City of Surrey
PLANNING & DEVELOPMENT REPORT
Application No.: 7922-0076-00

Planning Report Date: July 25, 2022

PROPOSAL:
- Development Variance Permit
to reduce the number of required parking stalls to facilitate the development of an in-ground swimming pool.

LOCATION: 2689 - McKenzie Avenue
ZONING: RF
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

• Proposing to reduce the off-street parking requirements from three (3) to (2) spaces for a single-family dwelling.

RATIONALE OF RECOMMENDATION

• Surrey Zoning By-law No. 12000 requires that all single-family dwellings provide three parking spaces. The third parking stall is intended to accommodate parking for secondary suites.

• The applicant has recently completed renovations to the existing dwelling with no construction of a secondary suite. The existing dwelling is of a size and configuration that makes the addition of a secondary suite unlikely in the future.

• A Restrictive Covenant prohibiting a secondary suite on the site will be registered on the land title as a condition of approval should Council support the proposed variance.

• Construction of a third parking space will constrain space for the proposed in-ground swimming pool. The proposed swimming pool is relatively small and is located in accordance with the minimum setback requirements of the “Single Family Residential Zone (RF)” of the Zoning Bylaw.
RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7922-0076-00 (Appendix I) varying the following, to proceed to Public Notification:
   
   (a) In Section C, Required Parking Spaces of Part 5, Off-Street Parking and Loading/Unloading, the required off-street parking spaces for a single-family dwelling is reduced from three (3) spaces to two (2) spaces.

2. Council instruct staff to resolve the following issue prior to final approval:
   
   (a) registration of a Section 219 Restrictive Covenant prohibiting a secondary suite on the property, provided that a minimum of two off-street parking spaces are available.

SITE CONTEXT & BACKGROUND

<table>
<thead>
<tr>
<th>Direction</th>
<th>Existing Use</th>
<th>LAP Designation</th>
<th>Existing Zone</th>
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</thead>
<tbody>
<tr>
<td>Subject Site</td>
<td>Single Family Residential</td>
<td>Urban Residential</td>
<td>RF</td>
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<tr>
<td>North (Across Blackie Lane):</td>
<td>Single Family Residential</td>
<td>Urban Residential</td>
<td>RF</td>
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<tr>
<td>North East (Across McKenzie Avenue):</td>
<td>Single Family Residential</td>
<td>Urban Residential</td>
<td>RF</td>
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<tr>
<td>South:</td>
<td>Single Family Residential</td>
<td>Urban Residential</td>
<td>RF</td>
</tr>
<tr>
<td>West (Across Wickham Lane):</td>
<td>Single Family Residential</td>
<td>Urban Residential</td>
<td>RF</td>
</tr>
</tbody>
</table>

Context & Background

- The subject site is located at 2689 – McKenzie Avenue in the Crescent Beach neighbourhood.

- The property is approximately 504 square metres in size and is designated "Urban": in the Official Community Plan (OCP), "Urban Residential" in the Crescent Beach Local Area Plan (LAP). The property is zoned "Single Family Residential Zone (RF)".

- There is an existing 233 square metre single family dwelling located on the property. Two off-street parking spaces are accommodated by a detached garage in the rear yard, adjacent to Wickham Lane.

- The applicant has proposed development of an in-ground swimming pool. A Development Variance Permit (DVP) is necessary to reduce the number of required off-street parking spaces to accommodate the proposed swimming pool.
DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit (DVP) to reduce the off-street parking requirements from three (3) spaces to two (2) spaces for a single-family dwelling.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

Parking Variance

- The applicant is requesting the following variances:
  
  o In Section C, Required Parking Spaces of Part 5, Off-Street Parking and Loading/Unloading, the required off-street parking spaces for a single-family dwelling is reduced from three (3) spaces to two (2) spaces.

- Surrey Zoning By-law No. 12000 requires that all single-family dwellings provide three (3) parking spaces. Two (2) parking spaces are intended for the single-family dwelling and the third parking space is intended to accommodate a vehicle for a secondary suite.

- No secondary suite is proposed as part of the application. The recently renovated single family dwelling is modest in size. In addition, the dwelling’s layout makes the addition of a secondary suite unlikely in the future as there is no basement and only one kitchen.

- The reduction in the number of parking space from three (3) spaces to two (2) spaces has merit, as the site is spatially constrained with the proposed pool and unable to provide a parking pad or longer driveway. A Restrictive Covenant will be registered on the land title to prohibit a secondary suite on the site, provided that a minimum of two parking stalls are available on the property.

- Due to the property’s limited space, the requested variance will permit construction of an in-ground swimming pool as a third parking stall will not be required. The proposed swimming pool is 3.7 metres wide by 9.1 metres long.

- The proposed pool complies with the minimum setback requirements of the “Single Family Residential Zone (RF)”. The pool is proposed to be located 1.0 metres from the (north) side yard setback, and 1.8 metres from the (east) rear yard setback.

- Staff support the requested variance to proceed for consideration.
TREES

- An Arborist Assessment was not prepared for the application. No trees are proposed for removal at the subject site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Development Variance Permit No. 7922-0076-00

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

JC/cm
CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0076-00

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: 004-409-281
   Southerly 45 Feet Lot 7 Block 3 District Lot 52 Group 2 New Westminster District Plan 2482 Having a Frontage of 45 Feet On Mackenzie Street With Uniform Width
   The Full Depth of Said Lot And Adjoining Lot 8
   2689 - McKenzie Avenue

   (the "Land")

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

   (a) In Section C, Required Parking Spaces of Part 5, Off-Street Parking and Loading/Unloading, the required off-street parking spaces for a single-family dwelling is reduced from three (3) spaces to two (2) spaces.

4. 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.

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.

ISSUED THIS DAY OF , 20 .

__________________________________
Mayor – Doug McCallum

__________________________________
City Clerk – Jennifer Ficocelli
Development Variance Permit No. 7922-0076-00: To reduce the minimum number of off-street parking spaces from three (3) to two (2) for a single family dwelling.