

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0192-00

Planning Report Date: November 16, 2009

PROPOSAL:

- **Development Variance Permit**

in order to permit front-facing double car garage on two "Single Family Residential (12) Zone (RF-12)" Type 1 corner lots.

LOCATION:

16306 – 60A Avenue and 6049 – 163A Street

OWNER:

Qualico Developments (Vancouver) Inc.

ZONING:

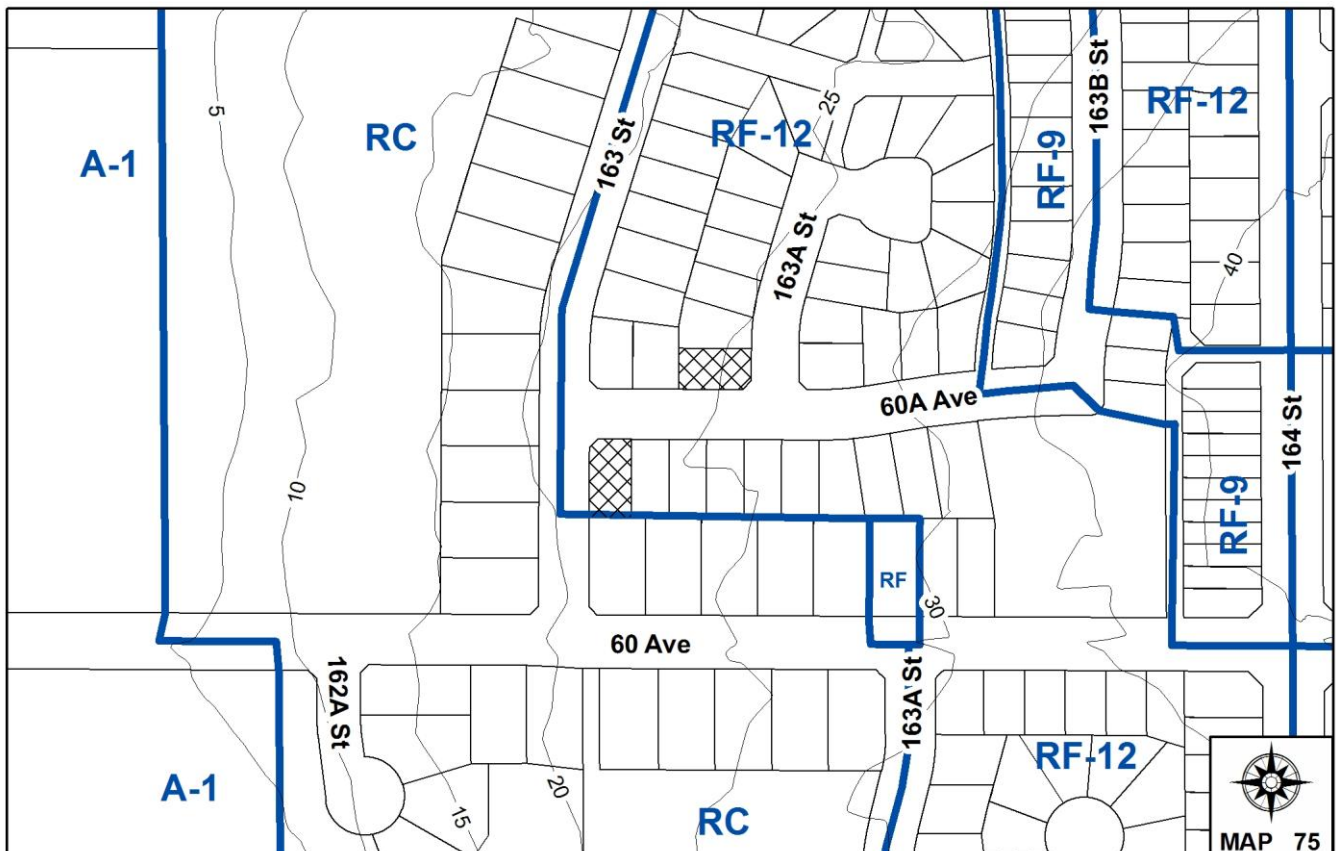
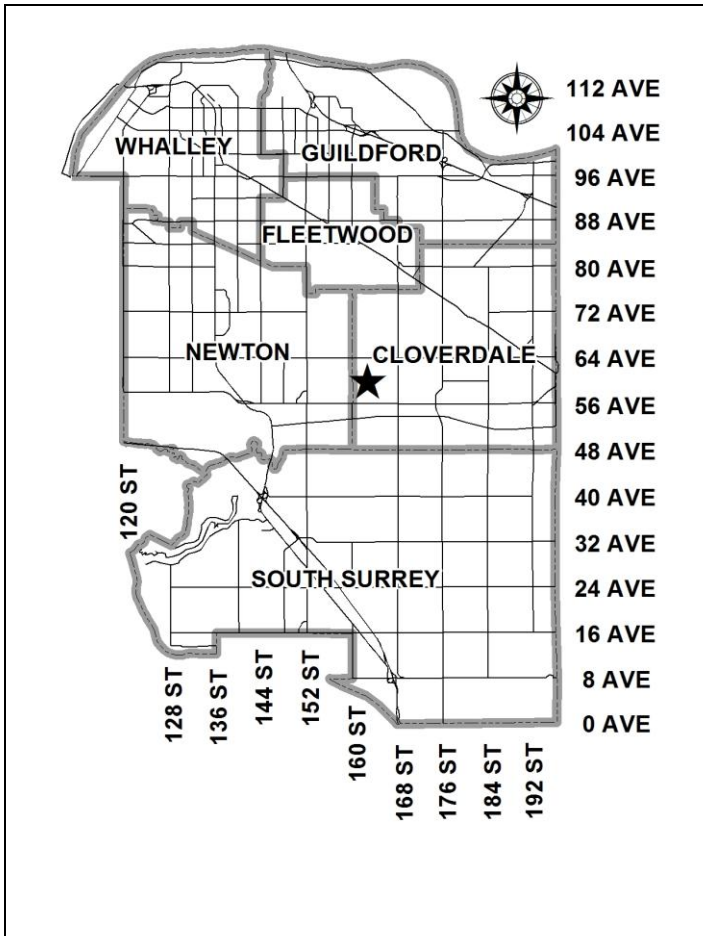
RF-12

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Single Family Cluster 7.5 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Permit front-facing double car garages on two RF-12 Type 1 corner lots.

RATIONALE OF RECOMMENDATION

- All houses in the surrounding neighbourhood are allowed two-car garages.
- The double car garages are well integrated with the overall house design and will provide for a more consistent streetscape.
- The remaining front-facing portion of the proposed houses consists of the front door and living room and thereby achieving "eyes on the street".

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7909-0192-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the RF-12 Zone to permit front-facing double garages on two RF-12 Type I corner lots.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lots.

Adjacent Area for 16306 – 60A Avenue (south-west lot):

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 60A Avenue) and East:	Vacant lots.	Single Family Cluster (7.5 upa)	RF-12
South:	Single family dwelling.	Suburban Single Family Residential	RC
West (Across 163 Street):	Single family dwelling.	Suburban Single Family Residential	RC

Adjacent Area for 6049 – 163A Street (north-east lot):

Direction	Existing Use	NCP Designation	Existing Zone
North, East, South and West:	Vacant lots.	Single Family Cluster (7.5 upa)	RF-12

DEVELOPMENT CONSIDERATIONS

- The subject lots are zoned RF-12 and are Type-I corner lots located at 16306 – 60A Avenue (Lot 46) and 6049 – 163A Street (Lot 68). Both lots have an Urban designation in the Official Community Plan.

- The subject sites were created as part of application no. 7906-0228-00 which provided for a rezoning and subdivision into 171 single family lots (33 RC, 108 RF-12 and 30 RF-9) and associated open space in the West Cloverdale North NCP area. The rezoning was approved by Council on June 25, 2007.
- The existing frontages for Lots 46 and 68 are 15 metres (49 ft.) and 14.6 metres (48 ft.) respectively which fulfill the minimum lot width of Type I corner lots but are below the minimum lot width of Type II corner lots (see chart below).

	Lot Size	Lot Width	Lot Depth
Type I (corner)	375m ² (4,037 ft ²)	14 m (46 ft.)	26 m (85 ft.)
Type II (corner)	375 m ² (4,037 ft ²)	15.4m (51 ft.)	22 m (72 ft.)

- The RF-12 zone allows for double car garages on Type I corner lots provided they are located at the rear of the single family dwelling and are accessed of a lane. The intention of prohibiting two car garages from the front yard of a Type I corner lot is to limit the dominance of the garage at the front of the home and to ensure there is opportunity for "eyes on the street".
- The applicant is requesting a Development Variance Permit to construct double car garages at the front of the two subject lots (Appendix III).

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the RF-12 Zone to permit front-facing double garages on two RF-12 Type I corner lots.

Applicant's Reasons:

- Provide for a more consistent streetscape and more efficient and marketable house designs.

Staff Comments:

- The proposed garage widths are both 5.5 metres (18 ft.) and do not take up more than 50% of the front of the proposed homes.
- The proposed double garages are well integrated with the overall house design and will provide for an attractive streetscape.
- 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 Building Elevations
- Appendix III. Development Variance Permit No. 7909-0192-00

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: Jake Friesen (Qualico Developments)
 Address: #310 – 5620 120 Street
 Surrey, BC V3S 3K2
 Tel: 778-571-2111

2. Properties involved in the Application
 - (a) Civic Address: 16306 – 60A Avenue and 6049 – 163A Street

 - (b) Civic Address: 16306 – 60A Avenue
 Owner: Qualico Developments (Vancouver) Inc., Inc. No. A26101
 PID: 027-200-523
 Lot 46 Section 12 Township 2 New Westminster District Plan BCP32346

 - (c) Civic Address: 6049 – 163A Street
 Owner: Qualico Developments (Vancouver) Inc., Inc. No. A26101
 PID: 027-200-647
 Lot 68 Section 12 Township 2 New Westminster District Plan BCP32346

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7909-0192-00.