

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0302-00

Planning Report Date: July 12, 2010

**PROPOSAL:**

- **Rezoning** from RF to RM-D
- **Development Permit**

in order to permit the development of a duplex.

**LOCATION:**

15087 – 88 Avenue

**OWNERS:**

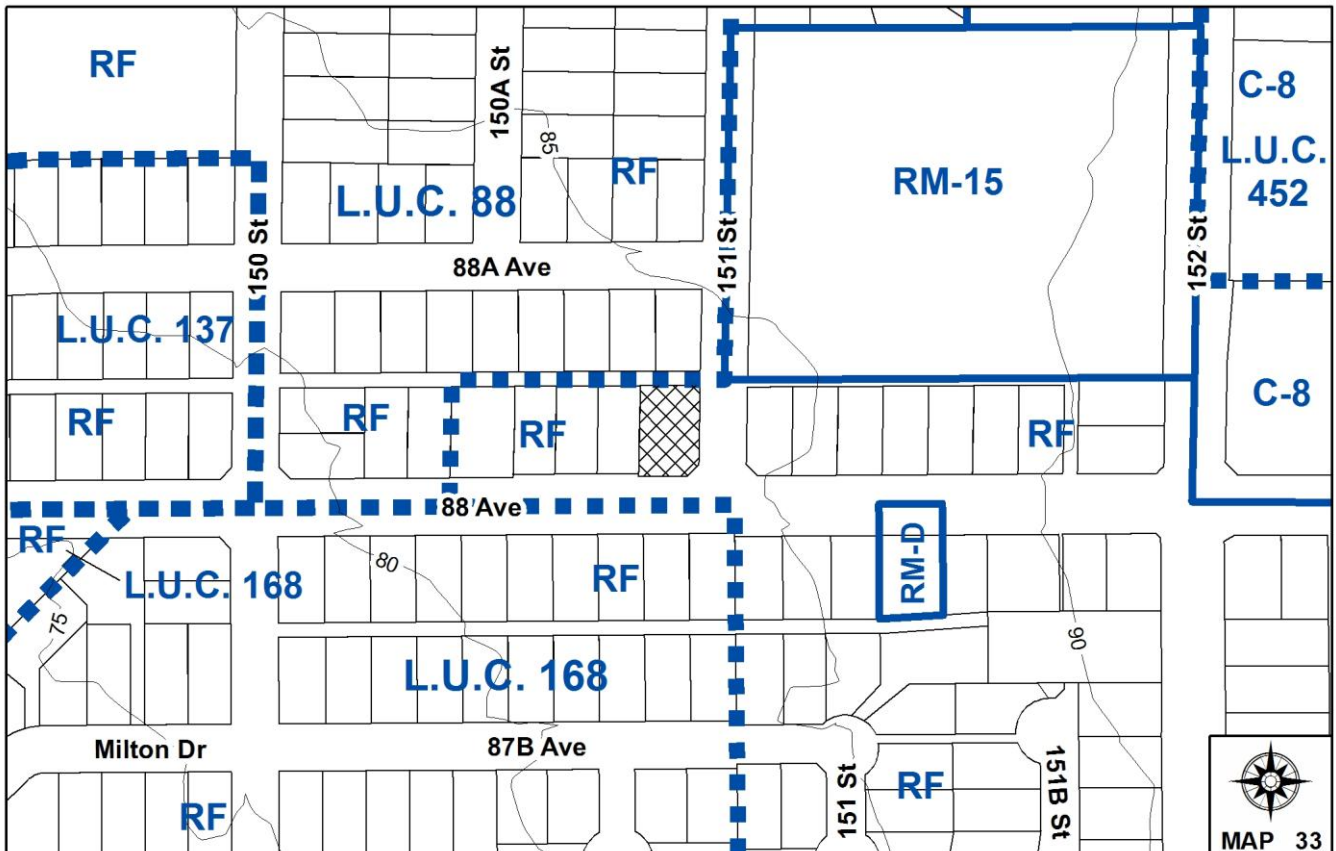
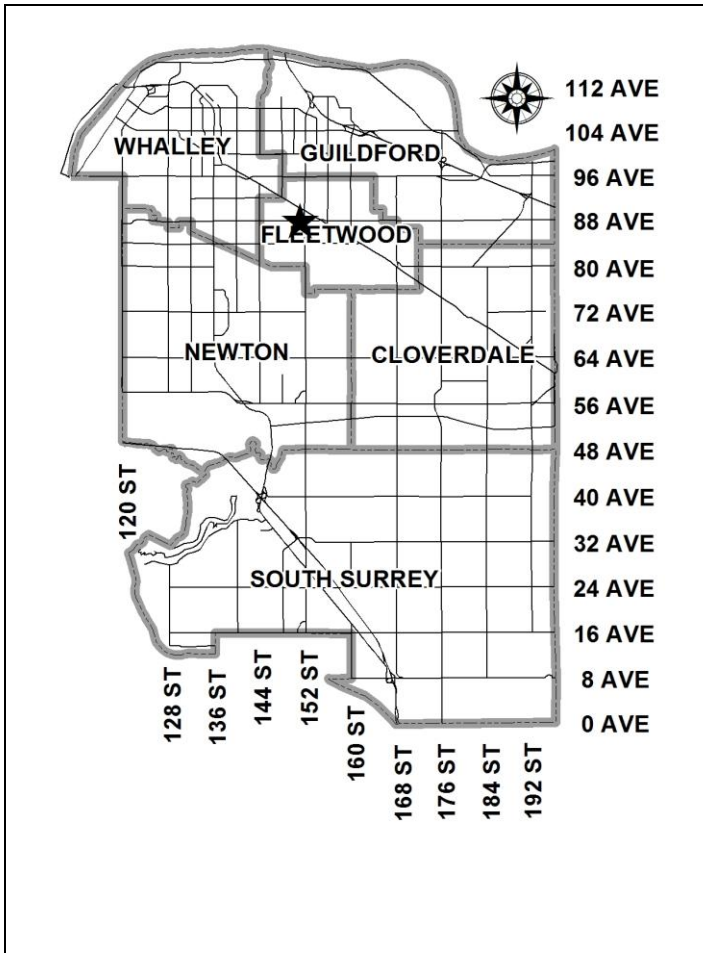
Balraj Singh Sidhu and Gurinderjeet  
 Kaur Sidhu

**ZONING:**

RF

**OCP DESIGNATION:**

Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- 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 part of Fleetwood.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Duplex Residential Zone (RM-D)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0302-00 in accordance with the attached drawings (Appendix II).
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 a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (f) final acceptance of the building demolition by the Planning and Development Department.

## REFERRALS

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

School District: **Projected number of students from this development:**

1 Elementary student at Green Timbers Elementary School  
0 Secondary students at Enver Creek Secondary School

(Appendix IV)

Parks, Recreation & Culture: Support.

Fire Department: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant single family residential lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Urban	LUC No. 88 (underlying RF Zone)
East (Across 151 Street):	Single family dwellings and townhouses.	Urban	RF and RM-15
South (Across 88 Avenue):	Single family dwellings.	Urban	LUC No. 168 (underlying RF Zone)
West:	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located at the northwest corner of 88 Avenue and 151 Street in Fleetwood. The current zoning is "Single Family Residential Zone" (RF) and is designated Urban in the Official Community Plan.
- The current application is to rezone the subject site to "Duplex Residential Zone" (RM-D), and obtain Council approval of a Development Permit for the construction of a duplex.
- The development application was made on December 11, 2008. Since that time, the applicant worked with staff on revising the site plan, access and building design. The site plan and access were found to be generally acceptable in June 2009, but the building design continued to require revisions. In July 2009, the existing house on the site was subject to by-law infractions, and in the autumn of 2009 the house on the site was demolished. The applicant submitted revised building drawings in January, and staff worked with the applicant on revisions to the drawings until they were found to be generally acceptable in June 2010.
- The size of the lot conforms to the minimum 930 square-metre (10,000 sq.ft.) lot area requirement, and the minimum 24-metre (80 ft.) lot width requirement of the RM-D Zone. The proposed site will be 930 square metres in area and 25.3 metres (83 ft.) in width.
- The proposed floor area of the duplex is 337 square metres (3,630 sq.ft.), which is less than the 446-square metre (4,800 sq.ft.) maximum allowable floor area for a duplex on a corner lot.
- The proposal indicates a lot coverage of 33% which meets the allowable lot coverage of 33% in the RM-D Zone.

- One unit in the proposed duplex will front onto 151 Street, with the other fronting 88 Avenue. Vehicular access to the duplex will come from a lane that serves 88 Avenue.
- Basement-entry units and secondary suites will not be permitted.

#### Lot Grading and Tree Preservation

- Preliminary lot grading plans were prepared and submitted by Mainland Engineering Corp. The plans were reviewed by staff and found acceptable.
- Basements can be achieved for both units with minimal cut or fill.
- ACL Arbortech Consulting Ltd prepared the Arborist Report and Trees Preservation/ Replacement Plans. They have been reviewed by the City's Landscape Architect and require review and approval by the Parks Recreation and Culture Department for the proposed removal of City trees, within the road right-of-way.
- The Arborist Report indicates there is 1 mature tree on the subject site and 2 off-site City trees. The report proposes the removal of the 1 on-site tree because it is located too close to the building envelopes. The Report proposes no trees to be retained.
- The following chart provides a summary of the proposed tree retention and removal by species:

Tree Species	Total Number of Trees	Proposed for Retention	Proposed for Removal
Cherry	2 (off-site)	0	2
Pine	1 (on-site)	0	1
<b>Total</b>	<b>3</b>	<b>0</b>	<b>3</b>

- Based on the Tree Protection Bylaw (No. 16100), 6 replacement trees are required. The total number of replacement trees being proposed in the Arborist Report is 2. Seven (7) additional replacement trees are proposed to be planted as part of the proposed Landscape Plan.

#### PRE-NOTIFICATION

Pre-notification letters were sent on February 9, 2009 and staff received 3 phone calls with respect to the application. The residents' comments are summarized below (*staff comments in italics*):

- Two callers were interested in knowing the minimum criteria for rezoning to the Duplex Residential Zone" (RM-D), and were wondering about the development potential of nearby properties.

*(Staff investigated the respective properties and informed the callers that neither of the lots met the minimum requirements for rezoning to RM-D.)*

- One caller was interested in seeking ownership information.

*(Staff provided the caller with a copy of the application form which includes ownership information.)*

## DESIGN PROPOSAL AND REVIEW

### Building Design

- The proposed duplex will be two storeys in height and will have an in-ground basement that is 50% underground.
- The subject site is located at the corner of 151 Street and 88 Avenue. To avoid the appearance of the units being "mirror images" of each other, one unit will face 151 Street, and the other will face 88 Avenue. Front porches are provided for each unit and will face each street.
- Each unit is designed to be identifiable through design features such as front porches and identifiable front entryways, yet appears unified as a whole.
- The interior layouts of the proposed units are designed to ensure the living area and kitchen will be on the ground floor. Semi-private uses such as the living and dining rooms face the street. Bedrooms are on the second floor.
- The total floor area of the duplex is 337 square metres (3,630 sq.ft.), including detached garage. There are three bedrooms and two full bathrooms located on the upper floor of each unit, with a living room, dining room, kitchen, and partial bathroom located on the main floor.
- Cladding and roofing materials match those of adjacent dwelling units. Cladding materials will consist mainly of stucco, with "Hardie" shingles, and stained wood to provide visual interest. Roofing materials will consist of asphalt shingles. The proposed building colours will be resolved prior to Development Permit approval.
- A 4-stall detached garage is proposed to meet the off-street parking requirements of the zone. Two stalls will be allocated to each dwelling unit. The design and character of the detached garage structure will complement that of the principal building by using the same colours and materials.

### Landscaping

- The proposed landscaping consists of a combination of trees, shrubs and sod, including two existing hedges at the front and rear property lines. The majority of the landscaping is proposed for the yards fronting 88 Avenue and 151 Street. Some of the species proposed include Saytomi Dogwood, Raywood Ash, Rustica Rubra Magnolia, and Pink Japanese Snowdrop trees, and Rhododendron, English Lavender, Gold Flame Spirea, and Dwarf Abelia.
- A 1.8-metre (6 ft.) high fence is proposed beside the garage along the lane, the west property line adjacent to the neighbouring property, and along a portion of the lot fronting 151 Street. The proposed fence detail will be resolved prior to Development Permit approval.

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, Action Summary and Project Data Sheets
- Appendix II. Proposed Site Plan, Building Elevations and Landscape Plans
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation

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:                Vikram Tiku  
                         Address:            7130 Boundary Road  
   Burnaby, BC  
                         Tel:                    778-838-9093
  
2.            Properties involved in the Application
  - (a)      Civic Address:            15087 – 88 Avenue
  
  - (b)      Civic Address:            15087 – 88 Avenue  
                 Owner:                    Balraj Singh Sidhu and Gurinderjeet Kaur Sidhu  
                 PID:                        002-818-582  
                 Lot 64, Except: Parcel L (Bylaw Plan LMP15741) Section 34 Township 2 New  
                 Westminster District Plan 46399
  
3.            Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.



## DEVELOPMENT DATA SHEET

Proposed Zoning: RM-D

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total	930 m <sup>2</sup>	961.76 m <sup>2</sup>
Road Widening area		30.94 m <sup>2</sup>
Undevelopable area		
Net Total	930 m <sup>2</sup>	930 m <sup>2</sup>
LOT COVERAGE (in % of net lot area)	33%	32%
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS ( in metres)		
Front	7.5 m	8.8 m
Rear	7.5 m	16.3 m
Side #1 (West)	1.8 m	1.8 m
Side #2 (East)	3.6 m	4.3 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9	9
Accessory	4	4
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total	2	2
FLOOR AREA: Residential	446 m <sup>2</sup>	425 m <sup>2</sup>
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	446 m <sup>2</sup>	425 m <sup>2</sup>

*\* 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
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)	446 sq.m. 4,800 sq.ft.	337 sq.m. 3,630 sq.m.
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	4	4
Residential Visitors		
Institutional		
Total Number of Parking Spaces	4	4
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	YES
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