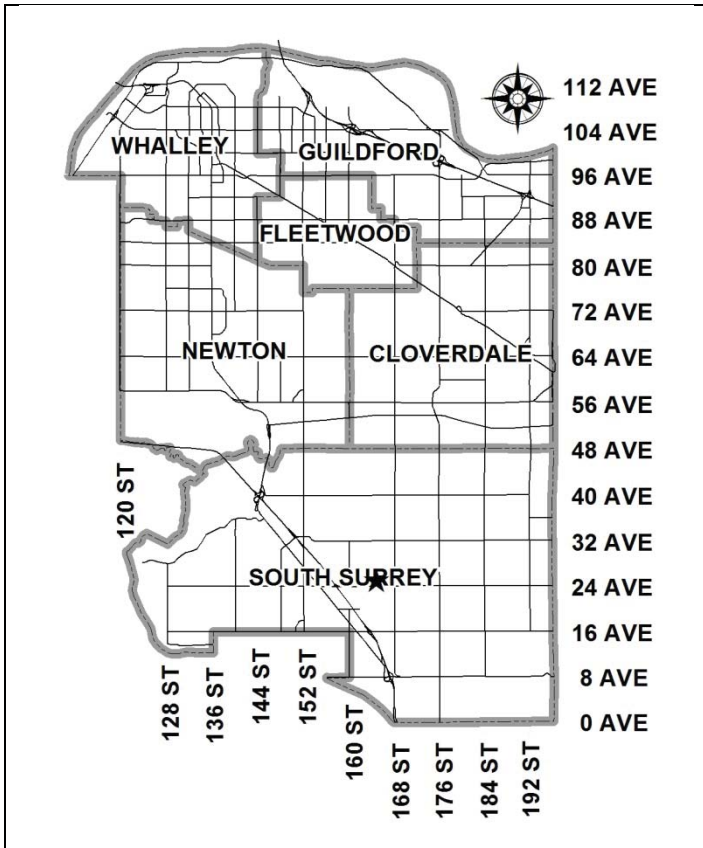


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0145-00

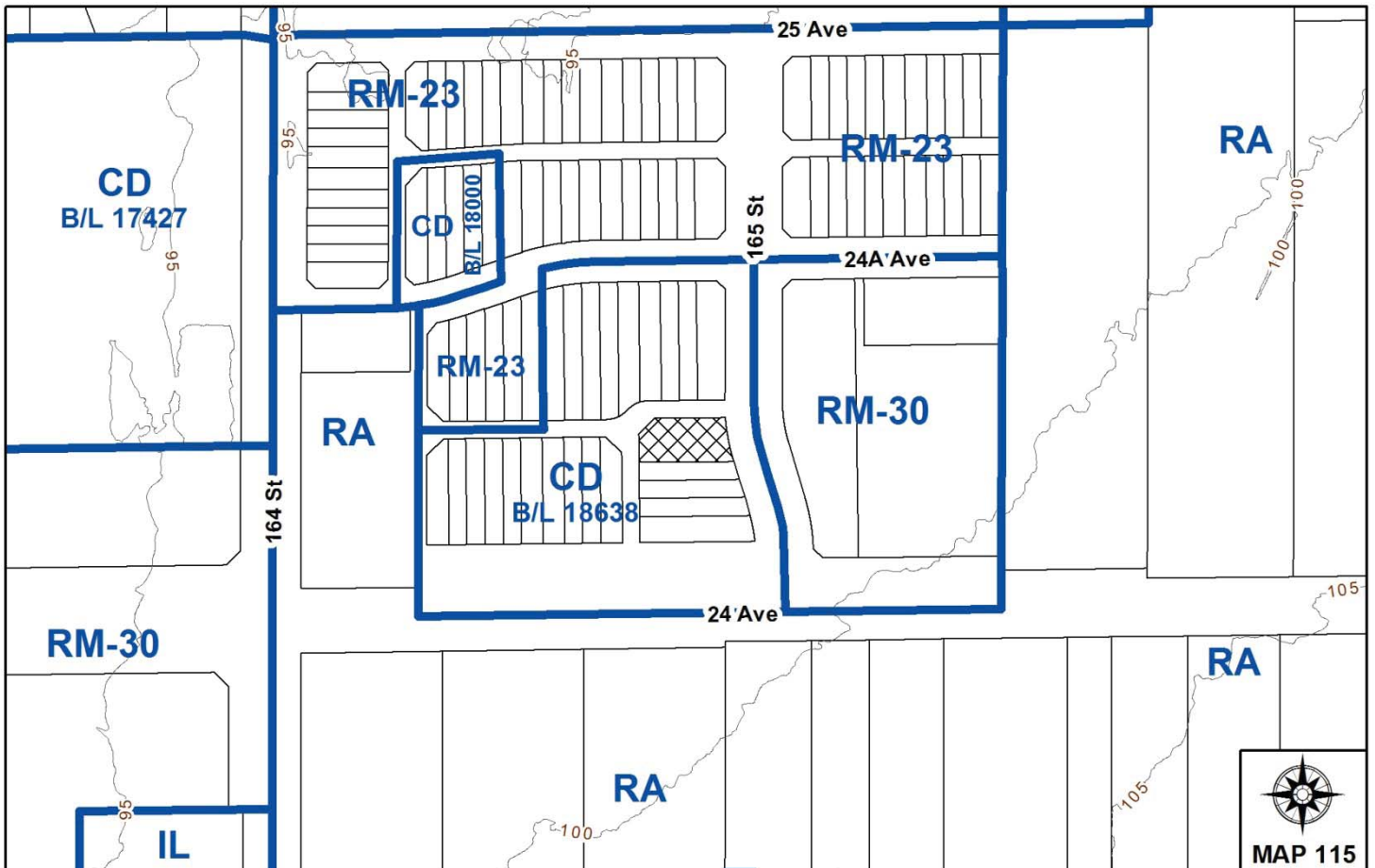
Planning Report Date: May 8, 2017



PROPOSAL:

- **Development Variance Permit**
 to allow an increase to the maximum floor area of a detached garage.

LOCATION: 2423 - 165 Street
OWNER: Qualico Developments (Vancouver) Inc.
ZONING: CD Zone (By-law No. 18633)
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouses (15 upa) or Multi-Family with Tree Preservation (30 upa) and Multi-Use Pathway



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking a variance to increase the maximum floor area of a detached garage that is permitted under CD Zone By-law No. 18633.

RATIONALE OF RECOMMENDATION

- The proposed variance is requested in order to construct a detached double-sized garage on a double-sized lot within a non-strata rowhouse complex.
- The subject property is double the size of other lots in the area, which was purposely done to retain a large tree. The proposed double-sized garage will be constructed on an area of the lot that will not impact the retained tree. It will also match the size, form, and character of other garages in the area where typically two units share one garage separated by a party wall.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0145-00 (Appendix II), increasing the maximum floor area of a detached garage in CD Zone (By-law No. 18633) from 22 square metres (240 square feet) to 44.2 square metres (476 square feet), to proceed to Public Notification.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant Rowhouse Lot

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Vacant rowhouse lots	Urban / Townhouse (15 u.p.a) or Multi-Family with Tree Preservation (30 u.pa.)	CD Zone (By-law No. 18633)
East (Across 165 Street):	Townhouses	Urban / Townhouse (15-30 u.p.a) & Multi-Family (30-45 u.p.a)	RM-30
South:	Vacant rowhouse lots	Urban / Townhouse (15 u.p.a) or Multi-Family with Tree Preservation (30 u.pa.)	CD Zone (By-law No. 18633)
West:	Vacant rowhouse lots	Urban / Townhouse (15 u.p.a) or Multi-Family with Tree Preservation (30 u.pa.)	CD Zone (By-law No. 18633)

DEVELOPMENT CONSIDERATIONS

- The subject property, located at 2423 – 165 Street, is designated "Urban" in the Official Community Plan, "Townhouse (15 u.p.a) or Multi-Family with Tree Preservation (30 u.p.a)" in the Orchard Grove Neighbourhood Concept Plan, and is zoned "Comprehensive Development Zone (CD)" (By-law No. 18633).
- The applicant is proposing a Development Variance Permit to increase the maximum floor area of a detached garage from 22 square metres (240 square feet) to 44.2 square metres (476 square feet).

- The increased garage floor area will allow for the construction of a double-sized detached garage on the site, keeping in character and form with the rest of the rowhouse complex.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum floor area of a detached garage in CD Zone (By-law No. 18633) from 22 square metres (240 square feet) to 44.2 square metres (476 square feet).

Applicant's Reasons:

- The proposed double-sized detached garage would be located on the only double-sized lot in the area, and would match the size, form, and character of other detached garages in the area where two units share one garage separated by a party wall.

Staff Comments:

- The subject property is double the size of other lots in the rowhouse complex, which was purposely done to retain a large tree. The proposed double-sized garage will be constructed on an area of the lot that will not impact the retained tree. It will also match the size, form, and character of other garages in the complex where two units share one garage separated by a party wall.
- The additional floor area that may be permitted, should this application be supported, will allow for a slight increase in the gross floor area that can be constructed on the lot. CD Zone (By-law No. 18633) allows a maximum floor area of 164 square metres (1,765 square feet), however, this excludes the areas reserved for basements, garages, and accessory buildings and structures. The proposal will add approximately 22 square metres (240 square feet) of additional floor area on this oversized lot.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners & Action Summary
Appendix II.	Development Variance Permit No. 7917-0145-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DZ/da

Information for City Clerk

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

1. (a) Agent: Name: Marc MacCaull
 Streetside Developments (BC) Ltd.
 Address: 5620 – 152 Street, Suite 310
 Surrey, BC V3S 3K2

2. Properties involved in the Application
 - (a) Civic Address: 2423 – 165 Street

 - (b) Civic Address: 2423 – 165 Street
 Owner: Qualico Developments (Vancouver) Inc.
 PID: 029-895-481
 Lot 16 Section 24 Township 1 New Westminster District Plan EPP59104

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7917-0145-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0145-00

Issued To: QUALICO DEVELOPMENTS (VANCOUVER) INC.
(the "Owner")

Address of Owner: 5620 – 152 Street, Unit 310
Surrey, BC V3S 3K2

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: 029-895-481
Lot 16 Section 24 Township 1 New Westminster District Plan EPP59104

2423 – 165 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section H. Off-Street Parking of Comprehensive Development Zone (By-law No. 18633), the maximum Floor Area of a garage or carport is increased from 22 square metres (240 square feet) to 44.2 square metres (476 square feet).
4. This development variance permit applies to only the portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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 – Linda Hepner

City Clerk – Jane Sullivan

