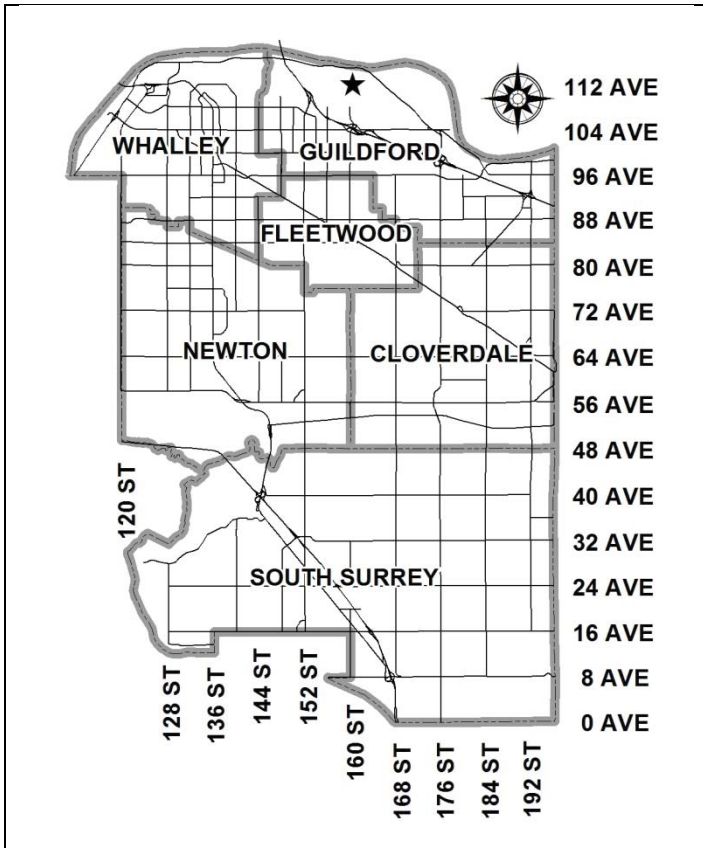


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0358-00

Planning Report Date: February 20, 2017



PROPOSAL:

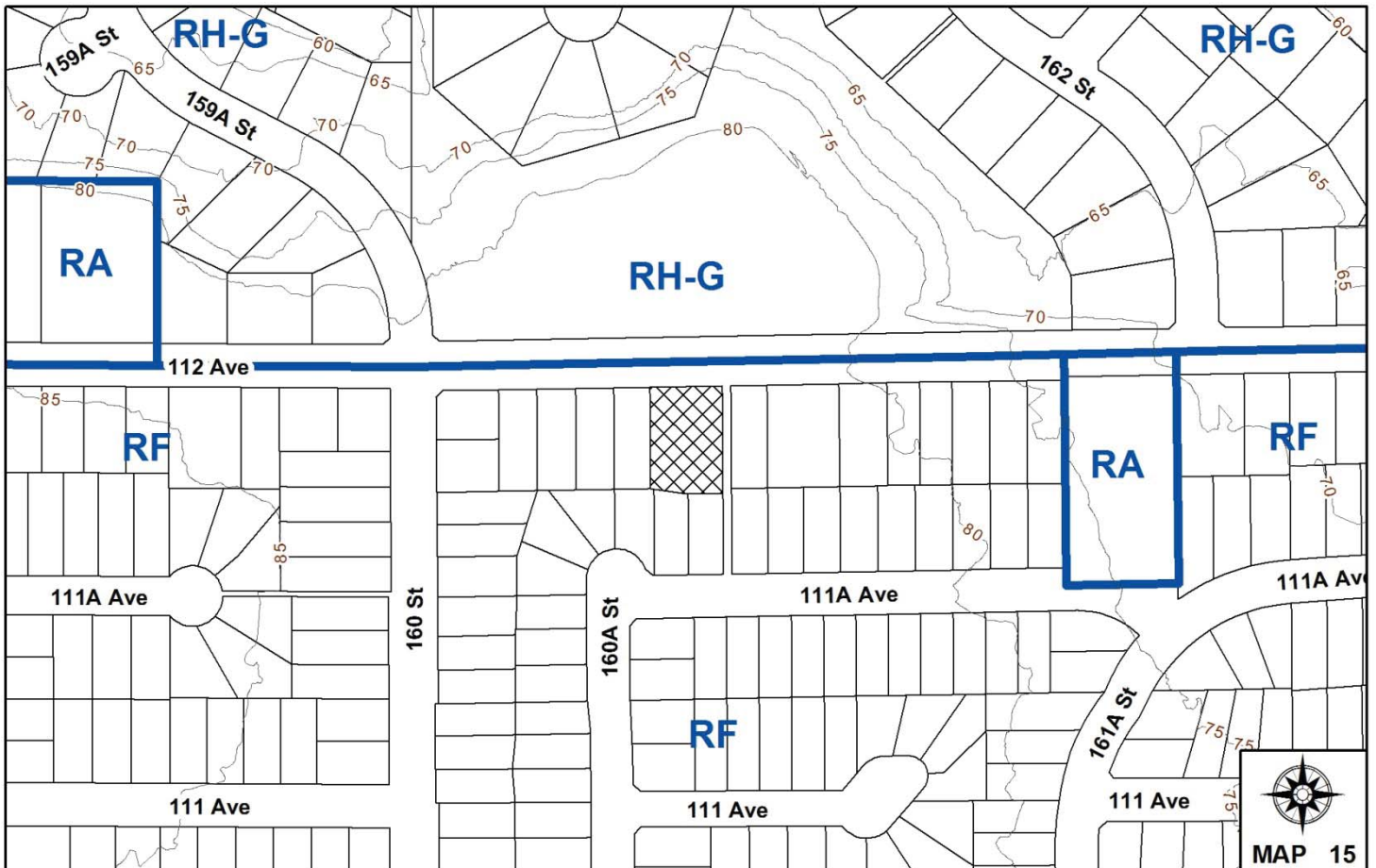
- **Development Variance Permit**
 to permit subdivision into two (2) single family lots and retain the existing house on proposed Lot 2.

LOCATION: 16070 - 112 Avenue

OWNER: Bernice Quintal

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to the RF Zone, to reduce the minimum west side yard setback from 1.8 metres (6 ft.) to 1.2 metres (4 ft.), in order to retain the existing single family dwelling on proposed Lot 2.

RATIONALE OF RECOMMENDATION

- The proposed subdivision creates lots that are similar in size to existing RF-zoned lots in the neighbourhood and completes the streetscape along the south side of 112 Avenue in this portion of Fraser Heights.
- The existing house to be retained on proposed Lot 2 is in good condition and will conform with the maximum lot coverage and floor area ratio (FAR) of the RF Zone, after completion of the subdivision.
- The applicant has demonstrated community support for the proposal.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0358-00 (Appendix IV), to reduce the minimum west yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the existing single family dwelling on proposed Lot 2, to proceed to Public Notification.

REFERRALS

Engineering: The Engineering Department has no objection to the variance.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on eastern portion of the lot, which is to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 112 Avenue):	City-owned park (Fraser View Park)	Suburban	RH-G
East (Across walkway):	Vacant single family lot created in 2004	Urban	RF
South:	Single family dwellings	Urban	RF
West:	Single family dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 0.1645-hectare (0.4-acre) subject property is located at 16070 – 112 Avenue in Fraser Heights.
- The subject property is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)" under Surrey Zoning By-law, 1993, No. 12000, as amended.
- The lot was created in September 2004 as part of a rezoning and 5-lot subdivision under Development Application No. 7903-0347-00.
- At the time of subdivision the subject property was retained as an oversized remainder lot with future subdivision potential and a Development Variance Permit (DVP) was issued to reduce the minimum east side yard setback from 1.8 metres (6 ft.) to 1.08 metres (3.5 ft.) in order to retain the existing house.

- The applicant proposes to subdivide the subject site into two (2) single family lots fronting 112 Avenue. A Development Variance Permit (DVP) on proposed Lot 2 is required to reduce the minimum side yard (west) setback in order to retain the existing house.
- Proposed Lots 1 and 2 are 744.8 square metres (8,017 sq.ft.) and 901.4 square metres (9,703 sq.ft.) in size, respectively, and exceed both the minimum 560-square metre (6,000 square foot) area requirement and 28-metre (90 ft.) depth requirement of the RF Zone.
- The subject property is within an established neighbourhood area. City Infill Policy No. O-30 requires that the proposed lots reflect the average lot width of adjacent lots or be a minimum of 16.5 metres (54 ft.) wide. The lot width of proposed Lots 1 and 2 are 15.4 metres (50.5 ft.) and 18.05 metres (59.25 ft.) respectively. The existing lots along 112 Avenue between 160 Street and the public walkway adjacent to the subject property range in width from 16.68 metres (55 ft.) to 17.93 metres (59 ft.). There are no residential properties on the north side of 112 Avenue which is a City-owned park (Fraser View Park).
- The applicant has indicated that undertaking a partial demolition of the existing house in order to obtain two equal width lots would be prohibitively expensive as both a washroom and laundry room are located within that portion of the home. Furthermore, substantial demolition would result in complete removal of the existing, attached carport and the loss of all covered off-street parking spaces on the lot.
- The applicant has undertaken a neighbourhood survey of property owners to the west of the subject property and has obtained unanimous consent for both the proposed subdivision and the Development Variance Permit (DVP).

TREES

- Nick McMahon, ISA Certified Arborist of ArborTech Consulting 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			
Flowering Cherry	2	1	1
Japanese Maple	2	0	2
Purpleleaf Plum	1	0	1
Coniferous Trees			
Grand Fir	1	0	1
Western Hemlock	1	0	1
Western Red Cedar	7	5	2
Total (excluding Alder and Cottonwood Trees)	14	6	8
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	

Total Retained and Replacement Trees	12
Contribution to the Green City Fund	\$3200.00

- The Arborist Assessment states that there are a total of 14 protected trees on the site. There are no Alder or Cottonwood trees. It was determined that 8 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 12 replacement trees on the site. Since only 4 replacement trees can be accommodated on the site (based on 1 replacement tree on proposed Lot 1 and 3 replacement trees on proposed Lot 2), the deficit of 8 replacement trees will require a cash-in-lieu payment of \$3,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 8 trees are proposed to be retained or replaced on the site with a contribution of \$3,200 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum west side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for the existing single family dwelling on proposed Lot 2.

Applicant's Reasons:

- The proposed setback relaxation will allow for the retention of the existing house, with some modifications, on proposed Lot 2.

Staff Comments:

- The existing house is in good condition and will conform to the RF Zone in regards to both maximum lot coverage and floor area ratio (FAR) after completion of the proposed subdivision.
- Prior to final subdivision approval the applicant will be required to obtain a Partial Demolition Permit from the Building Division for those portions of the existing attached carport that project over the proposed lot line. One (1) covered off-street parking space will remain for use by the applicant with further spaces provided along the future driveway.

- Prior to approval of the subdivision plan by the Approving Officer, in addition to approval of the DVP, partial demolition of the carport will be required to be satisfactorily addressed and a qualified professional will be required to confirm that the house conforms to the BC Building Code with respect to limiting distance.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owner, Action Summary and Subdivision Data Sheet
Appendix II.	Proposed Subdivision Layout
Appendix III.	Tree Preservation Summary and Tree Plans
Appendix IV.	Development Variance Permit No. 7916-0358-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CRL/da

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Bernice Quintal

 Address: 16070 - 112 Avenue
 Surrey, BC V4N 1R3

2. Properties involved in the Application
 - (a) Civic Address: 16070 - 112 Avenue

 - (b) Civic Address: 16070 - 112 Avenue
 Owner: Bernice Quintal
 PID: 026-037-203
 Lot 2 Section 14 Block 5 North Range 1 West New Westminster District Plan BCP13144

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7916-0358-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

SUBDIVISION DATA SHEET

Existing Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.4064
Hectares	0.1645
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	15.4 and 18.05 metres
Range of lot areas (square metres)	744.8 and 901.4 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.9 lots/ac.
Lots/Hectare & Lots/Acre (Net)	12.15 lots/ha.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES (Existing)
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Side Yard Setback	YES
Others	NO

TOPOGRAPHIC PLAN OF LOT 2, SECTION 14, BLOCK 5 NORTH, RANGE 1 WEST, NWD, PLAN BCP13144

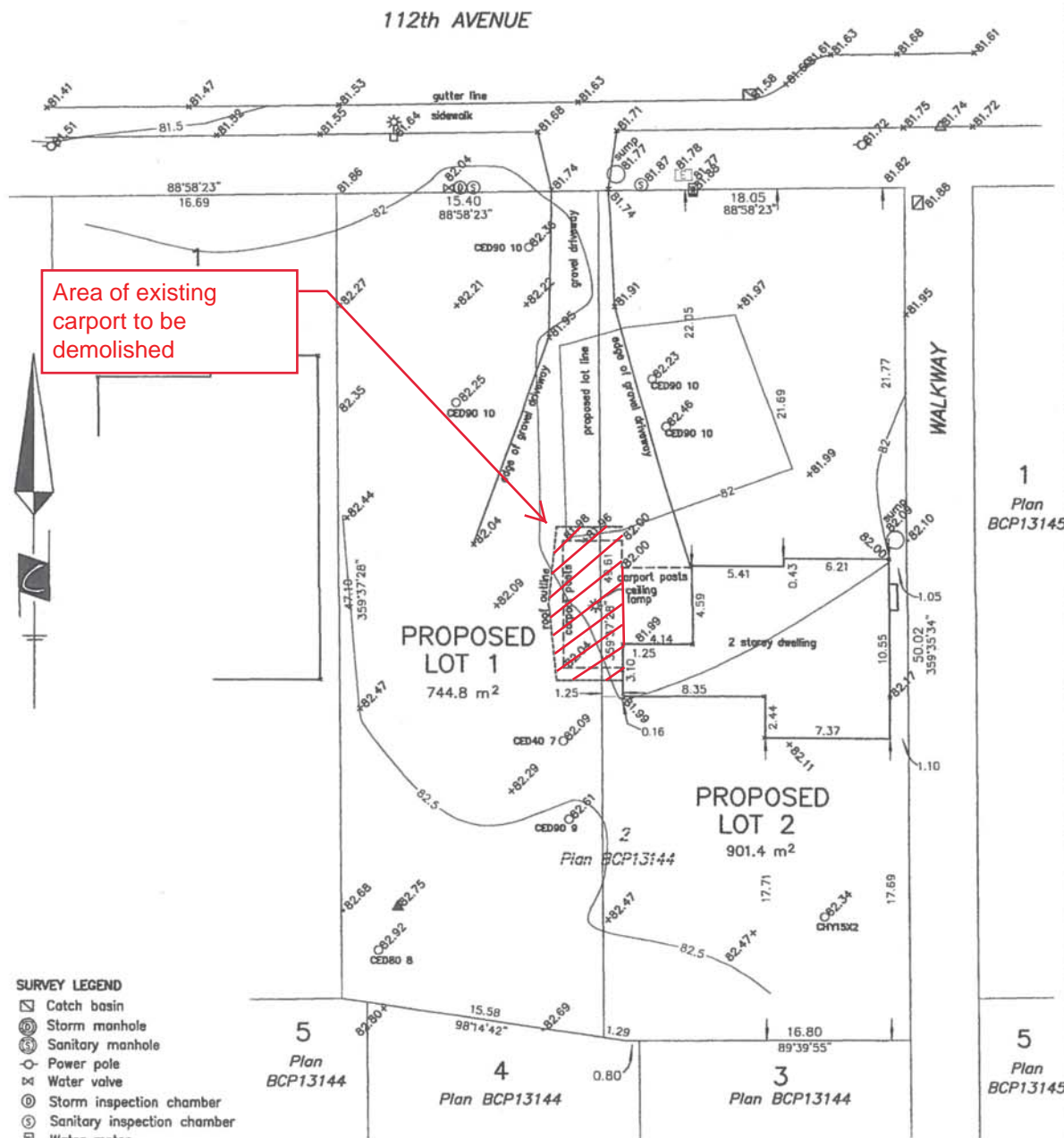
CIVIC ADDRESS: 16070 - 112th Avenue, Surrey, B.C.



SCALE - 1 : 250
All distances are in metres

NOTES:

- 1) Elevations are in metres and are geodetic.
- 2) Elevations are derived from Control Monument no. 92H0840 located in the south east corner of 112th Ave & 160th St Elevation = 80.943 metres
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.
- 4) Prior to any construction, underground services are to be confirmed by the City of Surrey Engineering Dept.
- 5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any information taken from digital data shall be confirmed by information shown on the hard copy of this plan.
- 6) Property lines according to field survey.



SURVEY LEGEND

- ☒ Catch basin
 - ⊕ Storm manhole
 - ⊕ Sanitary manhole
 - ⊖ Power pole
 - ⊕ Water valve
 - ⊕ Storm inspection chamber
 - ⊕ Sanitary inspection chamber
 - ⊕ Water meter
 - ⊕ Fire hydrant
- ced90 10 ⊕ 90cm ⌀ cedar tree with 10 metre dripline
CHY15X2 ⊕ Cherry tree with 2 stems 15cm in ⌀

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 21st day of July, 2016.

Kenneth W. Schuurman B.C.L.S. (800)

TREE PRESERVATION SUMMARY

Surrey Project No.: 7916 0358 00
 Project Address: 16070 112 Street, Surrey, BC
 Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	14
Bylaw Protected Trees to be Removed	6
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	8
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 6 times 2 = 12	
TOTAL:	12
Replacement Trees Proposed	4
Replacement Trees in Deficit	8
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

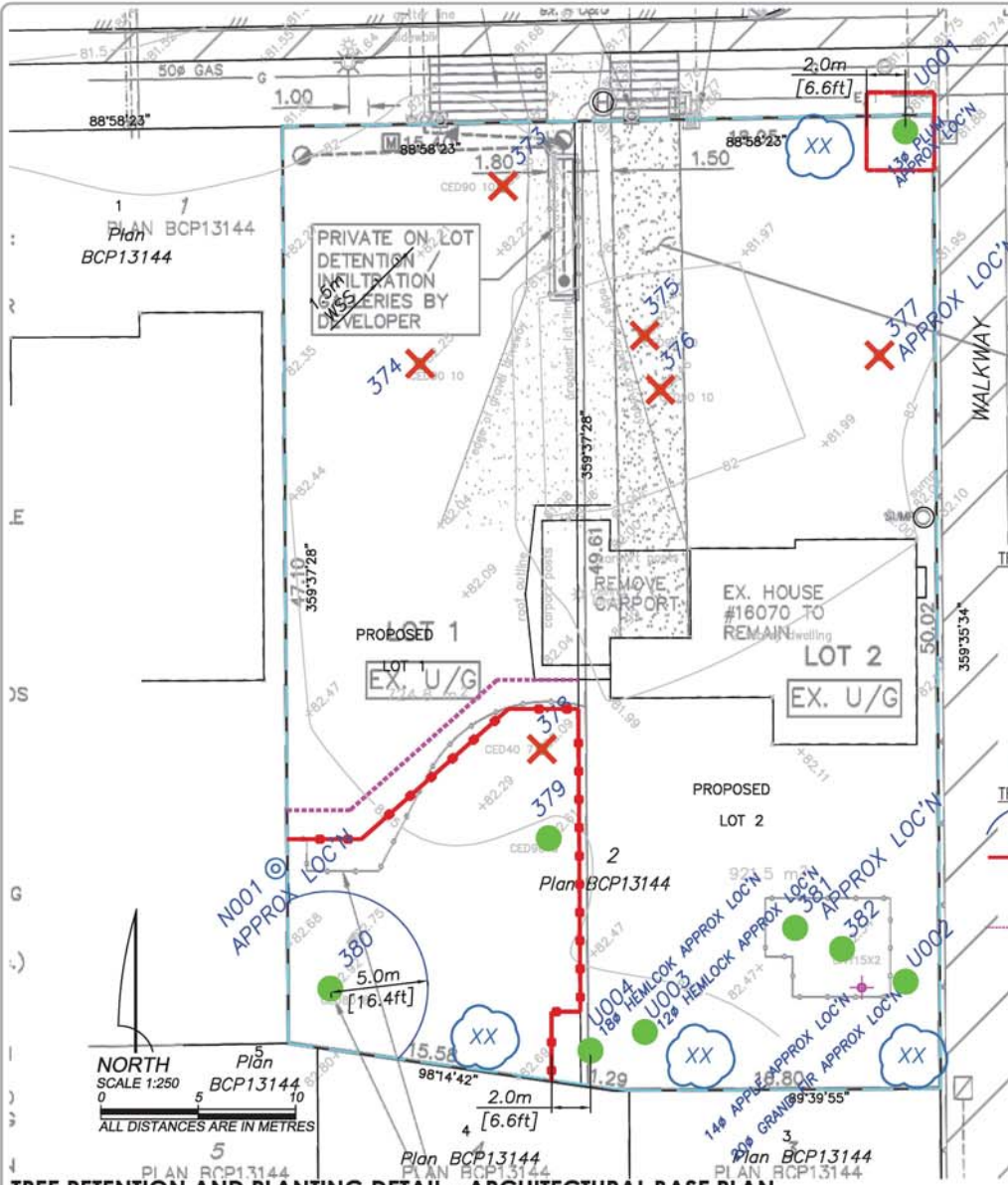
N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:



Nick McMahon, Consulting Arborist Dated: January 27, 2017

Direct: 604 812 2986
 Email: nick@aclgroup.ca



TREE PLANTING GUIDELINES:

- CONCEPTUAL DESIGN:** This drawing represents conceptual schematic of replacement tree planting recommendations. Species and actual stiling must conform to the municipal standards. New trees should be planted at least 2.0 m from any property line and at least 3.0 m from any roads, lanes, catch basins, lawn drains and other infrastructure, and at a minimum setbacks from buildings as follows: 4.0 m for small category, 6.0 m for medium category and 8.0 m for large category trees.
- SITE PREPARATION:** On disturbed sites or construction sites the sub-soil and planting soils in proximity to the planting sites may be damaged such that the soils are overly compacted, poorly drained, and/or of inferior composition from the site preparation and construction activities. In those cases, sub-soil renovation and amendment, and/or re-placement of existing soil with suitable growing medium to at least 600mm depth within a suitable radius of the planting site for each tree will be required.
- STANDARDS:** Replacement trees are to conform to Current BC Landscape Standards as published and updated from time to time by BCSPA/BCINA in regards to specifications for quality, selection, site preparation, handling, planting methods, staking and establishment maintenance.
- ALTERNATES:** The species choices are for consideration only. If alternate species are desired by the owner, the species must conform to the municipal standards, and should conform to a comparable size and form of the tree species that suits the available space in that location (i.e. small, medium or large at maturity and/or columnar, pyramidal or normal (wide) spreading crown).
- LANDSCAPE SURFACE FINISHING:** The planting site surrounding the base of planted trees is ideally finished as a planting bed with shrubs and/or herbaceous ground cover (i.e. not grass lawn) to complement the trees. If trees are planted within a lawn area, the grass should be excluded from a mulch circle of at least 1.0 m radius around each tree trunk and finished with a 75 cm depth (3 inch) depth of 15 mm minus (1/2 inch minus) composted bark mulch. Hand weeding is favoured over string trimmers and mowers due to the potential for those mechanical devices to damage the trunk and roots of the new tree.
- WATERING:** Most tree species and most landscape conditions will not require permanent irrigation after establishment. However, interim watering of the root balls will be required for at least one growing season after planting. This should be completed by hand watering (from an on-site hose bib) or by: truck delivery, watering bag device, or a temporary interim irrigation system. The watering schedule should be adapted to suit the weather conditions as they change, and in response to monitoring the root ball soil hydrology. On a conceptual basis, we recommend watering intervals as follows:
 - Immediately after planting: Day of and then 3 days later
 - February 1 to March 15: Every two weeks
 - March 16 to June 30: Once per week (may reduce to once every 2 weeks in sustained heavy rainfall conditions)
 - July 1 to Aug 30: Once per week (may increase to twice per week in drought conditions)
 - Sep 1 to Sep 30: Every two weeks
 Based on the above, we normally expect approximately 30 to 35 watering events to be required during an average growing season.
- STAKING:** Stakes are to be installed as per BC Landscape Standards and/or as directed by the project arborist. All stakes and related hardware must be removed after a one year establishment period, unless otherwise required for a longer term or as directed by the project arborist.
- MAINTENANCE:** Maintenance during the establishment period, and all future tree maintenance for the life of the tree, should include a review of structural pruning requirements within the first five years. The trees should not be topped or headed back in any pruning event. All pruning cuts should be made to proper arboricultural standards. It is recommended that any assessment or treatment of trees be undertaken by a Tree Service Contractor employing qualified ISA Certified Arborists with compliance to ANSI A300 Pruning Standards.

TREE MANAGEMENT IN PROJECT:

- denotes **RETENTION** tree (protection measures required).
- X denotes **REMOVAL** tree (permit may be required).
- ⊕ denotes **HIGH RISK REMOVAL** tree (permit may be required).
- ⊙ denotes **OFF-SITE** tree (see report for treatment).
- + denotes **NON-BYLAW** undersize tree (as measured by arborist).
- XX denotes **REPLACEMENT TREE** proposed (conceptual location - see plant list for details).

TREE PROTECTION SPECIFICATIONS:

- denotes **CROWN PROTECTION ZONE - CPZ** (dripline extents)
- denotes **TREE ROOT PROTECTION ZONE - RPZ** alignment for **BARRIERS**. Street tree protection to 0.6m from curb, 0.3m from sidewalk and to dripline extents.
- denotes **WORKING SPACE SETBACK (WSS)** 1.5m offset from RPZ or as specified by project arborist for **MANAGED WORK ACTIVITIES** with Project Arborist coordination and supervision.

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.
Current arboricultural best management practices and BCSPA/BCINA standards apply to: quality, root ball, health form, handling, planting, guying/staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
BROADLEAF - SMALL TO MEDIUM SCALE:				
ACA	5cm C		Acer campestre	Field maple
AG	5cm C		Acer ginnatum	Paperbark maple
ARB	5cm C		Acer rubrum 'Bowhall'	Bowhall maple
ARRS	5cm C		Acer rubrum 'Red Sunset'	Red Sunset maple
DI	5cm C		Davidia involucreta	Dove tree
FSD	5cm C		Fagus sylvatica 'Dawyck'	Dawyck beech
FSP	5cm C		Fagus sylvatica 'Prinkula'	Weeping European beech
MSD	3.5m H		Magnolia soulangeana	Sweet magnolia
SP	5cm C		Stewartia pseudocamellia	Japanese stewartia
AP	5cm C		Acer palmatum	Japanese maple
AU	5cm C		Arbutus unedo	Strawberry tree
CC	3.5m H		Cercis canadensis	Redbud
MGB	5cm C		Magnolia grandiflora	Southern magnolia (evergreen)
MST	5cm C		Magnolia stellata	Star magnolia
PSAR	5cm C		Prunus sargentii 'Yancho'	Sargent cherry
PY	5cm C		Prunus x yedoensis	Yoshino cherry
SJ	5cm C		Syrax japonicus	Japanese snowbell
EVERGREEN - SMALL SCALE:				
APC	3.5m H		Abies procera 'Glaucia'	Noble fir
PO	3.5m H		Picea omorica	Serbian spruce

TREE RETENTION AND PLANTING DETAIL - ARCHITECTURAL BASE PLAN

acigroup.ca

ARBORTECH
ACL GROUP CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484

1	JAN 20, 2017	UPDATED SITE PLAN
0	OCT 24, 2016	INITIAL SUBMISSION
REV #	DATE	COMMENTS

TREE MANAGEMENT DRAWING

PROJECT: **PROPOSED 2-LOT SUBDIVISION**

ADDRESS: **16070 112 STREET, SURREY**

CLIENT: **BERNICE QUINTAL**

ACL FILE: **16254** SHEET: **2 OF 2**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0358-00

Issued To: BERNICE QUINTAL

("the Owner")

Address of Owner: 16070 - 112 Avenue
Surrey, BC V4N 1R3

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: 026-037-203

Lot 2 Section 14 Block 5 North Range 1 West New Westminster District Plan BCP13144

16070 - 112 Avenue

(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 F Yards and Setbacks of Part 16 Single Family Residential Zone (RF) the minimum side yard (west) setback for the existing single family dwelling on proposed Lot 2 is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).

5. This development variance permit applies to only the that portion of the buildings on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 – Linda Hepner

City Clerk – Jane Sullivan

TOPOGRAPHIC PLAN OF LOT 2, SECTION 14, BLOCK 5 NORTH, RANGE 1 WEST, NWD, PLAN BCP13144

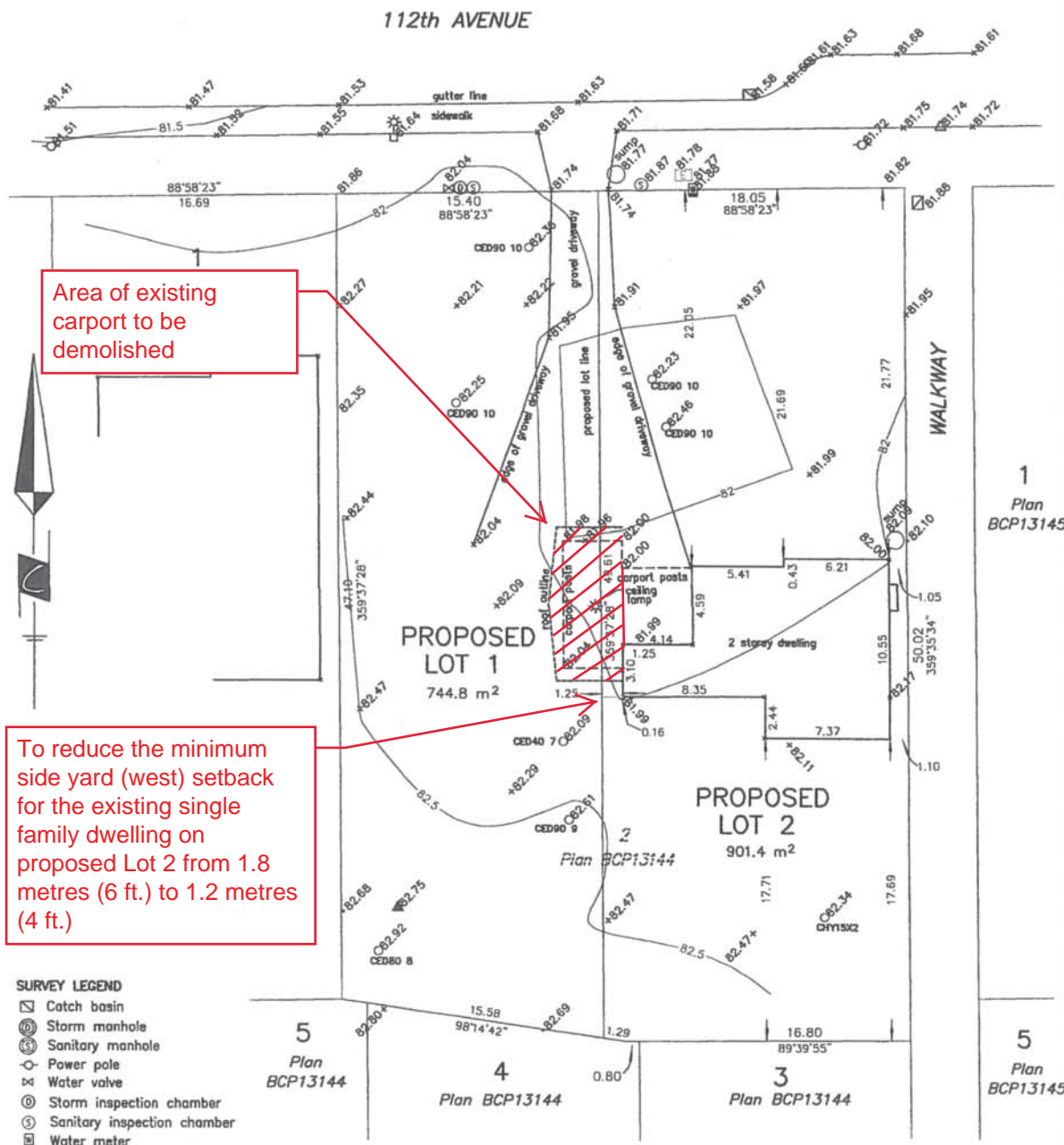
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- 6) Property lines according to field survey.



Area of existing carport to be demolished

To reduce the minimum side yard (west) setback for the existing single family dwelling on proposed Lot 2 from 1.8 metres (6 ft.) to 1.2 metres (4 ft.)

SURVEY LEGEND

- ☒ Catch basin
- ⊙ Storm manhole
- ⊙ Sanitary manhole
- ⊙ Power pole
- ⊙ Water valve
- ⊙ Storm inspection chamber
- ⊙ Sanitary inspection chamber
- ⊙ Water meter
- ⊙ Fire hydrant

ced90 10 ⊙ 90cm ⌀ cedar tree with 10 metre dripline
cm5x2 ⊙ Cherry tree with 2 stems 15cm in ⌀

Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
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Phone: 604-597-3777
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This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 21st day of July, 2016.

Kenneth W. Schuurman B.C.L.S. (800)