

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0282-00

Planning Report Date: November 6, 2017

PROPOSAL:

- **Development Variance Permit**

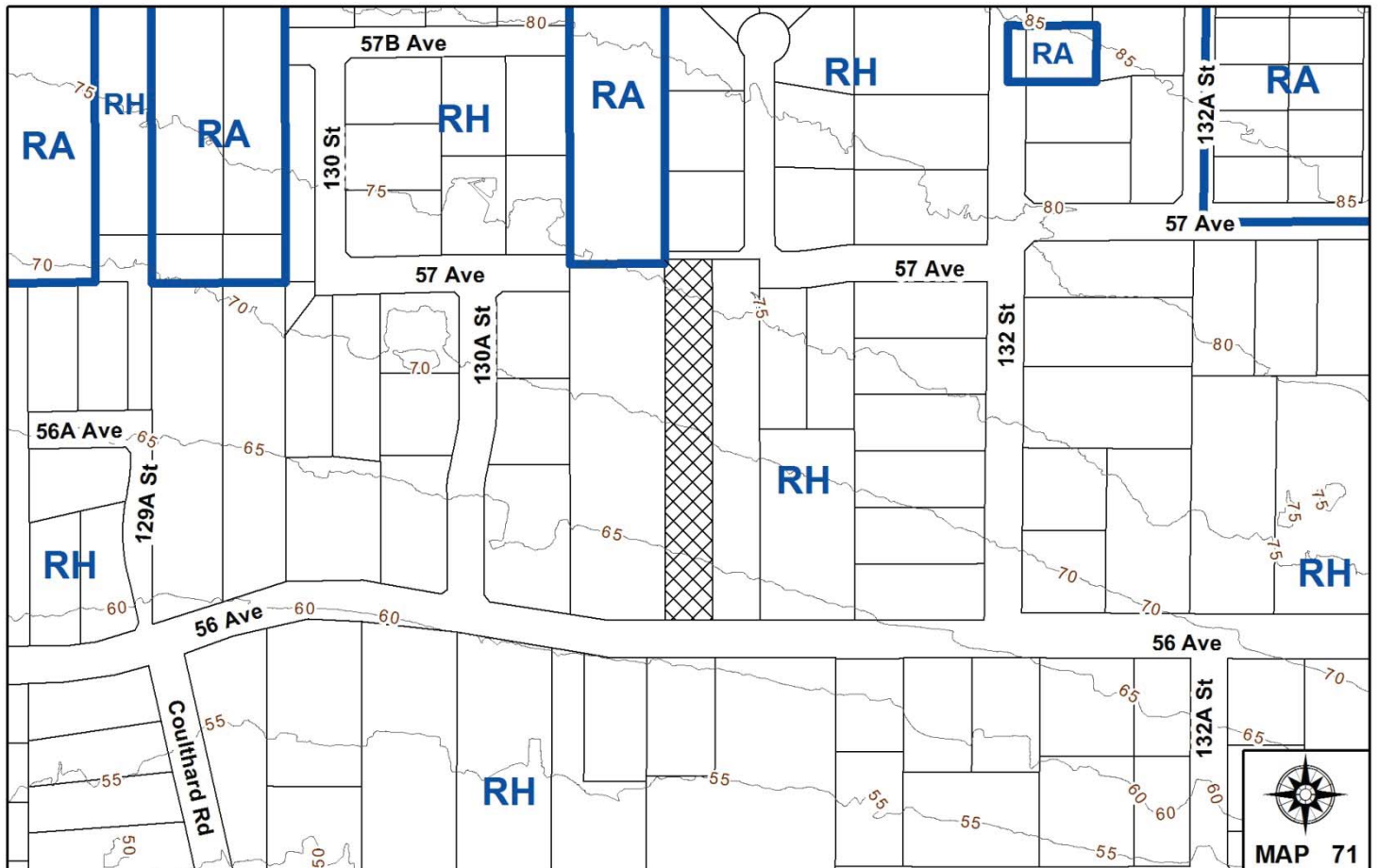
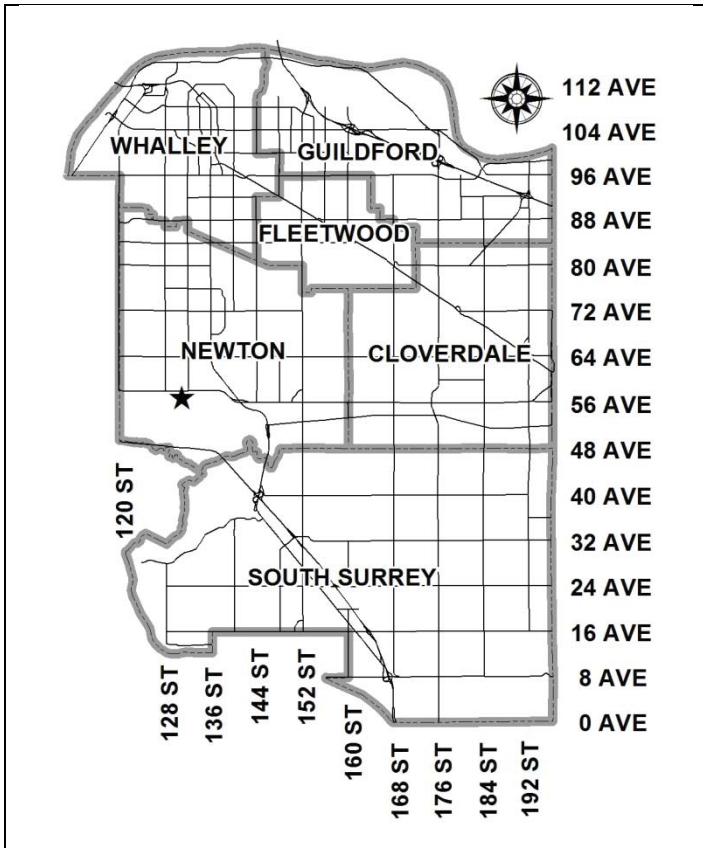
to reduce the minimum lot width in order to facilitate a subdivision into two RH zoned lots.

LOCATION: 13105 – 56 Avenue

ZONING: RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential (1/2 acre)



MAP 71

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 minimum lot width of the RH Zone for proposed Lots 1 and 2.

RATIONALE OF RECOMMENDATION

- The minimum lot width required under the "Half-Acre Residential Zone (RH)" is 30 metres (100 ft.). However, the parent lot is long and narrow, with a width of 25.6 metres (84 ft.) and a depth of 195 metres (640 ft.) and therefore is non-conforming.
- The applicant is proposing to subdivide the property into two RH zoned lots, both of which will be 25.6 metres (84 ft.) wide, requiring a variance to lot width. Both lots would comply with the minimum lot depth and area of the RH Zone.
- In 2012 and 2015, Council approved variances to create lots having similar widths within this neighbourhood, at 13008 and 13028 – 57 Avenue (Development Application No. 7911-0058-00) and 13158 and 13170 – 57 Avenue (Development Application No. 7914-0030-00) respectively.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0282-00 (Appendix IV), to reduce the minimum lot width of the "Half-Acre Residential Zone (RH)" from 30 metres (100 ft.) to 25.6 metres (84 ft.), to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Recently approved RH subdivision (Development Application No. 7914-0030-00)	Suburban/Suburban residential (1/2 acre)	RH
East:	Single family dwelling	Suburban/Suburban residential (1/2 acre)	RH
South (Across 56 Avenue):	Single family dwelling	Suburban/Suburban residential (1/2 acre)	RH
West:	Single family dwelling	Suburban/Suburban residential (1/2 acre)	RH

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is a 5,000 square metre (1.2 acre) lot located at 13105 – 56 Avenue in West Panorama Ridge.
- The site is designated "Suburban" in the Official Community Plan (OCP), "Suburban Residential (1/2 Acre)" in the West Panorama Ridge Local Area Plan (LAP), and is zoned "Half-Acre Residential Zone (RH)".
- An application for a 2-lot subdivision has been received for this property and is currently under review.

Current Proposal

- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to 25.6 metres (84 ft.) for proposed Lots 1 and 2.

NEIGHBOURHOOD CONSULTATION

- A development proposal sign was installed on the site on August 4, 2017. Since the application does not involve rezoning, pre-notification letters were not required.
- To date, staff have not received any comments on the proposal from surrounding residents.
- On September 21, 2017, staff referred the application to the West Panorama Ridge Ratepayers Association (WPPRA) requesting comments on the proposal.
- The WPPRA has indicated that they met with the applicant on September 29, 2017. Although they prefer subdivisions without variances, in this case they found the proposal to be in keeping with the context of the surrounding properties. The WPPRA has requested the proposal be referred back to the Project Arborist to look at the possibility of further tree retention and to ensure appropriate replanting occurs on the subject property. Should Council support the proposed variance, staff will review additional tree retention opportunities through the subdivision process.

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
Alder and Cottonwood Trees			
Alder	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Black Locust	2	0	2
English Oak	2	1	1
English Walnut	1	0	1
Laburnum	1	1	0
Lombardy Poplar	1	0	1
Mountain Ash	1	1	0
Paper Birch	1	1	0
Coniferous Trees			
Douglas Fir	33	20	13
Western Red Cedar	2	0	2

Total (excluding Alder and Cottonwood Trees)	44	24	20
Total Replacement Trees Proposed (excluding Boulevard Street Trees)	0		
Total Retained and Replacement Trees	20		
Contribution to the Green City Fund	\$20,800		

- The Arborist Assessment states that there are a total of 44 protected trees on the site, excluding Alder and Cottonwood trees. Four (4) existing trees, approximately 8% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 20 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 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 52 replacement trees on the site. Since no replacement trees have been proposed on the site, the deficit of 52 replacement trees will require a cash-in-lieu payment of \$20,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 20 trees are proposed to be retained or replaced on the site with a contribution of \$20,800 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to 25.6 metres (84 ft.) for proposed Lots 1 and 2.

Applicant's Reasons:

- The width of the parent lot is 25.6 metres (84 ft.).

Staff Comments:

- The parent lot is a legally non-conforming lot that was created through subdivision in 1949.
- The proposed variance is necessary as the parent lot is not sufficiently wide to create new lots that comply with the minimum lot width of 30 metre (100 ft.) under the RH Zone.

- In 2012 and 2015, Council approved variances to create lots within this neighbourhood which have similar widths, at 13008 and 13028 – 57 Avenue (Development Application No. 7911-0058-00) and 13158 and 13170 – 57 Avenue (Development Application No. 7914-0030-00).
- The two new proposed lots will meet the other minimum dimensional requirements of the RH Zone (lot depth and lot area).
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7917-0282-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.23
Hectares	0.50
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	25.6 m
Range of lot areas (square metres)	1,897 m ² - 2,690 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.0 uph / 1.6 upa
Lots/Hectare & Lots/Acre (Net)	4.3 uph / 1.8 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	23%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	33%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others - Lot Width	YES

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **October 19, 2017** PROJECT FILE: **7817-0282-00**

RE: **Engineering Requirements
Location: 13105 56 Avenue**

SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 57 Avenue for the ultimate 20.0-metre Through Local Road Standard.
- Provide off-site Statutory Right-of-Way (SRW) predicated upon confirmation third party utilities are not required within the SRW to service the development or provide dedication from easterly neighbour 13129-56 Avenue.
- Provide drainage, sanitary, and water SRW's.

Works and Services

- Construct north half of 56 Avenue to the Unique West Panorama Ridge Collector standard.
- Construct 57 Avenue to the West Panorama Ridge Through Local Road Standard.
- Construct 6.00-metre wide concrete driveways for all lots.
- Construct drainage, sanitary, and water mains to service the development including service connections to each lot.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.

For 
Rémi Dubé, P.Eng.
Development Services Manager

A3H

Tree Preservation Summary

Surrey Project No:

Address: 13105 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)	48
Protected Trees to be Removed	28
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	20
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 4 </u> X one (1) = 4 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 24 </u> X two (2) = 48	52
Replacement Trees Proposed	
Replacement Trees in Deficit	52
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	4
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> 4 </u> X two (2) = 8	8
Replacement Trees Proposed	
Replacement Trees in Deficit	8

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

15-Sep-17

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0282-00

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: 003-385-621

Parcel "One" (J18390E) Section 8 Township 2 New Westminster District Plan 10754

13105 – 56 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

- (b) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

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

- (a) In Section K.3. of Part 14 "Half-Acre Residential Zone (RH)" the minimum lot width is reduced from 30 metres (100 ft.) to 25.6 metres (84 ft.) for Lots 1 and 2.

5. 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.
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 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.
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 – Linda Hepner

City Clerk – Jane Sullivan



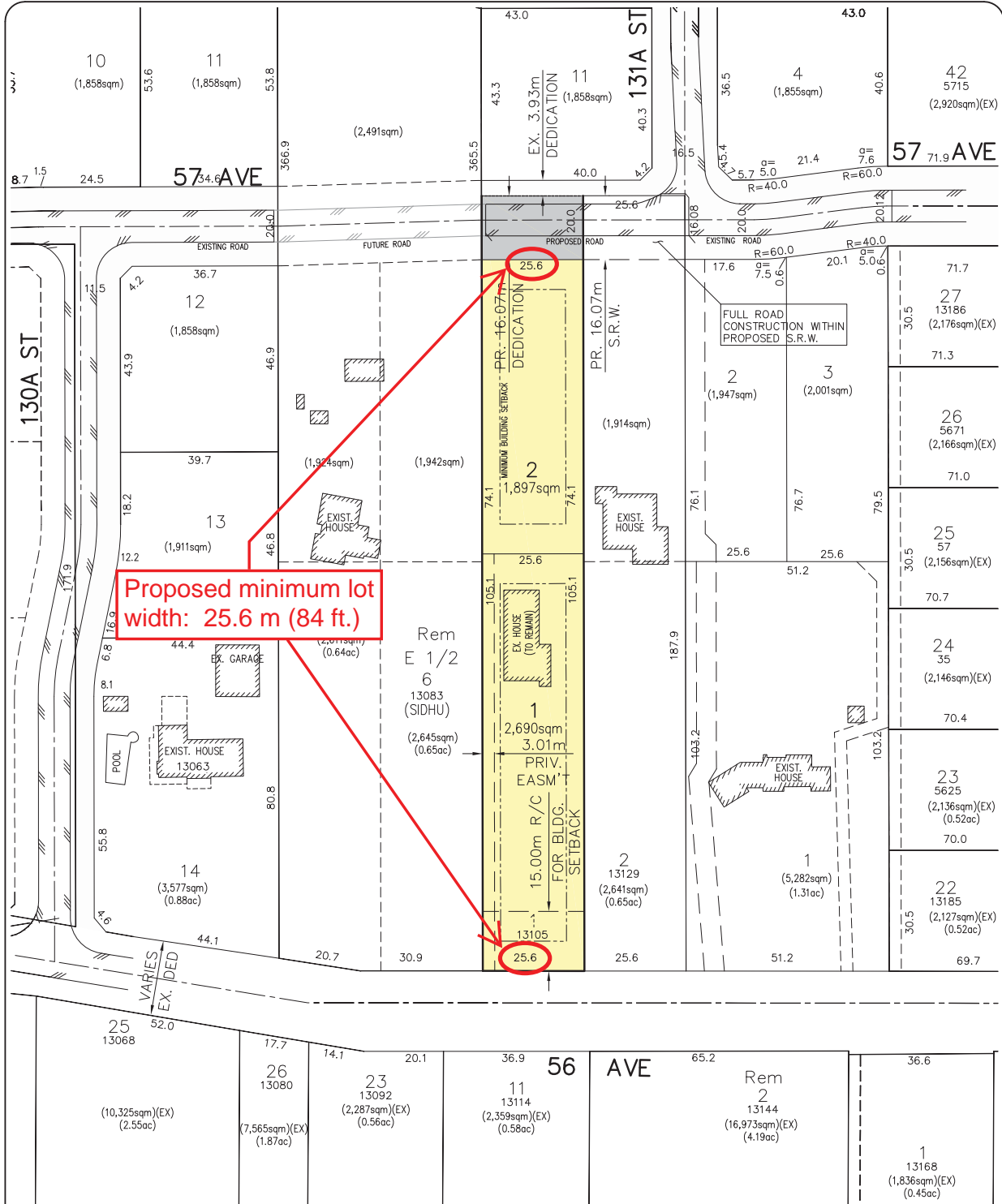
Planning & Development Department
14245 - 56 Avenue, Surrey,
British Columbia, Canada V3W 1K2
Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT

File No: _____
MAP #: 071
EXIST. ZONE: RA
PROP. ZONE: RH



CIVIC ADDRESS: 13105 - 56 AVE., SURREY, BC
LEGAL: PARCEL 1, PART SW 1/4, SECTION 8, TOWNSHIP 2, N.W.D., PLAN 10754



Proposed minimum lot width: 25.6 m (84 ft.)

GROSS SITE AREA: 4,999sqm (1.23ac)

* NOTE: D.V.P. MAY BE REQUIRED ON LOTS 1&2 TO REDUCE THE MINIMUM LOT WIDTH FROM 30.0m TO 25.6m

NOTE: EXISTING BUILDING LOCATIONS SHOWN ARE DERIVED FROM ORTHOGRAPHIC INFORMATION AND ARE APPROXIMATE AND MUST BE VERIFIED BY SURVEY
NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED, UNLESS NOTED OTHERWISE.



#200-9128-152nd. St. Surrey, BC V3R 4E7 • TEL 604-583-1616
Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#: **154218** ALTERNATIVE#01-1 DATE: **07 JUN/17** SCALE: **1:1,250**

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

H.Y. DWG. No. E:\PROJECTS\154218\PLANNING\154218-ALT01.DWG