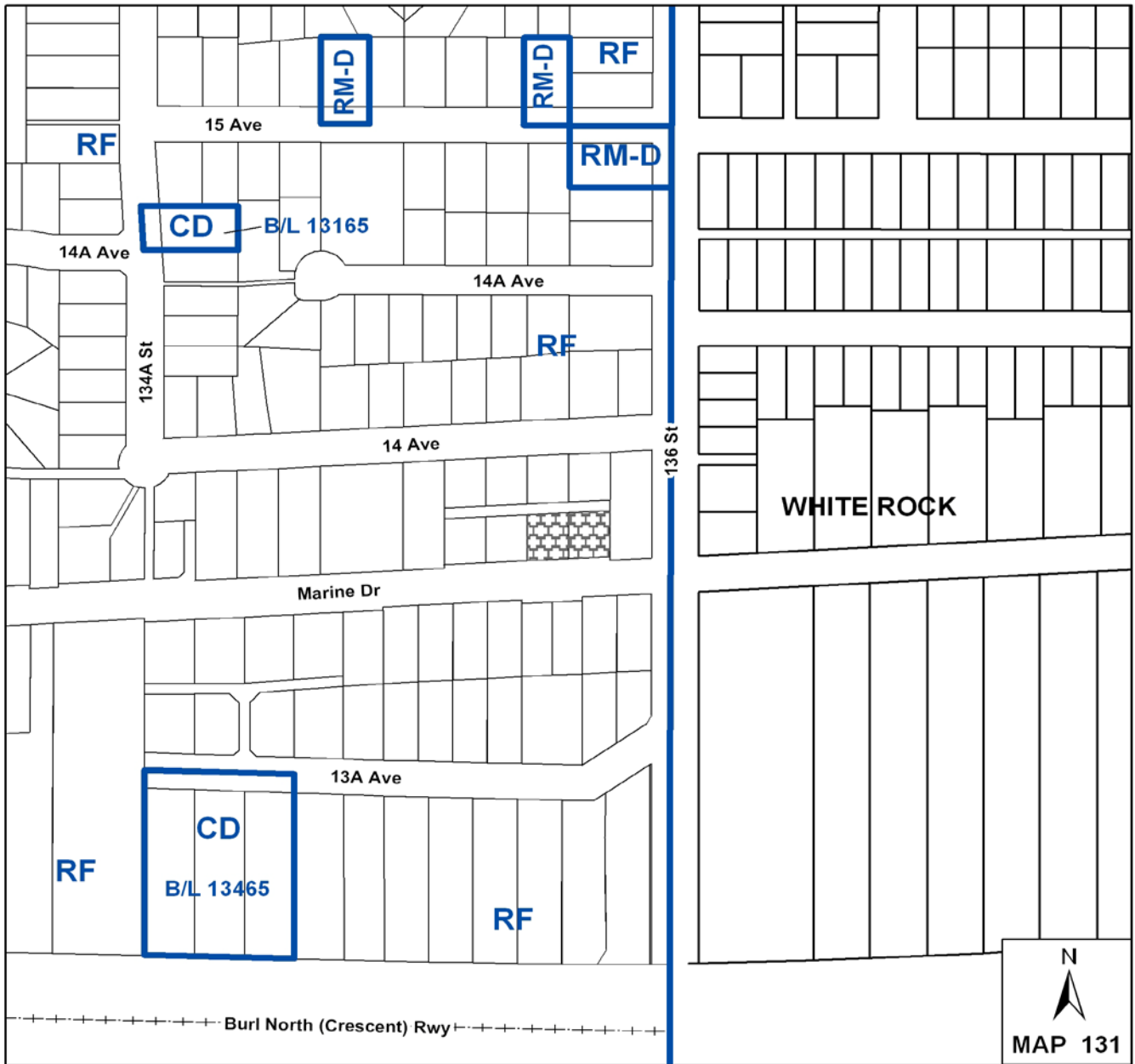


Proposal: Amend Building Scheme Restrictive Covenant to allow split-level entry homes on two lots.

Recommendation: Approval to Proceed

Location: 13567 and 13577 Marine Drive **Zoning:** RF

OCP Designation: Urban **Owners:** 487678 B.C. Ltd. et al



PROJECT TIMELINE

Completed Application Submission Date: May 2, 2005
Planning Report Date: January 9, 2006

PROPOSAL

The applicant is proposing:

- a Restrictive Covenant Building Scheme amendment

in order to permit the construction of two split-level entry homes.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to amend the registered Section 219 Restrictive Covenants to allow split-level entry homes on Lot D of Plan LMP28005 and Lot F of plan LMP33140.
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the requirement that each building is to have ultimate access from the lane and that the design of the garage or carport is to be oriented towards the lane or can be easily converted to orient towards the lane (Appendix V).

SITE CHARACTERISTICS

- **Existing Land Use** Two single family homes to be demolished.
- **Significant Site Attributes** There are no significant trees on the properties
- **East:** Single family dwelling, zoned RF, designated Urban in the OCP.
- **South:** Single family dwellings across marine Drive, zoned RF, designated Urban in the OCP.

- **West:** Single family dwelling, zoned RF, designated Urban in the OCP.
- **North:** Two new single family dwellings along the north side of the lane, zoned RF, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject properties 13567 and 13577 Marine Drive were created through two previous subdivisions (7995-0229-00 and 7994-0247-00), each subdividing one single family lot into two lots zoned RF. Similar Building Schemes were registered on Title for each of the lots to guide the design, form and character of new dwellings. Both building Schemes prohibit secondary suites and ensure compatible design of the new homes with the character of the area.
- As part of these applications construction of a lane was required to provide alternate access for the four lots. A Restrictive Covenant was registered on each Title to ensure the future relocation of access for new dwellings fronting on Marine Drive from the lane once the lane is connected to 136 Street. Development Variance Permits (7994-0247-00 and 7995-0229-00) were also approved by Council to reduce the lot depth in each subdivision. An addition DVP was granted on January 15, 1996 (7994-0247-01) to permit a reduced rear yard setback to the new lane in order to retain the existing house at 13577 Marine Drive.
- The two homes on the subject properties will be demolished and new homes will be constructed with access from the lane and sited in accordance with the RF Zone regulations.

Proposal

- The Building Scheme presently permits four dwelling types: two-storey, split-level, ranchers, and multi-level homes.
- The applicant proposes to amend the existing Building Schemes to permit a fifth dwelling type, a *split-level entry* dwelling to be constructed at 13567 and 13577 Marine Drive.
- As defined by the Design Consultant, a *split-level entry* home has the kitchen and main living areas on the upper floor like a *basement-entry* home but differs from a *basement-entry* home because the front entrance is raised to sit between the ground floor and the upper floor. The front entry is well defined and may be built into feature roof elements thus creating a more interesting and appealing front elevation compared to a typical *basement-entry* style home. Specific treatment of the interior entry can also be employed to ensure connectivity between the main and lower floors.

- The homes will be permitted to retain temporary access to Marine Drive until the lane is opened; however, the design guidelines will be further amended to include provisions to ensure the design of the garage and driveway location can be readily converted to access the rear lane upon the lane being connected to 136 Street.

Analysis

- The Design Consultant conducted a detailed analysis of the existing housing types in the neighborhood and submitted examples of suitable *split-level entry* homes (Appendix III).
- Traditional *basement-entry* homes are not a dominant style in this neighborhood, therefore a conventional *basement-entry* home is not considered suitable. However, *split-level entry* style dwellings will compliment the large mix of design styles. In addition, the Design Consultant recommends the design of the proposed homes be consistent with the newer more heritage style homes in this area and include the opportunity for integrating the following features:
 - wide door and window trims;
 - tapered columns;
 - balconies integrated into roof line or roof skirt of lower floor (Appendix IV);
 - upper floor set back from ground floor by a minimum of 2'-0;"
 - interest in main and accent cladding materials; and
 - well defined front entry.
- The applicant will also maintain a minimum roof pitch of 5:12 as required by the existing Building Scheme to avoid heavy upper massing and boxy designs.

Justification

- The City policy is to allow *basement-entry* dwellings on a maximum of 20% of the lots within a subdivision; therefore, each of the two subject subdivisions were not permitted any *basement-entry* dwellings.
- The key concerns with *basement-entry* dwellings are the aesthetics and the ability to create to secondary suites. *Basement-entry* dwellings tend to have a less appealing front façade, lower roof pitches, and are more easily converted for secondary suites due to the separation of the lower and upper floor plan.
- While *basement-entry* homes are not supported as a dominant or suitable form of housing in this area there is justification for allowing the main living spaces on the upper floor due to the potential ocean views, and opportunities to maximize this amenity by locating the main living spaces on the upper floor.
- Servicing in Marine Drive is too shallow for these lots to accommodate full in-ground basements. As a result, the homes will be able to maximize the floor area above ground using an attractive design that fits into the character of the neighborhood.

- The proposal to include a fifth dwelling type has merit. The *split-level entry* design allows a house design that enables the occupant to take advantage of the views, yet addresses the conventional concerns related to *basement-entry* dwellings. The *split-level entry* has a more attractive front façade and appealing entry than a *basement-entry* design, and the split-level open interior entry results in a design that is less appealing for conversion to secondary suites.
- Therefore, in order to ensure the new dwellings are compatible with existing homes and minimize opportunities to create secondary suites the following design components will be included in the Building Scheme amendment:
 - Inclusion of a fifth dwelling type, the *split-level entry*
 - Restricted upper floor balconies;
 - Large open areas for interior stairs and front entry;
 - Garages and driveways to be re-oriented to access off the lane when the lane is open; and
 - Retention of 5:12 roof pitch.

PRE-NOTIFICATION

As per the Procedures for Amending Housing Design Guidelines, all property owners affected by the Restrictive Covenant were consulted by the applicant on May 31, 2005. The applicant owns three of the four lots involved and consent from the fourth property owner was granted in a letter dated June 5, 2005.

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.	Contour Map
Appendix III.	Sample Split-Level Entry Style Homes
Appendix IV.	Samples of Acceptable Upper Floor Balconies
Appendix V.	Engineering Comments
Appendix VI.	Building Design Guidelines Summary

Murray Dinwoodie
General Manager
Planning and Development

LCR/kms

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Information for City Clerk

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

1. (a) Agent: Name: Kartoar Samra
 Address: 13578 - 14A Avenue
 Surrey, B.C. V4A 1G8
 Tel: 604-649-0552

2. Properties involved in the Application
 - (a) Civic Address: 13567 and 13577 Marine Drive

 - (b) Civic Address: 13567 Marine Drive
 Owner: Rajwinder Kaur Samra
 PID: 023-412-828
 Lot D Section 8 Township 1 New Westminster District Plan LMP28005

 - (c) Civic Address: 13577 Marine Drive
 Owner: 487678 B.C. Ltd.
 PID: 023-757-515
 Lot F Section 8 Township 1 New Westminster District Plan LMP33140

3. Summary of Actions for City Clerk's Office

CONTOUR MAP FOR SUBJECT SITE

