are anticipated to have minimal impact on the streetscape.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0203-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard on flanking street setback of the RF Zone from 3.6 metres to 1.7 metres for a proposed single family dwelling;
  - (b) to reduce the minimum interior (north) side yard setback of the RF Zone from 1.8 metres to 1.2 metres for a proposed single family dwelling.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant, new lot	Urban	RF
North:	Vacant, new lot	Urban	RF
East (Across 154B Street):	Single Family Dwelling	Urban	RF
South (Across 82 Avenue):	Single Family Dwelling	Urban	RF
West:	Vacant, new lot	Urban	RF

### Context & Background

- The subject site located at 15465 82 Avenue is currently zoned "Single Family Residential (RF)" and is designated Urban in the OCP.
- The applicant proposes to construct a new single family dwelling and requests variances to the flanking side yard and interior side yard setbacks because the property is impacted by special building setback requirements along a collector road and tree retention.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The subject site is abutting 82 Avenue, which is designated a collector road in the Surrey Road Classification Map (R-91), attached as Schedule D to the Surrey Subdivision and Development By-law No. 8830. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law, identifies a 24-metre (80 ft.) wide road allowance for collector roads.

- Part 7 Special Building Setbacks of Zoning By-law No. 12000 stipulates that the setback of buildings on a lot abutting an existing or future major road shall be the sum of one-half of the ultimate highway allowance shown in the Major Road Allowance Map, measured from the centreline of the road plus the required setback of the Zone in which the lot is located.
- One Western redcedar tree in the rear of the subject lot (Lot 4) was required to be retained with a No-Build restrictive covenant required on title under Development Application No. 7919-0212-00.
- With the required special setback from the collector road centreline and tree retention restrictive covenant, the applicant is requesting variances in order to achieve the maximum allowable house size in the RF Zone. The variances will allow for a wider building footprint for the proposed new single family dwelling to make up for the loss in the rear and side yard on flanking street portions of the property.

## Referrals

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

## POLICY & BY-LAW CONSIDERATIONS

### Zoning By-law

#### Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum side yard on flanking street setback of the RF Zone from 3.6 metres to 1.7 metres for a proposed single family dwelling;
  - to reduce the minimum interior (north) side yard setback of the RF Zone from 1.8 metres to 1.2 metres for a proposed single family dwelling.
- The proposed flanking side yard and side yard setback reductions will ensure the Western redcedar tree will be retained on the lot in accordance with the No-Build restrictive covenant for tree preservation registered on title.
- The variances will allow for a wider building footprint for the proposed new single family dwelling to make up for the loss in the rear and flanking side yard portions of the property and will allow the owner to achieve the maximum allowable house size in the RF Zone.
- There are limited redevelopment opportunities along this portion of 82 Avenue and therefore upgrading the existing collector road to the current road standard is not anticipated in the foreseeable future.
- The proposed setback reductions are anticipated to have minimal impact on the streetscape.
- Staff support the requested variances to proceed to Public Notification.

**TREES**

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment under Development Application No. 7919-0212-00.
- It was determined that one Western redcedar tree on the subject lot (Lot 4) could be retained as part of that development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.        Site Plan  
Appendix II.      Development Variance Permit

*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

DQ/cm

# Surrey Residence

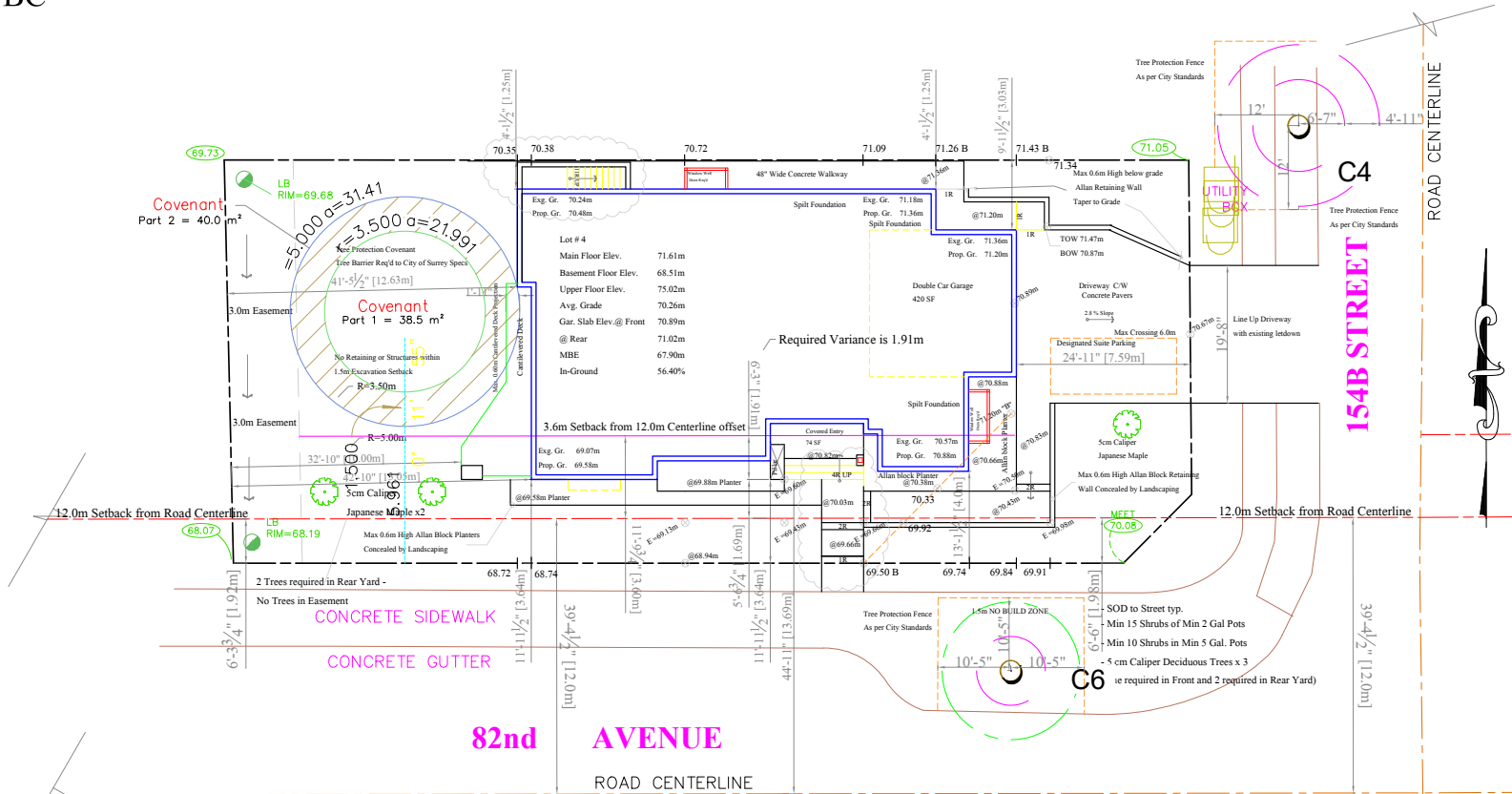
Residential Home Plans For:  
15465 82nd Ave Surrey, BC

## Zoning

Address	15465 82nd Ave. Surrey, BC
Legal Description	Lot 4,
Lot Size	731.17m <sup>2</sup> (7870.53 s.f.)
Lot Coverage	Allowable 36.32% = 2842.75 sf Proposed = 4262 sf
Building Size	Max. Allowable = 4262 sf Proposed = 4262 sf
Main	2140 sf
Upper	1702 sf
Basement	0 sf
Sec. Suite	0 sf
Open to Below	180 sf
Garage	420 sf
Covered Entry	84 sf
Rear Main Cov. Deck	51.5 sf
Rear Main Open Deck	105 sf
Upper Cov. Deck	32.5 sf
Upper Open Deck	71 sf + 67 sf
Cov. Deck Allowance	4262 sf
80/20	2560 x .8 = 2048 SF Prop. = 1822 SF 2560 x .2 = 512 SF Prop. = 686.05 SF
Zone	RF
Heating	Radiant In Floor with AC

## Drawing List

Page No.	Drawing
A1-0	Site Plan & Zoning Info
A2-0	Basement Floor Plan & Suite Details
A3-0	Main Floor Plan
A4-0	Upper Floor Plan & Roof Layout
A5-0	Front & Left Elevation
A6-0	Rear & Right Elevation
A7-0	Cross Section & Energy Eff. Calculations
A8-0	Details
A9-0	Details
A - 0	



Site Plan  
1 / 8" = 1'0"

Sheet	15465 82nd Ave Surrey Lot 4	Zoning Info & Site Plan	drawn: mlf	A1-0
Builder:	M18 Homes & Development 778-863-8170	Site:		
Kappor Home Design Ltd.	Suite 201 - 8661 201 St Langley BC kapporhomes@gmail.com	Notes:		
Kappor Home Design Ltd. assumes no responsibility for incorrect or dimensional errors or omissions or for any damage or injury to persons or property arising from the use of these drawings. The user of these drawings and any third party shall be responsible for the accuracy of the information provided and shall verify the accuracy of the information provided before the start of construction. Where dimensions are given, they shall prevail over any other information. These Plans conform to the regulations of the Building Code (BCR).				

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0203-00

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: 031-164-528

Lot 4 Section 26 Township 2 New Westminster District Plan EPP98218

15465 - 82 Avenue

(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 side yard on flanking street setback is reduced from 3.6 metres to 1.7 metres to the principal building face.
  - (b) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum north side yard setback is reduced from 1.8 metres to 1.2 metres to the principal building face.
4. 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.

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



# Surrey Residence

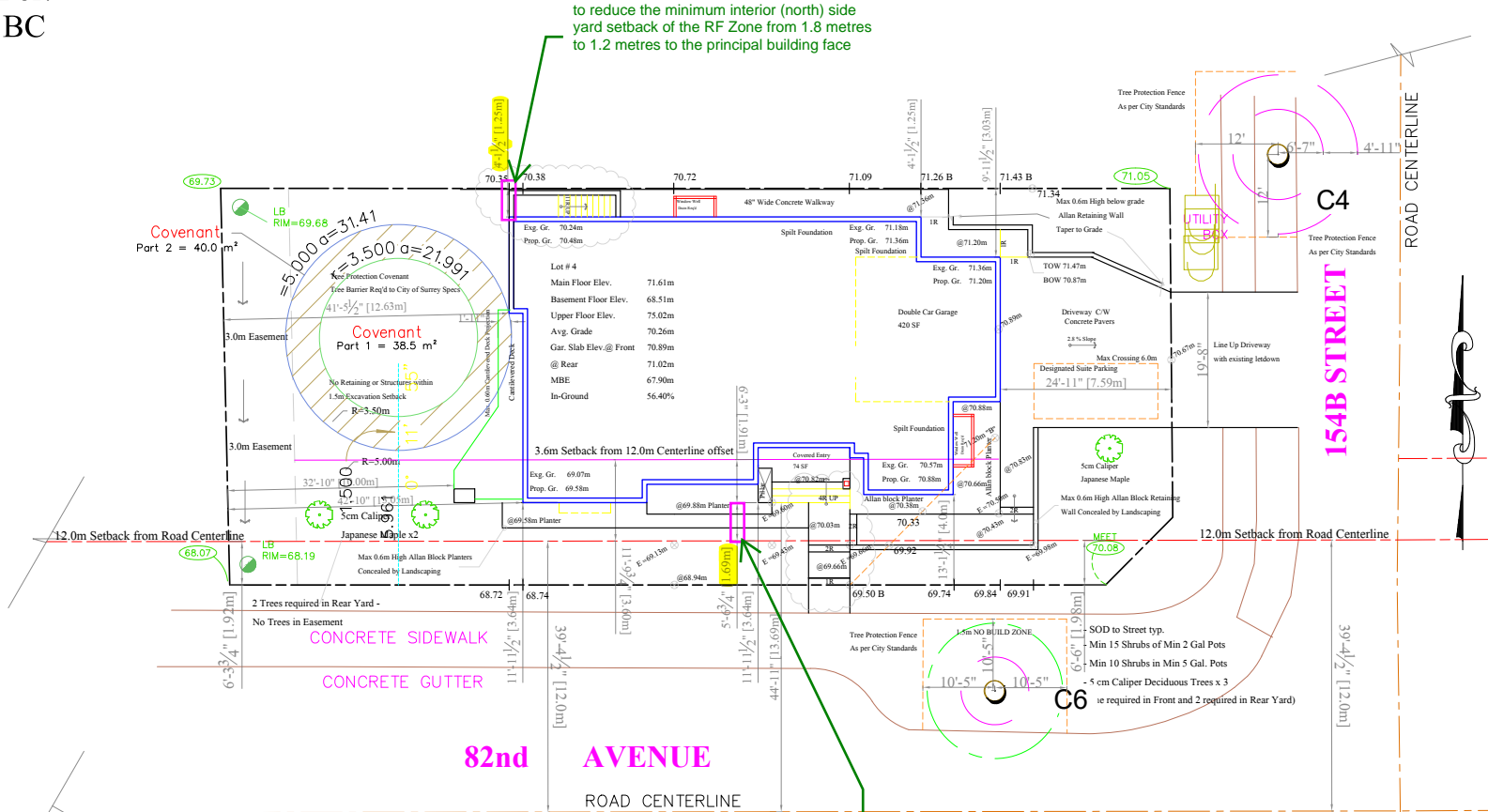
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Site Plan  
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Sheet	A1-0
drawn by:	Zoning Info & Site Plan
Site	15465 82nd Ave Surrey Lot 4
Builder:	M18 Homes & Development 778-863-8170 kapporhomes@gmail.com
Notes:	Kapoor Home Design Ltd. Suite 201 - 8661 201 St Langley BC kapporhomes@gmail.com Kapoor Home Design Ltd. assumes no responsibility for incorrect or dimensional errors or omissions or for any damage or injury to persons or property arising from the use of these drawings. We warrant that the drawings are prepared in accordance with the applicable laws and regulations and that they conform to the standards of the International Building Code (IBC) and the International Residential Code (IRC). These Plans conform to the setbacks of the Building Code (BC).