

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0002-00

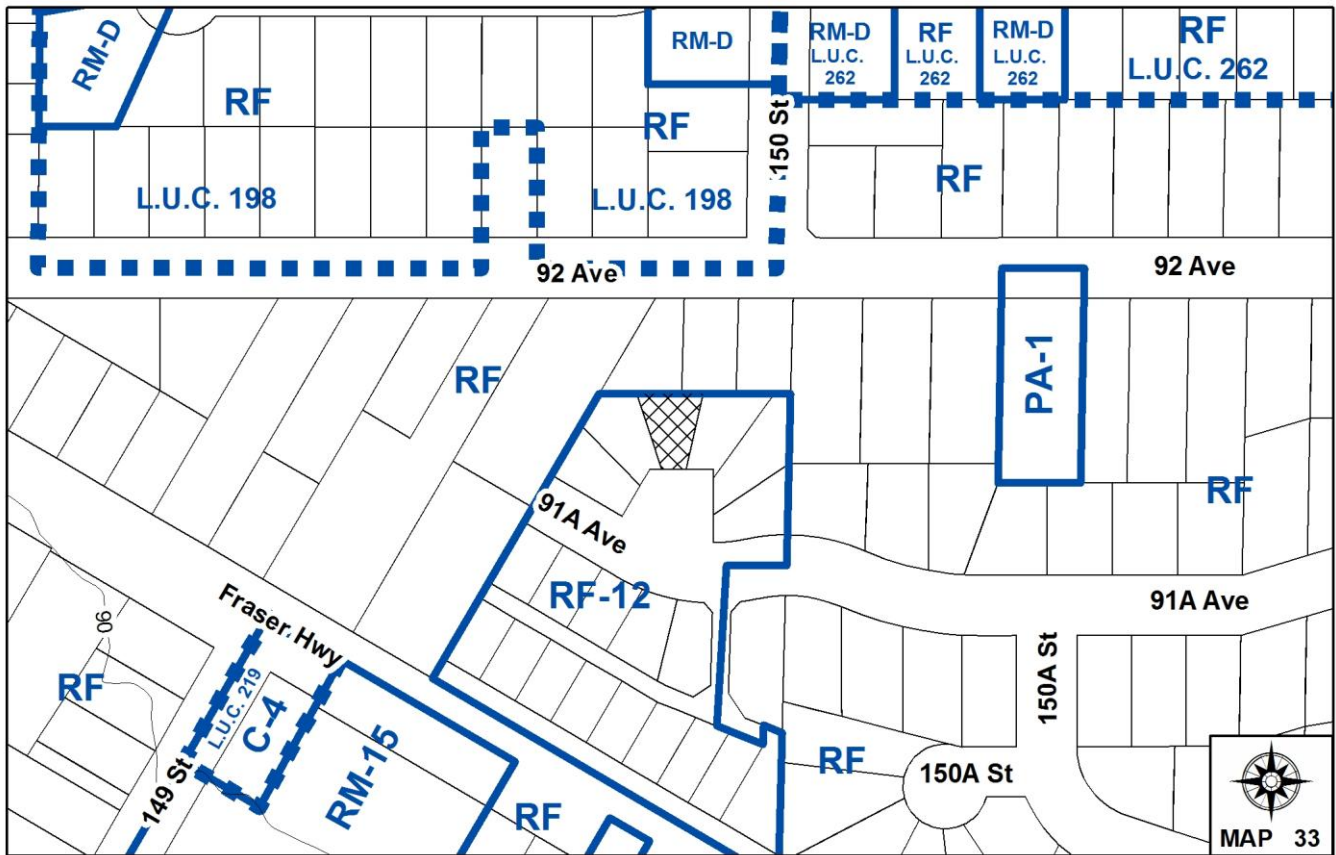
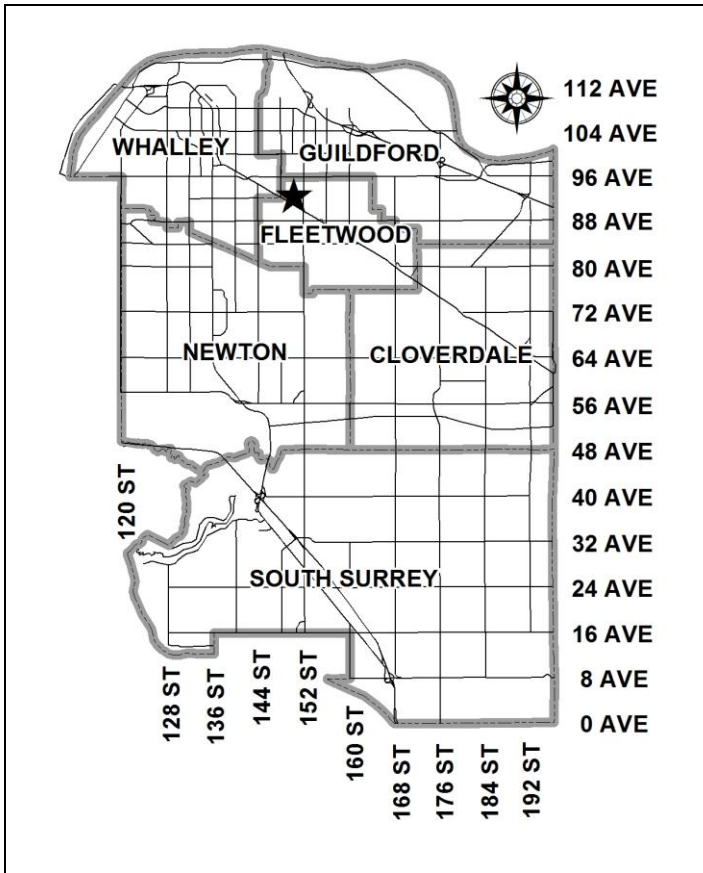
Planning Report Date: April 12, 2010

PROPOSAL:

- **Development Variance Permit**

in order to permit a front-facing double car garage on an RF-12 Type I Interior Lot and to reduce the rear yard setback.

LOCATION: 14981 – 91A Avenue
OWNERS: Sukhjinder and Parmjit Chhina
ZONING: RF-12
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking front-facing double car garage on an RF-12 Type I interior lot.
- Seeking reduction of rear yard setback from 7.5 metres (25 ft.) to 5 metres (16 ft.) for the principal building.

RATIONALE OF RECOMMENDATION

- All lots in the surrounding neighbourhood either have or are allowed front-facing two-car garages.
- The double car garages are well integrated with the overall design and will provide for a consistent streetscape.
- The reduced rear yard setback will still provide for a rear yard area that is similar to other RF-12 Type I interior lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0002-00, (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the RF-12 Zone to permit front-facing double garages on a RF-12 Type I Interior Lot; and
 - (b) to vary the RF-12 Zone to reduce the rear yard setback of a Type I Interior Lot from 7.5 metres (25 ft.) to 5 metres (16 ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Vacant single family lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant lots and single family dwelling.	Urban	RF
East:	Single family dwelling and vacant lot.	Urban	RF-12
South (Across 91A Avenue Cul-de-sac bulb):	Single family dwellings and vacant lots.	Urban	RF-12
West:	Vacant lot.	Urban	RF-12

DEVELOPMENT CONSIDERATIONS

- The subject lot is zoned RF-12 and is a Type I interior lot located at 14981-91A Avenue. The lot has an Urban designation in the Official Community Plan.
- The subject lot was created as part of application no. 7903-0338-00 which consisted of a rezoning and subdivision into 24 single family lots (4 RF lots and 20 RF-12 lots). The rezoning was approved by Council on October 17, 2005 and the subdivision was subsequently approved on March 6, 2006.

- The subject lot has an irregular "pie shape." Under the Zoning By-law, the width of an irregular shaped lot is determined by a straight line 7.5 metres (25 ft.) from and parallel to the front of the lot.
- When measured 7.5 metres (25 ft.) from the front setback, the width of the subject lot is approximately 12.21 metres (40 ft.). This dimension fulfills the minimum lot width of a Type I Interior Lot in the RF-12 Zone but is below the minimum lot width of a Type II Interior Lot.
- The minimum lot requirements in the RF-12 Zone are as follows:

RF-12 Zone	Lot Size	Lot Width	Lot Depth	Rear Yard Setback
Type I (Interior)	320 m ² (3,445 sq. ft.)	12 m (40 ft.)	26 m (85 ft.)	7.5 m (25 ft.)
Type II (Interior)	320 m ² (3,445 sq. ft.)	13.4 m (44 ft.)	22 m (72 ft.)	7.5 m* (25 ft.)

* May be reduced to 6 metres (20 ft.) for a maximum of 50% of the width of the rear of the principal building.

- The RF-12 Zone allows for double garages on Type I Interior Lots provided they are located at the rear of the single family dwelling and are accessed from a lane or side street. The intention of prohibiting double garages from the front of a Type I Interior Lot is to limit the dominance of the garage along the streetscape.
- The RF-12 Zone allows for reduced rear yard setbacks of 6.0 metres (20 ft.) for up to 50% of the width of the rear of the principal building for Type II Interior Lots. This provision is not included for Type I Interior Lots.
- The applicant is requesting a Development Variance Permit to construct a house with a double car garage at the front of the subject lot and with a reduced rear yard setback (Appendix II).

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the RF-12 Zone to permit a front-facing double garage on an RF-12 Type I Interior Lot.

Applicant's Reasons:

- Every other lot in the subdivision has a double garage. Continuity of character is best achieved if all the lots have a double garage.
- The lot is very narrow at the front but widens quickly. A width of 13.4 metres (44 ft.) is achieved at a distance of 9.72 metres (32 ft.) from the front lot line.
- The proposed double garage constitutes 42.9% of the total house width which is slightly less than the 50% garage face which is the intention of the RF-12 Zone.

Staff Comments:

- The proposed garage will be consistent with the streetscape.
- Staff support the requested variance.

(b) Requested Variance:

- To vary the RF-12 Zone to permit a reduced rear yard setback from 7.5 metres (25 ft.) to 5 metres (16 ft.) for a Type I Interior Lot.

Applicant's Reason:

- Due to the pie-shaped configuration of the subject property, the proposed variance will allow for a total rear yard area that is similar to the standard RF-12 year yard.
- Proposed variance will allow for a dwelling size of a 251 square metres (2,702 sq.ft.) which is below the 260 square metre (2,800 sq.ft.) maximum permitted under the RF-12 Zone.

Staff Comments:

- As the subject lot is "pie-shaped" it has a wide rear yard of 21.9 metres (72 ft.) which is well beyond the width requirement of a Type II Interior Lot. With the proposed variance the rear yard will be approximately 109 square metres (1,173 sq. ft.) which is larger than standard shaped RF-12 Type I and II Interior Lots.
- The rear yard will be functional with the proposed variance.
- 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. Development Variance Permit No. 7910-0002-00

Jean Lamontagne
General Manager
Planning and Development

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