

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0009-00

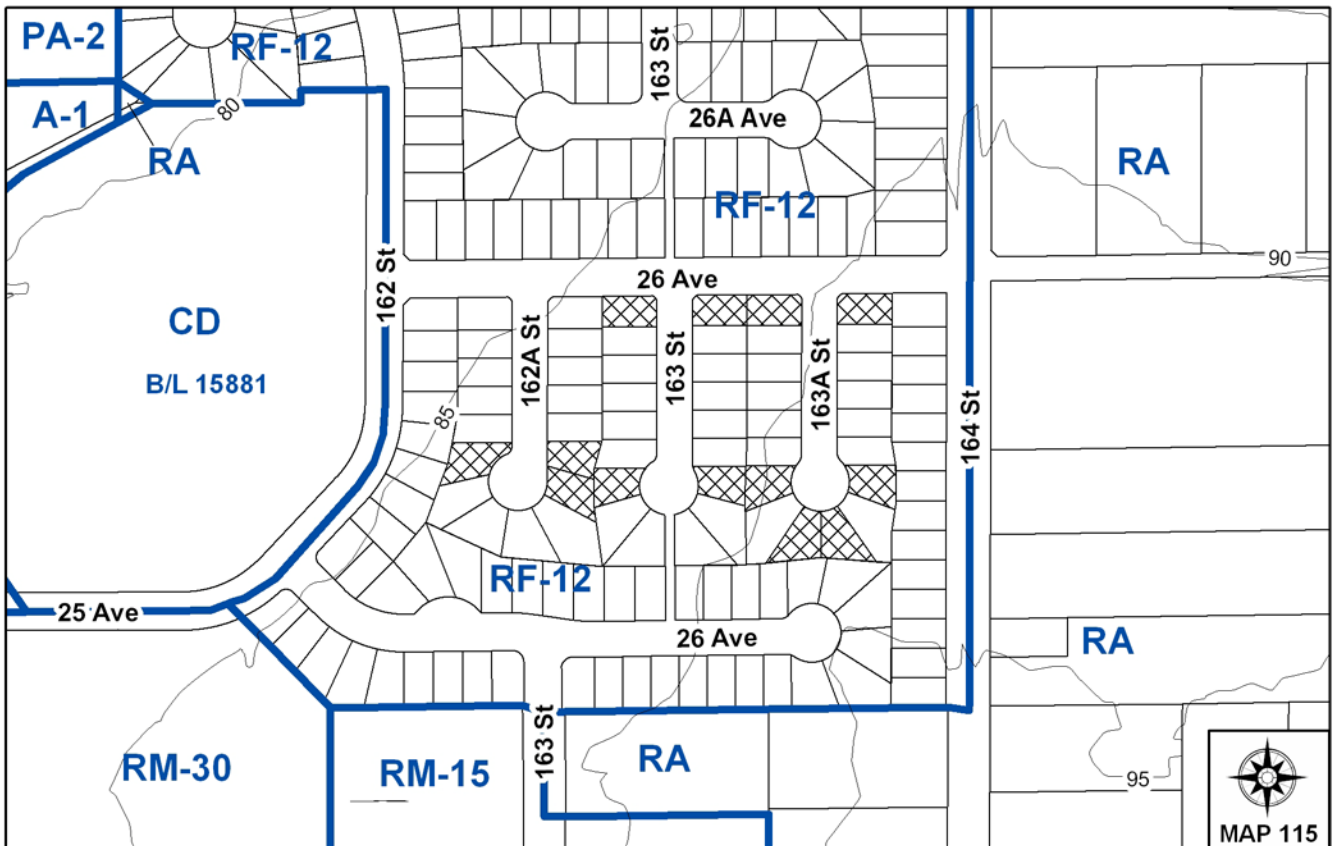
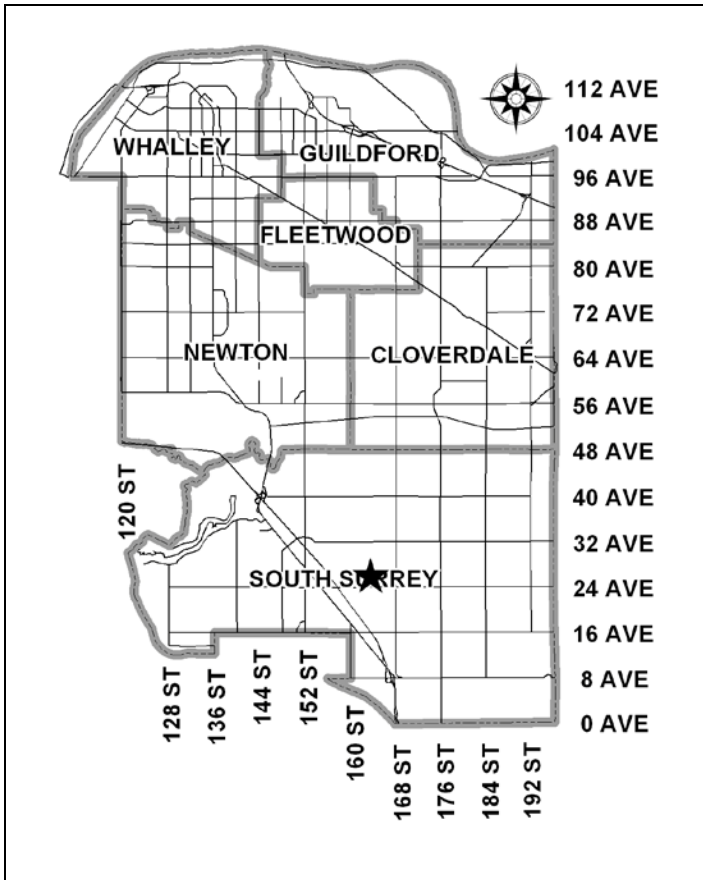
Planning Report Date: January 28, 2008

PROPOSAL:

- **Development Variance Permit**

in order to reduce various setbacks and lot width requirements to allow double car garages for 13 single family small lots in the Morgan Heights development.

LOCATION: 162B, 163 and 163A Street South of 26 Avenue
OWNERS: 01715460 BC Ltd., Inc. No. 760588 et al
ZONING: RF-12
OCP DESIGNATION: Urban
NCP DESIGNATION: 6-10 upa Low Density Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Relax the RF-12 Zone to allow various reduced setbacks and reduced lot width requirements to allow double-car garages on 13 small lots.

RATIONALE OF RECOMMENDATION

- Compliments development in the Grandview Heights Neighbourhood Concept (NCP) #1 - Morgan Heights.
- The proposed setback variances are for 9 oddly-shaped cul-de-sac lots, which represent 3% of all lots in the Morgan Heights subdivision. These lots have unusual geometric configurations due to their location on the cul-de-sac, resulting in difficulty building lots at these locations.
- The proposed setback relaxations are also caused by specific design features of the Morgan Heights Building Scheme, which requires the garage to be setback 1 metres (3 ft.) from the front building face, creating an improved streetscape, but at the same time, pushing the garage to the rear of the lot and creating challenging house designs for non-conventional lots, such as those in the cul-de-sacs.
- The proposed relaxation for 4 separate lots fronting 26 Avenue are intended to allow a side-by-side double-car garage on Type I corner lots. These lots would be required to be constructed with a single or tandem car garage; however, due to the corner location of these lots, Engineering supports a relaxation to allow an increased parking area for these lots.
- The proposed variances will have little, if any, impact on neighbouring properties while substantially improving the floor plans of the subject lots and potentially preventing parking problems in this neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0009-00, (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for Lots 94, 96, 97 and 129;
 - (b) to reduce the minimum front and rear yard setbacks of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 99, 112, 117, 130 and 135; and
 - (c) to vary Part 17A Section H.6 of Surrey Zoning By-law (No. 12000) to permit double car garages on Type 1 corner lots consisting of Lots 88, 105, 106 and 123.

REFERRALS

Engineering: The Engineering Department has no objection to the project and supports the relaxation to allow double, side-by-side garages on 4 corner lots provided they do not have vehicle access on 26 Avenue.

SITE CHARACTERISTICS

Existing Land Use: Vacant. The subject lots were created under File No. 7905-0126-02.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North, East, South and West:	Vacant. Single family lots approved under File No. 7905-0126-02.	Urban/6-10 upa Low Density Residential	RF-12

DEVELOPMENT CONSIDERATIONS

- 352 single family homes were created under File Numbers 7905-0126-00, -01, -02 and -03 in the Grandview Heights Neighbourhood Concept Plan (NCP) #1- Morgan Heights. In order to achieve a more varied and aesthetically pleasing streetscape, a Development Variance Permit (DVP) was approved for 234 of these lots under File No. 7905-0126-00. As part of this DVP, the garage is required to be recessed approximately 1 metre (3 feet) behind the front door in order to enhance the streetscape. In most cases, the recessed garage has not resulted in any problems. However, in a few cases on oddly shaped lots, particularly around the cul-de-sacs, the recessed garage has resulted in non-functional floor plans. As such, the applicant has submitted the

proposed application for DVP on 9 such lots to permit additional setback relaxations in order to achieve useable floor plans while at the same time maintaining the unique streetscape.

- The second DVP requested as part of this application applies to four RF-12 Zone- Type I corner lots that are not permitted double car garages. Under the provisions of the RF-12 Zone, double car garages are not permitted on lots less than 13.4 metre (44 feet) wide or Type I corner lots unless the garage is located at the rear of the single family dwelling and the vehicle has access from a rear lane or side street. Due to landscaped boulevards and traffic calming on 26 Avenue, the four corner lots affected do not have vehicle access to the side street and therefore do not meet the requirements of the RF-12 Zone. A DVP has been requested to allow these four lots to have double car garages. The applicant has demonstrated that the lots have sufficient space to accommodate double car garages.
- The proposed DVP's affect only 13 of the 352 single family homes, representing less than 4% of all single family lots in the Morgan Heights neighbourhood. The justification for these variance requests is discussed in detail below and all requested variances are summarized in the table below.

Summary of Requested Variances

Address	Lot #	Requested Variance
2556-163A Street	94	6.0 metres (20 feet) rear yard setback
2544-163A Street	96	
2543-163A Street	97	
2558- 162A Street	129	
2555-163A Street	99	5.5 metres (18 feet) front and rear yard setback
2554- 163 Street	112	
2553- 163 Street	117	
2552- 162A Street	130	
2557- 162A Street	135	
2596- 163A Street	88	Permit double car garages on Type I corner lots
2595- 163A Street	105	
2594- 163 Street	106	
2593- 163 Street	123	

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of RF-12 Zone from 7.5 metres (25 feet) to 6 metres (20 feet) for Lots 94, 96, 97 and 129.
- To reduce the minimum front and rear yard setbacks of RF-12 Zone from 7.5 metres (25 feet) to 5.5 metres (18 feet) for Lots 99, 112, 117, 130 and 135.

Justification for Variances:

- As a result of the Building scheme requirement in the Morgan Heights subdivision that requires garages to be recessed a minimum 1 metre (3 feet) behind the front door, the several cul-de-sac odd-shaped lots result in dysfunctional floor plans. The Design Consultant, Mike Tynan, has completed a detailed analysis of each lot, and provided justification for these variances (Appendix II). In particular, the requested variances will provide sufficient space for function living rooms (great rooms) and in some cases will improve the configuration of the kitchen/nook area.
- The amount of floor area gained by the requested variances will be minor, ranging between 5 square metres (55 square feet) and 28 square metres (302 square feet) per lot. The following table illustrates the additional floor area gained on each lot, relative to the RF-12 Zone.

Lot #	Floor Area without DVP	Floor Area with DVP	Maximum Permitted under RF-12 Zone
94	255.1 sq.m. (2,745 sq.ft.)	260 sq.m. (2,800 sq.ft.)	260 sq.m. (2,800 sq.ft.)
96	237.1 sq.m. (2,552 sq.ft.)	247.7 sq.m (2667 sq.ft.)	
97	237.1 sq.m. (2,552 sq.ft.)	260 sq.m. (2,800 sq.ft.)	
99	255.1 sq.m. (2,745 sq.ft.)	260 sq.m. (2,800 sq.ft.)	
112	235.9 sq.m (2,540 sq.ft)	255.1 sq.ft. (2,746 sq.ft.)	
117	217.1 sq.m. (2,337 sq.ft.)	239.9 sq.ft. (2,582 sq.ft.)	
129	230 sq.m. (2,475 sq.ft.)	246.2 sq.ft. (2,650 sq.ft.)	
130	242.3 sq.m. (2,608 sq.ft.)	260 sq.m. (2,800 sq.ft.)	
135	232.1 sq.m. (2,498 sq.ft.)	260 sq.m. (2,800 sq.ft.)	

- As noted in the above table, even with the variances, lots will not achieve the maximum house size permitted under the RF-12 Zone. Since the affected lots are oddly shaped, several of the lots will still not be able to accommodate dens within their floor plans or to maximize the floor area permitted under the provisions of the RF-12 Zone. These Lots include 96, 112, 117 and 129.
- The RF-12 Zone requires a 7.5 metre (25 feet) rear yard, but allows 50% of the dwelling to be setback 6 metres (20 feet). In many of the lots noted, this allowance cannot be fully realized due to the odd geometry of the lots and the recessed garage. The subject variances will permit this allowance to be shifted to other parts of the rear yard.
- The applicant has demonstrated that the lots will still have livable rear yards. The standard size of a rear yard for a typical 13.4 metre (44 feet) wide by 28 metre (92 feet) long RF-12 Zone lot found in this neighbourhood is 90.45 square metres (974 square feet). Due to the odd shape of the subject lots, the rear yards with the requested variances will still exceed the typical size of a rear yard in this neighbourhood. The proposed rear yards will range in size between 96.77 square metres (1042 square feet) and 175 square metres (1884 square feet).
- Overall, the proposed variances will ensure that the originally proposed streetscape is maintained through the recessing of the garage behind the house front, while at the same time the units will have more useable floor plans and liveable rear yards. It is anticipated that there will be no negative impacts on the neighbouring properties since the streetscape will be maintained.

(b) Requested Variances:

- To permit double car garages on Type I corner lots in the RF-12 Zone consisting of Lots 88, 105, 106 and 123.

Justification for Variances:

- Under the provisions of the RF-12 Zone, Type I corner lots would be permitted to have double car garages if they are located at the rear of the dwelling and the vehicle has access from a rear lane or a side street. The intent of this provision of the RF-12 Zone is to ensure that corner lots are of a sufficient width to accommodate double car garages. In this case, the landscape boulevards and traffic calming constructed on 26 Avenue do not permit vehicle access for these lots on the side street. The minimum lot width of a Type I corner lot in the RF-12 Zone is 14 metres (46 ft.). The subject lots are wider, at 14.6 metres (48 ft.), providing sufficient space to accommodate both a double car garage and a functional floor plan. Therefore, despite the restrictions of the RF-12 Zone, the applicant has been able to demonstrate that the proposed variances still meet the intent of the RF-12 Zone.
- These four lots are the only lots in the area that are not permitted double car garages and therefore a DVP to permit these lots to have double car garages will help maintain the character of the area.
- The Engineering Department supports this variance to address parking issues at these corner lots.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7908-0009-00 (includes Design Consultants Analysis and Justification for Variances)

Jean Lamontagne
General Manager
Planning and Development

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(e) Civic Address: 2543 - 163A Street
Owner: 0715460 B.C. Ltd., Inc. No. 760588
Director Information:
Alan Baumann
Richard DeGroat
Marten Van Huizen

Officer Information: (as at June 14, 2007)
Alan Baumann (CFO)
Richard DeGroat (President)
Marten Van Huizen (Secretary)

PID: 027-222-365
Lot 97 Section 24 Township 1 New Westminster District Plan BCP31590

(f) Civic Address: 2555 - 163A Street
Owner: 0715460 B.C. Ltd., Inc. No. 760588
Director Information:
Alan Baumann
Richard DeGroat
Marten Van Huizen

Officer Information: (as at June 14, 2007)
Alan Baumann (CFO)
Richard DeGroat (President)
Marten Van Huizen (Secretary)

PID: 027-222-381
Lot 99 Section 24 Township 1 New Westminster District Plan BCP31590

(g) Civic Address: 2595 - 163A Street
Owner: 0715460 B.C. Ltd., Inc. No. 760588
Director Information:
Alan Baumann
Richard DeGroat
Marten Van Huizen

Officer Information: (as at June 14, 2007)
Alan Baumann (CFO)
Richard DeGroat (President)
Marten Van Huizen (Secretary)

PID: 027-222-446
Lot 105 Section 24 Township 1 New Westminster District Plan BCP31590

- (h) Civic Address: 2594 - 163 Street
 Owners: Benchmark Homes (Willoughby) Ltd., Inc. No. 630857
 0715460 B.C. Ltd., Inc. No. 760588
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
Officer Information: (as at June 14, 2007)
 Alan Baumann (CFO)
 Richard DeGroat (President)
 Marten Van Huizen (Secretary)
- PID: 027-222-454
 Lot 106 Section 24 Township 1 New Westminster District Plan BCP31590
- (i) Civic Address: 2554 - 163 Street
 Owner: 0715460 B.C. Ltd., Inc. No. 760588
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
Officer Information: (as at June 14, 2007)
 Alan Baumann (CFO)
 Richard DeGroat (President)
 Marten Van Huizen (Secretary)
- PID: 027-222-519
 Lot 112 Section 24 Township 1 New Westminster District Plan BCP31590
- (j) Civic Address: 2553 - 163 Street
 Owner: 0715460 B.C. Ltd., Inc. No. 760588
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
Officer Information: (as at June 14, 2007)
 Alan Baumann (CFO)
 Richard DeGroat (President)
 Marten Van Huizen (Secretary)
- PID: 027-222-560
 Lot 117 Section 24 Township 1 New Westminster District Plan BCP31590

- (k) Civic Address: 2593 - 163 Street
 Owner: 0715460 B.C. Ltd., Inc. No. 760588
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
- Officer Information: (as at June 14, 2007)
 Alan Baumann (CFO)
 Richard DeGroat (President)
 Marten Van Huizen (Secretary)
- PID: 027-222-624
 Lot 123 Section 24 Township 1 New Westminster District Plan BCP31590
- (l) Civic Address: 2558 - 162A Street
 Owner: Wallmark Homes (Morgan Heights) Ltd., Inc. No. 0790427
 PID: 027-222-683
 Lot 129 Section 24 Township 1 New Westminster District Plan BCP31590
- (m) Civic Address: 2552 - 162A Street
 Owner: Benchmark Homes (Willoughby) Ltd., Inc. No. 630857
 Rellim Management Ltd., Inc. No. 184148
 Benchmark Management Ltd., Inc. No. 282784
 PID: 027-222-691
 Lot 130 Section 24 Township 1 New Westminster District Plan BCP31590
- (n) Civic Address: 2557 - 162A Street
 Owner: 0715460 B.C. Ltd., Inc. No. 760588
Director Information:
 Alan Baumann
 Richard DeGroat
 Marten Van Huizen
- Officer Information: (as at June 14, 2007)
 Alan Baumann (CFO)
 Richard DeGroat (President)
 Marten Van Huizen (Secretary)
- PID: 027-222-748
 Lot 135 Section 24 Township 1 New Westminster District Plan BCP31590

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7908-0009-00.