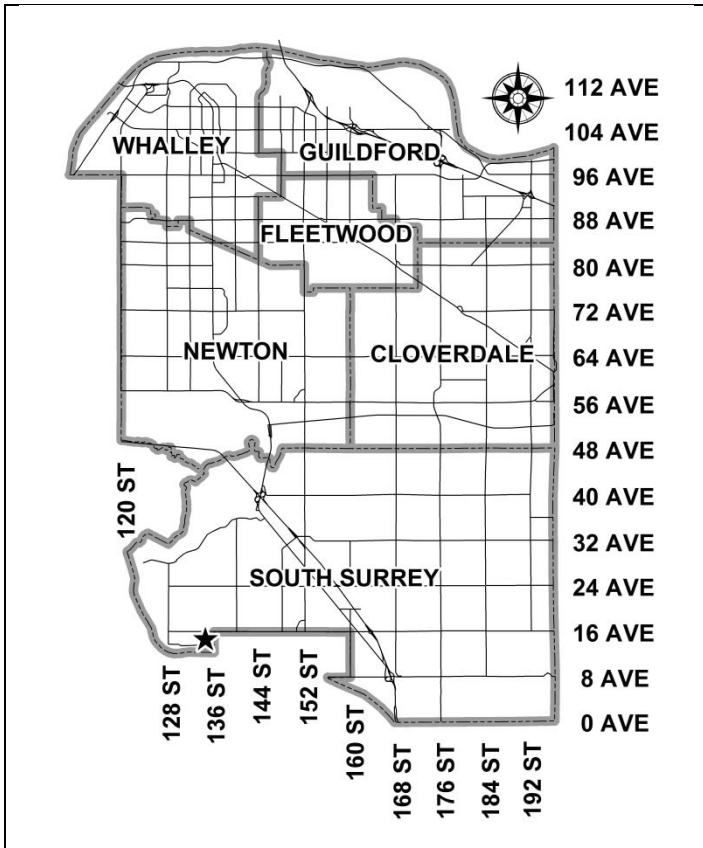


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0514-00

Planning Report Date: July 24, 2017



PROPOSAL:

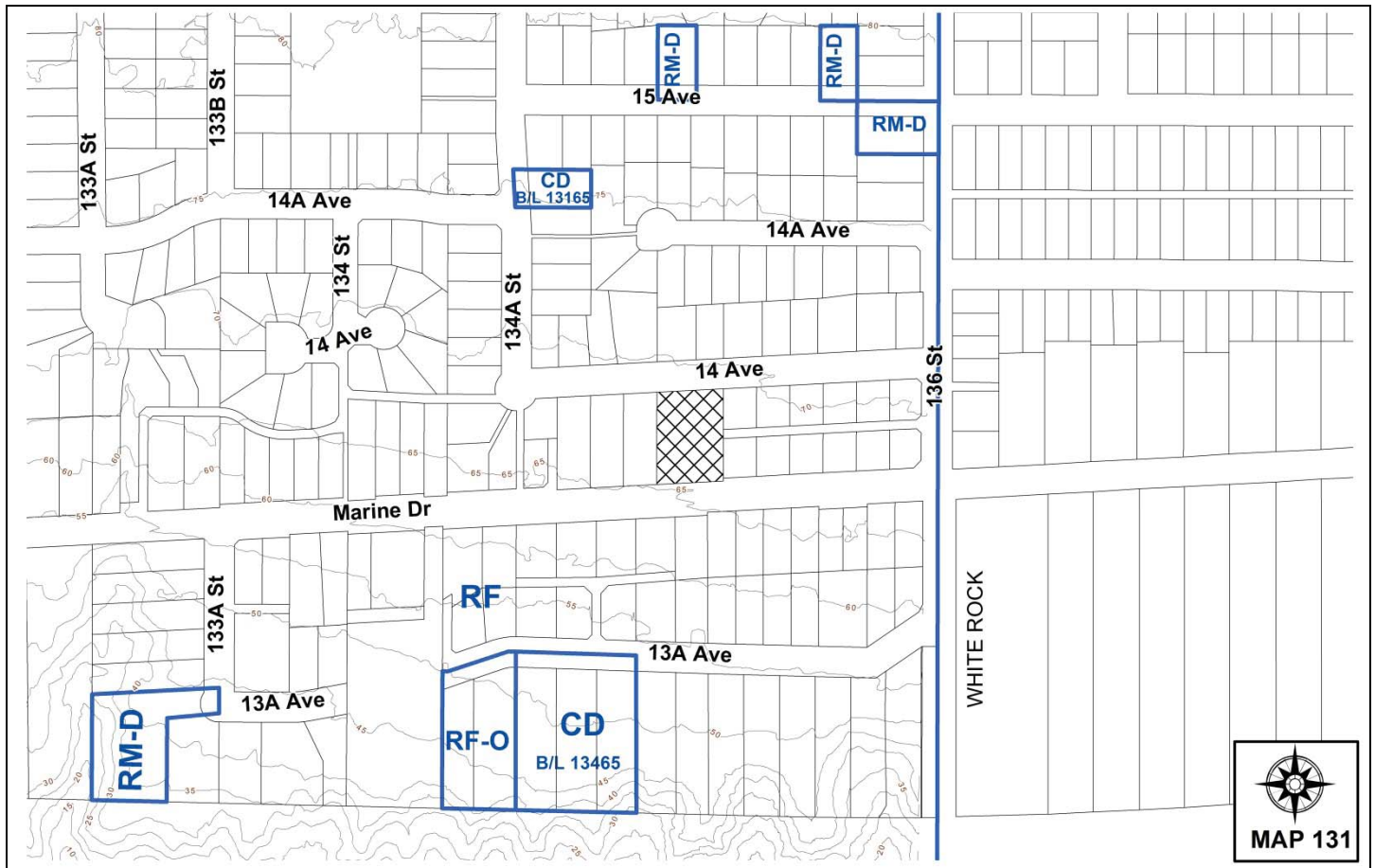
- **Development Variance Permit** to reduce the minimum lot depth to facilitate a proposed four lot subdivision.

LOCATION: 13517 - Marine Drive

OWNER: 1062111 B.C. Ltd.

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 proposing to reduce the minimum lot depth of the "Single Family Residential Zone (RF)" from 28 metres (92 ft.) to 26 metres (85 ft.) on Lots 1 and 3 and from 28 metres (92 ft.) to 26.9 metres (88 ft.) on Lots 2 and 4.

RATIONALE OF RECOMMENDATION

- The proposed subdivision is consistent with the subdivision pattern established for properties located to the east.
- The depth of the parent lot is insufficient to achieve the proposed subdivision, while dedicating a rear lane and achieving the necessary road widening on Marine Drive. The existing RF lots to the east previously received Council approval for similar lot depth variances (Development Application Nos. 7907-0344-00, 7903-0223-00, 7902-0388-00, 7995-0229-00, 7994-0247-00, and 7906-0033-00).

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7916-0514-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26 metres (85 ft.) for proposed Lots 1 and 3; and
- (b) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26.9 metres (88 ft.) for proposed Lots 2 and 4.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North, South, East, and West:	Single family residential	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background and Current Proposal

- The subject site, located at 13517 - Marine Drive, is designated "Urban" in the Official Community Plan (OCP) and is zoned "Single Family Residential Zone (RF)".
- The applicant proposes to subdivide the property into four lots. The existing east-west lane is proposed to be extended to provide rear lane access for proposed Lots 1 and 3, which will front Marine Drive, which is an arterial road.
- Each of the proposed lots would meet the minimum area and width requirements of the RF Zone, which are 560 square metres (6,000 sq. ft.) and 15 metres (50 ft.) respectively. Given the property dimensions of the parent lot and the road dedication requirements the proposed lots would not meet the minimum lot depth required under the Zoning By-law.

- The RF Zone requires a minimum lot depth of 28 metres (92 ft.), whereas the applicant is proposing to reduce the minimum lot depth of proposed Lots 1 and 3 to 26 metres (85 ft.) and proposed Lots 2 and 4 to 26.9 metres (88 ft.).
- The six properties directly to the east of the subject site have previously been subdivided to nearly identical dimensions creating 12 single family lots with rear lane access (Development Application Nos. 7907-0344-00, 7903-0223-00, 7902-0388-00, 7995-0229-00, 7994-0247-00, and 7906-0033-00).
- The proposed subdivision is consistent with these previous applications, including the continuation of the lane. As the existing lane exceeds the maximum length of 100 metres (300 ft.), the applicant will be required to register a statutory right-of-way for a temporary turnaround facility on proposed Lot 1.
- The existing three properties to the west of the subject site may achieve similar sized parcels with the continuation of the lane, which may eventually connect to the existing north-south lane outlet to Marine Drive (adjacent to 13461 Marine Drive).

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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Bigleaf Maple	1	1	0
English Walnut	2	2	0
Japanese Maple	1	1	0
Holly	1	1	0
Katsura	3	3	0
Magnolia	1	0	1
Paper Birch	1	1	0
Coniferous Trees			
Douglas Fir	1	1	0
False Cypress	1	1	0
Grand Fir	3	3	0
Jeffrey Pine	2	2	0
Norway Spruce	1	1	0
Ponderosa Pine	1	1	0
Shorepine	1	1	0
Western Hemlock	1	1	0
Western Larch	2	2	0
Western Red Cedar	5	5	0

Tree Species	Existing	Remove	Retain
Total (excluding Alder and Cottonwood Trees)	30	29	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		12	
Total Retained and Replacement Trees			
		13	
Contribution to the Green City Fund			
		\$18,400	

- The Arborist Assessment states that there are a total of 30 protected trees on the site. It was determined that one (1) tree 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.
- Many of the trees proposed to be removed have low retention as they are in poor condition and others are not in a suitable location for retention (i.e. are within the future building envelope, side yard, or lane, or will be negatively impacted road and retaining wall construction or the installation of services).
- 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 58 replacement trees on the site. Since only 12 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 46 replacement trees will require a cash-in-lieu payment of \$18,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 13 trees are proposed to be retained or replaced on the site with a contribution of \$18,400 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26 metres (85 ft.) for proposed Lots 1 and 3 and from 28 metres (92 ft.) to 26.9 metres (88 ft.) for proposed Lots 2 and 4.

Applicant's Reasons:

- To create four (4) RF lots consistent with the development pattern to the east.

Staff Comments:

- The applicant is required to dedicate 1.942 metres (6.5 ft.) of road allowance along Marine Drive and 6 metres (19.5 ft.) in the middle of the site to facilitate the extension of the rear lane.
- With the road and lane dedication, the proposed lots do not meet the minimum depth of 28 metres (92 ft.) required under the RF Zone. The same situation existed for the six properties to the east, all of which previously received Council approval to reduce the lot depth to facilitate subdivision.
- The proposed lots meet the minimum lot width and area required under the Zoning By-law.
- The proposed variance will allow the applicant to follow the development pattern established on the remainder of the block to the east. The remaining three properties on the block to the west would have potential to follow a similar development pattern in the future.

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.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV.	Development Variance Permit No. 7916-0514-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/da

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.66 ac
Hectares	0.27 ha
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	22 m (72 ft.)
Range of lot areas (square metres)	570 m ² – 591 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.9 uph / 6.0 upa
Lots/Hectare & Lots/Acre (Net)	17.2 uph / 7.0 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	39%
Estimated Road, Lane & Driveway Coverage	27%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
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 (Lot Depth)	YES

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

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

DATE: **July 14, 2017** PROJECT FILE: **7816-0514-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 13517 Marine Drive**

SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942-metres along Marine Drive for the ultimate 24.0-metre Arterial Road Standard;
- Dedicate as road (without compensation) gazetted road for the northerly 10.058-metres of Marine Drive on a road dedication or Section 115 Land Title Act Gazette Dedication;
- Dedicate 6.0-metres for the east/west lane;
- Provide 0.50-metre Statutory Right-of-Way (SRW) along the Marine Drive and 14 Avenue frontages;
- Provide a SRW on lot 1 for a temporary turnaround; and
- Provide a 5.0-metre SRW for temporary storm main proposed on lot 1.

Works and Services

- Construct south half of 14 Avenue to the Through Local Road Standard;
- Construct a 6.0-metre east/west lane;
- Construct storm main to service the lane;
- Construct temporary turnaround on lot 1;
- Construct paired concrete driveway letdowns to lots 2 and 4 along 14 Avenue;
- Provide water, storm, and sanitary service connection to each lots; and
- Provide on-site mitigation features to meet the requirements of the Ocean Bluff Chantrell Creek ISMP.

A Servicing Agreement is required prior to Subdivision.

DEVELOPMENT VARIANCE PERMIT

The Engineering Department has no comments or concerns regarding the proposed DVP.



Rémi Dubé, P.Eng.
Development Services Manager
A3H

NOTE: Detailed Land Development Engineering Review available on file

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	16-0514
Address:	13517 Marine Drive 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)	30
Protected Trees to be Removed	29
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0	58
- All other Trees Requiring 2 to 1 Replacement Ratio 29 X two (2) = 58	
Replacement Trees Proposed	12
Replacement Trees in Deficit	46
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	6
- All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6	
Replacement Trees Proposed	0
Replacement Trees in Deficit	6

Summary prepared and
submitted by:

Arborist

March 17, 2017

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0514-00

Issued To: 1062111 B.C. LTD.

(the "Owner")

Address of Owner: 7565 - 132 Street, Suite 204
Surrey, BC V3W 1K5

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: 011-358-815
 Lot 4 Section 8 Township 1 New Westminster District Plan 8337
 13517 - Marine Drive

(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 titles have been issued, as follows:

Parcel Identifier:

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

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

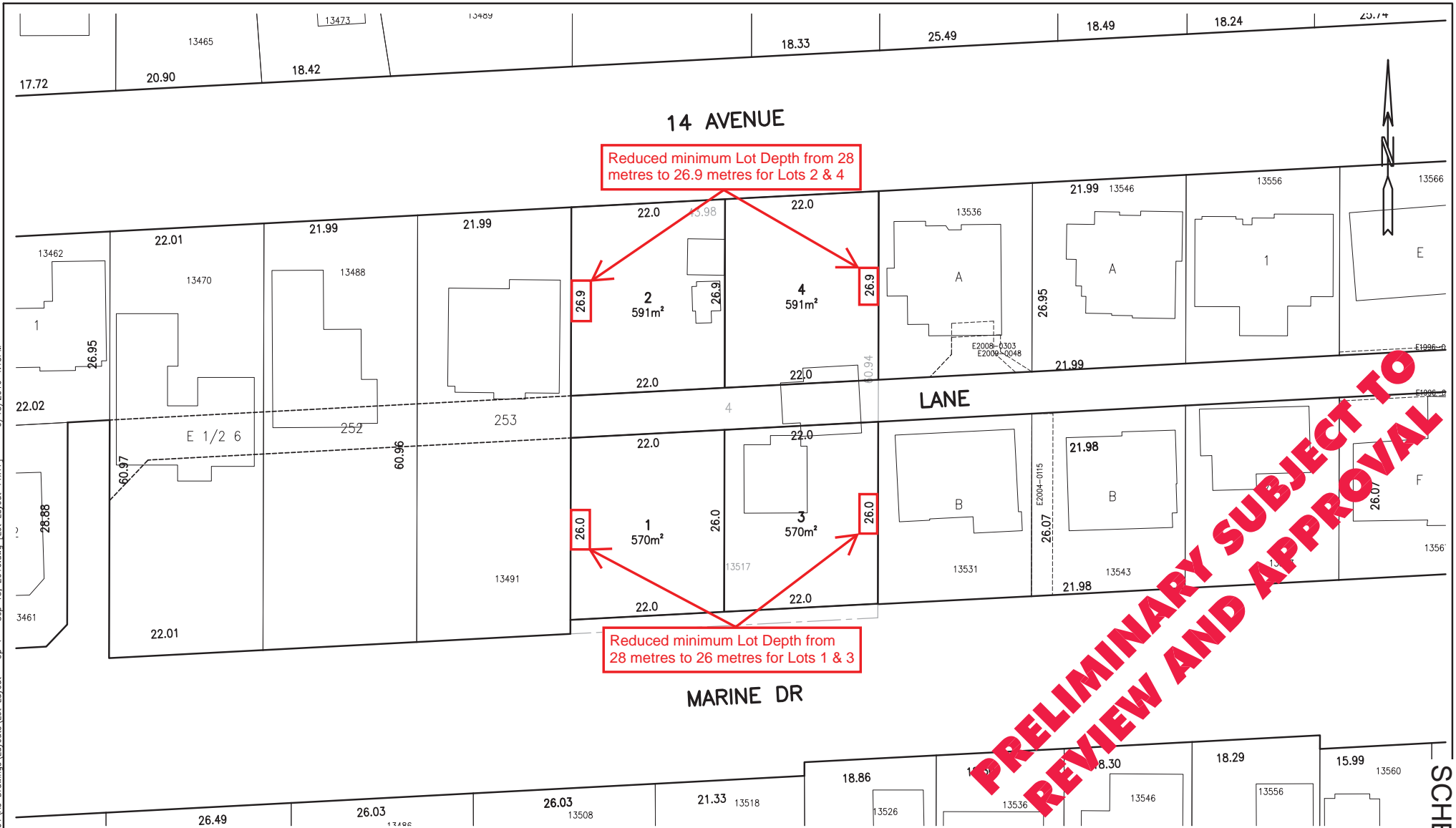
- (a) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)" the minimum lot depth is reduced from 28 metres (92 ft.) to 26 metres (85 ft.) for proposed Lots 1 and 3; and

- (b) In Section K. Subdivision of Part 16 "Single Family Residential Zone (RF)" the minimum lot depth is reduced from 28 metres (92 ft.) to 26.9 metres (88 ft.) for proposed Lots 2 and 4.
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 – Linda Hepner

City Clerk – Jane Sullivan



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:	PROJECT: 13517 - MARINE DRIVE				
DRAWING TITLE:	RESIDENTIAL SUBDIVISION				
PROJECT No.	2016-201	DATE	SEP 2016	LEGAL:	LOT 4 SECTION 8 TOWNSHIP 1 PLAN 8337 NWD PART NE 1/4
				SCALE:	1:500
				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

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