

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0229-00

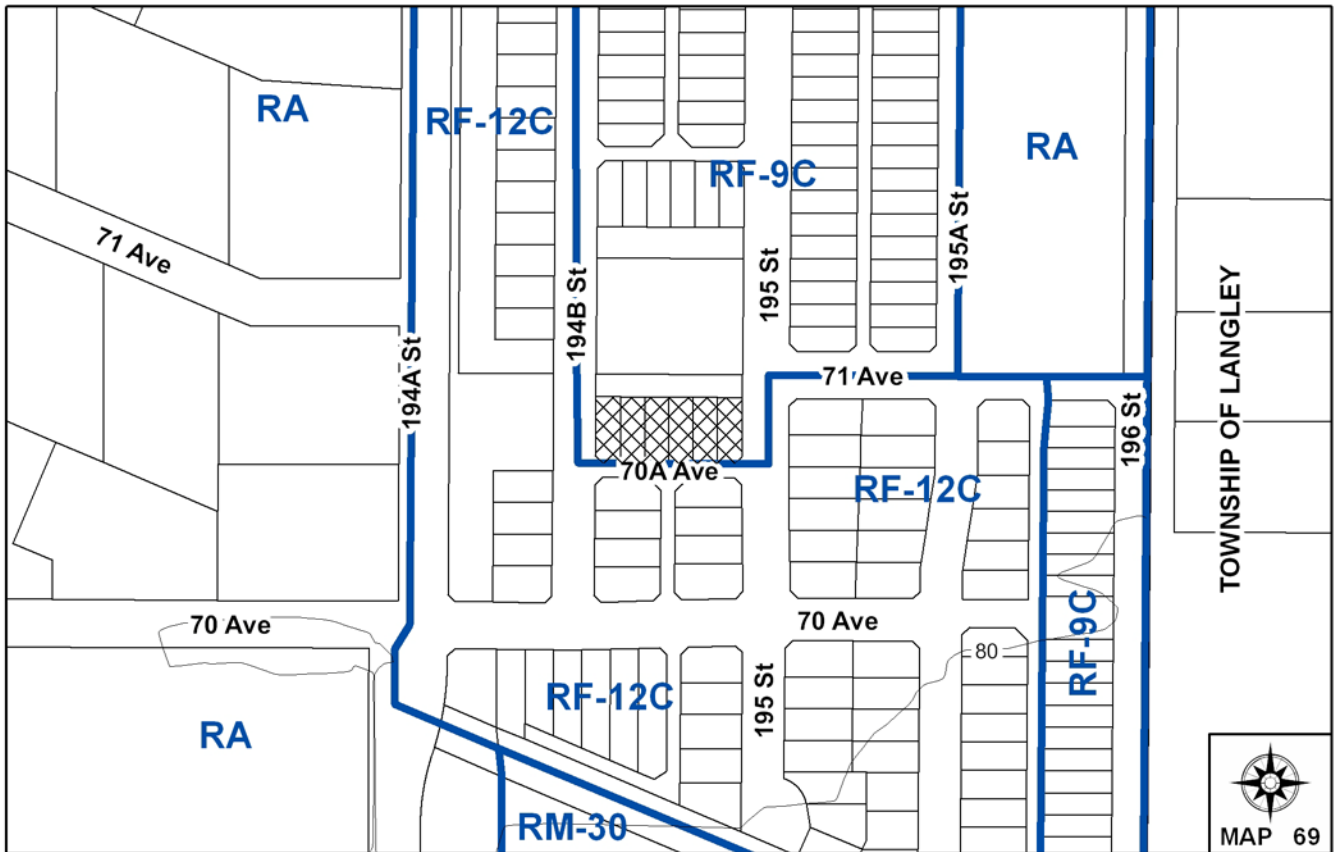
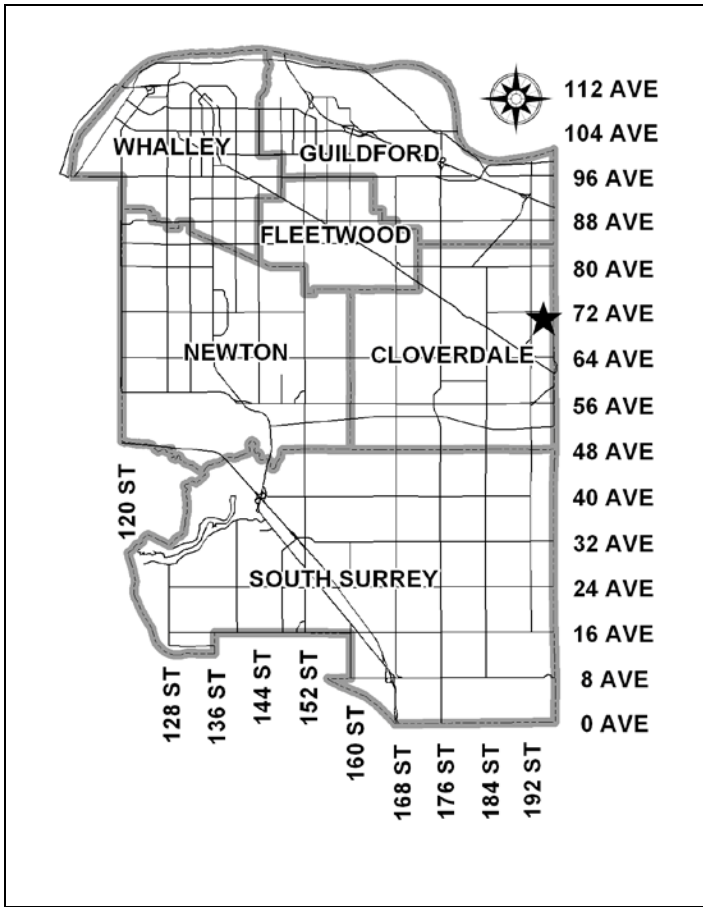
Planning Report Date: October 20, 2008

PROPOSAL:

- **Development Variance Permit**

in order to vary the minimum required parking space depth of a double garage.

LOCATION: 19400 Block of 70A Avenue
OWNER: Progressive Construction Ltd. et al
ZONING: RF-9C
OCP DESIGNATION: Urban
NCP DESIGNATION: Low Density 6 to 10 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To vary the minimum parking space depth of a double garage of Part 5, Section B of the Zoning By-law from 6.10 metres (20 ft.) to 5.48 metres (18 ft.). The parking space depth for the other half of the double garage will be increased to 6.70 metres (22 ft.).

RATIONALE OF RECOMMENDATION

- By varying the parking space depth for one parking space within a double garage, it will accommodate a full-sized vehicle as well as a mid-sized vehicle, without increasing the footprint of the double garage.

- The applicant is proposing to reduce the footprint of each of the proposed detached garages from 44.1 square metres (475 sq. ft.) to 42.5 square metres (458 sq. ft.). The overall length will be reduced from 7.37 metres (24.17 ft) to 6.76 metres (22.17 ft). The overall width will be increased from 6.0 metres (19.67 ft.) to 6.3 metres (20.67 ft.) (Appendix II).
- The applicant intends to incorporate a coach house above each of the proposed detached garages.
- Due to the reduced overall length of the garage, the length of the house can be increased by 0.6 metres (2 ft.), while maintaining the required 6.0-metre (20 ft.) separation between the house and detached garage. This results in increasing the amount of livable space of the house by 7.8 square metres (84 sq. ft.).
- The area of the coach house will be 39.5 square metres (425 sq. ft.).
- A development variance permit is required to reduce the length of one parking space as proposed.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum length of one parking space within a double car garage in the Zoning By-law from 6.10 metres (20 ft.) to 5.48 metres (18 ft.).

Applicant's Reasons:

- By reducing the depth for one parking space, an area can be created that will accommodate one full-sized vehicle, in addition to one mid-sized vehicle and incorporate a staircase to the coach house on the second level.
- The additional 7.8 square metres (84 sq. ft.) that can be added to the main floor space of the house will allow for more functionally sized rooms.
- Although the length of the garage is proposed to be decreased, the width of the garage is increased making the rooms of the coach house wider and more functional.
- Despite the increased width of the garage, the lots are able to accommodate the required third parking space for the coach house. The third parking space is 2.6 metres (8.5 ft.) x 5.6 metres (18.4 ft.) in size, located adjacent to the two-car garage.

Staff Comments:

- The length of one parking space in the two-car garage will be reduced from 6.1 metres (20 ft.) to 5.48 metres (18 ft.). However, since the area beneath the stairs leading to the coach house, is not proposed to be enclosed, this area can be used as parking space so that a full-sized vehicle can pull in underneath the stairs. The typical height of a full-sized pickup truck measured at their hood is 1.32m (4.33 ft.). The open area underneath the stairs could accommodate this height. This second parking space will be 6.70 metres (22 ft.) in length.

- The floor plan for the proposed houses for the subject lots, has demonstrated how the additional 7.8 square metres (84 sq. ft.) has improved the functionality of the rooms in the house. In addition, the floor plan for the coach house has demonstrated how the additional 0.3 metres (1 ft.) in width has improved the functionality of the rooms in the coach house. The 0.6 metres (2 ft.) reduction in the length of the coach house does not adversely affect the layout of the rooms.
- The minor change in house and garage size would have a minimal visual impact on the streetscape and desired character of the neighbourhood.
- The proposed house plans conform to all setback requirements of the RF-9C Zone.
- All structures will be required to conform to the lot coverage requirements of the RF-9C Zone.
- Staff support the requested variance

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Proposed Garage Layout
- Appendix III. Development Variance Permit No. 7908-0229-00

Jean Lamontagne
General Manager
Planning and Development

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- (g) Civic Address: 19499 - 70A Avenue
Owner: Progressive Construction Ltd., Inc. No. 74269
T.R. Projects Ltd, Inc. No. 729296
R.A.B. Ventures #3 Ltd., Inc. No. 612977
PID: 027-133-460
Lot 99 Section 15 Township 8 New Westminster District Plan BCP31093

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7908-0229-00.