

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0240-00

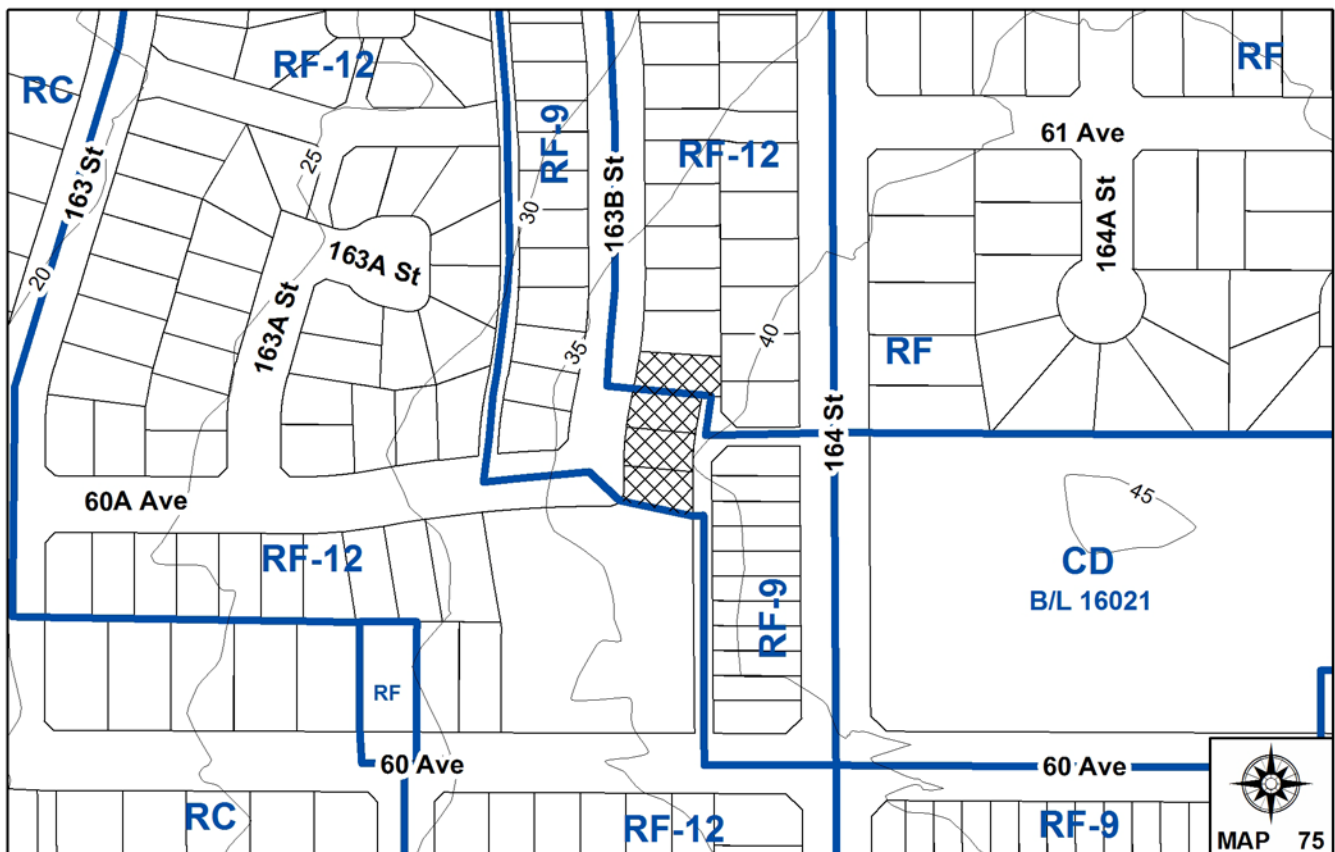
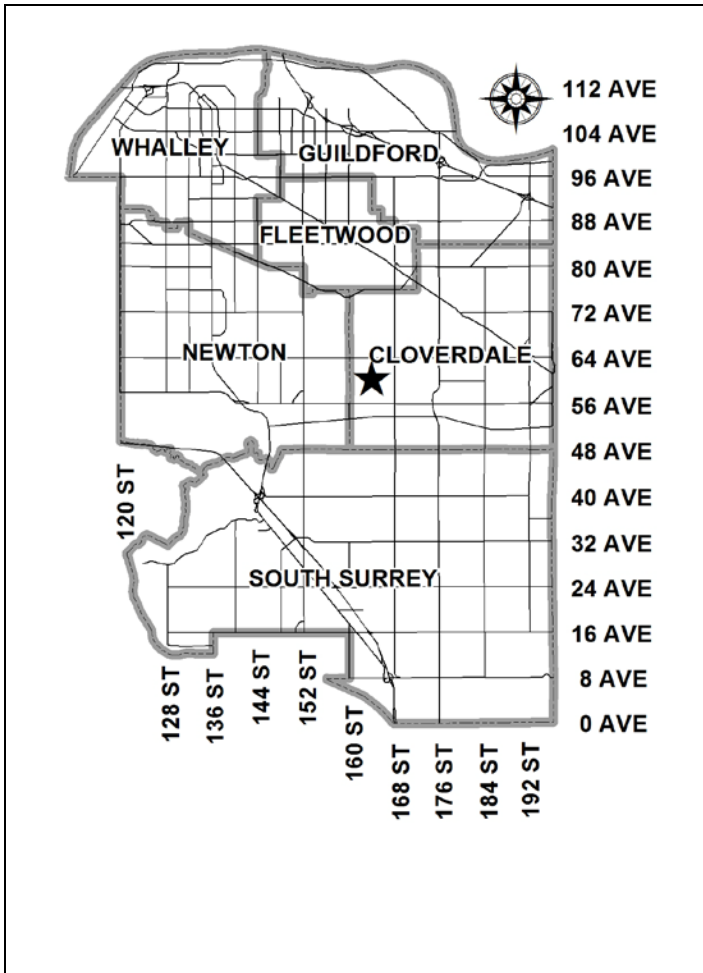
Planning Report Date: November 1, 2010

**PROPOSAL:**

- **Development Variance Permit**

to permit driveway access from the street rather than a lane for three RF-9 lots and one RF-12 lot and to vary the front yard and rear yard setbacks to permit front-loading double garages.

**LOCATION:** 6048, 6054, 6060 & 6066 - 163B Street  
**OWNER:** Qualico Developments (Vancouver) Inc.  
**ZONING:** RF-9 and 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

- Requires a variance to permit front-loading double garages on three RF-9 Type III lots.
- Requires a variance to permit a front-loading double garage on an RF-12 lot which is accessible by a lane.

### RATIONALE OF RECOMMENDATION

- Lots are too steep to achieve rear garages.
- The applicant has demonstrated an aesthetically pleasing streetscape on these lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7910-0240-00, (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to vary the RF-12 Zone to permit driveway access from the street, rather from the adjoining lane, for Lot 126;
  - (b) to waive the requirement of the RF-9 Zone Type III lots to provide a driveway to the lot only from a rear lane for Lots 123, 124 and 125; and
  - (c) to increase the minimum front yard setback to the garage of the RF-9 Zone from 3.5 metres (11 ft. 6 inches) to 5.5 metres (18 ft.) for Lots 123, 124 and 125; and
  - (d) to reduce the minimum rear yard setback of the RF-9 Zone from 6.5 metres (21 ft.) to 5.5 metres (18 ft.) for Lots 123, 124 and 125.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use:      Vacant single family small lots.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Vacant single family small lot (created under Application No. 7906-0228-00).	Single Family Cluster 7.5 upa	RF-12
East:	Vacant single family small lot (created under Application No. 7906-0228-00).	Single Family Cluster 7.5 upa	RF-9
South:	Park (created under Application No. 7906-0228-00).	Public Open Space and Park	RF-12
West (Across 163B Street):	Vacant single family small lot (created under Application No. 7906-0228-00).	Single Family Cluster 7.5 upa	RF-9

### DEVELOPMENT CONSIDERATIONS

- The subject properties are located in the West Cloverdale North Neighbourhood Concept Plan (NCP) area, on 163B Street north of 60 Avenue. They are part of a 171-lot master-planned development of which the rezoning was approved on June 25, 2007 (under Application No. 7906-0228-00), which consists of a combination of RF-12, RF-9, and RC lots plus open space. The properties are designated Single Family Cluster 7.5 upa in the West Cloverdale North NCP, and the southerly three lots are zoned RF-9 (Type III) and the most northerly lot is zoned RF-12 (Type I).
- The subject lots front 163B Street and abut a lane to the east. The primary purpose of the lane is to provide rear access to the RF-9 lots fronting both 164 Street and 163B Street.
- Across 163B Street to the west are existing RF-9 lots, with driveway access from a rear lane. To the north of the site are existing RF-12 lots with front driveway access because they are not serviced by a lane.
- Under the provisions of the RF-12 Zone, driveway access is permitted from the front as long as the lot does not abut a lane. When a lot zoned RF-12 abuts a lane, the provisions of the zone require access be via that lane.
- All of the RF-9-zoned lots to the east and west of the subject property will have driveway access from their respective lanes. Under the provisions of the RF-9 Zone, driveway access is permitted only from a lane.
- Due to the steep slope of the site, rear driveway access poses a challenge from a practical and aesthetic perspective. The applicant is proposing a Development Variance Permit to allow for front driveway access to double-car garages for the subject lots (Lots 123 through 126), which abut a lane.

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the RF-12 Zone to permit driveway access to the fronting street, rather than the adjacent lane for Lot 126.

Applicant's Rationale:

- The newly created RF-12 lots along 163B Street to the north of the site do not have lane access.
- Driveway access from the street would provide a consistent streetscape along 163B Street.
- A similar variance was granted to the RF-12 lot to the east, at 6057 – 164 Street, under Development Variance Permit No. 7907-0305-00.

### Staff Comments:

- Within the RF-12 Zone, driveway access is permitted from the street when the property does not abut a lane. All of the RF-12-zoned lots to the north of the subject lot, which were created as part of the same subdivision, have driveway access from 163B Street.
- Providing front access for this property would be consistent with the pattern of driveways that has been established on this block and will not detract from the pedestrian use of the block, as the sidewalk is located on the west side of 163B Street.
- The proposed double garage is well integrated with the overall house design.
- The Engineering Department has not identified any concerns related to the proposed variance.
- Staff support this proposed variance.

### (b) Requested Variance

- To vary the RF-9 Zone to permit driveway access to the fronting street rather than the lane for Lots 123, 124 and 125.
- To vary the RF-9 Zone to increase the minimum front yard setback to the garage from 3.5 metres (11 ft. 6 in.) to 5.5 metres (18 ft.) for Lots 123, 124 and 125.
- To vary the RF-9 Zone to reduce the minimum rear yard setback from 6.5 (21 ft.) metres to 5.5 metres (18 ft.) metres for Lots 123, 124 and 125.

### Applicant's Rationale

- The subject RF-9 (Type III) lots have a significant slope. Designing and constructing a home that is practical, aesthetically pleasing and that embodies an efficient use of space is not feasible under the current zoning due to the 4-metre (13 ft.) grade difference from the rear lane to the front curb.
- By allowing the front road access, the garage serves to manage the 4-metre (13 ft.) grade difference and other benefits are realized: there will be a consistent streetscape along 163B Street, and there will be a full backyard with more usable space.
- The newly created RF-12 lots along 163B Street were developed to the north of the site with no lane access.

### Staff Comments

- Staff concur with the applicant's rationale.
- The proposed increased front yard setback to the garage on Lots 123 through 125 to 5.5 metres (18 ft.) will facilitate parking on the driveway and will generally align with the houses on the RF-12-zoned lots to the north.

- The resulting rear yard usable area of Lots 123-125 with a 5.5-metre (18 ft.) rear yard setback is approximately 67 square metres (721 sq.ft.), which is consistent with the rear yard area of the RF-12-zoned lots with detached garages.
- The proposed double garage is well integrated with the overall house design.
- The Engineering Department has not identified any concerns related to the proposed variances.
- Staff support these proposed variances.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary and Project Data Sheets
Appendix II.	Proposed Site Plan and Building Elevations
Appendix III.	Development Variance Permit No. 7910-0240-00

Jean Lamontagne  
General Manager  
Planning and Development

SAL/kms

v:\wp-docs\planning\plncom10\10071432sal.doc  
. 10/7/10 3:11 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:           Mark Nowotney, Qualico Developments  
                  Address:       #310, 5620 – 152 Street  
                                      Surrey, BC  
                  Tel:             778-571-2111

2.     Properties involved in the Application

(a)     Civic Addresses:       6048, 6054, 6060 and 6066 - 163B Street

(b)     Civic Address:         6048 – 163B Street  
          Owner:               Qualico Developments (Vancouver) Inc., Inc. No. A26101  
          PID:                 027-201-678  
          Lot 123 Section 12 Township 2 New Westminster District Plan BCP32346

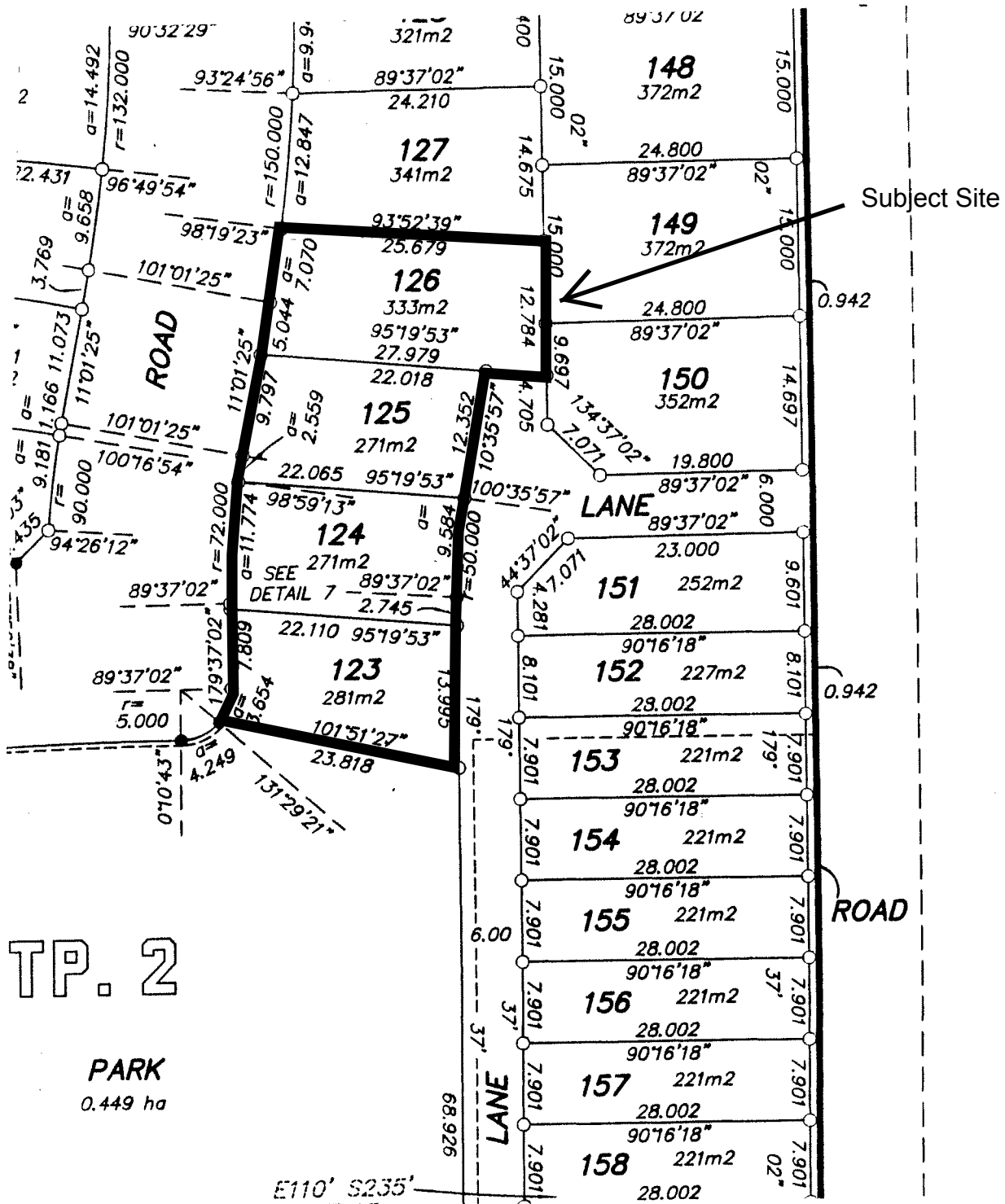
(c)     Civic Address:         6054 – 163B Street  
          Owner:               Qualico Developments (Vancouver) Inc., Inc. No. A26101  
          PID:                 027-201-686  
          Lot 124 Section 12 Township 2 New Westminster District Plan BCP32346

(d)     Civic Address:         6060 – 163B Street  
          Owner:               Qualico Developments (Vancouver) Inc., Inc. No. A26101  
          PID:                 027-201-694  
          Lot 125 Section 12 Township 2 New Westminster District Plan BCP32346

(e)     Civic Address:         6066– 163B Street  
          Owner:               Qualico Developments (Vancouver) Inc., Inc. No. A26101  
          PID:                 027-201-706  
          Lot 126 Section 12 Township 2 New Westminster District Plan BCP32346

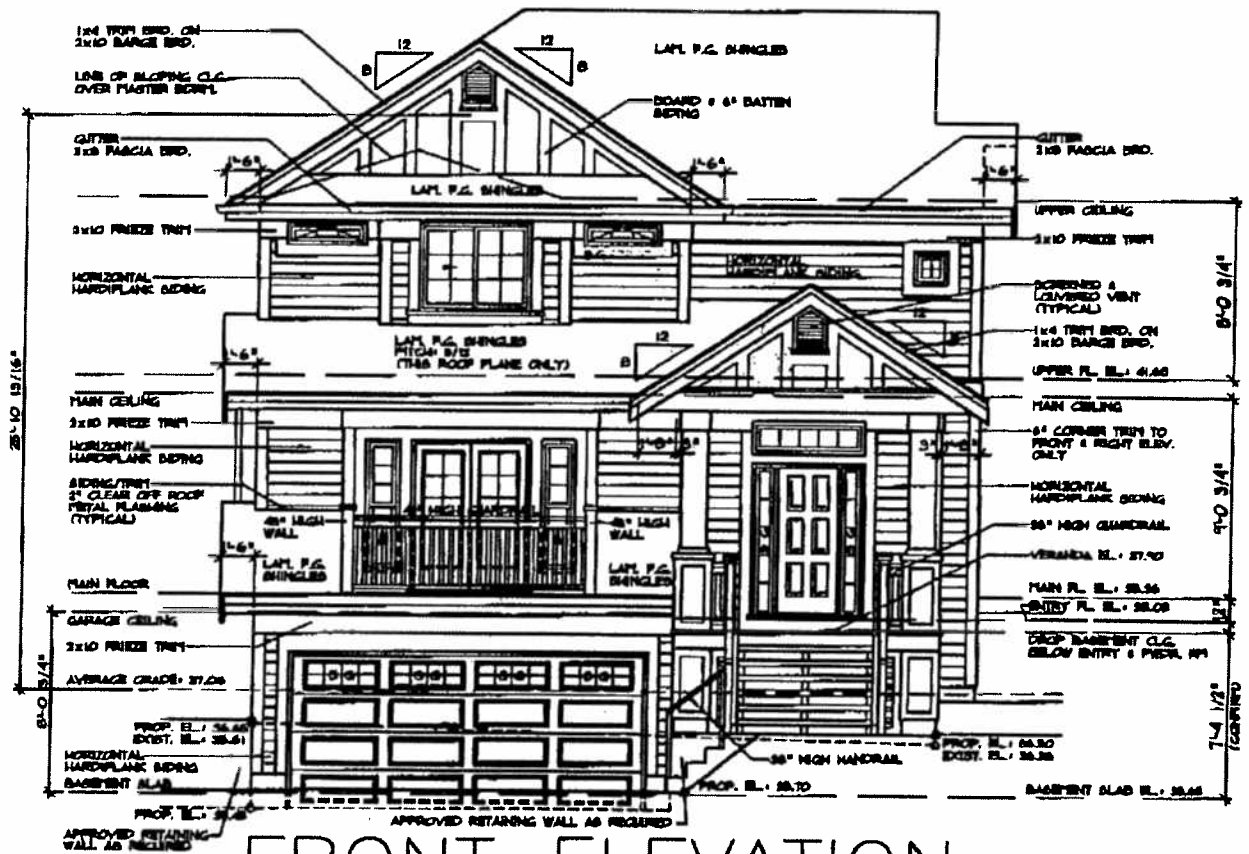
3.     Summary of Actions for City Clerk's Office

(a)     Proceed with Public Notification for Development Variance Permit No. 7910-0240-00.





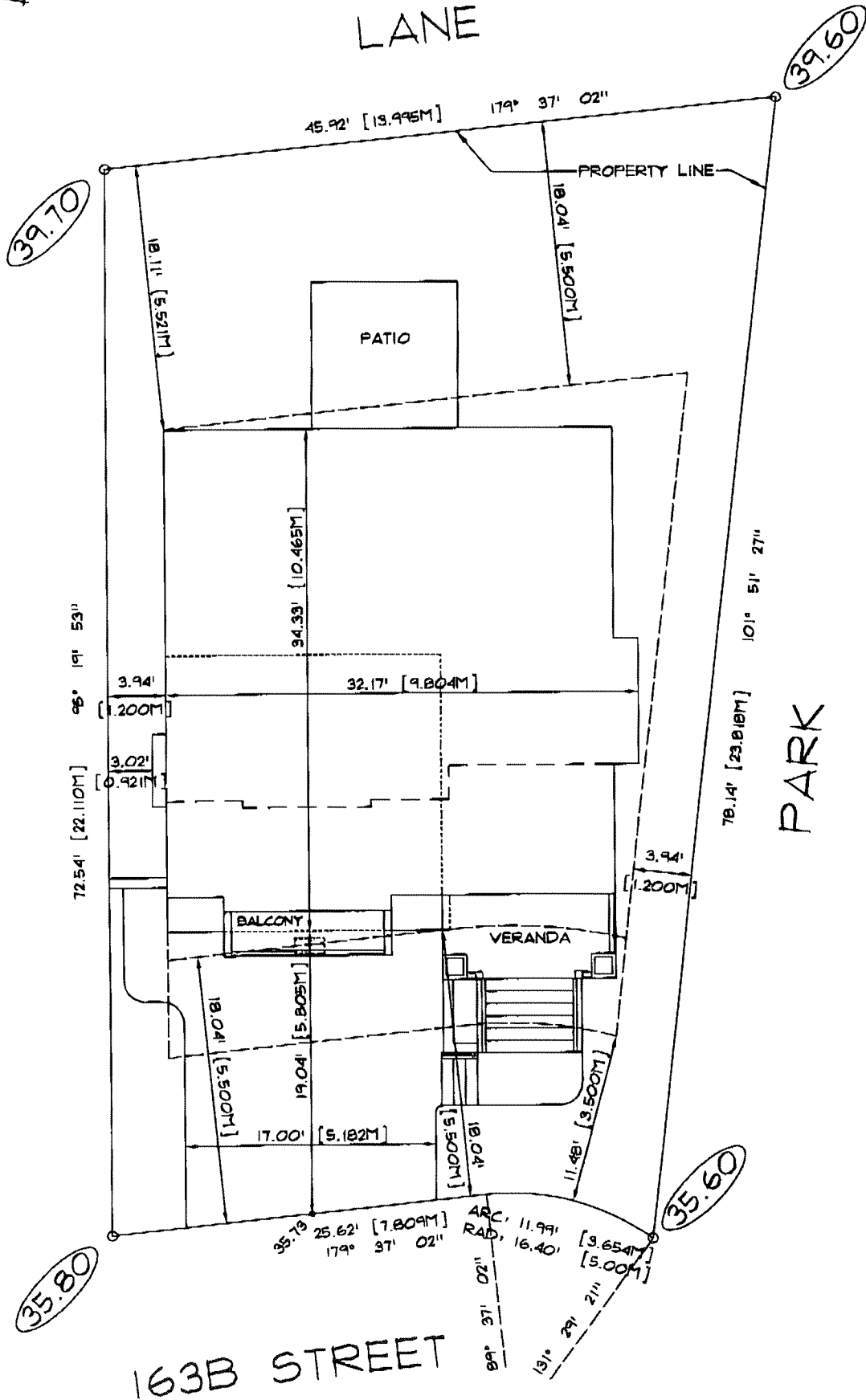
LOT 123- VISTA'S WEST  
BIRMINGHAM "A"  
 TOTAL OF 8 SHTS.



FRONT ELEVATION



LANE



LOT 123-VISTA'S WEST  
BIRMINGHAM "A"

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7910-0240-00

Issued To: QUALICO DEVELOPMENTS (VANCOUVER) INC., NO. A26101

(the "Owner")

Address of Owner: 201 - 10331 - 150 Street  
Surrey, BC  
V3R 4B1

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: 027-201-678  
Lot 123 Section 12 Township 2 New Westminster District Plan BCP32346

6048 - 163B Street

Parcel Identifier: 027-201-686  
Lot 124 Section 12 Township 2 New Westminster District Plan BCP32346

6054 - 163B Street

Parcel Identifier: 027-201-694  
Lot 125 Section 12 Township 2 New Westminster District Plan BCP32346

6060 - 163B Street

Parcel Identifier: 027-201-706  
Lot 126 Section 12 Township 2 New Westminster District Plan BCP32346

6066 - 163B Street

(the "Land")

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

- (a) In Section H.1 of Part 17A Single Family Residential (12) Zone (RF-12), the requirement to provide driveway access from the lane is waived for Lot 126;
  - (b) In Section H.1 of Part 17C Single Family Residential (9) Zone (RF-9) the requirement to provide a driveway to the lot from a rear lane is waived for Lots 123, 124 and 125;
  - (c) In Section F.3 of Part 17C Single Family Residential (9) Zone (RF-9) the minimum front yard setback to the garage is increased from 3.5 metres (11 ft. 6 inches) to 5.5 metres (18 ft.) for Lots 123, 124 and 125; and
  - (d) In Section F.3 of Part 17C Single Family Residential (9) Zone (RF-9) the minimum rear yard setback to the principal building is reduced from 6.5 metres (21 ft.) to 5.5 metres (18 ft.) for Lots 123, ~~124~~ and 125.
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. 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.
  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.

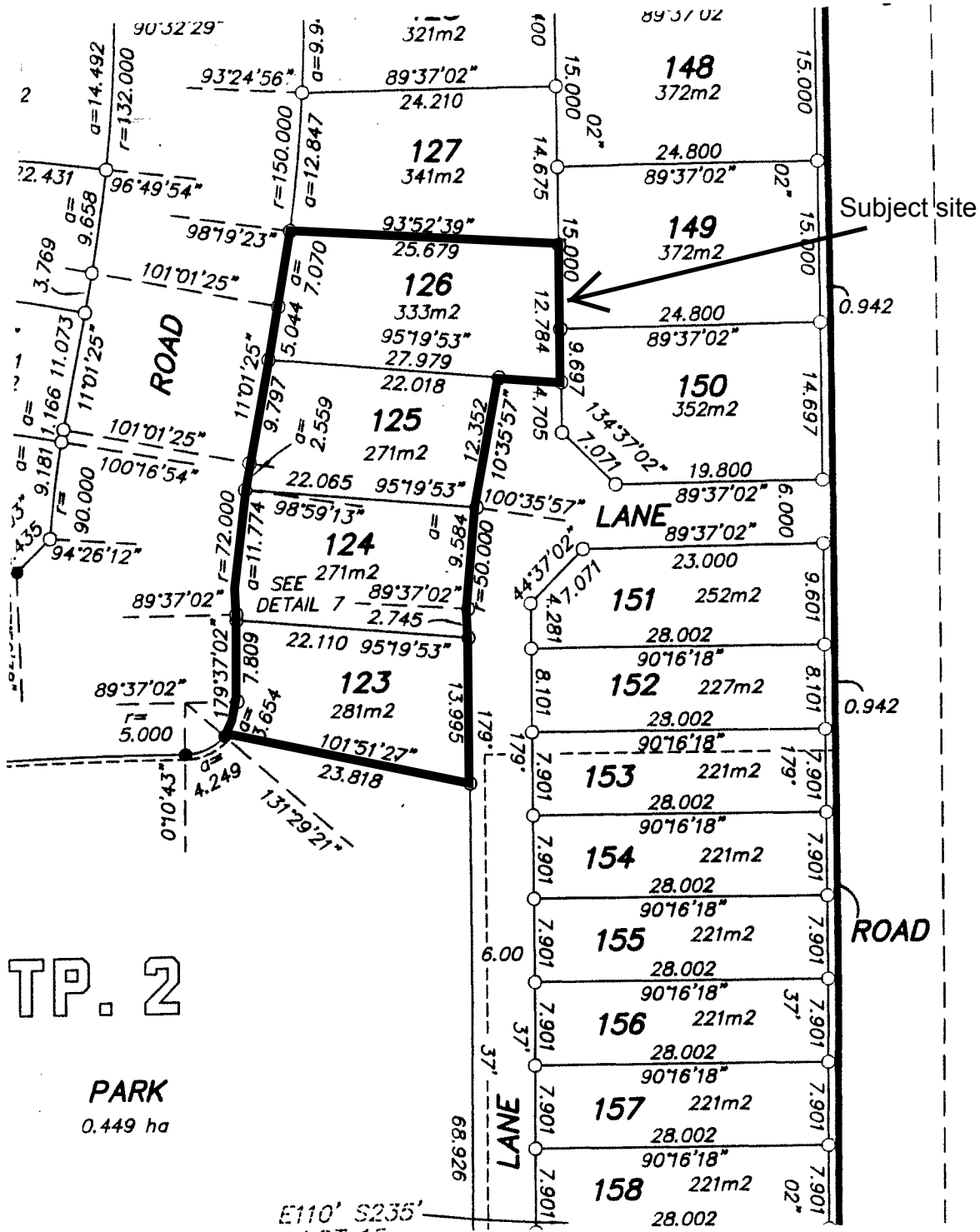
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



TP. 2

PARK  
0.449 ha

Subject site

ROAD

LANE

E110° S235'