

**PROPOSAL:**

- **Development Variance Permit**  
 to allow front driveway access for double garages on Lot 3 and 4, and to reduce the front yard setback on Lot 2 to permit the development of three single-family dwellings.

**LOCATION:**

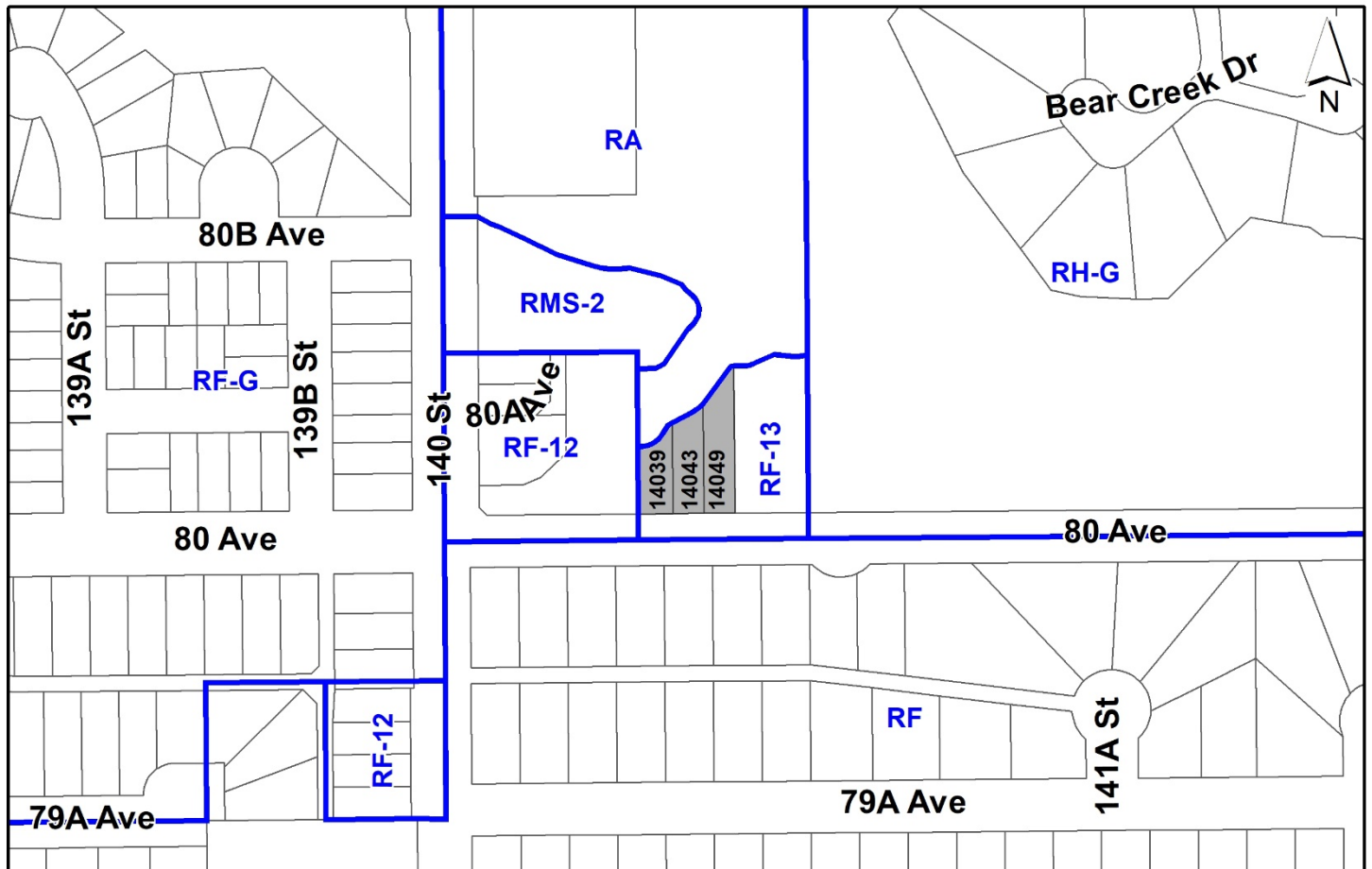
14039 - 80 Avenue  
 14043 - 80 Avenue  
 14049 - 80 Avenue

**ZONING:**

RF-13

**OCP DESIGNATION:**

Urban



## RECOMMENDATION SUMMARY

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

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to vary the vehicular requirement access to permit front access for side-by-side double garages for Lot 3 and 4 and to reduce the front yard setback requirements of the "Single Family Residential (13) Zone" for Lot 2.

## RATIONALE OF RECOMMENDATION

- Development Application 7916-0039-00 was granted Final Adoption on June 25, 2018, at the Regular Council – Land Use meeting. This application rezoned the property from “One-Acre Residential Zone (RA)” to “Single Family Residential (13) Zone (RF-13)”.
- The applicant is requesting to vary the Off-Street Parking, and Yards and Setbacks requirements of the RF-13 Zone to permit front access for side-by-side double garages on lots 3 and 4, and a reduced front yard setback for Lot 2. The proposed variances will allow the property to function similarly to a "Single Family Residential (13) Zone (RF-13)" Type II lot.
- Under the Zoning Bylaw, RF-13 zoned properties that are less than 13.4 metres wide require a single car garage. Allowing double garages with front driveway access along 80 Avenue will maintain the building typology established along this street.
- The applicant has demonstrated by means of a lot analysis plan and sample front elevations (Appendix I) provided by the Design Consultant, Toora Home Plans, that any future dwellings on the proposed lots will be able to achieve an attractive street presentation with front access, side by side double garage that will not dominate the front façade.

## RECOMMENDATION

The Planning & Development Department recommends that:

Council approve Development Variance Permit No.7922-0268-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the “Single Family Residential (13) Zone (RF-13)” Zone from 6.0 metres to 4.0 metres to the principal building face of Lot 2 (14039 80 Avenue); and
- (b) to permit construction of a front access, side-by-side double garage on a Tupe II interior lot and on a lot with a width less than 13.4 metres (proposed Lot 3 (14043 80 Avenue) and 4 (14049 80 Avenue) in the RF-13 Zone.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single Family Residential	Urban	RF-13
North:	Park & Single Family Residential	Multiple Residential	RA & RMS-2
East	Single Family Residential	Urban	RF-13
South (Across 80 Avenue):	Single Family Residential	Urban	RF
West:	Greenbelt	Urban	RF-12

### Context & Background

- The subject site is designated "Urban" in the Official Community Plan (OCP).
- The subject property was created through subdivision under previous Development Application 7916-0039-00.
- Double garages are not permitted on lots less than 13.4 metres wide in the RF-13 Zone unless they are located at the rear of the property with lane access.
- The lots are 12.0 metres wide and between 35.0 metres to 55 metres deep. The proposed variance is consistent with the streetscape along 80 Avenue, as most of the homes in the surrounding neighborhood also have front accessed side-by-side double garages.
- A minimum of 3 off-street parking spaces are required in the RF-13 zone and the inclusion of a front accessed side-by-side double garage would allow for two parking spaces within the garage and two parking spaces on the driveway.



- The lots exceed the RF-13 Lot Depth requirement, therefore, the reduced setback will still allow for a functional sized home, while maintaining a consistent frontage previously established along 80 Avenue.
- Staff support the requested variances to proceed for consideration.

#### INFORMATION ATTACHED TO THIS REPORT

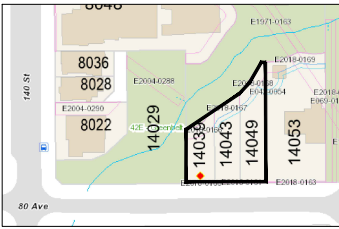
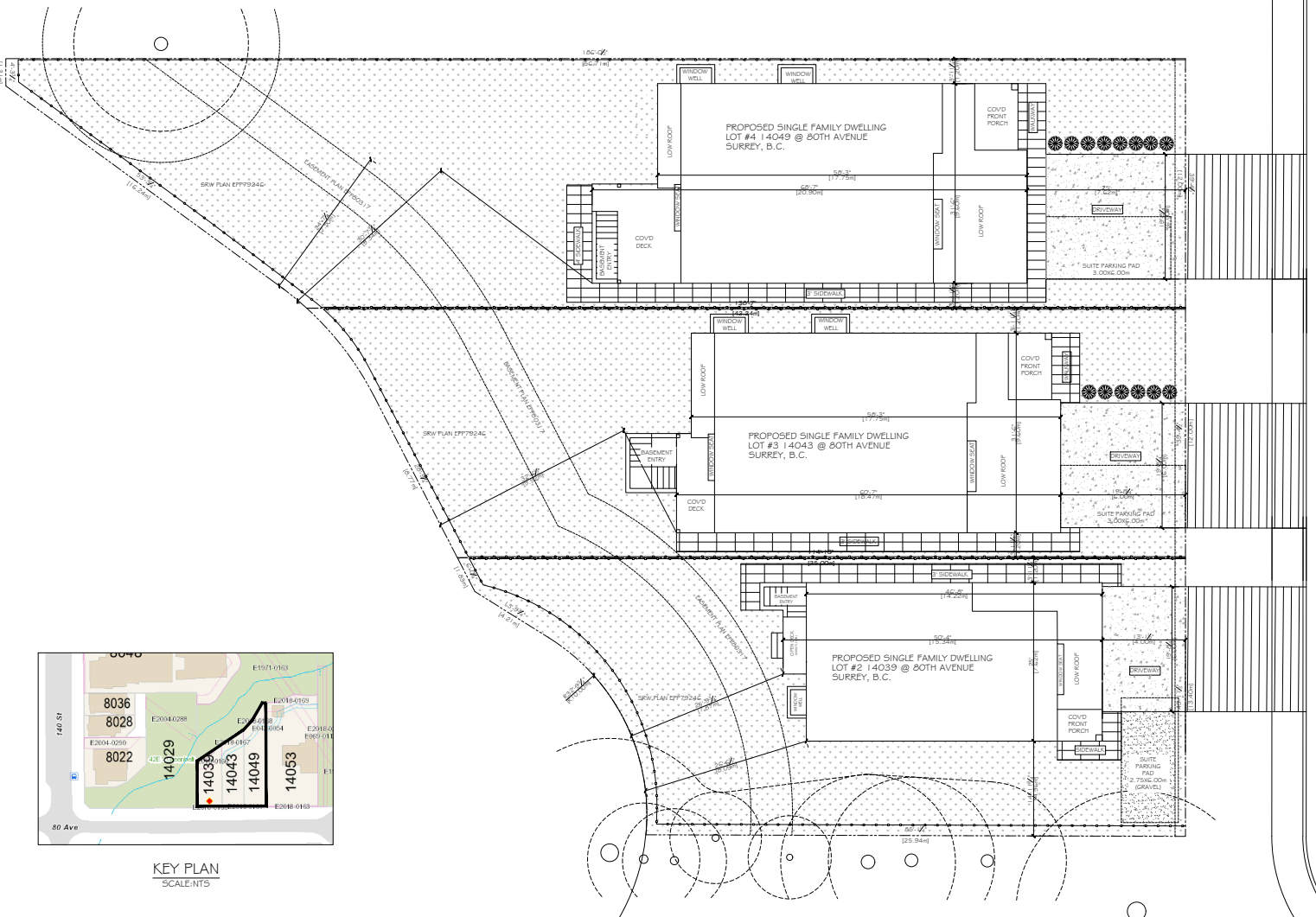
The following information is attached to this Report:

- Appendix I. Sample Elevations and Lot Plan Analysis
- Appendix II. Development Variance Permit No. 7922-0268-00

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

HS/ar



KEY PLAN  
SCALE: NTS

SITE PLAN  
SCALE: 1/8" = 1'

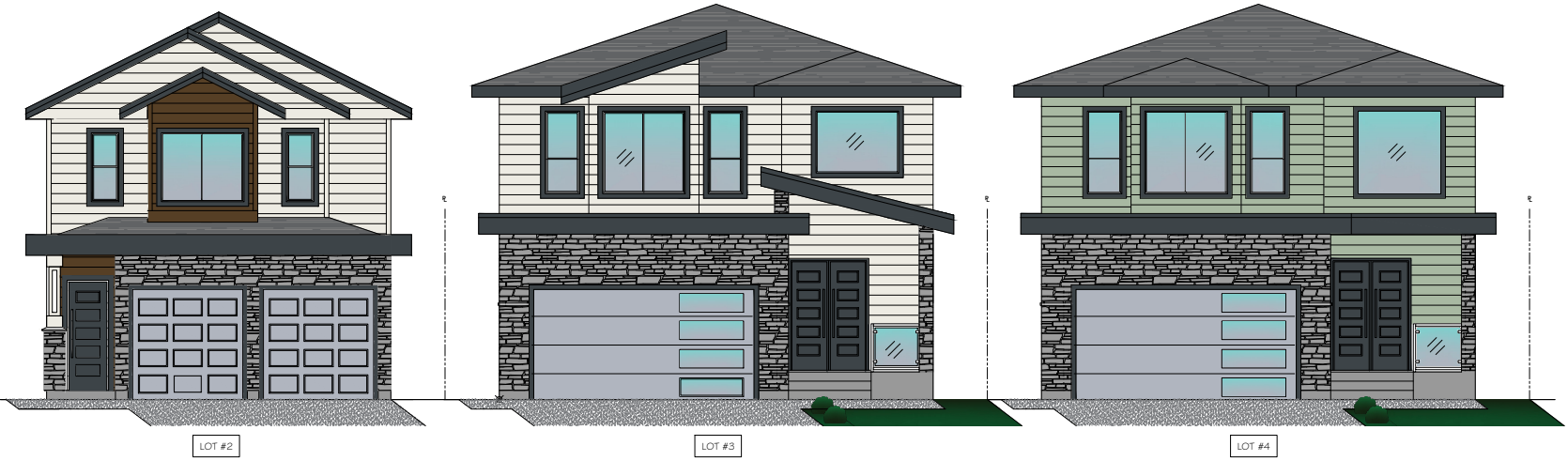
80TH AVENUE

**CLIMATE ZONE 4**  
 THESE PLANS CONFORM TO REQUIREMENTS IN THE  
 B.C. BUILDING CODE 2018.

**TOORA HOME PLANS**  
 TEL: (604) 951-4343 ADDRESS: 12968 - 107th AVE  
 FAX: (604) 951-4373 EMAIL: toorahomes@gmail.com SURREY, B.C. V3T 2E9

PROPOSED SINGLE FAMILY DWELLING FOR  
 LOT #2 #3 AND #4 80TH AVENUE  
 SURREY, B.C.

TITLE:	SITE PLAN	DESIGNER:	RAJ TOORA
SCALE:	1/8" = 1'	DRAWN BY:	
DATE:	MAY2023		



LOT #2

LOT #3

LOT #4

FRONT ELEVATION  
 (80th AVENUE)  
 COLORED  
 SCALE: 1/4" = 1'

<b>CLIMATE ZONE 4</b>			
THESE PLANS CONFORM TO REQUIREMENTS IN THE B.C. BUILDING CODE 2018.			
<b>TOORA HOME PLANS</b>			
TEL: (604) 951-4343	ADDRESS: 12968 - 107th AVE		
FAX: (604) 951-4373	EMAIL: toorahomes@gmail.com	SURREY, B.C. V3T 2E9	
PROPOSED SINGLE FAMILY DWELLING FOR LOT #2 #3 AND #4 80th AVENUE SURREY, B.C.			
TITLE: FRONT ELEVATIONS	DESIGNER: RAJ TOORA		
SCALE: 1/4" = 1'	DATE: MAY2023	DRAWN BY:	

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7922-0268-00

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: 030-588-472

Lot 2 Section 28 Township 2 New Westminster District Plan Epp79244

14039 - 80 Avenue

Parcel Identifier: 030-588-481

Lot 3 Section 28 Township 2 New Westminster District Plan Epp79244

14043 - 80 Avenue

Parcel Identifier: 030-588-499

Lot 4 Section 28 Township 2 New Westminster District Plan Epp79244

14049 - 80 Avenue

(the "Land")

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

- (a) to reduce the minimum front yard setback of the "Single Family Residential (13) Zone (RF-13)" Zone from 6.0 metres to 4.0 metres to the principal building face of Lot 2 (14039 80 Avenue); and



- (b) to permit construction of a front access, side-by-side double garage on a Tupe II interior lot and on a lot with a width less than 13.4 metres (proposed Lot 3 and 4) in the RF-13 Zone.
  
- 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. 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/DELEGATED OFFICIAL, THE  
DAY OF     , 20  .

ISSUED THIS     DAY OF     , 20  .

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Mayor – Brenda Locke

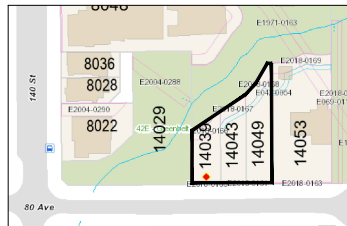
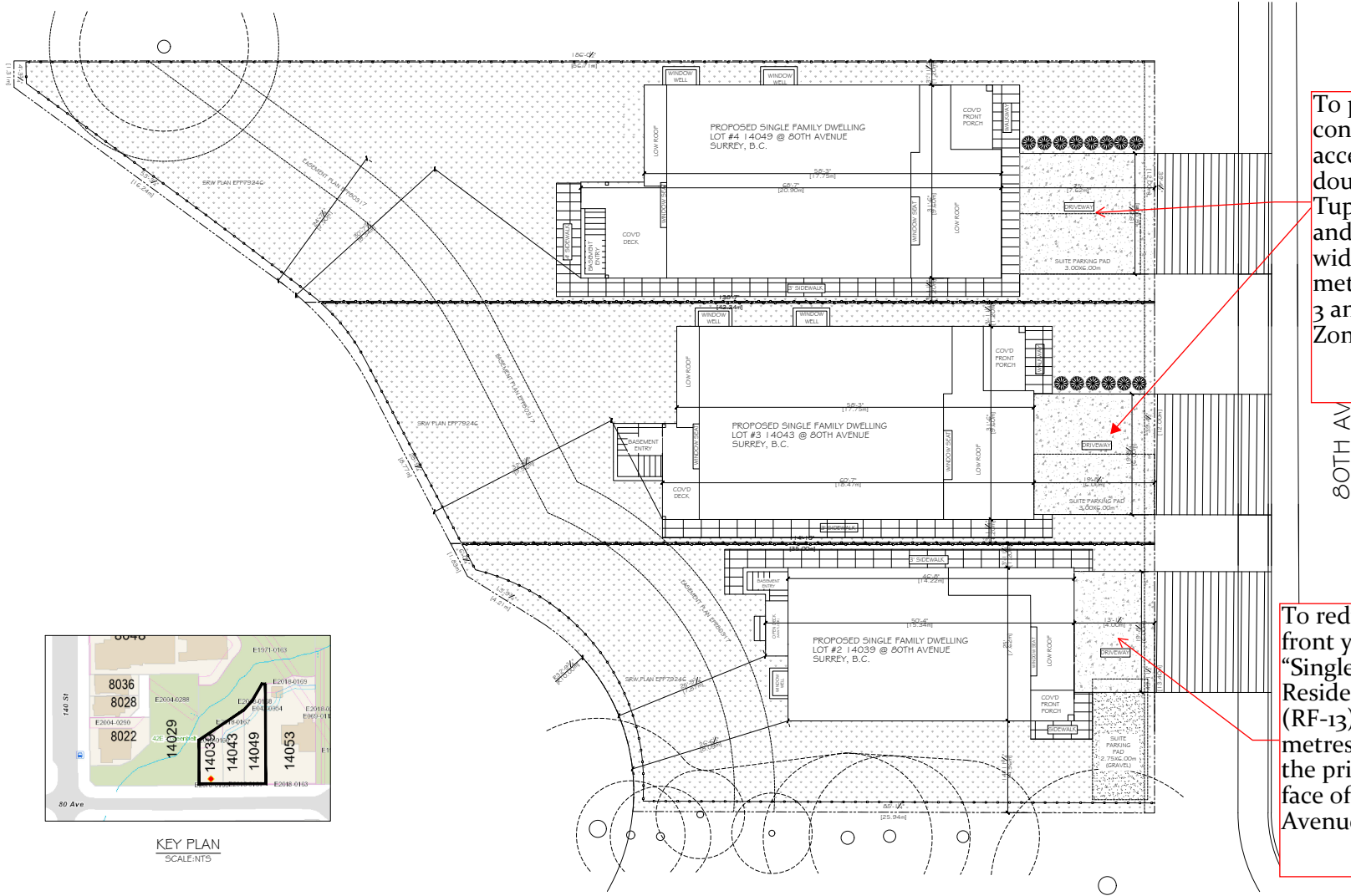
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City Clerk – Jennifer Ficocelli

# Schedule A

To permit construction of a front access, side-by-side double garage on a Type II interior lot and on a lot with a width less than 13.4 metres (proposed Lot 3 and 4) in the RF-13 Zone.

To reduce the minimum front yard setback of the "Single Family Residential (13) Zone (RF-13)" Zone from 6.0 metres to 4.0 metres to the principal building face of Lot 2 (14039 80 Avenue).



KEY PLAN  
SCALE: NTS

SITE PLAN  
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