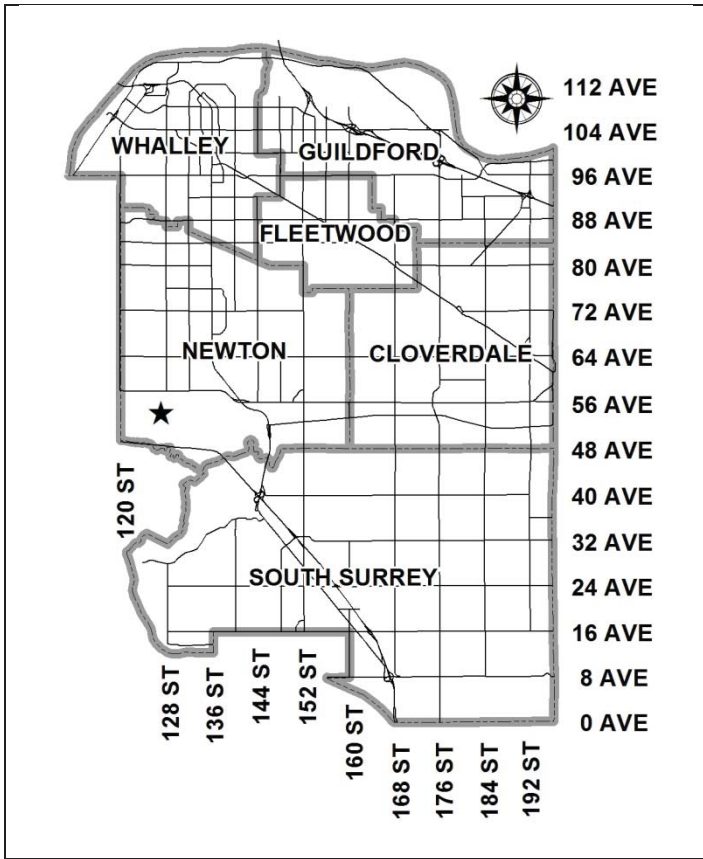


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0330-00

Planning Report Date: April 24, 2017



PROPOSAL:

- Development Permit
- Development Variance Permit

for Sensitive Ecosystems and to reduce the minimum lot width and the minimum side yard setback for a proposed single family lot in order to facilitate a 7-lot subdivision.

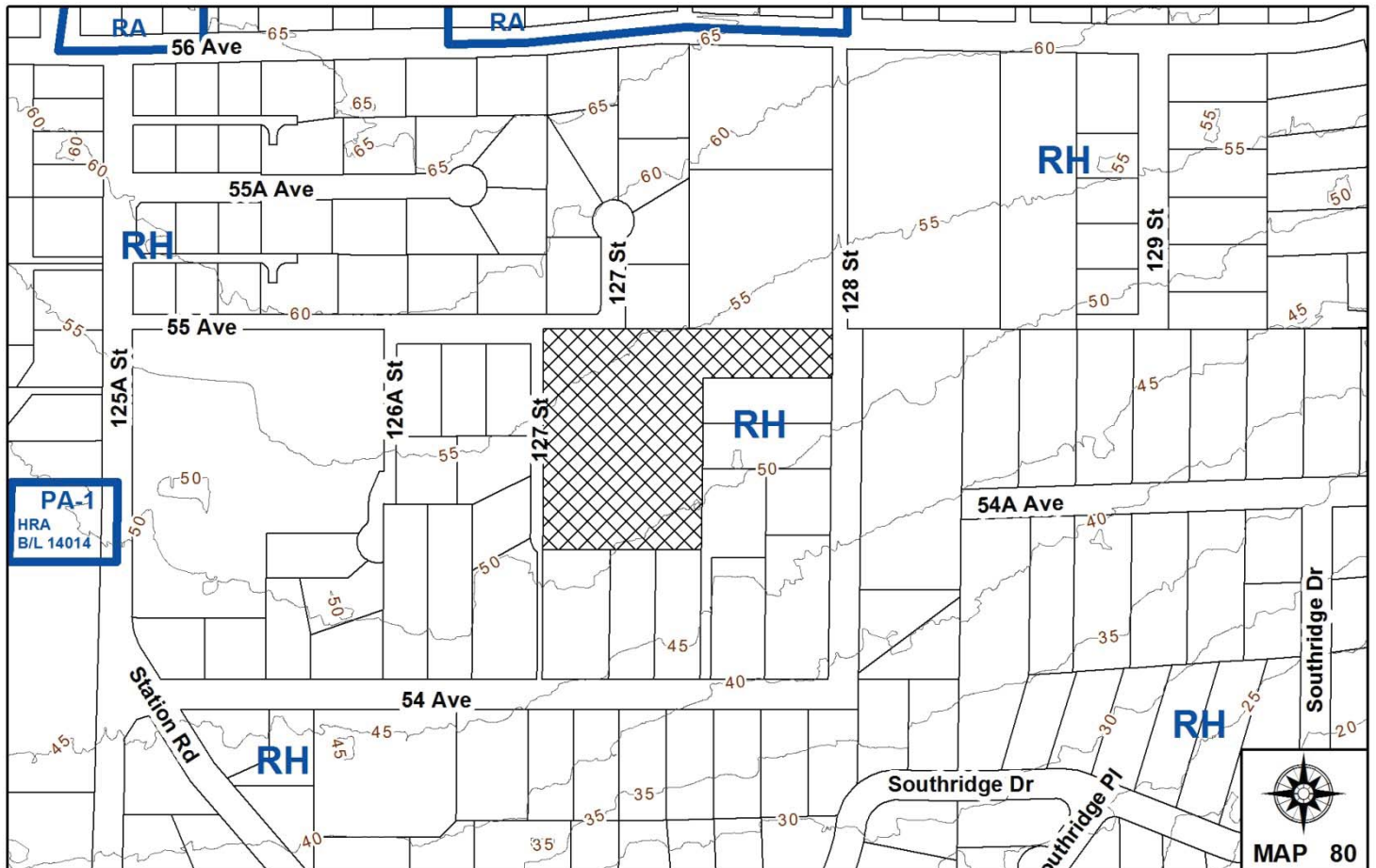
LOCATION: 5495 - 128 Street

OWNER: 1074664 B.C. Ltd.

ZONING: RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential (1/2 Acre) & Open Space



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- 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 and the minimum side yard flanking street (north) setback of the RH Zone for one proposed lot (Lot 7).

RATIONALE OF RECOMMENDATION

- The variance to reduce the lot width on proposed Lot 7 is required to accommodate an 8.0 metre (26 ft.) wide multi-use pathway along the northern portion of the subject site that will form part of the Newton Greenway. Despite the reduction in lot width, proposed Lot 7 is significantly larger than the minimum required area and depth of the "Half-Acre Residential Zone (RH)".
- The northern side yard of proposed Lot 7 flanks the proposed multi-use pathway, which will be dedicated as road as part of this development application.
- As the proposed road dedication for the multi-use pathway will not be open to vehicular traffic, it is reasonable to treat the subject property as an interior lot. The proposed side yard flanking street setback of 4.5 metres (15 ft.) is consistent with the setback required of an interior lot in the RH Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7916-0330-00 for Sensitive Ecosystems.
2. Council approve Development Variance Permit No. 7916-0330-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the "Half-Acre Residential Zone (RH)" from 30 metres (100 ft.) to 24.8 metres (81 ft.) for proposed Lot 7; and
 - (b) to reduce the minimum side yard (north) flanking street setback of the "Half-Acre Residential Zone (RH)" from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed Lot 7.
3. Council instruct staff to resolve the following issues prior to 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping plan with appropriate plantings within the Green Infrastructure Network portion of the site, along with a landscaping cost estimate, to the specifications and satisfaction of the Planning and Development Department.

REFERRALS

| | |
|------------------------------|---|
| Engineering: | The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III. |
| Parks, Recreation & Culture: | Parks supports the dedication of 8 metres (26 ft.) as road allowance for the greenway connection. |
| BC Hydro: | BC Hydro has reviewed the proposed subdivision layout and has no objection to the proposed 8 metre (26 ft.) wide multi-use pathway. BC Hydro reserves final approval until review of the final subdivision plan and the landscaping plan for the multi-use pathway once they have been submitted. |

SITE CHARACTERISTICS

Existing Land Use: Single family lot

Adjacent Area:

| Direction | Existing Use | OCP/NCP Designation | Existing Zone |
|---------------------------|-------------------------|---|----------------------|
| North: | Single family dwellings | Suburban/Suburban Residential (1/2 acre) and Open Space | RH |
| East (Across 128 Street): | Single family dwellings | Suburban/Suburban Residential (1/2 acre) and Open Space | RH |
| South: | Single family dwellings | Suburban/Suburban Residential (1/2 acre) | RH |
| West (Across 127 Street): | Single family dwellings | Suburban/Suburban Residential (1/2 acre) | RH |

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is a 1.9 hectare (4.6 acre) lot located at 5495 – 128 Street in West Panorama Ridge and is zoned "Half-Acre Residential Zone (RH)".
- The site is designated "Suburban Residential (1/2 acre)" in the West Panorama Ridge Local Area Plan (LAP) and "Suburban" in the Official Community Plan (OCP).
- An application for a 7-lot subdivision has been received for this property and is currently under review. The variances being requested apply to Lot 7 in the proposed subdivision and are required to accommodate an 8.0 metre (26 ft.) wide multi-use pathway along the northern portion of the subject site that will form part of the Newton Greenway. The proposed subdivision layout is included as Appendix II.
- Proposed Lot 7 also contains a Green Infrastructure Network (GIN) corridor along the eastern portion and therefore requires a Sensitive Ecosystem Development Permit (DP).

Current Proposal

- The applicant is proposing a Development Variance Permit (DVP) to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to 24.8 metres (81 ft.) and to reduce the minimum side yard (north) flanking street setback of the RH Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed Lot 7.

Sensitive Ecosystem Development Permit

- On September 12, 2016, Council approved changes to the Official Community Plan (OCP) to create a Sensitive Ecosystem Development Permit Area (DPA).

- A portion of the subject site falls within the newly established Sensitive Ecosystem DPA due to a Green Infrastructure Network (GIN) corridor that runs through the eastern portion of proposed Lot 7, within the BC Hydro corridor, adjacent to 128 Street.
- The applicant submitted an Ecosystem Development Plan prepared by Pacific Land Group, dated February 27, 2017.
- As a condition of Development Permit issuance, the applicant will be required to submit a landscape planting plan with appropriate plantings to enhance the portion of the site within the Sensitive Ecosystem DPA.

NEIGHBOURHOOD CONSULTATION

- A development proposal sign was installed on the site on December 2, 2016. Since the application does not involve rezoning, pre-notification letters were not required.
- On December 20, 2016, staff referred the application to the West Panorama Ridge Ratepayers Association (WPRRA) requesting comments on the proposal. Initial comments from WPRRA were that the proposed multi-use pathway was positive, but that there were concerns over the number of trees proposed to be removed.
- The applicant was informed of the concerns regarding tree removal and worked with staff to revise the proposed layout in order to recommend 24 trees for retention, up from 7 trees recommended to be retained in their original proposal. Additionally, the applicant is proposing 27 replacement trees be planted on site.
- The WPRRA has indicated that they are satisfied with the additional tree retention proposed, as well as with the tree replacement.

TREES

- Andrew Connell, ISA Certified Arborist of Diamond Head 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 |
|---|----------|--------|--------|
| Alder and Cottonwood Trees | | | |
| Alder | 153 | 153 | 0 |
| Cottonwood | 1 | 1 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Bigleaf Maple | 4 | 4 | 0 |
| Cherry | 1 | 1 | 0 |
| Paper Birch | 5 | 4 | 1 |

| Coniferous Trees | | | |
|--|-----------|-----------------|-----------|
| Douglas Fir | 38 | 15 | 23 |
| Western Red Cedar | 5 | 3 | 2 |
| Total (excluding Alder and Cottonwood Trees) | 53 | 27 | 26 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | | |
| | | 27 | |
| Total Retained and Replacement Trees | | | |
| | | 53 | |
| Contribution to the Green City Fund | | | |
| | | \$72,400 | |

- The Arborist Assessment states that there are a total of 53 protected trees on the site, excluding Alder and Cottonwood trees. 154 existing trees, approximately 74% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 26 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 208 replacement trees on the site. Since only 27 replacement trees can be accommodated on the site, the deficit of 181 replacement trees will require a cash-in-lieu payment of \$72,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Daybreak Cherry, Red Flowering Dogwood, Douglas Fir, and Western Red Cedar.
- In summary, a total of 53 trees are proposed to be retained or replaced on the site with a contribution of \$72,400 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 24.8 metres (81 ft.) for proposed Lot 7.

Applicant's Reasons:

- The reduced lot width is necessary to accommodate an 8.0 metre (26 ft.) wide multi-use pathway along the northern portion of the subject site.

Staff Comments:

- The eastern portion of the irregularly shaped parent lot is approximately 32.8 metres (107 ft.) wide. After the required dedication for the multi-use pathway, the width is not sufficient to meet the 30 m (100 ft.) minimum lot width required under the RH Zone.
- The proposed multi-use pathway will form part of the Newton Greenway, an important linkage that eventually is to connect up to Green Timbers, and is part of the TransCanada Trail.
- The lot is significantly larger in area and depth than is required in the RH Zone, despite the variance in width.

(b) Requested Variance:

- Reduce the minimum side yard (north) flanking street setback of the RH Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for proposed Lot 7.

Applicant's Reasons:

- The proposed side yard flanking street setback is consistent with the required side yard setback for an interior RH lot.

Staff Comments:

- Proposed Lot 7 will be considered a corner lot under the Zoning By-law as it fronts the 128 Street road allowance and flanks a proposed multi-use pathway that is to be conveyed as road dedication.
- The multi-use pathway will function as a connection for pedestrians, cyclists, and other non-motorized users, not as a through road, and the subject lot will function as an interior lot.
- The reduced side yard flanking street setback will allow the applicant to design a house of the size permitted in the RH Zone.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II. | Proposed Subdivision Layout |
| Appendix III. | Engineering Summary |
| Appendix IV. | Summary of Tree Survey and Tree Preservation |
| Appendix V. | Development Variance Permit No. 7916-0330-00 |

INFORMATION AVAILABLE ON FILE

- Ecosystem Development Plan Prepared by Pacific Land Group Inc. Dated February 27, 2017

Original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

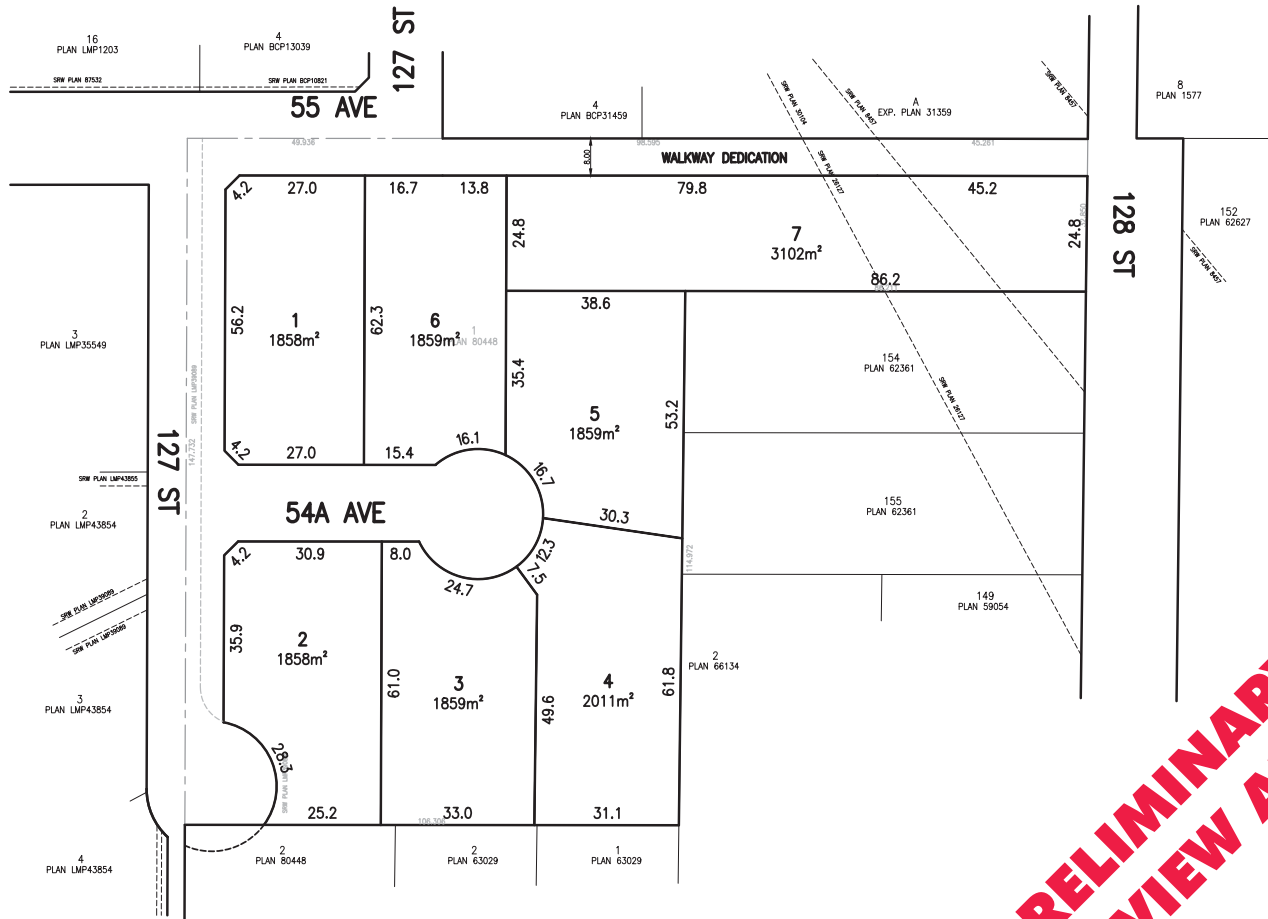
CB/da

SUBDIVISION DATA SHEET

Zoning: RH

| Requires Project Data | Proposed |
|--|---|
| GROSS SITE AREA | |
| Acres | 4.6 |
| Hectares | 1.9 |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 7 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 24.8 m – 33.0 m |
| Range of lot areas (square metres) | 1,858 m ² – 3,102 m ² |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 3.7 uph / 1.5 upa |
| Lots/Hectare & Lots/Acre (Net) | 5.0 uph / 1.9 upa |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 25% |
| Estimated Road, Lane & Driveway Coverage | 30% |
| Total Site Coverage | 55% |
| Required | |
| PARKLAND | |
| 5% money in lieu | YES |
| 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 | YES – Lot Width, Setback |

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PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

| | | | | | |
|--|-------|--------------------------|----------|--------|-----------------------|
| CLIENT: | | PROJECT: 5495 128 STREET | | | |
| DRAWING TITLE: RESIDENTIAL SUBDIVISION | | | | | |
| PROJECT No: | 16043 | DATE: | MAR 2017 | LEGAL: | |
| | | | SCALE: | 1:1000 | MUNICIPAL PROJECT No: |
| PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES | | | | | |

Hub Engineering Inc.
Engineering and Development Consultants



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

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

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

DATE: **April 19, 2017** PROJECT FILE: **7816-0330-00**

RE: **Engineering Requirements
Location: 5495 - 128 Street**

SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.50 m of road allowance on 55 Avenue to achieve a 15.50 m limited local road;
- Dedicate a 3.0-metre x 3.0-metre corner cut at 127 Street and 55 Avenue;
- Dedicate 8.00 m for walkway along 55 Avenue alignment to 128 Street;
- Dedicate 7.25 m of road allowance on 127 Street to achieve a 15.50 m limited local road;
- Dedicate necessary road allowance for completion of the cul-de-sac bulb at the south end of 127 Street;
- Dedicate necessary road allowance on 54A Avenue to achieve a 15.50 m limited local road;
- Register a 0.50m Statutory right-of-way (SRW) for sidewalk maintenance on the south side of 54A Avenue; and
- Register a 0.50m SRW along 55 Avenue and 127 Street for inspection chamber and sidewalk maintenance.

Works and Services

- construct 55 Avenue to the limited local road standard;
- construct 127 Street to the limited local road standard;
- construct proposed walkway to complete the Greenway connection;
- construct 128 Street to the through local road standard;
- construct 54A Avenue to the limited local road standard
- construct storm main along frontage roads as required to service the road drainage and proposed lots;
- construct water and sanitary mains along frontage roads as required to service the proposed lots;
- extend water main along 55 Avenue alignment to 128 Street; and
- construct additional sanitary sewer as required to provide servicing to lot 7 from a fronting sewer.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

M51

NOTE: Detailed Land Development Engineering Review available on file

Table 4. Tree Preservation Summary

| TREE PRESERVATION SUMMARY | |
|---|---|
| Surrey Project No: | |
| Address: | 5495 128 th Street Surrey, BC |
| Registered Arborist: | Andrew Connell B.Sc. ISA Certified Arborist (PN6991A) ISA Qualified Tree Risk Assessor (TRAQ) BC Parks Wildlife and Danger Tree Assessor Certified Landscape Technician |
| 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) | 207 |
| Protected Trees to be Removed | 183 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 24 |
| Total Replacement Trees Required: | |
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>157</u> X one (1) = 157 | 209 |
| - All other Trees Requiring 2 to 1 Replacement Ratio 26 X two (2) = 52 | |
| Replacement Trees Proposed | 27 |
| Replacement Trees in Deficit | 182 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | |
| Off-Site Trees | Number of Trees |
| Protected Off-Site Trees to be Removed | |
| Total Replacement Trees Required: | |
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> </u> X one (1) = 0 | 0 |
| - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0 | |
| Replacement Trees Proposed | |
| Replacement Trees in Deficit | 0 |

Summary prepared and
submitted by:



Arborist

March 10, 2017

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0330-00

Issued To: 1074664 B.C. LTD.

(the "Owner")

Address of Owner: 12381 – 66 Avenue
Surrey, BC V3W 2A3

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: 013-037-579
Lot 1 District Lot 51 New Westminster District Plan 80448

5495 – 128 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 has been issued, as follows:

Parcel Identifier:

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

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

- (a) In Section F. of Part 14 "Half-Acre Residential Zone (RH)" the minimum side yard flanking street setback is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for Lot 7; and

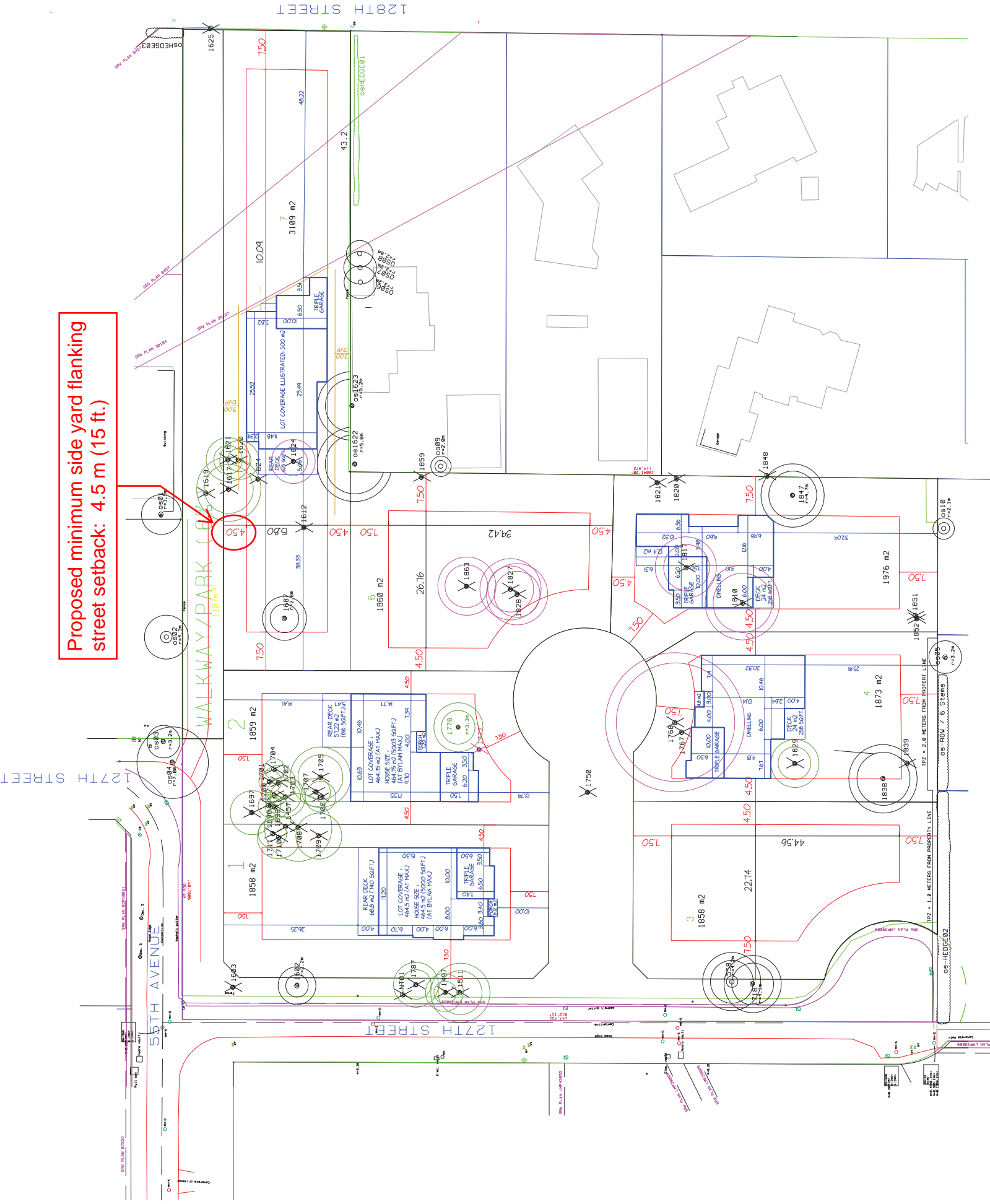
- (b) In Section K.3. of Part 14 "Half-Acre Residential Zone (RH)" the minimum lot width is reduced from 30 metres (100 ft.) to 24.8 metres (81 ft.) for Lot 7.
5. The siting of buildings and structures shall be in accordance with the drawing numbered 7916-0330-00 (A) (the "Drawing"), which is attached hereto and forms part of this development variance permit.
 6. 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.
 7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 8. 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.
 9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 10. This development variance permit is not a building permit.

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

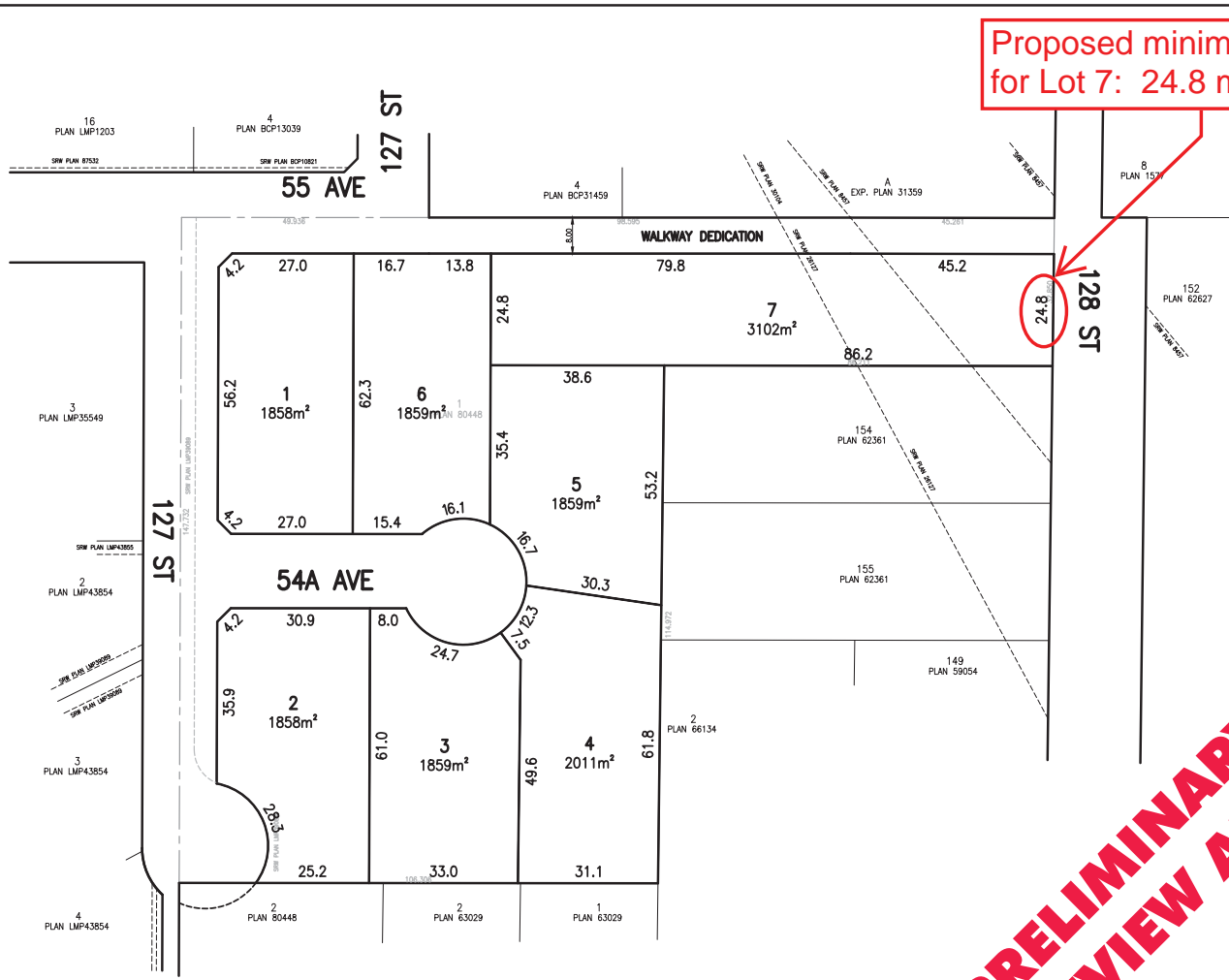
Mayor – Linda Hepner

City Clerk – Jane Sullivan

Proposed minimum side yard flanking street setback: 4.5 m (15 ft.)



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 Engineering and Development Consultants
 Member
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

SCHEDULE A