

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7924-0230-00

Planning Report Date: January 13, 2025

PROPOSAL:

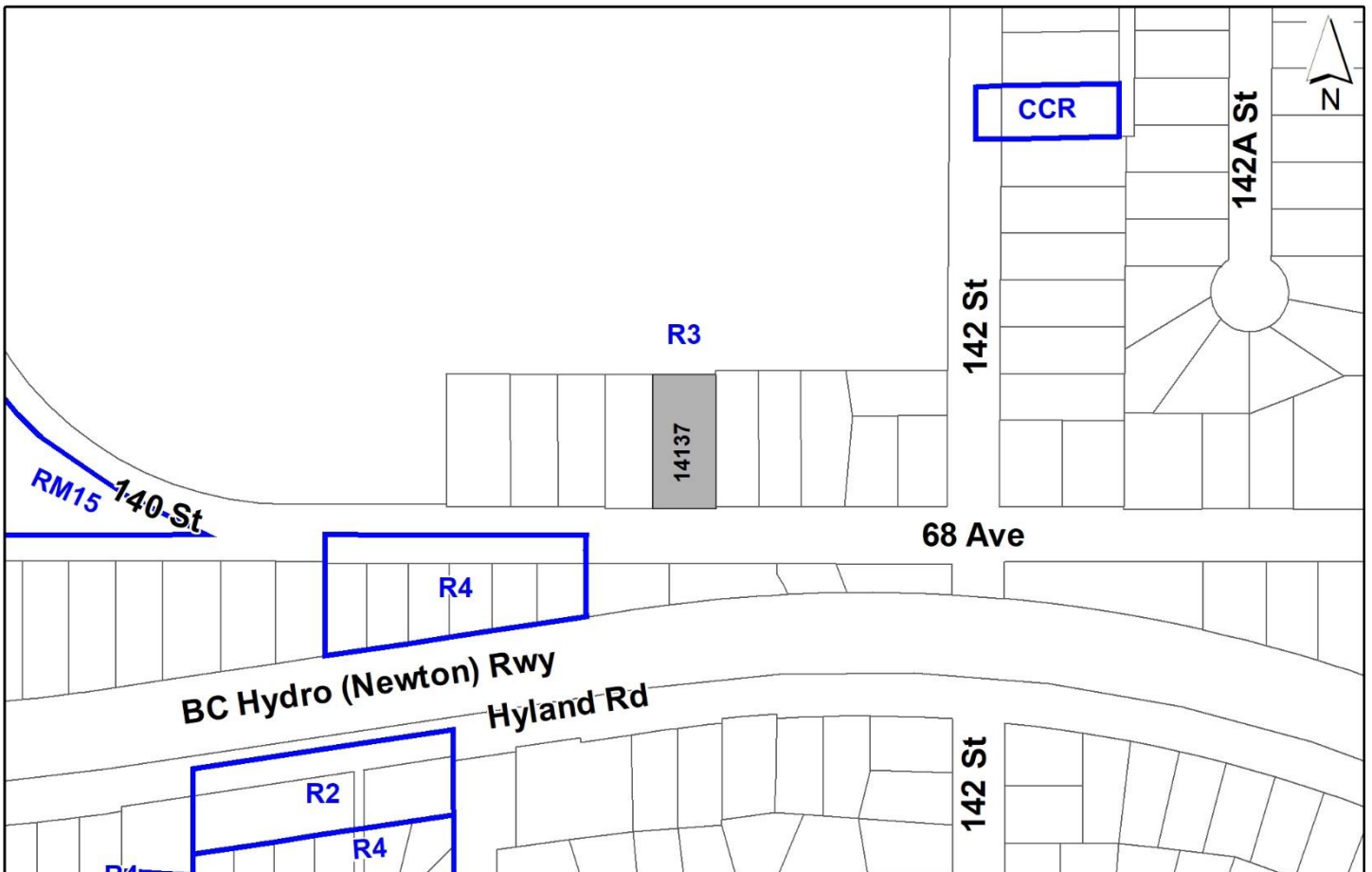
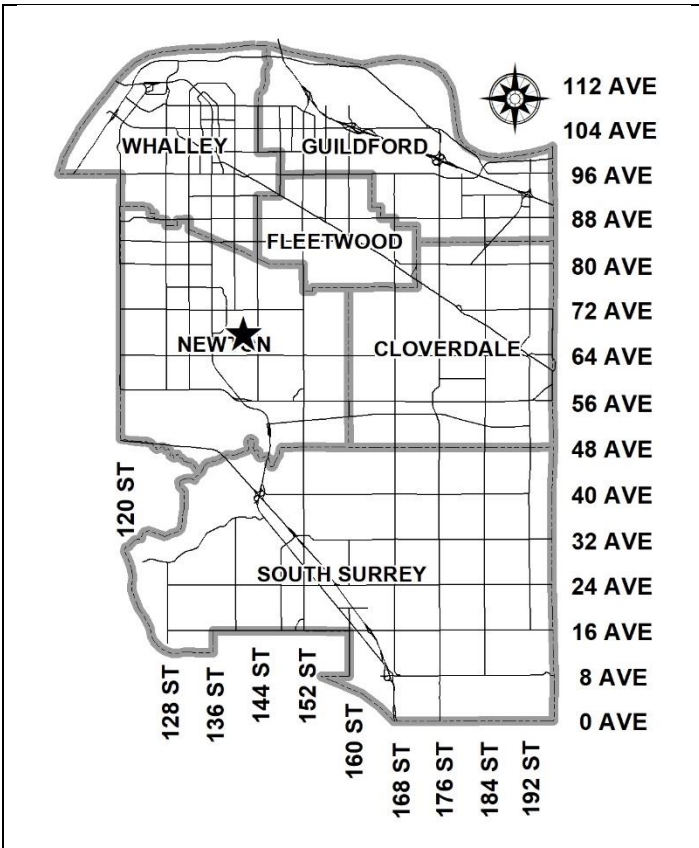
- **Development Variance Permit**

to reduce the minimum lot width of the "Urban Residential Zone" (R3) to allow subdivision into two lots.

LOCATION: 14137 - 68 Avenue

ZONING: R3

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 a variance to reduce the minimum lot width of proposed lots 1 and 2 to allow for subdivision into two (2) Urban Residential lots (R3).

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed variance is required to accommodate the subdivision of the lot into two narrower Urban lots and is anticipated to not have noticeable impact on adjacent properties.
- With the exception of reduced lot widths for proposed Lots 1 and 2, the proposal meets all other lot dimensions, including depth and area in the R3 Zone.
- The development sign for this application has received no comments in opposition to the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7924-0230-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the Urban Residential (R3) Zone from 15 metres to 12.2 metres for proposed Lots 1 and 2.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (b) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Urban	R3
North:	Hazelnut Meadows Community Park	Urban	R3
East:	Single Family Dwelling	Urban	R3
South (Across 68 Ave.):	Single Family Dwelling	Urban	R3
West:	Single Family Dwelling	Urban	R3

Context & Background

- The subject site is a 1,264.4 square metre property located at 14137 68 Avenue in Newton.
- The property is designated "Urban" in the Official Community Plan, Urban Single Family Residential in the East Newton South Plan and is zoned "Urban Residential (R3) Zone".
- The applicant is proposing to subdivide the existing property from one to two lots under the existing R3 zone. Proposed Lots 1 and 2 will be 620.8 square metres and 620.6 square metres in area, respectively. Both proposed lots meet the minimum lot area (560 sq. m) required to subdivide under the R3 zone.

DEVELOPMENT PROPOSAL

Planning Considerations

- To facilitate this subdivision, the applicant is proposing a Development Variance Permit to reduce the widths of proposed lots 1 and 2.
- Proposed Lot 1 (western lot) is to be 12.197 metres wide, 50.909 metres deep, with a total area of 620.8 square metres. Proposed lot 2 (eastern lot) is to be 12.197 metres wide, 50.882 metres deep, with a total area of 620.6 square metres.
- The existing dwelling on the lot will be removed.
- Garden suites may be proposed in the rear yards at the Building Permit stage.

	Proposed
Lot Area	
Gross Site Area:	1264.4 square metres
Road Dedication:	68 th Avenue – Collector Road
Undevelopable Area:	N/A
Net Site Area:	1264.4 square metres
Number of Lots:	2
Unit Density:	1 unit per lot
Range of Lot Sizes	620.6 square metres – 620.8 square metres
Range of Lot Widths	12.2 metres
Range of Lot Depths	50.882- 50.909 metres

Referrals

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

Parks, Recreation & Culture: Parks accepts the removal of one city tree, labeled C1, as recommended in the project arborists report dated August 23rd, 2024. This tree falls within an area of high disturbance requirements related to the subdivision occurring along the frontage of the site that would result in root loss and stability impacts. Parks requires 2:1 compensation into the Green City Program for these removals. Compensation is to be collected by the Trees and Landscaping Section and paid prior to Final Adoption.

Transportation Considerations

- The applicant is responsible for constructing the north side of 68 Ave to a collector road standard, including sidewalk and streetlights.

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" Designation within the Official Community Plan (OCP).

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policy:
 - A.3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

The OCP promotes sensitive infill of new housing forms that are complementary to the existing neighbourhood. Single Family (RF) Residential lots will result in similar sized homes, streetscape and yard space that fits the character of the existing neighbourhood.

Similarly, while the lot widths will be slightly smaller, the proposed lots will be very deep and will also exceed the minimum lot area that is permitted under the R3 Zone.

Secondary Plans

Land Use Designation

- The proposal complies with the Urban Single Family Residential Designation in the East Newton South Land Use Plan.

Lot Width Variance

- The applicant is requesting the following variance:
 - To reduce the minimum lot width of the "Urban Residential Zone (R3) from 15 metres to 12.197 metres for proposed lots 1 and 2.
- The lot widths are less than the R3 zone minimum requirements of 15 metres. However, as noted above, the proposed lots exceed the minimum R3 zone lot area of 560 square metres. Additionally, the lot depths of 50.1 metres exceed the minimum R3 zone lot depth of 28 metres.
- Staff support the requested variances to proceed for consideration.
- Staff have received no neighbourhood concern at the time of finalizing the Planning Report. Advancing the proposed variance to public notification will allow for further opportunity for community feedback through the public notification process.

Lot Grading and Building Scheme

- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd. and dated November 2024 has been reviewed by staff and found to be generally acceptable. The applicant does 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.
- Should the proposed variance be supported by Council, the applicant will be required to retain a Design Consultant for preparation of a character study of the surrounding homes and set of building design guidelines.

PUBLIC ENGAGEMENT

- A Development Proposal Sign was installed on October 7th, 2024. Staff did not receive any correspondence in opposition from neighbouring properties.

TREES

- Francis Klimo, ISA Certified Arborist of **Klimo & Associates Ltd**, prepared an Arborist Assessment for the subject site. The table below provides a summary of the proposed tree retention and removal. A detailed list of the proposed tree retention and removal by tree species can be found in Appendix III:
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

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

	Existing	Remove	Retain
Alder/Cottonwood (outside riparian area)	5	0	5
Deciduous Trees	1	1	0
Coniferous Trees	4	4	0
Onsite Tree Totals	<u>10</u>	<u>5</u>	<u>5</u>
Onsite Replacement Trees Proposed	8		
Total Onsite Retained and Replacement Trees	8		

- The Arborist Assessment states that there is a total of **10** bylaw protected trees on the site. 5 trees are proposed for removal, requiring a proposed total of **8** replacement trees in total.
- Since the required replacement trees cannot be accommodated on the site, with **8** new trees being planted (4 per lot), the proposed deficit of 2 replacement trees will require compensation to the Green City Program, in accordance with the City’s Tree Protection By-law in the amount of \$550 per tree.

- In summary, a total of eight trees are proposed to be retained or replaced on the site with an estimated contribution of \$1,100.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Subdivision Layout, Site Plan
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix IV.	Development Variance Permit No. 7924-0230-00

approved by Shawn Low

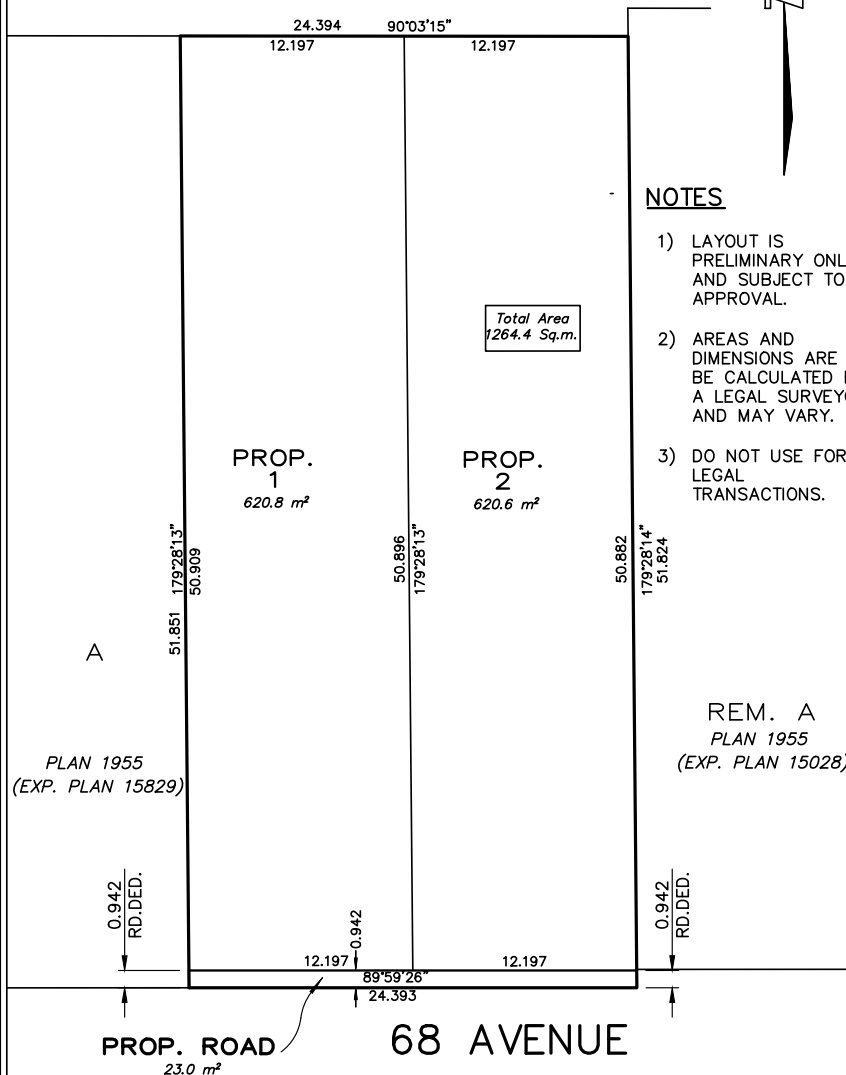
Ron Gill
General Manager
Planning and Development

NH/cb

PROPOSED SUBDIVISION PLAN OF PARCEL 'A'
(EXPLANATORY PLAN 15028) OF LOT 16,
EXCEPT:

WEST 60 FEET (EXPLANATORY PLAN 15829),
SECTION 16, TOWNSHIP 2, NEW WESTMINSTER
DISTRICT, PLAN 1955

REM 2
PLAN LMP24332



NOTES

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.



Coastland
engineering & surveying ltd.

PROJECT No: #2950
LAYOUT-A
SCALE: 1:250
DATE: AUGUST 27, 2024

TO: **Director, Development Planning, Planning and Development Department**

FROM: **Director, Land Development, Engineering Department**

DATE: **December 23, 2024**

PROJECT FILE: **7824-0230-00**

RE: **Engineering Requirements**
Location: 14137 68 Avenue

SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 68 Avenue.
- Register a 0.50 m SRW along the north side of 68 Avenue.

Works and Services

- Construct north side of 68th Avenue.
- Provide on-site stormwater mitigation features as per the Hyland Creek ISMP.
- Construct storm, sanitary and water service connections for the lot.
- Register applicable legal documents as determined through detailed design stage.

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.



Jeff Pang, P.Eng.
Director, Land Development

NG

Appendix III

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 14137 68 Ave, Surrey, B.C., V3W 2H3

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>	10
Protected Trees to be Removed	5
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	5
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	
5 X two (2) = 10	10
Replacement Trees Proposed	8
Replacement Trees in Deficit	2
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

August 23, 2024

(Signature of Arborist)

Date

Revisions	
No.	Date
	August 23, 2024
	October 7, 2024
	November 1, 2024
	November 28, 2024

Project Title
TREE MANAGEMENT PLAN

Project Number

**14137 68 AVE,
SURREY**

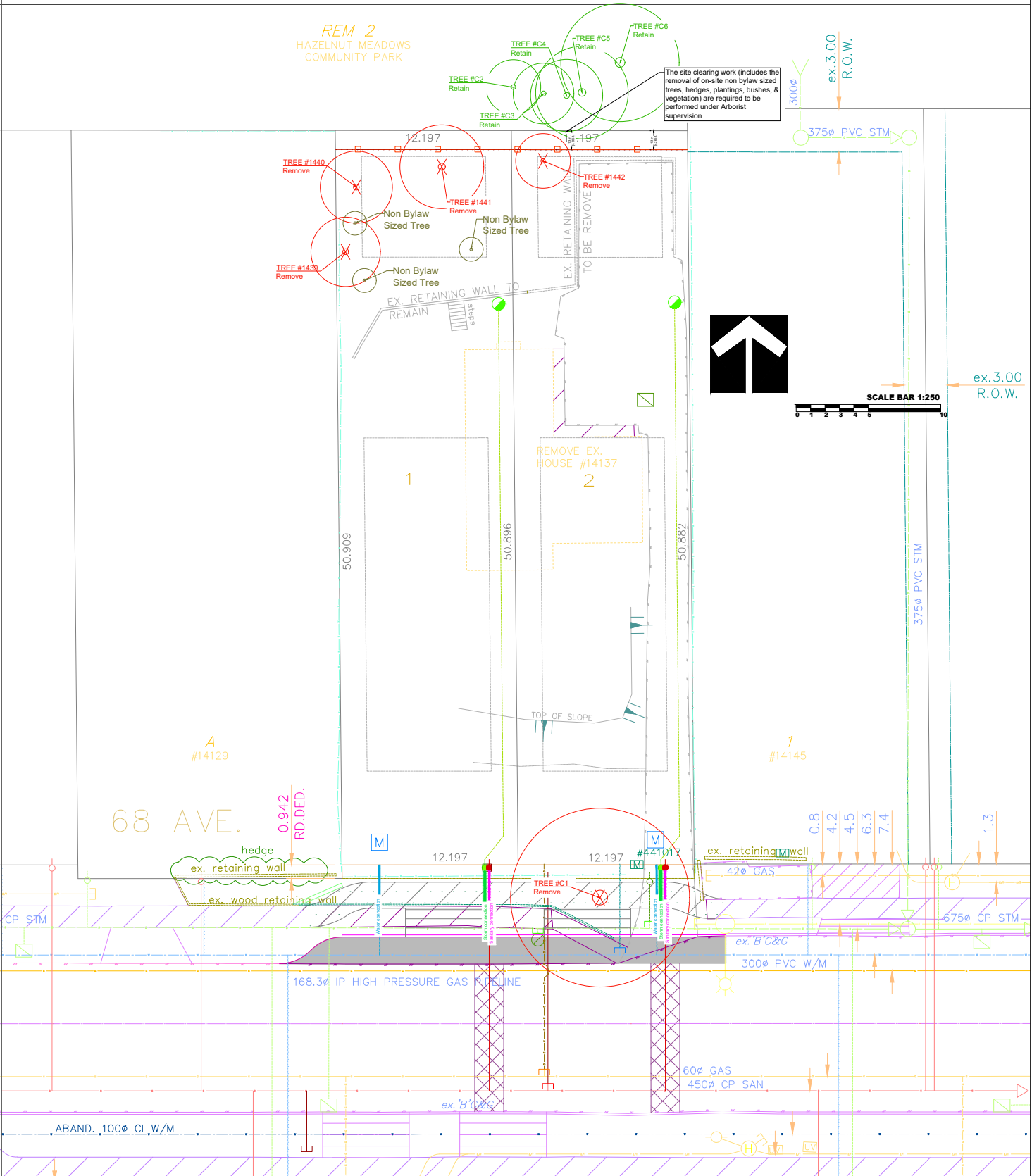
**Klimo &
Associates**

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

Scale 1:250
Drawn

REM 2
HAZELNUT MEADOWS
COMMUNITY PARK

The site clearing work (includes the removal of on-site non bylaw sized trees, hedges, plantings, bushes, & vegetation) are required to be performed under Arborist supervision.



REMOVAL OF TREES AS PER ARBORIST REPORT. TREES TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7924-0230-00

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: 012-424-943

Parcel "A" (Explanatory Plan 15028) of Lot 16 Except: West 60 Feet
(Explanatory Plan 15829), Section 16 Township 2 New Westminster District Plan 1955

14137 - 68 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - o To reduce the minimum lot width of the "Urban Residential Zone" (R3) from 15 metres to 12.2 metres for proposed lots 1 and 2.
4. 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. 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.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

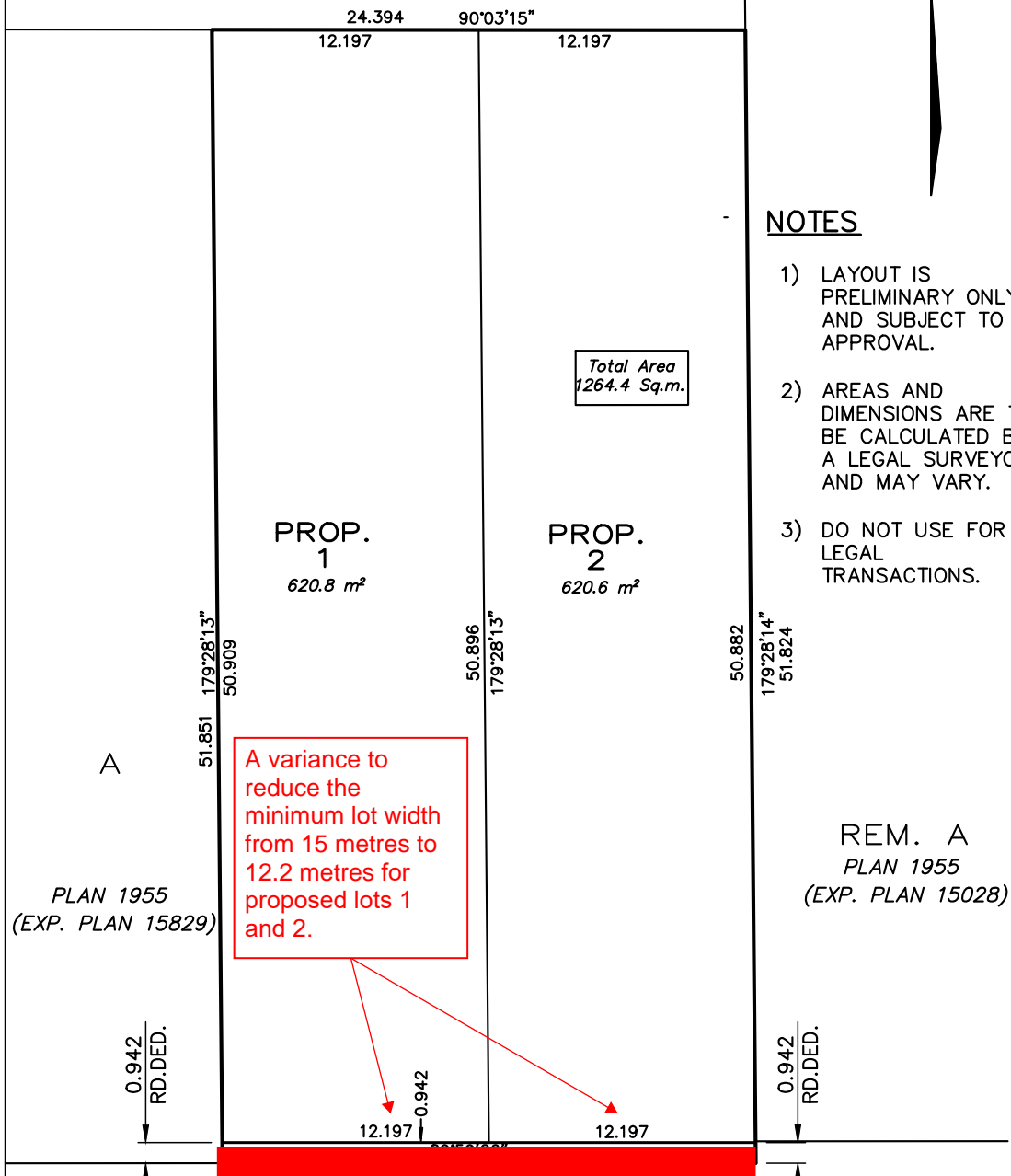
Mayor – Brenda Locke

City Clerk and
Director Legislative Services
Jennifer Ficocelli

PROPOSED SUBDIVISION PLAN OF PARCEL 'A'
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EXCEPT:

WEST 60 FEET (EXPLANATORY PLAN 15829),
SECTION 16, TOWNSHIP 2, NEW WESTMINSTER
DISTRICT, PLAN 1955

REM 2
PLAN LMP24332



Total Area
1264.4 Sq.m.

PROP. 1
620.8 m²

PROP. 2
620.6 m²

NOTES

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A variance to reduce the minimum lot width from 15 metres to 12.2 metres for proposed lots 1 and 2.

REM. A
PLAN 1955
(EXP. PLAN 15028)

PLAN 1955
(EXP. PLAN 15829)

PROP. ROAD
23.0 m²

68 AVENUE



Coastland
engineering & surveying ltd.

PROJECT No: #2950
LAYOUT-A
SCALE: 1:250
DATE: AUGUST 27, 2024