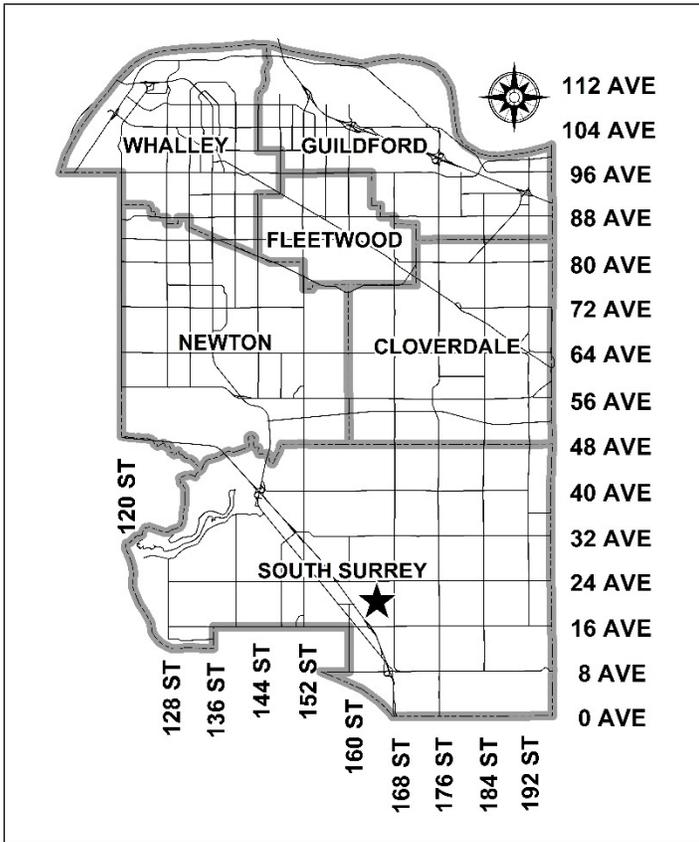


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0152-00

Planning Report Date: September 14, 2020



PROPOSAL:

- **Development Variance Permit**

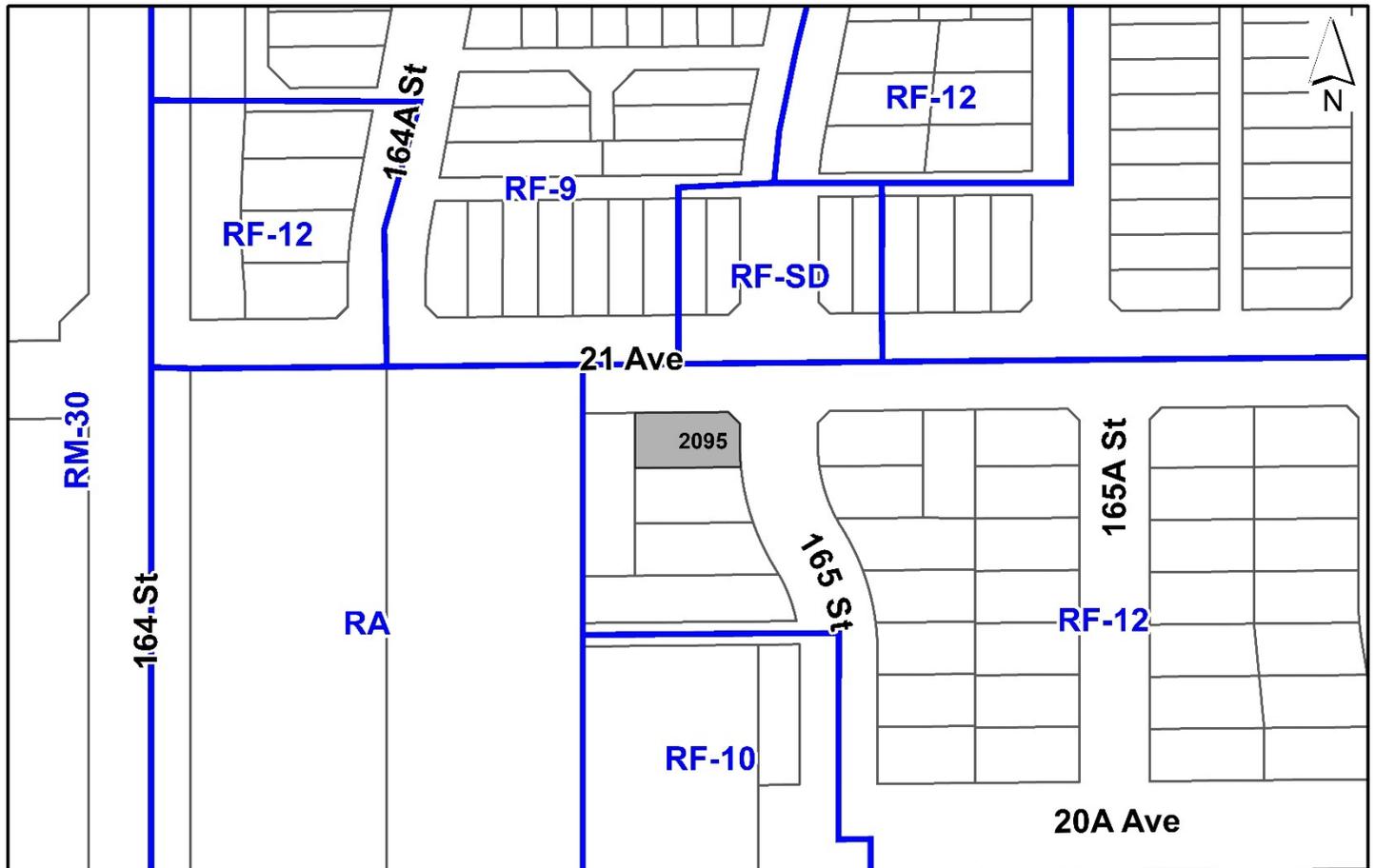
to allow front access to a garage that can accommodate two vehicles parked side by side on an RF-12 Type I corner lot.

LOCATION: 2095 – 165 Street

ZONING: RF-12

OCP DESIGNATION: Urban

NCP DESIGNATION: Medium Density Residential (10 – 15 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the parking configuration requirements of the RF-12 Zone.

RATIONALE OF RECOMMENDATION

- The proposed variance to allow a front-accessed double garage facing 165 Street that can accommodate two vehicles parked side by side will result in an optimal off-street parking layout.
- The proposed double wide garage will result in a consistent streetscape along 165 Street, where most properties have front loaded double wide garages.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7920-0152-00 (Appendix I), to allow a double garage that can accommodate two vehicles parked side by side on a Single Family Residential (12) Zone (RF-12) Type I corner lot that is accessed from the front yard, to proceed to Public Notification.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant Single Family Residential	Medium Density Residential (10 – 15 u.p.a.)	RF-12
North (Across 21 Avenue):	Single Family Residential and Duplex Residential	Medium Density Residential (10 – 15 u.p.a.)	RF-9 and RF-SD
East (Across 165 Street), South, West:	Single Family Residential	Medium Density Residential (10 – 15 u.p.a.)	RF-12

Context & Background

- The subject site is located at 2095 – 165 Street. The property is designated "Urban" in the Official Community Plan (OCP), "Medium Density Residential (10 – 15 u.p.a.)" in the Sunnyside Heights Neighbourhood Concept Plan (NCP), and zoned "Single Family Residential (12) (RF-12)".
- The property, along with the surrounding properties located to the east, south, and west were created as a part of an 18 lot subdivision in February 2017 under Development Application No. 7915-0280-00. The lots to the north, across 21 Avenue, were approved by Council in March 2016 under development application 7911-0029-00.
- The subject property is one of the last properties to be developed that was created as part of Development Application No. 7915-0280-00.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to vary the RF-12 Zone to allow a double garage facing 165 Street that can accommodate two vehicles parked side by side on an RF-12 Type I corner lot.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Parking Variances

- The applicant is requesting the following variance:
 - to allow a double garage that can accommodate two vehicles parked side by side on an RF-12 Type I corner lot that is accessed from the front yard.
- The RF-12 Zone prohibits double garages that can accommodate two vehicles parked side by side that are accessed from the front yard on lots that are less than 13.4 metres in width and RF-12 Type I Corner Lots.
- Under the RF-12 Zone Parking Requirements, a front-accessed double garage is only permitted in a tandem configuration. The applicant has indicated that tandem garages are an undesirable feature in the current real estate market.
- The intention of the zoning regulation prohibiting double garages that allow two vehicles to be parked side by side on certain lots is to reduce the dominance of garages on a dwelling's façade, and by extension the streetscape.
- The proposed garage will occupy 53.8% of the dwelling's front façade.
- Throughout the neighbourhood, it is common to see garages that occupy greater than 54% of the dwelling width on Type 1 interior lots that are 13.4 metres in width or larger. The proposed variance is consistent with the area's streetscape.
- The proposed single family dwelling incorporates design elements to limit the visual dominance of the garage on the building's façade. Most notably, the garage is sited approximately three metres behind the entry-way veranda, which is covered with a gabled roof. These features will help visually anchor the entryway to the street, reducing the garages dominance on the façade and will contribute to a more interesting streetscape.
- Staff support the requested variances to proceed for consideration.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7920-0152-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

BD/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0152-00

Issued To:

(the "Owner")

Address of 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: 030-133-670

Lot 2 Section 13 Township 1 New Westminster District Plan EPP67538

2095 – 165 Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) Section H.5 Off-Street Parking of Part 17A "Single Family Residential (12) Zone (RF-12)" is varied to allow a double car garage that can accommodate two cars parked side by side on a Type I corner lot that is accessed from the front yard.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

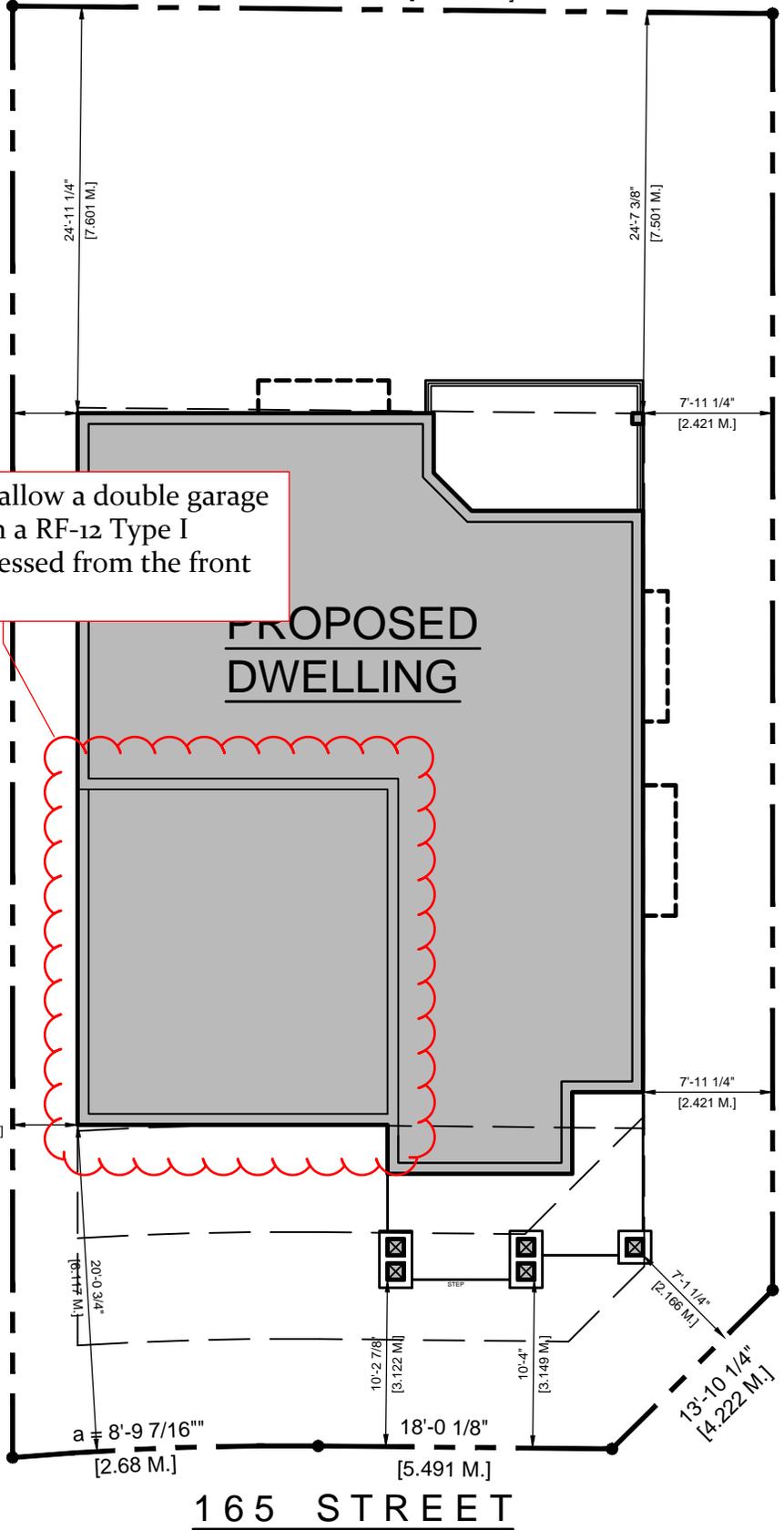
8. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

46'-7 1/8" [14.201 M.]



Proposed variance to allow a double garage parked side by side on a RF-12 Type I Corner Lot that is accessed from the front yard.



PRELIM SITING LAYOUT

SCALE: 3/32"=1'-0"

VARIANCE APPLICATION DRAWINGS
 2095 - 165 STREET, SURREY, B.C.

* VARIANCE APPEAL IS TO REQUEST A REDUCED-WIDTH 2 CAR GARAGE ON A TYPE 1 CORNER LOT ZONED RF-12.

JUNE 3, 2020



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