

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0059-00

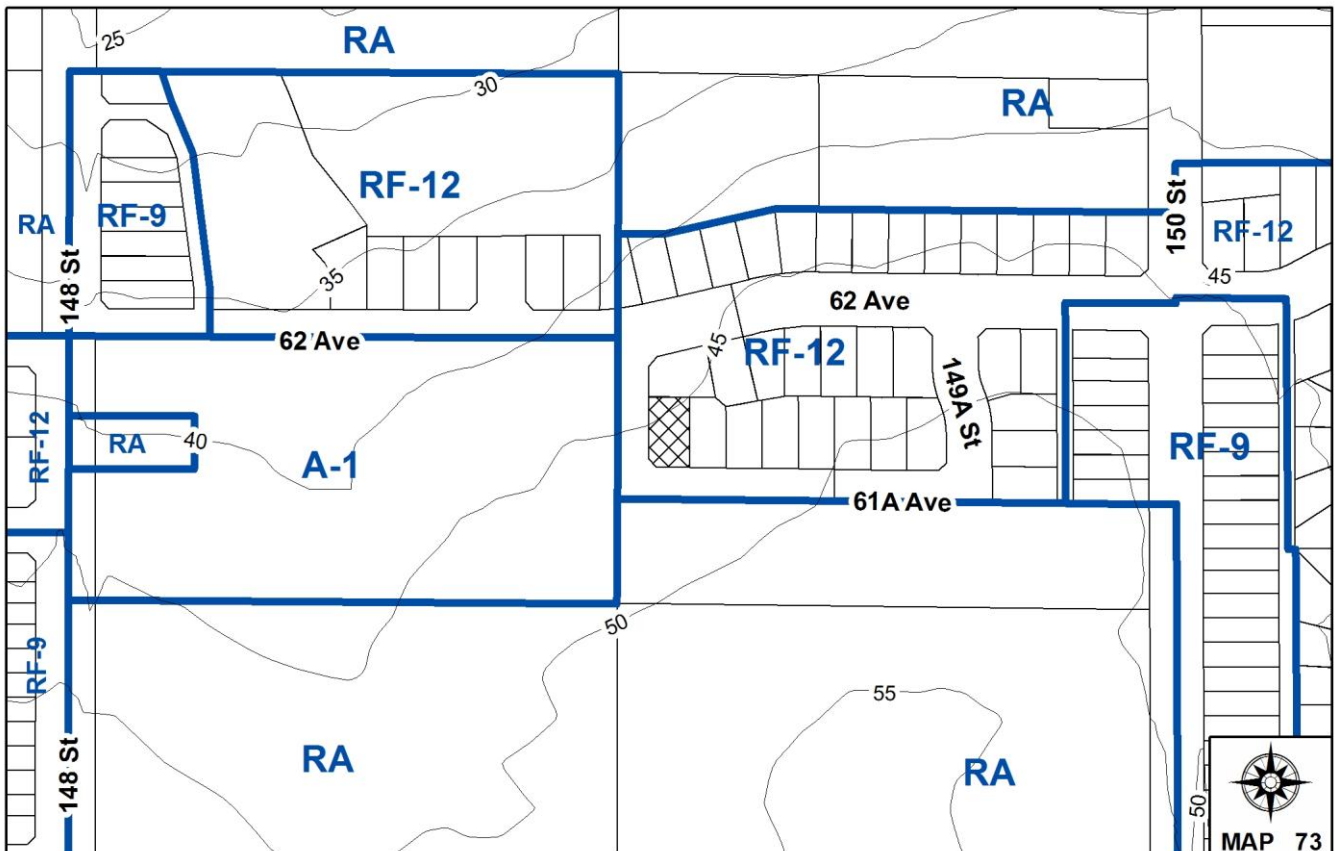
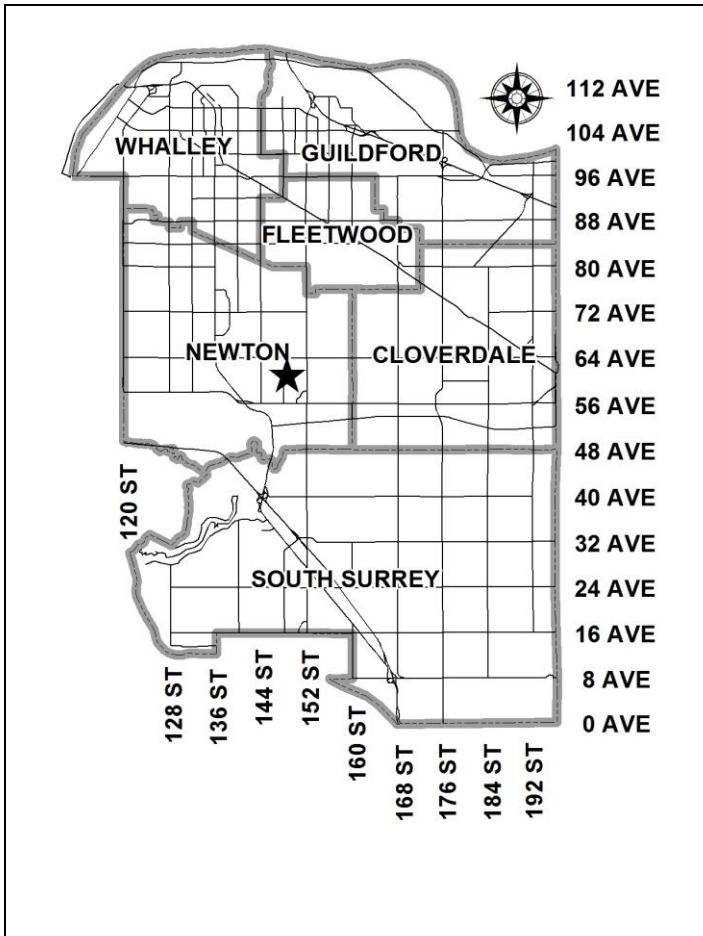
Planning Report Date: May 25, 2009

PROPOSAL:

- **Development Variance Permit**

in order to allow a front double car garage and reduce the width of a garage.

LOCATION: 14901 - 61A Avenue
OWNER: Enver Creek Homes Ltd.
ZONING: RF-12
OCP DESIGNATION: Urban
NCP DESIGNATION: Single Family Residential Flex 6 to 14.5 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The subject property is a corner lot, and measures 15.1 metres (49.5 ft.) in width. The RF-12 Zone requires a minimum width of 15.4 metres (50.5 ft.), for corner lots in order to have a front-access double-car garage; otherwise the garage must be located from the side street. The applicant requests a DVP to allow a double-car garage from the front on the subject lot.

RATIONALE OF RECOMMENDATION

- The DVP is required as a result of a 0.3 metre (1 ft.) deficiency in the lot width of the subject site.
- The reduction will result in a more consistent streetscape, as all other lots in the vicinity have a front-access double-car garage.
- To further address the aesthetics and the appearance of the building, the applicant is proposing to reduce the width of the garage from 6 metres (20 ft.) to 5.5 metres (18 ft.). This will compensate for the reduced lot width by ensuring that the massing of the garage does not exceed 50% of the total width of the dwelling, thus alleviating a dominance of the garage on the streetscape.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0059-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to allow a double car garage to accommodate two vehicles parked side by side, and accessed from the front lot line on a Type I corner lot of the RF-12 Zone that is 15.1 metres (49.5 ft.) wide; and
 - (b) to reduce the maximum width of a garage of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for a 15.1 metre (49.5 ft.) wide corner lot.

REFERRALS

Engineering: There are no engineering requirements relative to issuance of the Development Variance Permit. A Servicing Agreement is not required. The removal of the existing 149 Street driveway crossing and reinstatement with boulevard and the construction of the proposed 61A Avenue driveway crossing can be completed subject to issuance of a City Road and Right-of-Way Permit obtainable at the Engineering front counter upon payment of securities and permit fees.

SITE CHARACTERISTICS

Existing Land Use: Vacant, single family lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and East:	Vacant. Subdivision approved March 13, 2009 under Application No. 7906-0192-00.	Urban/Single Family Residential Flex 6-14.5 upa	RF-12
South:	Single family dwelling.	Urban/Single Family Residential Flex 6-14.5 upa	RA
West:	Vacant	Urban/ Single Family Residential Flex 6-14.5 upa	A-1

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north side of 61A Avenue. The site is designated "Urban" in the Official Community Plan (OCP) and "Single Family Residential Flex 6 to 14.5 u.p.a." in the South Newton Neighbourhood Concept Plan (NCP).
- The subject site was rezoned to "Single Family Residential (12)" (RF-12) under a previous development application (Project No. 7906-0192-00), which was completed March 2009.
- Other lots in the vicinity of the site have front access driveways and double-car garages.
- Under the RF-12 Zone, the subject site is classified as a Type I corner lot because it is 15.1 metres (49.5 ft.) wide (.3 metre (1 ft.) short of the minimum 15.4 metres (50.5 ft.) width requirement for Type II lot classification). A Type I corner lot can only have a single-car/tandem single garage from the front; a side-by-side double-car garage is required to be accessed from the side street or from a lane.
- The applicant is requesting a variance to permit a double car garage to accommodate two vehicles parked side by side, and accessed from the front lot line.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Section H.6 of Part 17A Single Family Residential (12) (RF-12) Zone, to permit a double car garage to accommodate two vehicles parked side by side, and accessed from the front lot line, on a 15.1 metre (49.5 ft.) wide Type I corner lot; and
- To vary Section H.5 (b) i of Part 17A Single Family Residential (12) Zone to allow the maximum width of a garage to be reduced from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for a 15.1 metre (49.5 ft.) wide Type I corner lot.

Applicant's Reasons:

- The applicant is a builder that has a client seeking to purchase this lot. The buyer is concerned that placing the driveway from the side street will be a negative condition due to the lack of driveway parking, thus reducing the market appeal for this lot.
- Adjacent lots in the vicinity all have front access for driveway and double car garage.
- A double driveway and garage on the lot frontage will create a more consistent streetscape relative to other lots in the area.
- The longer front yard setback makes more room for a longer driveway pad, therefore two more off-street parking spaces can be achieved.
- The lot is quite large (15.1 metres/49.5 ft.), and is only deficient by 0.3 metre (1 ft.) under the by-law in terms of being able to accommodate a side-by-side, double-car garage from the front.

- To compensate for this variance, the Design Consultant, Mike Tynan, proposes a variance to the maximum width of the garage from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) to reduce the visual impact of the garage on the streetscape, and ensure that the garage proportion to the house remains in keeping with other lots (Appendix II).

Staff Comments:

- Staff support the variance and justification outlined above. The proposed variance will result in a more consistent streetscape and make room for more off-street parking on the driveway pad. The garage width reduction will ensure the garage remains in proportion to the rest of the house.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Site Plan
Appendix III.	Development Variance Permit No. 7909-0059-00

Jean Lamontagne
General Manager
Planning and Development

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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: Raj Cheema, Enver Creek Homes Ltd.
 Address: 9116 - 162 Street
 Surrey, BC
 Tel: 604-581-8400

2. Properties involved in the Application
 - (a) Civic Address: 14901 - 61A Avenue

 - (b) Civic Address: 14901 - 61A Avenue
 Owner: Enver Creek Homes Ltd.
 PID: 027-875-911
 Lot 5 Section 10 Township 2 New Westminster District Plan BCP40493

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification of Development Variance Permit No. 7909-0059-00.

SUBDIVISION DATA SHEET

Proposed Zoning: _____

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

DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: _____

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		
Road Widening area		
Undevelopable area		
Net Total		
LOT COVERAGE (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		
SETBACKS (in metres)		
Front		
Rear		
Side #1 (N,S,E, or W)		
Side #2 (N,S,E, or W)		
Side #3 (N, S, E or W)		
BUILDING HEIGHT (in metres/storeys)		
Principal		
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
FLOOR AREA: Residential		
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)		
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor		
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed		
Residential Visitors		
Institutional		
Total Number of Parking Spaces		
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	YES/NO	Tree Survey/Assessment Provided	YES/NO
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