

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0303-00

Planning Report Date: September 16, 2019

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

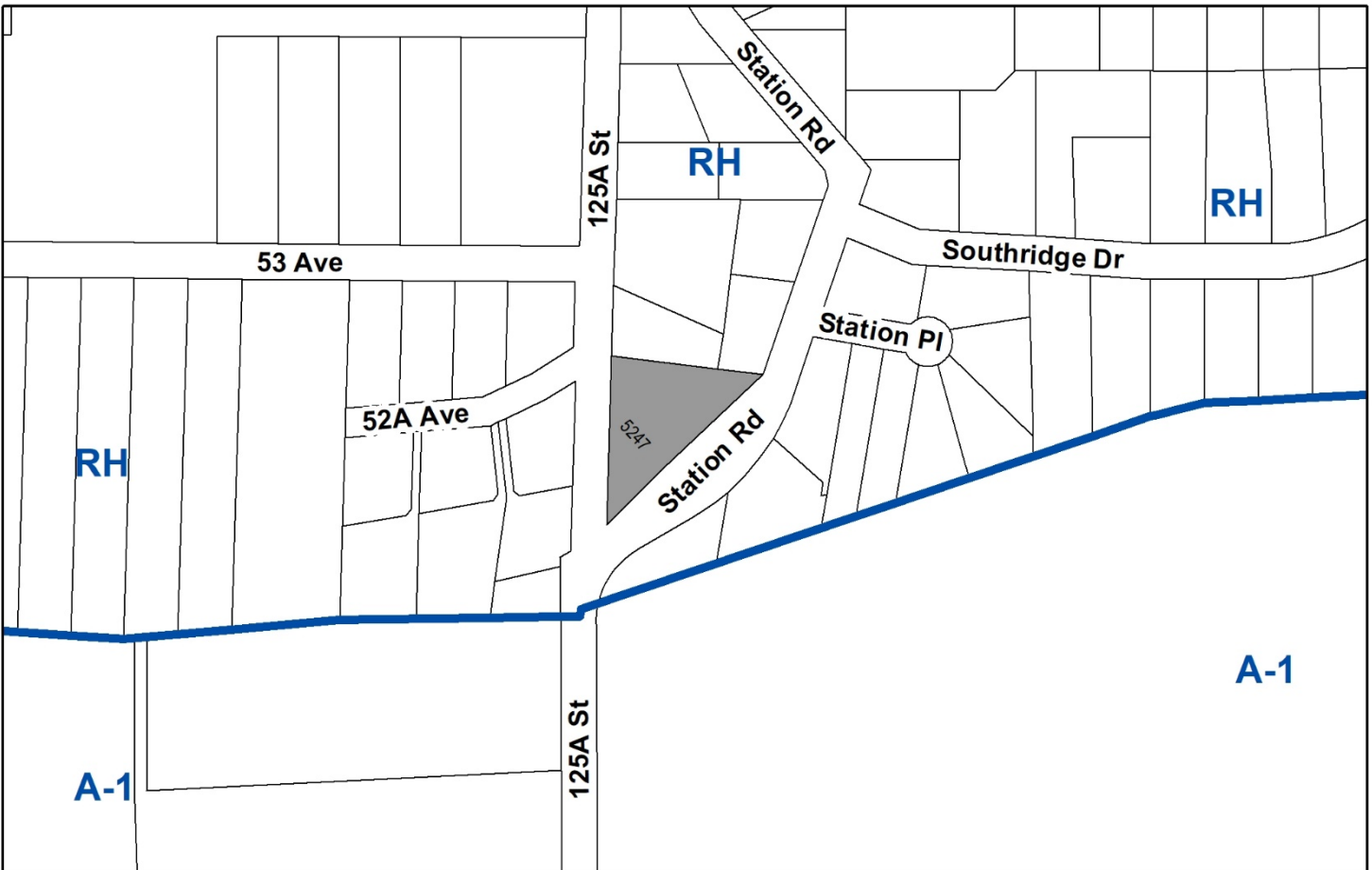
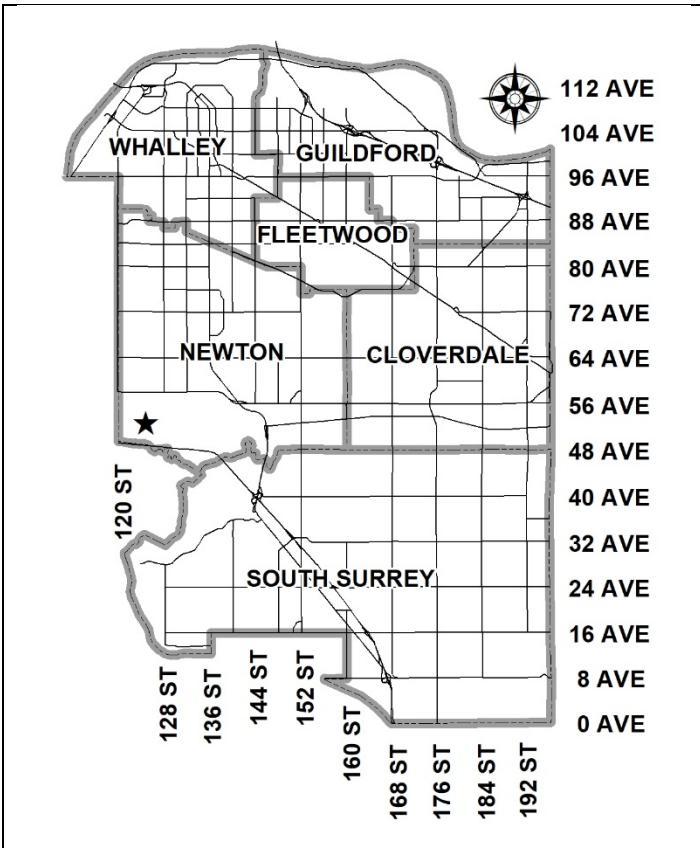
to allow subdivision into two single family half-acre lots, and to relax the minimum setback requirements of the RH Zone.

LOCATION: 5247 - Station Road

ZONING: RH

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential (1/2 Acre)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum setbacks as part of a two lot subdivision.

RATIONALE OF RECOMMENDATION

- The proposed front yard (west) and rear yard (east) setback relaxations will allow for the retention of the existing single family dwelling in its current location on proposed Lot A.
- A geotechnical report was submitted to the City in support of a Development Permit for Hazard Lands (Steep Slopes). This report was peer reviewed by an independent consultant. The geotechnical report sufficiently addresses the Official Community Plan (OCP) Hazard Lands Development Permit guidelines in support of the proposed development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7918-0303-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (west) setback of the RH Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for the retained dwelling on Lot A; and
 - (b) to reduce the minimum rear yard (east) setback of the RH Zone from 7.5 metres (25 ft.) to 3.2 metres (10 ft.) for the retained dwelling on Lot A.
2. Council authorize staff to draft Development Permit No. 7918-0303-00 for Hazard Lands, generally in accordance with the Geotechnical Report prepared by Western Geotechnical Consultants Ltd. and dated June 20, 2019.
3. 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; and
 - (b) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report; and for a “no-build” at the geotechnical setback area.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be retained.

Adjacent Area:

| Direction | Existing Use | LAP Designation | Existing Zone |
|-----------|------------------------|---------------------------------|---------------|
| North: | Singe Family Dwelling. | Suburban Residential (1/2 acre) | RH |

| Direction | Existing Use | LAP Designation | Existing Zone |
|-------------------------------------|---|---------------------------------|---------------|
| East (Across Station Road): | Single Family Dwellings. | Suburban Residential (1/2 acre) | RH |
| South (Across Station Road): | Vacant lot encumbered by Metro Vancouver Statutory Right-of-Way | Suburban Residential (1/2 acre) | RH |
| West (Across unopened 125A Street): | Single Family Dwellings. | Suburban Residential (1/2 acre) | RH |

DEVELOPMENT CONSIDERATIONS

- The subject site, at 5247 – Station Road, is located on the corner of Station Road, 125A Street, and 52A Avenue.
- The 0.4 hectare (1.0 acre) property is designated Suburban in the Official Community Plan (OCP), Suburban Residential (1/2 Acre) in the West Panorama Ridge Local Area Plan (LAP), and zoned “Half-Acre Residential Zone (RH)”.
- The applicant proposes to subdivide the property into two (2) half-acre single family lots. Both proposed lots will front onto, and gain access from 52A Avenue / 125A Street.
- The existing single family dwelling on the property is proposed to be retained on Lot A. As noted above, the existing driveway on Station Road is to be relocated to 52A Avenue / 125A Street.
- The RH Zone requires a minimum lot area of 1,858 square metres (0.5 acre) and a lot width and depth of 30 metres (100 ft.). Proposed Lot A and B meet the minimum lot area, width and depth requirements of the RH Zone with lot areas of 2,066 square metres (22,238 sq. ft.) and 1,981 square metres (21,323 sq. ft.), respectively.
- The applicant is proposing a Development Variance Permit to reduce the minimum setbacks of the front yard (west) from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) and rear yard (east) from 7.5 metres (25 ft.) to 3.2 metres (10 ft.) in order to retain the existing single family dwelling on proposed Lot A.

Hazard Lands Development Permit (Steep Slope)

- The site is subject to a Development Permit (DP) for Hazard Lands under the Official Community Plan, due to the steep slopes at the southern portion of proposed Lot A.
- The applicant submitted a geotechnical report for the site, prepared by Western Geotechnical Consultants Ltd. on April 9, 2019, as part of the subdivision application. A peer review was conducted by SFA Geotechnical Inc., which flagged several questions for the Geotechnical

Engineer to resolve. A follow-up geotechnical report was submitted on June 20, 2019, which SFA Geotechnical Inc., found to be acceptable.

- The June 20, 2019 report states the site is considered safe for its intended use, and that the existing dwelling and proposed development meets the accepted requirements for development under both static and seismic conditions subject to the recommendations included in the report related to disturbance on and around the slope.
- The geotechnical report makes recommendations on building setbacks, site preparation, building foundations, slab-on-grade floors, and site and foundation drainage.
- City staff have confirmed that the contents of the peer-reviewed geotechnical report addresses the OCP Hazard Land Development Permit guidelines.

PRE-NOTIFICATION

- The applicant erected a Development Proposal Sign on October 25, 2018. The application was also referred to the West Panorama Ridge Ratepayers Association (WPRRA). The only correspondence staff received was from the WPRRA. A summary of the WPRRA concerns are provided below with staff comments provided in italics:
 - The WPRRA expressed concern with safety on Station Road particularly with the existing driveway access from the subject lot and inquired if the section of Station Road adjacent to the development could be upgraded with sidewalks in order to make this section of road safer for pedestrians. The WPRRA also inquired about the possibility of constructing a pedestrian connection from 52A Avenue to Station Road within the 125A Street unopened road allowance.

(Staff advised the WPRRA that driveway access is to be relocated from Station Road to 52A Avenue/125A Street through a shared access arrangement. The current cross section for Station Road does not show sidewalks, but only a gravel shoulder. During the detailed design stage staff will explore the opportunity to implement a sidewalk on the west side of Station Road, however, the steep grades of the road may not allow for sidewalks.

In consultation with the applicant, staff also explored opportunities to implement a pedestrian connection between 52A Avenue and Station Road within the 125A Street unopened road allowance. Due to the existing steep grades, a pedestrian connection may not be feasible given that the access would require stairs, which do not meet the City's accessibility standards. Staff will continue to explore the possibility of this pedestrian connection during the detailed design stage).

- The WPRRA expressed concern that the proposed dwelling to be retained would remain vacant between now and the construction phase and could attract crime.

(Staff inquired with the applicant as to their plans for the dwelling in the intervening time between now and final subdivision approval. The applicant indicated that the dwelling will remain occupied by a tenant until the property is sold and developed.)

TREES

- Rosanna Higgs, ISA Certified Arborist of R.F. Binnie and Associates 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 |
|--|-----------|-----------------|-----------|
| Alder and Cottonwood Trees | | | |
| Alder/Cottonwood | 1 | 1 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Big Leaf Maple | 6 | 1 | 5 |
| Birch Sp. | 4 | 3 | 1 |
| Hazelnut Sp. | 1 | 0 | 1 |
| Norway Maple | 2 | 2 | 0 |
| Vine Maple | 2 | 0 | 2 |
| Cherry Sp. | 7 | 2 | 5 |
| Magnolia Sp. | 1 | 0 | 1 |
| Coniferous Trees | | | |
| Deodar Cedar | 1 | 0 | 1 |
| Douglas Fir | 48 | 15 | 33 |
| Western Red Cedar | 16 | 3 | 13 |
| Total (excluding Alder and Cottonwood Trees) | 88 | 26 | 62 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | 5 | |
| Total Retained and Replacement Trees | | 67 | |
| Contribution to the Green City Fund | | \$19,200 | |

- The Arborist Assessment states that there is a total of eighty-nine (89) protected trees on the site, including one (1) Alder or Cottonwood tree. It was determined that sixty-two (62) 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/Cottonwood trees and a 2 to 1 replacement ratio for all other trees. This will require a total of fifty-three (53) replacement trees on the site. Since only five (5) replacement trees can be accommodated on the site, the deficit of forty-eight (48) replacement trees will require a cash-in-lieu payment of \$19,200 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In summary, a total of sixty-seven (67) trees are proposed to be retained or replaced on the site with a contribution of \$19,200 to the Green City Fund.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard (west) setback of the RH Zone from 7.5 metres (25 ft.) to 7.3 metres (24 ft.) for the retained dwelling on Lot A.
- To reduce the minimum rear yard (east) setback of the RH Zone from 7.5 metres (25 ft.) to 3.2 metres (10 ft.) for the retained dwelling on Lot A.

Applicant's Reasons:

- The minimum front yard (west) and rear yard (east) setbacks must be reduced in order to retain the existing single family dwelling in its current location.

Staff Comments:

- The proposed front yard (west) and rear yard (east) setback relaxations will allow for the retention of the existing single family dwelling in its current location for proposed Lot A.
- The proposed retained dwelling is currently non-conforming; however, its siting is not proposed to change.
- The front yard (west) setback variance is adjacent to an existing unopened road. In this regard, the retained dwelling is greater than 31 metres (101 ft.) from the nearest dwelling to the west. There are no plans to open this section of 125A Street as a constructed road.
- The rear yard (east) setback variance is adjacent to Station Road. The road allowance for Station Road adjacent to the subject property is greater than 30 metres (100 ft.) at the point adjacent to the reduced rear yard setback.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Project Data Sheets |
| Appendix II. | Proposed Subdivision Layout |
| Appendix III. | Tree Preservation Summary |
| Appendix IV. | Development Variance Permit No. 7918-0303-00 |

INFORMATION AVAILABLE ON FILE

- Geotechnical Report prepared by Western Geotechnical Consultants Ltd., Dated June 20, 2019.

original signed by Ron Hintsche

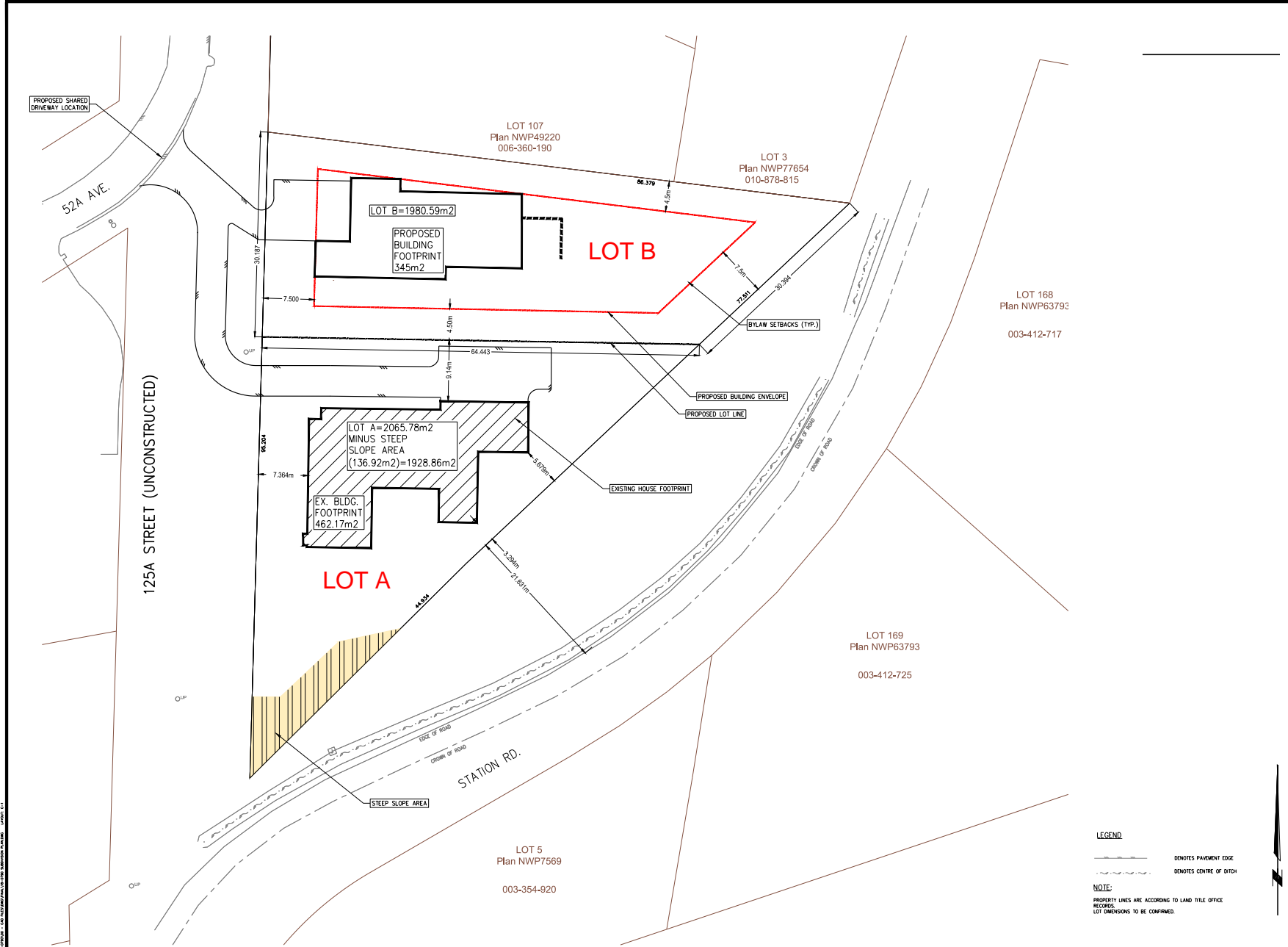
Jean Lamontagne
General Manager
Planning and Development

KS/cm

SUBDIVISION DATA SHEET

Existing Zoning: RH

| Requires Project Data | Proposed |
|--|---|
| GROSS SITE AREA | |
| Acres | 1.0 |
| Hectares | 0.4 |
| | |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 2 |
| | |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 30 metres – 55 metres |
| Range of lot areas (square metres) | 1,980 m ² – 2,065 m ² |
| | |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 5 uph / 2 upa |
| Lots/Hectare & Lots/Acre (Net) | 5 uph / 2 upa |
| | |
| SITE COVERAGE (in % of gross site area) | N/A |
| Maximum Coverage of Principal & Accessory Building | |
| Estimated Road, Lane & Driveway Coverage | |
| Total Site Coverage | |
| | |
| PARKLAND | N/A |
| Area (square metres) | |
| % of Gross Site | |
| | |
| | Required |
| PARKLAND | |
| 5% money in lieu | NO |
| | |
| 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 | YES |
| Setbacks | YES |



BENCHMARK:
MONUMENT 5252
ELEVATIONS ARE GEODETIC
ELEVATION = 2,529
MONUMENT 2
LOCATION 2
ELEV. 2

SURVEYED BY:
BINNIE LAND SURVEYING LTD
300-580 CANADA WAY
BURNABY, BC V5G 4M5
504-402-1721

CIVIC ADDRESS:
5247 STATION ROAD
SURREY, B.C.
V3X 3B9

LEGAL DESCRIPTION:
LOT 2, DISTRICT LOT 51,
GROUP 2, NEW WESTMINSTER DISTRICT
PLAN 23698
PID: 008-381-721



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| 08/06/19 | 3 | REVISED PER NEW DRIVEWAY ALIGNMENT |
| 05/29/19 | 2 | RE-ISSUED FOR SUBDIVISION APPLICATION |
| 04/09/19 | 1 | ISSUED FOR SUBDIVISION APPLICATION |
| ISSUED | 0 | DESCRIPTION |
| M/J/D/Y | REVISION | |

PROJECT:
**5247 STATION RD
PROPOSED
SUBDIVISION**

CLIENT:
NOLA HARBUT

The people behind your infrastructure.

R.F. BINNIE & ASSOCIATES LTD.
300 - 4940 Canada Way,
Burnaby, BC V5G 4K6
TEL: 604-435-1721
BINNIE.com

| | |
|----------------|-------|
| DATE: 04/08/19 | SEAL: |
| DRAWN: MH | |
| DESIGN: MH | |
| CHECKED: | |
| SCALE: 1:250 | |

SHEET TITLE:
**PROPOSED
SUBDIVISION
SITE PLAN**

| | |
|---------------------------|------------------|
| DRAWING NO: C-1 | REV: 3 |
| RFB JOB NO: 18-0790 | SHEET 1 OF 3 |

LEGEND

DENOTES PAVEMENT EDGE
 DENOTES CENTRE OF DITCH

NOTE:
PROPERTY LINES ARE ACCORDING TO LAND TITLE OFFICE RECORDS.
LOT DIMENSIONS TO BE CONFIRMED.

DATE: 04/08/19 10:41 AM RFB JOB NO: 18-0790 DRAWING NO: C-1 SHEET 1 OF 3


Table 3-Tree Preservation Summary

Surrey Project No: 7918-0303-00
 Address: 5247 Station Road, Surrey, B.C.
 Registered Arborist: Rosanna Higgs

| 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) | 89 |
| Protected Trees to be Removed | 27 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 62 |
| Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>1</u> X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio <u>26</u> X two (2) = 52 | 53 |
| Replacement Trees Proposed (3 non protected trees (#17,20,79) are retained) | 5 (8) |
| Replacement Trees in Deficit (factoring 3 retained, non-protected trees) | 48 (45) |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | |

| 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 _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>0</u> X two (2) = 0 | 0 |
| Replacement Trees Proposed | 0 |
| Replacement Trees in Deficit | 0 |

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

Aug 18, 2019

 Date

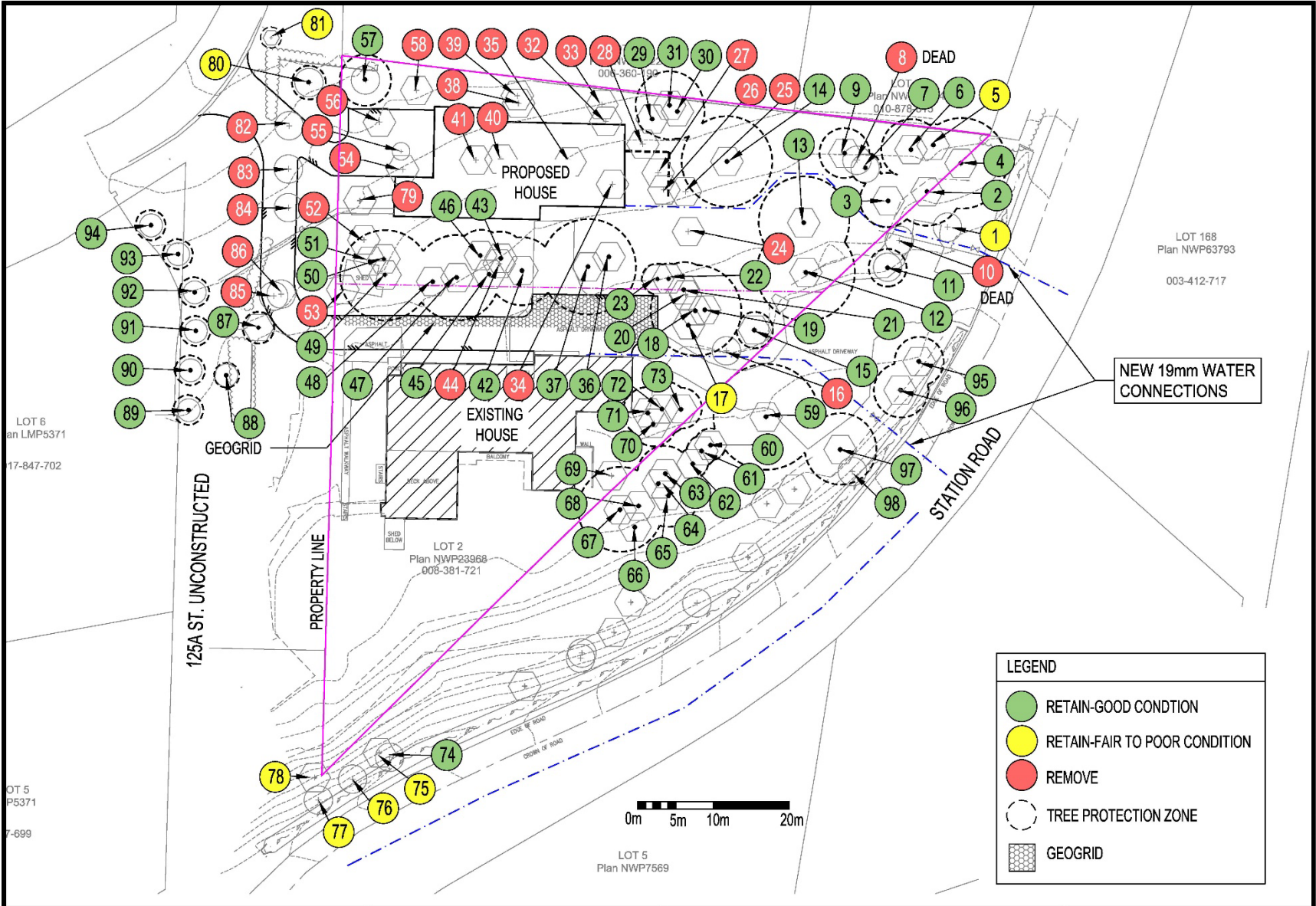


Figure 1-Tree Removal/ Preservation Plan



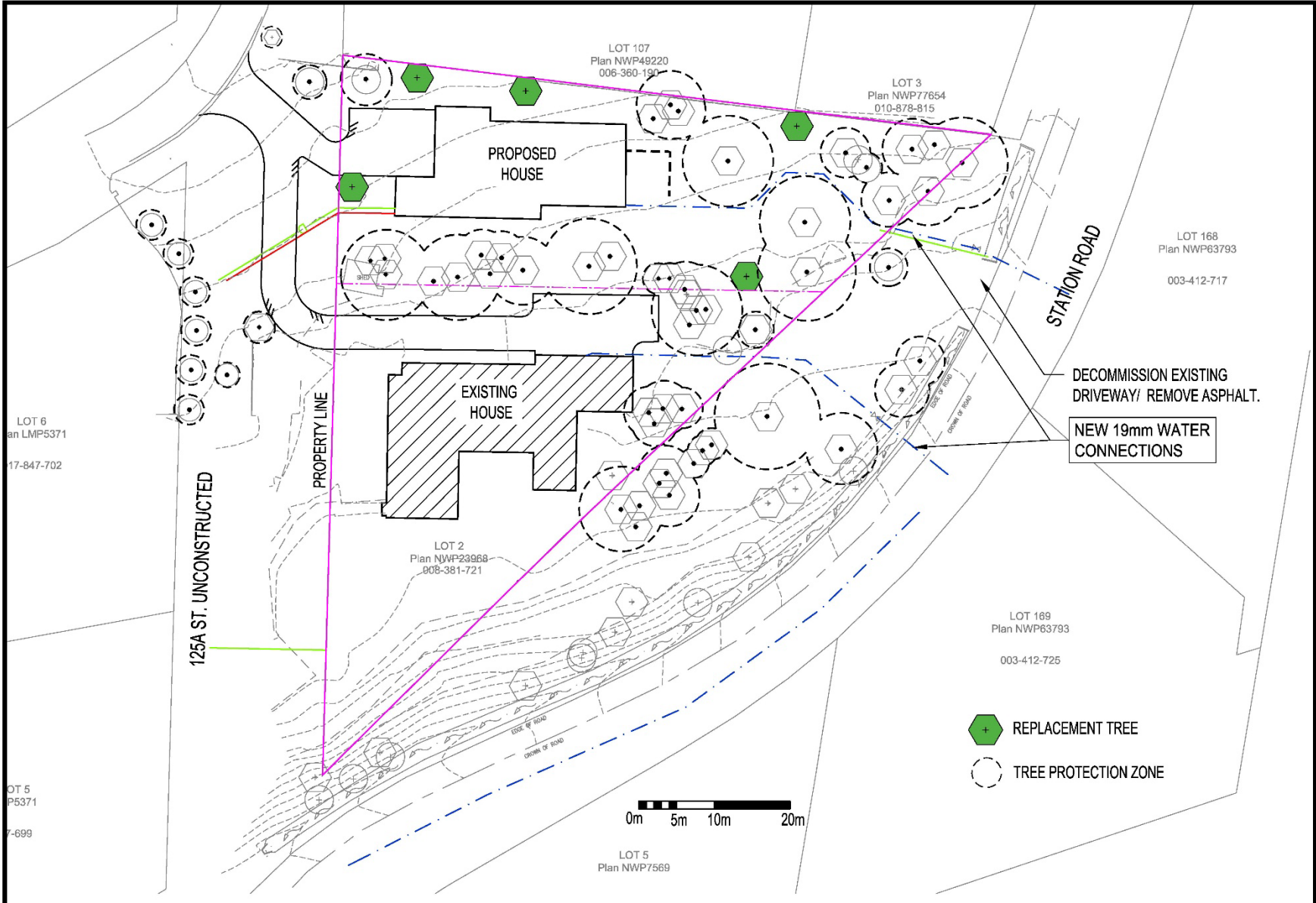


Figure 2-Tree Replacement Plan



TITLE :

5247 STATION ROAD
TREE REPLACEMENT PLAN

DATE : Aug. 18, 2019

DWG. No. : L-2

SCALE : NTS

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0303-00

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: 008-381-721
Lot 2 District Lot 51 Group 2 New Westminster District Plan 23968

5247 - Station Road

(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 14 Half Acre Residential Zone (RH), the minimum front yard (west) setback for the retained dwelling on proposed Lot A is reduced from 7.5 metres (25 ft.) to 7.3 metres (24 ft.); and
 - (b) In Section F. Yards and Setbacks of Part 14 Half Acre Residential Zone (RH), the minimum rear yard (east) setback of the retained dwelling on proposed Lot A is reduced from 7.5 meters (25 ft.) to 3.2 metres (10 ft.).
5. This development variance permit applies to only the Land and that portion of the buildings and structures 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.

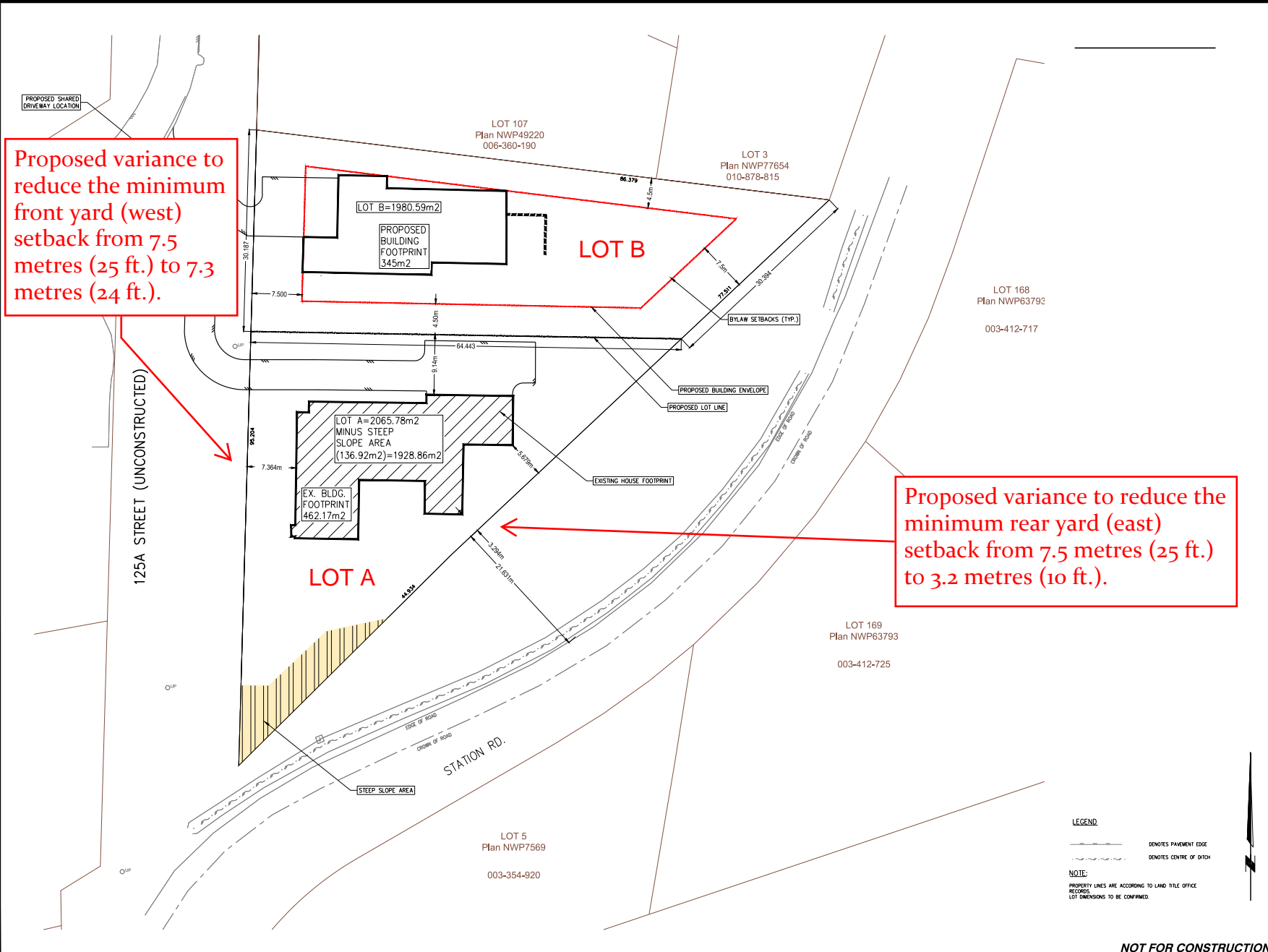
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

Proposed variance to reduce the minimum front yard (west) setback from 7.5 metres (25 ft.) to 7.3 metres (24 ft.).

Proposed variance to reduce the minimum rear yard (east) setback from 7.5 metres (25 ft.) to 3.2 metres (10 ft.).

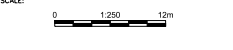


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|----------|----------|---------------------------------------|
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| M/D/Y | | |

| PROJECT: |
|--------------------------------------|
| 5247 STATION RD PROPOSED SUBDIVISION |

CLIENT:
NOLA HARBUT

The people behind your infrastructure.

R.F. BINNIE & ASSOCIATES LTD.
300 - 4940 Canada Way,
Burnaby, BC V5G 4K6
TEL: 604-420-1721
BINNIE.com

| | | | |
|----------|----------|-------|--|
| DATE: | 04/08/19 | SEAL: | |
| DRAWN: | MH | | |
| DESIGN: | MH | | |
| CHECKED: | | | |
| SCALE: | 1:250 | | |

SHEET TITLE:
PROPOSED SUBDIVISION SITE PLAN

| | | | |
|--------------|---------|-------|--------|
| DRAWING NO.: | C-1 | REV: | 3 |
| RFB JOB No: | 18-0790 | SHEET | 1 OF 3 |

LEGEND
--- DENOTES PAVEMENT EDGE
- - - DENOTES CENTRE OF DITCH

NOTE:
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LOT DIMENSIONS TO BE CONFIRMED.

NOT FOR CONSTRUCTION

DATE PLOTTED: 2019-08-14 10:41:31 AM
 PLOTTER: HP DesignJet T1300PS
 PLOT SCALE: 1:250
 PLOT SHEET: 1 OF 3
 PLOT JOB NO: 18-0790