

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0289-00

Planning Report Date: January 31, 2022

PROPOSAL:

- **Development Variance Permit**

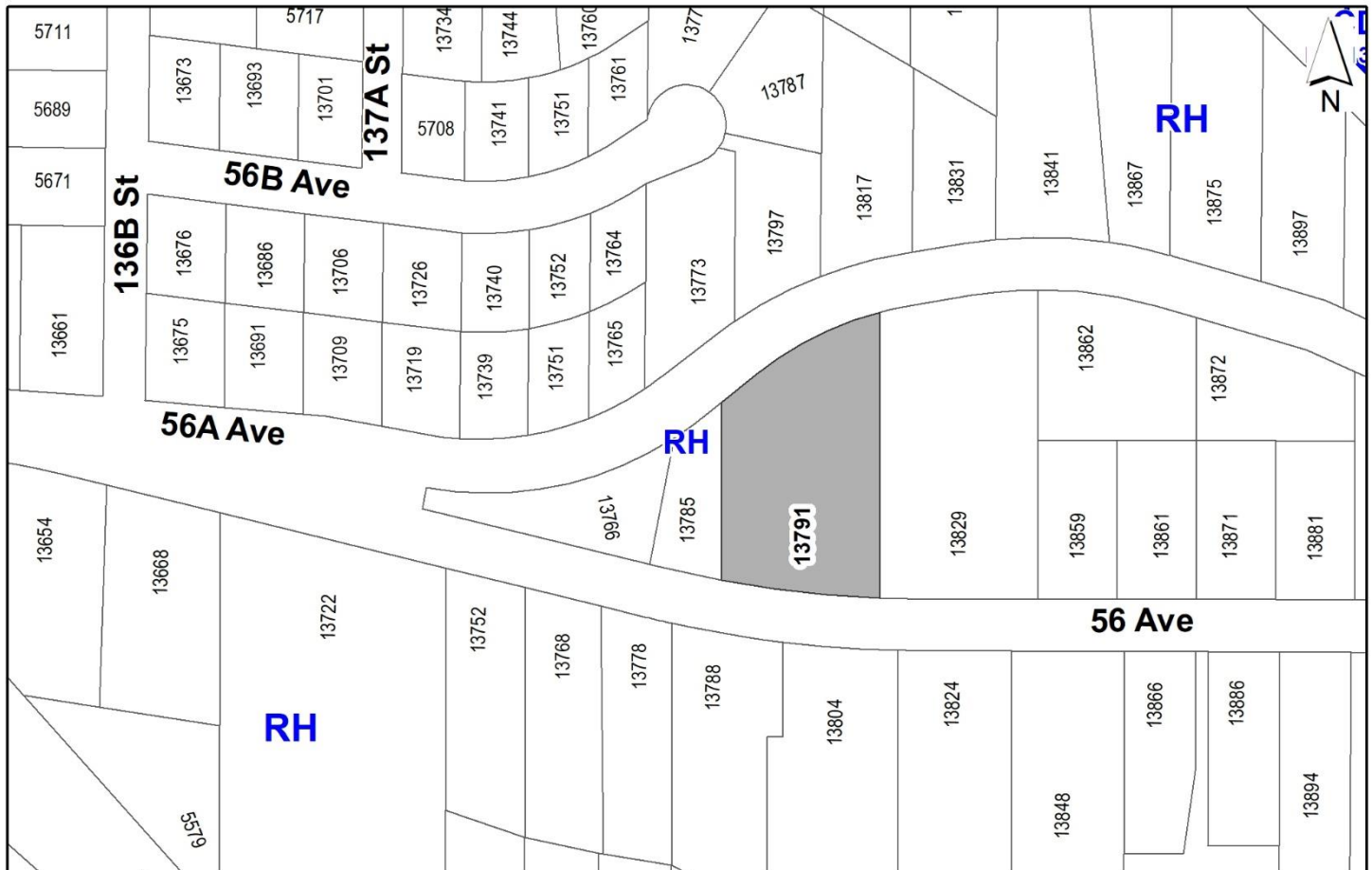
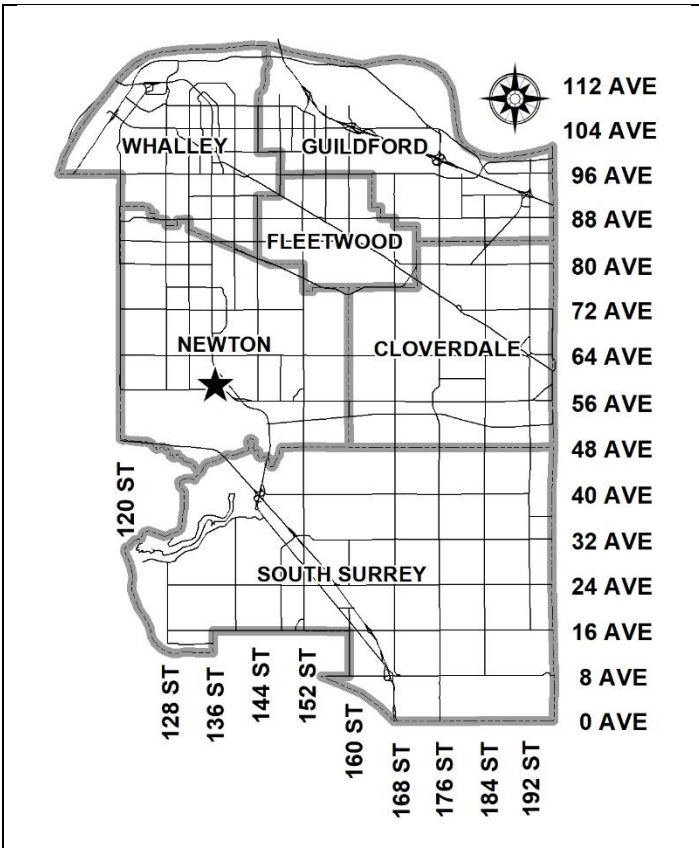
to reduce the lot depth of one lot to allow subdivision into three (3) single family lots.

LOCATION: 13791 - 56 Avenue

ZONING: RH

OCF DESIGNATION: Suburban (Density Exception Area)

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 lot depth requirements of the "Half-Acre Residential (RH) Zone" for proposed Lot 3.

RATIONALE OF RECOMMENDATION

- The proposal complies with the 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 proposed variance is required to accommodate the irregular shape of proposed Lot 3, in which the applicant has demonstrated a functional building envelope and significant tree retention.
- The proposed variance is not expected to have a negative impact on the streetscape of 56A Ave and the surrounding neighbourhood. The proposed subdivision adheres to the pattern of development in the neighbourhood. Proposed Lot 3 is larger than the minimum lot area of the RH Zone.
- The West Panorama Ridge Ratepayers Association have raised objections for the proposal to reduce the lot depth of proposed Lot 3.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7920-0289-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth requirements of the RH Zone from 30 metres to 9.4 metres for the western portion of proposed Lot 3.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Vacant lot	Suburban Residential (1/2 Acre)	RH
North (Across 56A Avenue):	Single family dwellings	Suburban Residential (1/2 Acre)	RH
East:	Single family dwelling	Suburban Residential (1/2 Acre)	RH
South (Across 56 Avenue):	Single family dwellings	Suburban Residential (1/2 Acre)	RH
West:	Single family dwelling	Suburban Residential (1/2 Acre)	RH

Context & Background

- The subject site is located at 13791 – 56 Avenue in West Panorama Ridge.
- The site is designated "Suburban" in the Official Community Plan (OCP), designated "Suburban Residential (1/2 Acre)" in the West Panorama Ridge Local Area Plan (LAP), and zoned "Half-Acre Residential Zone (RH)".
- The subject site is approximately 5,670 square metres in area. The applicant is proposing to subdivide the property into three (3) half-acre single family lots, with lot areas ranging from 1,858 square metres to 1,954 square metres. The lot sizes are consistent with the pattern of development that has occurred east of the subject site, and north of 56 Avenue.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to subdivide the property into three (3) half-acre single family lots. Proposed Lots 1 and 2 will front 56 Avenue, and proposed Lot 3 will front 56A Avenue.
- The RH Zone requires a minimum lot area of 1,858 square metres. All proposed lots meet the minimum lot area requirements, with proposed Lots 1 and 2 having a lot area of 1,858 square metres and proposed Lot 3 having a lot area of 1,954 square meters.
- The RH Zone requires a minimum lot width of 30 metres. All proposed lots meet the minimum lot width requirements for lots of irregular shapes. Based on Section 28 of Part 4 "General Provisions" of the Surrey Zoning By-law, proposed Lot 1 has a lot width of 30.9 square metres, proposed Lot 2 has a lot width of 30 metres, and proposed Lot 3 has a lot width of 70.2 metres.
- The RH Zone requires a minimum lot depth of 30 metres. Based on Section 28 of Part 4 "General Provisions" of the Surrey Zoning By-law, proposed Lot 1 has a lot depth of 58.9 metres and proposed Lot 2 has a lot depth of 60.7 metres. However, proposed Lot 3 has a lot depth of 9.4 metres on its western portion and does not meet the minimum lot depth requirements.
- The applicant is requesting approval of a Development Variance Permit to allow lot depth reduction on Lot 3.

	Proposed
Lot Area	
Gross Site Area:	5,670 square metres
Net Site Area:	5,670 square metres
Number of Lots:	3
Unit Density:	2.1 units per acre
Range of Lot Sizes	1,858 square metres to 1,938 square metres
Range of Lot Widths	30 square metres to 70.9 square metres
Range of Lot Depths	9.4 metres to 62.9 metres

Referrals

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

Transportation Considerations

- Proposed Lots 1 and 2 will have front driveway access from 56 Avenue. Proposed Lot 3 will have front driveway access from 56A Avenue.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Lot Depth

- The applicant is requesting the following variance:
 - to reduce the minimum lot depth requirements of the RH Zone from 30 metres to 9.4 metres for the western portion of proposed Lot 3.
- The proposed variance is required to accommodate the irregular shape of proposed Lot 3 resulting from the road alignment of 56A Avenue.
- The applicant has demonstrated a functional building envelope for proposed lot 3 of approximately 418 square metres in size. In addition, the large lot size allows for fourteen (14) total retained and replacement trees on proposed Lot 3.
- Despite the reduced lot depth, proposed Lot 3 is proposed to be 1,938 square metres in size. This exceeds the RH Zone minimum lot size of 1,858 square metres.
- The proposed variance is only necessary for lot depth on the west property line of proposed Lot 3. The eastern portion of proposed Lot 3 has a lot depth of 46.9 metres. This exceeds the minimum required lot depth of 30 metres for the RH zone by 16.9 metres.
- Proposed Lot 3 has a lot width of 70 metres. This exceeds the minimum required lot width of 30 metres for the RH zone by 40 metres.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- Two Development Proposal Signs were installed on the subject property on August 5th, 2021. Since the application does not involve rezoning, pre-notification letters were not required.
- The subject development application was reviewed by the West Panorama Ridge Ratepayers Association (WPRRA).
- The WPRRA did not raise concerns with the proposed variance. However, the WPRRA expressed opposition to the proposed 3-lot subdivision and requested that the applicant seek a 2-lot subdivision.
- The WPRRA stated that there was insufficient lot size to support a 3-lot subdivision. The WPRRA also raised concerns that there was insufficient lot width to support Lot 1 and 2 along 56 Avenue. In addition, the WPRRA stated that new lot driveway access must be minimized on 56 Avenue, considerable building setbacks and a landscape plan must be implemented, and a 3-lot subdivision would result in the loss of quality trees.
- Planning & Development staff had met with the WPRRA on October 26, 2021, to address their concerns.

- Staff demonstrated that a 3-lot subdivision on the subject property was supportable under the OCP, West Panorama Ridge LAP, and Zoning By-law:
 - Under the OCP, densities within the "Suburban" designation may range up to a maximum of two (2) units per acre. The proposed subdivision has a density of two (2) units per acre.
 - Under the West Panorama Ridge LAP, the property is designated "Suburban Residential (1/2 Acre)". The proposed subdivision and resulting lot areas are consistent in size with the pattern of development in the immediate area.
 - Under the Zoning By-law, the RH Zone requires a maximum lot area of 1,858 square metres, a lot width of 30 metres, and a lot depth of 30 metres. As noted earlier, all three proposed lots meet the requirements of the Zoning By-law apart from lot depth for Lot 3. The applicant is seeking a Development Variance Permit to reduce the RH Zone lot depth requirements from 30 metres to 9.4 metres to address this.
- Staff confirmed that only one additional driveway would be created along 56 Ave, as the applicant proposes to utilize the existing driveway on the subject site for Lot 1.
- Staff worked closely with the applicant to maximize tree retention on the subject site, with 46 total trees proposed to be retained or replaced within the three (3) proposed lots. In addition, staff advised that tree retention along 56 Avenue be maximized to create a landscape buffer for Lots 1 and 2. A landscape buffer will be implemented for lots fronting 56 Avenue as part of the issuance of a Preliminary Layout Approval (PLA). The applicant had demonstrated that considerable front building setbacks were possible for the proposed three (3) lots.
- Despite staff comments, the WPRRA continued to express opposition to the proposed 3-lot subdivision.

TREES

- Kimberly Dahl, ISA Certified Arborist of Woodbridge Tree Consulting Arborists 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)			
Big Leaf Maple	6	3	3
Cherry	3	3	0
Coniferous Trees			
Douglas Fir	24	16	8
Hemlock	2	1	1
Western Red Cedar	70	47	23
White Spruce	1	0	1
Total (excluding Alder and Cottonwood Trees)	106	70	36
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	

Total Retained and Replacement Trees	46
Contribution to the Green City Program	\$52,000

- The Arborist Assessment states that there are a total of 106 mature trees on the site, excluding Alder and Cottonwood trees. It was determined that 36 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 2 to 1 replacement ratio. This will require a total of 140 replacement trees on the site. Since only 10 replacement trees can be accommodated on the site, the deficit of 130 replacement trees will require a cash-in-lieu payment of \$52,000, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 46 trees are proposed to be retained or replaced on the site with a contribution of \$52,000 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Development Variance Permit No. 7920-0289-00
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

JC/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0289-00

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: 009-701-427
Lot 7 Section 9 Township 2 New Westminster District Plan 12731
13791 - 56 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K of Part 14 "Half-Acre Residential Zone (RH)", the minimum lot depth for the western portion of proposed Lot 3 is reduced from 30 metres to 9.4 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.

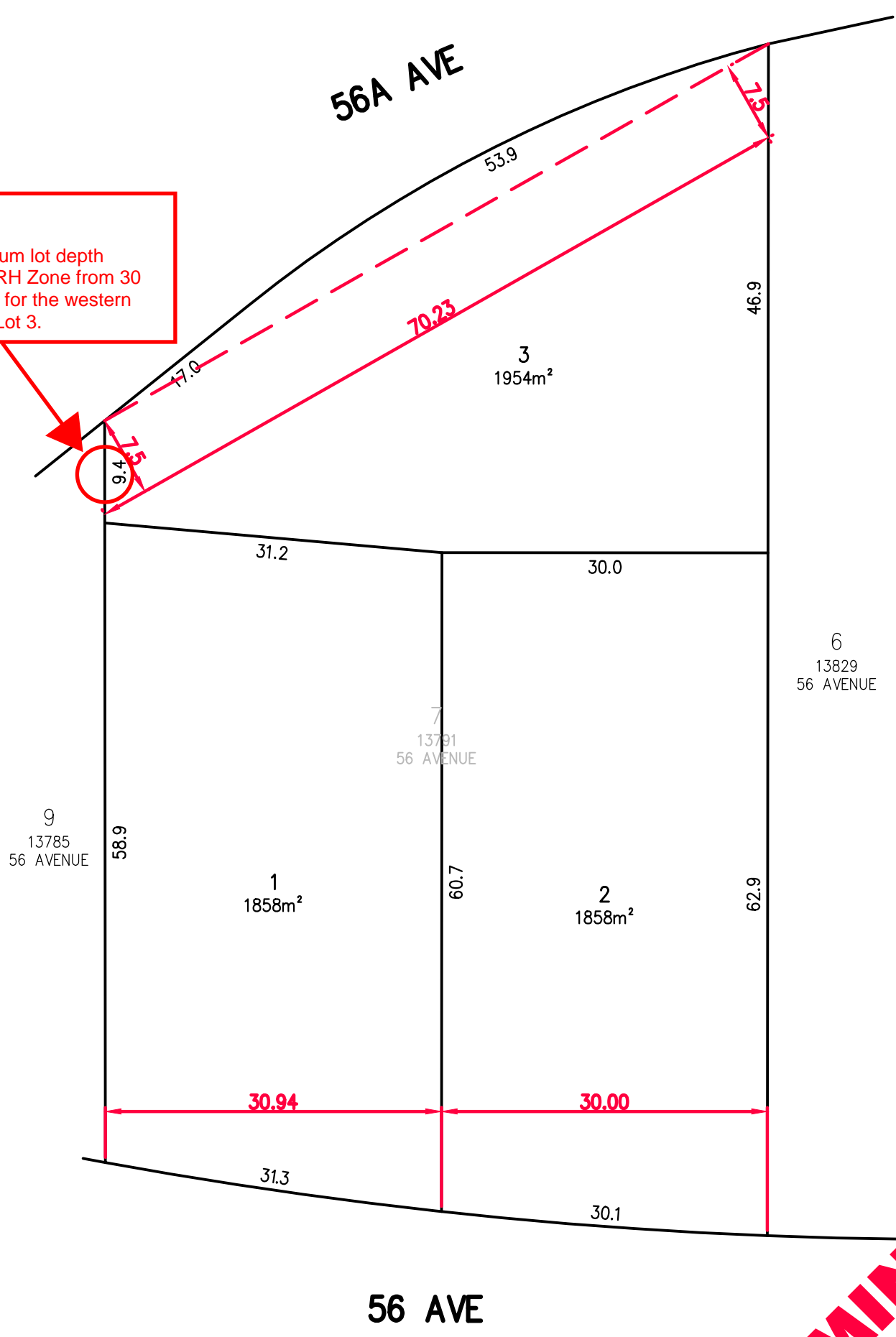
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



DVP 7920-0289-00
 To reduce the minimum lot depth requirements of the RH Zone from 30 metres to 9.4 metres for the western portion of proposed Lot 3.



**PRELIMINARY
 SUBJECT TO
 REVIEW AND
 APPROVAL**

Hub Engineering Inc. Member
 Engineering and Development Consultants **PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT: 13791 56 AVENUE, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 20041	DATE: OCT 2020	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No:	

G:\Projects\20041\20041.san\A0 Drawings\Layouts\Lot Layout - Op 1A - Depth Sketch - Jan 25 2022.dwg [Lot Portrait 11x17] 1/25/2022 1:51PM



INTER-OFFICE MEMO

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

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

DATE: **December 9, 2021** PROJECT FILE: **7820-0289-00**

RE: **Engineering Requirements
Location: 13791 56 Avenue**

SUBDIVISION***Works and Services***

- Construct 56 Avenue and 56A Avenue roadworks
- Extend storm sewers on 56 Avenue and 56A Avenue
- Build sanitary sewer on 56A Avenue
- Install onsite low impact development drainage features
- Provide water, drainage, and sanitary sewer service connections

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.
Acting Development Services Manager

KMH

Surrey Project No:

Address: 16572 88 AVE, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Kimberley Dahl PN 7658A

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)	106
Protected Trees to be Removed	70
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	36
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 70 X two (2) = 140 	140
Replacement Trees Proposed	10
Replacement Trees in Deficit	130
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0

Off-Site Trees	Number of Trees
Protected Trees Identified	9
Protected Trees to be Removed	0
Protected Trees to be Retained	9
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

K. Dahl

July 26, 2021

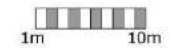
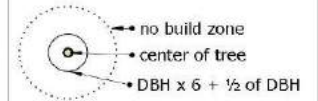
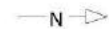
**Replacement tree plan for
Development at
13791 56 Ave
Surrey, BC**

**January 31, 2021
Updated: July 26, 2021**

Legend

x = remove tree

tree barrier



1:400

