

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7908-0286-00

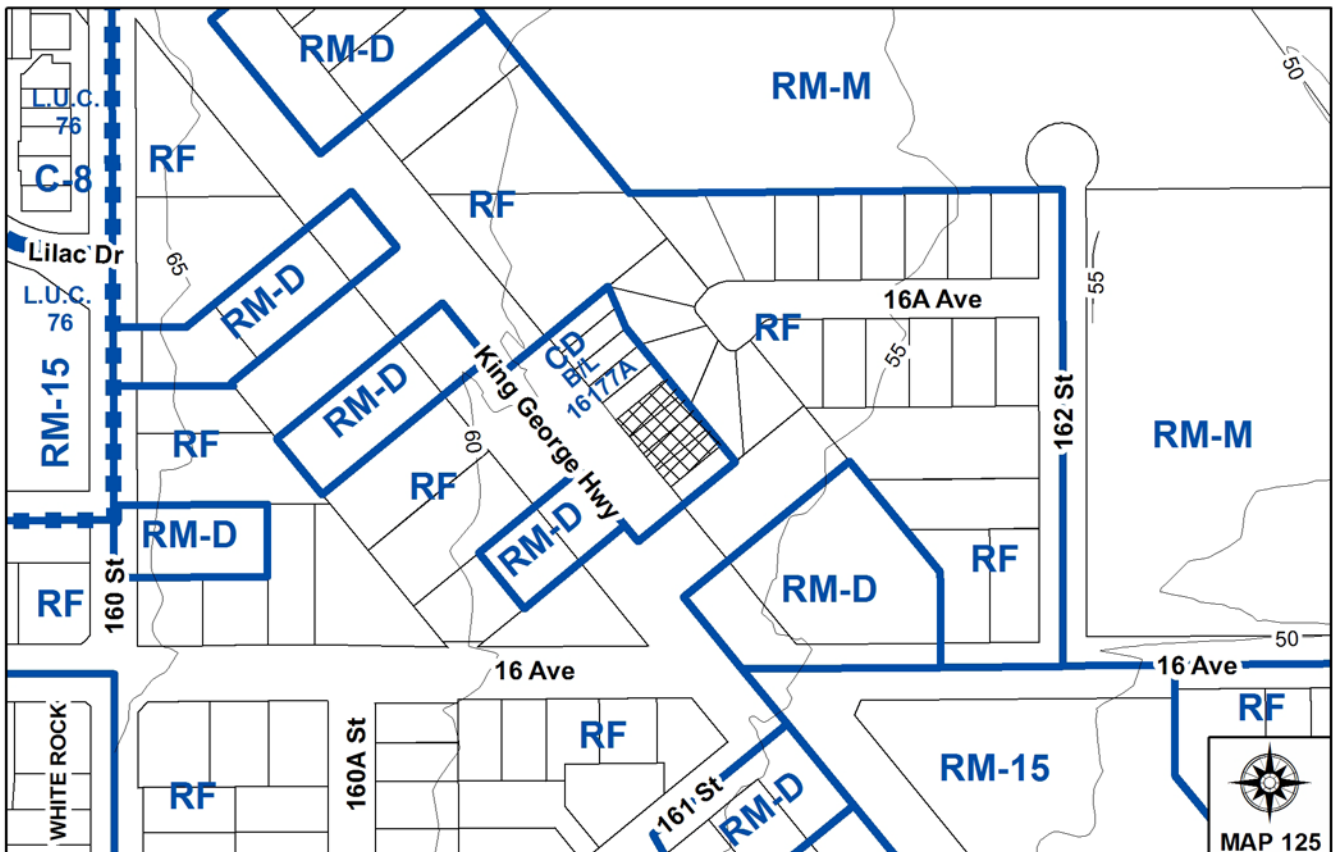
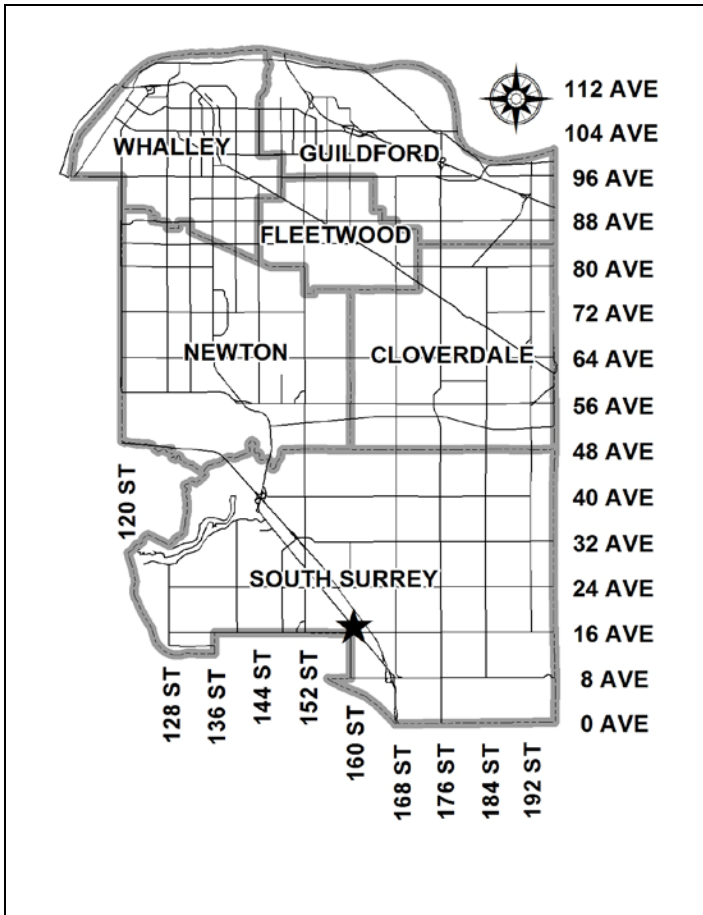
Planning Report Date: December 15, 2008

PROPOSAL:

- **Development Variance Permit**

in order to permit an attached double or single tandem garage located in the basement on 4 semi-detached single family lots.

LOCATION: 1630/1632/1640/1644 King George Highway
OWNER: 0792821 B.C. Ltd.
ZONING: CD (By-law No. 16177A)
OCP DESIGNATION: Urban
LAP DESIGNATION: Semi-Detached Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The "Comprehensive Development Zone (CD)" (By-law No. 16177A) for the subject lots requires parking be located at the rear of these lots in a garage or carport at 0 metres along a side property line. The applicant is requesting that parking on these lots be provided in an attached double or single tandem garage located at the front but in the basement.

RATIONALE OF RECOMMENDATION

- The proposed underground garage design is permitted on other lots in this subdivision and the proposal will bring these lots into conformity with the rest of the development.
- The proposed underground garages will be generally hidden from street view and will create an aesthetically pleasing streetscape and will also allow for a more livable rear yard.
- The proposal will enable an easier construction and marketing of these lots by avoiding the 0-lot line garage concept.
- The proposal will avoid introduction of a garage at the rear, thus provide a better interface with properties to the north.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7908-0286-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to allow for an attached double car or tandem garage located in the basement (at least 50% underground).
2. Council instruct staff to resolve the following issue prior to approval:
 - (a) the joint access easement (for the rear garages) on the subject lots be discharged; and
 - (b) discharge existing Building Scheme and place new Building Scheme on title to address changes to the site.

REFERRALS

Engineering: The Engineering Department has no objection to the project and there are no Engineering requirements relative to the issuance of the Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Vacant lots.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
Northeast:	Single family residential.	Urban	RF
Southeast:	Single family residential.	Urban/Townhouse (15 upa)	RF
South (Across King George Highway):	Single family residential and duplex residential.	Urban/Townhouse (15 upa)	RF and RM-D
Northwest:	Single family residential.	Urban/Low Density Multiple Residential (10 upa)	CD

DEVELOPMENT CONSIDERATIONS

Background

- The subject properties located at 1630/32/40/44 King George Highway are zoned "Comprehensive Development (CD) Zone By-law No. 16177A" (based on "Semi-Detached Residential Zone" [RF-SD]) and are designated "Semi-Detached Residential" in the King George Highway Corridor Local Area Plan (LAP) and "Urban" in the Official Community Plan (OCP).
- The subject properties were created as a result of rezoning and subdivision application No. 7906-0111-00. This application created 5 RF-zoned lots to complete the cul-de-sac on 16A Avenue and also created 10 semi-detached single family lots along King George Highway. These semi-detached lots were developed to achieve the multiple residential uses envisioned on this portion of King George Highway as per the LAP.
- CD By-law No. 16177A envisions 2 types of semi-detached lots, with the key variance between these 2 types being the type and location of the garage. The CD Zone allows for 4 (40%) of the 10 CD-zoned properties (Type I lots) to have attached underground garages (i.e. at least 50% underground) at the front of the property. The other 6 (60%) CD-zoned properties (Type II lots) were to have garages in the rear, at 0m property line accessed via a joint driveway between pairs of lots (Appendix IV).

Proposal

- The applicant is proposing that CD By-law No. 16177A be varied to allow an increase from 40% to 80% (8 of 10) of the lots in this CD Zone to be Type I lots, i.e. lots that allow for an in-ground attached garage at the front of the lot. Four (4) of the 10 CD-zoned properties have already had dwellings partially constructed on them, and the new applicant wishes to leave these 4 properties as they are. Two (2) of these have garages at the rear (Type II).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- In Section K of Comprehensive Development Zone By-law No. 16177A, 80% of the lots within a plan of subdivision can be Type I lots (which allow an attached in-ground garage at the front of the parcel).

Applicant's Reasons:

- The applicant has partially built the dwellings on the 4 northerly lots and has encountered problems marketing the dwellings. Lots 7 and 8 have party wall agreements with the neighbours on both sides. The applicant feels that reducing the legal encumbrances on the subject sites by removing the party wall agreement for the rear garages will make the units more easily constructed and marketable.
- In addition, the applicant indicates that it is onerous and too expensive for the rear garages to be constructed to meet Building Code requirements as they are at 0 metre property line.

Staff Comments:

- The applicant is meeting the on-site parking requirements and is just seeking to change the location of the on-site parking.
- The underground garage option already exists in the CD By-law.
- The proposed garages will be basement garages (at least 50% underground) and thus will have less visual impact on the streetscape than typical at-grade garages.
- The proposed garages at the front portion of the site will reduce the impact on the single family residential lots to the east, and will also allow for a more liveable rear yard.
- The proposed variance has no negative impact on surrounding properties and is supported by staff.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Site Plan
Appendix III.	Development Variance Permit No. 7908-0286-00
Appendix IV.	Site Plan for File No. 7906-0111-00

Jean Lamontagne
General Manager
Planning and Development

KB/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: Bob Geoghegan
 Address: P.O. Box 45113
 12851 - 16 Avenue
 Surrey, BC
 V4A 9L1
 Tel: 604-538-5469

2. Properties involved in the Application
 - (a) Civic Addresses: 1630, 1632, 1640 and 1644 King George Highway

 - (b) Civic Address: 1630 King George Highway
 Owner: 0792821 B.C. Ltd., Inc. No. 0792821
 Director Information:
 John Baggio
 Robert D. Geoghegan

 Officer Information: (as at May 31, 2008)
 John Baggio (Secretary)
 Robert D. Geoghegan (President)

 PID: 027-104-753
 Lot 14 Section 13 Township 1 New Westminster District Plan BCP30762

 - (c) Civic Address: 1632 King George Highway
 Owner: 0792821 B.C. Ltd., Inc. No. 0792821
 Director Information:
 John Baggio
 Robert D. Geoghegan

 Officer Information: (as at May 31, 2008)
 John Baggio (Secretary)
 Robert D. Geoghegan (President)

 PID: 027-104-745
 Lot 13 Section 13 Township 1 New Westminster District Plan BCP30762

- (d) Civic Address: 1640 King George Highway
Owner: 0792821 B.C. Ltd., Inc. No. 0792821
Director Information:
John Baggio
Robert D. Geoghegan

Officer Information: (as at May 31, 2008)
John Baggio (Secretary)
Robert D. Geoghegan (President)

PID: 027-104-737
Lot 12 Section 13 Township 1 New Westminster District Plan BCP30762

- (d) Civic Address: 1644 King George Highway
Owner: 0792821 B.C. Ltd., Inc. No. 0792821
Director Information:
John Baggio
Robert D. Geoghegan

Officer Information: (as at May 31, 2008)
John Baggio (Secretary)
Robert D. Geoghegan (President)

PID: 027-104-729
Lot 11 Section 13 Township 1 New Westminster District Plan BCP30762

3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7908-0286-00.