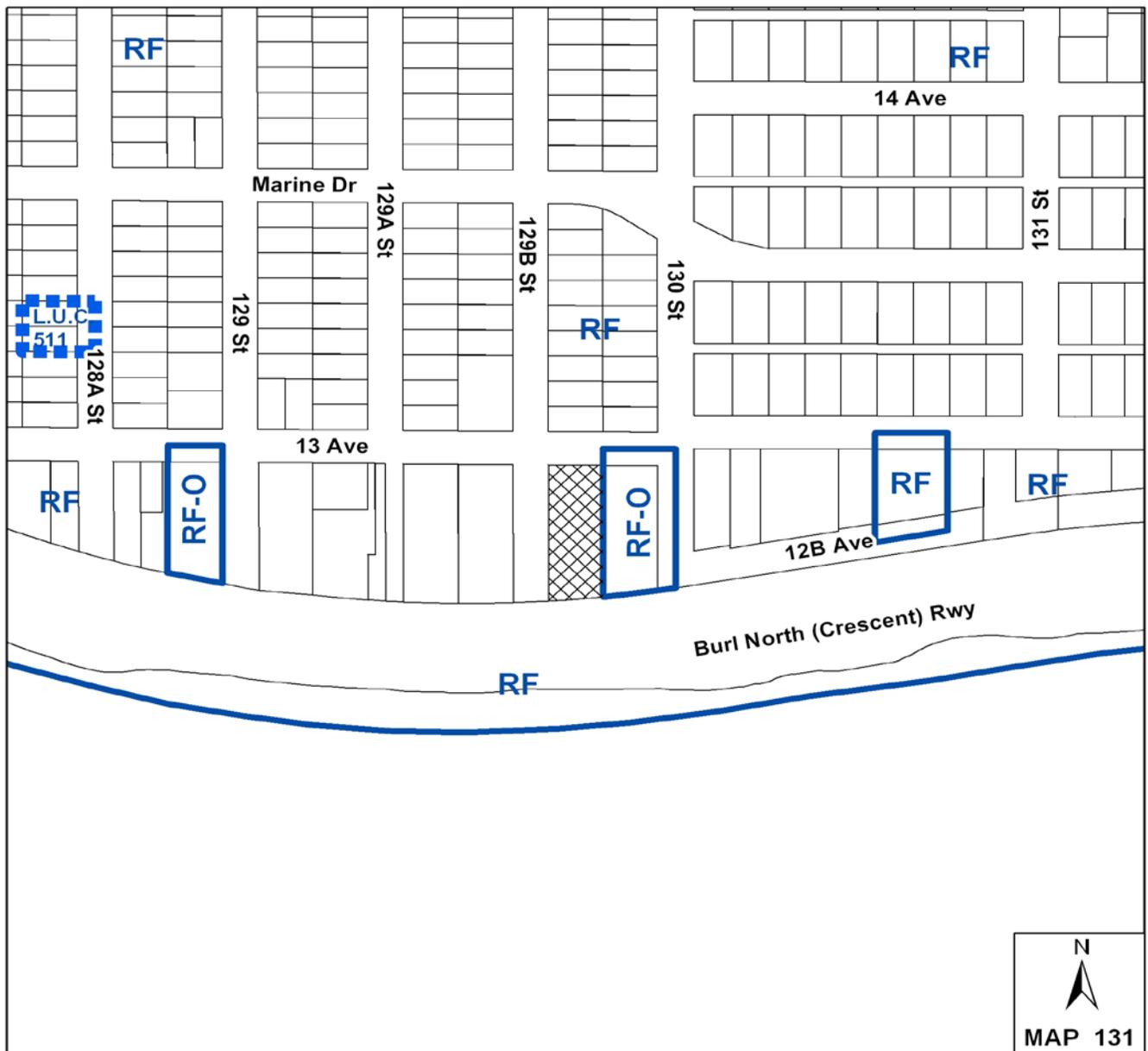


**Proposal:** Rezone from RF to RF-O to permit an addition to the existing single family dwelling. Development Variance Permit to vary the west side yard of a flanking street setback for the existing single family dwelling.

**Recommendation:** Approval to Proceed

<b>Location:</b>	1264 - 129B Street	<b>Zoning:</b>	RF
<b>OCP Designation:</b>	Urban	<b>Owner:</b>	Teri-Jo Killoran
<b>LAP Designation:</b>	Urban Residential		



## PROJECT TIMELINE

Completed Application Submission Date: June 16, 2006  
Planning Report Date: September 11, 2006

## PROPOSAL

The applicant is proposing:

- a rezoning from RF to RF-O; and
- a Development Variance Permit to vary the following by-law regulations:
  - vary the minimum required west side yard on a flanking street from 7.5 metres (25 ft.) to 5.1 metres (17 ft.) for the existing single family dwelling

in order to permit an addition to the existing single family dwelling.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential Oceanfront Zone (RF-O)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7905-0206-00 (Appendix VII), varying the following to proceed to Public Notification:
  - (a) vary the minimum required west side yard on a flanking street from 7.5 metres (25 ft.) to 5.1 metres (17 ft.) for the existing single family dwelling.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (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;
  - (b) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (c) registration of a Section 219 Restrictive Covenant to ensure the proposed building addition conforms to the building design (Appendix III) and geotechnical report;
  - (d) registration of a Section 219 Restrictive Covenant for the Geotechnical Report (Appendix VI); and

- (e) resolution of storm drainage issues to the satisfaction of the General Manager, Engineering.

## REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** A single family residential dwelling.
- **Significant Site Attributes** There are two mature trees near the proposed addition and both are to be retained.
- **East:** Single family residential dwelling, zoned RF-O, designated Urban in the OCP. This site was rezoned from RF to RF-O in July 2005 to allow a larger dwelling.
- **South:** Burlington Northern Railway right-of-way, zoned RF, designated Urban in the OCP.
- **West:** Across 129B Street road dedication, single family residential, zoned RF, designated Urban in the OCP.
- **North:** Across 13 Avenue, single family residential, zoned RF, designated Urban in the OCP.

## PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject lot is located along the ocean bluff in South Surrey, and contains an 18 year old single family dwelling.
- In 2002, the present owner obtained approval for a Building Permit to construct an in-ground swimming pool on the property. A geo-technical report was submitted to staff and approved by the City as part of the Building Permit issuance for the pool. The pool was constructed as per the approved Building Permit.

- The applicant is now proposing a rezoning from Single Family Residential (RF) to Single Family Residential Oceanfront (RF-O) to permit an addition to the existing single family dwelling.
- The proposed addition can be considered under the RF-O Zone on the following basis:
  - The property is located such that no residential lots exist between the subject site and the ocean water front;
  - The subject site satisfies both the dimensional and area criterion (minimum 20 metre (65 feet) width, minimum 45 metre (150 feet) depth and minimum 1000 sq.m. (10,760 sq.ft.) lot area for the RF-0 Zone; and
  - The proposed addition will result in a dwelling that satisfies all parameters of the RF-O zone (density, setbacks floor area is within the maximum floor area ratio (FAR)).
- Driveway access is currently from the unopened 129B Street road allowance. The property to the west, 1271 – 129B Street, shares the driveway with the subject lot. Engineering supports the retention of the existing driveway in its current location for the addition.

#### Building Addition Siting and Design

- The existing two-storey house has a total floor area of 320 sq.m. (3,440 sq.ft.). The applicant is proposing to renovate the existing garage area to living space and construct additional living space and a new three car garage. A total of 231 sq.m. (2,490 sq.ft.) is proposed to be added, bringing the total house size to 551 sq.m. (5,930 sq.ft.).
- The proposed addition will result in a floor area ratio (FAR) of 0.22 and is substantially lower than the 0.32 FAR permitted under the RF-O Zone. The proposed lot coverage of 12% is also much lower than the 25% permitted under the RF-O Zone.
- The proposed addition is limited to the upper (north) portion of the site, or the upper slope. A setback of 13.5 metres (44 feet) is proposed from 13 Avenue, which exceeds the 10 metre (33 feet) setback permitted under the RF-O Zone.
- The proposed addition will complement the existing dwelling by employing attractive and high quality finishes and a high level of detailing. The front facades will have stone with wide mortar grouting and stucco detailing. The windows have oversized trim and gables are decorated with board and batten. Carriage style garage doors with window are proposed for the garage. A steep roof pitch is proposed, to match the existing design.
- The addition will be lower in total height than the existing residence. The ridge of the addition's roof is proposed to be 8.1 metres (27 feet) high; the roof ridge of the existing house is 9.3 metres (31 feet) high.
- This addition will have minimal impact on the view of dwellings immediately north of 13 Avenue for several reasons:
  - existing landscaping obstructs much of the lower level view;
  - the addition is lower in height than the existing house;
  - the lots north of 13 Avenue are significantly higher in elevation than the subject site.

- The proposed building plans have been reviewed by staff and found acceptable. The proposed plans and specifications will be secured on title through registration of a Section 219 Restrictive Covenant.

### Geotechnical Report

- The subject site slopes gradually from north to south. The crest of the slope towards the ocean bluff lies several metres outside (south) of the subject property, within the Burlington Northern Railway property.
- The addition is proposed only on the upper slope of the site, north of the existing dwelling and will not result in any construction or disturbance of the slope adjacent to the bluff.
- A geotechnical report dated January 20, 2006, and an addendum dated July 12, 2006, were prepared by a geotechnical engineer (GeoPacific Consultants Ltd.) to evaluate slope stability (Appendix VI). The geotechnical engineer advises that the setback of the existing structure is adequate to maintain an acceptable factor of safety respecting slope stability. The report recommends that the proposed addition is feasible provided certain conditions outlined in the report are met, including technical requirements related to construction, site grading and removal, foundations and site drainage. Building Division has reviewed the geotechnical report and has found it satisfactory as a basis for consideration of a Building Permit submission for the addition.
- The geotechnical report will be registered on title by way of a Section 219 Restrictive Covenant. Prior to Building Permit issuance, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure compliance with the accepted geotechnical report.

### Tree Preservation

- An Arborist Assessment dated December 15, 2005 was prepared by MGF Horticultural Inc. to address the impact of the proposed construction activity.
- There are several trees on the site, but only two trees covered by the Tree By-law are located near the proposed construction zone. The arborist has consulted with the designer and builder and has been assured that neither tree will be harmed by the proposed building addition. The only construction activity proposed to occur near the trees will be modifications to the cladding. Tree protection fencing will be erected prior to construction and maintained for the duration of construction (Appendix V).
- There is no need for any additional planting on the site. The site is well vegetated.

## PRE-NOTIFICATION

Pre-notification letters were sent on July 21, 2005 and staff received the following comments:

- Two calls were received from area residents. One resident requested information about the application but did not raise any concerns. Another resident was concerned about parking during construction activities.

*(Staff provided information about the application and forwarded this concern to Engineering staff. They advise that, at the time of construction pre-construction meetings will be held to ensure construction parking does not impact the neighbourhood.)*

- No other calls were received by staff as a result of the pre-notification or the erection of a development sign advertising the proposed rezoning.

## BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the minimum required west side yard on a flanking street setback from 7.5 metres (25 feet) to 5.1 metres (17 feet) for the existing single family dwelling.

Applicant's Reasons:

- This setback relaxation will allow the existing house to conform to the proposed RF-O Zone, which requires a side yard setback on a flanking street of 7.5 metres (25 feet). The proposed variance is for the existing house only as the proposed addition is on the eastern side of the property.

Staff Comments:

- When the current house was constructed on the subject lot 18 years ago under the RF Zone, the RF Zone required the side yard setback on a flanking street to be 3.6 metres (12 feet) and a side yard setback on the flanking street of 5.1 metres (17 feet) was provided.
- The proposed rezoning from RF to RF-O changes the setback requirements for the subject site and thus the existing house will not conform to the RF-O Zone unless a variance is granted.
- This variance will have no impact on the neighbour to the west because:
  - this variance is for an existing situation;
  - no new construction is proposed on the western side of the subject site; and
  - the unbuilt 129B Street road allowance is an adequate buffer for the neighbour to the west and both properties are both well vegetated so there is lots of screening
- The Planning and Development Department supports the requested variance.

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.	Site Plan, Typical Floor Plans and Elevations
Appendix IV.	Engineering Summary
Appendix V.	Arborist Assessment
Appendix VI.	Geotechnical Report
Appendix VII.	Development Variance Permit No. 7905-0206-00

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated September 30, 2005.
- Tree Preservation Statement prepared by MGF Horticultural Inc and dated December 15, 2005.
- Geotechnical Study prepared by GeoPacific Consultants Ltd. dated January 20, 2006.
- Soil Contamination Review Questionnaire prepared by Teri-Jo Killoran dated June 18, 2005.

How Yin Leung  
Acting General Manager  
Planning and Development

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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:                    Clarence Arychuk, Hunter Laird Engineering Ltd.  
                         Address:                    #300 - 65 Richmond Street  
                                                            New Westminster, B.C.  
                                                            V3L 5P3  
                         Tel:                                    604-525-4651

2.      Properties involved in the Application

- (a)      Civic Address:                    1264 - 129B Street
- (b)      Civic Address:                    1264 - 129B Street  
                         Owner:                                    Teri-Jo Killoran  
                         PID:                                        010-823-999  
                         Lot 1 Block 27 Section 8 Township 1 New Westminster District Plan 2834

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to rezone the property.
- (b)      Proceed with Public Notification for Development Variance Permit No. 7905-0206-00.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: RF-O**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	2,456 sq.m.	
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	25%	12%
<b>SETBACKS</b> ( in metres)		
Front (13 Avenue)	10 m	13.46 m
Rear (Bluff)	10 m	± 31 m
Side #1 (West) (Flanking Street)	7.5 m	5.1 m from existing dwelling, 16 m from proposed addition
Side #2 (East)	1.8 m	3.0 m (existing and proposed addition)
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal (existing)	9.0 m	8.1 m (roof ridge)
Principal (addition)	9.0 m (average level between eaves and ridge)	8.1 m (roof ridge)
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>DENSITY (FAR)</b>	0.32	0.22
<b>FLOOR AREA: Residential</b>	785.9 sq.m.	551.2 sq.m.

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

CONTOUR MAP FOR SUBJECT SITE

