

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0335-00

Planning Report Date: March 9, 2020

PROPOSAL:

- **Development Variance Permit**

to reduce the rear yard setback of proposed detached garages

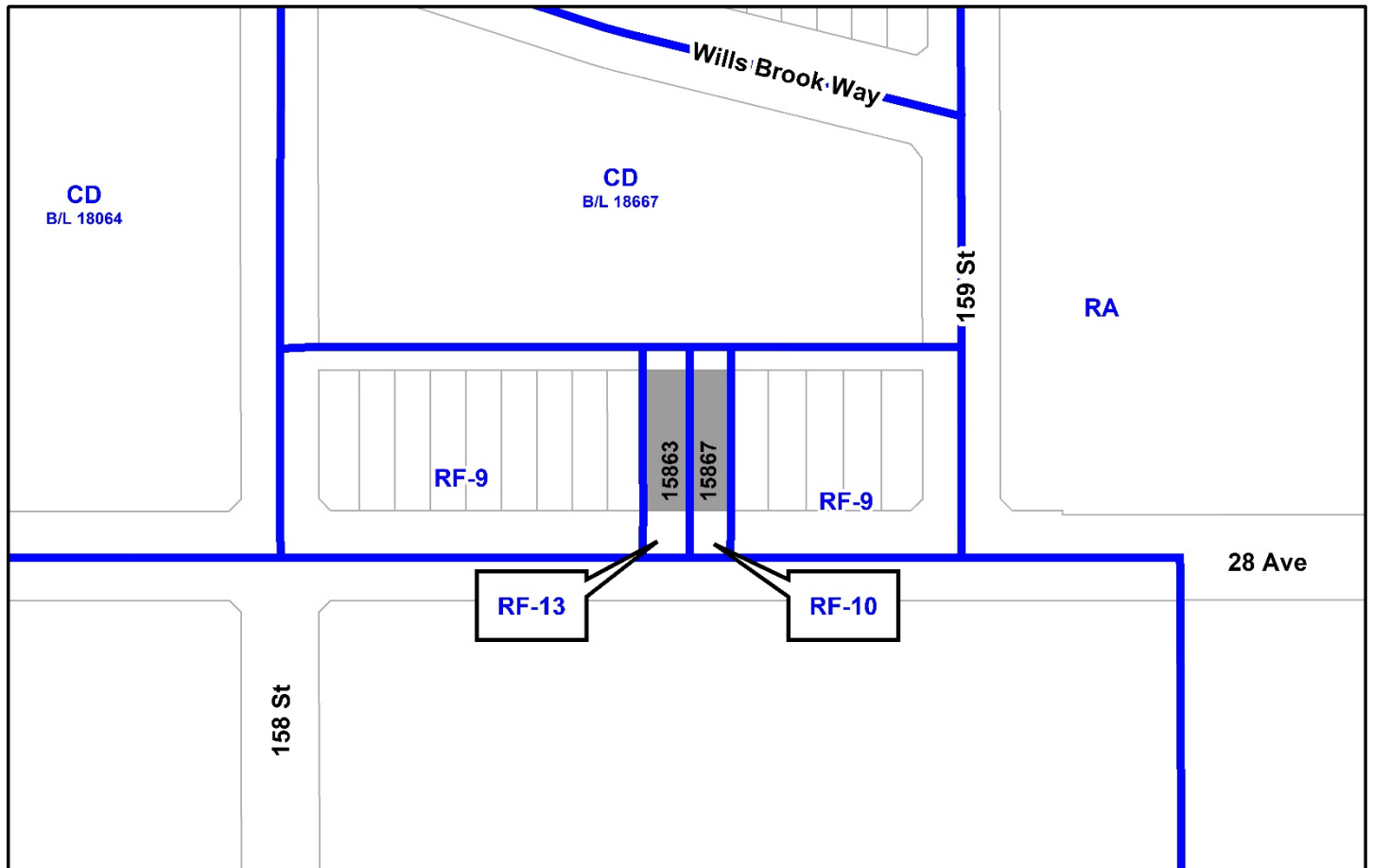
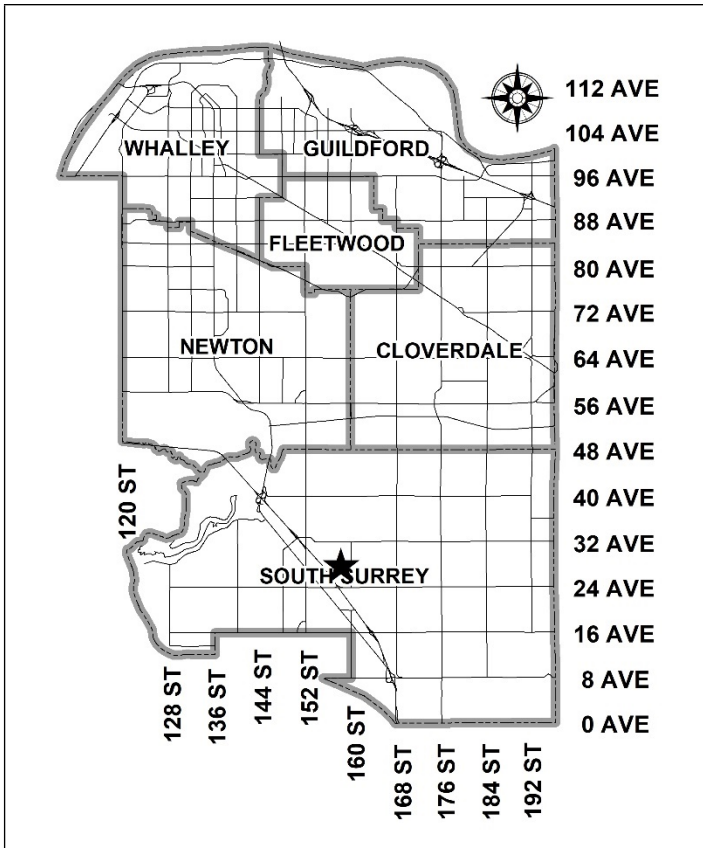
LOCATION: 15863 - 28 Avenue

15867 - 28 Avenue

ZONING: RF-13 & RF-10

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

- Proposing to reduce the rear yard setback requirements for an accessory building or structure of the "Single Family Residential (10) Zone (RF-10)" and the "Single Family Residential (13) Zone (RF-13)".

RATIONALE OF RECOMMENDATION

- Engineering Department staff do not have any concerns with the proposal to reduce the rear yard setback for the detached garage. The proposed 0.5 metre rear yard setback provides adequate vehicular access into the garage and parking pad.
- The lots can still accommodate three on-site parking stalls: two stalls located within the detached garage and one stall on a parking pad located to the side of the detached garage.
- The proposed setback variances will match the rear yard setbacks of the existing detached garages on adjacent RF-9 zoned lots.

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7919-0335-00 (Appendix I), varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard setback of an accessory building of the "Single Family Residential (10) Zone" from 1.2 metres to 0.5 metres; and
- (b) to reduce the minimum rear yard setback of an accessory building of the "Single Family Residential (13) Zone" from 1.0 metres to 0.5 metres.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant residential (subdivided under Development Application No. 7917-0199-00)	Single Family Small Lots	RF-13 & RF-10
North:	Townhomes	Multiple Residential (15-25 u.p.a.)	CD By-law No. 18667
East & West:	Single Family Residential	Single Family Small Lots	RF-9
South (Across 28 Ave):	Townhomes	10-15 u.p.a Medium Density (Morgan Heights)	RM-30

Context & Background

- The site consists of two properties, 15863 and 15867 – 28 Avenue, which are located mid-block on the north side of 28 Avenue between 158 Street and 159 Street.
- The properties are designated "Urban" in the Official Community Plan (OCP) and designated "Single Family Small Lots" in the Grandview Heights North Neighbourhood Concept Plan (NCP).
- 15863 – 28 Avenue is zoned "Single Family Residential (13) Zone (RF-13)" and 15867 – 28 Avenue is zoned "Single Family Residential (10) Zone (RF-10)".
- The site is located on the southern boundary of the Grandview Heights North NCP, with the Morgan Heights NCP area located to the south across 28 Avenue.
- The majority of the 15800 Block was developed into RF-9 zoned lots as part of Development Application No. 7911-0269-00, which received final adoption in May 2014.

- The primary objective of the rear yard setback for detached garages on lane accessed single family small lots is to ensure that vehicles can easily maneuver from the lane into the garage.
- As the lane is relatively flat, the Engineering Department finds that a 0.5 metre setback for detached garages allows for adequate vehicular access to the site and that there is minimal risk that reduced setback will result in vehicles "bottoming out".
- The applicant has demonstrated that the subject properties are wide enough to accommodate parking pads to the side of the garage.
- The applicant submits that constructing the detached garages under the existing zoning will result in a misalignment between garages from the lane. The proposed variance will allow the applicant to align the detached garages to those located on the neighbouring properties and create consistency in the lane.
- 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. 7919-0335-00

approved by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

BD/cm

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0335-00

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: 030-709-563
Lot 2 Section 23 Township 1 New Westminster District Plan EPP82625

15863 - 28 Avenue

Parcel Identifier: 030-709-571
Lot 2 Section 23 Township 1 New Westminster District Plan EPP82625

15867 - 28 Avenue

(the "Land")

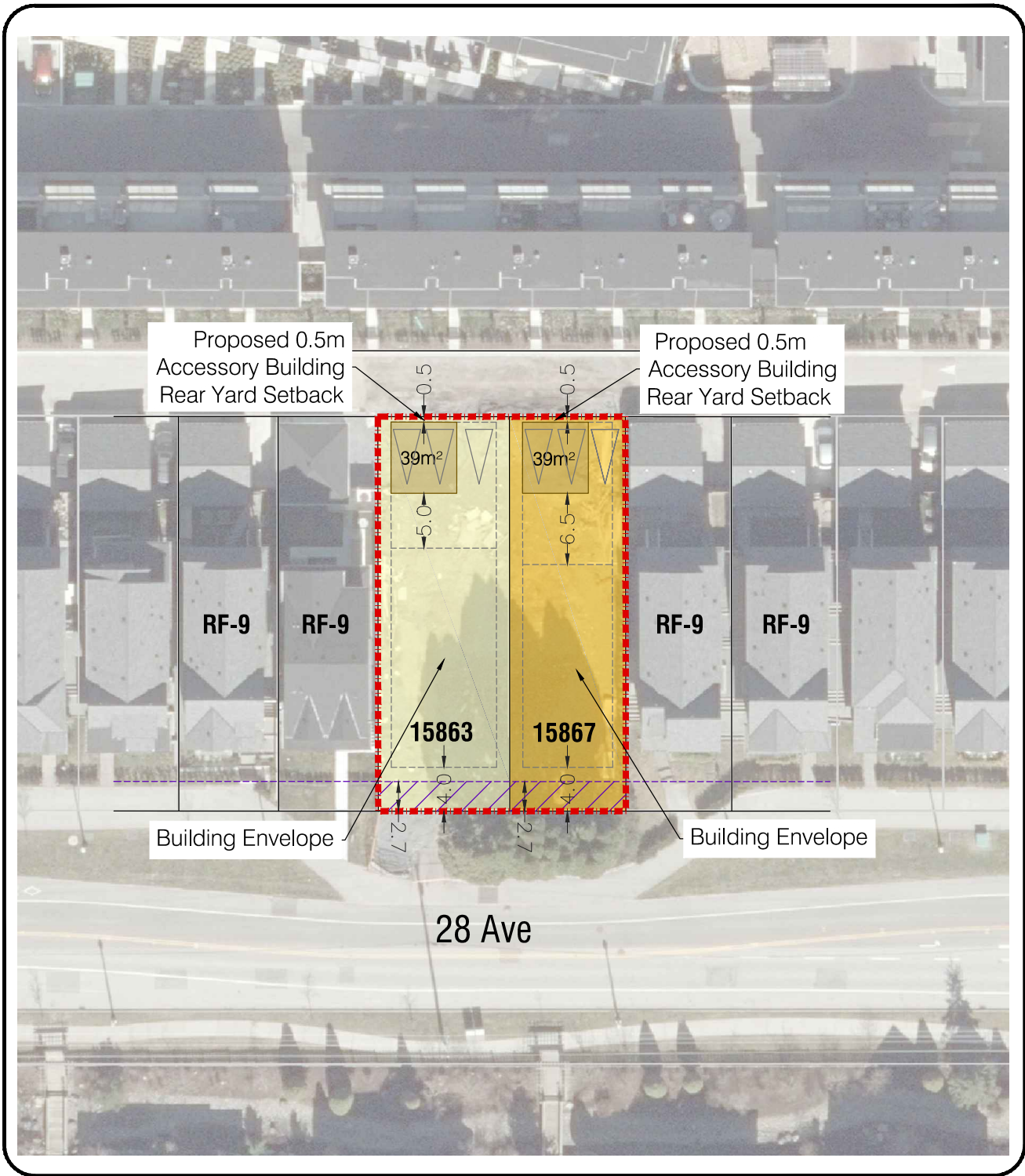
3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 16B Single Family Residential (13) Zone, the minimum rear yard setback for *accessory buildings* or *structures* is reduced to 0.5 metres; and
 - (b) In Section F. Yards and Setbacks of Part 17C Single Family Residential (10) Zone, the minimum rear yard setback for *accessory buildings* or *structures* is reduced to 0.5 metres.

4. This development variance permit applies to only the 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



Above Developments
 Development Variance Permit
 15863 & 15867 28 Ave, Surrey

PROPOSED DVP



Scale: 1:350

**APLIN
 MARTIN**
 Project No.: 17-429
 Date: 27 / 02 / 2020

Drawing
1

LEGAL DESCRIPTION

PID: 030-709-563
 PID: 030-709-571

EXISTING ZONING REQUIREMENTS

15863 28 Ave (RF-13 Type I Zoning)
 Min. Accessory Building Rear Yard Setback: 1.0m

15867 28 Ave (RF-10 Type III Zoning)
 Min. Accessory Building Rear Yard Setback: 6.0m

PROPOSED DVP:

15863 28 Ave (RF-13 Type I Zoning)
 Min. Accessory Building Rear Yard Setback: 0.5m

15867 28 Ave (RF-10 Type III Zoning)
 Min. Accessory Building Rear Yard Setback: 0.5m

- RF-10 (Type III)
- RF-13 (Type I)

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