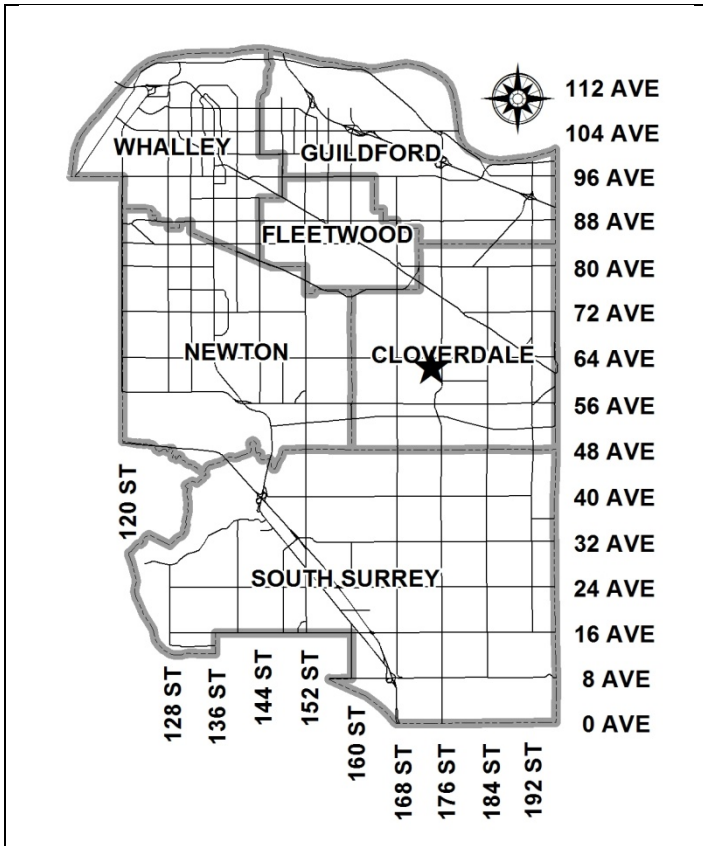


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0028-00

Planning Report Date: March 11, 2013



PROPOSAL:

- **Development Variance Permit**
 in order to permit the conversion of a garage to living space.

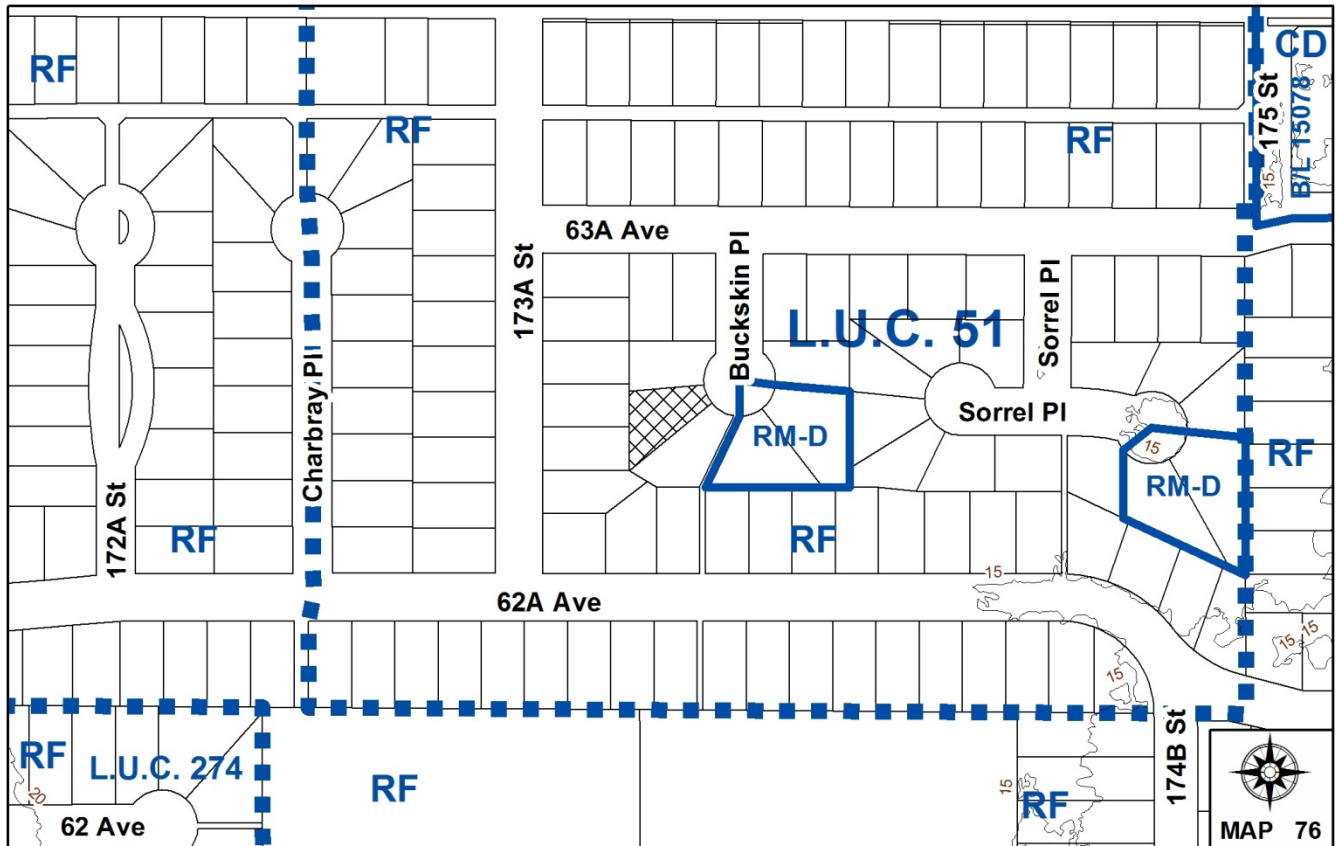
LOCATION: 6315 Buckskin Place

OWNER: Doreen Shearer

ZONING: Land Use Contract No. 51
 (underlying RF Zone)

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to Land Use Contract No. 51 to allow for a parking pad rather than the required garage or carport.

RATIONALE OF RECOMMENDATION

- Complies with the underlying RF Zone.
- The garage conversion is architecturally coordinated with the existing house.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7913-0028-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary Schedule "C" of Land Use Contract No. 51 to permit on-site parking to be provided on a surface parking pad rather than within a garage or carport.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North, South and West:	Single family dwellings.	Urban	Land Use Contract No. 51 (underlying RF Zone)
East (Across Buckskin Place cul-de-sac):	Single family dwellings and duplexes.	Urban	Land Use Contract No. 51 (underlying RF Zone) and RM-D

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 6315 Buckskin Place in the Cloverdale area. The site is designated Urban in the Official Community Plan (OCP) and is regulated by Land Use Contract (LUC) No. 51 which allows for residential single family uses and customarily permitted accessory uses only. The underlying zone is "Single Family Residential (RF) Zone".
- For building siting regulations, LUC No. 51 refers to the R-3 Residential Zone of the 1964 Surrey Zoning By-law No. 2265. The R-3 Residential Zone requires that, where lane access or secondary access is not available, the design of every single family dwelling shall provide a garage or carport. The subject property has no lane or secondary access and, as a result, the single family dwelling that was constructed on the subject lot in 1977 was constructed with an attached garage.
- The existing two-storey single family dwelling on the subject site is approximately 152 square metres (1,638 sq. ft.) in size and the area of the attached garage is 28 square metres (300 sq. ft.), for a combined floor area of 180 square metres (1,938 sq. ft.).
- The applicant recently converted the attached garage to habitable space without having obtained the required permits. The applicant converted the garage into two bedrooms and

now uses the driveway in front of the former garage as the on-site parking for the subject lot.

- As a result of the unauthorized construction, a stop work order for the subject property was issued by City staff on January 17, 2013.
- The applicant is now working with City staff to legalize the recent construction.
- However, as noted previously, Land Use Contract No. 51 requires parking on the subject lot to be provided within a garage or carport, and not on an outside parking pad (the former driveway), as is currently the case.
- As the existing house on the site has a front yard setback of 9.7 metres (31.8 ft.) there is no opportunity to construct a garage or carport within the front yard. As the northern and southern side yard setbacks measure only 1.9 metres (6.2 ft.) and 2.4 metres (7.9 ft) respectively, there is no opportunity to construct a driveway along either side of the subject lot to provide access to the rear of the lot where a garage or carport could be built.
- The applicant has, therefore, applied for a Development Variance Permit to vary Land Use Contract No. 51 to permit on-site parking on a surface parking pad.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Schedule “C” of Land Use Contract No. 51 to permit on-site parking to be provided on a surface parking pad rather than within a garage or carport.

Applicant's Reasons:

- The family that currently resides in the house requires additional bedrooms and habitable space. By filling in the garage, two additional bedrooms can be created.
- There is parking space for two cars to park in front of the house on the parking pad.

Staff Comments:

- The existing driveway on the subject lot is 9.7 metres (31.8 ft.) long and approximately 5.70 metres (18.7 ft.) wide, which can accommodate two parking spaces (Appendix IV).
- The applicant has been able to provide for at least two parking spaces which is more than the one parking space per single family dwelling required under LUC No. 51.
- The converted garage is well integrated with the existing architecture of the house.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owner and Action Summary
- Appendix II. Floor Plans and Survey Certificate
- Appendix III. Before and After Photos of the Addition
- Appendix IV. Aerial Photo of Property
- Appendix V. Development Variance Permit No. 7913-0028-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

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DRV 3/7/13 11:59 AM

Information for City Clerk

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

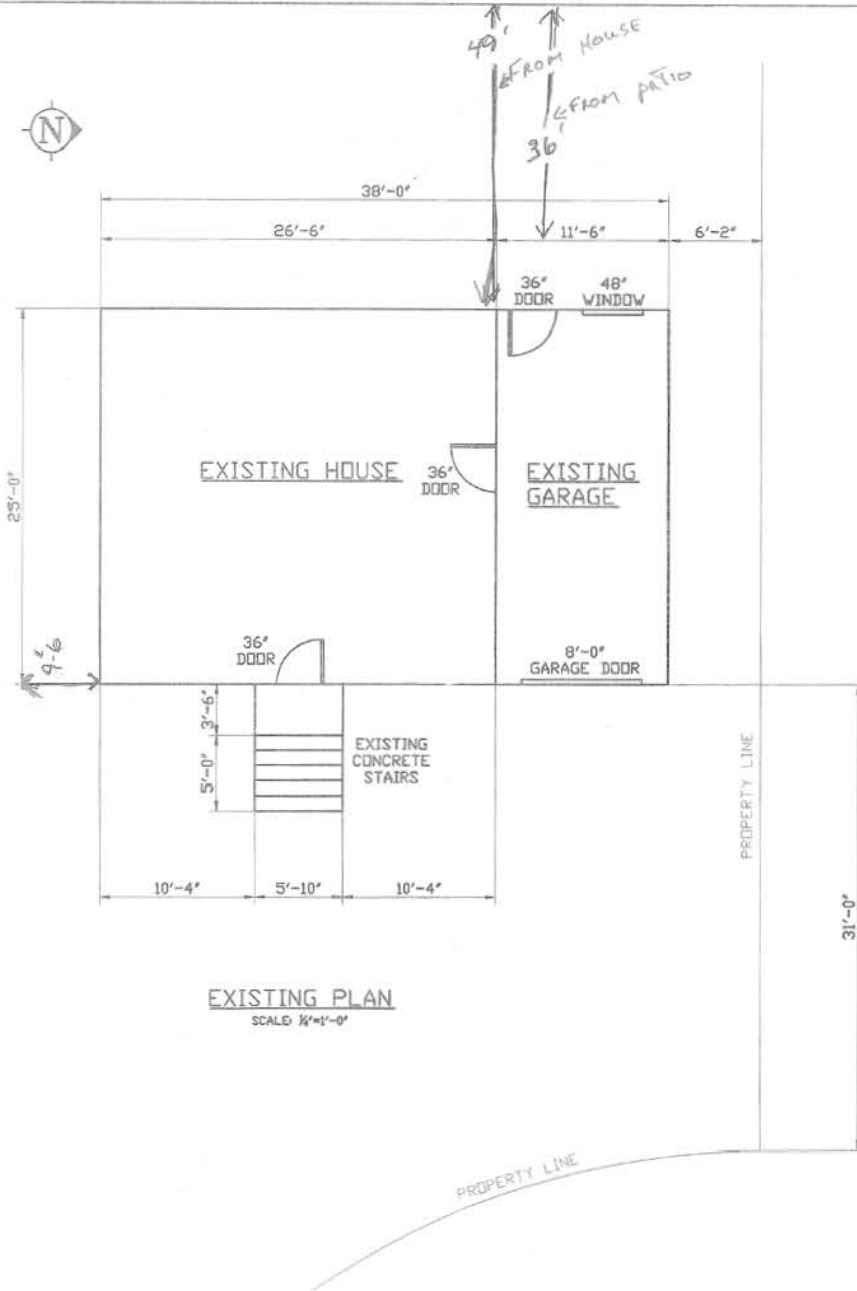
1. (a) Agent: Name: Kevin Shearer
 Address: 6315 Buckskin Place
 Surrey, BC

 Tel: 604-576-2425 - Primary
 604-576-2425 - Cellular

2. Properties involved in the Application
 - (a) Civic Address: 6315 Buckskin Place

 - (b) Civic Address: 6315 Buckskin Place
 Owner: Doreen Shearer
 PID: 003-957-667
 Lot 234 Section 7 Township 8 New Westminster District Plan 50042

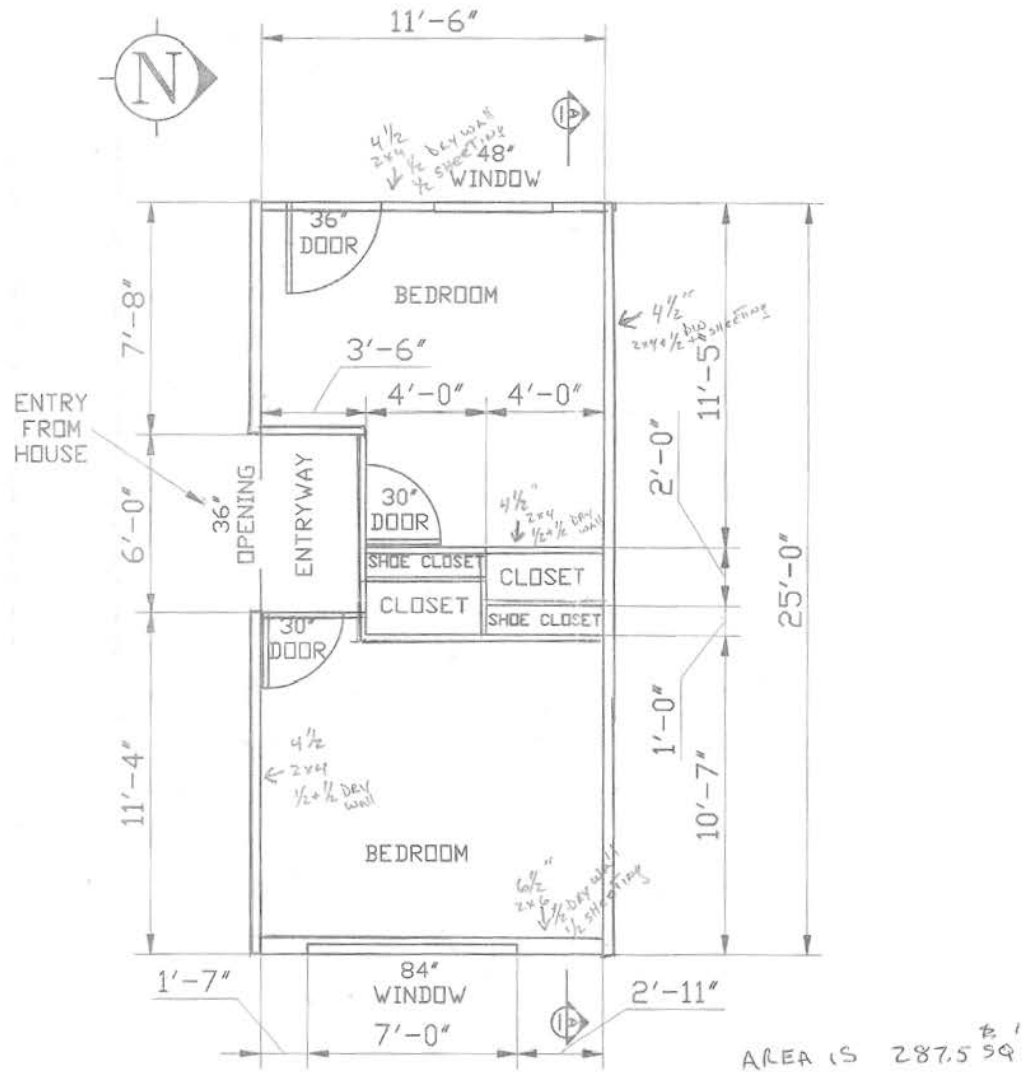
3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0028-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.



LEGAL LOT DESCRIPTION:
LT 234 SEC 7 TWP 8 PL 50042 NWD

DRAWING COMPLY WITH BCBC 2006

PROJECT:	RENOVATIONS TO SHEARER RESIDENCE		
ADDRESS:	6315 BUCKSKIN PLACE, SURREY, BC		
TITLE:	EXISTING PLAN		
DR BY:	NA	DATE:	30 SEP 2012
		SHEET:	1/4
		REV:	0



PROPOSED FLOOR PLAN

SCALE: 1/2"=1'-0"

DRAWING COMPLY WITH BCBC 2006

PROJECT: RENOVATIONS TO SHEARER RESIDENCE			
ADDRESS: 6315 BUCKSKIN PLACE, SURREY, BC			
TITLE: PROPOSED FLOOR PLAN			
DR BY: NA	DATE: 30 SEP 2012	SHEET 2/4	REV 0

SURVEY CERTIFICATE COVERING

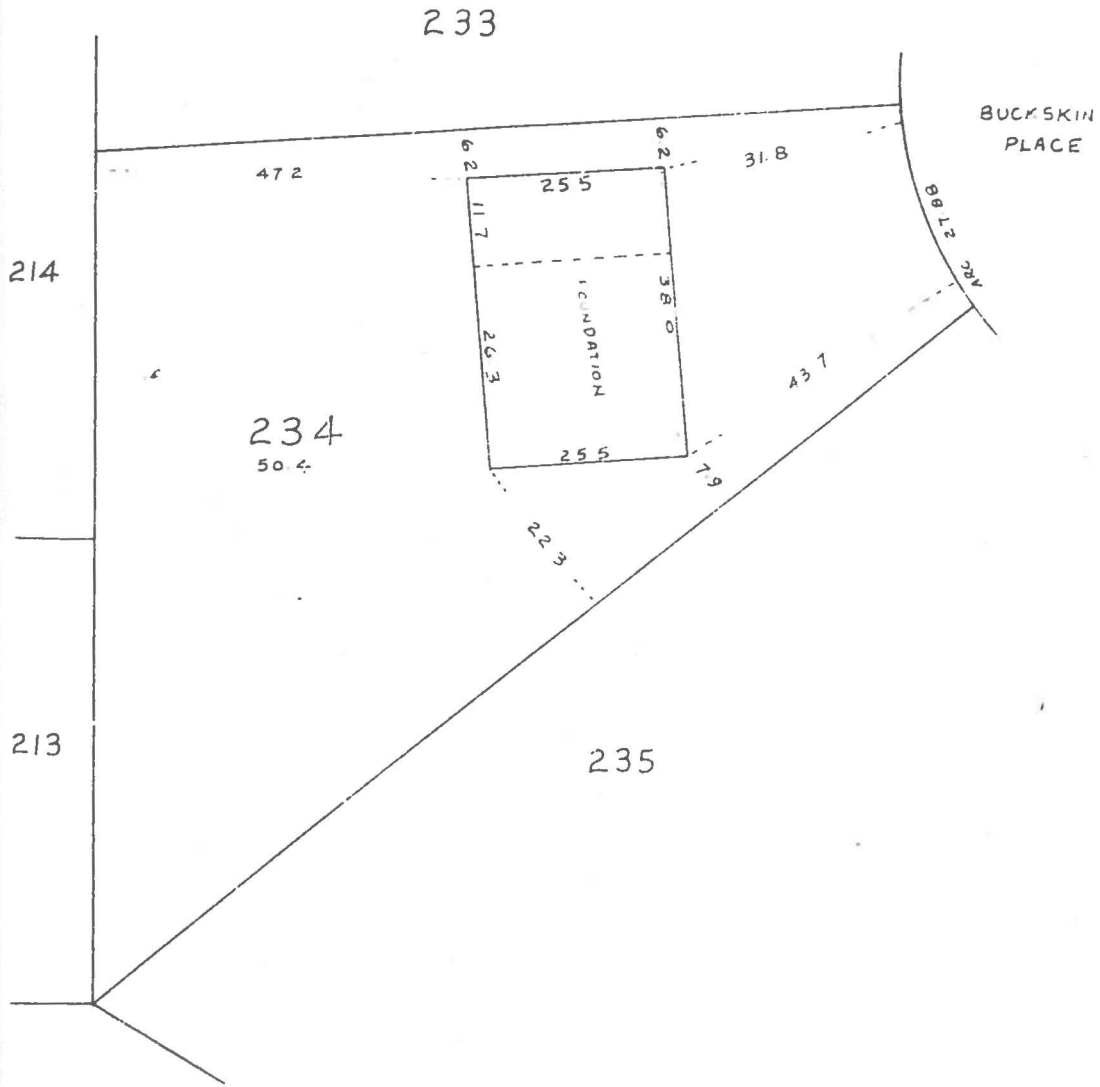
LOT 234

N.E. 1/4 SEC 7 TP 8

PLAN 50042 N.W.D

Scale: 1 inch = 20 feet

THE DIMENSIONS SHOWN ON THIS
CERTIFICATE ARE NOT TO BE USED
TO DEFINE BOUNDARIES



CIVIC ADDRESS:

6315 BUCKSKIN PLACE,
SURREY, B.C.

CERTIFIED CORRECT

[Signature], B.C.L.S.
Dated this 14th day of OCTOBER, 1976

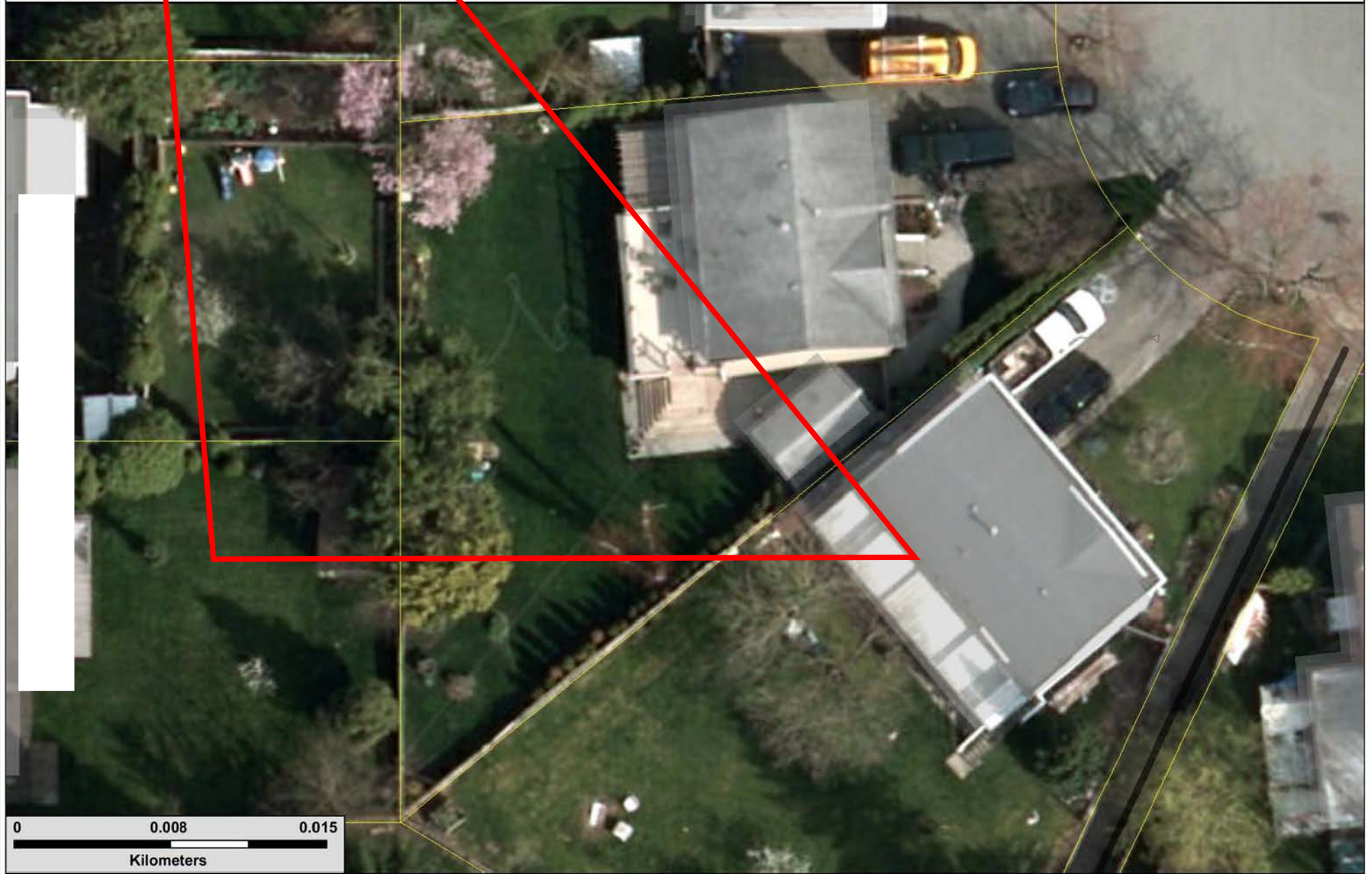
CAMERON & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
9325 127th STREET
DELTA, B.C.
FILE 76-5-1219

House prior to filling in the garage.



House after filling in the garage.





The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description



Scale: 1: 250

Map created on: February-19-13

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0028-00

Issued To: DOREEN SHEARER

("the Owner")

Address of Owner: 6315 Buckskin Place
Surrey, BC
V3S 5H5

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: 003-957-667
Lot 234 Section 7 Township 8 New Westminster District Plan 50042

6315 Buckskin Place

(the "Land")
3. Surrey Land Use Contract No. 51 is varied as follows:
 - (a) Schedule C, is varied to permit on-site parking to be provided on a surface parking pad rather than within a garage or carport.
4. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
5. 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.
6. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

7. 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