

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0176-00

Planning Report Date: January 11, 2010

PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

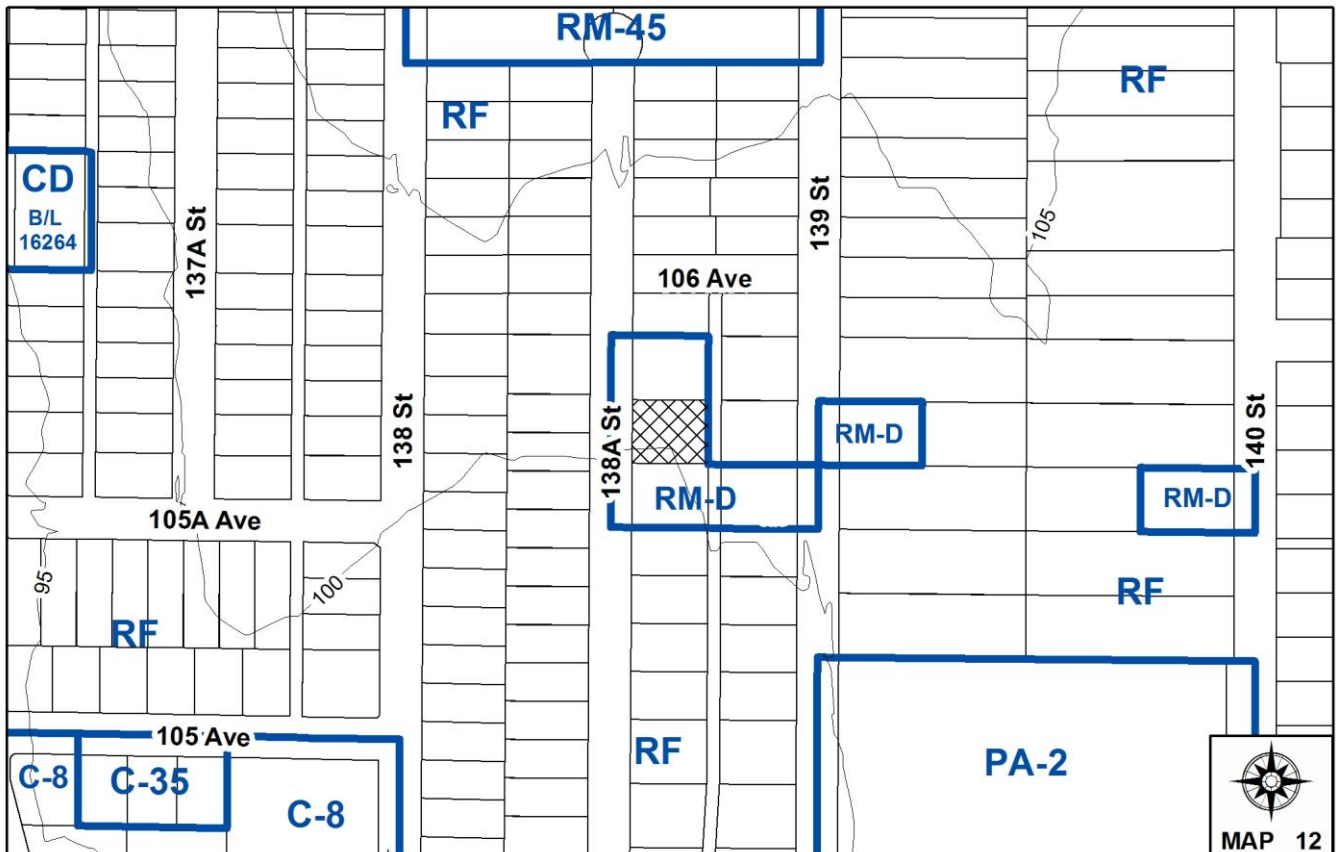
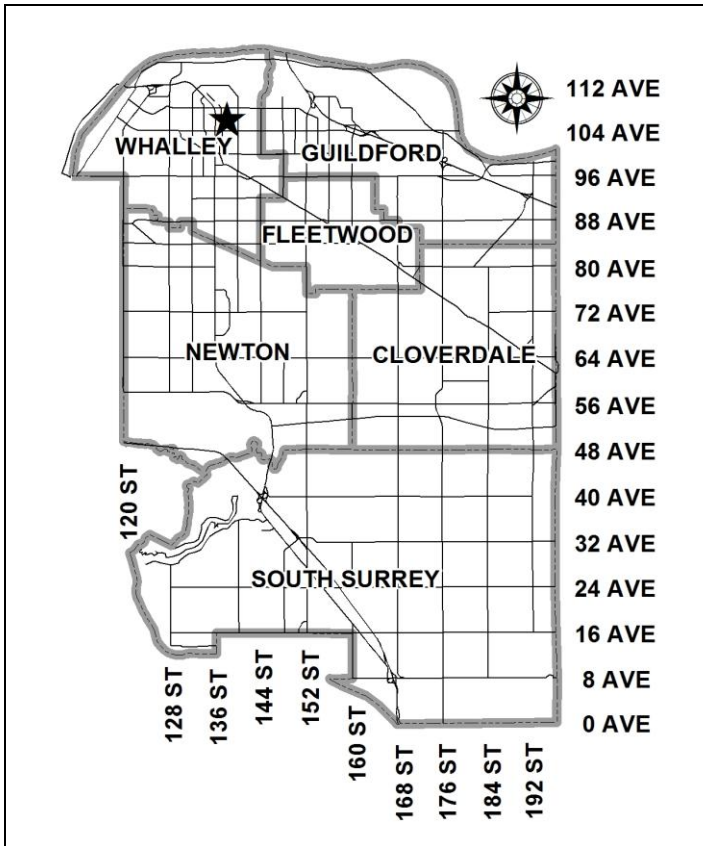
in order to permit the development of a duplex and to reduce the front yard setback.

LOCATION: 10574 and 10576 – 138A Street

OWNERS: Amarjit and Harjeet Bains

ZONING: RM-D

OCP DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced front yard setback from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) measured to the building face and to 3.0 metres (9.8 ft.) measured to the unenclosed porch.

RATIONALE OF RECOMMENDATION

- Proposed front setback achieves a more urban, pedestrian streetscape in compliance with the City Centre Plan.
- Complies with the interim Urban Design Guidelines for Surrey City Centre.
- Subject site is currently zoned RM-D.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7909-0176-00 in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7909-0176-00, (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RM-D Zone from 7.5 metres (25 ft.) to 4.5 metres (14.8 ft.) measured to the building face and to 3.0 metres (9.8 ft.) measured to the unenclosed porch.
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (b) approval of Development Variance Permit No. 7907-0176-00.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant lot (previous duplex demolished May 2009).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Duplex.	Multiple Residential	RM-D
East (Across unopened lane):	Single family dwellings under Application No. 7908-0031-00 to develop a 4-storey apartment building (pre-Council).	Multiple Residential	RF
South:	Duplex.	Multiple Residential	RM-D
West (Across 138A Street):	Single family dwellings.	Multiple Residential.	RF

DEVELOPMENT CONSIDERATIONS

- The 1,105-square metre (0.27-acre) subject site is located at 10574 - 138A Street in City Centre.
- The site is designated "Multiple Residential" in the Official Community Plan (OCP), and is zoned "Duplex Residential Zone" (RM-D). The former duplex was damaged in a fire and has been demolished.
- The size of the lot conforms to the lot area requirement (minimum of 930 sq. m. or 10,000 sq. ft.) and the 30.5 m (100 ft.) width conforms to the 24-metre (80 ft.) minimum requirement under the RM-D Zone.
- The current application is for a Development Permit to allow for the construction of a new duplex. The applicant for the subject site has retained Douglas Johnson of Douglas Johnson Architecture Ltd. as the architect.
- The proposed floor area of the duplex is 263 square metres (2,830 sq. ft.). This results in a Floor Area Ratio (FAR) of 0.21 which complies with the maximum FAR of 0.48 that is permitted in the RM-D Zone.
- The proposal indicates a lot coverage of 13% which is within the allowable lot coverage of 33% under the RM-D Zone.
- In-ground basements are not proposed for the site.
- The proposed duplex will front onto 138A Street. Access to the duplex will be from a temporary shared driveway off of 138A Street.
- The rear lane is currently unopened and will be fully constructed as a condition of final approval for the proposed 4-storey apartment (Application No. 7908-0031-00), which is currently in progress and is located directly to the east of the subject property.
- A Restrictive Covenant will be placed on the subject site requiring the applicant to remove the temporary driveway once the rear lane is fully constructed. Access to the duplex will then come from the rear lane.
- Given that the subject site lies within the City Centre, and is designated "Multiple Residential" in the Official Community Plan (OCP), Planning staff worked with the applicant to pursue a higher density for the site. Five ground oriented units was explored to this effect. However, the higher density would require upgrading of the water main along 138A Street. According to the applicant, the costs for the upgrade would be a minimum of \$100,000 and that five (5) units would not offset the costs for this upgrade.
- Under the current design proposal, the applicant can potentially achieve a total of six (6) units. Phase 1 would consist of two units that would be built in compliance with the RM-D Zone. Four additional units could be built under a future phase subject to a subsequent approved Rezoning and Development Permit application for the site.

- Under the future phase, two additional street oriented units could be built and two coach house units could be built above the garages. This would create a total of four (4) more potential units for this site (Appendix V).
- The potential for adding four (4) additional units to this site can create a higher density that is more consistent with the City's vision for City Centre.

DESIGN PROPOSAL AND REVIEW

Building Design

- The proposed duplex will be two storeys in height and located on the northern half of the lot.
- 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. Private bedrooms are on the second floor.
- The visual impact of the building face is reduced by setting back a portion of the upper floor.
- Front porches are provided for each unit and will face the street.
- The use of red brick and a flat roof line creates a distinctive urban aesthetic, appropriate for Surrey City Centre and is consistent with proposed developments in the area.
- Parking will be located on the southern half of the lot. Parking pads will be constructed under phase 1. Phase 2 will include garages with 2 potential coach houses above, subject to rezoning (Appendix V).
- The south facing facade has very few windows as an additional unit may be attached to this building face under Phase 2, subject to rezoning.

Landscaping

- A temporary cedar hedge will be planted along portions of 138A Street on the southern half of the site, to screen the undeveloped and parking area. The undeveloped area will be planted with grass. Additional landscaping consists of decorative trees such as Cherry and Apple Trees. A Boxwood Hedge will be planted along the northern portion of the front property line.
- A Cherry Tree will be planted along the south facing facade of the building to help screen the monotony of the blank wall.
- According to the applicant, only one tree exists on the subject site. Therefore an Arborist Report was not requested. The existing tree will be removed to accommodate the proposed parking pad for the duplex. Sufficient replacement trees and landscaping will be provided in accordance with the proposed landscaping plan.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum front yard setback requirement of the RM-D Zone from 7.5 m (25 ft.) to 4.5 m (14.8 ft.) measured to the building face and to 3.0 m (9.8 ft.) measured to the unenclosed porch.

Applicant's reasons:

- A reduced front yard setback is needed in order to accommodate future street oriented units (as per the concept plan in Appendix V) having adequate rear yard space.
- The units will have detached garages with access from the rear lane. This will reduce the amount of private rear yard space if the variance to the front yard is not approved.

Staff Comments:

- The proposed reduced front yard setback is greater than the 3.5-metre (11 ft.) front yard setback measured to the building face permitted in the "Semi-Detached Residential Zone" (RF-SD).
- The proposed reduced setback will create a more pedestrian oriented streetscape by engaging the street. This is consistent with the Interim Urban Design Guidelines for City Centre.
- Staff support 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.	Engineering Summary
Appendix III.	Proposed Site Plan, Building Elevations and Landscape Plan
Appendix IV.	Development Variance Permit No. 7909-0176-00
Appendix V.	Concept for Future Additional Units

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: Amarjit Bains
 Address: 11450 – 82 Avenue
 Delta, BC
 V4C 2C2
 Tel: 604-590-4919

2. Properties involved in the Application
 - (a) Civic Address: 10574 and 10576 – 138A Street

 - (b) Civic Address: 10574 and 10576 – 138A Street
 Owners: Amarjit and Harjeet Bains
 PID: 010-264-230
 Lot 43 Section 23 Block 5 North Range 2 West New Westminster District Plan
 17345

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7909-0176-00

DEVELOPMENT DATA SHEET

Existing Zoning: RM-D

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total	930 m ² (min)	1,200 m ²
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	33%	13%
Paved & Hard Surfaced Areas		2%
Total Site Coverage		15%
SETBACKS (in metres)		
Front	7.5 m	2.0 m*
Rear	7.5 m	7.5 m
Side #1 (North)	1.8 m	3.0 m
Side #2 (South)	1.8 m	15.2 m
BUILDING HEIGHT (in metres/storeys)		
Principal	9 m	6 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		2
Total	2	2
FLOOR AREA: Residential	372 m ²	372 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	372 m ²	372 m ²

* **Variance requested**

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)	0.48	0.31
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	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	NO
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