

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0214-00

Planning Report Date: July 28, 2008

PROPOSAL:

- **Development Permit**

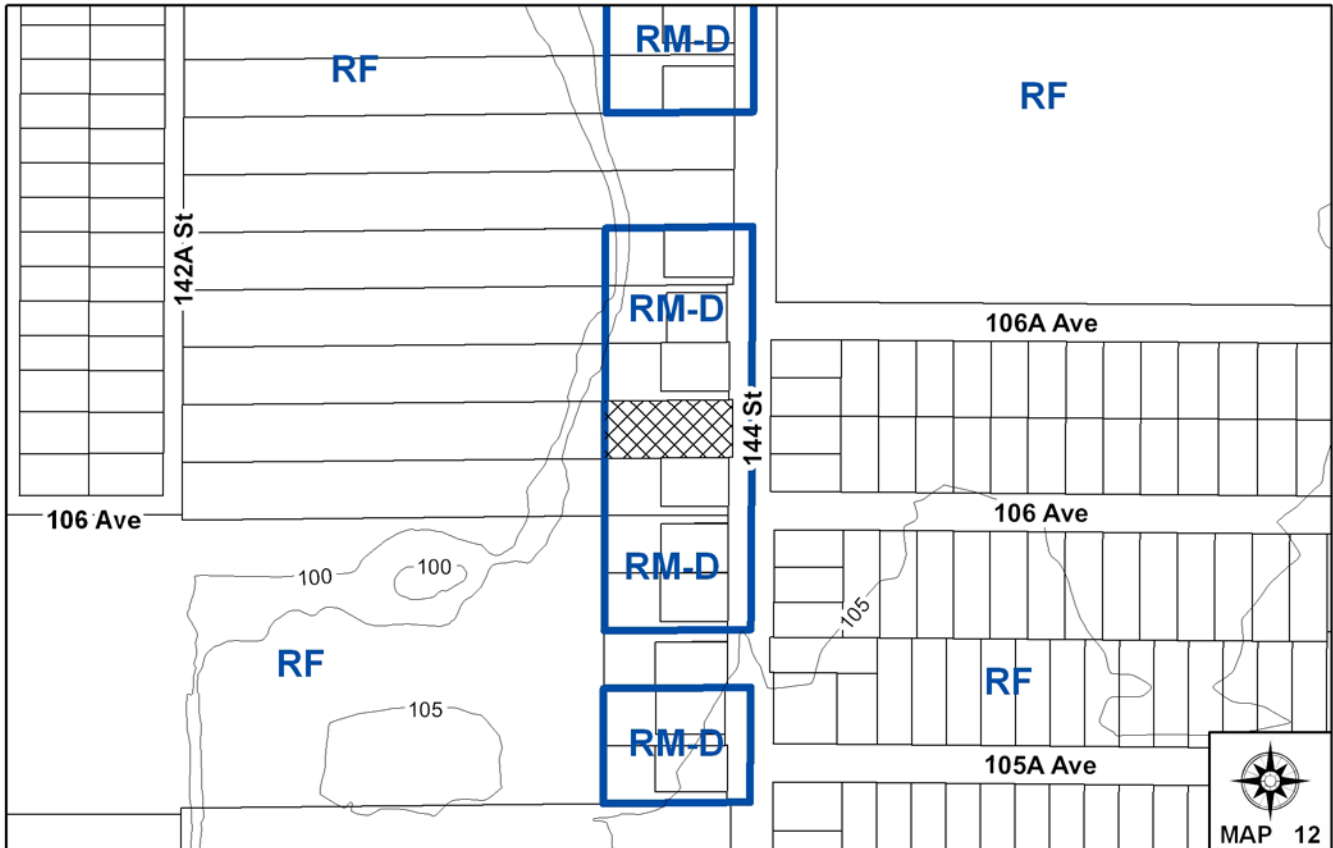
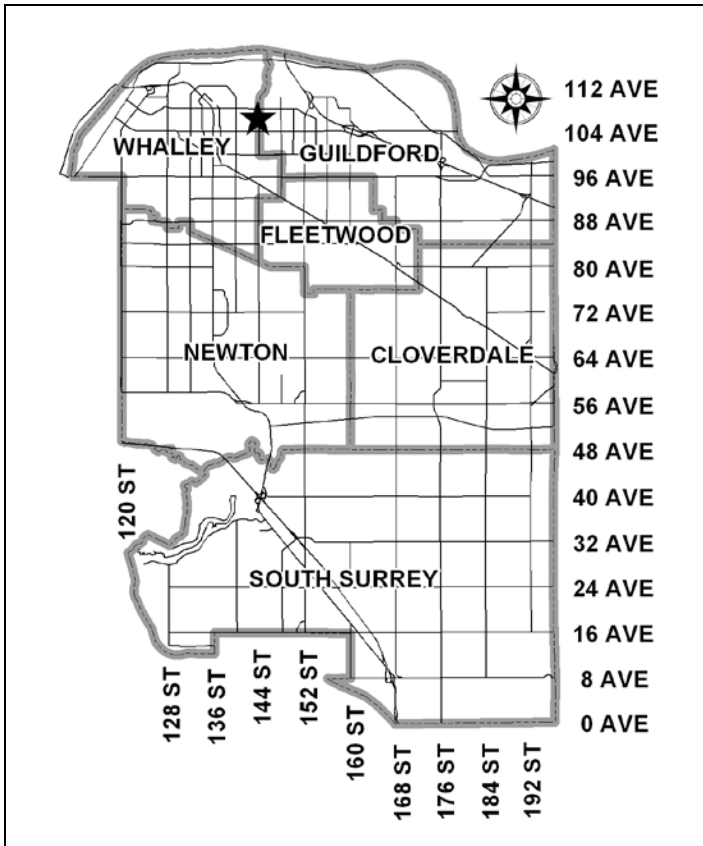
in order to permit the development of two duplexes.

LOCATION: 10615 and 10627 - 144 Street

OWNERS: Naveen Varshney and Malkit Swaich

ZONING: RM-D

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed density and building form are appropriate for this neighbourhood.
- The applicant recently received approval for a Development Permit for different duplex designs on this site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council rescind Resolution R07-2057 of the June 26, 2007 Regular Council minutes, granting final approval of Development Permit No. 7903-0315-00.
2. Council authorize staff to draft Development Permit No. 7908-0214-00 generally in accordance with the attached drawings (Appendix II)

REFERRALS

Engineering: All Engineering requirements were satisfied under previous Application No. 7903-0315-00.

SITE CHARACTERISTICS

Existing Land Use: Vacant lots.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Duplex dwellings.	Urban	RM-D
East (Across 144 Street):	Single family dwellings.	Urban	RF
South):	Duplex dwellings.	Urban	RM-D
West:	Hawthorne Park	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located to the south of 108 Avenue on the west side of 144 Street, backing onto Hawthorne Park. The site under this application consists of two properties.
- The site is zoned “Duplex Residential Zone” (RM-D) and is designated Urban in the OCP. The site was recently rezoned from “Single Family Residential Zone” (RF) under Application No. 7903-0315-00, which received Final Adoption June 26, 2007. The Development Permit for the duplex units was issued on the same date, and the subdivision creating the two subject lots was subsequently approved.

- The applicant is now seeking a major amendment to the approved Development Permit. The applicant was required to redesign the duplex units to address changes in the RM-D Zone that have occurred since the applicant initially applied for the rezoning, Development Permit, and subdivision in 2003.
- Specifically, the applicant is required to reduce the proposed floor area to comply with the maximum allowable floor area for duplex units on a lot other than a corner lot. Under the RM-D Zone, as amended, the maximum allowable floor area is 372 square metres (4,000 sq.ft.).

PRE-NOTIFICATION

According to Council policy, the mail-out of pre-notification letters is not required for Development Permit Applications. A Development Proposal Sign, although generally required, was not requested due to no comments being received on the previous application.

DESIGN PROPOSAL AND REVIEW

- The proposed duplexes meet the Form and Character Design Guidelines in the OCP (Section C.4.7) as follows:
 - The interior layouts of the proposed units are designed to ensure living area and kitchen will be located on the ground floor.
 - Each unit contained in the duplex is designed to be identifiable through design features such as distinctive roof design and the number and shape of windows on the front elevations.
 - The building elevations are articulated in order to achieve design variation.
- The proposed duplex on Lot 1 (10615 – 144 Street, which is the eastern lot) will have a floor area of 364 square metres (3,918 sq.ft.) including the double garage and the proposed duplex on Lot 2 (10627 – 144 street which is the western lot) will be 371 square metres (3,994 sq.ft.) including the double garage. This results in a floor area ratio (FAR) of 0.39 for proposed Lot 1 and 0.34 for proposed Lot 2, and both satisfying the maximum floor area of 372 square metres (4,000 sq.ft.).
- The proposal indicates lot coverage of 29.5% on Lot 1 and 30.5% on proposed Lot 2, which is within the allowable lot coverage of 33% under the RM-D Zone.
- In order to improve the visual impact on the street, only the garage for Unit B (the northern unit) on Lot 1 will be fronting 144 Street and the garage for Unit A (the southern unit) will be at the rear.
- By locating the garage to the rear for Unit A on Lot 1, the privacy for each unit is improved as the driveway acts as a natural division between the backyard areas for Units A and B.
- Both Units A and B on Lot 2 will have garages on the front of the units in order to allow both to have backyards adjacent to the park.

- As a condition of the previous Development Permit, a joint access easement has been secured for all four dwelling units.
- The exterior materials for both duplexes are comprised of vinyl siding in sage green with grey trim and stone at the base. Cedar shingles will be used in the gables above Unit A on both duplexes, to differentiate them from Unit B. The roof will consist of high-profile duroid shingles.
- Landscaping on the site will be comprised of decorative trees such as Katsura, Locust and Magnolia trees as well as a variety of flowering shrubs and ground cover plants.
- A cedar wood picket fence (4 ft. high) will be installed along the front of the units along 144 Street. A solid cedar wood lattice top fence (6 ft. high) will be installed between Lots 1 and 2, at the rear of Lot 2 and along the south property line of the site.

ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
Appendix II. Proposed Site Plan, Building Elevations and Landscape Plan

Jean Lamontagne
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: Navin Varshney
 Address: 1575 Kamloops Street
 Vancouver, BC
 V3K 3W1
 Tel: 604-251-6320

2. Properties involved in the Application
 - (a) Civic Address: 10615 and 10627 - 144 Street

 - (b) Civic Address: 10615 - 144 Street
 Owners: Malkit Swaich and Navin Varshney
 PID: 027-192-954
 Lot 1 Section 24 Range 2 Plan BCP 43388

 - (c) Civic Address: 10627 - 144 Street
 Owner: Malkit Swaich and Navin Varshney
 PID: 027-192-962
 Lot 2 Section 24 Range 2 Plan BCP 32288

3. Summary of Actions for City Clerk's Office
 - (a) Remove Notice of Development Permit No. 7903-0315-00 from title.

DEVELOPMENT DATA SHEET

Existing Zoning: RM-D

Required Development Data	Minimum Required / Maximum Allowed		Proposed	
	10615 - 144 St.	10627 - 144 St.	10615 - 144 St.	10627 - 144 St.
LOT AREA* (in square metres)				
Gross Total	935 m ²	1,069 m ²	935 m ²	1,069 m ²
Road Widening area				
Undevelopable area				
Net Total				
LOT COVERAGE (in % of net lot area)				
Buildings & Structures	33%		31%	
Paved & Hard Surfaced Areas				
Total Site Coverage				
SETBACKS (in metres)				
Front	12.34 m	7.52 m	11.26 m	7.52 m
Rear	7.56 m	7.56 m	8.83 m	7.55 m
Side #1 (North)	1.86 m	1.95 m	1.86 m	4.4 m
Side #2 (South)	1.85 m	1.97 m	3.71 m	4.1 m
BUILDING HEIGHT (in metres/storeys)				
Principal	7.2 m		7.2 m	
Accessory				
NUMBER OF RESIDENTIAL UNITS	2	2	2	2
Bachelor				
One Bed				
Two Bedroom				
Three Bedroom +				
Total				
FLOOR AREA: Residential	372 m ² /d.u.	372 m ² /d.u.	364 m ²	371 m ²
FLOOR AREA: Commercial				
Retail				
Office				
Total				
FLOOR AREA: Industrial				
FLOOR AREA: Institutional				
TOTAL BUILDING FLOOR AREA	372 m ² /d.u.	372 m ² /d.u.	364 m ²	371 m ²

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

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed		Proposed	
	10615 - 144 St.	10627 - 144 St.	10615 - 144 St.	10627 - 144 St.
DENSITY				
# of units/ha /# units/acre (gross)				
# of units/ha /# units/acre (net)				
FAR (gross)				
FAR (net)		n/a		0.34
AMENITY SPACE (area in square metres)		n/a		
Indoor				
Outdoor				
PARKING (number of stalls)				
Commercial				
Industrial				
Residential Bachelor + 1 Bedroom				
2-Bed				
3-Bed				
Residential Visitors				
Institutional				
Total Number of Parking Spaces		2 per unit		8
Number of disabled stalls				
Number of small cars				
Tandem Parking Spaces: Number / % of Total Number of Units				
Size of Tandem Parking Spaces width/length				

Heritage Site	NO	Tree Survey/Assessment Provided	NO
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