

## INTER-OFFICE MEMO

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**TO:** City Clerk, Legislative Services Division

**FROM:** Manager, Area Planning & Development – North Division  
Planning & Development Department

**DATE:** May 4, 2020                      **FILE:** 7919-0253-00

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**RE:** Item B.11 of May 4, 2020 Regular Council - Land Use Agenda  
Tree Removal and Preservation Plan to be added to Appendix III of Planning  
and Development Report

The Tree Removal and Preservation Plan for Application No. 7919-0253-00 was inadvertently left out of Appendix III of the Planning and Development Report.

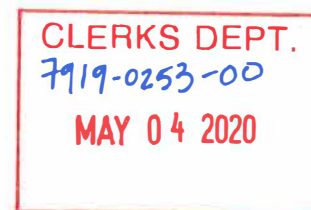
The Tree Removal and Preservation Plan is attached to this memorandum.

Please insert the Tree Removal and Preservation Plan into Appendix III as the second page of this appendix after the Summary of Tree Preservation by Tree Species Table.



Ron Gill  
Manager  
Area Planning & Development – North Division

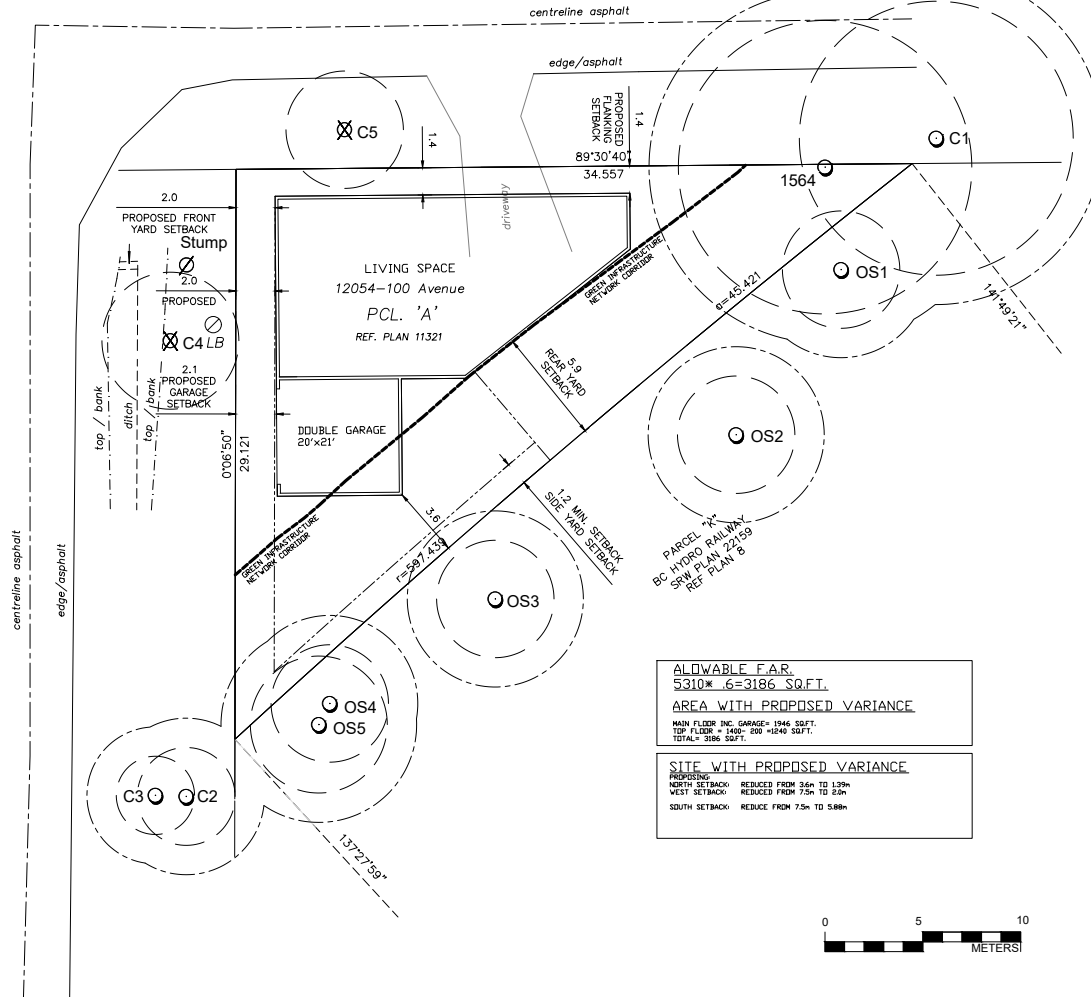
DQ1





100th AVENUE

120A STREET



**ALLOWABLE F.A.R.**  
5310\* .6=3186 SQ.FT.  
**AREA WITH PROPOSED VARIANCE**  
MAIN FLOOR INC. GARAGE= 1946 SQ.FT.  
TOP FLOOR = 1400\* 200 =1240 SQ.FT.  
TOTAL= 3186 SQ.FT.

**SITE WITH PROPOSED VARIANCE**  
PROPOSED:  
NORTH SETBACK: REDUCED FROM 3.6m TO 1.9m  
WEST SETBACK: REDUCED FROM 7.5m TO 5.8m  
SOUTH SETBACK: REDUCE FROM 7.5m TO 5.8m



**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE STUMP
- MINIMUM NO DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE

STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3V 0A6  
Ph: (778) 593-0300  
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Email: [mfadum@fadum.ca](mailto:mfadum@fadum.ca)

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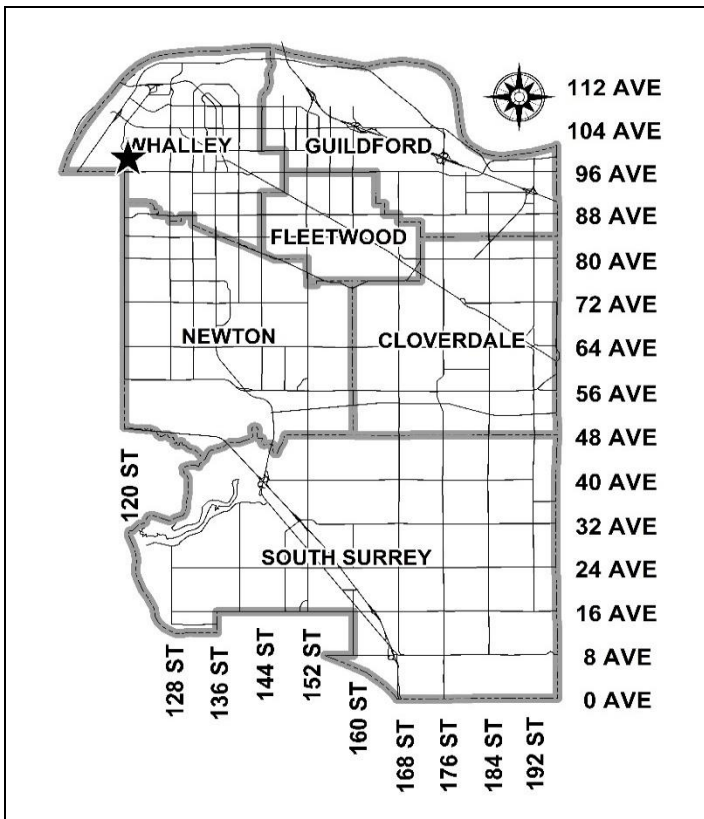
**PROJECT TITLE**  
12054 - 100 AVENUE  
SURREY, B.C.

**SHEET TITLE**  
T1 - TREE REMOVAL AND PRESERVATION PLAN  
**CLIENT**

**DRAWN** MK  
**SCALE** AS SHOWN  
**DATE** FEBRUARY 13, 2020

**T-1**  
SHEET 1 OF 2

Planning Report Date: May 4, 2020



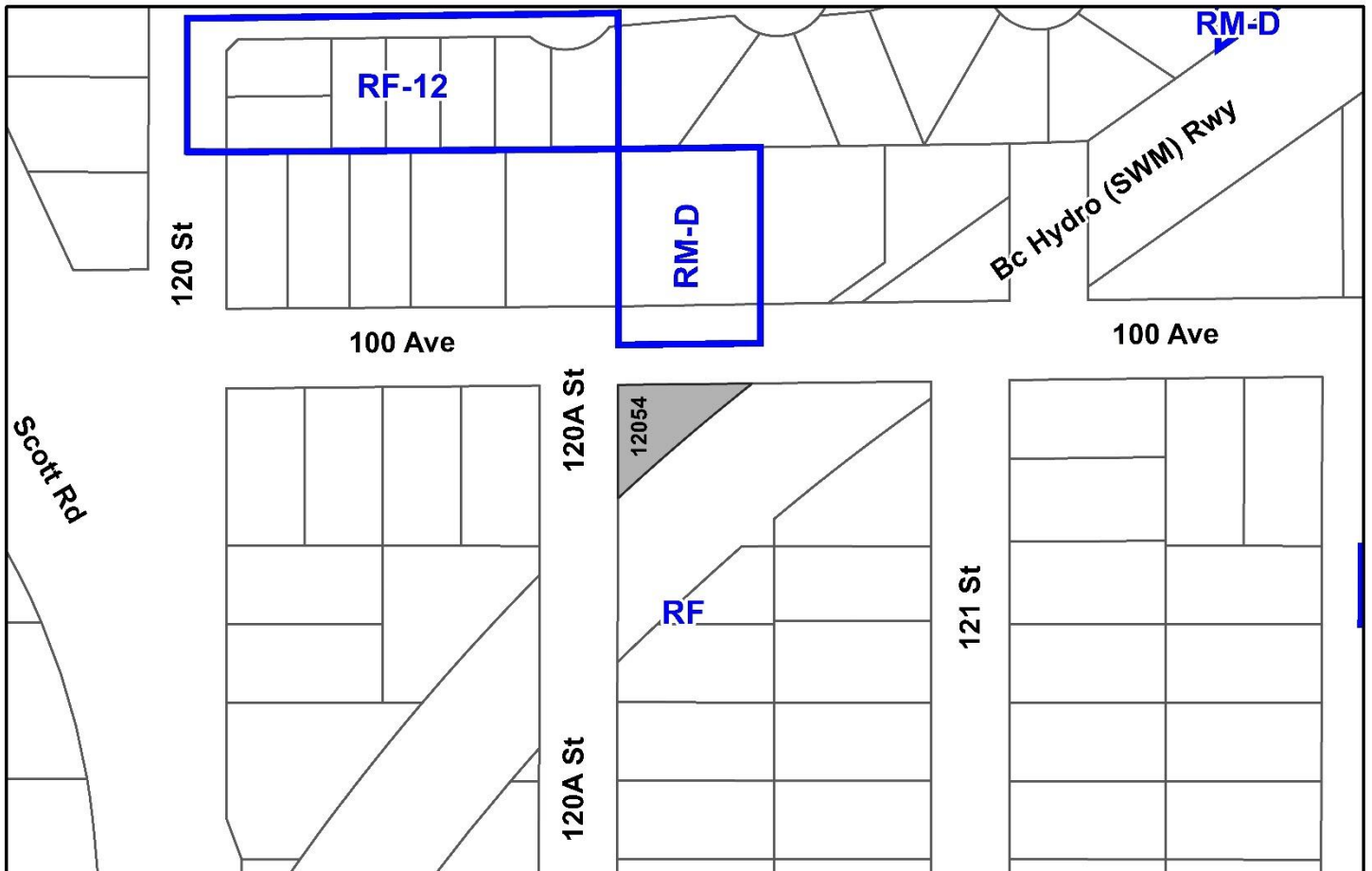
**PROPOSAL:**

- **Development Permit** for Sensitive Ecosystems (Green Infrastructure Areas)
- **Development Variance Permit** to reduce the front, rear, and side yard on flanking street setbacks and to reduce the required number of off-street parking spaces in order to facilitate the construction of a single family dwelling on an irregularly-shaped lot that is encumbered by a Green Infrastructure Network Corridor.

**LOCATION:** 12054 - 100 Avenue

**ZONING:** RF

**OCF DESIGNATION:** Urban



## RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to reduce the required front, rear and side yard on flanking street building setbacks of the RF Zone, as well as the required number of off-street parking spaces of the Zoning By-law, No. 12000, in order to facilitate the construction of a single family dwelling on an irregularly-shaped lot that is encumbered by a Green Infrastructure Network (GIN) Corridor.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP) and with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal generally complies with the Development Permit requirements in the OCP for Sensitive Ecosystems (Green Infrastructure Areas). The proposed setback reductions assist in protecting the GIN corridor.
- The subject property is an irregularly shaped, historically undersized (493 square metres) RF lot that is encumbered by a Green Infrastructure Network (GIN) Corridor. In order for the applicant to achieve the maximum floor area allowable for a single-family dwelling in the RF Zone, variances to the minimum front, rear and side yard on flanking street setbacks are required. (Appendix I)
- Adhering to the required front, rear and side yard on flanking street setback requirements of the RF Zone will result in a single family dwelling that is 182 square metres (1,963 square feet) smaller than the maximum floor area achievable on the RF-Zoned property.
- The proposed setback variances will not impact the quality of the streetscape because the subject property is an isolated corner lot with a BC Hydro railway to the east and south.
- Part 5, Table C.1 of Surrey Zoning By-law No. 12000 requires that single family dwellings in any Zone provide a minimum of three off-street parking spaces. The third off-street parking space is intended to accommodate parking for a secondary suite.
- The subject property cannot accommodate a basement and the applicant is not proposing a secondary suite within the proposed new single-family dwelling. Therefore, the applicant contends that a third off-street parking space will not be necessary.
- A Restrictive Covenant prohibiting a secondary suite on the lot for as long as only two off-street parking spaces are provided, will be registered on the title as a condition of approval should Council support the proposed variances.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7919-0253-00 for Sensitive Ecosystems (Green Infrastructure Areas) generally in accordance with the finalized Ecosystem Development Plan.
2. Council approve Development Variance Permit No. 7919-0253-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 2.0 metres to the principal building and garage face;
  - (b) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 5.8 metres to the principal building face and 3.5 metres to the garage face;
  - (c) to reduce the minimum side yard on flanking street setback of the RF Zone from 3.6 metres to 1.3 metres to the principal building face;
  - (d) to reduce the minimum number of required off-street parking spaces under the Zoning By-law, No. 12000, from three to two.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Urban	RF
North (Across 100 Avenue):	Duplex	Urban	RM-D
East:	BC Hydro Railway	Urban	RF
South:	BC Hydro Railway	Urban	RF
West (Across 120A Street):	Single family dwelling	Urban	RF

### Context & Background

- The subject lot is located at 12054 100 Avenue in Whalley. The lot is 493 square metres (5,275 square feet) in area. It is designated “Urban” in the Official Community Plan (OCP) and is zoned “Single Family Residential (RF)”.
- In November 2018, the existing house on the lot suffered extensive fire damage and had to be demolished.



## Zoning By-law

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)" principal building setbacks and parking requirements.

<b>RF Zone (Part 16)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Maximum allowable floor area</b>	296 square metres	296 square metres
<b>Yards and Setbacks</b>		
Front Yard (west):	7.5 metres	2.0 metres
Side Yard Flanking (north):	3.6 metres	1.4 metres
Rear (southeast):	7.5 metres	5.9 metres
<b>Zoning By-law Parking (Part 5)</b>		
<b>Number of Spaces</b>	Three	Two

## Setback Variances

- The applicant is requesting the following variances:
  - to reduce the minimum front yard setback of the RF Zone from 7.5 metres to 2.0 metres to the principal building and garage face;
  - to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 5.8 metres to the principal building face and 3.5 metres to the garage face;
  - to reduce the minimum side yard on flanking street setback of the RF Zone from 3.6 metres to 1.3 metres to the principal building face;
  - to reduce the minimum number of off-street parking spaces under the Zoning By-law No. 12000 from three to two.
- The subject property is an irregularly shaped (triangular), undersized (493 square metres) RF lot that is encumbered by a GIN Corridor. In order for the applicant to achieve the maximum floor area allowable for a single-family dwelling in the RF Zone, variances to the minimum front, rear and side yard on flanking street setbacks are requested.
- Adhering to the standard front, rear and side yard on flanking street setback requirements of the RF Zone will result in a single family dwelling that is 182 square metres (1,963 square feet) smaller than the maximum floor area achievable on the RF-Zoned property.
- The proposed setback variances will not impact the quality of the streetscape because the subject property is an isolated corner lot with a BC Hydro railway to the east and south.
- Approval of the variances will allow the applicant to obtain a building permit to construct the desired new single-family dwelling.
- The requested setback reductions allow the home to be sited closer to the northwest corner of the lot, which assists in protecting the GIN Corridor along the southeast portion of the lot.

### Parking Variances

- The applicant is requesting a reduction of the required off-street parking spaces for a single-family dwelling under the Zoning By-law No. 12000 from three to two.
- Part 5, Table C.1 of Surrey Zoning By-law No. 12000 requires that single family dwellings in any zone provide a minimum of three off-street parking spaces. The third off-street parking space is intended to accommodate parking for a secondary suite.
- The subject property cannot accommodate a basement and the applicant is not proposing a secondary suite within the proposed new single-family dwelling. Therefore, the applicant contends that a third off-street parking space will not be necessary.
- A Restrictive Covenant prohibiting a secondary suite on the lot for as long as only two off-street parking spaces are provided will be registered on the title as a condition of approval should Council support the proposed variances.
- Staff support the requested variances to proceed for to Public Notification.

## **DEVELOPMENT PERMITS**

### **Sensitive Ecosystems (Green Infrastructure Areas) Development Permit Requirement**

- The subject property falls within the Sensitive Ecosystems Development Permit area for Green Infrastructure Areas in the OCP, given the location of a Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) Corridor along the south and east of the property. The Sensitive Ecosystems (Green Infrastructure Areas) Development Permit is required to protect environmentally sensitive and/or unique natural areas from the impacts of development.
- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Regional BCS Corridor within the subject site, in the Newton BCS management area, with a Medium ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderate habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 50 meters.
- The development proposal conserves/enhances 45% of the subject site through reclamation works in the GIN and Registering a Restrictive Covenant, which will encumber 45% of the total gross area of subject site. This method of GIN retention/enhancement will assist in the long-term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.



- The proposed Restrictive Covenant area protects the full intended width of the GIN Corridor with the exception of a 5.7 square metre (61 square foot) encroachment for a corner of the garage. To compensate for this, the functionality of the GIN Corridor will be improved through the removal of the existing fencing located within the GIN Corridor, the management of invasive knotweed, and the replanting of native plant species.
- The Restrictive Covenant will prevent any building or structures within the GIN Corridor portion of the site but will still allow for functional lawn areas and landscaping treatments.
- An Ecosystem Development Plan, prepared by Rob Akester, *R.P. Bio.*, of Nova Pacific Environmental and dated April 14, 2020 was reviewed by staff and found to be acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

## TREES

- Jeff Ross, 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
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry, sp	1	0	1
Maple, Japanese	1	0	1
Plum, sp.	1	1	0
Walnut, English	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	2	0	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>6</b>	<b>2</b>	<b>4</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>4</b>	
<b>Contribution to Green City Fund</b>		<b>\$1,600.00</b>	

- The arborist report identifies 6 mature trees on the lot, none of which are Alder or Cottonwood trees. Of the 6 mature trees, 4 are proposed to be retained and 2 are proposed for removal. For those trees that cannot be retained, the applicant will be required to provide replacement trees at a 2 to 1 replacement ratio. This will require a total of 4 replacement trees on the lot. Since no replacement trees can be accommodated on the lot the deficit of 4 replacement trees will require a cash-in-lieu payment of \$1,600, representing \$400 per tree, to the Green City Fund, 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 \$1,600 to the Green City Fund. (Appendix III)

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7919-0253-00

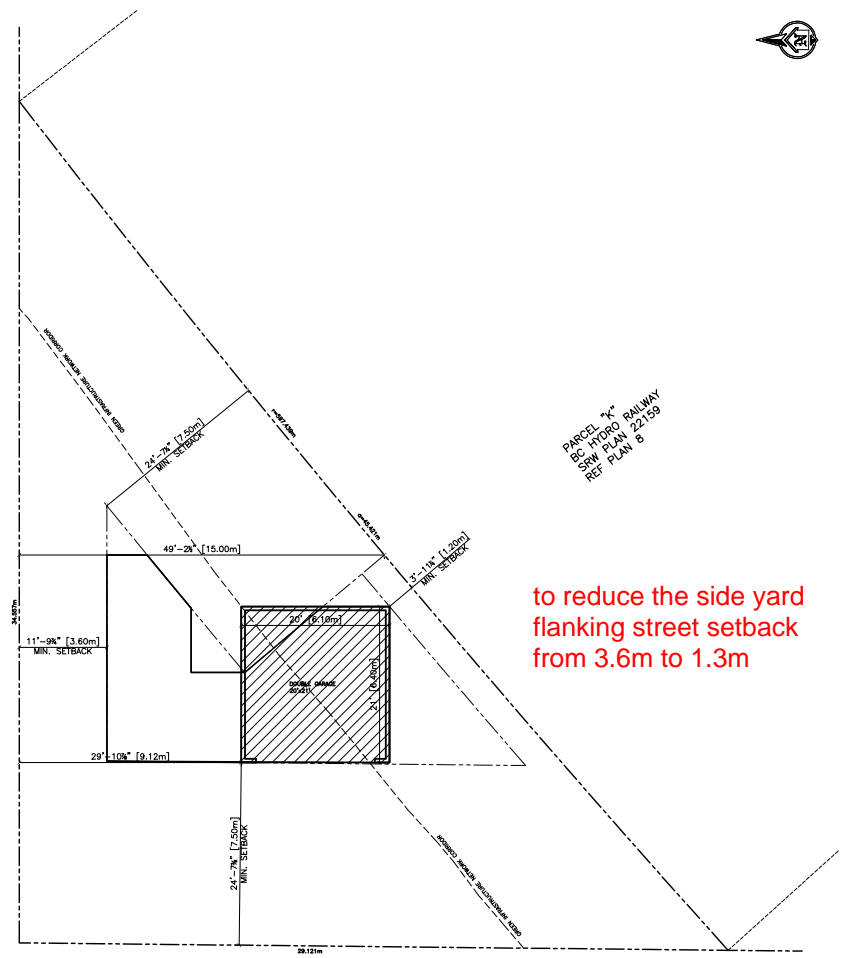
*approved by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

DQ/cm



100th AVENUE



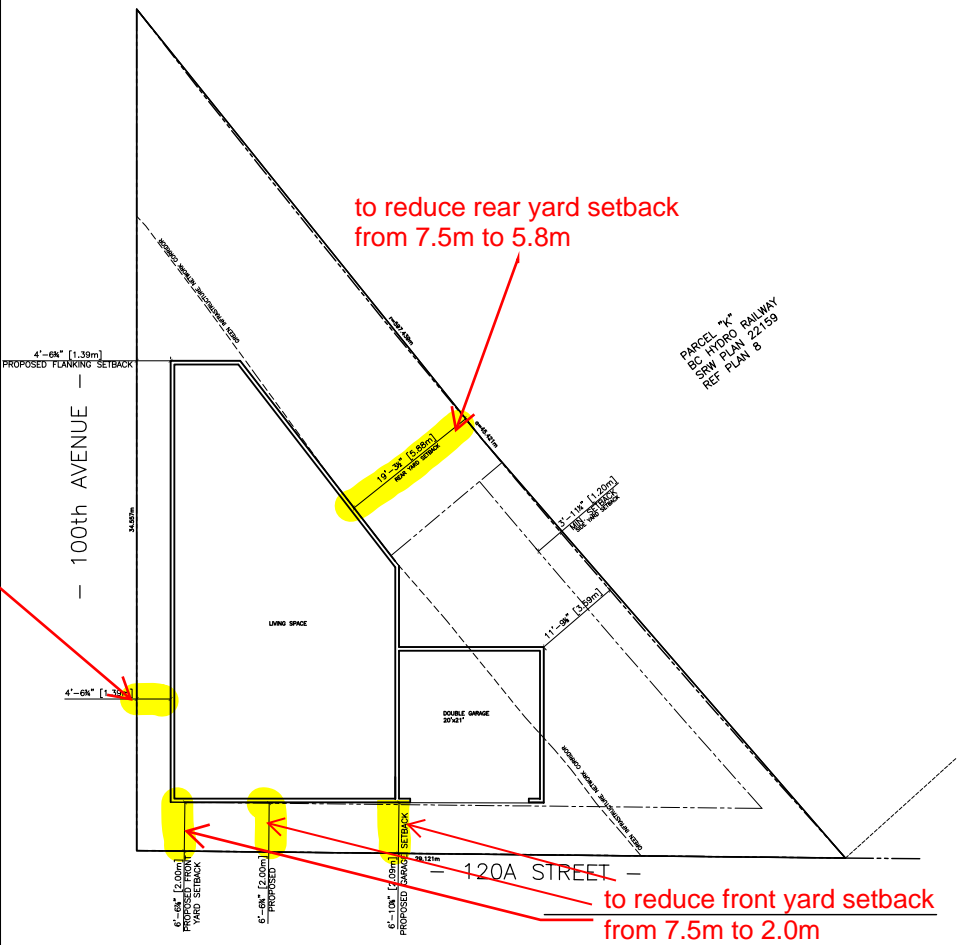
to reduce the side yard flanking street setback from 3.6m to 1.3m

120A STREET

SITE WITH NO VARIANCE  
DOUBLE GARAGE UNABLE TO FIT WITHIN REQUIRED SETBACKS

ALLOWABLE F.A.R.  
5310\* .6=3186 SQ.FT.  
AREA WITHOUT PROPOSED VARIANCE  
MAIN FLOOR INC. GARAGE= 735 SQ.FT.  
TOP FLOOR 735 + 8= 588- 100 =488 SQ.FT.  
TOTAL= 1223 SQ.FT.

100th AVENUE



to reduce rear yard setback from 7.5m to 5.8m

to reduce front yard setback from 7.5m to 2.0m

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TOTAL= 3186 SQ.FT.

SITE WITH PROPOSED VARIANCE  
PROPOSING:  
NORTH SETBACK: REDUCED FROM 3.6m TO 1.39m  
WEST SETBACK: REDUCED FROM 7.5m TO 2.0m  
SOUTH SETBACK: REDUCE FROM 7.5m TO 5.88m

THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.

DRAWING NO.	REFERENCE	NO.	REVISION	BY	DATE



TITLE  
PROPOSED VARIANCE FOR  
CHARN DHAMRAIT  
12054 100 AVENUE  
SURREY, B.C.

DWN  
SCALE: 1/8"=1'-0"  
DATE:  
CHKD:  
PHONE: 778-889-7742

DRAWING NO.  
DD19-P1

DHILLON DESIGN  
ADDRESS:  
UNIT 215-12830-80th AVE.  
SURREY, B.C. V3W 3A8  
PHONE: (604) 590-2808  
FAX: (604) 590-2876  
INFO@DhillonDesign.ca



## INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Mar 03, 2020** PROJECT FILE: **7819-0253-00**

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RE: **Engineering Requirements  
Location: 12054 100 Ave**

**DEVELOPMENT VARIANCE PERMIT**

The following is to be addressed as a condition of issuance of the Development Variance Permit to reduce the number of required parking stalls from three (3) to two (2):

- Register a Restrictive Covenant on title to prohibit secondary suites on this property.

There are no engineering requirements relative to the proposed variances to front yard, rear yard, and flanking road setbacks.

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit beyond those noted above.

Jeff Pang, P.Eng.  
Development Engineer

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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Plum, sp.	1	1	0
Walnut, English	1	1	0
<b>Coniferous Trees</b>			
Douglas-fir	2	0	2
<b>Total (including Alder and Cottonwood)</b>	6	2	4
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	NA	NA	NA
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		TBD	
<b>Total Retained and Replacement Trees</b>		TBD	

**\*TOTALS DO NOT INCLUDE OFFSITE TREES**



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0253-00

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: 000-855-782

Parcel "A" (Reference Plan 11321) Lots 1 and 2 Block 8 Section 31 Block 5 North Range 2  
West New Westminster District Plan 673

12054 - 100 Avenue

(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 yard setback is reduced from 7.5 metres to 2.0 metres for the principal building and the garage;
  - (b) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum rear yard setback for the principal building is reduced from 7.5 metres to 5.8 metres for the principal building and 3.5 metres for the garage;
  - (c) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum side yard on flanking street setback for the principal building is reduced from 3.6 metres to 1.3 metres; and

- (d) In Table C.1 of Part 5 "Off-Street Parking and Loading/Unloading", the minimum required number of off-street parking spaces for a single-family dwelling is reduced from three to two.
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   .

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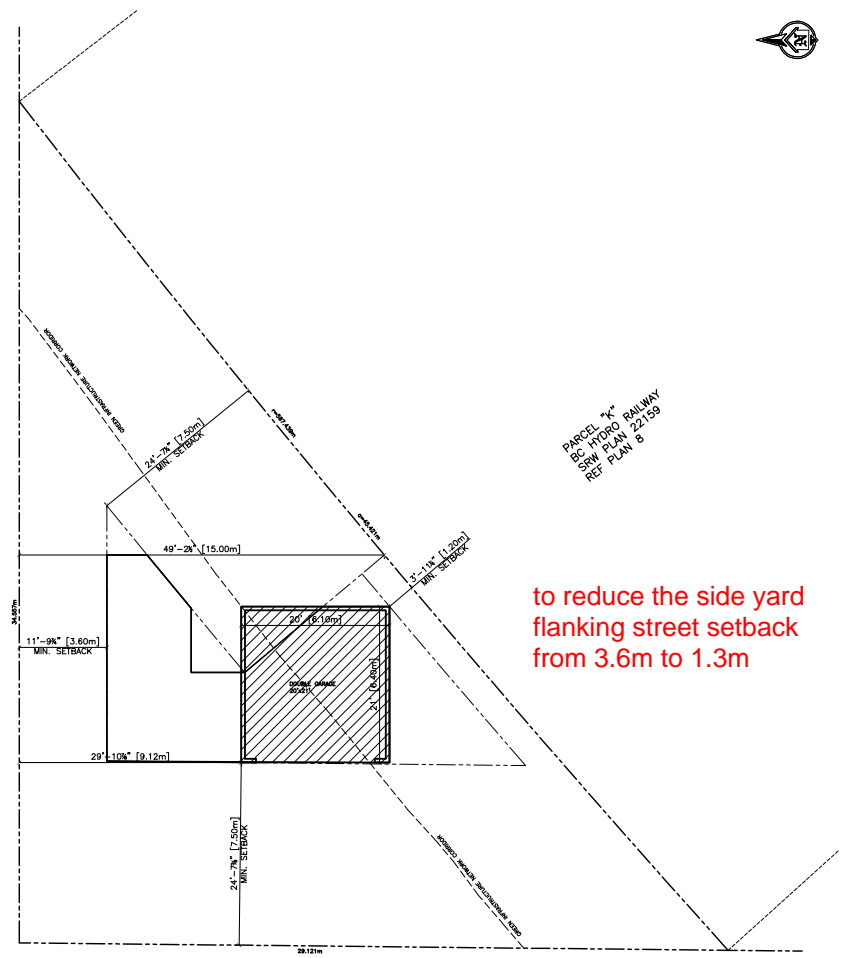
Mayor – Doug McCallum

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City Clerk – Jennifer Ficocelli



100th AVENUE

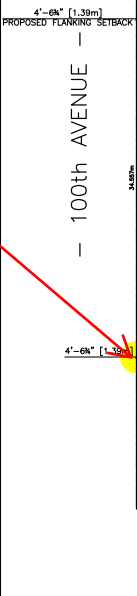


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DD19-P1

DHILLON DESIGN  
ADDRESS:  
UNIT 215-12830-80th AVE.  
SURREY, B.C. V3W 3A8  
PHONE: (604) 590-2808  
FAX: (604) 590-2876  
INFO@DHIILLONDESIGN.CO