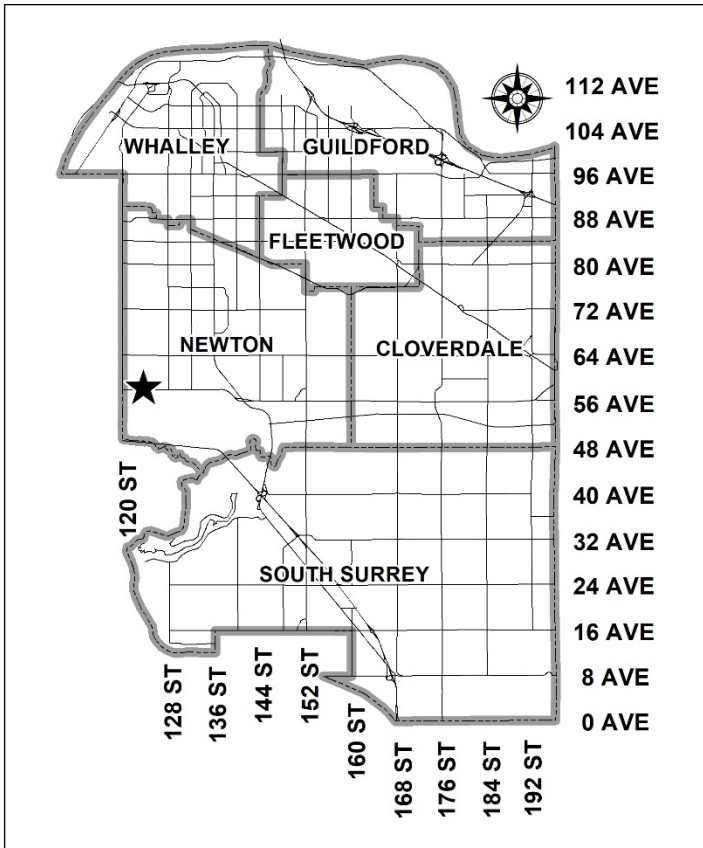


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7917-0293-00

Planning Report Date: May 9, 2022



PROPOSAL:

- **Development Variance Permit**

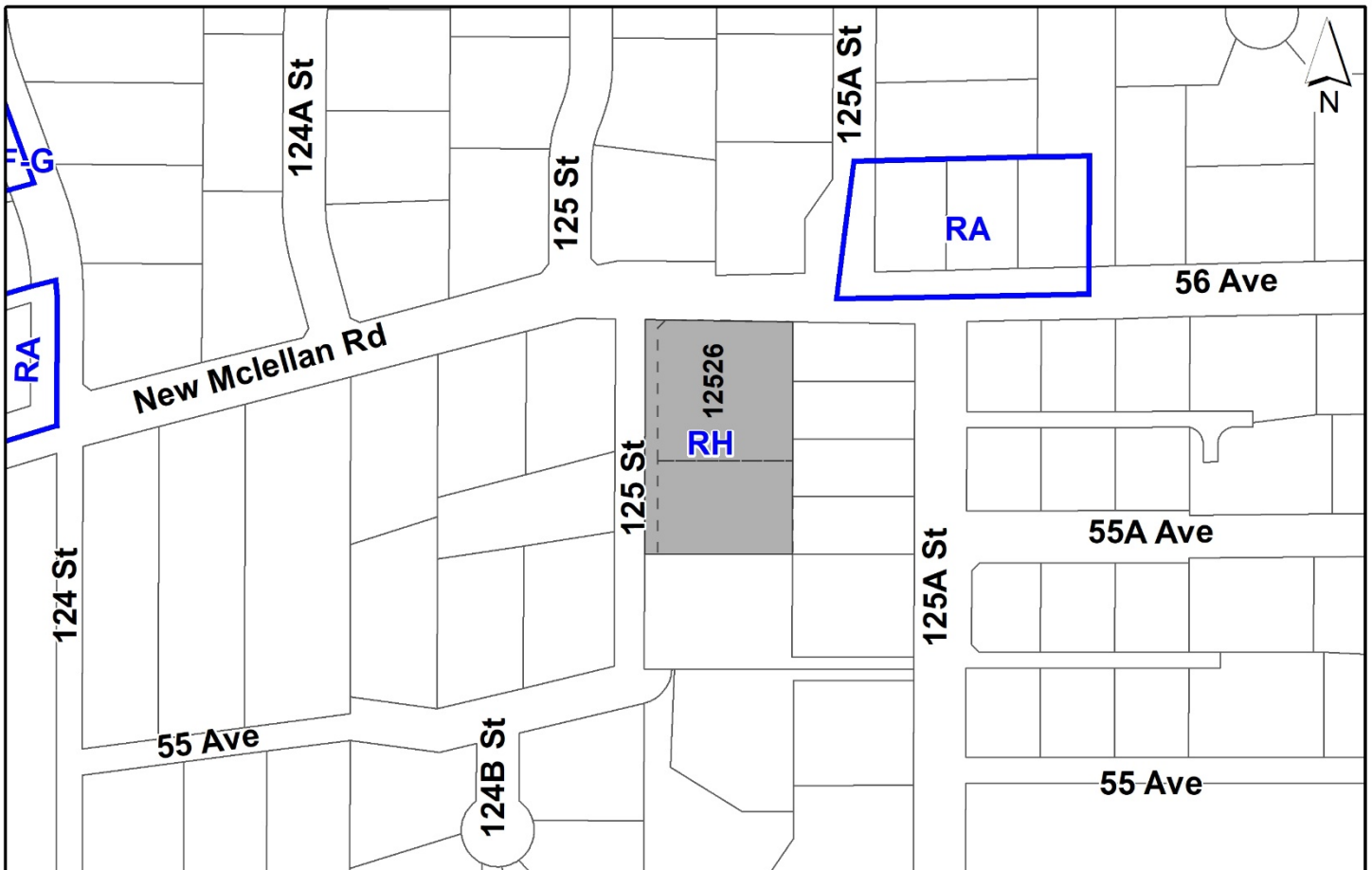
to reduce the side yard setback of a proposed lot to facilitate the retention of an existing dwelling.

LOCATION: 12526 - 56 Avenue

ZONING: RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban residential (1/2 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 minimum (east) side yard setback requirements of the “Half-Acre Residential (RH) Zone” from 4.5 metres to 3.9 metres on proposed Lot 1, to facilitate the retention of the existing dwelling on proposed Lot 1.

RATIONALE OF RECOMMENDATION

- The proposal complies with the sites Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the Suburban Residential (1/2 Acre) designation in the West Panorama Ridge Local Area Plan (LAP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed variance is required to accommodate the retention of the existing dwelling on proposed Lot 1 and is anticipated to have limited impact on adjacent properties.
- The proposal would have a reduced side yard setback of 3.9 metres (0.6 metre reduction), however, all other setbacks associated with proposed Lot 1 significantly exceed the minimum requirements of the RH Zone.
- Proposed Lots 1 and 2 meet or exceed the minimum lot area, width, and depth requirements of the RH Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7917-0293-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum (east) side yard setback of the “Half-Acre Residential (RH) Zone” from 4.5 metres to 3.9 metres to the principal building face on proposed Lot 1.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single Family Residential	Suburban Residential (1/2 Acre)	RH
North (Across 56 - Avenue):	Single Family Residential	Suburban Residential (1 Acre)	RH
East:	Single Family Residential	Suburban Residential (1/2 Acre)	RH
South:	Single Family Residential	Suburban Residential (1/2 Acre)	RH
West (Across 125 - Street):	Single Family Residential	Suburban Residential (1/2 Acre)	RH

Context & Background

- The subject property is located at 12526 - 56 Avenue. The property is designated "Suburban" in the Official Community and "Suburban Residential (1/2 Acre)" in the West Panorama Ridge Local Area Plan. In addition, the property is zoned “Half-Acre Residential Zone (RH)”.
- The applicant is proposing to retain the existing dwelling, which will be located on proposed northern Lot 1 at the eastern end of the property. To facilitate retention of the dwelling, a side yard setback variance is proposed on Lot 1.
- The subject site is approximately 5,100 square metres in area. The applicant is proposing to subdivide the property into two (2) half-acre single family lots, with lot areas ranging from 1,858 square metres to 2,786 square metres. The lot sizes are consistent with the pattern of development that has occurred east and north of the subject site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to subdivide the property into two (2) half-acre single family lots. Proposed Lot 1 will front and retain existing driveway access to 56 Avenue, and proposed Lot 2 will front 125 Street.
- The RH Zone requires a minimum lot area of 1,858 square metres. All proposed lots meet the minimum lot area requirements of the RH Zone, with proposed Lot 1 having a lot area of 2,786 square metres and proposed Lot 2 having a lot area of 1,858 square metres.
- The RH Zone requires a minimum lot width of 30 metres. All proposed lots meet the minimum lot width requirements of the RH Zone, with proposed Lot 1 having a lot width of 51.9 metres and proposed Lot 2 having a lot width of 35.8 metres.
- The RH Zone requires a minimum lot depth of 30 metres. All proposed lots meet the minimum lot depth requirements of the RH Zone, with proposed Lot 1 having a lot depth of 53.4 metres and proposed Lot 2 having a lot depth of 51.9 metres.
- The applicant is requesting approval of a Development Variance Permit to allow (east) side yard setback reduction to allow retention of the existing dwelling on proposed Lot 1.

	Proposed
Lot Area	
Gross Site Area:	5,100 square metres
Road Dedication:	456 square metres
Net Site Area:	4,644 square metres
Number of Lots:	2
Unit Density:	1.7 units per acre
Range of Lot Sizes	1,858 square metres to 2,786 square metres
Range of Lot Widths	35.8 metres to 51.9 metres
Range of Lot Depths	51.9 metres to 53.4 metres

Referrals

Engineering: The Engineering Department has no concerns with the proposed variance.

Setback Variance

- The applicant is requesting the following variances:
 - (a) to reduce the minimum (east) side yard setback of the “Half-Acre Residential (RH) Zone” from 4.5 metres to 3.9 metres to the principal building face on proposed Lot 1.
- The proposed variance is required to accommodate the retention of the existing dwelling on proposed Lot 1 and is anticipated to have limited impact on adjacent properties.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- The subject development application was reviewed by the West Panorama Ridge Ratepayers Association (WPRRA) on December 4, 2017.
- The WPRRA expressed opposition to the initial application proposal, and noted the following comments:
 - *Lot 1 should be planned to be a large lot (preferably larger than Lot 2 on 125 – Street) in keeping with the long-established goal of presenting an estate ambiance on 56 – Avenue.*
 - *In reviewing the arborist report, it appears that by moving the lot line back to create a larger Lot 1, further significant trees might be retained.*
 - *Where any property on 56 Avenue in Panorama Ridge is being subdivided, it is well established practice for a landscaping buffer for the frontage on 56 Avenue be prepared.*
- The applicant has since incorporated the WPRRA’s comments into the application:
 - In the initial proposed subdivision layout, proposed Lot 1 had a lot area of 1,858 square metres. This was significantly smaller than proposed Lot 2’s lot area of 2,786 square metres. The subdivision layout has since been revised to address the WPRRA’s comments. Proposed Lot 1 will have a large lot area of 2,786 square metres and proposed Lot 2 will have a lot area of 1,858 square metres, meeting the minimum lot area requirements of the RH Zone.
 - Proposed Lot 1’s (south) rear property line was moved further south to accommodate a larger lot size. In addition, City staff had worked closely with the applicant to maximize tree retention on the subject site, with 37 total trees proposed for retention within the two (2) proposed lots.
 - A landscape buffer will be implemented for proposed Lot 1 fronting 56 Avenue, as part of the issuance of the Preliminary Layout Approval (PLA).

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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)			
Apple	1	0	1
Cherry	3	0	3
English Walnut	1	1	0
Hazelnut	3	2	1
Maple	1	0	1
Paper Birch	1	0	1
Coniferous Trees			
Blue Spruce	1	0	1

Tree Species	Existing	Remove	Retain
Douglas Fir	33	7	26
Spruce	1	0	1
Western Red Cedar	2	0	2
Total (excluding Alder and Cottonwood Trees)	47	10	37
Total Replacement Trees Proposed			
		0	
Total Retained and Replacement Trees			
		37	
Contribution to the Green City Program			
		\$8,000.00	

- The Arborist Assessment states that there are a total of 47 mature trees on the site, and no Alder and Cottonwood trees. It was determined that 37 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.
- For those trees that cannot be retained, the applicant will be required to plant trees 2 to 1 replacement ratio. This will require a total of 20 replacement trees on the site. Since no replacement trees will be accommodated on the site, the deficit of 20 replacement trees will require a cash-in-lieu payment of \$8,000, representing \$400 per tree to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 37 trees are proposed to be retained on the site with a contribution of \$8,000 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7917-0293-00
- Appendix II. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jeff Arason
 Acting General Manager
 Planning and Development

JC/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0293-00

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: 011-227-397

Lot 1 Except: Part Subdivided By Plan 20365; Section 6 Township 2 New Westminster
District Plan 7129

12526 – 56 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 14 "Half-Acre Residential Zone (RH)" the minimum side yard setback for the eastern portion of proposed Lot 1 is reduced from 4.5 metres to 3.9 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 unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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



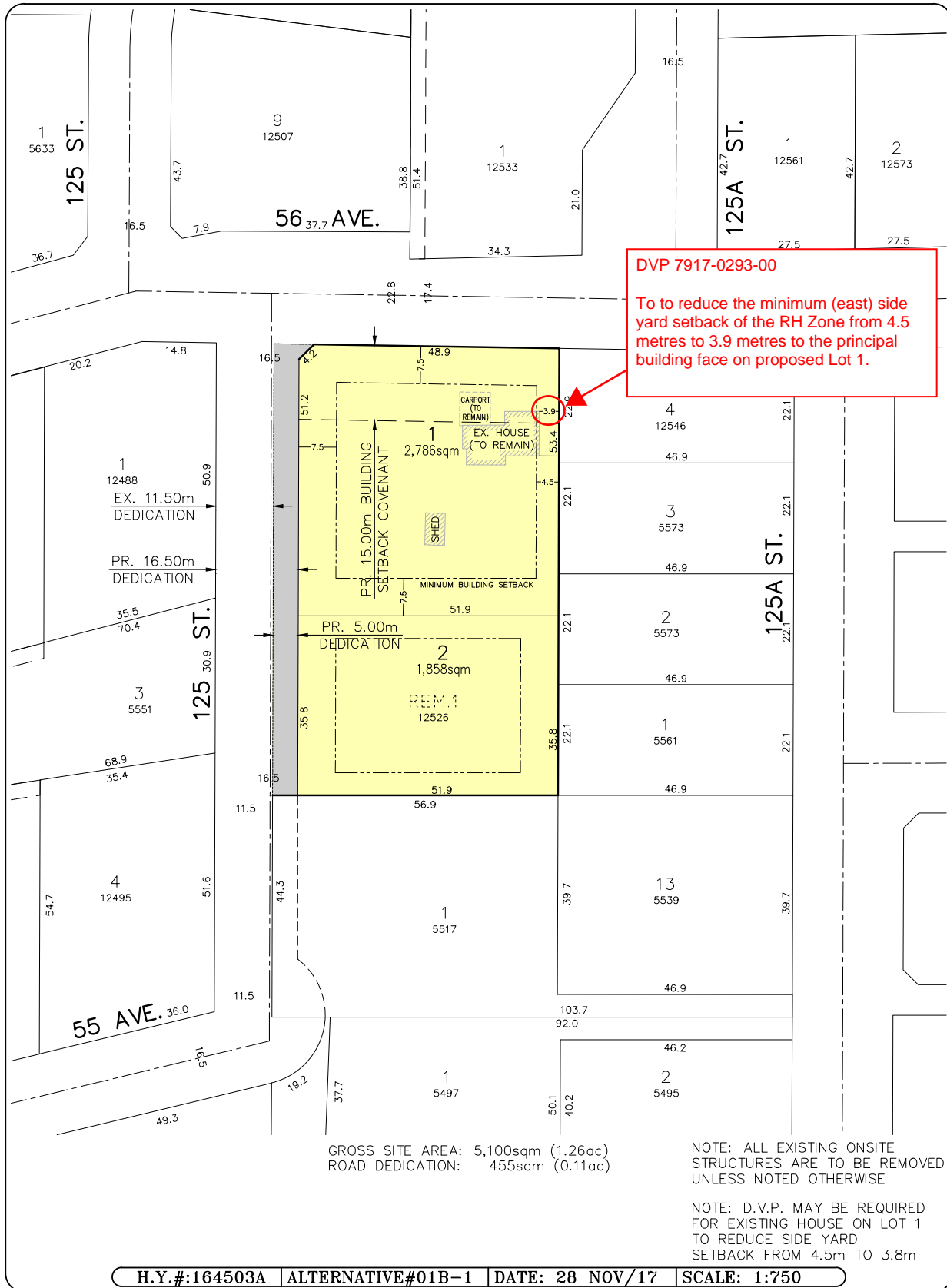
Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT

File No: _____
 EXIST. ZONE: RH
 PROP. ZONE: RH



CIVIC ADDRESS: 12526 - 56 AVENUE, SURREY, B.C.
 LEGAL: LOT 1, BLOCK 6, SECTION 6, TOWNSHIP 2, N.W.D., PLAN 7129



DVP 7917-0293-00
 To to reduce the minimum (east) side yard setback of the RH Zone from 4.5 metres to 3.9 metres to the principal building face on proposed Lot 1.

GROSS SITE AREA: 5,100sqm (1.26ac)
 ROAD DEDICATION: 455sqm (0.11ac)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

NOTE: D.V.P. MAY BE REQUIRED FOR EXISTING HOUSE ON LOT 1 TO REDUCE SIDE YARD SETBACK FROM 4.5m TO 3.8m

H.Y.#:164503A | ALTERNATIVE#01B-1 | DATE: 28 NOV/17 | SCALE: 1:750

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

DRAWING PATH: E:\PROJECTS\164503A\PLANNING\164503A-ALTO1B.dwg (1(LAYOUT)) PLOT FILE UPDATED: NOVEMBER-28-17 5:11:30 PM BY: GARY SANDHU

Tree Preservation Summary

Surrey Project No: 7917 0293 00
 Address: 12526 56th Avenue Surrey
 Registered Arborist: Glenn Murray

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)	47
Protected Trees to be Removed	10
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	37
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 10 </u> X two (2) = 20	20
Replacement Trees Proposed	0
Replacement Trees in Deficit	20
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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 <u> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> </u> X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

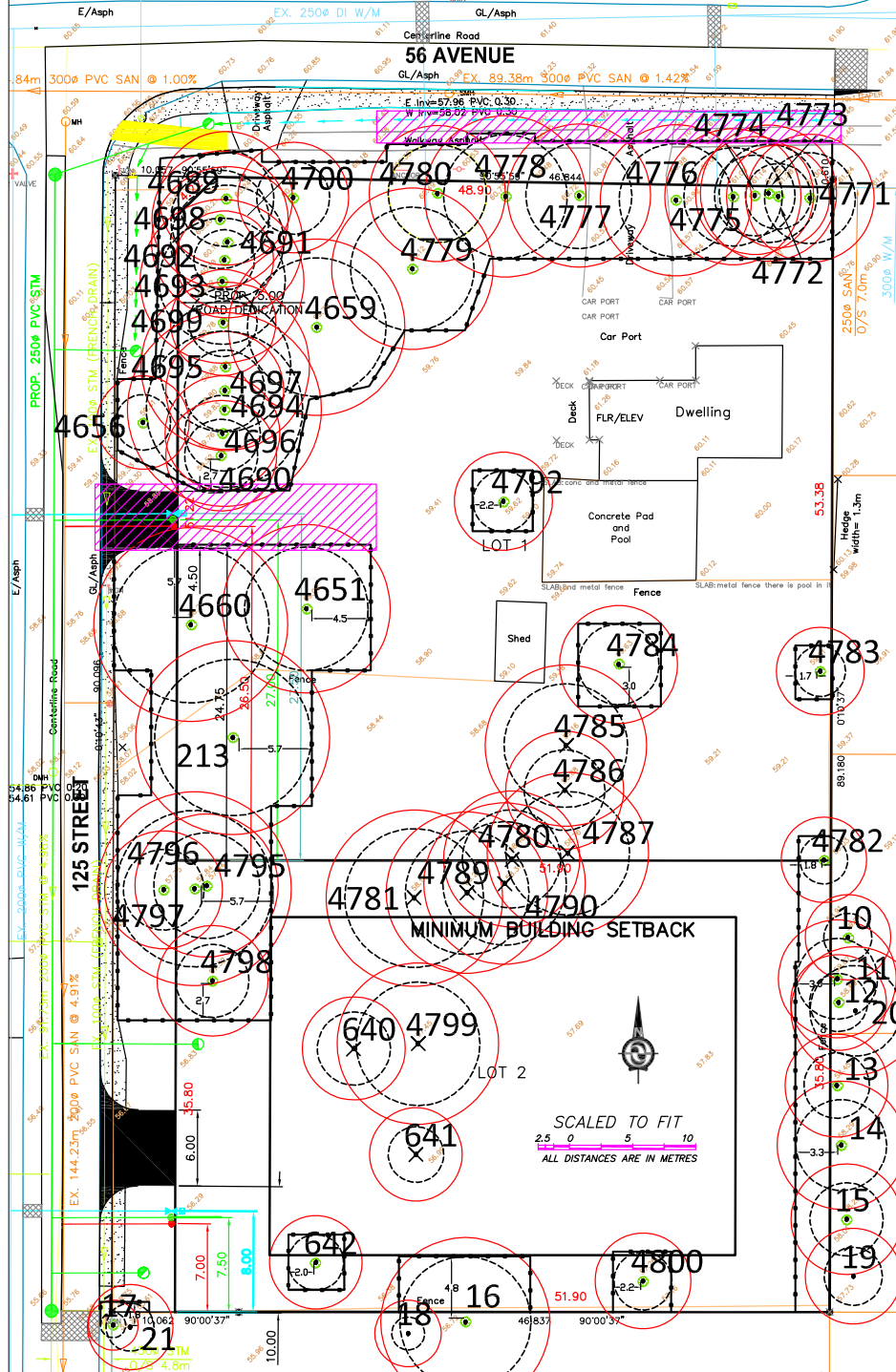


 (Signature of Arborist)

22-Apr-21

 Date

TREE REMOVAL AND RETENTION PLAN



TREE INVENTORY

#	Type	Action	DBH	TPZ
10	Willow	Retain	30cm	1.8m
11	Hemlock	Retain	50cm	3.0m
12	Douglas Fir	Retain	35cm	2.1m
13	Douglas Fir	Retain	40cm	2.4m
14	Douglas Fir	Retain	55cm	3.3m
15	Black Pine	Retain	45cm	2.7m
16	English Oak	Retain	60/60cm	4.8m
17	Douglas Fir	Retain	16cm	1.0m
18	Apple	Retain	20cm	1.2m
19	Douglas Fir	Retain	35cm	2.1m
20	Douglas Fir	Retain	55cm	3.3m
21	Willow	Retain	30cm	1.8m
213	Douglas Fir	Retain	95cm	5.7m
640	Hazelnut	Remove	25/25/20	2.4m
641	Hazelnut	Remove	12/12/12cm	2.0m
642	Hazelnut	Retain	12/12/12cm	2.0m
4651	Douglas Fir	Retain	60/45cm	4.5m
4656	Apple	Retain	20/18/15	2.0m
4659	Spruce	Retain	85cm	5.1m
4660	Redcedar	Retain	95cm	5.7m
4689	Douglas Fir	Retain	58cm	3.5m
4690	Douglas Fir	Retain	45cm	2.7m
4691	Douglas Fir	Retain	70cm	4.2m
4692	Douglas Fir	Retain	71cm	4.3m
4693	Douglas Fir	Retain	77cm	4.6m
4694	Douglas Fir	Retain	95cm	5.7m
4695	Douglas Fir	Retain	80cm	4.8m
4696	Douglas Fir	Retain	50cm	3.0m
4697	Douglas Fir	Retain	70cm	4.2m
4698	Douglas Fir	Retain	60cm	3.6m
4699	Douglas Fir	Retain	41cm	2.5m
4700	Douglas Fir	Retain	45cm	2.7m
4771	Douglas Fir	Retain	55cm	3.3m
4772	Douglas Fir	Retain	40cm	2.4m
4773	Douglas Fir	Retain	60cm	3.6m
4774	Douglas Fir	Retain	50cm	3.0m
4775	Douglas Fir	Retain	60cm	3.6m
4776	Douglas Fir	Retain	70cm	4.2m
4777	Douglas Fir	Retain	65cm	3.9m
4778	Douglas Fir	Retain	75cm	4.5m
4779	Maple	Retain	75cm	4.5m
4780	Douglas Fir	Remove	60cm	3.6m
4781	Douglas Fir	Remove	85cm	5.1m
4782	Douglas Fir	Retain	30cm	1.8m
4783	Blue Spruce	Retain	28cm	1.7m
4784	Paper Birch	Retain	50cm	3.0m
4785	Douglas Fir	Remove	75cm	4.5m
4786	Douglas Fir	Remove	50cm	3.0m
4787	Douglas Fir	Remove	75cm	4.5m
4788	Redcedar	Retain	70cm	4.2m
4789	Douglas Fir	Remove	75cm	4.5m
4790	Douglas Fir	Remove	75cm	4.5m
4792	Cherry	Retain	30/20cm	2.2m
4795	Douglas Fir	Retain	65cm	3.9m
4796	Douglas Fir	Retain	95cm	5.7m
4797	Douglas Fir	Retain	50cm	3.0m
4798	Cherry	Retain	45cm	2.7m
4799	Walnut	Remove	65cm	3.9m
4800	Cherry	Retain	35cm	2.1m

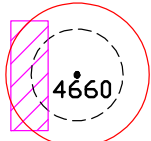
DBH-trunk diameter, TPZ-protection zone

TREE PROTECTION FENCING

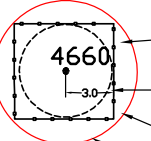
Minimum Radial Distance from trunk

Type	DBH	Metres	Feet
10	Willow	30cm	1.8m
11	Hemlock	50cm	3.0m
12	Douglas Fir	35cm	2.1m
13	Douglas Fir	40cm	2.4m
14	Douglas Fir	55cm	3.3m
15	Black Pine	45cm	2.7m
16	English Oak	60/60cm	4.8m
17	Douglas Fir	16cm	1.0m
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19	Douglas Fir	35cm	2.1m
20	Douglas Fir	55cm	3.3m
21	Willow	30cm	1.8m
213	Douglas Fir	95cm	5.7m
642	Hazelnut	12/12/12cm	2.0m
4651	Douglas Fir	60/45cm	4.5m
4656	Apple	20/18/15	2.0m
4659	Spruce	85cm	5.1m
4660	Western Redcedar	95cm	5.7m
4690	Douglas Fir	45cm	2.7m
4694	Douglas Fir	95cm	5.7m
4782	Douglas Fir	30cm	1.8m
4783	Blue Spruce	28cm	1.7m
4784	Paper Birch	50cm	3.0m
4787	Cherry	30/20cm	2.2m
4785	Douglas Fir	65cm	3.9m
4796	Douglas Fir	95cm	5.7m
4797	Douglas Fir	50cm	3.0m
4798	Cherry	45cm	2.7m
4800	Cherry	35cm	2.1m

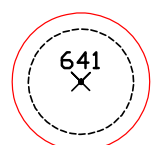
AREAS REQUIRING ARBORIST SUPERVISION



TREE PROPOSED FOR RETENTION



TREE PROPOSED FOR REMOVAL



LEGEND

PROTECTION ZONE (TPZ) FROM OUTSIDE OF TRUNK
FENCING DIMENSIONS IN METRES
PROTECTION FENCING
NO BUILD ZONE (NBZ)

NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

12526 56th Avenue SURREY, BC

TREE REMOVAL AND RETENTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

April 22, 2021