

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

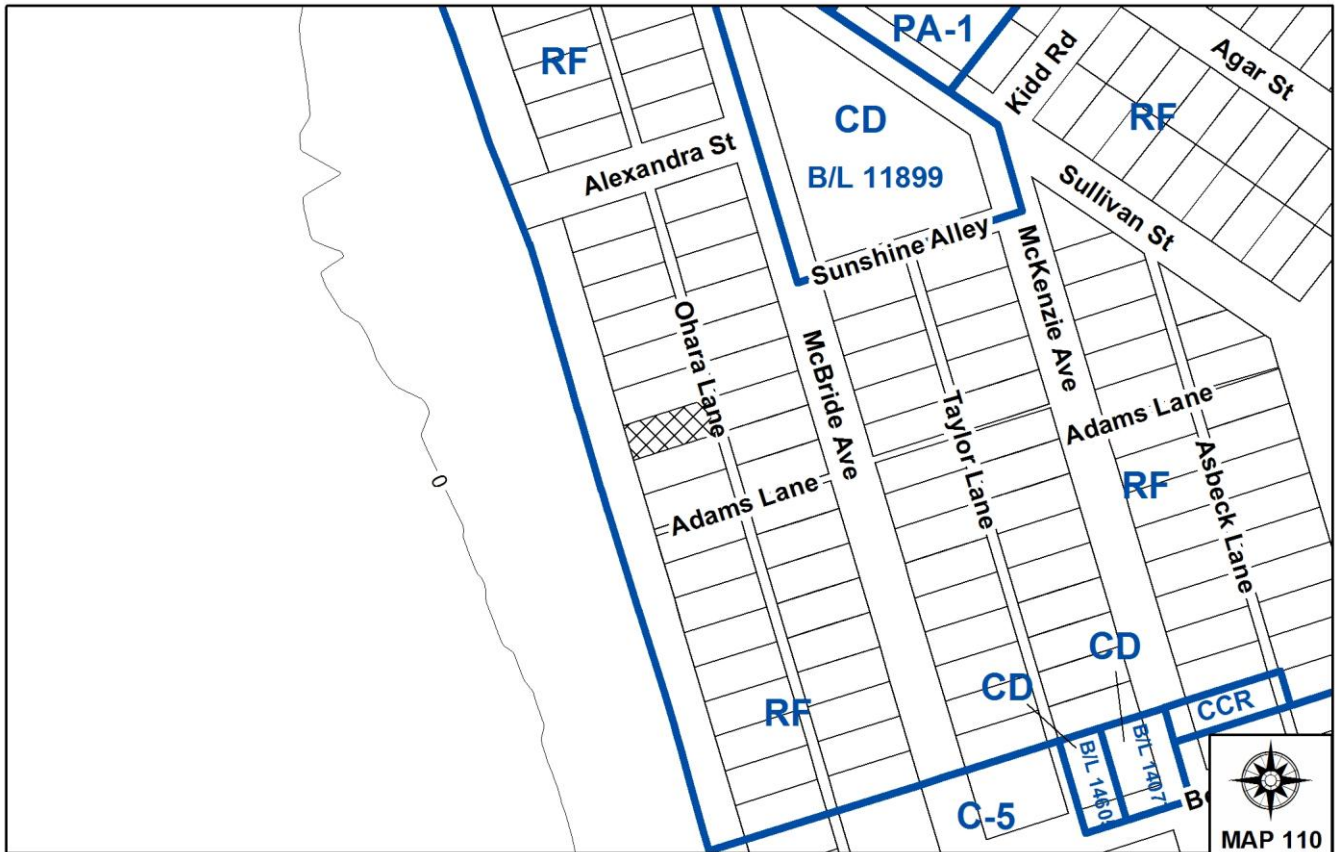
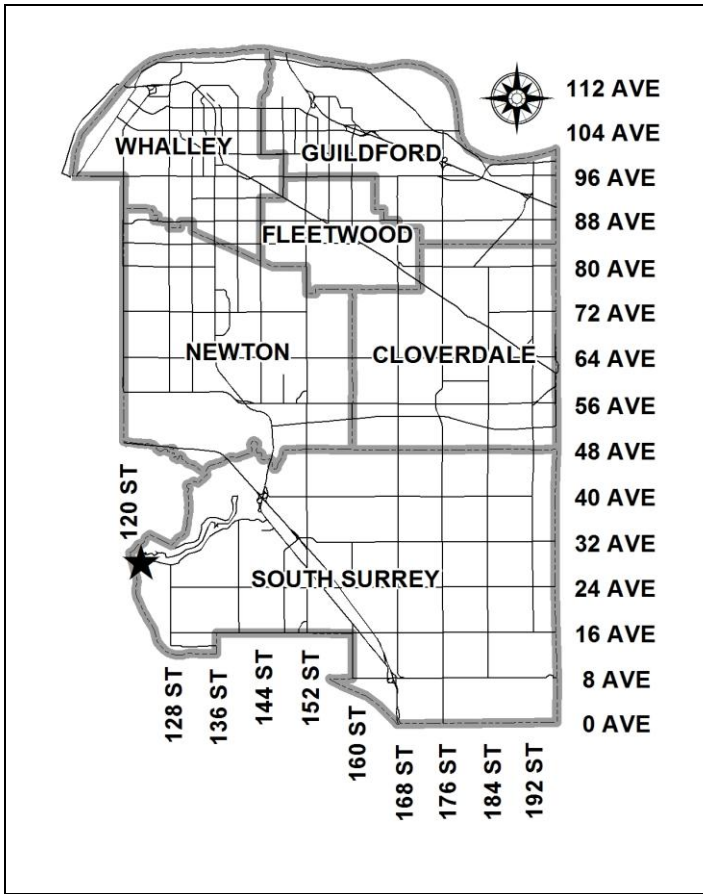
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Planning Report Date: July 13, 2009

**PROPOSAL:**

- **Rezoning** from RF to CD (based on RF) in order to permit the construction of a detached garage.

**LOCATION:** 2830 O'Hara Lane  
**OWNER:** Charles and Andria Lawson  
**ZONING:** RF  
**OCP DESIGNATION:** Urban  
**NCP/LAP DESIGNATION:** Single Family Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The intent of the rezoning is to increase the allowable density in the RF Zone from a floor area ratio of 0.52 to 0.54 and the allowable lot coverage in the RF Zone from 40% to 48% to allow construction of a detached garage.

### RATIONALE OF RECOMMENDATION

- The proposed increase in density is minor, allowing an additional 29 square metres (315 sq.ft.) of floor area.
- The lot coverage at 48% includes the existing house, the proposed garage and uncovered deck areas. The covered and enclosed areas constitute just under 40% lot coverage. The CD Zone indicates that while 48% lot coverage is permitted, only 40% of that area shall be enclosed.
- The proposal responds to the applicant's concern regarding the protection of his vehicles, as there have been several incidents of break-ins and vandalism involving his vehicles.
- There are a number of detached garages on O'Hara Lane, and the proposed garage will be in keeping with the character of the neighbourhood.

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 "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. 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.

REFERRALS

Engineering: There are no engineering requirements relative to the rezoning application.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwelling.	Urban/Single Family Residential	RF
East (Across O'Hara Lane):	Single family dwellings.	Urban/Single Family Residential	RF
South:	Single family dwelling.	Urban/Single Family Residential.	RF
West:	Crescent Beach.	Urban/Public Beach	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located west side of O'hara Lane, between Alexandra Street and Adams Lane in Crescent Beach. It is designated "Urban" in the Official Community Plan (OCP) and "Single Family Residential" in the Crescent Beach Land Use Plan (Appendix IV). The site is currently zoned "Single Family Residential (RF)".

- The existing house on the property was built in 1976. At that time, the property was zoned "Residential Zone Number Two (R-2)", under Surrey Zoning By-law, 1964, No. 2265. Under the R-2 Zone, there were no Floor Area Ratio (FAR) restrictions. (House size was restricted via site coverage; the maximum site coverage under the R-2 Zone was 33 percent). The subject site is 556.8 square metres (5,993 sq. ft.) in total area. The zoning of the site was converted to the RF Zone under the current Zoning By-law No. 12000 in 1993.
- In 2002, the applicant made a building permit application to renovate the existing dwelling. The floor area of the dwelling is 268 square metres (2,884 sq. ft.). The maximum allowable floor area under the current RF Zone is 270 square metres (2,900 sq. ft.). Since the dwelling was being renovated and it was not new building construction, the non-conforming elements (side and front yard setbacks) to the RF Zone were allowed to be retained in the renovation.

### Proposal

- The applicant proposes to construct a 1-storey, 41 square metre (440 sq. ft.), detached double car garage on the property (Appendix II).
- With the addition of the garage, the total floor area will be 309 square metres (3,324 sq. ft.). Under the RF Zone, accessory buildings that are 10 square metres (105 sq. ft.) or under are not included in the floor area calculation. Where accessory buildings are greater than 10 square metres (105 sq. ft.), only the area in excess of 10 square metres (105 sq. ft.) is included in the FAR calculation. The addition of the garage will result in a total floor area of 299 square metres (3,220 sq. ft.), which is 29 square metres (315 sq. ft.) over the maximum allowable floor area in the RF Zone. The applicant therefore proposes to increase the Floor Area Ratio from 0.52 to 0.54.
- The current lot coverage is 40%. The proposed garage will increase the lot coverage to 48%.

### Land Use Rationale

- The applicant is seeking to construct a garage in order to address safety and security for his vehicles. The applicant has experienced several occurrences of vandalism to his vehicles during the past few months. At present, vehicles are parked outside in the rear driveway. The Royal Canadian Mounted Police (RCMP) has suggested that constructing a garage would effectively address this issue.
- The change in density is minor - an additional 29 square metres (315 sq. ft.) of floor area.
- The lot coverage at 48% includes the existing house, proposed garage, and uncovered deck areas. The covered and enclosed areas constitute just under 40% lot coverage. The CD Zone indicates that while 48% lot coverage is permitted, only 40% of that area shall be enclosed.
- There are a number of detached garages along O'hara Lane, and the proposed garage will be in keeping with the character of the neighbourhood. The proposed detached garage also matches the house in design.

- The neighbouring property owners and Crescent Beach Property Owners Association (CBPOA) have been contacted and informed of the proposal. The applicant's five (5) neighbouring property owners have provided a letter in support for the project. The CBPOA discussed this proposal at their last meeting, on July 8, 2009, and have raised no opposition.

### Proposed CD Zone

- The proposed CD Zone is based on the RF Zone, except that the FAR in the CD Zone is set at a maximum of 0.54 as opposed to 0.52 and the lot coverage in the CD Zone is set at a maximum of 48% as opposed to 40%. The CD Zone indicates that of the resulting allowable floor area (299 square metres / 3,220 sq. ft.), 41 square metres (440 sq. ft.) shall be reserved for use only as a garage or carport. Therefore, if the house was demolished and re-built, the additional allowable floor area would be reserved for a garage or carport.
- The intent of the CD Zone is to allow additional floor area and lot coverage in order to permit the development of a detached garage. It is not intended to bring the existing house into conformity. Therefore, the existing house will remain non-conforming with respect to setbacks, and any new home constructed on the lot will have to meet the requirements of the CD Zone, which is based on the RF Zone

### Trees

- There is one existing undersized Japanese Maple in the rear yard of the property, proposed to be removed because it is within the building envelope of the proposed detached garage.

### PRE-NOTIFICATION

Pre-notification letters were sent out on June 16, 2009 and staff received the following response:

- Staff received one (1) telephone call from an area resident concerned that the proposed rezoning could set a precedent for similar rezoning applications.

*(Staff informed the caller that this was a specific case and that the additional allowable floor area was for the construction of a garage only. Staff informed the caller that other proposal would be considered on their own merits.)*

- Staff received comments from the Crescent Beach Property Owners Association (CBPOA). The CBPOA raised no opposition to the proposed garage, but were not in favour of any living space above the garage.

*(The applicant is proposing a single level, double car garage only. Staff informed the CBPOA that there would be no second storey above the garage, and as such, no living space on a second storey. The maximum FAR of 0.54 will not allow any additional floor area to have a second level above the garage.)*

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 and Building Plans
- Appendix III. Engineering Summary
- Appendix IV. Crescent Beach Land Use Plan
- Appendix V. Proposed CD By-law

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:                  Chuck Lawson  
                         Address:                2830 O'Hara Lane  
   Surrey, BC  
   V4A 3E4  
                         Tel:                      604-536-5552 (ext. 15)
  
2.      Properties involved in the Application
  - (a)      Civic Address:            2830 O'Hara Lane
  
  - (b)      Civic Address:            2830 O'Hara Lane  
            Owners:                Charles Henry Michael Lawson and Andria Lynn  
   Lawson  
            PID:                      002-828-880  
            Lot 34 Block 5 of District Lot 52 Group 2 New Westminster District Plan 2200
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.

## DEVELOPMENT DATA SHEET

**Proposed Zoning: CD**

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		557 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		48%
<b>SETBACKS</b> ( in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal		
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		309 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		309 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)		0.50
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
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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