

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0307-00

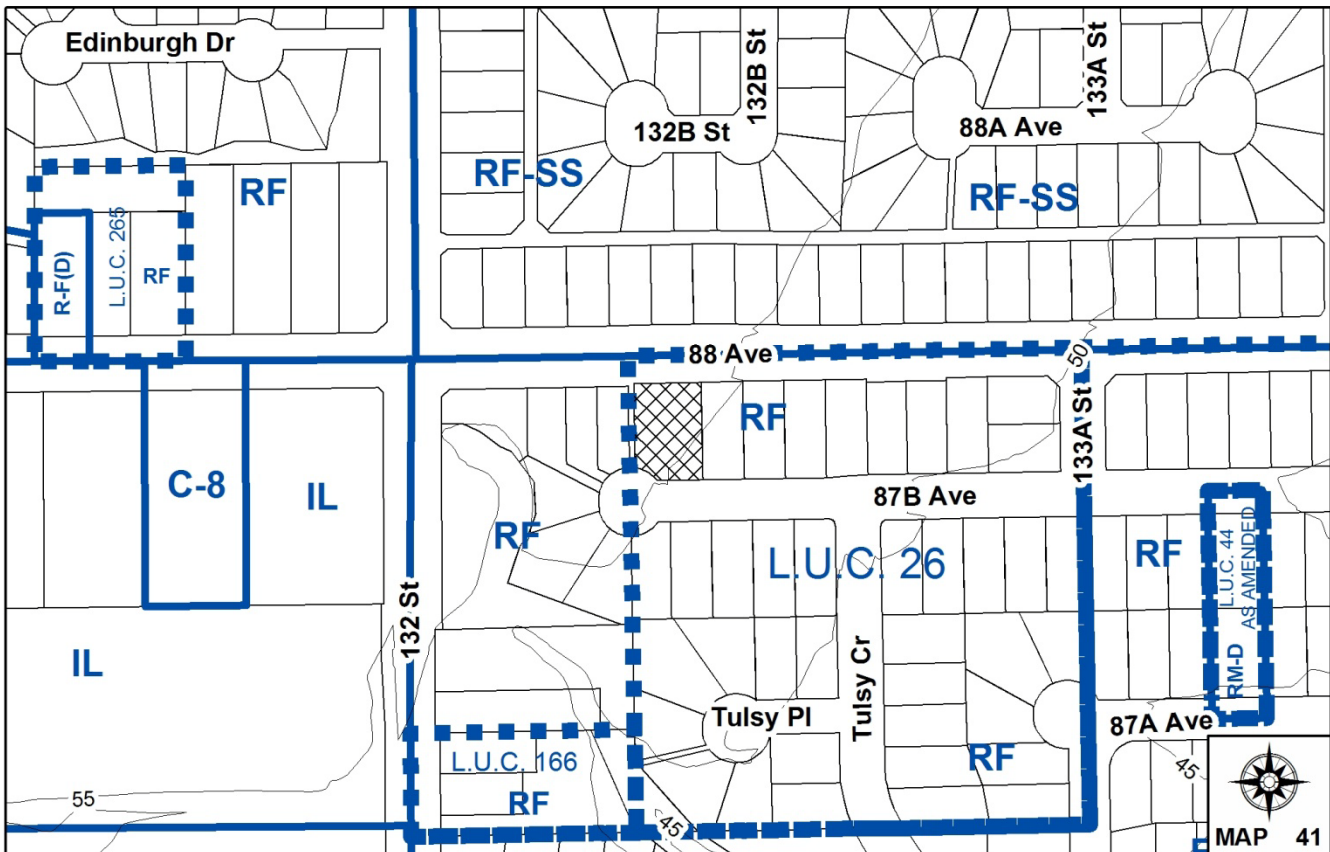
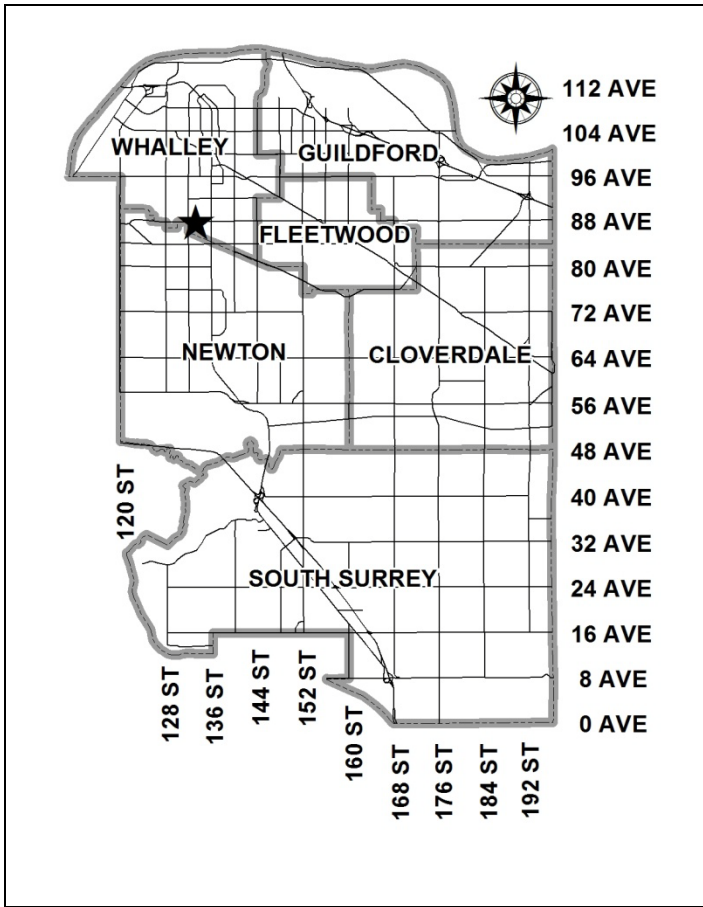
Planning Report Date: April 18, 2011

PROPOSAL:

- Partial LUC Discharge
- Development Variance Permit

in order to allow the underlying RF Zone to come into effect and to permit subdivision into two (2) single family lots.

LOCATION: 13262 – 88 Avenue
OWNERS: Jaswinder Singh Gill and Rupinder Kaur Gill
ZONING: LUC No. 26 (underlying RF Zone)
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for a partial Land Use Discharge.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Due to dedication of land for the widening of an existing adjacent walkway, the applicant requires a Development Variance Permit to reduce lot width.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed LUC discharge will permit subdivision into two single family lots that are generally consistent with the pattern of development in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to partially discharge Land Use Contract No. 26 and a date for Public Hearing be set.
2. Council approve Development Variance Permit No. 7910-0307-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres (49 ft.) to 13.41 metres (44 ft.) for proposed Lot 2.
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 subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

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: Single family dwelling that will be modified and retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 88 Avenue):	Single family dwellings.	Urban	RF-SS
East:	Single family dwelling.	Urban	LUC No. 26 (underlying RF Zone)
South (Across 87B Avenue):	Single family dwellings.	Urban	LUC No. 26 (underlying RF Zone)
West (Across walkway):	Single family dwelling.	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 13262 - 88 Avenue. The site is currently regulated under Land Use Contract (LUC) No. 26, which permits one single family lot and has an underlying zoning designation of RF. The site is designated "Urban" in the Official Community Plan (OCP).
- LUC No. 26 was adopted by Council June 3, 1974.
- LUC No. 26 does not permit subdivision of the subject lot, therefore, the applicant proposes to discharge the LUC from the subject property to allow the underlying RF Zone to come into effect.
- The subject property is 1,258 sq.m.(13,541 sq.ft.) in area, which is larger than neighbouring properties. There are no surrounding properties with further potential for subdivision based on the RF Zone.
- The subject property is located at the northwest extent of LUC No. 26. To the west are RF lots which are similar in size to the proposed lots.
- The public consultation undertaken with this proposal has not generated any concerns with the proposed LUC partial discharge.
- The LUC partial discharge will facilitate widening of the existing walkway to the west of the property by 1.5 metres (5 ft.), and thereby benefit the neighbourhood.
- The underlying RF Zone would allow for subdivision of the subject property into two single family lots with house sizes that match the existing size and character of the surrounding area.
- The existing home is a one-storey dwelling with a basement. The applicant is proposing to remove a portion of the existing dwelling so it meets setbacks requirements for proposed Lot 1. A new basement home is proposed for Lot 2.
- Proposed Lot 1 will have a lot width of 15 metres (49 ft.) and lot area of approximately 603 square metres (6,494 sq.ft.), meeting the lot dimensions of the RF Zone.
- Proposed Lot 2 will be 13.41 metres (44 ft.) wide and a have a lot area of approximately 511 square metres (5,500 sq.ft.). Proposed Lot 2 will require the Approving Officer to consider a 10% reduction in the minimum lot area requirement of the RF Zone. The proposed 13.41-metre (44 ft.) lot width of proposed Lot 2 is beyond the 10% discretion of the Approving Officer. A Development Variance Permit will be required for the proposed lot width.
- As part of the Infill Policy the applicant has been able to obtain support from the neighbourhood to create the narrower lot.

Trees

- Norman Hol of Arbortech Consulting Ltd. prepared the Arborist Report and the Tree Preservation and Replacement Plan. They have been reviewed by the City's Landscape Architect and deemed acceptable to proceed.
- The following table summarizes the tree preservation plan:

Tree Species	Total No. of Trees	Total Retained	Total Removed	Replacement Trees Required
Purple Plum	1	1	0	0
Western Red Cedar	6	0	6	12
Douglas Fir	1	0	1	2
Sawara Cypress	1	1	0	0
Total	9	2	7	14

- The Arborist Report indicates there are 9 by-law sized trees that will be impacted by the development. The report proposes removal of 7 trees and the retention of 2 trees. 6 replacement trees will be planted, for a total of 8 trees on site, providing for an average of 4 trees per lot (see Appendix IV). Under, the Tree Protection By-law, a total of 14 replacement trees would be required which leaves a shortfall of 8 trees. Monetary compensation for the remaining 8 trees is \$2,400 (\$300 per tree) and will be required prior to consideration of final adoption.

Proposed Design Guidelines and Lot Grading

- Applicant is proposing a basement on Lot 2 working with the existing grades. The Building Division has reviewed the lot grading information and has deemed this acceptable in order to allow the project to proceed.
- Building design guidelines have been prepared by Mike Tynan of Tynan Consulting Ltd. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of Building Design Guidelines (Appendix IV).
- To address the double fronting situation, the Building Design Guidelines require the following:
 - 15 shrubs and plants in each the north and south yard; and
 - Additional features to ensure that the north and south building faces are not featureless. This includes gable projections at both upper and lower levels as well as wood trim around all doors and windows.

PRE-NOTIFICATION

- The development proposal sign was installed on February 2, 2011 and pre-notification letters were sent on February 3, 2011. Staff received no comments.
- The Infill Policy required that the applicant survey the immediate neighbourhood to gauge support for lots less than 16.5 metres in width. The applicant received support from a majority of the neighbourhood residents (some residents were not at home) while no resident was opposed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF Zone from 15 metres (49 ft.) to 13.41 metres (44 ft.) for proposed Lot 2.

Applicant's Reasons:

- To retain the existing house on proposed Lot 1, a variance to the width of proposed Lot 2 is required.
- The requirement for additional walkway dedication reduces the width of proposed Lot 2 by 1.5 metres (5 ft.).

Staff Comments:

- Under the Zoning By-law, the Approving Officer has discretion to relax lot width by up to 10 percent. In this case the relaxation is approximately 10.7 percent.
- The applicant has received support for the infill subdivision and narrow lot from the neighbourhood.
- By supporting the required variance, the widening of the walkway by 1.5 metres (5 ft.) is facilitated and the existing house on proposed Lot 1 can be retained.
- 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.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Tree Preservation and Planting Plan
Appendix VII.	Development Variance Permit No. 7910-0307-00

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: Dexter Hirabe, Urban Lands Consulting
 Address: 66 – 12711 – 64 Avenue
 Surrey, BC
 V3W 1X1
 Tel: 604-866-0230

2. Properties involved in the Application

- (a) Civic Address: 13262 – 88 Avenue
- (b) Civic Address: 13262 – 88 Avenue
 Owners: Jaswinder Singh Gill and Rupinder Kaur Gill
 PID: 006-120-598
 Lot 149 Section 29 Township 2 New Westminster District Plan 46670

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend Land Use Contract No. 26.
- (b) Proceed with Public Notification for Development Variance Permit No. 7910-0307-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	1,258 m ²
Acres	0.31 ac
Hectares	0.1258 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	13.41 m to 15 m
Range of lot areas (square metres)	510 m ² - 603 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	6.45/unit
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	4%
Total Site Coverage	44%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	YES/NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	YES
Works and Services	YES/NO
Building Retention	YES
Others	YES/NO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Project Engineer, Engineering Department**

DATE: **March 29, 2011** PROJECT FILE: **7810-0307-00**

RE: **Engineering Requirements
Location: 13262 88 Avenue**

SUBDIVISION/LUC DISCHARGE

Property and Right-of-Way Requirements

- dedicate 2.808 metres on 88th Avenue
- dedicate 1.562 metres for walkway widening


Works and Services

- construct 4.0m engineering walkway
- construct 1.5m sidewalk and boulevard improvements on 87B Avenue
- construct water, sanitary, and drainage connections
- confirm downstream drainage capacity or upgrade drainage mains as required

A Servicing Agreement is required prior to subdivision

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Bob Ambaradar, P.Eng
Development Project Engineer

BA

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7910-0307-00
Project Location: 13262 – 88 Avenue, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

Forty percent of homes in this area were constructed in the 1940's – 1970's, all of which can be described as "Old Urban" or "West Coast Traditional" style. These older homes include a 900 sq.ft. Bungalow, a 1500 sq.ft Split Level, two 1800-2400 sq.ft. Basement Entry type, two 2800 sq.ft. Cathedral Entry type (also known as Split Entry type) and a 70 – 90 year old Heritage style 1 ½ Storey home. In general, the older homes are either small simple low mass structures or are box-like structures in which the upper floor is constructed directly above the floor below, thereby exposing the entire upper floor to street views. Roof slopes range from 2:12 to 6:12. Roof forms are simple combinations of a main common hip or common gable form with one or two common gable or common hip projections. The 2:12 slope roofs are surfaced with tar and gravel, and the roofs with 4:12, 5:12, or 6:12 slopes are surfaced with asphalt shingles. Wall cladding materials include horizontal cedar siding, horizontal aluminum siding, or stucco. None of these homes have a brick or stone accent veneer, nor feature detailing at gable ends, and all have a modest trim and detailing standard. Landscapes are at a modest standard. Most driveways are constructed from asphalt or broom finish concrete. None of these homes provide suitable architectural or landscaping context for a year 2011 RF zone development.

All other homes in this area were constructed in the 1980's or 1990's. Most are Basement Entry and Two-Storey type ranging in size between 2500 and 3550 square feet. The style range is limited to "West Coast Modern" or "Modern California Stucco". The massing of these homes can be described as "high to box-like". Front entrances range in height from one to two storeys, though most are 1 ½ storeys high. Roof slopes range from 6:12 to 8:12. Most homes have a common hip roof with either common gable or common hip projections. Most of these newer homes have a concrete tile roof surface. Forty seven percent of all homes are clad in stucco, none of which have other accent materials such as brick, stone, or cedar. Most lots are landscaped to a below average standards. None of these homes provide suitable architectural or landscaping context for a year 2011 RF zone development.

The subject site has a public walkway adjacent to the west side. The new home should architecturally address the walkway with roof skirting or upper floor offsets to soften the massing of the west elevation, and should include trim and detailing elements sufficient to provide a reasonable public interface for this area.

1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) Context Homes: No homes in this area provide desirable architectural context for a year 2011 RF zone development, and so none should be emulated.
- 2) Style Character: There is one authentic Heritage home from the 1940's. Forty percent of the other older homes are "Old Urban" or "West Coast Traditional" style. All of the remaining newer homes (1970's and 1980's) are either "West Coast Modern" or "West Coast Traditional" style. The recommendation is that homes should not be limited to this style range.
- 3) Home Types: A wide range of home types are found and a similarly wide range of home types should be permitted.
- 4) Massing Designs: None of the homes in this area provide desirable massing context for a year 2011 RF zone development. The existing homes are either too small to meet modern needs, or are "high mass" or "box-like" as a result of employing the economical construction technique of locating the upper floor directly above the floor below on all sides of the structure.
- 5) Front Entrance Design: Front entrance porticos range from one to two storeys in height, The front entrance portico is a significant architectural feature on many new homes in this area. Proportionally exaggerated two storey high entrances are not recommended. Most newer homes in this area have a 1 ½ storey front entrance.
- 6) Exterior Wall Cladding: A variety of wall cladding materials have been used in this area including stucco (dominant), vinyl, cedar, and horizontal aluminum. Only one in seventeen homes has a brick or stone accent veneer.
- 7) Roof surface: Roof surfaces are concrete tiles (53%) or asphalt shingles (41%) or Tar and Gravel (6%). There are no cedar shingle roofs in this area.
- 8) Roof Slope: Older homes (1950's-1970's) have roof slopes ranging from 2:12 to 6:12. Newer homes (1970's - 1980's) have roof slopes ranging from 6:12 to 7:12

Dwelling Types/Locations:	Two-Storey.....	29%
	Basement Entry/Cathedral Entry	53%
	Rancher (bungalow).....	6%
	Split Levels.....	6%
	1 ½ Storey.....	6%

Exterior Treatment /Materials: A variety of cladding materials including cedar, stucco, vinyl. Brick and stone have been used on only one home.

Roof Pitch and Materials: The older homes have a roof slope in the 2:12 to 6:12 range. Newer homes (1980's and 1990's) have roof slopes in the 6:12 to 8:12 range. A variety of materials including concrete tiles, asphalt shingles, and tar & gravel have been used.

Window/Door Details: Rectangular dominant.

Streetscape: The subject site contains numerous small old urban Bungalows and box-like Basement Entry and Cathedral Entry "Old Urban" and "West Coast Traditional" style homes. Newer homes are large (2500-3500+) Basement Entry and Two-Storey type homes of a "Modern California Stucco" or "West Coast Modern" style. The homes are noticeably under-detailed in relation to new RF zone developments in Surrey, and the landscapes are so modest by modern standards that they should not be emulated.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

**Interfacing Treatment
with existing dwellings)**

No existing neighbouring homes provide suitable context for a year 2011 RF zone development in this area.. Interfacing treatments are therefore not contemplated.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 7:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Grey or brown only

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

**Treatment of Corner Lots:
Treatment of double
fronting lots:**

Not applicable - there are no corner lots
any new dwelling *constructed* on a *lot* shall contain the following
elements on both the north building face and the south building
face:

- common gable projection at the main floor level, not less than 2.4 metres [8 feet] wide, articulated with wood wall shingles, or with 1x4 vertical wood battens over hardipanel, or with brick or stone, and
- two common gable projections at the upper floor level, not less than 2.4 metres [8 feet] wide, articulated with wood wall shingles, or with 1x4 vertical wood battens over hardipanel, or with brick or stone, and
- 1x4 or 1x6 wood trim around all window and door openings, and
- Wall cladding materials in conformance with the table in section 2.15 herein. (Wall cladding requirements same for both street facing elevations.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 3 gallon pot size in the front yard, and a minimum of 15 shrubs of a 3 gallon pot size in the rear yard. on lot 2, and additional 10 shrubs of a 3 gallon pot size shall be planted in the western sideyard adjacent to the public walkway. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** April 10, 2011

Reviewed and Approved by:



Date: April 10, 2011

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0307-00

Issued To: JASWINDER SINGH GILL
RUPINDER KAUR GILL

(the "Owner")

Address of Owner: 13515 - 81 Avenue
Surrey, BC
V3W 3C5

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 006-120-598
Lot 149 Section 29 Township 2 New Westminster District Plan 46670

13262 - 88 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K of Part 16 Single Family Residential Zone (RF) the minimum lot width is reduced from 15 metres (49 ft.) to 13.41 metres (44 ft.) for proposed Lot 2.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

