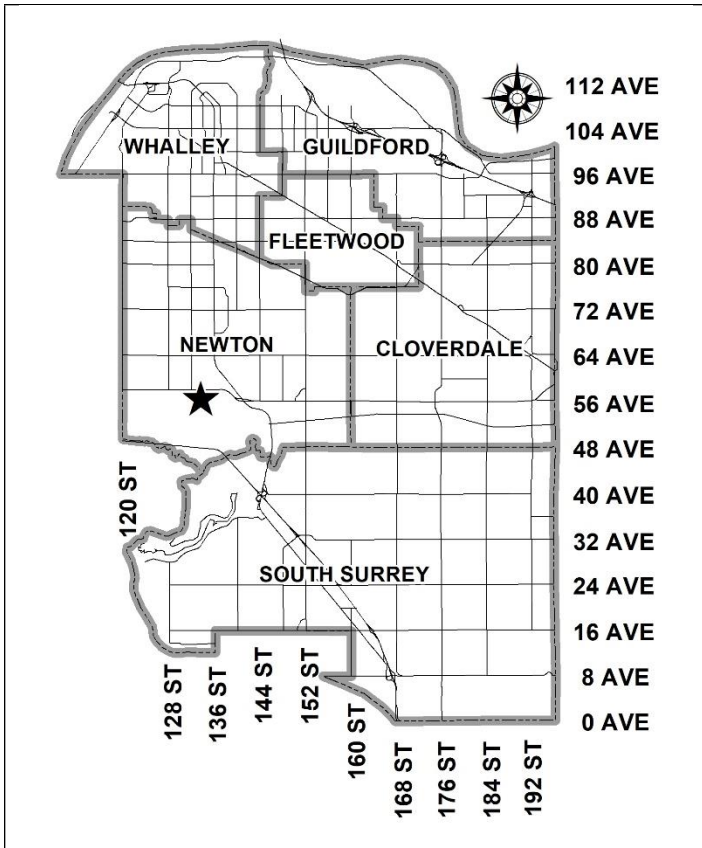


City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7922-0224-00
Planning Report Date: June 5, 2023



PROPOSAL:

- **Development Variance Permit**

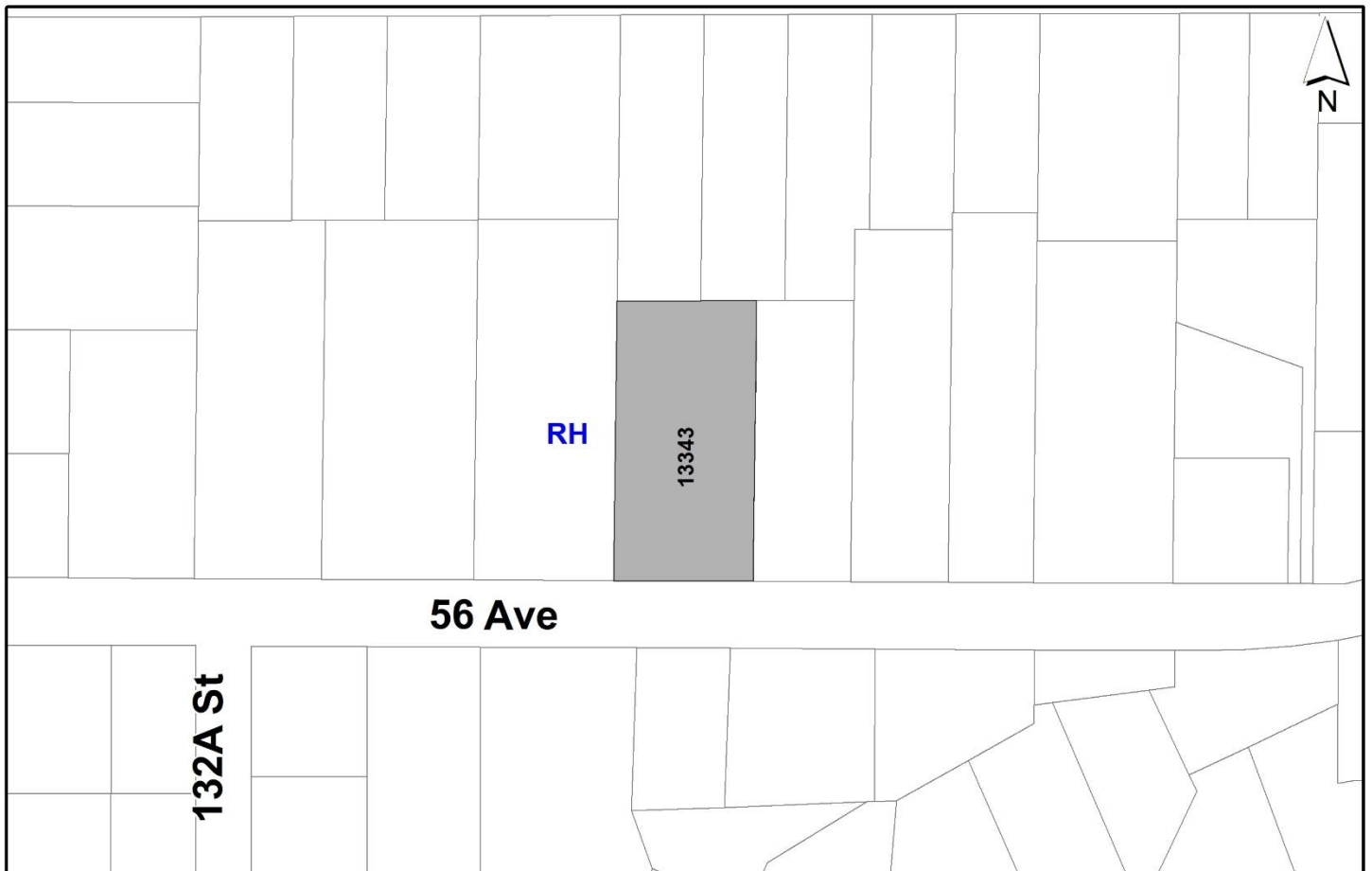
to reduce the minimum lot width of proposed Lots 1 and 2.

LOCATION: 13343 - 56 Avenue

ZONING: RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: West Panorama Ridge



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing a variance to reduce the minimum lot width of proposed Lots 1 and 2 to allow for subdivision into two (2) Half Acre Residential lots (RH).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The proposal complies with the West Panorama Ridge Local Area Plan designation of Suburban Residential (1/2 Half Acre).
- The proposed variance is required to facilitate the retention of the existing dwelling on proposed Lot 2 and will have minimal impact on adjacent properties.
- With the exception of the reduced lot width for proposed Lots 1 and 2, the proposal meets all other building requirements of the RH Zone.
- Three Development Variance Permit applications were previously approved in the neighbourhood to allow the creation of lots with similar widths as the proposal. These lots are located at 13008 and 13018 – 57 Avenue (Development Application No. 7914-0058-00), 13158 and 13170 – 57 Avenue (Development Application No. 7914-0030-00), and 13702 and 13088 – 57 Avenue (Development Application No. 7917-0484), respectively.

RECOMMENDATION

1. The Planning & Development Department recommends that Council approve Development Variance Permit No. 7922-0224-00 (Appendix IV), to reduce the minimum lot width of the “Half-Acre Residential Zone (RH)” from 30 metres to 25.1 metres for proposed Lots 1 and 2, to proceed to public notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized spatial separation report to the satisfaction of the Planning & Development Department;
 - (c) submission of finalized building design guidelines and character study to the satisfaction of the Planning & Development department; and
 - (d) Submission of a watercourse determination report from a Qualified Environmental Professional (QEP) for the watercourse along 56 Avenue to the satisfaction of the Planning & Development Department and confirmation for whether the feature is considered a stream under the Water Sustainability Act (WSA).

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Suburban	RH
North:	Single Family Dwelling	Suburban	RH
East:	Single Family Dwelling	Suburban	RH
South (Across 56 Ave.):	Single Family Dwelling	Suburban	RH
West:	Single Family Dwelling	Suburban	RH

Context & Background

- The subject site is a 5,054 square metre property (1.25 Acre) located at 13343 56 Avenue in West Panorama Ridge.
- The subject property is designated “Suburban” in the Official Community Plan, Suburban Residential (1/2 Half Acre) in the West Panorama Ridge Local Area Plan and is zoned “Half-Acre Residential (RH) Zone”.

- Three Development Variance Permit applications were previously approved in the neighbourhood to allow the creation of lots with similar widths as the proposal. These lots are located at 13008 and 13018 – 57 Avenue (Development Application No. 7914-0058-00), 13158 and 13170 – 57 Avenue (Development Application No. 7914-0030-00), and 13702 and 13088 – 57 Avenue (Development Application No. 7917-0484), respectively.
- Staff support the requested variance to proceed for consideration.

Official Community Plan

Land Use Designation

- The proposal complies with the “Suburban” designation within the Official Community Plan (OCP).

Secondary Plans

Land Use Designation

- The proposal complies with the Suburban Residential (1/2 Half Acre) designation in the West Panorama Ridge Local Area Plan.

Lot Grading and Building Scheme

- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated May 23, 2023, has been reviewed by staff and found to be generally acceptable. The applicant does not currently propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Magnolia	3	0	3
Dogwood	1	0	1
Smoke tree	1	1	0
Japanese maple	1	1	0
Honey locust	6	0	6
Vine maple	1	1	0
Common cherry	1	1	0
Norway maple	1	0	1

Coniferous Trees			
Deodar cedar	1	0	1
Mugo pine	1	0	1
Total (excluding Alder and Cottonwood Trees)	17	4	13
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees Proposed		23	
Green City Program	N/A		

- The Arborist Assessment states that there are a total of 17 trees on the site, and no Alder and Cottonwood trees. The applicant proposes to retain 13 trees 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 proposed total of 8 replacement trees on the site. The applicant is proposing 10 replacement trees, exceeding City requirements.
- Appendix III identifies that there are 30 on-site trees, inclusive of 13 “Portuguese Laurel” trees which are not included in the figures in the tree preservation summary shown above. These trees are not classified as By-law protected trees and are thus not included.
- In summary, a total of 23 trees are proposed to be retained or replaced on the site with no contribution to the Green City Program.

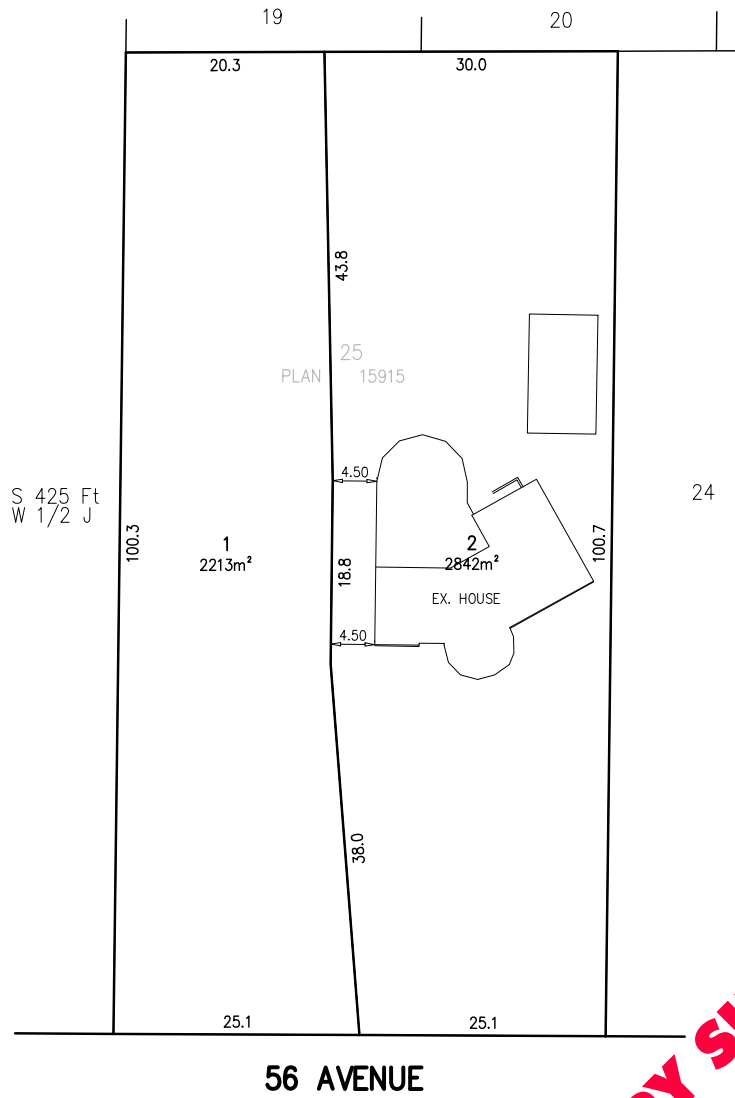
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout, Site Plan
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation
- Appendix IV. Development Variance Permit No. 7922-0224-00

approved by Shawn Low

Don Luymes
 General Manager
 Planning and Development



**PRELIMINARY SUBJECT TO
REVIEW AND APPROVAL**

Hub Engineering Inc.

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
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: 13343 56 AVENUE, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 2022-116	DATE: JUN 2022	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No.:			

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LAND DEVELOPMENT ENGINEERING REVIEW

File: 7822-0224-00

Location: 13343 56 Ave

Applicant: Hub Engineering Inc.
Address: 12992 76 Ave Suite 212, Surrey, BC
Phone: 604-572-4328
Fax: 604-501-1625
Email: mgk@hub-inc.com
Owner: Peter S Ho

- | | | |
|--|---|---|
| <input type="checkbox"/> OCP Amendment | <input type="checkbox"/> NCP Amendment | <input type="checkbox"/> ALR Exclusion |
| <input type="checkbox"/> Rezone | <input type="checkbox"/> LUC Amendment | <input checked="" type="checkbox"/> Subdivision |
| Existing Land Use: RH | | Existing Lots: 1 |
| Proposed Land Use: RH | | Proposed Lots: 2 |
| <input type="checkbox"/> DP | <input checked="" type="checkbox"/> DVP | |

Land Development Engineering Contacts:
 Richard Huynh, Development Services Project Supervisor
 778-861-6727, Richard.Huynh@surrey.ca
 Jeff Pang, P.Eng., Development Services Manager
 604-591-4690, jpang@surrey.ca

Attachments:

- Project Layout
- Road Right-of-Way Requirements Sketch

Distribution:

- Applicant
- Transportation Planning Manager
- Sewer Engineer
- Water Engineer
- Drainage Planning Manager
- Development Services Project Supervisor
- Parks Planning Analyst

1	May 29, 2023	Original
No.	Date	Revision

8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 13343 56 Ave, Surrey, B.C., V3X 2Z5

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	30
Protected Trees to be Removed	4
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	13
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	8
Replacement Trees Proposed	10
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	N/A

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 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

Francis Klimo

May 29, 2023

(Signature of Arborist)

Date

Revisions	
No.	Date
	May 29, 2023

Project Title
TREE MANAGEMENT PLAN

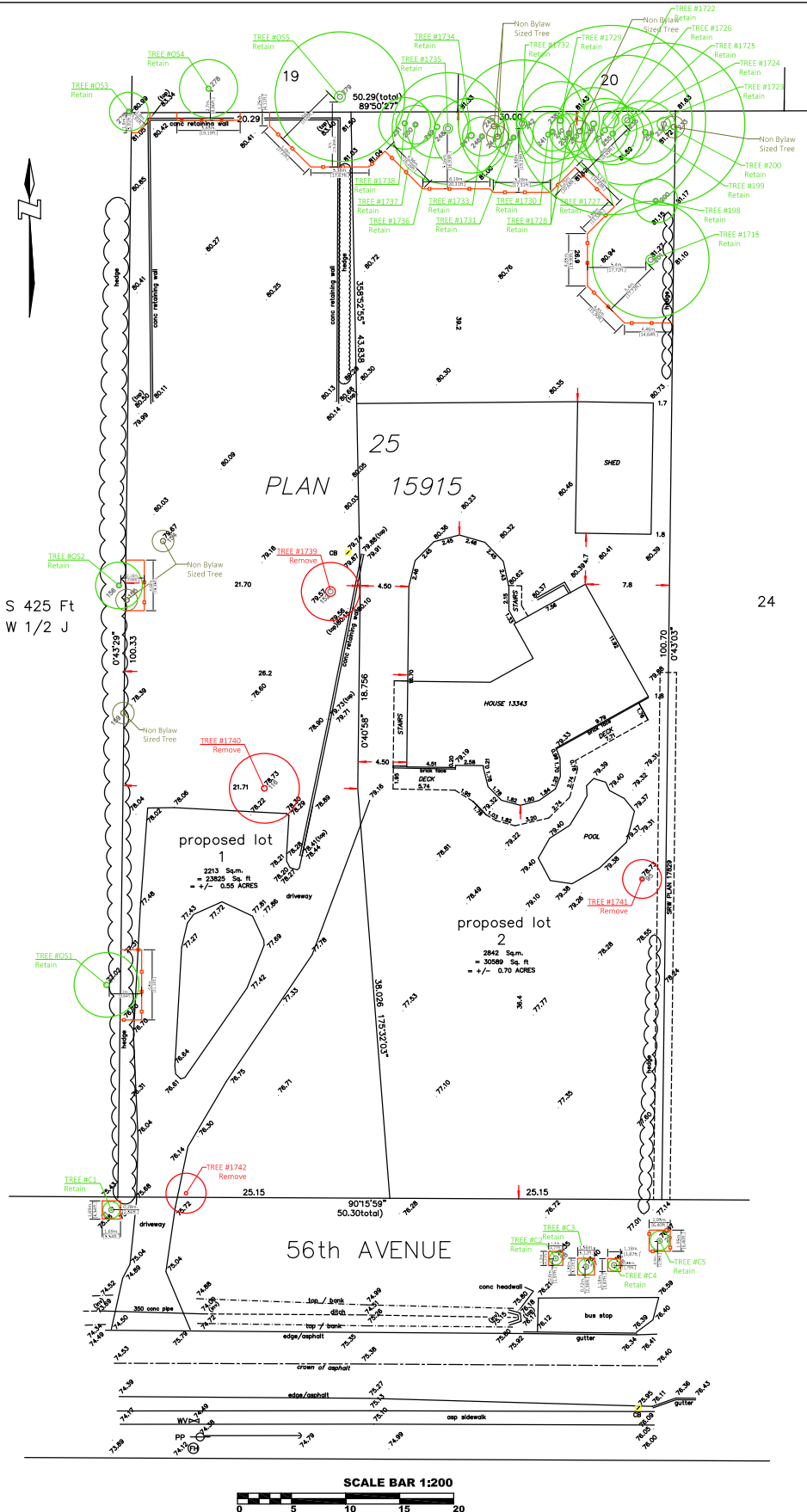
Project Number

13343 56 AVE, SURREY

Klimo & Associates

Francis R. Klimo
 ISA Certified Arborist #PN-8149A
 ISA Certified Tree Risk Assessor (TRAQ)
 BC Wildlife Danger Tree Assessor #7193

Scale 1:400



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0224-00

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: 000-836-630

Lot 25 Section 8 Township 2 New Westminster District Plan 15915

13343 - 56 Ave

(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:

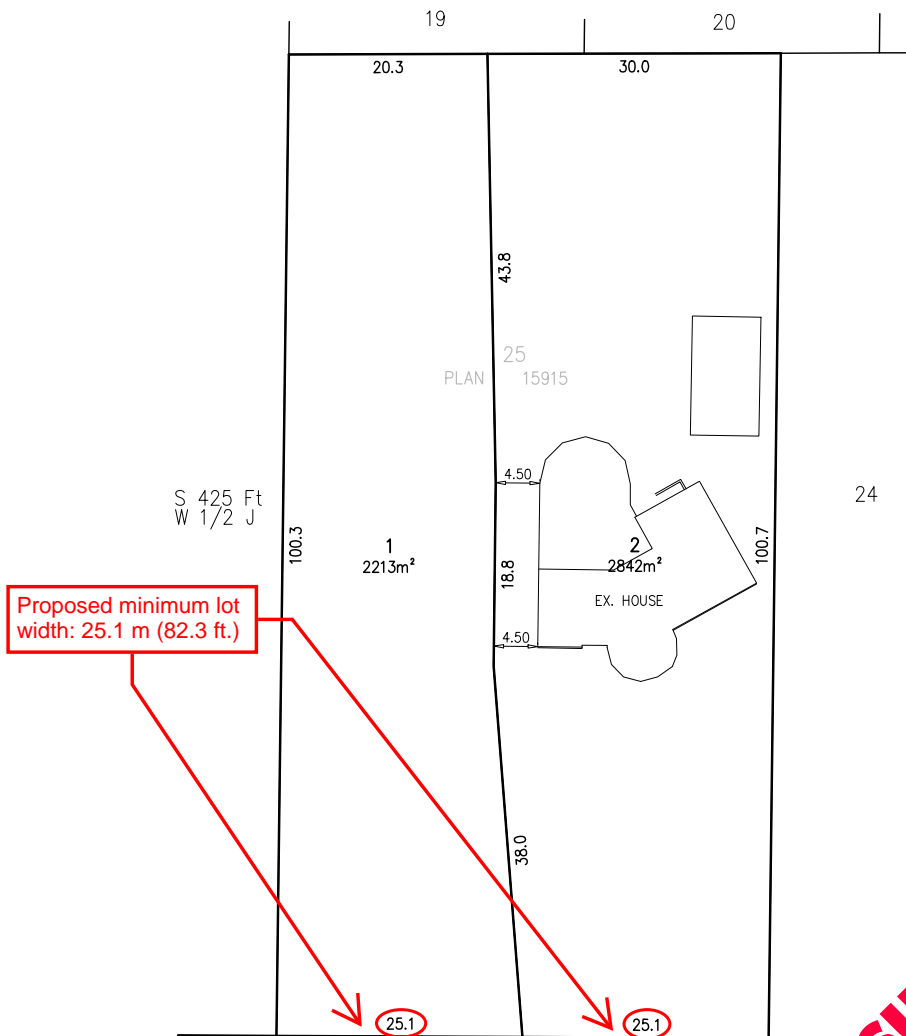
(a) In section K.3. of Part 14 "Half-Acre Residential Zone (RH)" the minimum lot width is reduced from 30 metres (100 ft.) to 25.1 metres (82.3 ft.) for lots 1 and 2.

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 – Brenda Locke

City Clerk – Jennifer Ficocelli



56 AVENUE

PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

Hub Engineering Inc.
Engineering and Development Consultants

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Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
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