

City of Surrey
PLANNING & DEVELOPMENT REPORT

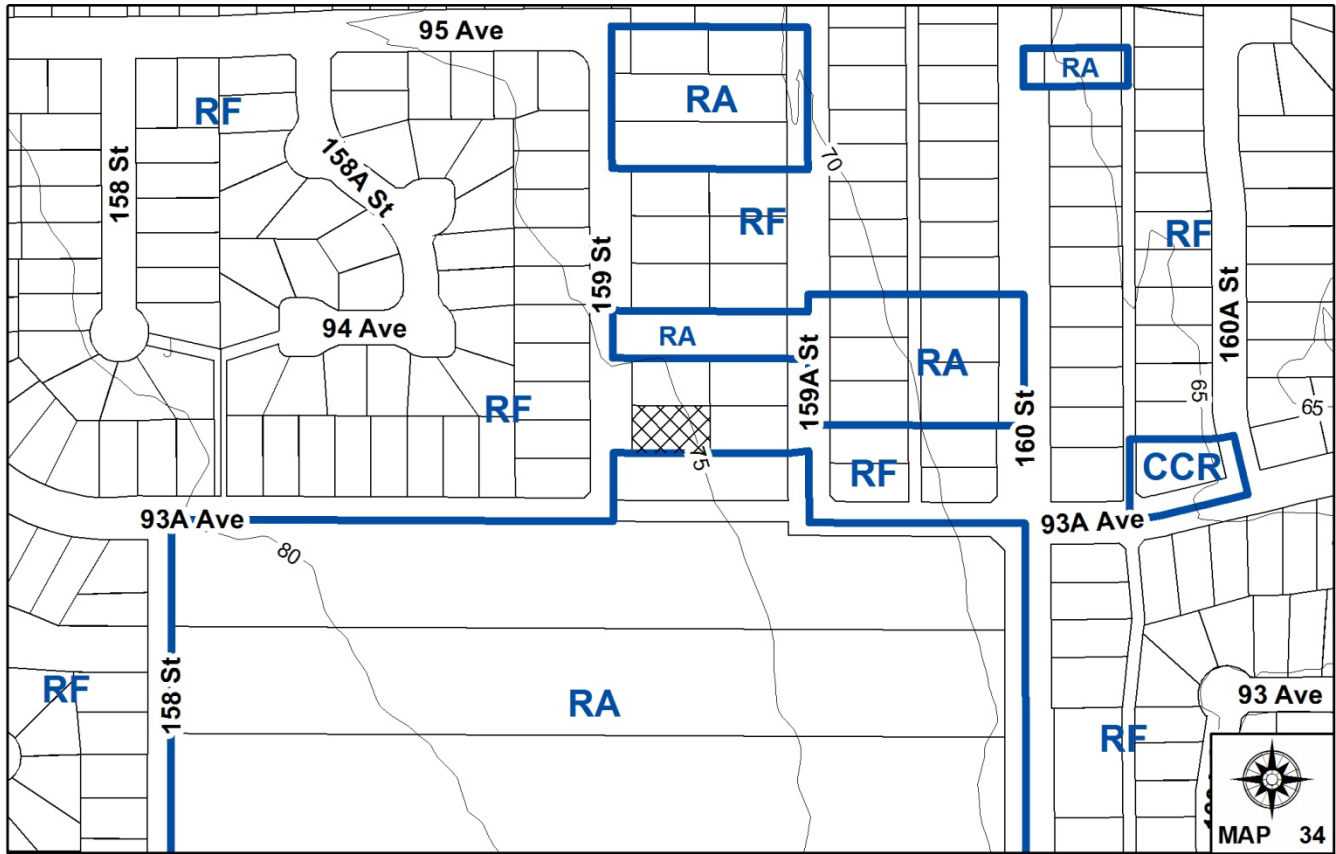
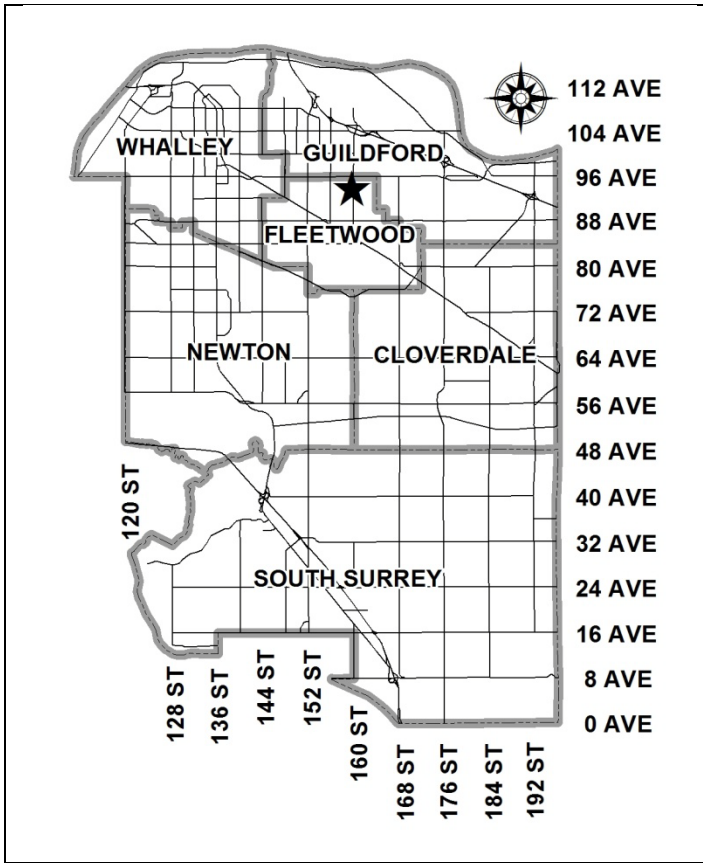
File: 7910-0287-00

Planning Report Date: May 9, 2011

PROPOSAL:

- **Restrictive Covenant** amendment
 in order to permit construction of an in-ground
 basement.

LOCATION: 9370 - 159 Street
OWNER: Ranjit Kaur Bains
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Approval to amend Building Scheme No. BB1285165 and Restrictive Covenant No. BB1285166.

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 additional fill on the streetscape and on the neighbouring lots.
- None of the neighbouring property owners raised objections as part of the current application.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to amend Building Scheme No. BB1285165 and Restrictive Covenant No. BB1285166 to permit an in-ground basement.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant, recently-created lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North and East:	Single family dwellings.	Urban	RF
South:	Single family dwelling.	Urban	RA
West (Across 159 Street):	Single family dwellings.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is zoned "Single Family Residential Zone (RF)" and is located north of 93A Avenue between 159A and 159 Streets in the Fleetwood area. It is designated Urban in the Official Community Plan (OCP).
- The lot was created on October 4, 2010 under development application no. 7908-0075-00, as part of 2-lot rezoning (from RA to RF) and subdivision proposal. As part of the land development process, prior to going to Council, all applicants must provide either a preliminary lot grading plan or a statement that basements will not be constructed on the proposed lots.
- As part of the previous application, the applicant confirmed that basements were not being proposed on either lot and this was reflected in the report to Council and in the draft Building Scheme.
- After Public Hearing, the applicant determined that basements could be achieved by connecting storm services to 159A Street and adding a minimal amount of fill to the property.
- Prior to the applicant finalizing application no. 7908-0075-00, staff advised the applicant that the Building Scheme could not be amended to incorporate basements, unless such a change was supported by the neighbours to the immediate north and south of the site. Only one neighbour

provided support. The other neighbour submitted a letter explaining their reason for recently purchasing a home in the area was specifically because of the lack of basement homes in the area.

- The application was finalized with the Building Scheme and associated Restrictive Covenant prohibiting basements on both lots.

Current Proposal

- The same applicant has applied for a Restrictive Covenant Amendment to allow for a basement on one of the two recently-created lots.
- The applicant has worked with Mike Tynan of Tynan Designs to develop a lot grading plan that incorporates minimal fill, of around 0.30 metre (1 ft.) to 0.50 metre (1.6 ft.).
- The applicant's design consultant has proposed a series of design restrictions that would reduce the impact of the proposed basement:
 - The basement slab must be constructed at the lowest possible level permitted by the Engineer overseeing this project.
 - The basement height is not to exceed 8 feet.
 - The main floor height is not to exceed 9 feet.
 - The upper floor height is not to exceed 8 feet.
 - There shall be no more than 3 steps up to the front door.
 - The slope of the highest roof at the upper floor shall not exceed 8:12 (a vertical rise of 8 inches for each horizontal length of 12 inches) from side to side and 6:12 (a vertical rise of 6 inches for each horizontal length of 12 inches) from front to rear.
 - Below grade basement windows will not be visible from the street. Use of landscaping will be used to screen the one basement window along the front elevation.
 - Limited decks from the side of the dwelling will be permitted, to protect the privacy of neighbours.
 - A 1.8-metre (6 ft.) high fence shall be installed along north property line.
- The applicant has supplied a streetscape (Appendix II) displaying how the proposed house will fit between the neighbouring properties. It is anticipated that when the neighbour to the south develops their lot, a basement home will be proposed.

PRE-NOTIFICATION

The development sign was installed on November 29, 2010 and pre-notification letters were sent on November 26, 2010 and January 5, 2011. Staff received two phone calls with the following concerns:

- Multiple illegal suites due to increased floor area.

(The RF Zone allows one secondary suite although the applicant is not proposing a suite at this time.)

- Excessive street parking from illegal suites.

(The applicant is proposing a detached garage at the rear of the property which, in addition to the driveway, will be able to accommodate adequate parking for vehicles.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

INFORMATION AVAILABLE ON FILE

- Proposed Building Elevations and Site Plan
- Proposed Building Scheme Prepared by Mike Tynan Dated May 3, 2011.

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

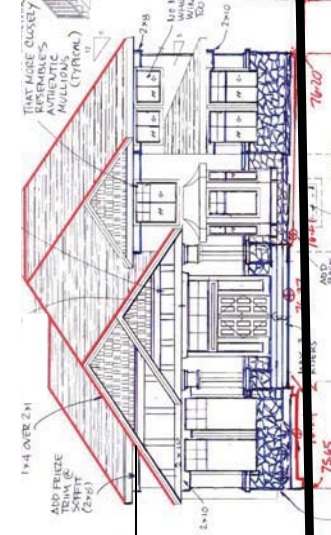
1. (a) Agent: Name: Jake Sarwal
Address: 7120 – 131A Street
Surrey, BC
V3W 0G9
Tel: 604-897-0036

2. Properties involved in the Application

(a) Civic Address: 9370 – 159 Street

(b) Civic Address: 9370 – 159 Street
Owner: Ranjit Kaur Bains
PID: 028-348-982
Lot A Section 35 Township 2 New Westminster District Plan BCP46283

3. Summary of Actions for City Clerk's Office



The existing home to the left has a driveway that slopes up approx 0.3m, and from the driveway to the veranda, there are 3 risers (approx 0.59 metres). Therefore, the veranda is approximately **0.89 metres** above the grade at the front lot line.

On the proposed home, the veranda is at 76.96 and the grade at the street (in alignment with the front door) is 75.88. The difference $(76.96 - 75.88) = 1.08$ metres.