

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0009-00

Planning Report Date: February 14, 2022

PROPOSAL:

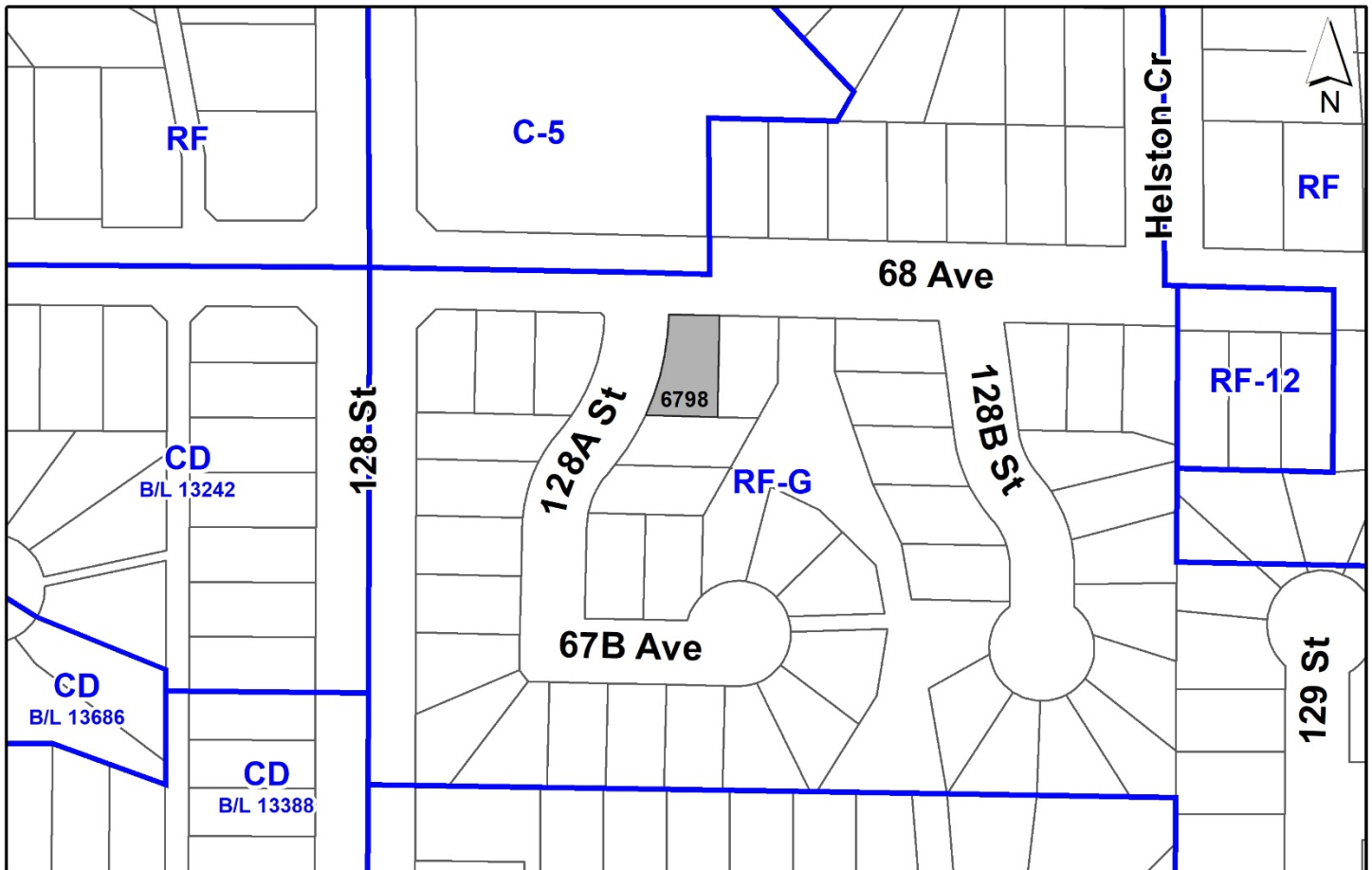
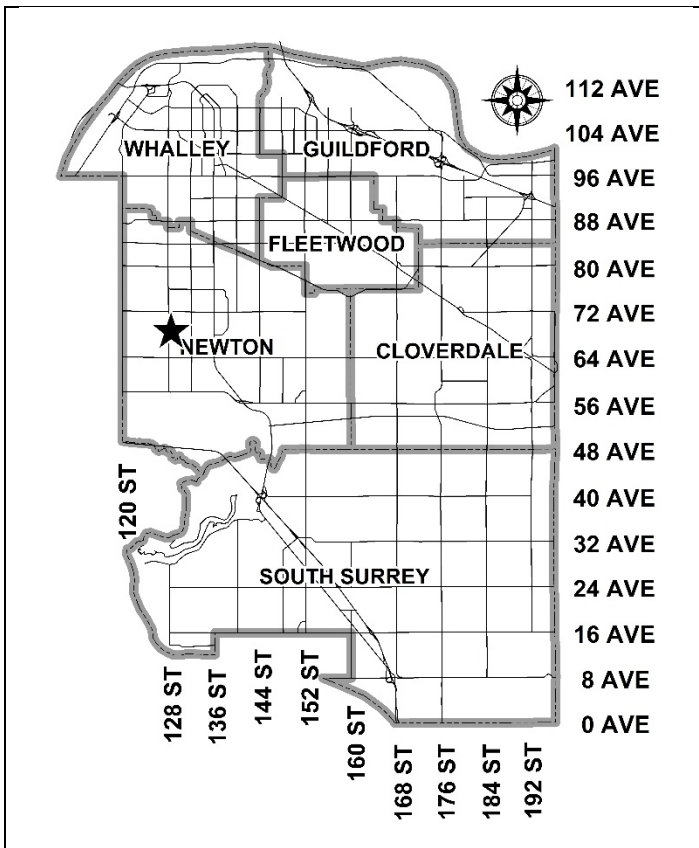
- Development Variance Permit

to reduce the front, side yard flanking and rear yard building setbacks in order to permit the construction of a new single family dwelling.

LOCATION: 6798 - 128A Street

ZONING: RF-G

OCP DESIGNATION: Urban



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 front yard, side yard flanking and rear yard setback requirements for a principal building of the "Single Family Gross Density Zone (RF-G)".

RATIONALE OF RECOMMENDATION

- The proposed variances are necessary due to the Special Building Setback requirements for lots fronting or flanking an arterial or collector road. In accordance with Part 7 Special Building Setbacks of Zoning By-law No. 12000, building setbacks are to be measured from the ultimate road right of way.
- The subject property has frontage on 68 Avenue which is a collector road and requires an additional 1.94 metres of road right-of-way for an ultimate road allowance of 12 metres from centre line (24 metre ultimate right-of-way). To achieve this, the required front yard setback for all buildings and structures is 9.4 metres from the existing property line, or 7.5 metres from the ultimate property line.
- The minimum lot depth requirement for subdivision according to Subsection K.2 Part 17 RF-G Zone of the Zoning By-law No. 12000 is 28 metres, and the minimum lot width requirement is 15 metres. The subject property has a lot depth of 26 metres, and a lot width of 13 metres.
- Applying the building setback requirements of Zoning By-law No. 12000, will not allow for a standard sized single-family dwelling to be constructed on the lot. The irregular shape of this lot does not allow for a functional building footprint.
- The proposed variances will ensure that the applicant can build a home with a functional building floorplan also given that the depth of services means that a basement cannot be achieved on the lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7921-0009-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the "Single Family Residential Gross Density Zone (RF-G)" for a principal building from 7.5 metres to 3.9 metres;
 - (b) to reduce the minimum side yard flanking setback of the "Single Family Residential Gross Density Zone (RF-G)" for a principal building from 3.6 metres to 1.6 metres; and
 - (c) to reduce the minimum rear yard setback of the "Single Family Residential Gross Density Zone (RF-G)" for a principal building from 7.5 metres to 2.5 metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RF-G
North (Across 68 Avenue):	Commercial; Single Family Residential	Urban	C-5; RF
East:	Single Family Residential	Urban	RF-G
South:	Single Family Residential; Development Application No. 7921-0008-00	Urban	RF-G
West (Across 128A Street):	Single Family Residential	Urban	RF-G

Context & Background

- The subject property, 6798 – 128A Street, is an irregularly shaped corner lot located at the southeast corner of the intersection of 68 Avenue and 128A Street.
- The property is zoned "Single Family Residential Gross Density Zone (RF-G)" and designated "Urban" in the Official Community Plan (OCP).
- On April 24, 2017, Council passed Resolution R17-1132 to Terminate Land Use Contract No. 481 to allow the existing underlying RF-G Zone to come into effect within the surrounding neighbourhood.

- Development Application No. 7921-0008-00 was issued at the Regular Council – Land Use Meeting on September 27, 2021, for an adjacent property to the south (6790 – 128A Street) which also proposed to reduce the minimum setback requirements of the RF-G Zone in order to construct a new single-family dwelling.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit to reduce the required front yard setback from 7.5 metres to 3.9 metres, the side yard flanking setback from 3.6 metres to 1.6 metres, and the rear yard setback from 7.5 metres to 2.5 metres of the RF-G Zone to accommodate construction of a new single family dwelling.

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 front yard setback of the "Single Family Residential Gross Density Zone (RF-G)" for a principal building from 7.5 metres to 3.9 metres;
 - to reduce the minimum side yard flanking setback of the "Single Family Residential Gross Density Zone (RF-G)" for a principal building from 3.6 metres to 1.6 metres; and
 - to reduce the minimum rear yard setback of the "Single Family Residential Gross Density Zone (RF-G)" for a principal building from 7.5 metres to 2.5 metres.
- The subject property has frontage on 68 Avenue, which is designated as a collector road. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law no.8830, identifies a 24 metre wide road allowance for collector roads.

- A Special Building Setback is required along the front (north) yard setback providing for 1.942 metres, in accordance with Part 7 Special Building Setbacks of the Zoning By-law. Building setbacks are calculated from the edge of the Special Building Setback or ultimate property line. A Special Building Setback is calculated based on one-half of the width of the centre line of the ultimate road allowance, which may coincide with the centre line of the existing road.
- For the subject property, the required front yard setback is equal to the Special Building Setback (1.942 metres) plus the front yard setback under the RF-G Zone (7.5 metres). This adds up to a required setback of 9.442 metres from the existing property line. The applicant is requesting a variance to reduce the front setback to 5.8 metres from the existing property line, or 3.9 metres from the Special Building Setback to the principal building face.
- According to Subsection K.2 of Part 17 RF-G Zone of the Zoning Bylaw No. 12000, lots created through subdivision are required to have a minimum lot depth of 28 metres and a minimum lot width of 15 metres. The subject property as a lot of record has a lot depth of 26 metres and a lot width of 13 metres.
- Applying the building setback requirements of Zoning By-law No. 12000, will not allow for a standard sized single-family dwelling to be constructed on the lot. As building setbacks are measured parallel to property lines, this results in an angled building envelope for the property that is difficult to design a house for.
- The irregular lot shape does not allow for a functional building floorplan. The reduced front, side yard flanking and rear setbacks will allow the applicant to achieve a more functional floorplan, while complying with the RF-G Zone maximum floor area requirements.
- The applicant has worked with staff to accommodate the retention of street trees along 124 B Street and 68 Avenue into the proposal.
- The depth of services for the subject property does not allow for a basement to be accommodated within the proposed new home. The proposed variance will ensure that the property owners can build a home with a functional floor plan.
- The variance will also still result in a functional rear yard, approximately 50 square metres in area, with space for a covered deck and open yard for landscaping.
- On-site parking will not be affected by the proposed setback variances. The lot will be able to accommodate a minimum of three (3) off-street parking spaces, meeting the requirements for a single family dwelling with a secondary suite under Zoning By-law No. 12000.
- Staff support the requested variances to proceed for consideration.

TREES

- Rhythm Batra, ISA Certified Arborist of Mike Fadum and Associates Ltd. 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Maple, Norway 'Crimson King'	3	0	3
Coniferous Trees			
Douglas Fir	2	0	2
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	7	2	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	TBD		
Total Retained and Replacement Trees	TBD		
Contribution to the Green City Program	TBD		

- The Arborist Assessment states that there are a total of seven (7) mature trees on the site, with no Alder and Cottonwood trees. Five (5) trees identified as being on the site are City street trees located in the boulevard fronting the property along 128A Street and 68 Avenue. It was determined that five (5) trees can be retained as part of this development proposal, four (4) of which are City street trees. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 4 replacement trees to be planted on the site. The applicant will be required to demonstrate the number of replacement trees that can be accommodated on the property prior to Final Building Permit issuance, should the proposal be supported by Council.
- For trees that cannot be accommodated on the site the applicant will be required to provide a cash-in-lieu payment of \$550 per tree to the Green City Program, in accordance with the City's Tree Preservation By-law.
- In summary, a total of five (5) trees are proposed to be retained on the site, with tree replacement and compensation to be confirmed as part of a future Building Permit application for the property.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Development Variance Permit 7921-0009-00
Appendix II.	Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

SR/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0009-00

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: 005-349-737

Lot 109 Section 17 Township 2 New Westminster District Plan 55446

6798 - 128A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks of Part 17 "Single Family Residential Gross Density Zone", the minimum front yard setback of the principal building is reduced from 7.5 metres to 3.9 metres;
 - (b) In Section F Yards and Setbacks of Part 17 "Single Family Residential Gross Density Zone", the minimum side yard flanking setback of the principal building is reduced from 3.6 metres to 1.6 metres; and
 - (c) In Section F Yards and Setbacks of Part 17 "Single Family Residential Gross Density Zone", the minimum rear yard setback of the principal building is reduced from 7.5 metres to 2.5 metres.

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.
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 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

ZONING ANALYSIS

ADDRESS: 6798 128A St, Surrey, BC
ZONING: RF-G

LOT AREA : 386 sq. meters (4,150 sq. feet)
PERMITTED FLOOR AREA : 4150x60 = 2490 Sq. Ft. (Incl 300 garage)
PROPOSED FLOOR AREA : 2490 Sq. Ft. (4790 Main Floor + 900 Upper Floor) (including 200 OPEN DECKS)
PERMITTED LOT COVERAGE : 45% x 4150 Sq. Ft. = 1867.50 Sq. Ft.
PROPOSED LOT COVERAGE : 1790 Sq. Ft. + 80 DECKS = 1738 Sq. Ft.

centerline of road

Follow Arbonist Report

Follow Arbonist Report

Development Variance Permit No. 7921-0009-00: (a) to reduce the minimum front yard setback of the RF-G Zone from 7.5 m to 3.9 metres; (b) to reduce the minimum side yard flanking setback of the RF-G Zone from 3.6 metres to 1.6 metres; and (c) to reduce the minimum rear yard setback of the RF-G Zone from 7.5 metres to 2.5 metres.

GENERAL NOTES

THIS BUILDING IS DESIGNED TO COMPLY WITH THE BC BUILDING CODE (B.C. BUILDING CODE) AND THE B.C. BUILDING CODE (B.C. BUILDING CODE) AND THE B.C. BUILDING CODE (B.C. BUILDING CODE).

THESE SPECIFICATIONS ARE THE MINIMUM REQUIREMENTS FOR THE DESIGN OF THE BUILDING. THE DESIGNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING TO COMPLY WITH THE B.C. BUILDING CODE (B.C. BUILDING CODE) AND THE B.C. BUILDING CODE (B.C. BUILDING CODE).

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NO.	REVISION/USE	DATE
1	ISSUED FOR PERMIT	2022-01-10

GeoSpace Consulting

TEL: (604) 783-9298
EMAIL: geospacec@gmail.com
ADDRESS: 6034 128th Avenue
SURREY, B.C.

PROJECT NAME AND ADDRESS

JAG MOHAN DHILLON

PROPOSED SINGLE FAMILY DWELLING, 6798 128th Avenue, Surrey, B.C.

TITLE

SITE VARIANCE PLAN

JAN 2022	GDP
SCALE	1" = 1'-0"
SHEET	VI

DESIGNED BY: Parveen

THESE PLANS CONTAIN INFORMATION THAT IS PROPRIETARY TO THE B.C. BUILDING CODE INC.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 7921-0009-00

Address: 6798 128A Street, Surrey, BC

Registered Arborist: Rhythm Batra PN-8932A

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)	7
Protected Trees to be Removed	2
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required: <div style="margin-left: 40px;"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 </div> <div style="margin-left: 40px;"> - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4 </div>	4
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <div style="margin-left: 40px;"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 </div> <div style="margin-left: 40px;"> - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 </div>	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: January 25, 2022



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



