

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7922-0076-00

Planning Report Date: July 25, 2022

PROPOSAL:

- **Development Variance Permit**

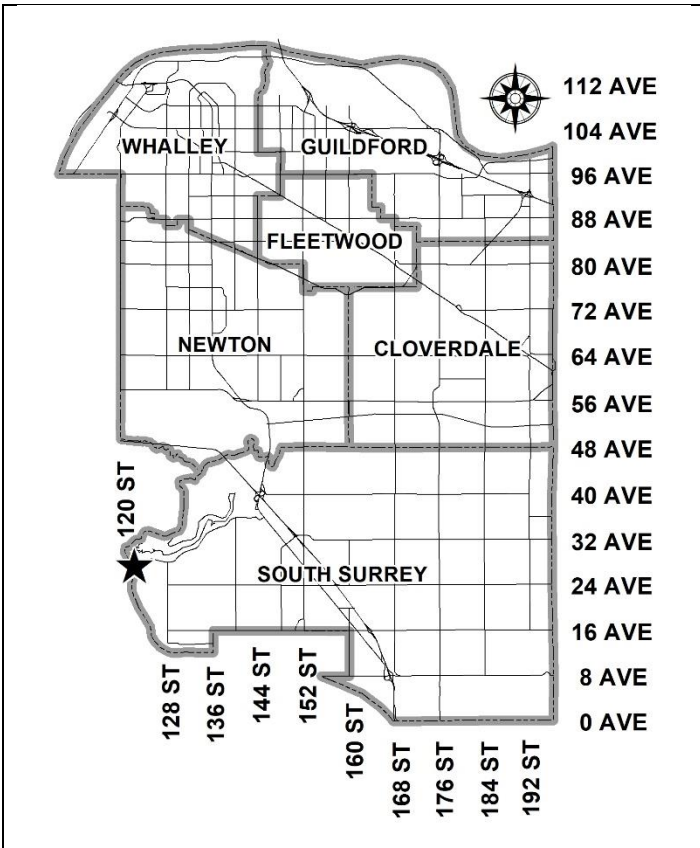
to reduce the number of required parking stalls to facilitate the development of an in-ground swimming pool.

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

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single Family Residential	Urban Residential	RF
North (Across Blackie Lane):	Single Family Residential	Urban Residential	RF
North East (Across McKenzie Avenue):	Single Family Residential	Urban Residential	RF
South:	Single Family Residential	Urban Residential	RF
West (Across Wickham Lane):	Single Family Residential	Urban Residential	RF

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.

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.

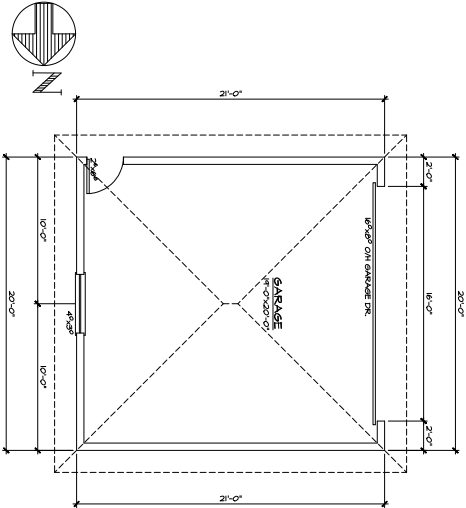
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit 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.

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

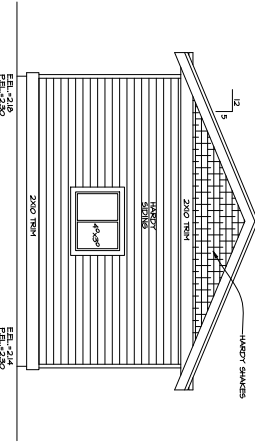
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

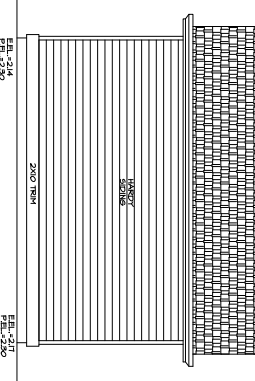
GARAGE FLOOR PLAN (4200 SQ.FT.)



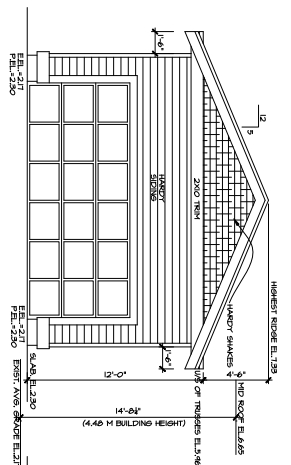
EAST ELEVATION (GARAGE)



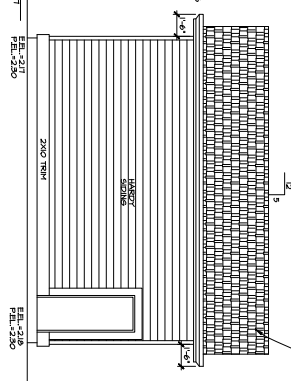
NORTH ELEVATION



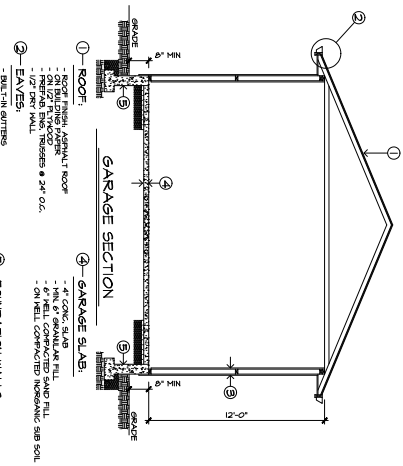
WEST ELEVATION (GARAGE)



SOUTH ELEVATION



30 YEAR GRANITE FINISH SHINGLE ROOF
BLACK COLOR WITH A BROWN RIDGE CAP



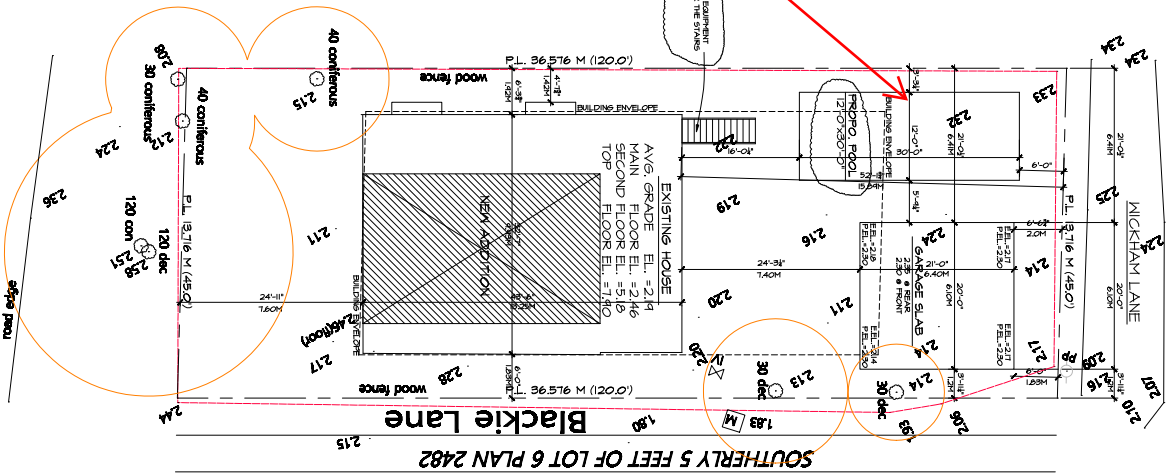
- 1 - ROOF
 - 1/2" OSB SHEATHING
 - 2x10 TRUSS @ 24" O.C.
 - 2x10 RAFTER @ 24" O.C.
 - 1/2" OSB SHEATHING
- 2 - EAVES
 - 1/2" OSB SHEATHING
 - 2x6 STUDS @ 16" O.C.
 - 1/2" OSB SHEATHING
- 3 - FOUNDATION WALLS
 - 4" CONC. SLAB
 - 6" WALL, CONCRETE SAND FILL
 - 1/2" OSB SHEATHING
 - 1/2" OSB SHEATHING
- 4 - GARAGE SLAB
 - 4" CONC. SLAB
 - 6" WALL, CONCRETE SAND FILL
 - 1/2" OSB SHEATHING
 - 1/2" OSB SHEATHING
- 5 - FOUNDATION WALLS
 - 2x6 SILL PLATE
 - 3x4 ANCHOR BOLTS @ 4'-0" O.C. MAX.
 - 2x6 STUDS @ 16" O.C. (MIN.)
 - 2x6 STUDS @ 16" O.C. (MAX.)
 - 2x6 STUDS @ 16" O.C. (MIN.)
 - 2x6 STUDS @ 16" O.C. (MAX.)
 - 1/2" OSB SHEATHING
 - 1/2" OSB SHEATHING

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.

P. I. D. 004-404-201
 CIVIC ADDRESS:
 2069 MCKENZIE AVENUE
 SURREY, B.C.
 LEGAL DESCRIPTION:
 SOUTHERLY 45 FEET LOT 1, BLOCK 9, DISTRICT LOT 12,
 GROUP 2, NVD, PLAN 2482

CALCULATIONS:

ZONE PER = 1015 SQ.M (53810 SQ.FT.)
 PERMITTED F.A.R. = 3320.66 SQ.FT.
 USED 4200 SQ.FT. FOR GARAGE
 USED 289.88 SQ.FT. FOR GARAGE
 PROPOSED F.A.R. = 289.88 SQ.FT.
 MAIN FLOOR AREA = 1414.0 SQ.FT. (EXISTING)
 SECOND FLOOR AREA = 596.0 SQ.FT. (PROPOSED)
 GARAGE AREA = 4200.0 SQ.FT.
 TOTAL AREA = 3290.0 SQ.FT.
 PERMIT SITE COVERAGE @ 40% = 2514.0 SQ.FT.
 PROPOSED SITE COVERAGE = 1910.0 SQ.FT.
 PERMIT OPEN TO BELOW AREA = 2035.0 SQ.FT.
 PERMIT OPEN TO BELOW AREA = 2035.0 SQ.FT.
 PERMIT COVD. AREA 10% = 329.0 SQ.FT.
 PERMIT COVD. AREA = 191.0 SQ.FT.

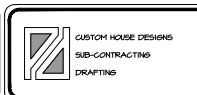


2689 MCKENZIE AVENUE
 26
 SITE PLAN
 (SCALE: 1/8" = 1'-0")

DATE: FEB 14, 2021	TITLE:
DRAWN:	SITE PLAN
SCALE:	GARAGE PLAN
CHECKED BY:	

PROPOSED ADDITION FOR
 MR. & MRS. CARTER
 AT 2689 MCKENZIE AVENUE,
 SURREY, B.C.

THESE PLANS CONFORM
 TO THE B.C. BUILDING
 CODE 2018 EDITION



PARAGON DESIGNS
 6948 - 150B ST., SURREY, B.C. V9S - 0X7, E-MAIL: PSON@TELUS.NET
 PHONE: 604-599-8199, FAX: 604-542-2992, CELL: 604-716-4796