

City of Surrey
PLANNING & DEVELOPMENT REPORT

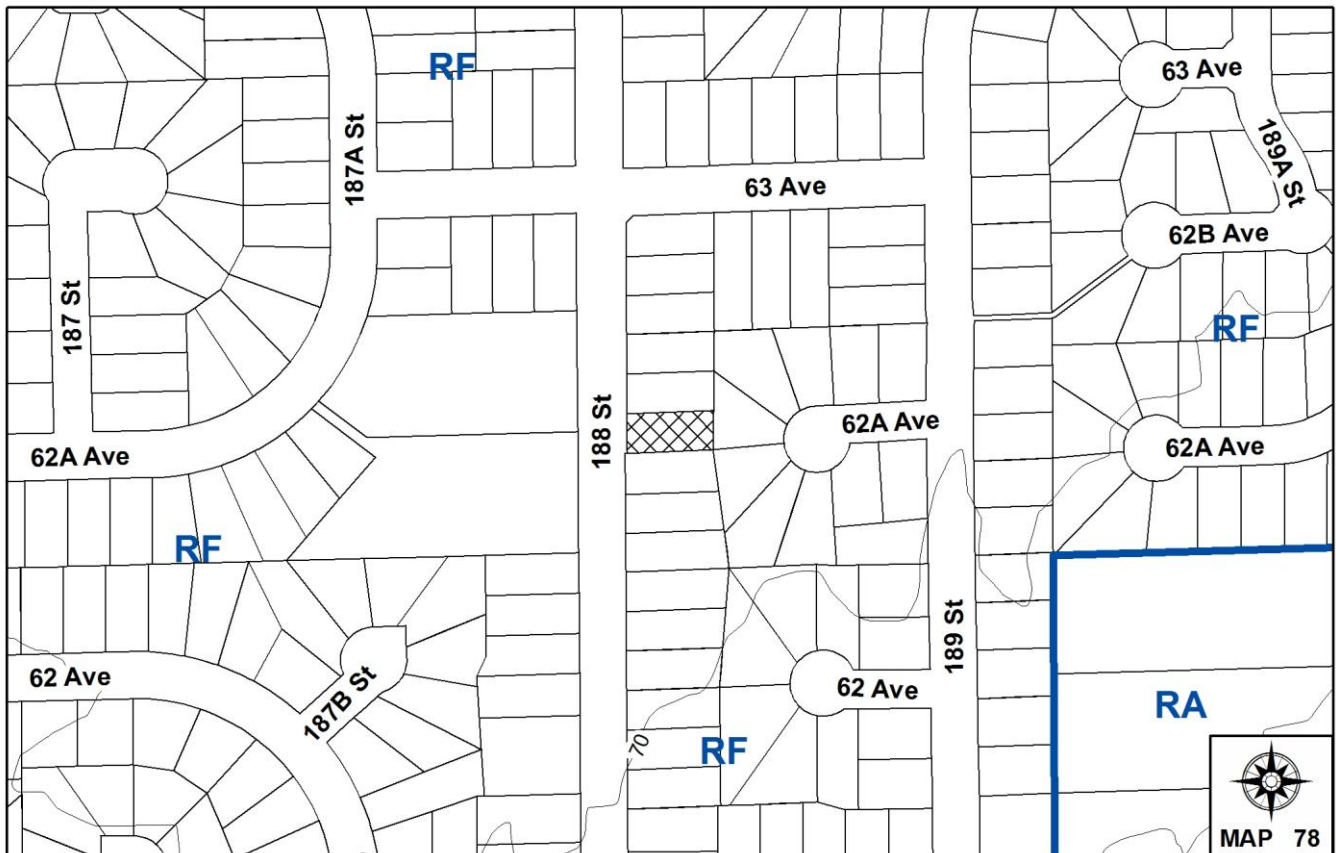
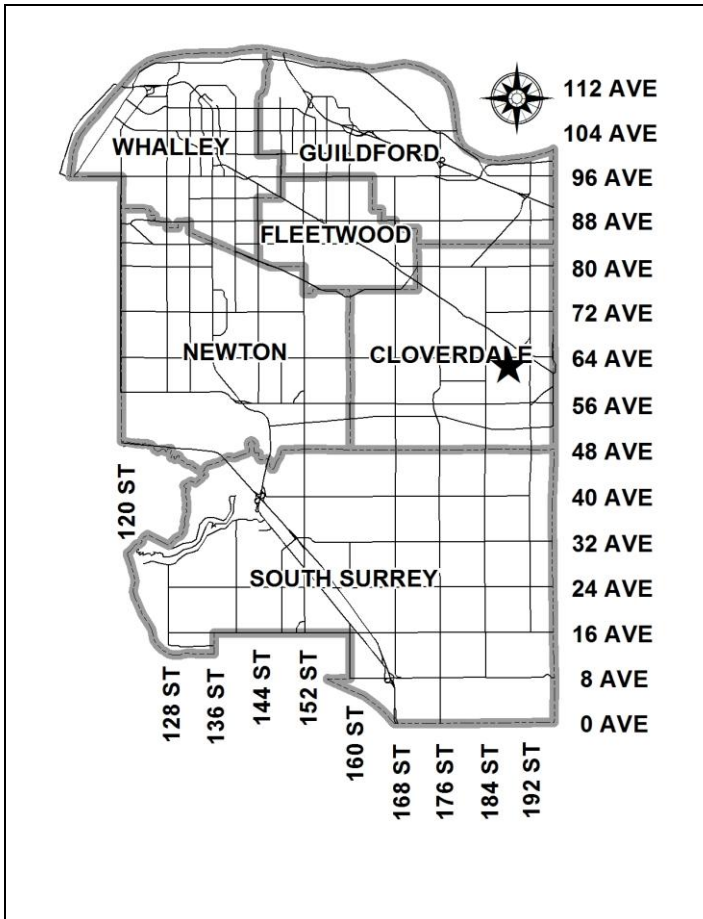
File: 7910-0021-00

Planning Report Date: March 22, 2010

PROPOSAL:

- **Restrictive Covenant Amendment**
 in order to increase the main floor elevation by 0.26 metre (1 ft.) and to permit a basement.

LOCATION: 6238 - 188 Street
OWNER: Kenneth Skibo
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval to amend Building Scheme No. BB161697 and Restrictive Covenant BB161695.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The applicant's design consultant has proposed a series of design guidelines to address any impact of the increased main floor elevation on the streetscape and on the neighbouring lot to the south.
- The applicant has garnered support from the immediate property owners.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to amend Building Scheme No. BB161695 and Restrictive Covenant BB161697 to permit an increase in the main floor elevation by 0.26 metre (1 ft.) and to permit an in-ground basement.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Vacant RF zoned lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East:	Single family dwelling.	Urban	RF
South:	Single family dwelling.	Urban	RF
West (Across 188 Street):	Single family dwellings on over-sized lots.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located at 6238 – 188 Street in Cloverdale and is designated Urban in the Official Community Plan.
- The lot was created on July 31, 2007 under subdivision application no. 7906-0295-00, as part of a 5-lot subdivision. A Building Scheme, to regulate the character of the homes, was a requirement of subdivision.

- The Building Scheme that was registered against the 5 lots does not allow a basement on the subject lot (Lot 3) and further limits the total number of floors to two. Moreover, while a two-storey basement-entry home is permitted on this lot, the Building Scheme specifies the main floor elevation is not to exceed 72.75 metres geodetic. The intention was to provide for a better transition between the subject property and the existing rancher to the south.
- The other 4 lots created with the subject lot in 2007 were permitted basements. New 2-storey homes have been constructed on three of these lots – all with basements. The fourth lot is currently vacant but can accommodate a basement.
- The applicant has had difficulty selling the subject lot due to the requirements of the Building Scheme.
- The applicant's design consultant, Mike Tynan of Tynan Consulting Ltd., has proposed design criteria that improves the transition while allowing a basement on the subject lot.

Current Application

- The applicant proposes to amend the existing Building Scheme to increase the maximum elevation of the main floor by 0.26 metre (1 foot), from 72.75 metres to 73.01 metres geodetic, to allow for a 2-storey house with an in-ground basement on the subject property.
- The applicant does not propose any additional fill. The final lot grading plan accepted by the City illustrates an in-ground basement can be achieved.
- The applicant's proposed dwelling will have a main floor elevation of 73.01 metres geodetic and the main floor elevation of the single family dwelling to the south is at 72 metres geodetic.
- The proposed home would have a basement that is approximately 64% in-ground.
- None of the 5 owners that are party to the Building Scheme have voiced any concerns and the owner of the rancher to the south has no objections to allowing the changes.

Proposed Design Guideline Changes

- The applicant's design consultant has proposed several changes to the Building Scheme including:
 - increasing the south side yard setback to 2.4 metres (8 ft.);
 - increasing the upper storey south side yard setback to 4.5 metres (15 ft.) to stagger the second storey and further the transition to the neighbouring rancher;
 - limiting the ceiling height of the basement and upper floor to 2.4 metres (8 ft.); and
 - prohibiting basement-entry style.
- A large tree which will be retained along the front of the property between the subject house and the rancher will further reduce any impacts. The applicant has also proposed planting additional shrubs and landscaping.

- The applicant's Design Consultant has estimated that 64% of the basement will be in-ground. As the lot slopes to the rear, a minimal portion will be visible from the street.

PRE-NOTIFICATION

Pre-notification letters were sent on February 15, 2010 and a photo of the development sign was received on February 15, 2010. Staff received one phone call.

- The caller objected to the amendment because that they were unable to have a basement on their lot due to the Building Scheme registered against their title.

(The caller's lot has a Building Scheme registered in 1998 which requires that 63% of the basement volume be underground. The proposed basement on the subject lot will be 64% underground which is greater than the 50% requirement for calculation of basements as per the definition in the Zoning By-law.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Proposed Streetscape |

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: Ken Skibo
 Address: 18879 – 188 Street
 Surrey, BC
 V3S 7T7
 Tel: 604-788-4280

2. Properties involved in the Application
 - (a) Civic Address: 6238 – 188 Street

 - (b) Civic Address: 6238 – 188 Street
 Owner: Kenneth Paul Skibo
 PID: 027-148-734
 Lot 3 Section 9 Township 8 New Westminster District Plan BCP31544

3. Summary of Actions for City Clerk's Office