

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7917-0290-00

Planning Report Date: December, 17, 2018

PROPOSAL:

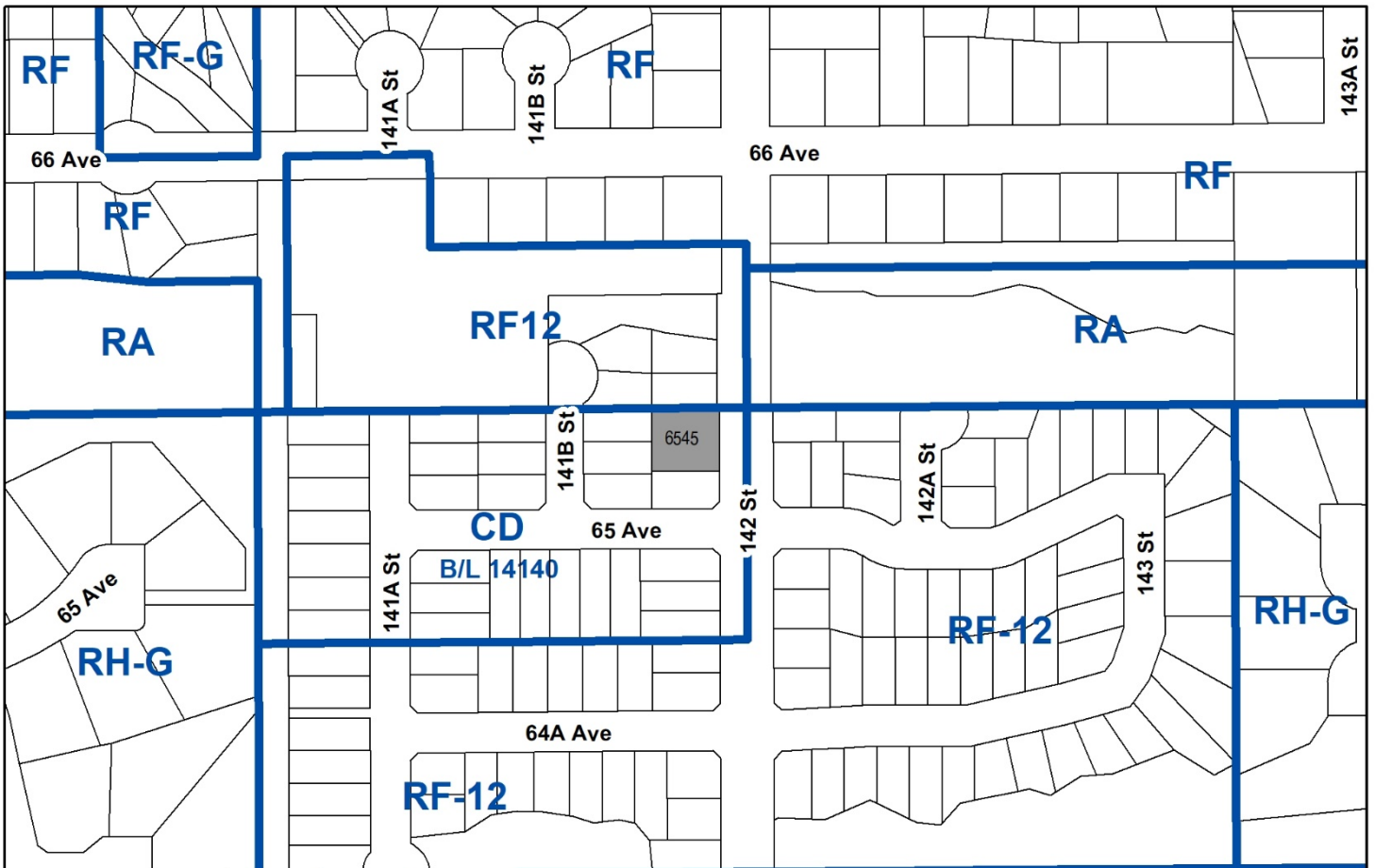
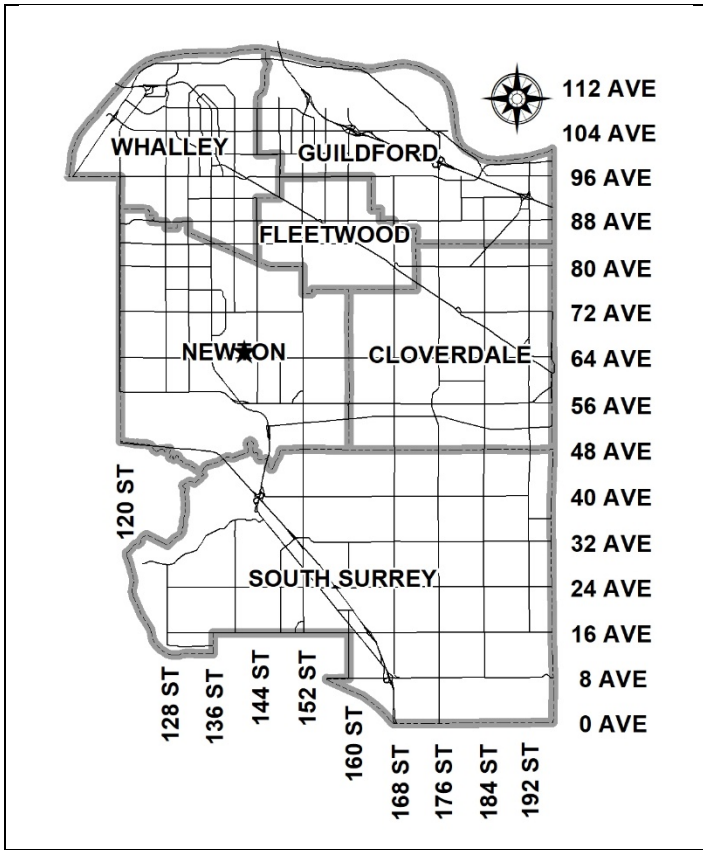
- **Development Variance Permit**
 to allow front access double garages

LOCATION: 6545 - 142 Street

ZONING: CD Zone (By-law No. 14140)
 (proposed RF-13)

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes a Development Variance Permit (DVP) to permit front access, side-by-side double garages.

RATIONALE OF RECOMMENDATION

- The proposed widths of Lots 1 and 2 are 13 metres (43 ft.). The RF-13 zone requires a lot width of at least 13.4 metres (44 ft.) for a double garage to be permitted with access to the fronting street.
- Proposed Lots 1 and 2 meet the minimum lot depth and lot area requirements of the RF-13 Zone and are wide enough to accommodate a double garage to house a minimum two (2) off-street parking spaces per lot.
- Allowing a double garage to front 142 Street on Lots 1 and 2 will keep with the form and character of the surrounding neighborhood and ensure a consistent streetscape.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0290-00 (Appendix II), varying the following, to proceed to Public Notification:

- (a) to allow a front access side-by-side double garage on two proposed lots (1 and 2), which are 13.0 metres wide (43 ft.).

REFERRALS

Engineering: The Engineering Department has no objection or requirements relative to the issuance of the proposed variance.

Fire: Referral not required.

Parks: Referral not required.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling (to be demolished)

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling	Single Family Small Lots	RF-12
East (Across 142 Street):	Single family dwelling	Single Family Small Lots	RF-12
South:	Single family dwelling	Single Family Small Lots	CD Zone (By-law No. 14140)
West:	Single family dwelling	Single Family Small Lots	CD Zone (By-law No. 14140)

DEVELOPMENT CONSIDERATIONSBackground

- The subject site, located at 6545 – 142 Street, is designated "Urban" in the Official Community Plan, "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan, and zoned "CD Zone By-law No. 14140".
- The applicant was granted Third Reading of Rezoning By-law No. 19686 on November 19, 2018 to facilitate the rezoning and subdivision of the subject site into two "Single Family Residential (13) Zone (RF-13)" lots. The applicant's desire to apply for a Development Variance Permit for the proposed lots was not identified until after the project was granted Third Reading of the Rezoning By-Law.

Building Scheme

- The existing Building Scheme, registered with the original subdivision under 7900-0231-00, will remain on title. This will ensure that the house designs will be consistent with surrounding properties.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum lot width requirement in the RF-13 zone from 13.4 metres (44 ft.) to 13.0 metres (43 ft.) to allow a front access side-by-side double garage on proposed Lots 1 and 2.

Applicant's Reasons:

- The proposed double garages will allow for an additional enclosed parking space on Lots 1 and 2.

Staff Comments:

- Double garages are not permitted on lots less than 13.4 metres (44 ft.) wide in the RF-13 Zone.
- The proposed Lots 1 and 2 are 13 metres (43 ft.) wide which is marginally less than the 13.4 metres (44 ft.) width required for a lot to have a double garage.
- This proposed variance is considered minor (approximately 3% reduction) and will not negatively impact the streetscape along 142 Street as the homes in the surrounding neighborhood also have side-by-side double garages. The provision of a side-by-side double garage on the subject lots would thus ensure that the proposed homes have a consistent appearance as the surrounding homes in the neighborhood.
- A minimum of 3 off-street parking spaces are required in the RF-13 zone and the inclusion of a front access side-by-side double garage would allow for two parking spaces within the garage and two parking spaces on the driveway, exceeding the off-street parking requirements for the zone.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II. Development Variance Permit No. 7917-0290-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

WS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.18
Hectares	0.073
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	13 m
Range of lot areas (square metres)	363 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	27.4 u.p.h. & 11.11 u.p.a.
Lots/Hectare & Lots/Acre (Net)	27.4 u.p.h. & 11.11 u.p.a.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	0.72
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	NO
MODEL BUILDING SCHEME	NO
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Other	YES

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0290-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as "the Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 025-067-982
 Lot 1 Section 16 Township 2 New Westminster District Plan LMP50252
 6545 - 142 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

- (b) If the civic address changes, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

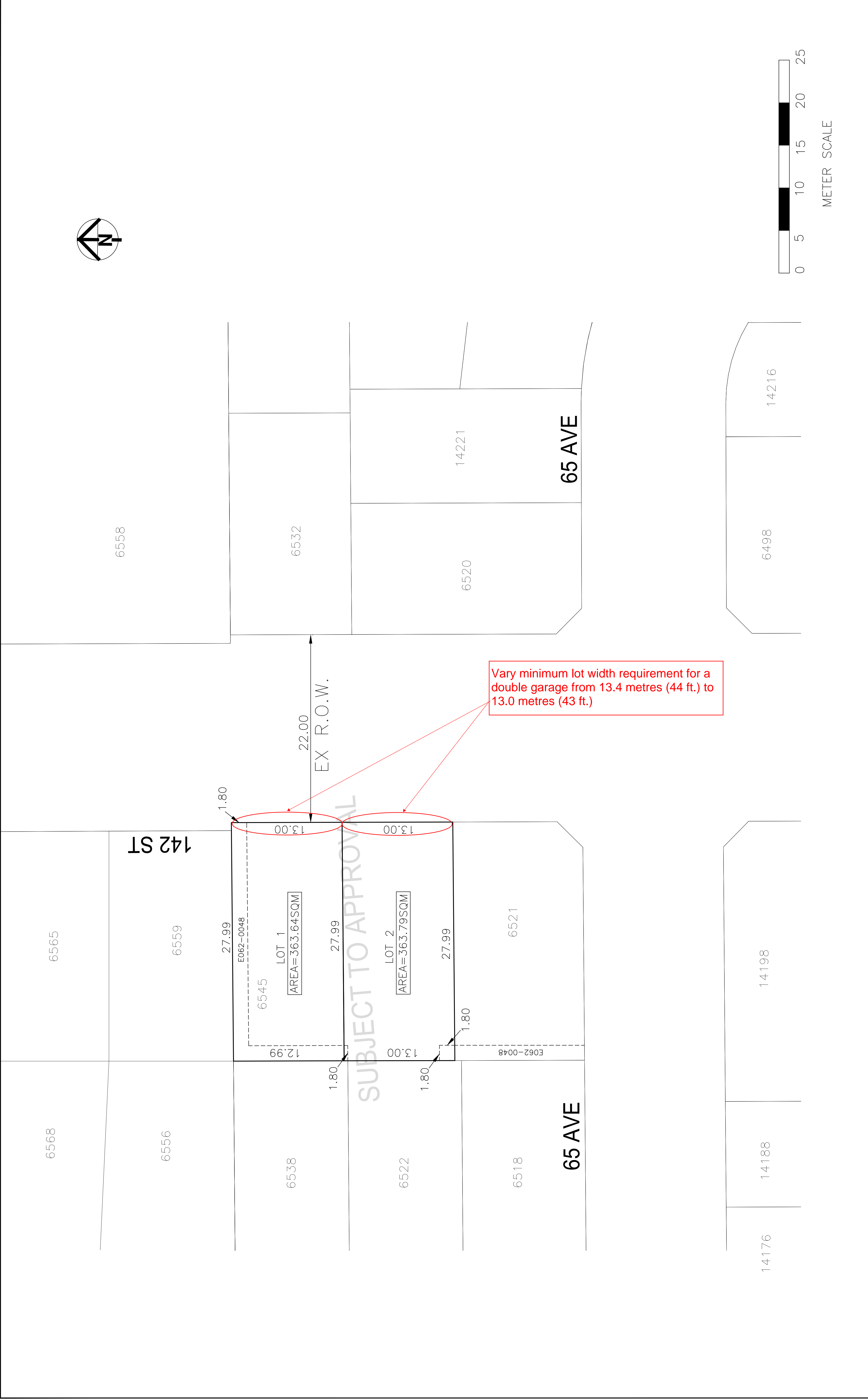
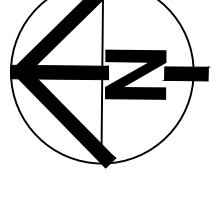
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section H.5 Off-Street Parking of Part 16B Single Family Residential (13) Zone (RF-13) a front access side-by-side double garage is permitted for proposed Lot 1 and Lot 2, which are 13.0 metres (43 ft.) wide.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

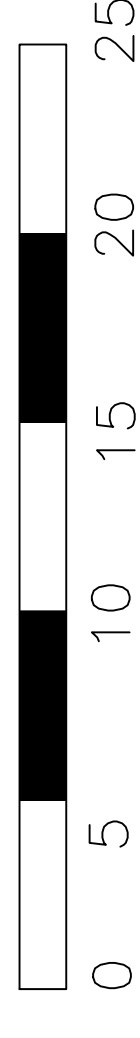
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk



Vary minimum lot width requirement for a double garage from 13.4 metres (44 ft.) to 13.0 metres (43 ft.)



NOTE: 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR	ZONING: EXISTING ZONING: CD PROPOSED ZONING: CD SITE AREA GROSS SITE AREA: 727.43sqm.	NO. / YR / MM / DD / DRN / CH. / REVISION		
		MAINLAND ENGINEERING DESIGN CORPORATION SUITE 206 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM		
		DEVELOPMENT/SITE LOCATION #6545 142 ST, SURREY, B.C.		
		DWG. NAME PRELIMINARY LAYOUT PLAN		
SEAL		SCALE DESIGNED IG DRAWN HS CHECKED RM APPROVED AB	N.T.S. SURREY PROJECT NO. MAINLAND PROJECT NO. C-1740 DATE 17/06/09	DRAWING NO. 1 OF 1 REV. 0