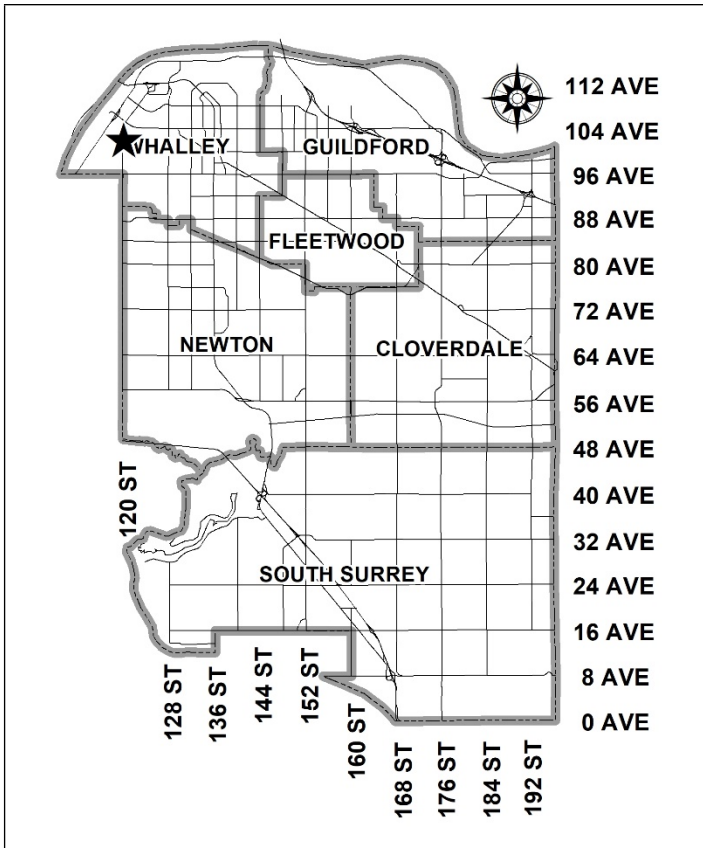


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0214-00

Planning Report Date: September 27, 2021



PROPOSAL:

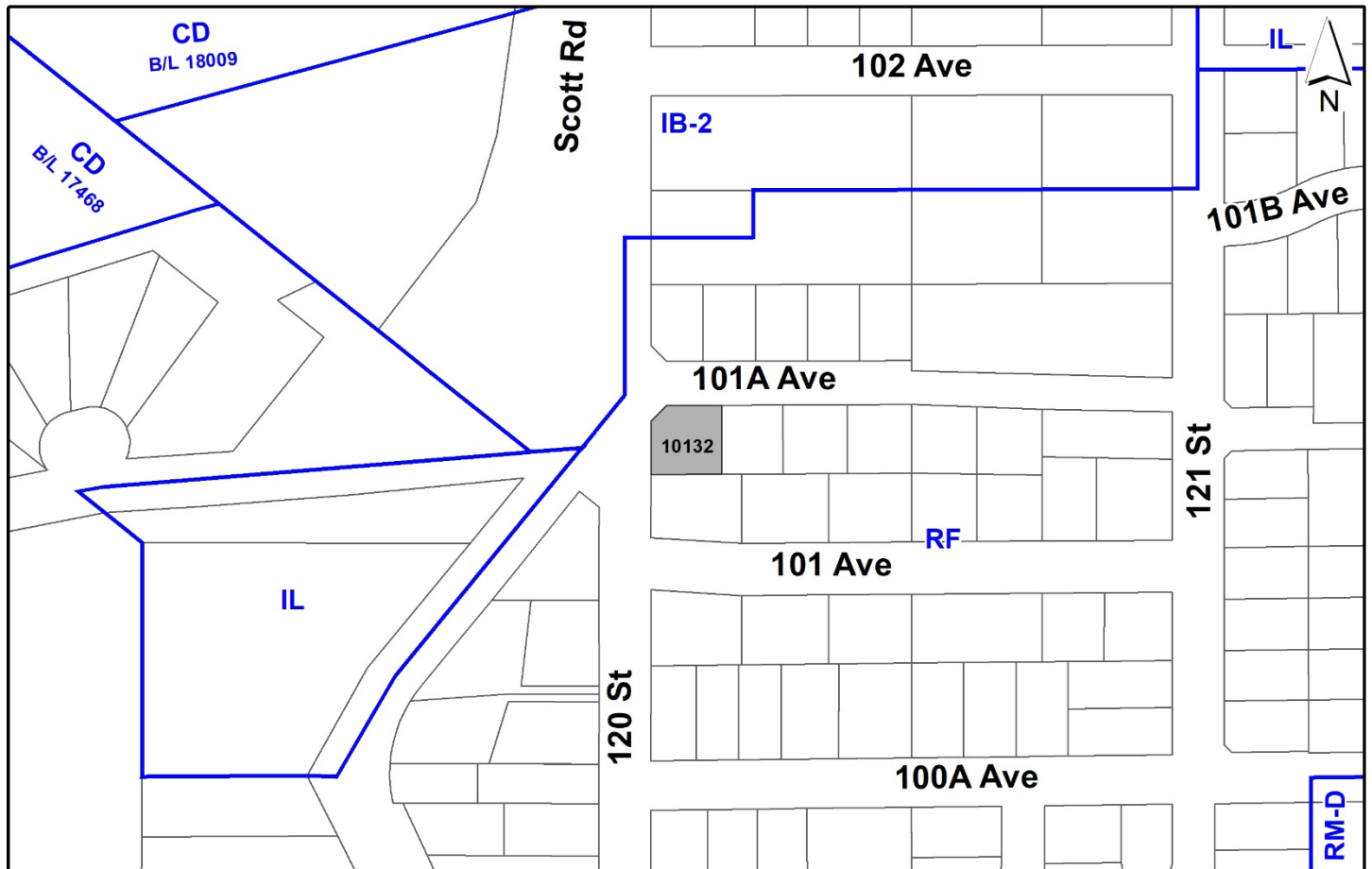
- **Development Variance Permit**

to reduce the front and rear yard setbacks and to increase the side yard setbacks to allow the construction of a single-family dwelling on the lot facing 101A Avenue.

LOCATION: 10132 - 120 Street

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 front and rear yard setbacks and to increase the side yard setbacks of the RF Zone to construct a new single-family dwelling on the lot.

RATIONALE OF RECOMMENDATION

- The proposed setbacks will allow the owner to orient the house and driveway fronting 101A Avenue which will accommodate a functional building envelope. Driveway access to 120 Street is undesirable as it has a steep slope gradient.
- The requested variance will allow for retention of an existing hydro pole and large tree along the west property line (120 Street) that is protected under an existing registered Building Scheme Restrictive Covenant.
- The increased south side yard setback creates a functional yard space on the lot and the increased north yard setback will accommodate a 7.5-metre-long driveway for vehicle parking.
- The requested building setback variances will have minimal impact on neighboring properties and will match other existing single-family homes in the area.

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7921-0214-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front (west) yard setback of the RF Zone from 7.5 metres to 3.9 metres to the principal building face;
 - (b) to reduce the minimum rear (east) yard setback of the RF Zone from 7.5 metres to 1.8 metres to the principal building face;
 - (c) to increase the minimum south side yard setback of the RF zone from 1.8 metres to 7.5 metres to the principal building face; and
 - (d) to increase the minimum north side yard on flanking street setback of the RF zone, from 3.6 metres to 5.7 metres to the porch and 7.5 metres to the garage and remainder of the principal building face.

2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) The applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (b) submission of securities for City tree removal and tree replacement to the satisfaction of the Parks, Recreation and Culture Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RF
North (Across 101A Avenue):	Single family dwellings	Urban	RF
East:	Single family dwellings	Urban	RF
South:	Single family dwelling	Urban	RF
west (Across 120 Street):	Vacant industrial parcel and City-owned Park	Mixed Employment in the OCP and Mixed Employment, Parks and Open Spaces in the South Westminster NCP	IB-2 and RF

Context & Background

- The 712 square metre subject property is located at 10132 – 120 Street in Whalley. The subject property is approximately 21 metres wide and 26 metres deep.
- The lot is designated "Urban" in the Official Community Plan (OCP) and currently zoned "Single Family Residential Zone (RF)" under Surrey Zoning By-law, 1993, No. 12000. The subject site is also adjacent to the South Westminster Neighborhood Concept Plan (NCP).
- The lot is in a Hazard Lands Development Permit Area due to steep slopes in the area, however the gradient on the subject lot is less than 20% and therefore a Hazard Lands Development Permit is not required.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing construction of a new single-family dwelling on an existing RF-zoned lot.

Referrals

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

Transportation Considerations

- Driveway access from 101A Avenue preferred, as close to the eastern property line as possible.

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 redevelopment supports the Sensitive Infill policy of the OCP. The proposed new single-family dwelling is appropriate in scale and density to its neighborhood context. By fronting 101A Avenue, the compatible house design reinforces the neighborhood character.

Zoning By-law

- The subject property is zoned RF, which permits a single-family dwelling.

VariANCES

- The applicant is requesting the following variances:
 - (a) to reduce the minimum front (west) yard setback of the RF Zone from 7.5 metres to 3.9 metres to the principal building face;
 - (b) to reduce the minimum rear (east) yard setback of the RF Zone from 7.5 metres to 1.8 metres to the principal building face;
 - (c) to increase the minimum south side yard setback of the RF zone from 1.8 metres to 7.5 metres to the principal building face; and
 - (d) To increase the minimum north side yard on flanking street setback of the RF zone, from 3.6 metres to 5.7 metres to the porch and 7.5 metres to the garage and remainder of the principal building face.
- Although 120 Street is the legal frontage for the lot, orienting the house to face 101A Avenue will not detract from the character of the neighborhood and provides similar building potential as compared to 120 Street but also provides a more functional driveway access due to the steep slope gradient of 120 Street.
- Driveway access provided from 101A Avenue will allow for retention of an existing hydro pole and large tree along the west property line (120 Street) that is protected under an existing registered Building Scheme Restrictive Covenant.
- The proposal will result in a consistent and comparable side yard interface with the neighboring lot to the east.
- The increased south side yard setback will create a functional backyard.
- The increased north side yard on flanking street setback will result in an interface comparable with a typical front yard and accommodate a 7.5-metre-long driveway for vehicle parking.
- Staff support the requested variances to proceed to Public Notification.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates, 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
Coniferous Trees			
Western Red Cedars	5	5	0
Total (excluding Alder and Cottonwood Trees)	5	5	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		4	
Contribution to the Green City Program		\$3,300	

- The Arborist Assessment states that there are a total of 5 mature trees on the site. It was determined that no trees can be retained as part of this development proposal.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 10 replacement trees on the site. Since only 4 replacement trees can be accommodated on the site, the deficit of 6 replacement trees will require a cash-in-lieu payment of \$3,300 representing \$550 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 4 trees are proposed to be retained or replaced on the site with a contribution of \$3,300 to the Green City Program.
- Parks, Recreation & Culture have approved in principle the removal of one (1) City tree, subject to compensation, along 101A Avenue in order to accommodate the applicant’s proposed driveway access.
- The configuration of the proposed house allows a large City tree to be retained along 120 Street.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

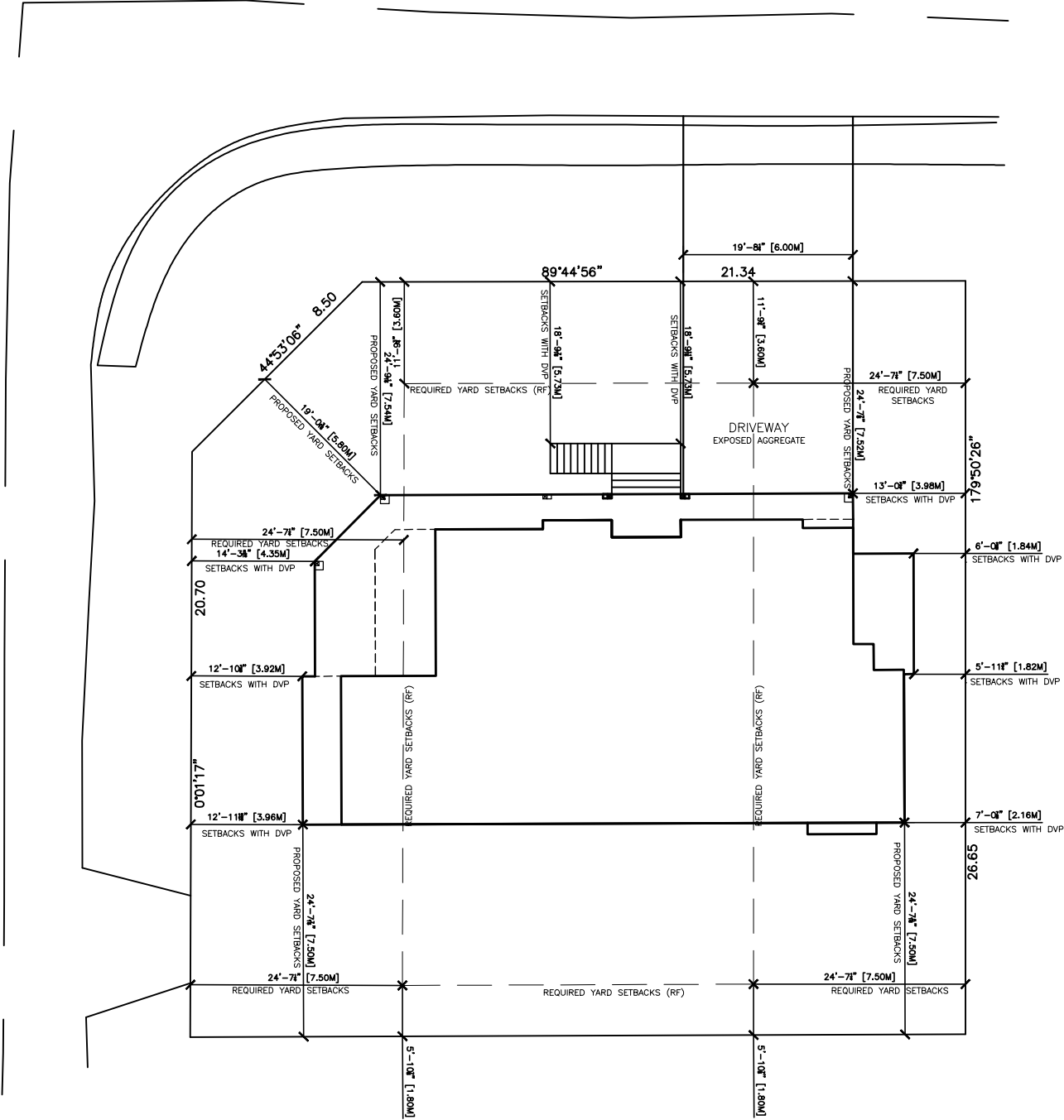
- Appendix I. Site Plan
- Appendix II. Development Variance Permit
- Appendix III. Summary of Tree Survey and Tree Preservation

approved by Ron Gill

Rémi Dubé
Acting General Manager
Planning and Development

ELM/cm

PLAN WITH DVP



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0214-00

Issued To:

("the Owners")

Address of Owners:

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: 018-797-423

Lot A Section 30 Block 5 North Range 2 West New Westminster District Plan LMP17285
10132 - 120 Street

(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 front (west) yard setback of the RF Zone is reduced from 7.5 metres to 3.9 metres to the principal building face;
 - (b) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum rear (east) yard setback of the RF Zone is reduced from 7.5 metres to 1.8 metres to the principal building face;
 - (c) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum south side yard setback of the RF Zone is increased from 1.8 metres to 7.5 metres to the principal building face; and
 - (d) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum north side yard on flanking street setback of the RF Zone is increased from 3.6 metres to 5.7 metres to the porch and 7.5 metres to the garage and remainder of 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 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

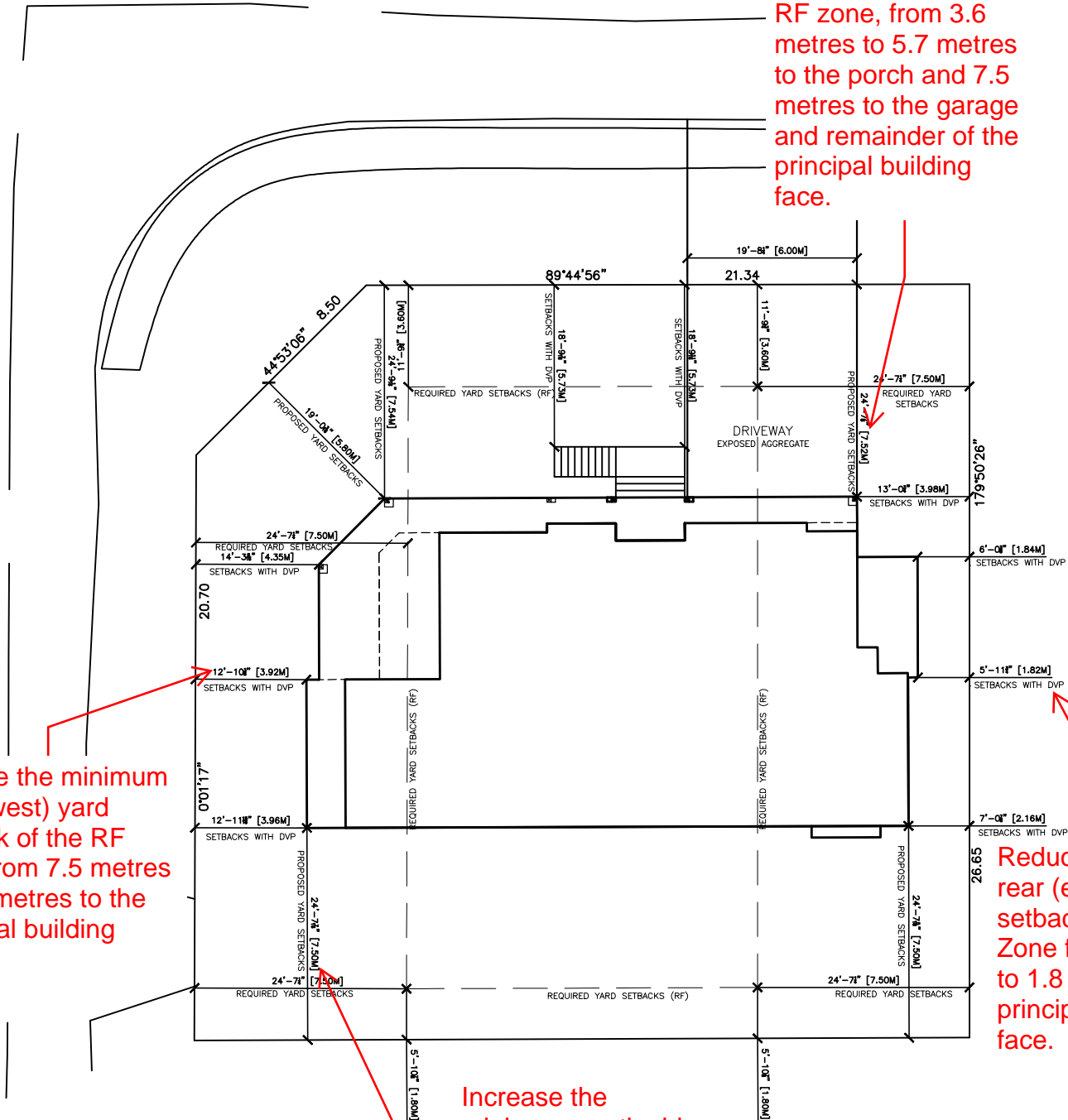
PLAN WITH DVP

Increase the minimum north side yard on flanking street setback of the RF zone, from 3.6 metres to 5.7 metres to the porch and 7.5 metres to the garage and remainder of the principal building face.

Reduce the minimum front (west) yard setback of the RF Zone from 7.5 metres to 3.9 metres to the principal building face.

Reduce the minimum rear (east) yard setback of the RF Zone from 7.5 metres to 1.8 metres to the principal building face.

Increase the minimum south side yard setback of the RF zone from 1.8 metres to 7.5 metres to the principal building face.



8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 10132 120 St, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	5
Protected Trees to be Removed	5
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	0
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $X \quad \text{one (1)} =$	
All other Trees Requiring 2 to 1 Replacement Ratio $5 \quad X \quad \text{two (2)} = 10$	10
Replacement Trees Proposed	4
Replacement Trees in Deficit	6
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 $0 \quad X \quad \text{one (1)} = 0$	0
All other Trees Requiring 2 to 1 Replacement Ratio $0 \quad X \quad \text{two (2)} = 0$	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Francis Klimo

August 31, 2021

(Signature of Arborist)

Date

