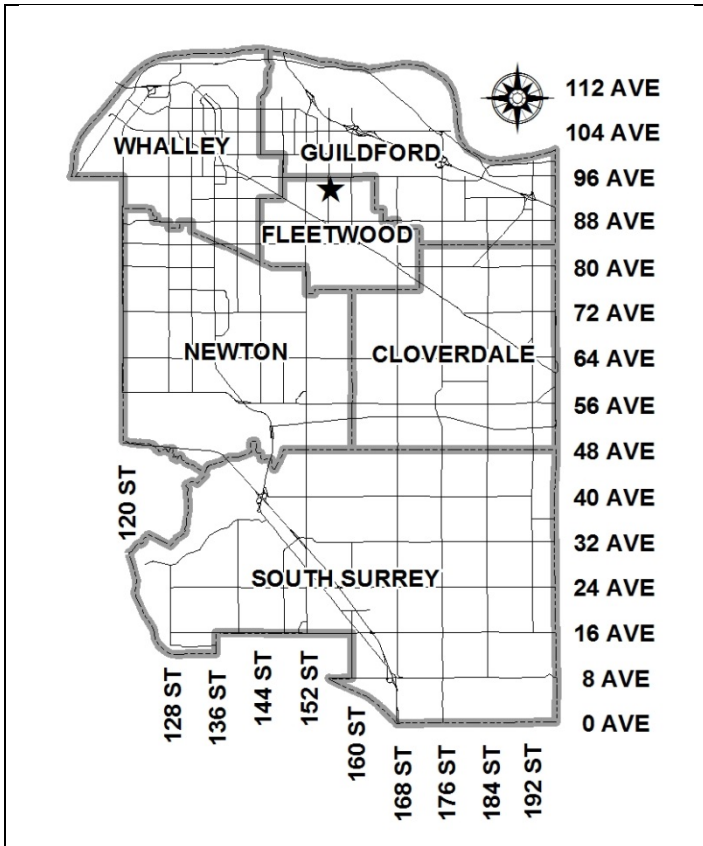


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0213-00

Planning Report Date: July 7, 2014



**PROPOSAL:**

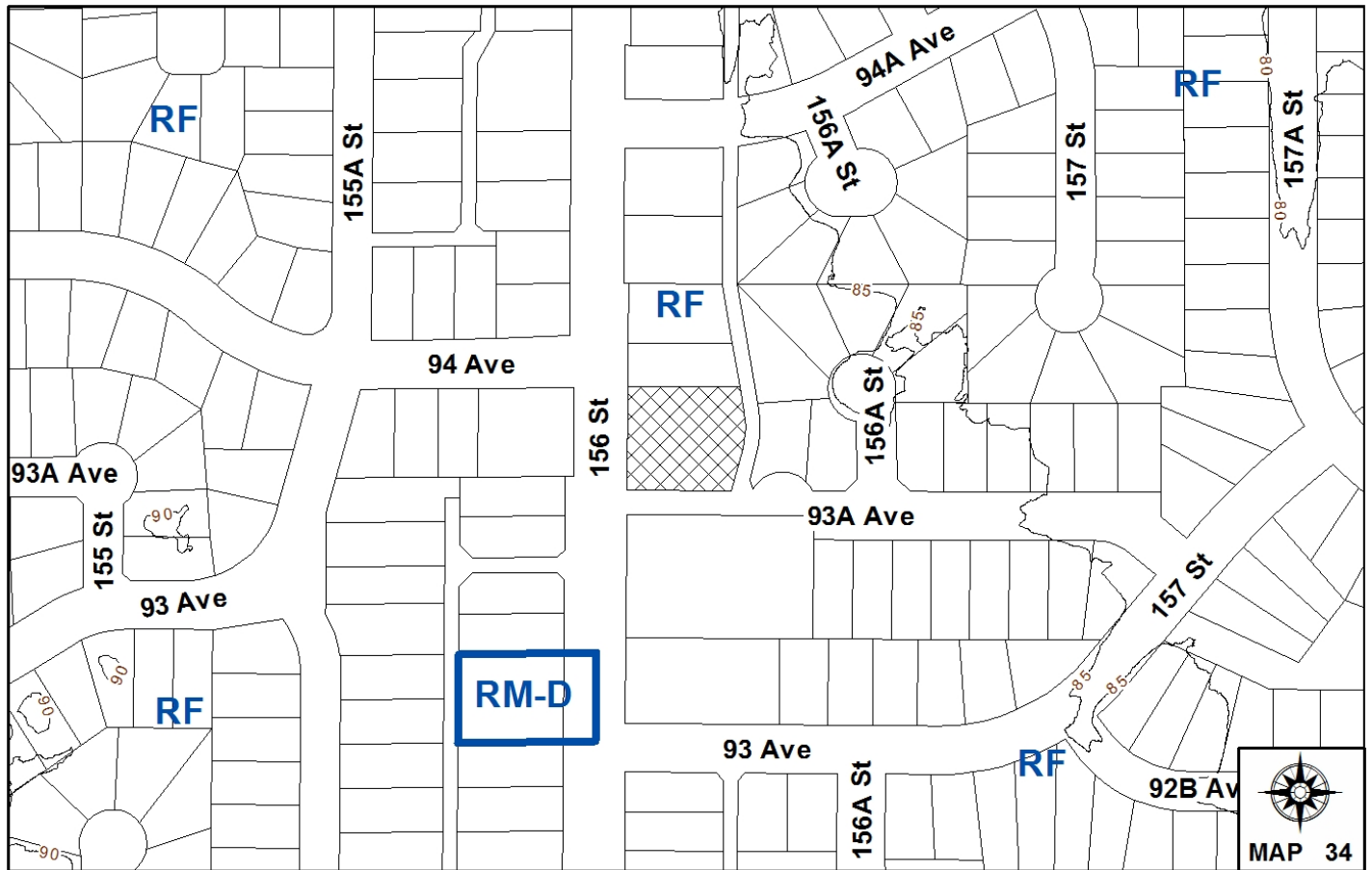
- **Development Variance Permit**  
 in order to allow subdivision into three single family lots.

**LOCATION:** 9386 - 156 Street

**OWNERS:** Robert W Freeman  
 Teresa E Freeman

**ZONING:** RF

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requesting reduced lot width of the RF Zone, from 15.0 metres (50 ft.) to 14.3 metres (47 ft.), for proposed Lots 1, 2, and 3.

### RATIONALE OF RECOMMENDATION

- The proposed single family lots are deep and exceed the minimum RF Zone area requirements.
- Although the lots are narrower than required under the RF Zone, the lots are larger in area and deeper than required under the RF Zone. The applicant is able to retain mature trees on the subject site due to the larger lot depth and area.
- The applicant has demonstrated neighbourhood support for the proposed lot widths.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0213-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.3 metres (47 ft.) for proposed Lots 1, 2, and 3.

REFERRALS

Engineering: The Engineering Department has no objection to the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory buildings on a half-acre lot, to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East (Across lane):	Single family dwelling.	Urban	RF
South (Across unopened 93A Avenue):	Single family dwelling on 1-acre lot.	Urban	RF
West (Across 156 Street):	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 2,000-square metre (1/2 acre) subject property is located in Guildford, on 156 Street. The site is designated "Urban" in the Official Community Plan and is zoned "Single Family Residential Zone (RF)".
- The current proposal is to subdivide the subject property into 3 single family lots under the existing RF Zone. One single family dwelling and accessory buildings currently exist on the site and will be removed.
- Each of the proposed lots are 14.3 metres (47 ft.) wide, range in depth from 40.3 to 45.9 metres (132 to 151 ft.), and range in lot area from 602 to 648 square metres (6,480 to 6,975 sq.ft.).

- The proposed lot depths and lot areas exceed the minimum requirements of the RF Zone of 28 metres (90 ft.) lot depth, and 560 square metres (6,000 sq.ft.) lot area.
- The proposed lot width of 14.3 metres (47 ft.) is less than the minimum lot width of 15 metres (50 ft.) required under the RF Zone. The applicant is requesting a Development Variance Permit to reduce the lot width requirements for the proposed development.
- There is an existing 10-metre (33 ft.) wide unopened road allowance located immediately to the south of the subject site. This unopened road allowance contains a water main and is informally used as a pathway connecting pedestrians from 93A Avenue to 156 Street.
- It was originally anticipated that a portion of this road allowance could be closed and consolidated with the subject site in order to achieve the required 15-metre (50 ft.) lot width for each lot. However, it was discovered that this would not be possible without relocating the water main, which is not economically viable for the applicant. Instead, the applicant will be responsible for constructing a 3-metre (10 ft.) wide pedestrian pathway through the unopened road allowance to formalize the pedestrian connection.
- Because the unopened road allowance will not be consolidated with the subject site as originally anticipated, the resulting lot width is 14.3 metres (47 ft.) per lot.
- City Policy No. O-23 “Single Family Infills” is in place to ensure a desirable interface between existing and new urban single family lots, where the widths of new lots are similar to the widths of the existing lots, and where the width of the new lots is not less than 16.5 metres (54 ft.).
- The lot widths of the existing lots within the neighbourhood range in width from 16.2 metres (53 ft.) to 50 metres (164 ft.). As the proposed lots are narrower than the existing lots and therefore do not meet the policy requirement, the applicant has surveyed the area residents and has demonstrated community support.
- The applicant has demonstrated that a house of maximum size under the RF Zone can be achieved for all three proposed lots.

### TREES

- Michael Mills, ISA Certified Arborist of Michael J Mills Consulting 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
<b>Alder and Cottonwood Trees</b>			
Alder	1	0	1
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cascara	1	1	0
Cherry	1	0	1
Maple	2	0	2

Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Cedar	7	6	1
Norway Spruce	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>14</b>	<b>9</b>	<b>5</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>9</b>	
<b>Total Retained and Replacement Trees</b>		<b>14</b>	
<b>Contribution to the Green City Fund</b>		<b>\$TBD</b>	

- The Arborist Assessment states that there are a total of 14 protected trees on the site, excluding the Alder tree. 1 existing tree, approximately 6 % of the total trees on the site, is Alder. It was determined that 5 trees can be retained as part of this development proposal, including one large cedar at the north-west portion of proposed Lot 1. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The front yard setback of proposed Lot 1 needs to be increased in order to maximize tree preservation on the site. A no-build Restrictive Covenant will be required to identify the tree preservation area and will be a condition of subdivision.
- The proposed tree preservation on the site may require suspended slab for the placement of the driveways.
- The applicant is responsible for constructing a 3-metre (10 ft.) wide pedestrian pathway through an unopened road allowance that connects 93A Avenue to 156 Street. The pathway must meander to retain mature trees within the unopened road allowance and suspended slab for the pathway may be required.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Alder, and a 2 to 1 replacement ratio for all other trees. This will require a total of 18 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 9 replacement trees will require a cash-in-lieu payment to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 156 Street. This will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of 14 trees are proposed to be retained or replaced on the site with a contribution to the Green City Fund.

### PRE-NOTIFICATION

Pre-notification letters are not required for the requested Development Variance Permit. However, Development Proposal Signs were erected on the property on February 7, 2014 for the associated subdivision application No. 7913-0249-00. Staff received no response to the Development Proposal Sign.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.3 metres (47 ft.) for all 3 proposed single family lots.

Applicant's Reasons:

- The applicant has been able to demonstrate neighbourhood support for the reduced lot width.

Staff Comments:

- The minimum lot dimensions of the RF Zone are 15 metres (50 ft.) lot width, 28 metres (90 ft.) lot depth, and 560 square metres (6,000 sq.ft.) lot area.
- Each of the proposed lots are 14.3 metres (47 ft.) wide, range in depth from 40.3 to 45.9 metres (132 to 151 ft.), and range in lot area from 602 to 648 square metres (6,480 to 6,975 sq.ft.).
- While the proposed lot width of 14.3 metres (47 ft.) is less than the minimum lot width permitted in the RF Zone, the proposed lot depth and lot areas exceed the minimum requirements of the RF Zone.
- City Policy No. O-23 "Single Family Infills" is in place to ensure a desirable interface between existing and new urban single family lots, where the widths of new lots are similar to the widths of the existing lots, and where the width of the new lots is not less than 16.5 metres (54 ft.).
- The lot widths of the existing lots within the neighbourhood range in width from 16.2 metres (53 ft.) to 50 metres (164 ft.). The proposed lots therefore do not meet the infill policy as they are narrower than these existing lots. However, the applicant has surveyed the area residents and has demonstrated community support for the proposed lot widths.
- 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
- Appendix II. Proposed Subdivision Layout
- Appendix III. Development Variance Permit No. 7913-0213-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

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Bob Freeman  
Residential Subdivision  
9386 - 156th Street, Surrey

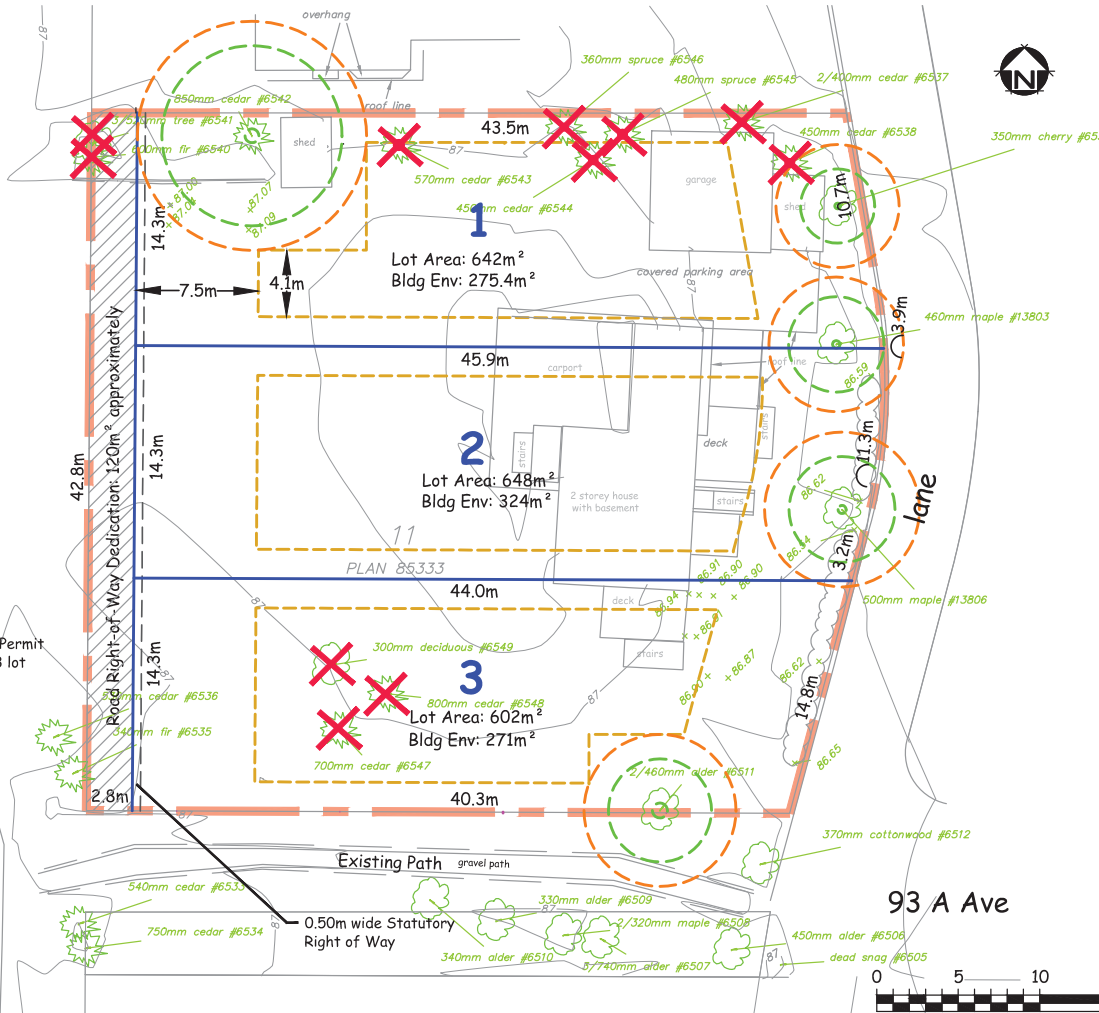
CONCEPT

Legend

- Tree Retention Potential**
- tree protection zone (based on City of Surrey Tree Protection Distance table)
  - 1.5m wide excavation root protection zone
  - Tree Removal
  - Building Envelope

156 Street

Development Variance Permit needed for Lot 1, 2 & 3 lot width reduction



- NOTE:  
This plan is conceptual only and subject to change due to:
- Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
  - Environmental, geotechnical and soil assessments
  - Legal and topographical survey
  - Tree survey and assessment
  - Park dedication requirements or cash in lieu of
  - School site acquisition requirements and/or charges
  - Storm water management requirements
  - Road right-of-way dedication requirements
  - Environmentally sensitive areas and setback requirements
  - Building locations
  - Right-of-way and/or easement requirements

**LEGAL DESCRIPTION**  
PID 016-011-147  
Lot 11, Section 35, Township 2,  
New Westminster District, Plan 85333

**GROSS SITE AREA**  
Approx. 0.2 hectares / 0.5 acres

**NET SITE AREA**  
Approx. 0.2 hectares / 0.5 acres

**EXISTING REGULATORY DESIGNATIONS**  
Zoning: RF  
NCP: not within NCP area  
OCP: Urban

**PROPOSED REGULATORY DESIGNATIONS**  
Zoning: no change  
NCP: not within NCP area  
OCP: no change

**LOT YIELD:**  
Existing Number of Lots: 1  
Proposed Number of Lots: 3

**DENSITY:**  
Approx. Gross: 15.0 u.p.h. / 6.0 u.p.a.  
Approx. Net: 15.8 u.p.h. / 6.5 u.p.a.

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Project 13-007  
26 May 2014

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0213-00

Issued To: ROBERT W FREEMAN  
TERESA E FREEMAN

("the Owner")

Address of Owner: 9386 - 156 Street  
Surrey, BC V3R 4L2

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: 016-011-147  
Lot 11 Section 35 Township 2 New Westminster District Plan 85333

9386 - 156 Street

(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 title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section K of Part 16 Single Family Residential Zone (RF), the minimum lot width is reduced from 15 metres (50 ft.) to 14.3 metres (47 ft.) for proposed Lots 1, 2, and 3.
5. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
7. 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 – Dianne L. Watts





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City Clerk – Jane Sullivan

Bob Freeman  
Residential Subdivision  
9386 - 156th Street, Surrey

CONCEPT

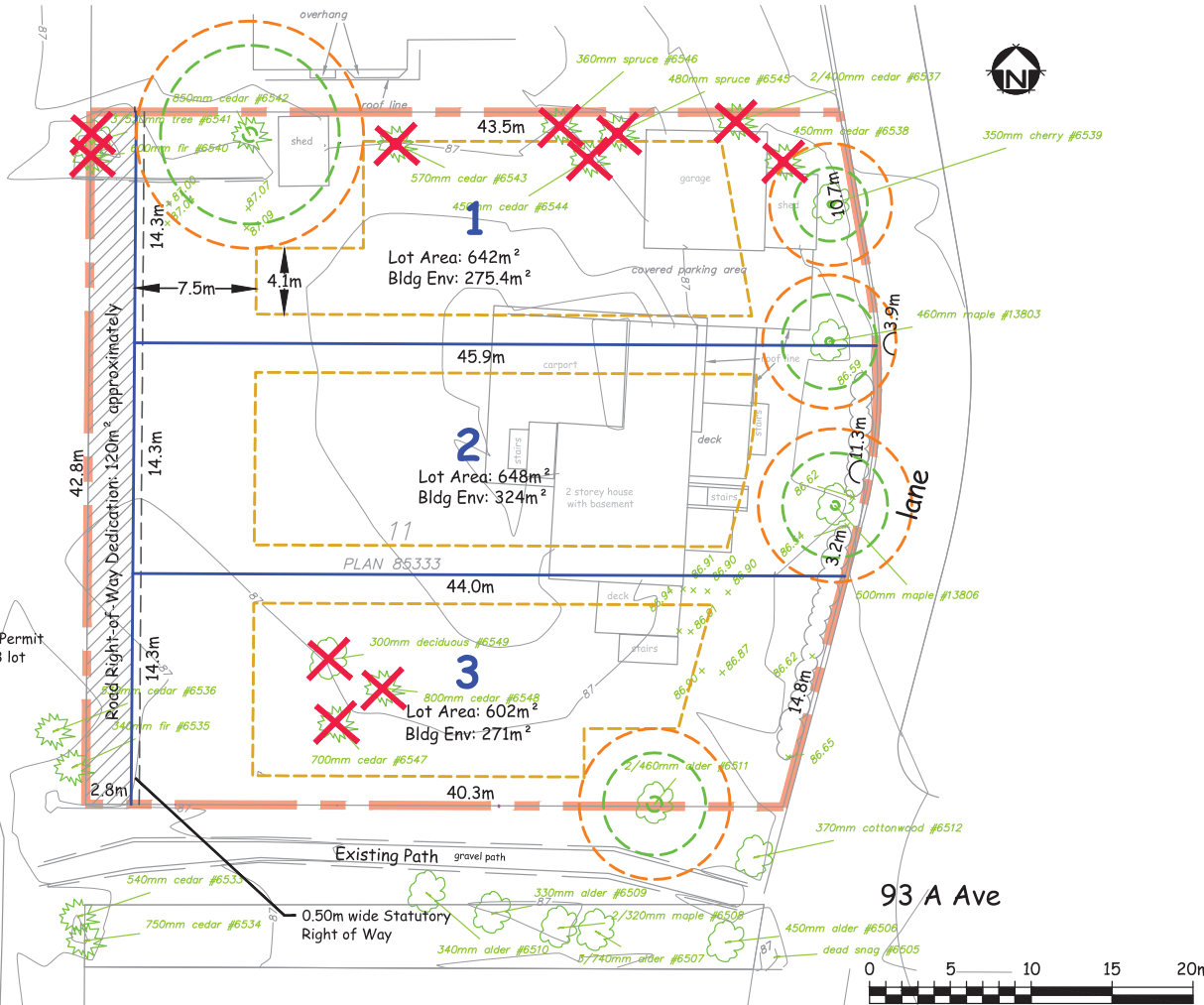
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  -  1.5m wide excavation root protection zone
  -  Tree Removal
  -  Building Envelope

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156 Street

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93 A Ave

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Project 13-007  
26 May 2014

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